



DEVELOPMENT HEARING OFFICER

Action Sheet Minutes

June 24, 2026

Development Hearing Officers:

Robert Lucero

Brennon Williams

Matt Myers

Staff:

Jay Rodenbeck – Development Services Planning Manager

Angela Gomez – Hearing Monitor

Project and Application Numbers		Applicant, Legal Lot & Owner Information, Request type
1.	Project: PR-2019-002309 Application #: VAC-2026-00006 Application #: MINOR_PLT-2026-00030 Application Type: Vacation of Easement & Minor Plat SKETCH 5-13-26 (DFT) IDO - 2026	CARTESIAN SURVEYS INC. agent for BEN PERICH requests the aforementioned actions for all or a portion of: Lot/Tract 6, WYMONT zoned MX-M located at 4321 WYOMING BLVD NE between Montgomery Blvd NE & La Mirada Place NE containing approximately 0.9336 acres. (G-19) [Deferred from 6/10/26] PROPERTY OWNERS: Ben Perich REQUEST: Vacate portions of existing Public Water and Public Sewer Easements, and Temporary Construction Easement (blanket in nature) DEFERRED TO JULY 15TH, 2026

2.	<u>Project: PR-2021-005483</u> <u>Application #:</u> MINOR_PLT-2026-00032 <u>Application Type:</u> MINOR PLAT <i>SKETCH 9-16-25 (DFT)</i> <i>CPO-12</i> <i>MT-Major Transit</i> <i>IDO - 2026</i>	CARTESIAN SURVEYS INC. AMBER PALMER agent for LEE ELI IL YONG requests the aforementioned actions for all or a portion of: Lot/Tract 6 & 7, SUMNMER GARDEN ADD zoned R-T located at 1515 Mountain Rd NW NE of the intersection of Mountain Rd NW and Old Town Rd NW containing approximately 0.1473 acres. (J-13) <u>PROPERTY OWNERS:</u> Lee Eli Il Yong <u>REQUEST:</u> Consolidate existing portions of Lots 5, 6 & 7 by eliminating interior lot lines to create one new lot The aforementioned application is approved with the following conditions: <u>Planning:</u> • The date of the DHO approval, Project and application numbers shall be recorded on the Final Plat. • Prior to final sign-off of the plat, AGIS DXF file and proof of approval must be provided. • Qwest/Century Link signature is required on the plat.
3.	<u>Project: PR-2026-000072</u> <u>Application #:</u> MINOR_PLT-2026-00034 <u>Application Type:</u> MINOR PLAT <i>SKETCH 5-13-26 (DFT)</i> <i>PT-Premium Transit</i> <i>MT-Major Transit</i> <i>Area of Consistency</i> <i>IDO - 2026</i>	ADELLA GALLEGOS agent for JAMES R. SUTTON requests the aforementioned actions for all or a portion of: Lot/Tract 8, Block 5, HEIGHTS RESERVOIR ADDN TR 3 zoned R-ML located at 204 & 206 MONROE ST NE, between COPPER & GRAND containing approximately 0.6 acres. (K-17) <u>PROPERTY OWNERS:</u> James R. Sutton <u>REQUEST:</u> Lot Line Removal b/w Lots 7 & 8, Blk. 5, Heights Reservoir Addn The aforementioned application is approved as it meets all the conditions of the IDO and the DPM and other adopted City regulations with the following conditions: • Project and application numbers must be shown on the plat. • AGIS approval of the digital DXF file is required prior to final sign-off. • The final plat document must include any waivers, deviations, variances, or vacations granted by the DHO as notes or exhibits. • The DHO approval date must be added to the final plat after approval. • Provide confirmation if there are any existing easements

