



**DEVELOPMENT HEARING OFFICER  
Action Sheet Summary**

*(Via Public Zoom Video Conference)*

**October 25, 2023**

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*David S. Campbell - Development Hearing Officer  
Ronald R. Bohannon - Development Hearing Officer*

**Staff**

*Jolene Wolfley - Associate Planning Director  
Jay Rodenbeck – Development Services Planning Manager  
Angela Gomez - Hearing Monitor*

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1. [\*\*PR-2023-008993\*\*](#)

**VA-2023-00307 – SIDEWALK**

**WAIVER**

**SKETCH PLAT 8-2-23 (DFT)**

**IDO – 2022**

**MTV/TWILIGHT HOMES VERONICA JOHNSON** agent for **SCOTT & JENAYA HOWARD** requests the aforementioned action(s) for all or a portion of: **TRACT 1 LOT 3, BLOCK 16** zoned **PD**, located at **8400 FLORENCE between BARSTOW and VENTURA** containing approximately **0.8864** acre(s). **(B-20)**  
*[Deferred from 10/11/23b]*

**PROPERTY OWNERS:** HOWARD SCOTT G & JENAYA

**REQUEST:** WAIVER OF SIDEWALK, CURB AND GUTTER

**THE SIDEWALK WAIVER IS APPROVED HAVING MET CRITERIA AS STIPULATED IN THE IDO WITH CONDITIONS AS DISCUSSED.**

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2. [PR-2022-006568](#)  
[SD-2023-00147](#) - PRELIMINARY  
PLAT  
SKETCH PLAT 8-16-23 (DFT)  
IDO - 2022

THE GROUP |RON HENSLEY agent for DESIGN DEVELOPMENT GROUP LLC requests the aforementioned action(s) for all or a portion of LOTS 4 AND 5, BLOCK 16 TRACT 3, NORTH ALBUQUERQUE ACRES zoned R-1C located at 9200 WILSHIRE AVE NE between VENTURA and HOLBROOK containing approximately 1.99 acre(s). (C-20) [Deferred from 8/23/23x, 9/13/23x, 9/27/23b, 10/11/23b]

**PROPERTY OWNERS:** AL-SABASSI ABDUL FATTAH  
**REQUEST:** SUBDIVISION OF 2 LOTS INTO 8 LOTS WITH RIGHT-OF-WAY DEDICATION

**THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:**

**WATER AUTHORITY:**

- INFRASTRUCTURE REVISIONS LIST TO COMPLY WITH AN APPROVED PROPOSED UTILITY PLAN FOR WATER LINES, FIRE HYDRANTS AND SEWER LINE EXTENSIONS
- INCLUDE UTILITY EXTENSIONS IN THE IIA FINANCIAL GUARANTEES

**TRANSPORTATION:**

- ADDITION OF STREETLIGHTING TO THE INFRASTRUCTURE LIST
- 5-1(H) UTILITY CLEARANCE WALLS AND FENCES THAT RUN PARALLEL TO AND ARE CONTAINED WITHIN UTILITY EASEMENTS ARE PROHIBITED. IN ADDITION TO THE BUILDING SETBACKS AND ENCROACHMENTS IN THIS SECTION 14-16-5-1, THE DEVELOPMENT PROCESS MANUAL (DPM) OR THE FACILITY PLAN FOR ELECTRIC SYSTEM TRANSMISSION AND GENERATION, AS AMENDED, MAY HAVE ADDITIONAL REQUIREMENTS FOR DEVELOPMENT NEAR UTILITY FACILITIES. PER TABLE 5-7-1 WALL IN THE FRONT YARD OR STREET SIDE YARD IS 3 FT., WALL IN OTHER LOCATIONS ON THE LOT IS 8 FT.

