



DEVELOPMENT HEARING OFFICER
Action Summary

(Via Public Zoom Video Conference)

December 20, 2023

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

1. [PR-2023-008549](#)
SD-2023-00228 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 5-3-23 (DFT)
IDO - 2022

ARCH + PLAN LAND USE CONSULTANTS agent for FIRST NATIONS COMMUNITY HEALTHSOURCE requests the aforementioned action(s) for all or a portion of: TRACTS A-2, A-1-A & A-1-B, MESA PARK ADDITION zoned MX-L, located at 6416 ZUNI RD SE between CALIFORNIA ST and ARIZONA ST containing approximately 0.9676 acre(s). (L-18)

PROPERTY OWNERS: FIRST NATIONS COMMUNITY HEALTHSOURCE
REQUEST: LOT CONSOLIDATION FOR 3 LOTS INTO ONE LOT

The preliminary/final plat was approved with the following conditions:

Water Authority:

A note on the plat stating: *“Existing public water and/or sanitary sewer infrastructure 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.”*

Planning:

- Project and Application numbers must be added to the plat
- AGIS DXF file approval
- DHO approval date must be added to the plat

2. [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) [Deferred from 10/25/23, 11/8/23, 12/6/23c]

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

DEFERRED TO JANUARY 24TH, 2024

3. [PR-2019-002248](#)
SD-2023-00229 – PRELIMINARY/FINAL
PLAT
IDO - 2022

CSI – CARTESIAN SURVEYS, INC. agent for ARGUS JEFFERSON PARTNERS, LLC | INDY SQUARE SBUX, LLC requests the aforementioned action(s) for all or a portion of: **LOTS 2 AND 3, INDEPENDENCE SQUARE** zoned **NR-LM**, located at **6715 JEFFERSON ST NE between OSUNA RD NE and ELLISON ST NE** containing approximately **1.7897** acre(s). (E-17)

PROPERTY OWNERS: ARGUS JEFFERSON PARTNERS LLC & INDY SQUARE SBUX LLC

REQUEST: CREATE 2 NEW LOTS FROM 2 EXISTING LOTS BY LOT LINE ADJUSTMENT

The preliminary/final plat was approved with the following conditions:

Planning:

- **Project and application numbers must be added to the plat**
- **DHO approval date must be added to the plat**
- **AGIS DXF file**

4. [PR-2023-009591](#)
SD-2023-00214 – PRELIMINARY/FINAL
PLAT
IDO - 2022

ISAACSON & ARFMAN, INC. | FRED ARFMAN agent for 1224 BELLAMAH LLC requests the aforementioned action(s) for all or a portion of: **TRACT A, SAWMILL INDUSTRIAL** zoned NR-LM, located at **1224 BELLAMAH AVE NW between BELLAMAH and SAWMILL** containing approximately **4.8468** acre(s). **(J-13)** [Deferred from 12/6/23c]

PROPERTY OWNERS: TRACT 5 U26 LLC

REQUEST: DIVIDE EXISTING TRACT A INTO TWO NEW TRACTS

The preliminary/final plat is approved with the following conditions:

Water Authority:

A note must be added to the plat prior to final sign off stating: *“Existing public water and/or sanitary sewer infrastructure 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.”*

Planning:

- Project number and application numbers must be added to the plat
 - DHO approval date must be added to the plat
 - AGIS DXF file
 - A recorded infrastructure improvements agreement or proof of construction prior to final sign-off
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5. [PR-2018-001482](#)
[VA-2023-00368](#) – SIDEWALK WAIVER
IDO - 2022

TIERRA WEST, LLC agent for DAVID H. REYNOLDS (RIVERSIDE WEST, LLC) requests the aforementioned action(s) for all or a portion of: TRACT OF LAND EAST OF AMOLE DEL NORTE DIVERSION CHANNEL, TRACT 1 OF SUMMARY PLAT LAND DIVISION OF WESTLAND DEVELOPMENT CO INC TOGETHER WITH A TRACT OF LAND WITHIN THESE ¼ SE ¼ SEC 34, zoned R-MC, located at 2911 ERVEIN LN SW between COORS BLVD NW and ERVIN LN SW containing approximately 40.82 acre(s). (M-10)

PROPERTY OWNERS: NMAL RIVERSIDE MHP LLC

REQUEST: SIDEWALK WAIVER TO ALLOW FOR SIDEWALK ON ONLY ONE SIDE OF EACH ROAD

The sidewalk waiver is approved with the following conditions:

Transportation:

Add ADA ramps on the sidewalk along the east side of the site directly across from the corner ADA ramps on the south-easterly block of lots. Also add one from the south east block to the south west block.

Planning:

- Project and application numbers must be added to the exhibit
- Provide approval from City Environmental Health regarding appropriate mitigation measures

This Waiver is not contrary to public health, safety or welfare.

6. [PR-2020-004138](#)
SD-2023-00227 – FINAL PLAT
(MONTAGE 7)
IDO - 2021

SCOTT EDDINGS agent for DR HORTON, INC. requests the aforementioned action(s) for all or a portion of: **A-1-A-5-C MESA DEL SOL INNOVATION PARK** zoned **PC**, located on **BOBBY FOSTER** between **NEWHALL DR** and **SAGAN LOOP** containing approximately **7.5 acre(s)**. (R-15)

PROPERTY OWNERS: DR HORTON, INC.
REQUEST: SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION

The final plat is approved with the following conditions:

Planning:

- AGIS DXF file approval
- DHO approval date must be added to the Plat

7. [PR-2021-005904](#)
SD-2023-00230 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 8-30-23 (DFT)
IDO - 2022

CSI – CARTESIAN SURVEYS, INC. agent for DOMINICA M. MOYA TRUST requests the aforementioned action(s) for all or a portion of: **LOS 24 THRU 27; VACATED ALLEYWAY, ORIGINAL TOWNSITE OF WESTLAND** zoned **MX-M**, located at **9722 CENTRAL AVE SW** between **98TH ST SW** and **WESTLAND RD SW** containing approximately **0.7208 acre(s)**. (K-9 & L-9)

PROPERTY OWNERS: MOYA DOMINICA M
REQUEST: CREATE ONE NEW LOT FROM FOUR EXISTING LOTS AND A VACATED 10FT WIDE ALLEYWAY

The Preliminary/Final plat is approved with the following conditions:

Planning:

- AGIS DXF file
- The date of the DHO approval must be added to the Plat
- Recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to final sign-off

8. [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)** *[Deferred from 10/25/23b]*

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 JANUARY 10TH, 2024.

9. [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 10TH ST SW between 10th ST SW and SANTA FE SW** containing approximately **0.143** acre(s). **(K-13)** *[Deferred from 10/25/23x]*

PROPERTY OWNERS: CRAWFORD JESSE B & JENCKA LOUIS A

REQUEST: REPLAT TO ALLOW EXISTING IMPROVEMENTS SITUATED ON THE PREMISES TO CONFORM TO CURRENT ZONING ORDINANCES

WITHDRAWN BY THE APPLICANT.

Other Matters: None

ADJOURNED