		within, along, or intersecting the Plat boundaries, as they must be depicted on the Plat per 5-1(H) of the DPM and 6-6(L)(3)(a) of the IDO • Provide confirmation that the existing conditions per 5-2(C) of the DPM are shown on the Plat, if they exist
4.	Project: PR-2024-009823 Application #: MINOR_PLT-2025-00068 Application Type: MINOR PLAT <i>SKETCH 3-6-24 (DFT)</i> <i>660-ft. of MPOS</i> <i>Area of Consistency</i> <i>IDO - 2026</i>	CONSENSUS PLANNING agent for BRIAN H. & LAURA L. EBY requests the aforementioned actions for all or a portion of: Lot/Tract 50, DESERT HIGHLANDS AT HIGH DESERT UNIT 2 zoned R-1D located at 13715 QUAKING ASPEN PL NE between PINO CANYON PL and QUAKING ASPEN PL - *DEAD-END* containing approximately 1.6876 acres. (E-24) PROPERTY OWNERS: Brian H. & Laura L. Eby REQUEST: Minor plat to make an adjustment to the approved building envelope for a single-family home DEFERRED TO JULY 29TH, 2026
5.	Project: PR-2022-006627 Application #: MAJOR_PLT-2026-00008 Application Type: EXTENSION OF PRELIMINARY PLAT <i>SKETCH 4-3-24 (DFT)</i> <i>APO/KAFB</i> <i>Rail Road Small Spur Area</i> <i>IDO – 2025</i>	RENEE REGAL & JOHN STAPLETON agent for ROLAND GONZALEZ requests the aforementioned actions for all or a portion of: Lot/Tracts as listed, zoned NR-LM located at 335 WOODWARD RD SE between WOODWARD ROAD SE and BROADWAY BLVD SE containing approximately 15.6798 acres. (M-14) PROPERTY OWNERS: Roland Gonzalez REQUEST: Preliminary Plat Extension Request The aforementioned application is approved for one year with the following finding: • The subject property is a part of the South Valley Superfund site that is managed by EPA including deed restrictions related to development on the property.
6.	Project: PR-2026-000077 Application #: DHOWVR-2026-00008 Application Type: DHO WAIVER <i>SKETCH 6-3-26 (DFT)</i> <i>660-ft. of MPOS</i> <i>Area of Consistency</i> <i>IDO - 2026</i>	LUKE P. SOULE agent for TIMOTHY RIVERA, JASON RIVERA & MUSCARI requests the aforementioned actions for all or a portion of: Lot/Tract 11, RIVERVIEW ACRES UNIT 2 zoned R-A located at 3401 CALLE VIGO NW containing approximately 0.4999 acres. (H-12) PROPERTY OWNERS: Timothy J. Rivera & Jason L. Muscari REQUEST: Waiver to construct a sidewalk on site to conform with existing gated community and lack of existing sidewalk The aforementioned application is Approved.

7.	Project: PR-2025-020092 Application #: MJRFNL_PLT-2026-00003 Application Type: FINAL PLAT <i>SKETCH 8-5-25 (DFT)</i> <i>CPO-13, VPO-2</i> <i>660-ft. of MPOS</i> <i>IDO – 2025</i>	MODULUS ARCHITECTS TRULA HOWE agent for ISAIAH 61:3 PROPERTIES LLC requests the aforementioned actions for all or a portion of: LOT 4A-1 AND PORTION OF LOT 1A-1, BLOCK 3, VOLCANO CLIFFS UNIT 26 zoned MX-M located at SOUTHEAST CORNER OF PASEO DEL NORTE NW and KIMMICK DR NW containing approximately 12.1364 acres. (C-11) PROPERTY OWNERS: Isaiah 61:3 Properties LLC REQUEST: Final Plat Approval of Prelim Plat approved on 2/25/26 with conditions met DEFERRED TO JULY 15TH, 2026.
8.	Project: PR-2026-000026 Application #: MINOR_PLT-2026-00003 Application Type: MINOR PLAT <i>SKETCH 3-4-26 (DFT)</i> <i>MT-Major Transit</i> <i>MS-Main Street</i> <i>IDO - 2026</i>	CONSENSUS PLANNING agent for PALINDROME COMMUNITIES, LLC requests the aforementioned actions for all or a portion of: Lot/Tracts 22 & 23, TRACTION PARK ADDN zoned MX-M located at 2403 CENTRAL AVE between RIO GRANDE and SIMONDS containing approximately 2.2663 acres. (J-12) PROPERTY OWNERS: Palindrome Communities, LLC REQUEST: Subdivision of Land-Minor to create Tract A and Tract B from of the three lots on the subject property. Tract A is proposed for 1.2766 acres and Tract B is .9680 acres. The plat shows 26 private access easement, 20' ABCWUA public water easement, and 10 sanitary sewer line easement The aforementioned application is approved with the following conditions: <u>Water Authority :</u> • A recorded IIA in agreement with the associated infrastructure list must be completed prior to final plat signature. <u>Hydrology:</u> • Add a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement. <u>Planning:</u> • The date of the DHO approval, Project and application numbers shall be recorded on the Final Plat. • Lumen signature is required on the plat. • A Recorded IIA is required before the final sign-off of the plat. The IIA is associated with the Site Plan SP-2026-00052 that is associated with this plat.

9.	Project: PR-2025-020156 Application #: MINOR_PLT-2026-00029 Application Type: MINOR PLAT <i>SKETCH 12-10-25 (DFT)</i> <i>CPO-6</i> <i>Los Duranes Community Acequias</i> <i>Area of Consistency</i> <i>IDO – 2026</i>	JAG PLANNING & ZONING agent for FRANK ZAMORA JR. requests the aforementioned actions for all or a portion of: Lot/Tract 210A3C1, 210A3A, 210A3B2C, MRGCD MAP 35 zoned R-A located at 1515 AMADO RD NW between RICE NW and FLORAL NW containing approximately 0.6491 acres. (H-12) <i>[Deferred from 6/10/26]</i> PROPERTY OWNERS: Frank Zamora Jr. REQUEST: Create three new lots from three existing lots The aforementioned application is approved with the following conditions: Hydrology: • Add a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement.