



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

May 8, 2024

Robert Lucero – Development Hearing Officer
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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: DEFERRAL REQUESTS WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN PROJECT APPLICATION IS CALLED, THE REQUEST MAY BE DEFERRED TO THE NEXT APPROPRIATE HEARING DATE.

NOTE: TO ACCESS AGENDA CASE LINKS, PLACE MOUSE CURSOR OVER THE HYPERLINK, RIGHT-CLICK, AND CHOOSE "OPEN HYPERLINK"

- A. Call to Order: 9:00 A.M.**
 - B. Changes and/or Additions to the Agenda**
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1. [PR-2024-009929](#)
**SD-2024-00073 – VACATION OF PUBLIC
RIGHT-OF-WAY**
**SD-2024-00071 – PRELIMINARY/FINAL
PLAT**
SKETCH PLAT 2-14-24 (DFT)
IDO - 2022

CSI – CARTESIAN SURVEYS, INC. agent for CONTEXT HOLDING, LLC requests the aforementioned action(s) for all or a portion of: **LOTS 19 thru 21, BLOCK 9, HOMESTEAD AND GARDEN SPT ADDITION** zoned **MX-M** located at **816 3RD ST NW between MARBLE AVE NW and SLATE AVE NW** containing approximately **0.2697** acre(s). (J-14)

PROPERTY OWNERS: CONTEXT HOLDING LLC
REQUEST: PROPOSED VACATION OF A PORTION OF REMAINING PUBLIC ALLEYWAY FROM THE SOUTHEAST OF SUBJECT LOTS. PRELIMINARY/FINAL PLAT REVIEW OF PROPOSED MINOR SUBDIVISION TO CREATE 1 NEW LOT FROM 3 EXISTING LOTS. REQUEST DETERMINATIONS FROM ALLEYWAY WIDTH ADJOINING LOTS AND FROM LANDSCAPE BUFFER ALONG 3RD ST FRONTAGE GIVEN EXISTING 6FT SIDEWALK AND BUILDINGS AT PROPERTY LINES.

The Vacation of Public Right-of-Way was approved as no substantial right was abridged with the approval of the Vacation. The Preliminary/Final Plat was approved with the following conditions:

PLANNING:

- **The Project and Application numbers must added to the plat prior to final sign-off**
- **Copy of AGIS-approved DXF file must be submitted prior to final sign-off**
- **Date of DHO approval shall be recorded on the Plat per 6-6(L)(2)(d)(7) of the IDO**

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2. [PR-2022-006847](#)
SD-2024-00084 – VACATION OF RIGHT-OF WAY
SD-2024-00085 – VACATION OF RIGHT-OF-WAY
SD-2024-00083 – PRELIMINARY/FINAL PLAT
VA-2024-00112– SIDEWALK WAIVER
SKETCH PLAT 4-3-24 (DFT)
IDO - 2022

ISAACSON & ARFMAN, INC. | JUSTIN T. SIMENSON agent for MATTHEW C. SANCHEZ requests the aforementioned action(s) for all or a portion of: **EAST 1/2 OF LOT 14 & VACATED PORTION OF DURANES DITCH, ALVARADO GARDENS** zoned **R-A**, located at **2818 CAMPBELL RD NW** between **CAMPBELL RD NW** and **MANCHA DR NW** containing **approximately 1.2949** acre(s). (G-12)

PROPERTY OWNERS: SANCHEZ MATTHEW & MCALERNEY
CRYSTAL CO-TRUSTEES SANCHEZ & MCALERNEY RVT
REQUEST: APPROVAL OF A MINOR - PRELIMINARY/FINAL PLAT, VACATION OF PUBLIC RIGHT-OF-WAY AND SIDEWALK WAIVER

The Vacations of Right-of-Way were approved as no substantial rights were abridged with the approval of the Vacations.

The sidewalk waiver was approved as it meets the criteria as stipulated in the IDO. The Preliminary/Final Plat was approved with the following conditions:

PLANNING:

- **Project and application numbers must be added to the Plat sheet**
 - **Copy of AGIS-approved DXF file must be submitted prior to final sign-off**
 - **The Sidewalk Waiver and the two Vacations of Public Right-of-Way, and their DHO dates of approval must be noted on the Plat**
 - **MRGCD must sign the Plat**
 - **The date of DHO approval must be added to the Plat**
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3. [PR-2019-002411](#)
SD-2024-00087 – FINAL PLAT
SD-2024-00088 – MINOR AMENDMENT
TO PRELIMINARY PLAT
SD-2024-00089 – VACATION OF PUBLIC
EASEMENT
SKETCH PLAT 3-20-24 (DFT)
IDO - 2022

ISAACSON & ARFMAN, INC. | JUSTIN T. SIMENSON agent for D.R. HORTON, INC. requests the aforementioned action(s) for all or a portion of: **TRACT FD2 & FD3, UNIT 1, ASPIRE SUBDIVISION** zoned **R-1A**, located on **AMOLE MESA AVE** between **BIG SPRINGS RD SW** and **MESSINA DR** containing approximately **18.0824** acre(s). **(N-08)**

PROPERTY OWNERS: D R HORTON INC

REQUEST: MINOR AMENDMENT TO PRELIMINARY PLAT TO SHOW EASEMENT VACATION. PUBLIC SEWER EASEMENT VACATION TO BE REPLACED BY NEW EASEMENT. FINAL PLAT FOR UNIT 3

The Vacation of Public Easement was approved as the public welfare does not require that the easement be retained and there is no convincing evidence that any substantial property right is abridged with the approval of the Vacation.

