



**DEVELOPMENT HEARING OFFICER
Action Sheet Minutes**

(Via Public Zoom Video Conference)

January 24, 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-2023-008890](#)
SD-2024-00011 – PRELIMINARY/FINAL
PLAT
VA-2024-00013 – SIDEWALK WAIVER
SKETCH PLAT 7-12-23 (DFT)
IDO – 2022

CSI – CARTESIAN SURVEYS, INC. agent for SANDRA MARQUEZ requests the aforementioned action(s) for all or a portion of: **LOTS 10 THRU 17, BLOCK 2, GAVILAN ADDITION** zoned **MX-M**, located at **5827 4TH ST NW** between **PLACITAS RD NW** and **GAVILAN PL NW** containing approximately **0.5991** acre(s). (**F-14**)

PROPERTY OWNERS: MARQUEZ SANDRA

REQUEST: CREATE ONE NEW LOT FROM 8 EXISTING LOTS. DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO 4TH ST NW, AND REQUEST A WAIVER FROM THE DPM FOR SIDEWALK WIDTH FOR PROPOSED SIDEWALK WITHIN THIS FRONTAGE. REQUEST DETERMINATION TO ALLOW THE WIDENEND RIGHT-OF-WAY WIDTH. ALSO REQUEST A DETERMINATION FROM RIGHT-OF-WAY WIDTH FOR THE ADJOINING 16' ALLEYWAY.

The aforementioned applications were approved with the following conditions:

- Application numbers must be added to the Plat and Infrastructure List (IL) prior to final sign-off
 - AGIS DXF file
 - The date of the DHO approval shall be added on the Plat
 - Recorded Infrastructure Improvements Agreement (IIA) based on the IL must be submitted prior to final sign-off
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2. [PR-2023-009380](#)
[SD-2024-00010](#) – PRELIMINARY/FINAL
PLAT
IDO - 2022

CSI – CARTESIAN SURVEYS, INC. agent for TIRYAKI AND MARTHA AHMET requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 7, BLOCK 3, PANORAMA ADDITION** zoned **MX-M**, located at **SW CORNER OF SAN JACINTO AVE AND GEORGENE DR NE** between **COPPER AVE NE** and **CONEJO RD NE** containing approximately **0.4824** acre(s). (**K-22**)

PROPERTY OWNERS: TIRYAKI & MARTHA AHMET

REQUEST: CREATE ONE NEW LOT FROM 7 EXISTING LOTS. PROPOSED PLAT DEDICATES ADDITIONAL RIGHT-OF-WAY AT NE AND SE CORNERS OF PROPOSED LOT FOR SIGHT TRIANGLE.

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

TRANSPORTATION:

- A landscape buffer must be installed either in front of or behind the sidewalk

PLANNING:

- Application numbers must be added to the Plat and Infrastructure List (IL) prior to final sign-off
- AGIS DXF file
- The date of the DHO approval shall be added on the Plat
- Recorded Infrastructure Improvements Agreement (IIA) based on the IL must be submitted prior to final sign-off

3. [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**)

PROPERTY OWNERS: AL-SABASSI ABDUL FATTAH

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

TO BE HEARD AT THE FEBRUARY 7TH MEETING

Other Matters: None

ADJOURNED

