



**DEVELOPMENT HEARING OFFICER  
Action Summary**

*(Via Public Zoom Video Conference)*

**March 22, 2023**

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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 – DRB Hearing Monitor*

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**MAJOR CASES**

1. [PR-2023-008127](#)  
[SD-2023-00045](#) – VACATION OF RIGHT-  
OF-WAY

**TIM BORROR** agent for **TB CONSULTANTS LLC | ALEXANDER HOLDINGS LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 10, BLOCK 17, MESA GRANDE ADDITION** zoned **MX-L** located on **LEAD** between **COAL** and **SIERRA/GRACELAND** containing approximately **0.8224** acre(s). **(K-17)**

**PROPERTY OWNERS:** TB CONSULTANTS LLC & ALEXANDER HOLDINGS LLC

**REQUEST:** ALLEYWAY VACATION

**RECOMMENDED APPROVAL TO CITY COUNCIL**

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2. [PR-2021-006147](#)  
[SD-2023-00046](#) - VACATION OF RIGHT-  
OF-WAY

RICK BELTRAMO, WHPACIFIC, INC. agent for CITY OF ALBUQUERQUE |CHRISTINA SANDOVAL, CIP MANAGER requests the aforementioned action(s) for all or a portion of: ROSEMONT AVE FROM 5<sup>TH</sup> ST TO 6<sup>TH</sup> ST, PORTIONS OF BLOCK 5 MOORE ADDITION AND BLOCK 2 ROMERO ADDITION zoned NR-PO-A located at 6<sup>TH</sup> ST NW between MOUNTAIN RD NW and SUMMER AVE NW containing approximately 4.995 acre(s). (J-14)

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE

**REQUEST:** VACATION OF ROSEMONT AVE RIGHT OF WAY FROM 5<sup>TH</sup> ST TO 6<sup>TH</sup> ST, THE FULL WIDTH OF THE STREET

**RECOMMENDED APPROVAL TO CITY COUNCIL**

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3. [PR-2022-007100](#)  
[SD-2023-00038](#) – PRELIMINARY PLAT  
SKETCH PLAT 6-15-22 (DRB)  
IDO - 2021

TIERRA WEST, LLC agent for RSF LAND & CATTLE COMPANY LLC requests the aforementioned action(s) for all or a portion of: TRACT MM-1B TRACTS MM-1-A & MM-1-B, SEVEN BAR RANCH zoned MX-M located on SEVEN BAR LOOP NW between COTTONWOOD DR NW and OLD AIRPORT AVE NW containing approximately 3.7193 acre(s). (B-14) [Deferred from 3/8/23]

**PROPERTY OWNERS:** RSF LAND & CATTLE COMPANY LLC

**REQUEST:** PRELIMINARY PLAT

**PRELIMINARY PLAT WAS APPROVED**

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## **MINOR CASES**

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4. [PR-2022-007645](#)  
[SD-2023-00053](#) – PRELIMINARY/FINAL  
PLAT  
IDO - 2021

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)

**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

**DEFERRED TO APRIL 26<sup>TH</sup>, 2023.**

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5. [PR-2022-007617](#)  
[SD-2023-00056](#) – PRELIMINARY/FINAL  
PLAT  
IDO - 2021

CARTESIAN SURVEYS, INC. agent for NICOLO MUNIZ requests the aforementioned action(s) for all or a portion of: **LOTS 4 & 5 BLOCK 90-A, SNOW HEIGHTS ADDITION zoned R-MH, located at 11100 & 11200 TOWNER AVE NE between COLLET ST NE and JUAN TABO BLVD NE** containing approximately 0.3859 acre(s). (H-21)

**PROPERTY OWNERS:** MUNIZ NICOLO

**REQUEST:** ELIMINATE INTERIOR LOT LINE BETWEEN TWO EXISTING LOTS TO CREATE ONE NEW LOT, DEDICATE ADDITIONAL RIGHT-OF-WAY ALONG TOWNER AVE NE

**DEFERRED TO APRIL 26<sup>TH</sup>, 2023.**

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6. [PR-2022-007911](#)  
[SD-2023-00058](#) – PRELIMINARY/FINAL  
PLAT  
[VA-2023-00076](#) – WAIVER TO DPM  
IDO - 2021

CARTESIAN SURVEYS, INC. agent for ROBERT A. SALINAS requests the aforementioned action(s) for all or a portion of: **35' PORTIONS OF LOTS 11-14 AND WEST 6" OF LOT 15, BLOCK 28, PEREA ADDITION zoned R-1A, located at 506 14<sup>TH</sup> ST NW between LOMAS BLVD NW and ORCHARD AVE NW** containing approximately .0758 acre(s). (J-13)

**PROPERTY OWNERS:** SALINAS ROBERT A

**REQUEST:** ELIMINATE INTERIOR LOT LINES OF 5 EXISTING LOTS TO CREATE ONE NEW LOT. ADDITIONALLY, REQUESTING A WAIVER FROM ALLEYWAY WIDTH STANDARDS, GIVEN LONGSTANDING 10 FT ALLEYWAY ADJOINING EAST OF PROPOSED LOT

**PRELIMINARY/FINAL APPROVED WITH CONDITION:**

- **THE AGIS DXF APPROVAL MUST BE CONFIRMED PRIOR TO FINAL SIGN-OFF.**

**WAIVER TO DPM IS APPROVED.**

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7. [PR-2022-006844 \(aka: PR-2023-008387\)](#)  
**SD-2023-00060 – PRELIMINARY/FINAL PLAT**  
**SD-2023-00062 – VACATION OF PRIVATE EASEMENT**  
*IDO - 2021*

**CONSENSUS PLANNING, INC.** agent for **REMBE URBAN DESIGN + DEVELOPMENT** requests the aforementioned action(s) for all or a portion of: **106-A, 107-B, AND 107-C, REMBE PROPERTIES** zoned **MX-M AND R-1A, located at 1701/1623 CENTRAL AVE NW** containing approximately 0.58 acre(s). (J-13)

**PROPERTY OWNERS:** REMBE SILVER LOFTS LLC  
**REQUEST:** REPLAT EXISTING 3 LOTS NTO 1 LOT. NO DEVELOPMENT PROPOSED AT THIS TIME

**PRELIMINARY/FINAL PLAT IS APPROVED WITH CONDITIONS:**

- **DXF APPROVAL MUST BE CONFIRMED PRIOR TO FINAL SIGN-OFF**
- **THE APPROVED INFRASTRUCTURE IMPROVEMENTS AGREEMENT**

**THE VACATION OF PRIVATE EASEMENT WAS APPROVED.**

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8. [PR-2023-008090](#)  
**SD-2023-00057 – PRELIMINARY/FINAL PLAT**  
*IDO - 2021*

**JUANITA GARCIA | JAG PLANNING & ZONING, LLC** agent for **GUTIERREZ DASKALOS, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 5 BLOCK 4, WH RICHARDSON'S OF TRACT 4 PUEBLO ALTO** zoned **MX-M, located at 4915 LOMAS BLVD NE between QUINCY ST NE and MONROE ST NE** containing approximately 0.3096 acre(s). (J-17)

**PROPERTY OWNERS:** GUTIERREZ DASKALOS LLC  
**REQUEST:** REPLAT 5 LOTS INTO ONE NEW LOT, DEDICATE RIGHT-OF-WAY AND DEDICATE EASEMENTS AS SHOWN

**PRELIMINARY/FINAL PLAT IS APPROVED WITH THE FOLLOWING FINDINGS AND CONDITIONS:**

**CONDITIONS:**

- **APPROVED AGIS DXF FILE**
- **RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT PRIOR TO FINAL SIGNOFF**
- **A NOTE ON THE PLAT IDENTIFYING APPROVAL OF THE DETERMINATION TO MAINTAIN RIGHT-OF-WAY FOR LOMAS AT EXISTING FOOTAGE (80 FEET)**

**FINDING:**

**THE APPLICANT SHALL PROVIDE A 5 FOOT LANDSCAPE BUFFER ON THE *INSIDE* OF THE SIDEWALK ON LOMAS IN LIEU OF *WITHIN* THE RIGHT-OF-WAY**

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9. [PR-2021-004968](#)  
[SD-2023-00040](#) – EXTENSION OF  
PRELIMINARY PLAT  
IDO - 2021

BOHANNAN HUSTON INC. | YOLANDA PADILLA MOYER,  
PE agent for ELK HAVEN requests the aforementioned  
action(s) for all or a portion of: **TRACT B-1 & B-2, LA  
CUENTISTA SUBDIVISION** zoned **R-ML**, located on **ROSA  
PARKS RD NW between UNSER BLVD NW and KIMMICK  
DR NW** containing approximately **59** acre(s). **(C-10)** [deferred  
from 2/22/23]

**PROPERTY OWNERS:** ELK HAVEN LLC  
**REQUEST:** EXTENSION OF PRELIMINARY PLAT

**EXTENSION OF PRELIMINARY PLAT IS APPROVED**

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10. [PR-2020-003442](#)  
[SD-2023-00051](#) – FINAL PLAT  
IDO - 2021

BOHANNAN HUSTON | KELLY KLEIN agent for **CORZON DEL  
MESA 4, LLC** requests the aforementioned action(s) for all  
or a portion of: **TRACT 4-B MESA DEL SOL MONTAGE UNIT  
4A, MESA DEL SOL INNOVATION PARK** zoned **PC**, located  
on **UNIVERSITY BLVD between DASBURG DR and SAGAN  
LOOP** containing approximately **11.64** acre(s). (R-16, S-16)

**PROPERTY OWNERS:** CORAZON DEL MESA 4 LLC  
**REQUEST:** REQUESTING FINAL PLAT APPROVAL OF MONTAGE UNIT 4B

**FINAL PLAT IS APPROVED WITH CONDITIONS FROM PLANNING:**

- **PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT**
- **DXF FILE APPROVAL FROM AGIS**
- **EASEMENT DOCUMENT SHOWING PUBLIC ACCESS AND UTILITY ACCESS TO BE PROVIDED TO DFT STAFF**

**CONDITIONS FROM THE WATER AUTHORITY:**

- **ACCEPTABLE EASEMENT LOCATED ALONG EASEMENT 7 CORRIDOR MUST BE IN PLACE/GRANTED PRIOR TO SIGNING OF THE PLAT**
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Other Matters: None

ADJOURNED.