



**DEVELOPMENT HEARING OFFICER  
Action Sheet Minutes**

*(Via Public Zoom Video Conference)*

**January 25, 2023**

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

**Staff**

***Jolene Wolfley - Associate Planning Director***

***Jay Rodenbeck – Development Services Planning Manager***

***Angela Gomez - Hearing Monitor***

**MAJOR CASES**

1. [PR-2022-006657](#)

**SD-2023-00006 – VACATION OF RIGHT-  
OF-WAY**

**SKETCH PLAT 3-2-22**

**IDO - 2021**

**CSI – CARTESIAN SURVEYS, INC.** agent for **B3 DEVELOPMENT LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 1 – 9 AND RIGHT-OF-WAY OF SAN MATEO BLVD SE** zoned **MX-L**, located at **1000 SAN MATEO BLVD SE between SOUTHERN AVE SE and KATHRYN AVE SE** containing approximately **1.1931** acre(s). **(L-17)**

**PROPERTY OWNERS:** B3 DEVELOPMENT LLC & HORTON ALEX

**REQUEST:** TO VACATE A PORTION OF PUBLIC RIGHT-OF-WAY FROM SAN MATEO BLVD SE, FORMALLY USED AS A BUS STOP LANE. WILL BE INCORPORATED INTO PROPOSED SUBDIVISION CONSOLIDATING 9 EXISTING LOTS INTO ONE NEW LOT. FUTURE DEVELOPMENT WILL BE MIXED-USE FAMILY HOUSING AND COMMERCIAL SPACE.

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DHO HAS APPROVED THE VACATION AS SHOWN ON EXHIBIT IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.**

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**MINOR CASES**

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2. **PR-2022-006708**

**SD-2023-00028 - PRELIMINARY/FINAL**

**PLAT**

**SKETCH PLAT 3-16-22**

**IDO - 2021**

**JAG PLANNING & ZONING, LLC | JUANITA GARCIA** agent for **NASER ALIKHANI, ALIKHANI RVT** requests the aforementioned action(s) for all or a portion of: **LOT 6, FOUR HILLS VILLAGE 21<sup>ST</sup> INSTALLEMENT** zoned **R-1D**, located at **1200 HIDEAWAY LN SE between STAGECOACH RD SE and I-40** containing approximately **3.0791** acre(s). **(M-23)**

**PROPERTY OWNERS:** ALIKHANI NASER TRUSTEE ALIKHANI RVT

**REQUEST:** INCORPORATE PORTION OF HIDEAWAY LANE SE THAT WAS VACATED INTO LOT 6. FOUR HILLS VILLAGE 21<sup>ST</sup> INSTALLMENT AND EASEMENTS AS SHOWN ON EXHIBIT.

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DEVELOPMENT HEARING OFFICER HAS APPROVED THE PRELIMINARY/FINAL PLAT WITH THE FOLLOWING CONDITIONS: TO PROVIDE THE AGIS DXF FILE, FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT, FOR PROJECT AND APPLICATION NUMBERS REGARDING THE VACATION OF RIGHT-OF-WAY VACATION AND THE DATE OF CITY COUNCIL APPROVAL INCLUDED AS A NOTE ON THE PLAT, FOR A NOTE INDICATING THE 45-FT MAJOR PUBLIC OPEN SPACE BUFFER PER IDO 5-2(K)(2)(a), FOR THE ADDITION OF A PRIVATE DRAINAGE EASEMENT INDICATING THAT THE PROPERTY OWNERS SHALL MAINTAIN THE EXISTING STORM INLET AND STORM PIPE, FOR LINE SPOTS TO INDICATE WHERE ALL UTILITIES ARE LOCATED, TO PROVIDE AN EXCLUSIVE 20-FT EASEMENT WITH DEFINED LIMITS, AND TO NOTE ANY OVERLAPPING OF THE DRAINAGE EASEMENT.**

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3. [PR-2022-007701](#)  
SD-2023-00022 - PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 10-19-22  
IDO - 2021

ARCH + PLAN LAND USE CONSULTANTS agent for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION requests the aforementioned action(s) for all or a portion of: **TRACTS B-2 & 13-A, SNOW HEIGHTS ADDITION** zoned **MX-L**, located at **2801 & 2805 JUAN TABO NE** between **CANDELARIA RD** and **CLAREMONT AVE** containing approximately **1.2809** acre(s). **(H-21)**

**PROPERTY OWNERS:** NEW MEXICO EDUCATORS FEDERAL CREDIT UNION & NUSENDA FEDERAL CREDIT UNION  
**REQUEST:** LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DEVELOPMENT HEARING OFFICER HAS APPROVED THE PRELIMINARY/FINAL PLAT WITH THE FOLLOWING CONDITIONS: TO PROVIDE THE AGIS DXF FILE, AND FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT.

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4. [PR-2021-005692](#)  
SD-2023-00020 – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 2-9-22  
IDO - 2021

CSI – CARTESIAN SURVEYS INC. agent for **THOMAS M. SALAS AND THERESA M. SALAS TRUST UTA** requests the aforementioned action(s) for all or a portion of: **LOTS 21, 22, AND 24-A, BLOCK 24, BUENA VENTURA** zoned **MX-L**, located at **301 EUBANK BLVD NE** containing approximately **0.6498** acre(s). **(K-20)**

**PROPERTY OWNERS:** SALAS THOMAS M & THERESA M TRUSTEES  
SALAS TRUST UTA  
**REQUEST:** LOT LINE ELEIMINATION TO CONSOLIDATE 3 EXISTING LOTS INTO ONE NEW LOT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DEVELOPMENT HEARING OFFICER HAS APPROVED THE PRELIMINARY/FINAL PLAT WITH THE FOLLOWING CONDITIONS: TO PROVIDE THE AGIS DXF FILE AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

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5. [PR-2022-007112](#)  
SD-2023-00019 – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 8-31-22  
IDO - 2021

CSI – CARTESIAN SURVEYS INC. agent for VIETNAMESE BUDDHIST CONGREGATION OF NM requests the aforementioned action(s) for all or a portion of: **LOTS 6 THRU 8 AND 10-A BLOCK 13, FAIRGROUND ADDITION** zoned **NR-C**, located at **315 & 327 GEORGIA ST SE** containing approximately **0.7327** acre(s). **(K-18)**

**PROPERTY OWNERS:** VIETNAMESE BUDDHIST CONGREG. OF NM  
**REQUEST:** SUBDIVIDE VIA LOT-LINE ELIMINATION FOR 4 EXISTING LOTS TO CREATE 1 NEW LOT, GRANT OVERHEAD EASEMENT, SEEKING ALLEYWAY WIDTH DETERMINATION. EXISTING FENCE & GATE TO BE MOVED TO ACCOMMODATE SIDEWALK WIDTH MINIMUMS. NO OTHER DEVELOPMENT PLANNED AT THIS TIME.

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DEVELOPMENT HEARING OFFICER HAS APPROVED THE PRELIMINARY/FINAL PLAT WITH THE FOLLOWING CONDITIONS: TO PROVIDE THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT PRIOR TO FINAL SIGN-OFF, AND FOR THE SIDEWALK TO BE RE-BUILT AS A 5-FOOT SIDEWALK. THE DHO DETERMINATION FOR ALLEYWAY IS APPROVED.**

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Other Matters: None

ADJOURNED