**PLANNING:**

- UPDATE INFRASTRUCTURE LIST TO INCLUDE 4'-6' LANDSCAPE BUFFER AND REVISE NOTE #2 ON INFRASTRUCTURE LIST TO STATE THAT POND SHALL BE STABILIZED ACCORDING TO ALBUQUERQUE CITY SPECIFICATION 10-13, OR BETTER. ALL WALL HEIGHTS ASSOCIATED WITH THIS PLAT AND THE GRADING PLAN MUST COMPLY WITH THE IDO

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3. [PR-2020-003484](#)  
**SD-2023-00048 – PRELIMINARY  
PLAT**  
*SKETCH PLAT 1-11-23 (DFT)*  
*PRELIMINARY PLAT 4-12-23 (DHO)*  
*IDO - 2021*

**THE GROUP | RON HENSLEY** agent for **NAFEESA PASHTOON** requests the aforementioned action(s) for all or a portion of: **LOTS 2 & 3 BLOCK 12 UNIT 3, VOLCANO CLIFFS SUBD** zoned **R1-D** located on **MOJAVE ST NW between UNSER BLVD and TESUQUE DR** containing approximately **4.25** acre(s). **(E-10)** [*Deferred from 4/12/23, 4/26/23b, 5/10/23b, 5/24/23b, 6/14/23b, 6/28/23b, 8/23/23b, 10/11/23b*]

**PROPERTY OWNERS:** PASHTOON NAFEESA  
**REQUEST:** CREATE 19 LOTS FROM EXISTING TRACTS

**DEFERRED TO NOVEMBER 8<sup>TH</sup>, 2023.**

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4. [PR-2023-009350](#)  
**SD-2023-00177 –  
PRELIMINARY/FINAL PLAT**  
*IDO - 2022*

**FIDELITY NATIONAL TITLE** requests the aforementioned action(s) for all or a portion of: **LOTS 1 and 2, THE SANTA FE ADDITION** zoned **R-1A**, located at **1001 10<sup>TH</sup> ST SW between 10<sup>th</sup> ST SW and SANTA FE SW** containing approximately **0.143** acre(s). **(K-13)**

**PROPERTY OWNERS:** CRAWFORD JESSE B & JENCKA  
LOUIS A  
**REQUEST:** REPLAT TO ALLOW EXISTING IMPROVEMENTS SITUATED ON THE PREMISES TO CONFORM TO CURRENT ZONING ORDINANCES

**DEFERRED TO DECEMBER 20<sup>TH</sup>, 2023.**

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5. [PR-2019-001996](#)  
**SD-2023-00185 – EXTENSION OF  
PRELIMINARY PLAT**  
*SKETCH PLAT 5-25-22 (DRB)*  
*PRELIMINARY PLAT 11-2-22 (DRB)*  
*VACATION OF EASEMENT 11-16-22 (DRB)*  
*IDO - 2022*

**CSI – CARTESIAN SURVEYS, INC.** agent for **SONATA GREEN OWNER, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT G & TRACT D, UNITS 1 & 3, DURANGO SUBDIVISION** zoned **PD**, located on **WEMINUCHE RD NW between STRATER ST NW and VALLE JARDIN LN NW** containing approximately **3.8066** acre(s). **(C-9)**

**PROPERTY OWNERS:** SONATA GREEN OWNER LLC ATTN:  
MULTIGREEN PROPERTIES LLC  
**REQUEST:** EXTENSION OF PRELIMINARY PLAT APPROVAL FOR DURANGO UNIT 2

**DEFERRED TO NOVEMBER 8<sup>TH</sup>, 2023.**

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6. [PR-2022-006674](#)  
[SD-2023-00197](#) –  
PRELIMINARY/FINAL PLAT  
[VA-2023-00311](#) – SIDEWALK  
WAIVER  
*SKETCH PLAT 3-9-22 (DRB)*  
*IDO - 2022*

