



**DEVELOPMENT HEARING OFFICER
Action Sheet Minutes**

(Via Public Zoom Video Conference)

March 27, 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-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)** [deferred from 2/28/24, 3/13/24L]

PROPERTY OWNERS:

REQUEST: WAIVER TO UNDERGROUND REQUIREMENT OF NEW ELECTRIC DISTRIBUTION FEEDERS

The waiver to IDO is denied.

Significant public purpose of aesthetics would be served in denying the waiver for overhead installation, in addition to traffic safety protections in the requiring of the electric distribution feeders to be placed underground

2. [PR-2021-005606](#)
[SD-2024-00048](#) – PRELIMINARY/FINAL
PLAT
IDO - 2022

CSI – CARTESIAN SURVEYS, INC. agent for BARRY GLASS EDUCATIONAL FOUNDATION requests the aforementioned action(s) for all or a portion of: **LOTS 150-A and 150-B, TOWN OF ATRISCO GRANT, UNIT 6** zoned R-T, located at **6800 GONZALES RD SW between AIRPORT DR SW and ADRIAN ST SW** containing approximately **5.6498** acre(s). **(K-10)**

PROPERTY OWNERS: BARRY GLASS EDUCATIONAL FOUNDATION
REQUEST: CREATE ONE NEW LOT FROM TWO EXISTING LOTS

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

Transportation:

- The infrastructure improvements agreement (IIA) must be signed and approved by the City Engineer

Planning:

- The application number must be added to the Plat
- The date of the DHO approval shall be recorded on the Final Plat
- DXF approval from AGIS must be obtained

3. [PR-2020-004596](#)
[SD-2024-00045](#) – EXTENSION OF
PRELIMINARY PLAT
IDO - 2021

HUITT-ZOLLARS, INC. | DONALD DUNEMAN, PE agent for ISSA RABADI requests the aforementioned action(s) for all or a portion of: **LOT 1, BLOCK 8 UNIT 17, VOLCANO CLIFFS SUBDIVISION** zoned MX-L, located on **UNIVERSE BLVD NW between PEREZOSO TR NW and ROSA PARKS RD NW** containing approximately **30.126** acre(s). **(D-10)**

PROPERTY OWNERS: RABADI ISSA & NANCY

REQUEST: PRELIMINARY PLAT EXTENSION FOR 30 ACRE DEVELOPMENT TO INCLUDE 162 TOWNHOME LOTS, 1 MULTI-FAMILY RESIDENTIAL LOT WITH 175 APARTMENT UNITS AND 1 COMMERCIAL LOT WITH A TOTAL OF APPROXIMATELY 21,955 SQUARE FEET OF BUILDING SPACE. PRELIMINARY PLAT ORIGINALLY APPROVED MARCH 29, 2023 BY THE DRB.

A one-year extension of the preliminary plat was approved.

4. [PR-2023-009688](#)
SD-2024-00049 – PRELIMINARY/FINAL
PLAT
VA-2024-00082 – WAIVER TO DPM
VA-2024-00079 – WAIVER TO
LANDSCAPE BUFFER
SKETCH PLAT 1-17-24 (DFT)
IDO - 2022

JAG PLANNING & ZONING, LLC agent for MARK CUMBOW
| ALVARADO HOTEL & GENESIS WORLD LLC requests the
aforementioned action(s) for all or a portion of: **145A &
145B, MRGCD zoned MX-M**, located at **2026 CENTRAL SW
& 2034 WILLIS SW between RIO GRANDE BLVD and SAN
PASQUALE SW** containing approximately **0.3096** acre(s).
(J-17)

PROPERTY OWNERS: ALVARADO HOTEL LLC
REQUEST: CREATE ONE TRACT FROM TWO EXISTING TRACTS,
SIDEWALK WAIVER, AND LANDSCAPE BUFFER WAIVER

The preliminary/final plat, and the waivers were approved with
the following conditions:

Transportation:

- 4' clear path around any obstructions in the sidewalk

Planning:

- The application number must added to the plat
- AGIS DXF file
- Date of the DHO approval must be added to the Plat
- The Waivers shall expire at the time that the existing
building fronting along Central is demolished or
proposed to be demolished as well as if/when a Site
Plan for future development is submitted and
evaluated at Site Plan review. The waivers will not be
contrary to the public welfare and safety

5. [PR-2023-008608](#)
SD-2024-00052 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 5-17-23 (DFT)
IDO - 2022

CSI – CARTESIAN SURVEYS, INC. agent for ENRICO C.
QUINTANA AND MICHELLE J. GALLEGOS requests the
aforementioned action(s) for all or a portion of: **LOT 12,
BLOCK 7 UNIT 5, VOLCANO CLIFFS SUBDIVISION** zoned R-
1D, located at **8035 KIBO DR NW between RIMROCK DR
SW and SHIPROCK CT NW** containing approximately **0.2697**
acre(s). (E-10)

PROPERTY OWNERS: QUINTANA ENRICO C & GALLEGOS
MICHELLE J
REQUEST: FORMALIZE VACATION OF DISUSED PUE

The preliminary/final plat was approved.

