



**DEVELOPMENT HEARING OFFICER  
Action Summary**

**May 10, 2023**

*(Via Public Zoom Video Conference)*

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*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*

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1. [PR-2021-005628](#)  
SD-2023-00094 – VACATION OF PUBLIC EASEMENT  
SD-2023-00095 – VACATION OF PRIVATE EASEMENT  
SD-2023-00096 – AMENDMENT TO FINAL PLAT  
*IDO – 2021*

**BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS PE** agent for **STEVE B. CHAVEZ | MDS INVESTMENTS** requests the aforementioned action(s) for all or a portion of: **TRACTS A THRU M, CITY CENTER** zoned **PC**, located between **UNIVERSITY BLVD** and **STRYKER RD SE** containing approximately **134.7249** acre(s). **(R-16, R-17, S-16)**

**PROPERTY OWNERS:** MDS INVESTMENTS

**REQUEST:** VACATION OF PUBLIC EASEMENT (ABCWUA), VACATION OF PRIVATE EASEMENT, AND AMENDMENT TO FINAL PLAT

**VACATION OF PUBLIC EASEMENT IS APPROVED. THE DHO INDICATES THAT THE PUBLIC WELFARE IS IN NO WAY SERVED BY RETAINING THE PUBLIC EASEMENT.**

**VACATION OF PRIVATE EASEMENT IS APPROVED. AMENDMENT OF FINAL PLAT IS APPROVED. THE DHO INDICATES THAT THE PUBLIC WELFARE IS IN NO WAY SERVED BY RETAINING THE PRIVATE EASEMENT.**

**AMENDMENT TO FINAL PLAT IS APPROVED.**

**CONDITIONS:**

- **THE APPLICATION NUMBER MUST BE ADDED TO THE PLAT**
- **ADD REMAINING VACATION INFORMATION ONTO THE PLAT**

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2. [PR-2021-005597](#)  
SD-2023-00092 – FINAL PLAT  
*IDO - 2021*

**MODULUS ARCHITECTS AND LAND USE PLANNING** agent for **RED SHAMROCK 12 LLC** requests the aforementioned action(s) for all or a portion of: **X2A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER** zoned **NR-C**, located at **3801 COORS BLVD NW** between **COORS BLVD** and **ST JOSEPH'S** containing approximately **26.5** acre(s). **(G-11)**

**PROPERTY OWNERS:** RED SHAMROCK 12 LLC

**REQUEST:** SUBDIVIDE ONE EXISTING LOT INTO 10 SMALLER LOTS, GRANT ACCESS EASEMENTS, DEDICATE RIGHT-OF-WAY

**FINAL PLAT IS APPROVED.**

**CONDITIONS:**

- **PAYMENT OF PRO-RATA**
- **ADDITION OF THE STANDARD EASEMENT NOTE PRIOR TO FINAL SIGN OFF**

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3. [PR-2023-008614](#)  
**SD-2023-00097** – PRELIMINARY/FINAL  
PLAT  
**VA-2023-00124** – SIDEWALK WAIVER  
*SKETCH PLAT 8-10-22 (DRB)*  
*PR-2022-007416*  
*IDO - 2021*

**MODULUS ARCHITECTS & LAND USE PLANNING** agent for **HUTTON ST 17, LLC | POLLMAN DEAN TRUSTEE MOLLMAN FAMILY RVT** requests the aforementioned action(s) for all or a portion of: **H WLY PORTION OF AND EXC NLY 20 & G1 BLOCK 8, BUENA VISTA** zoned **MX-H**, located at **113 EUBANK BLVD NE between EUBANK BLVD NE and CENTRAL AVE NE** containing approximately **1.6** acre(s). **(K-20)**

**PROPERTY OWNERS:** POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT  
**REQUEST:** REPLAT ALLEY INTO THE SUBJECT SITE. MAKE 2 LOTS INTO 1 LOT, GRANT UTILITY EASEMENTS, AND WAIVER TO THE EXISTING SIDEWALK ALONG EUBANK

**PRELIMINARY/FINAL PLAT AND SIDEWALK WAIVER IS APPROVED.**

**CONDITIONS:**

- **REAL PROPERTY MUST SIGN-OFF PRIOR TO FINAL SIGNATURE BY THE CITY ENGINEER.**

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4. [PR-2020-003484](#)  
**SD-2023-00048** – PRELIMINARY PLAT  
*SKETCH PLAT 1-11-23 (DFT)*  
*IDO - 2021*

**THE GROUP | RON HENSLEY** agent for **NAFEESA PASHTOON** requests the aforementioned action(s) for all or a portion of: **LOTS 2 & 3 BLOCK 12 UNIT 3, VOLCANO CLIFFS SUBD** zoned **R1-D** located on **MOJAVE ST NW between UNSER BLVD and TESUQUE DR** containing approximately **4.25** acre(s). **(E-10)** [*Deferred from 4/12/23, 4/26/23b*]

**PROPERTY OWNERS:** PASHTOON NAFEESA  
**REQUEST:** CREATE 19 LOTS FROM EXISTING TRACTS

**DEFERRED TO MAY 24<sup>TH</sup>, 2023.**

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5. [PR-2022-006841](#)  
[SD-2023-00090](#) – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 6-22-22 (DRB)  
IDO - 2021

CSI – CARTESIAN SURVEYS, INC. agent for VINODH PERUMAL requests the aforementioned action(s) for all or a portion of: **LOTS 1, 2 & 5, BLOCK 3, SIGMA CHI ADDITION** zoned **R-MH**, located at **1801 MESA VISTA DR NE between BUENA VISTA ST NE and YALE BLVD NE** containing approximately **0.4672** acre(s). (J-15)

**PROPERTY OWNERS:** 1801 MESA VISTA LLC

**REQUEST:** INTERIOR LOT LINE ELIMINATION FOR 3 EXISTING LOT CONSOLIDATIONS INTO ONE NEW LOT. DETERMINATION REQUEST TO ALLOW EXISTING ADJOINING 16 FT ALLEYWAY WIDTH TO REMAIN UNCHANGED

**PRELIMINARY/FINAL PLAT IS APPROVED.**

**CONDITIONS:**

**TRANSPORTATION:**

- **CORNERS ALONG THE ALLEY AND BUENA VISTA, AND BUENA VISTA AND MESA VISTA SHALL BE ROUNDED OR CHAMFERED TO AVOID CLEAR SIGHT TRIANGLE**

**PLANNING:**

- **APPLICATION NUMBER MUST BE ADDED TO THE PLAT**
- **AGIS DXF FILE APPROVAL SUBMITTED VIA EMAIL**
- **RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT MUST BE SUBMITTED**
- **PROJECT AND APPLICATION NUMBERS MUST BE ADDED TO THE INFRASTRUCTURE LIST**

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6. [PR-2022-007324](#)  
[VA-2023-00129](#) – SIDEWALK WAIVER  
SKETCH PLAT 7-20-22  
IDO - 2021

ARCH + PLAN LAND USE CONSULTANTS agent for VIA REAL ESTATE LLC requests the aforementioned action(s) for all or a portion of: **BLOCK 4, TRACTION PARK & CITY ELECTRIC ADDITION** zoned **MX-M**, located at **2100 & 2124 CENTRAL SW between RIO GRANDE BLVD and CLAYTON ST** containing approximately **1.0665** acre(s). (J-13)

**PROPERTY OWNERS:** VIA REAL ESTATE LLC

**REQUEST:** SIDEWALK WAIVER TO MAINTAIN THE EXISTING 6-FOOT SIDEWALK WIDTH ALONG A PREMIUM TRANSIT-DESIGNATED STREET (CENTRAL AVENUE)

**DEFERRED TO JUNE 14<sup>TH</sup>, 2023.**

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7. [PR-2022-007645](#)  
[SD-2023-00053](#) – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 9-28-22 (DRB)  
IDO - 2021

CSI - CARTESIAN SURVEYS, INC. agent for RAY'S FLOORING SPECIALISTS INC. requests the aforementioned action(s) for all or a portion of: **LOT 2 TRACT S-1, UNIT 2, ATRISCO BUSINESS PARK**, zoned **NR-BP**, located on **LOS VOLCANES NW** between **GALLATIN PL NW** and **AIRPORT DR NW** containing approximately **11.1793** acre(s). **(J-10)** [Deferred from 3/22/23, 4/26/23c]

**PROPERTY OWNERS:** GDCLV LLC ATTN: GERALD LUCERO  
**REQUEST:** TO SUBDIVIDE ONE EXISTING LOT TO CREATE 3 NEW LOTS, GRANT PUBLIC EASEMENTS AND SIDEWALK WIDTH DETERMINATION

**THE PRELIMINARY/FINAL PLAT IS APPROVED.**

**CONDITIONS:**

- **CORRECT PARKING CALCULATION VERBIAGE, SHOW REQUIREMENT PROVIDED FOR EACH LOT**
- **PROJECT & APPLICATION NUMBERS MUST BE ADDED TO THE PLAT**
- **RECORDED PLAT, INFRASTRUCTURE LIST AND SHARED PARKING AGREEMENT**
- **RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT**
- **FINAL SIGNATURE BY THE CITY ENGINEER**

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Other Matters: None

ADJOURNED