



**DEVELOPMENT HEARING OFFICER  
Action Sheet Summary**

*(Via Public Zoom Video Conference)*

**September 27, 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-2022-007682](#)**

**SD-2023-00164 – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 10-6-22 (DRB)  
IDO – 2022**

**FIERRO & COMPANY** agent for **MANUEL HERNANDEZ & BERNADETTE Y. HERNANDEZ** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 4, BLOCK 32, PEREA ADDITION** zoned **R-T**, located at **622 15<sup>TH</sup> ST NW** between **MARBLE AVE** and **ORCHARD PL** containing approximately **0.324** acre(s). **(J-13)**

**PROPERTY OWNERS:** MANUEL HERNANDEZ & BERNADETTE Y. HERNANDEZ

**REQUEST:** REPLAT 4 EXISTING LOTS INTO THREE LOTS

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

- **THE REQUIRED PARKING AND USABLE OPEN SPACE FOR THE EXISTING TRIPLEX MUST BE IDENTIFIED PRIOR TO FINAL SIGN-OFF**
- **AGIS DXF FILE**
- **PROJECT AND APPLICATION NUMBERS MUST BE ADDED TO THE PLAT**
- **DHO DATE OF APPROVAL MUST BE ADDED TO THE PLAT**
- **RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)**

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2. [PR-2023-008157](#)  
[SD-2023-00175](#) – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 2-15-23 (DFT)  
IDO – 2022

HIGH MESA CONSULTING GROUP, INC. | J. GRAEME MEANS P.E.  
agent for EXPLORA EDUCATIONAL DEVELOPMENT, LLC | JOE  
HASTINGS, CO-EXECUTIVE DIRECTOR requests the  
aforementioned action(s) for all or a portion of: **LOT 1-B,  
FREEWAY-OLD TOWN, LIMITED** zoned **NR-LM**, located at  
**1810 BELLAMAH AVE NW between 18<sup>th</sup> ST NW AND 20<sup>th</sup>  
ST NW** containing approximately **4.2862** acre(s). (J-13)

**PROPERTY OWNERS:** EXPLORA EDUCATIONAL DEVELOPMENT, LLC  
**REQUEST:** DIVIDE EXISTING LOT 1-B, FREEWAY OLD TOWN,  
LIMITED INTO TWO SEPARATE LOTS. PROPOSING TO RESTORE  
LOT LINE ELIMINATED IN 2012 BY A PREVIOUS ACTION.  
PROPOSED PLAT WILL GRANT PUBLIC UTILITY, PRIVATE WATER  
LINE, AND PRIVATE ACCESS EASEMENTS.

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

- A NOTE ADDED TO THE PLAT PERTAINING TO THE  
AVAILABILITY OF WATER AND SEWER AS DISCUSSED
- RECORDED INFRASTRUCTURE IMPROVEMENTS  
AGREEMENT (IIA)
- PROJECT AND APPLICATION NUMBERS MUST BE ADDED  
TO THE PLAT
- AGIS DXF FILE
- A DRAINAGE CONVENIENT WILL BE CREATED ON THE  
PARCEL COVERING THE EXISTING DRAINAGE POND AS A  
CONDITION OF FINAL PLAT APPROVAL

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3. [PR-2019-003169](#)  
[SD-2023-00132](#) – PRELIMINARY PLAT  
SKETCH PLAT 2-15-23 (DFT)  
IDO - 2021

THE GROUP| RON HENSLEY agent for CLEARBROOK  
INVESTMENTS INC. requests the aforementioned action(s)  
for all or a portion of: **TRACT 401 UNIT 3, ATRISCO GRANT**  
zoned **MX-M** located on **SAGE RD NW** between **COORS RD  
AND 75<sup>TH</sup> ST** containing approximately **9.56** acre(s). (L-10)  
*[Deferred from 7/23/23b, 8/23/23b. 9/13/23b]*

**PROPERTY OWNERS:** HENRY SCOTT TRUSTEE HENRY RVT  
**REQUEST:** THE SUBDIVISION IS A REPLAT OF TRACT INTO 78 LOTS  
AND 2 TRACTS

**DEFERRED TO OCTOBER 11<sup>TH</sup>, 2023.**

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4. [PR-2022-006746](#)  
**SD-2023-00155 – PRELIMINARY/FINAL  
PLAT**  
*SKETCH PLAT 6-21-23 (DFT)*  
*IDO – 2022*

**MAIA MARTIN** agent for **MICHELLE FLORES** requests the  
aforementioned action(s) for all or a portion of: **A24, A25  
AND A26, BLOCK 4 UNIT A, VISTA MAGNIFICA** zoned **R-T**,  
located at **1748, 1752 & 1756 CLIFFSIDE** between **CLIFFSIDE  
DR and CASCADE PL** containing approximately **0.35** acre(s).  
**(H-11)** *[Deferred from 8/23/23x, 9/13/23x]*

**PROPERTY OWNERS:** MICHELLE D FLORES

**REQUEST:** PROPOSED REPLAT OF LOTS A-25, A-24, A-26 IN VISTA  
MAGNIFICA SUBDIVISION. TURN 3 EXISTING LOTS INTO TWO  
NEW LOTS A-26A & A-26-B

