



**DEVELOPMENT HEARING OFFICER  
ACTION SUMMARY**

**February 8, 2023**

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

**MAJOR CASES**

1. [\*\*PR-2022-007589\*\*](#)

**SD-2023-00023 – PRELIMINARY PLAT**

**SD-2023-00025 – VACATION OF PUBLIC  
EASEMENT**

**SD-2023-00027 - VACATION OF PRIVATE  
EASEMENT**

**SKETCH PLAT 1-25-23 (DFT)**

**IDO - 2021**

CSI – CARTESIAN SURVEYS, INC. agent for RHINO HOLDINGS BOULEVARD, LLC requests the aforementioned action(s) for all or a portion of: **PARCELS B, C-1, C-2, D, E, TRACTS 3-6-EL-2 & 3-7-EL-1; LOTS 13 & 14, TIJERAS PLACE ADDITION** zoned **MX-M & MX-L (port. PARCEL B)** located at **300 SAN MATEO BLVD NE** between **COPPER AVE NE** and **DOMINGO RD NE** containing approximately **3.3701** acre(s). **(K-18)**

**PROPERTY OWNERS:** RHINO HOLDINGS TOWER 10 LLC

**REQUEST:** PRELIMINARY PLAT REVIEW OF MAJOR SUBDIVISION FOR INTERIOR LOT LINE ELIMINATION FOR 9 PARCELS CREATING 2 NEW PARCELS, GRANT 3 PUBLIC EASEMENTS (PUBLIC SIDEWALK AND PUBLIC UTILITY), VACATE 2 EXISTING EASEMENTS

**ACTIONS WERE APPROVED WITH THE FOLLOWING FINDINGS AND CONDITIONS:**

**PARKS FINDING:** THE APPLICANT WILL CONTACT THE PARKS AND RECREATION DEPARTMENT REGARDING WHETHER EXISTING TREES WILL BE RETAINED ON THE SITE.

**HYDROLOGY FINDING:** FINAL GRADING & DRAINAGE PLAN WILL BE REQUIRED PRIOR TO BUILDING PERMIT APPROVAL.

**PLANNING FINDINGS:** 1) REMOVAL OF THE BUILDING DISCUSSED SHOULD OCCUR PRIOR TO THE FINAL SIGN-OFF OF THE FINAL PLAT WITH THE FINAL PLAT APPLICATION SUBMISSION TO INCLUDE EVIDENCE OF THE DEMOLITION OF THE ONE-STORY BUILDING STRADDLING THE LOT LINE, 2) THE APPROVED INFRASTRUCTURE IMPROVEMENTS AGREEMENT AND VERIFICATION OF WARRANTY DEED TRANSFER.

**MINOR CASES**

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2. [PR-2021-005628](#)  
SD-2023-00034 – FINAL PLAT  
*IDO - 2021*

**BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS, PE** agent for **MDS INVESTMENTS LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 17, BULK LAND PLAT TRACTS 1 THRU 18 ARTISTE** zoned **PC**, located between **UNIVERSITY BLVD** and **MESA DEL SOL BLVD** containing approximately **134.72** acre(s). (**R16, R17, S15, S16**)

**PROPERTY OWNERS:** MDS INVESTMENTS LLC

**REQUEST:** FINAL PLAT SUBMITTAL TO SUPPORT THE REPLAT OF TRACT 17 ARTISTE TO 13 NEW PARCELS

**ACTION WAS APPROVED WITH THE FOLLOWING FINDINGS AND CONDITIONS:**

**WATER AUTHORITY CONDITION:** THE RELEASE OF THE WATER AUTHORITY EASEMENT DISCUSSED WHICH CAN BE DONE VIA PAPER DOCUMENT.

**PLANNING CONDITION:** ADD A SIGNATURE LINE FOR HYDROLOGY, CORRECT PLANNING SIGNATURE LINE, AND CORRECT THE APPLICATION NUMBER ON THE PLAT.

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3. [PR-2020-004448](#)  
SD-2023-00029 – PRELIMINARY/FINAL PLAT  
*SKETCH PLAT 8-10-22 (DRB)*  
*IDO - 2021*

**GREENBOX ARCHITECTURE | DEREK METSON** agent for **KAIROS POWER | LARA GUTIERREZ** requests the aforementioned action(s) for all or a portion of: **LOT D-1 & D-3 (PROPOSED LOT D-1-A), MESA DEL SOL INNOVATION PARK II** zoned **PC**, located at **5201 HAWKING DR SE** containing approximately **28.4377** acre(s). (**Q-16**)

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE & CHAVEZ STEVE & GUZMAN RUDY & DASKALOS PETE & SOULA

**REQUEST:** TO CONSOLIDATE TRACT D-1 AND D-3 OF THE KAIROS POWER PROPERTY IN MESA DEL SOL INNOVATION PARK II, VIA ELIMINATION OF THE DIVIDING PROPERTY LINE.

**ACTION APPROVED WITH THE FOLLOWING FINDINGS AND CONDITIONS:**

**PLANNING CONDITIONS:** PROJECT AND APPLICATION NUMBERS ARE TO BE ADDED TO THE PLAT, AND FOR THE AGIS DXF FILE, ADD A SIGNATURE LINE FOR HYDROLOGY, AND CORRECT PLANNING SIGNATURE LINE, AND MARK OUT THE DRB REFERENCE FOR THE PLANNING SIGNATURE LINE.

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4. [PR-2019-002284](#)  
AKA PR-2018-001774  
SD-2023-00033 – PRELIMINARY/FINAL  
PLAT  
SD-2023-00035– VACATION OF PUBLIC  
STORM SEWER EASEMENT  
SD-2023-00036 – VACATION OF PRIVATE  
DRAINAGE EASEMENT  
*SKETCH PLAT 5-25-22 (DRB)*  
*IDO - 2021*

TIERRA WEST, LLC agent for ALBUQUERQUE INVESTORS  
LLC | WOODSONIA REAL ESTATE INC. requests the  
aforementioned action(s) for all or a portion of: **PARCEL B-  
1-A CORRECTION PLAT OF PARCELS C-1-A, V-1-B and B-1-  
A, RENAISSANCE CENTER III** zoned **NR-C**, located at **1500  
DESERT SURF CIRCLE NE** containing approximately **9.2281**  
acre(s). (F-16)

PROPERTY OWNERS: ALBUQUERQUE INVESTORS LLC ATTN:  
WOODSONIA REAL ESTATE INC  
REQUEST: PRELIMINARY/FINAL PLAT REVIEW

ACTIONS WERE **APPROVED** WITH THE FOLLOWING FINDINGS  
AND CONDITIONS:

PARKS FINDING: ADDRESS STREET TREES ALONG MONTANO RD  
NE WITH SITE PLAN.

PLANNING CONDITIONS: REMOVE DRB REFERENCE ON  
PLANNING SIGNATURE LINE, AND ADD A SIGNATURE LINE FOR  
HYDROLOGY TO THE PLAT.

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Other Matters: None

ADJOURNED