The Final Plat and the Minor Amendment to Preliminary Plat applications were approved with the following conditions:

PLANNING:

- The Project and Application numbers must be added to the Plat
 - AMAFCA Signature must be added to the Plat prior to final signoff
 - Per 6-6(L)(2)(d) 5 of the IDO, Final Plats shall include a list of any Vacations, Variances, Waivers, and deviations granted as an exhibit or note
 - Per 6-6(L)(2)(d) 7 of the IDO, the date of the DHO approval shall be recorded on the final plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(J)(2) and certifications required by the DPM.
 - Copy of AGIS-approved DXF file must be submitted prior to final sign-off
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4. [PR-2023-008674](#)
[SD-2024-00056](#) – PRELIMINARY PLAT
[SD-2024-00077](#) – VACATION OF PUBLIC
EASEMENT
SKETCH PLAT 6-7-23 (DFT)
IDO - 2022

TIERRA WEST LLC agent for GALBRETH WILLIAM E TRUSTEE GALBRETH RVT requests the aforementioned action(s) for all or a portion of: **NE Corner Tr 310; The N'ly Parts of TS 308, 309 & 310; Tr Comprising Por. TR 310, UNIT 8 ATRISCO GRANT** zoned **MX-T** located at **5720 MIAMI RD NW** between **MIAMI and COORS BLVD NW** containing approximately **5.4683** acre(s). **(H-11)** [Deferred from 4/10/24x, 4/24/24L]

PROPERTY OWNERS: BUTTERFLY HOLDINGS LLC
REQUEST: SUBDIVISION OF LAND - PRELIMINARY PLAT FOR PLAYA DEL SUR

The Vacation of Public Easement was approved as the public welfare does not require that the easement be retained and there is no convincing evidence that any substantial property right is abridged with the approval of the Vacation.

The Preliminary Plat is approved with the following conditions:

The following note must be added to the plat:

“The developer of the subdivision is responsible for building noise walls and using building façade treatments to mitigate the traffic noise from the adjacent on-ramps to I-40 West and Coors Blvd to 65 dbs at the time of wall construction.”

- Provide correspondence from PNM verifying approval of the vacation of the PNM easement
- Show on the plat that an 8 foot wall, no less than 6 inches wide, with irregular, not flat, surface that bounces noise, possibly split-face block, along the entire eastern property boundary and to wrap around the corner with Lot 4 on Miami 35-50 feet, stepping down as it approaches the front façade. This front wall would require a variance be obtained prior to final plat.
- A gate shall be provided in the eastern wall to provide access to the trail from the neighborhood
- Infrastructure list must be signed to include the project and application numbers
- Copy of AGIS-approved DXF file must be submitted prior to final sign-off
- Date of DHO approval must be added to the plat

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5. [PR-2020-004171](#)
SD-2024-00061 - VACATION OF PUBLIC EASEMENT
SD-2024-00063 - VACATION OF PRIVATE EASEMENT
SD-2024-00066 - VACATION OF PUBLIC EASEMENT
SD-2024-00067 VACATION OF PUBLIC EASEMENT
SKETCH PLAT 12-13-23 (DFT)
IDO - 2022

FIERRO & COMPANY agent for **WILLIAM E. GALBRETH LAND DEVELOPMENT CO. LLC** requests the aforementioned action(s) for all or a portion of: **TRACT N-7-A-1, BULK LAND PLAT OF TRACT N-7-A-1 TANOAN PROPERTIES** zoned **R-1D**, located at **12300 SAN ANTONIO DR between LOWELL DR NE and TENNYSON ST NE** containing approximately **6.653** acre(s). **(E-22)**

PROPERTY OWNERS: WILLIAM E GALBRETH LAND DEVELOPMENT CO LLC

REQUEST: CREATE 9 LOTS AND 1 TRACT, VACATE EXISTING PRIVATE AND PUBLIC EASEMENTS WITH NEW EASEMENT DEDICATIONS, SIDEWALK WAIVER AND DETERMINATION OF RIGHT-OF-WAY WITH RIGHT-OF-WAY DEDICATION. [*SD-2024-00061, SD-2024-00063 Deferred from 4/10/24L*]

DEFERRED TO JUNE 12TH, 2024.

Other Matters: None

ADJOURNED