CSI – CARTESIAN SURVEYS, INC. agent for HOLLY ARROYO requests the aforementioned action(s) for all or a portion of: **LOT 16 & 17, LAND OF RAYMOND ORTIZ** zoned **R-A**, located at **1825 PATRICK PLACE NW between GUADALUPE TR NW and RIO GRANDE BLVD NW** containing approximately **0.2831** acre(s). **(F-13)**

**PROPERTY OWNERS:** ARROYO HOLLY

**REQUEST:** INTERIOR LOT LINE ADJUSTMENT BETWEEN TWO EXISTING LOTS TO CREATE TWO NEW LOTS, SIDEWALK WAIVER FOR PATRICK AVE

**DEFERRED TO DECEMBER 20<sup>TH</sup>, 2023.**

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7. [PR-2019-002114](#)  
[SD-2023-00198](#)–  
PRELIMINARY/FINAL PLAT  
[VA-2023-00312](#) – SIDEWALK  
WAIVER  
*SKETCH PLAT 3-15-23 (DFT)*  
*IDO - 2022*

CSI – CARTESIAN SURVEYS, INC. agent for LA VIDA LLENA requests the aforementioned action(s) for all or a portion of: **SECTION 33, T.11N., R.4E, LA VIDA LLENA** zoned **R-ML**, located at **10501 LAGRIMA DE ORO RD NE between MORRIS ST NE and JUAN TABO BLVD NE** containing approximately **16.8937** acre(s). **(F-21)**

**PROPERTY OWNERS:** LA VIDA LLENA

**REQUEST:** MINOR SUBDIVISION TO CREATE ONE NEW PARCEL FROM TWO EXISTING PARCELS. PLAT RECORDS VACATION OF UTILITY AND WATERLINE EASMEENT, GRANTS DRAINAGE EASMENETS THROUGHOUT PROPERTY. WAIVER REQUEST FROM SIDEWALK REQUIREMENT (4FT WIDE EXISTING WITH PASS ZONES VERSUS 5 FT REQUIRED)

**THE PRELIMINARY/FINAL PLAT AND THE SIDEWALK WAIVER WAS APPROVED WITH THE FOLLOWING CONDITIONS:**

**PLANNING:**

- **AGIS DXF FILE**
- **APPLICATION NUMBER ADDED TO THE PLAT**
- **DATE OF THE DHO APPROVAL SHALL BE RECORDED ON THE PLAT**
- **RECORDED COPY OF THE PLAT MUST BE SENT TO PLANNING**
- **NOTE REGARDING SIDEWALK WAIVER MUST BE ADDED TO THE PLAT**

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8. [PR-2019-002411](#)  
**SD-2019-00186 – EXTENSION OF  
PRELIMINARY PLAT**  
*IDO - 2022*

**ISSACSON & ARFMAN, INC. | JUSTIN THOR  
SIMENSON** agent for **HERITAGE TRAILS  
DEVELOPMENT I, LLC | SCOTT STEFFEN** requests  
the aforementioned action(s) for all or a portion of:  
**TRACT FD2 & FD3, UNIT 1, ASPIRE SUBDIVISION**  
zoned **R-1A**, located on **AMOLE MESA AVE SW &  
COLOBEL AVE SW** between **BIG SPRINGS RD SW**  
and **MESSINA DR SW** containing approximately  
**31.18** acre(s). **(N-08)**

**PROPERTY OWNERS:** D R HORTON INC  
**REQUEST:** EXTENSION OF PRELIMINARY PLAT APPROVAL

**A ONE-YEAR EXTENSION OF PRELIMINARY PLAT WAS  
APPROVED.**

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9. [PR-2023-008487](#)  
**SD-2023-00195 – AMENDMENT TO  
PRELIMINARY/FINAL PLAT**  
*SKETCH PLAT 4-19-23 (DFT)*  
*IDO - 2022*

**EDO HOLDINGS LLC** requests the aforementioned  
action(s) for all or a portion of: **LOT 1 BLOCK 16,  
HUNING HIGHLAND ADDITION** zoned **R-1A**, located  
at **301 EDITH BLVD SE** between **SILVER ST** and  
**LEAD AVE** containing approximately **0.163** acre(s).  
**(K-14)**

**PROPERTY OWNERS:** EDO HOLDINGS LLC  
**REQUEST:** CREATE TWO SEPARATE LOTS FROM ONE EXISTING  
LOT. SANITARY SEWER LOCATION HAS BEEN RE-LOCATED  
SERVING PROPOSED LOT 1-B AND THE ASSOCIATED  
EASEMENT ON THE PLAT.

**THE AMENDMENT TO PRELIMINARY/FINAL PLAT WAS  
APPROVED.**

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10. [PR-2019-002089](#)  
**SD-2023-00196 –  
PRELIMINARY/FINAL PLAT**  
*SKETCH PLAT 11-2-22 (DRB)*  
*IDO - 2022*

**ARCH + PLAN LAND USE CONSULTANTS LLC** agent  
for **LANDCO** requests the aforementioned action(s)  
for all or a portion of: **LOTS 18-P1 & 19A-P1, UNIT  
2, SUNSET FARM** zoned **R-1B**, located at **239-243  
ANNA MARIA PL SW** between **SUNSET RD** and **RIO  
GRANDE (river)** containing approximately **0.3552**  
acre(s). **(K-12)**

**PROPERTY OWNERS:** LANDCO II LLC  
**REQUEST:** LOT CONSOLIDATION: 2 LOTS INTO 1 LOT

**DEFERRED TO NOVEMBER 8<sup>TH</sup>, 2023.**

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11. [PR-2022-007153](#)  
[SD-2023-00179](#) –  
**PRELIMINARY/FINAL PLAT**  
*SKETCH PLAT 6-7-23 (DFT)*  
*IDO - 2022*

**ARCH + PLAN LAND USE CONSULTANTS LLC** agent for **SAWMILL BELLAMAH PROPERTIES LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A, TRACT A & TRACT 238C1A2A2, LANDS OF STEWART-WALKER/LANDS OF REI** zoned **MX-H**, located at **1904 BELLAMAH AVE NW/1904 MOUNTAIN RD NW between 18<sup>TH</sup> ST and 20<sup>TH</sup> ST** containing approximately **5.3 acre(s)**. **(J-13)** *[Deferred from 10/11/23L]*

**PROPERTY OWNERS:** SAWMILL BELLAMAH PROPERTIES LLC  
**REQUEST:** REPLAT OF 3 EXISTING TRACTS INTO 3 NEW TRACTS, INTERIOR LOT LINE ADJUSTMENTS, GRANT CROSS LOT DRAINAGE EASEMENT AND PUBLIC DRAINAGE EASEMENT

**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:**

**WATER AUTHORITY:**

- **NOTE ON THE PLAT STATING EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRA-STRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT**
- **IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.**

**TRANSPORTATION:**

- **CROSS LOT ACCESS EASEMENT**

**PLANNING:**

- **CONDITION ON PARKING: PRIOR TO FINAL SIGNOFF OF THE FINAL PLAT, CONFIRM USE AND RELATED PARKING REQUIREMENTS FOR EXISTING BUILDING TO VERIFY REQUIRED PARKING IS MET ON THE NEW LOT OR THROUGH A RECORDED SHARED PARKING AGREEMENT**
- **PROJECT AND APPLICATION NUMBERS MUST BE ADDED TO THE PLAT**
- **AGIS DXF FILE**
- **DATE OF THE DHO APPROVAL SHALL BE RECORDED ON THE PLAT**
- **NOTICES OF DECISION MUST BE SUBMITTED FOR THE TWO ZONE MAP AMENDMENT APPROVALS FOR THE SITE**

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12. [PR-2022-006794](#)  
[SD-2023-00176](#) –  
PRELIMINARY/FINAL PLAT  
SKETCH PLAT 4-6-22 (DRB)  
IDO - 2022