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

- **THE INFRASTRUCTURE LIST MUST BE UPDATED TO  
SHOW 5 FT SIDEWALK FROM 4 FT**
- **PROJECT AND APPLICATION NUMBERS MUST BE ADDED  
TO THE PLAT**
- **PROJECT AND APPLICATION NUMBERS MUST BE ADDED  
TO THE INFRASTRUCTURE LIST**
- **AGIS DXF FILE**
- **DATE OF THE DHO APPROVAL MUST BE ADDED TO THE  
PLAT**
- **DHO DETERMINATION FOR RIGHT-OF-WAY WIDTH  
MUST BE ADDED TO THE PLAT**
- **RECORDED INFRASTRUCTURE IMPROVEMENTS AGREE-  
MENT (IIA) OR PROOF OF CONSTRUCTION**

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5. [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]*

**PROPERTY OWNERS:** AL-SABASSI ABDUL FATTAH

**REQUEST:** SUBDIVISION OF 2 LOTS INTO 8 LOTS WITH RIGHT-OF-  
WAY DEDICATION

**DEFERRED TO OCTOBER 11<sup>TH</sup>, 2023.**

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6. [PR-2021-006308](#)  
**SD-2023-00159 – PRELIMINARY PLAT**  
**SKETCH PLAT 2-1-23 (DFT)**  
**IDO – 2022**

**JAG PLANNING & ZONING, LLC | JUANITA GARCIA** agent for **DANNY SPURLOCK** requests the aforementioned action(s) for all or a portion of: **LOT 17, TRACT 2 BLOCK 4 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned **R-1A** located on **WYOMING BLVD** between **ALAMEDA BLVD NE** and **SIGNAL AVE NE** containing approximately **0.6148** acre(s). **(C-19)** *[Deferred from 9-13-23c]*

**PROPERTY OWNERS:** LUXURY DESIGN BUILDERS

**REQUEST:** DIVIDE ONE EXISTING LOT INTO THREE LOTS, DEDICATE EASEMENTS

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

- **DHO DETERMINATION FOR LANDSCAPING BUFFER MUST BE ADDED TO THE PLAT**
- **AGIS DXF FILE**
- **DHO MEETING APPROVAL DATE MUST BE ADDED TO PLAT**
- **RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) OR PROOF OF CONSTRUCTION**
- **ABCWUA CONDITION FOR SIGNATURE NOTE ADDED TO THE PLAT AS PROVIDED**

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7. [PR-2023-008906](#)  
**SD-2023-00168** – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 7-12-23 (DFT)  
IDO – 2022

JUANITA GARCIA – JAG PLANNING & ZONING, LLC agent for 27 HUNDRED LLC, STEPHEN BROWN requests the aforementioned action(s) for all or a portion of: **TRACTS 1 & 2, JONES INDUSTRIAL PARK** zoned **NR-LM**, located on **VASSAR DR NE between PHOENIX AVE NE and LOS ARBOLES NE** containing approximately **1.0324** acre(s). **(H-16)** [Deferred from 9-13-23c]

**PROPERTY OWNERS:** 27 HUNDRED LLC

**REQUEST:** COMBINE TWO LOTS INTO ONE LOT AND DEDICATE EASEMENTS

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

- **LANDFILL NOTE MUST BE ADDED TO THE TITLE/COVER PAGE OF THE PLAT AS DISCUSSED.**
- **RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) BASED ON INFRASTRUCTURE LIST WITH 5-FOOT SIDEWALK ALONG VASSAR**
- **RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) PRIOR TO FINAL SIGN-OFF**
- **DHO DATE OF APPROVAL MUST BE ADDED TO THE PLAT**
- **AGIS DXF FILE**
- **PROJECT AND APPLICATION NUMBERS MUST BE ADDED TO THE PLAT**

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8. [PR-2021-005714](#)  
**SD-2023-00165** – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 7-14-21 (DRB)  
IDO – 2022

ARCH + PLAN LAND USE CONSULTANTS agent for **MARY ELLEN GONZALES** requests the aforementioned action(s) for all or a portion of: **LOTS 1 & 2 AND 8 THRU 13, MONKBRIDGE ADDITION** zoned **NR-LM**, located at **4000 2<sup>nd</sup> ST NW between HEADINGLY AVE and MESCALERO RD** containing approximately **2.0711** acre(s). **(G-14)** [Deferred from 9-13-23c]

**PROPERTY OWNERS:** J & M DISCOUNT TOWING LLC & GONZALES MARY ELLEN

**REQUEST:** LOT CONSOLIDATION: 8 LOTS INTO 1 LOT

**DEFERRED TO DECEMBER 6<sup>TH</sup>, 2023.**

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9. [PR-2022-007100](#)  
[SD-2023-00173](#) – FINAL PLAT  
PLAT  
(PRELIMINARY PLAT 3/22/23)  
IDO – 2022

TIERRA WEST, LLC agent FOR RSF LAND & CATTLE COMPANY LLC requests the aforementioned action(s) for all or a portion of: TR MM-1B TRACTS MM-1-A AND MM-1-B zoned MX-M, located at SEVEN BAR LOOP NW between COTTONWOOD DR NW and OLD AIRPORT AVE NW containing approximately 3.7193 acre(s). (B-14)

**PROPERTY OWNERS:** RSF LAND & CATTLE COMPANY LLC  
**REQUEST:** MAJOR SUBDIVISION FINAL PLAT APPROVAL

THE FINAL PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:

- AGIS DXF FILE
- LANDSCAPING AND CUTOUTS ALONG COTTONWOOD TO BE DETERMINED PRIOR TO FINAL SIGNOFF OF THE FINAL PLAT

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Other Matters: None

ADJOURNED