6. [PR-2023-008235](#)
[SD-2024-00054](#) – PRELIMINARY/FINAL
PLAT
[VA-2024-00083](#) – WAIVER TO DPM
SKETCH PLAT 3-1-23 (DFT)
IDO - 2022

ARCH + PLAN LAND USE CONSULTANTS LLC agent for RICHARD CHESS requests the aforementioned action(s) for all or a portion of: **TRACT 1-B, UNIVERSITY VILLAGE** zoned **R-MC/PD**, located at **1907 BUENA VISTA DR SE between GIBSON BLVD and ROSS AVE** containing approximately **33.45 acre(s)**. (L-15)

PROPERTY OWNERS: CHESS RICHARD T ETUX
REQUEST: SUBDIVIDE ONE EXISTING LOT INTO 2 NEW LOTS

DEFERRED TO APRIL 10TH, 2024.

7. [PR-2023-008609](#)
[SD-2024-00057](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 7-19-23 (DFT)
IDO - 2022

RIO GRANDE SURVEYING | CABQ PARKS & REC DEPT agent for AZEEZ HINDI requests the aforementioned action(s) for all or a portion of: **T10N R4E SEC 22** zoned **MX-M**, located at **12824 SKYLINE RD NE between JUAN TABO/FIGUERO and I-40 TRAIL (south of I-40)** containing approximately **1.556 acre(s)**. (L-22)

PROPERTY OWNERS: HINDI MONEER & AZEEZ HINDI & HINDI MONEER TRUSTEE HINDI RVT
REQUEST: CONSTRUCT PAVED MULTI-PURPOSE TRAIL CONNECTION FROM END OF SKYLINE RD NE HEADING EAST TO CONNECT WITH I-40 TRAIL LOCATED SOUTH OF I-40. FOLLOWING SKETCH PLAT, A NEW APPLICATION TO DEDICATE EASTERN PORTION OF MR. HINDI'S PROPERTY TO CITY RIGHT OF WAY WILL BE SUBMITTED

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

Water Authority:

- Spot the well collector line running along the south property boundary of the subject platted area and identify any existing easements or grant one as necessary with the proposed preliminary/final plat
- Exhibit to be provided showing the survey location and any existing or proposed easements that house the mentioned waterline

Planning:

- Project and Application numbers must added to the plat
 - AGIS DXF file
 - The date of the DHO approval shall be recorded on the Plat
 - Infrastructure List must be signed by Parks and Recreation Director prior to final sign-off
-

8. [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, 2/28/24c]

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 APRIL 10TH, 2024

9. [PR-2021-005714](#)
[SD-2023-00165](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 7-14-21 (DRB)
IDO – 2022

ARCH + PLAN LAND USE CONSULTANTS agent for MARY ELLEN GONZALES requests the aforementioned action(s) for all or a portion of: **LOTS 1 & 2 AND 8 THRU 13, MONKBRIDGE ADDITION** zoned **NR-LM**, located at **4000 2nd ST NW between HEADINGLY AVE and MESCALERO RD** containing approximately **2.0711** acre(s). **(G-14)** [Deferred from 9/13/23c, 9/27/23c, 12/6/23c, 1/10/23c, 2/7/24c]

PROPERTY OWNERS: J & M DISCOUNT TOWING LLC & GONZALES MARY ELLEN

REQUEST: LOT CONSOLIDATION: 8 LOTS INTO 1 LOT

DEFERRED TO APRIL 24TH, 2024

10. [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, 12/20/23c, 2/7/24c]

PROPERTY OWNERS: LANDCO II LLC

REQUEST: LOT CONSOLIDATION: 2 LOTS INTO 1 LOT

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

Code Enforcement:

- A note on the plat must be added indicating that the Variances were obtained

Planning:

- The signature from ABCWUA must be obtained on Form S Prior to the approval of the Plat by the DHO
- The application number must be added to the Plat
- The date of the DHO approval must be added to the Plat
- AGIS DXF file
- Any Waivers granted that are associated with a subdivision shall be noted on the final plat

Other Matters: None

ADJOURNED