TIERRA WEST LLC agent for PEABODY ABQ LLC requests the aforementioned action(s) for all or a portion of: **TR B-2 PLAT OF TR B-1 B-2 B-3 FORMERLY BEING TR B ALLWOODS** zoned MX-H, located at **4901 SAN MATEO between SAN MATEO and LUMBER AVE NE** containing approximately **7.2554** acre(s). **(F-17)** [Deferred from 10/11/23L]

**PROPERTY OWNERS:** PEABODY ABQ LLC ATTN: EXTRA SPACE STORAGE

**REQUEST:** LOT LINE ADJUSTMENT AND EXPANSION OF SELF-STORAGE FACILITY TO INCLUDE A NEW BUILDING. ADDITIONAL PARKING SPACES AND NEW UTILITY EASEMENTS WILL BE PROVIDED IN ADDITION TO AN ADJUSTMENT TO AN EXISTING EASEMENT TO MATCH DRIVE AISLE.

**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:**

**HYDROLOGY:**

- INDICATE EXISTING STRUCTURES IN RELATIONSHIP TO THE PLAT
- LOCATION OF APPROVED CONCEPTUAL GRADING & DRAINAGE PLAN IS LOCATED WITHIN THE PLAT
- ADD CROSS LOT DRAINAGE EASEMENT NOTE SPECIFYING THE BENEFICIARY AND MAINTENANCE AGREEMENT

**PLANNING:**

- PROJECT AND APPLICATION NUMBER MUST BE ADDED TO THE PLAT
  - AGIS DXF FILE
  - THE DATE OF THE DHO APPROVAL SHALL BE RECORDED ON THE PLAT
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13. [PR-2023-008767](#)  
[SD-2023-00180](#) –  
PRELIMINARY/FINAL PLAT  
[VA-2023-00306](#) – SIDEWALK  
WAIVER  
FINAL EPC SIGN OFF 10-4-23 (DFT)  
IDO - 2022

MODULUS ARCHITECTS & LAND USE PLANNING, INC. agent for SMITH'S FOOD & DRUG CENTER INC. requests the aforementioned action(s) for all or a portion of: LOT/TRACT J-1, FOUR HILLS VILLAGE SHOPPING CTR & APT COMPLEX zoned MX-M, located at 200 TRAMWAY BLVD SE BETWEEN TRAMWAY BLVD AND CENTRAL AVE containing approximately 8.5 acre(s). (L-22, L-23)  
*[Deferred from 10/11/23L]*

**PROPERTY OWNERS:** SMITH'S FOOD & DRUG CENTER INC.  
**REQUEST:** SUBDIVIDE ONE (1) PARCEL INTO TWO (2) AND GRANT EASEMENTS AS SHOWN ON THE PLAT. SIDEWALK WAIVER FOR AN EXISTING 6' SIDEWALK ALONG WENONAH AVE SE AND TRAMWAY BLVD. 10' WIDE SIDEWALK IS REQUIRED BUT REQUESTING WAIVER TO KEEP SIDEWALK AT EXISTING WIDTH.

**THE PRELIMINARY/FINAL PLAT AND SIDEWALK WAIVER WERE APPROVED WITH THE FOLLOWING CONDITIONS:**

**WATER AUTHORITY:**

- SEPARATE WATER AND SEWER SERVICES ARE ESTABLISHED AND CONFIRMED PRIOR TO FINAL SIGN-OFF
- UPDATED INFRASTRUCTURE LIST AT SITE PLAN AS DISCUSSED TO INCLUDE: 1.5 WATER SERVICE AND 4 INCH SANITARY SEWER SERVICE

**PLANNING:**

- PROJECT AND APPLICATION NUMBERS MUST BE ADDED TO THE PLAT
- AGIS DXF FILE
- THE DATE OF THE DHO APPROVAL SHALL BE RECORDED ON THE PLAT

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Other Matters: None

ADJOURNED