



DEVELOPMENT HEARING OFFICER ACTION SUMMARY

February 8, 2023

David S. Campbell - Development Hearing Officer
Ronald R. Bohannon - Development Hearing Officer

MAJOR CASES

1. [PR-2022-007589](#)

SD-2023-00023 – PRELIMINARY PLAT

SD-2023-00025 – VACATION OF PUBLIC
EASEMENT

SD-2023-00027 - VACATION OF PRIVATE
EASEMENT

SKETCH PLAT 1-25-23 (DFT)

IDO - 2021

CSI – CARTESIAN SURVEYS, INC. agent for RHINO HOLDINGS BOULEVARD, LLC requests the aforementioned action(s) for all or a portion of: PARCELS B, C-1, C-2, D, E, TRACTS 3-6-EL-2 & 3-7-EL-1; LOTS 13 & 14, TIJERAS PLACE ADDITION zoned MX-M & MX-L (port. PARCEL B) located at 300 SAN MATEO BLVD NE between COPPER AVE NE and DOMINGO RD NE containing approximately 3.3701 acre(s). (K-18)

PROPERTY OWNERS: RHINO HOLDINGS TOWER 10 LLC

REQUEST: PRELIMINARY PLAT REVIEW OF MAJOR SUBDIVISION FOR INTERIOR LOT LINE ELIMINATION FOR 9 PARCELS CREATING 2 NEW PARCELS, GRANT 3 PUBLIC EASEMENTS (PUBLIC SIDEWALK AND PUBLIC UTILITY), VACATE 2 EXISTING EASEMENTS

ACTIONS WERE **APPROVED** WITH THE FOLLOWING FINDINGS AND CONDITIONS:

PARKS FINDING: THE APPLICANT WILL CONTACT THE PARKS AND RECREATION DEPARTMENT REGARDING WHETHER EXISTING TREES WILL BE RETAINED ON THE SITE.

HYDROLOGY FINDING: FINAL GRADING & DRAINAGE PLAN WILL BE REQUIRED PRIOR TO BUILDING PERMIT APPROVAL.

PLANNING FINDINGS: 1) REMOVAL OF THE BUILDING DISCUSSED SHOULD OCCUR PRIOR TO FINAL PLAT WITH THE FINAL PLAT SUBMISSION TO INCLUDE EVIDENCE OF THE DEMOLITION OF THE ONE-STORY BUILDING STRADDLING THE LOT LINE, 2) THE APPROVED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

PLANNING CONDITION: VERIFICATION OF WARRANTY DEED TRANSFER.

MINOR CASES

2. **PR-2021-005628**

SD-2023-00034 – FINAL PLAT

IDO - 2021

BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS, PE agent for **MDS INVESTMENTS LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 17, BULK LAND PLAT TRACTS 1 THRU 18 ARTISTE** zoned **PC**, located between **UNIVERSITY BLVD** and **MESA DEL SOL BLVD** containing approximately **134.72** acre(s). (**R16, R17, S15, S16**)

PROPERTY OWNERS: MDS INVESTMENTS LLC

REQUEST: FINAL PLAT SUBMITTAL TO SUPPORT THE REPLAT OF TRACT 17 ARTISTE TO 13 NEW PARCELS

ACTION WAS APPROVED WITH THE FOLLOWING FINDINGS AND CONDITIONS:

WATER AUTHORITY CONDITION: THE RELEASE OF THE WATER AUTHORITY EASEMENT DISCUSSED WHICH CAN BE DONE VIA PAPER DOCUMENT.

PLANNING CONDITION: ADD A SIGNATURE LINE FOR HYDROLOGY, CORRECT PLANNING SIGNATURE LINE, AND CORRECT THE APPLICATION NUMBER ON THE PLAT.

3. **PR-2020-004448**

SD-2023-00029 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 8-10-22 (DRB)

IDO - 2021

GREENBOX ARCHITECTURE | DEREK METSON agent for **KAIROS POWER | LARA GUTIERREZ** requests the aforementioned action(s) for all or a portion of: **LOT D-1 & D-3 (PROPOSED LOT D-1-A), MESA DEL SOL INNOVATION PARK II** zoned **PC**, located at **5201 HAWKING DR SE** containing approximately **28.4377** acre(s). (**Q-16**)

PROPERTY OWNERS: CITY OF ALBUQUERQUE & CHAVEZ STEVE & GUZMAN RUDY & DASKALOS PETE & SOULA

REQUEST: TO CONSOLIDATE TRACT D-1 AND D-3 OF THE KAIROS POWER PROPERTY IN MESA DEL SOL INNOVATION PARK II, VIA ELIMINATION OF THE DIVIDING PROPERTY LINE.

ACTION APPROVED WITH THE FOLLOWING FINDINGS AND CONDITIONS:

PLANNING CONDITIONS: PROJECT AND APPLICATION NUMBERS ARE TO BE ADDED TO THE PLAT, AND FOR THE AGIS DXF FILE, ADD A SIGNATURE LINE FOR HYDROLOGY, AND CORRECT PLANNING SIGNATURE LINE, AND MARK OUT THE DRB REFERENCE FOR THE PLANNING SIGNATURE LINE.

4. [PR-2019-002284](#)
AKA PR-2018-001774
**SD-2023-00033 – PRELIMINARY/FINAL
PLAT**
**SD-2023-00035– VACATION OF PUBLIC
STORM SEWER EASEMENT**
**SD-2023-00036 – VACATION OF PRIVATE
DRAINAGE EASEMENT**
SKETCH PLAT 5-25-22 (DRB)
IDO - 2021

TIERRA WEST, LLC agent for **ALBUQUERQUE INVESTORS
LLC | WOODSONIA REAL ESTATE INC.** requests the
aforementioned action(s) for all or a portion of: **PARCEL B-
1-A CORRECTION PLAT OF PARCELS C-1-A, V-1-B and B-1-
A, RENAISSANCE CENTER III** zoned **NR-C**, located at **1500
DESERT SURF CIRCLE NE** containing approximately **9.2281**
acre(s). (F-16)

PROPERTY OWNERS: ALBUQUERQUE INVESTORS LLC ATTN:
WOODSONIA REAL ESTATE INC
REQUEST: PRELIMINARY/FINAL PLAT REVIEW

**ACTIONS WERE APPROVED WITH THE FOLLOWING FINDINGS
AND CONDITIONS:**

**PARKS FINDING: ADDRESS STREET TREES ALONG MONTANO RD
NE WITH SITE PLAN.**

**PLANNING CONDITIONS: REMOVE DRB REFERENCE ON
PLANNING SIGNATURE LINE, AND ADD A SIGNATURE LINE FOR
HYDROLOGY TO THE PLAT.**

Other Matters: None

ADJOURNED