



**DEVELOPMENT HEARING OFFICER
Action Sheet Minutes**

(Via Public Zoom Video Conference)

February 28, 2024

*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-2023-009527**](#)

**SD-2024-00030 – VACATION OF PUBLIC
RIGHT-OF-WAY**

**SD-2024-00029 – PRELIMINARY/FINAL
PLAT**

*SKETCH PLAT 11-29-23 (DFT)
IDO - 2022*

JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for
GRISSOM STEVEN L | TRUSTEE SPARKS 2005 QTIP TRUST
requests the aforementioned action(s) for all or a portion
of: **Lot B-3, Alvarado Gardens** zoned **R-A** located at **2714
Rio Grande BLVD NW** between **CAMPBELL RD NW** and
VICIC RD NW containing approximately **0.25 acre(s)**. **(G-12)**

PROPERTY OWNERS: GRISSOM STEVEN L TRUSTEE SPARKS 2005
QTIP TRUST

REQUEST: VACATE EXISTING DITCH RIGHT-OF-WAY AND
INCORPORATE INTO THE EXISTING LOT. MINOR
PRELIMINARY/FINAL PLAT TO INCORPORATE THE VACATED DITCH
RIGHT-OF-WAY.

**The Vacation of Public Right of Way and the Preliminary/Final
Plat were approved with the following conditions:**

- **Application number must be added to the Plat**
- **AGIS DXF file**
- **Provide a note on the plat that the Vacation of
Easement or Public Right of Way was approved per
Vacation Ordinance 6-6 (M)(3)**

2. [PR-2023-008786](#)
SD-2024-00035 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 6-21-23 (DFT)
IDO - 2022

JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for SIMEON GUZMAN requests the aforementioned action(s) for all or a portion of: **LOT 13 UNIT 1, MOUNTAIN HIGHLANDS AT HIGH DESERT** zoned **R-1D**, located at **13309 PINO RIDGE PLACE NE between PINO POND CT NE and CHERRY SAGE NE** containing approximately **0.8432** acre(s). (E-23)

PROPERTY OWNERS: GUZMAN SIMEON N & MARTINEZ CHANDE
REQUEST: MODIFY BUILDING ENVELOPE

The Preliminary/Final Plat was approved with the following conditions:

- Application must be added to the plat prior to final sign-off
- DHO determination detail must be added to the Plat
- DHO date of approval shall be recorded on the Plat

3. [PR-2021-005296](#)
SD-2024-00016 – PRELIMINARY/FINAL
PLAT
IDO - 2022

SBS CONSTRUCTION AND ENGINEERING, LLC agent for DONAHUE FAMILY TRUST requests the aforementioned action(s) for all or a portion of: **TRACTS S-A-1 AND 2-A-2, MUELLER INDUSTRIAL SUBDIVISION** zoned **NR-GM**, located at **600 CANDELARIA RD NE between EDITH RD and I-25** containing approximately **5.2438** acre(s). (H-15) [deferred from 2/7/24c]

PROPERTY OWNERS: DONAHUE FAMILY TRUST
REQUEST: REPLAT OF PROPERTY TO INCLUDE GATE AND SMALL ISLAND INTO PROPOSED TRACT 2-A-1-A MUELLER INDUSTRIAL SUBDIVISION

The Preliminary/Final Plat were approved with the following conditions:

- Project and Application numbers must be added to the plat prior to final sign-off
- AGIS DXF file
- The date of the DHO approval shall be recorded on the Plat
- The Determination detail must be added to the plat

4. [PR-2019-002874](#)
**SD-2024-00024 – PRELIMINARY/FINAL
PLAT**
SKETCH PLAT 3-29-23 (DFT)
IDO - 2022

WHPACIFIC, INC. | AN NV5 COMPANY agent for **EAGLE VISTA, LLC | LANCE D. SIGMON MANAGER** requests the aforementioned action(s) for all or a portion of: **TRACT C, COTTONWOOD POINTE SUBDIVISION** zoned **MX-M**, located at **9651 EAGLE RANCE BLVD NW between IRVING BLVD and WESTSIDE DRIVE** containing approximately **6.771** acre(s). **(B-13)** *[deferred from 2/7/24c]*

PROPERTY OWNERS: EAGLE VISTA LLC ATTN: BRAD B ALLEN
REQUEST: SUBDIVIDE TRACT C, COTTONWOD POINT SUBDIVISION, 6.771 ACRES, INTO LOTS C-A AND C-2 AS A MINOR PLAT ACTION AND TO GRANT 3 EASEMENTS BY THE PLAT (ONE PRIVATE DRAINAGE EASEMENT AND 2 PUE FOR PNM)

DEFERRED TO MARCH 13TH, 2024

5. [PR-2023-009609](#)
**SD-2024-00025 – PRELIMINARY/FINAL
PLAT**
SKETCH PLAT 12-13-23 (DFT)
IDO - 2022

A D SERVICES | ADELLA GALLEGOS agent for **JAMIE & AGNES PEREZ, C/O GHI, INC.** requests the aforementioned action(s) for all or a portion of: **LOT 14-A & 15-A, BLOCK 8 HIGHLAND PLACE ADDITION** zoned **R-1A**, located at **706 & 708 SANTA FE SE** containing approximately **0.2288** acre(s). **(K-14)** *[deferred from 2/7/24c]*

PROPERTY OWNERS: PEREZ JAIME & AGNES D C/O GHI INC
REQUEST: LOT LINE ADJUSTMENT FOR THE PURPOSE OF MOVING THE EXISTING LOT LINE BETWEEN LOT 14-A AND LOT 15-A THEREBY ELEIMINATING THE ZERO LOT LINE SIDE SETBACK THAT EXISTS ON LOT 15-A AND CREATING APPROXIMATELY A FIVE-FOOT SETBACK BETWEEN THE EXISTING STRUCTURE ON LOT 15-A AND PROPERTY LINE OF LOT 14-A

The Preliminary/Final Plat was approved with the following conditions:

- **AGIS DXF file**
- **Proof of approval must be provided prior to final sign-off of the Plat**
- **The date of the DHO approval must be added to the Plat**

ITEMS 6 THROUGH 9 TO BE HEARD BEGINNING AT NOON

6. [PR-2023-008842](#)
**SD-2024-00036 – PRELIMINARY/FINAL
PLAT**
SKETCH PLAT 7-12-23 (DFT)
IDO - 2022

BOHANNAN HUSTON, INC. | MICHAEL BALASKOVITS, PE agent for **NETFLIX STUDIOS, LLC | KENNETH FALCON** requests the aforementioned action(s) for all or a portion of: **TRACT P-1-A AND TRACT 1-A, INNOVATION PARK** zoned **PC**, located on **UNIVERSITY BLVD SE between EASTMAN CROSSING and UNIVERSITY BLVD** containing approximately **171.6593** acre(s). **(R-16)**

PROPERTY OWNERS: ESPAT OPPORTUNITY ZONE FUND LLC
REQUEST: COMBINE TRACTS P-2 AND TRACT 1 AND TO MODIFY TRACT LINES FOR TRACT P-1

The Preliminary/Final Plat was approved with the following conditions:

- AGIS DXF file
- The application number must be added to the Plat

7. [PR-2023-008999](#)
SD-2024-00013 – BULK LAND PLAT
SKETCH PLAT 8-16-23 (DFT)
IDO - 2022

BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS, PE agent for **MDS INVESTMENTS LLC** requests the aforementioned action(s) for all or a portion of: **TRACTS A-N, A REPLAT OF TRACT 18 ARTISTE** zoned **PC** located on **UNIVERSITY BLVD** between **UNIVERSITY BLVD and STRYKER** containing approximately **1,210.95** acre(s). **(S14, S15, S16, S17)** *[deferred from 2/7/24b]*

PROPERTY OWNERS: MDS INVESTMENTS LLC
REQUEST: BULK LAND PLAT INNOVATION PARK III TRACTS A-N

DEFERRED TO MARCH 13TH, 2024

8. [PR-2024-009995](#)
VA-2024-00036 – WAIVER TO IDO
IDO - 2022

PUBLIC SERVICE COMPANY OF NEW MEXICO requests the aforementioned action(s), located on **WEST SIDE OF UNIVERSITY BLVD** between **CLARK CARR RD SE and SOUTHERN CITY LIMITS** (N-15, P-15)

PROPERTY OWNERS:
REQUEST: WAIVER TO UNDERGROUND REQUIREMENT OF NEW ELECTRIC DISTRIBUTION FEEDERS

DEFERRED TO MARCH 13TH, 2024

9. [PR-2022-006568](#)
**SD-2023-00147 – REHEARING OF
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 2/7/24b]

PROPERTY OWNERS: AL-SABASSI ABDUL FATTAH

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

DEFERRED TO MARCH 13TH, 2024

Other Matters: None

ADJOURNED