



**DEVELOPMENT HEARING OFFICER
Action Summary**

(Via Public Zoom Video Conference)

April 26, 2023

***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***

1. **[PR-2022-007348](#)**

**SD-2023-00070 – VACATION OF RIGHT-
OF-WAY
SKETCH PLAT 7-27-22 (DRB)
IDO - 2021**

CSI – CARTESIAN SURVEYS, INC. agent for **ARMANDO RODRIGUES GALINDO & CECILIA CELIS RODRIGUEZ** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 3 BLOCK 3, APACHE TRAIL** zoned **R-1A** located at **2401 6TH ST NW between PROSPECT AVE NW and TOWNER AVE NW** containing approximately **0.1658** acre(s). **(H-14)**

PROPERTY OWNERS: GALINDO ARMANDO RODRIGUEZ & CECILIA CELIS
REQUEST: VACATE PORTIONS OF RIGHT-OF-WAY AS PART OF SUBSEQUENT MINOR SUBDIVISION TO CREATE 1 NEW LOT FROM 3 EXISTING LOTS AND THE VACATED PORTIONS

THE DHO HAS APPROVED THE VACATION.

FINDING: THE APPLICANT MUST CONFIRM THAT THERE ARE NO UTILITIES IN THE RIGHT-OF-WAY.

2. [PR-2019-002668](#)
SD-2023-00087 – VACATION OF PUBLIC
EASEMENT
SD-2023-00086 – PRELIMINARY/FINAL
PLAT
IDO - 2021

ALDRICH LAND SURVEYING – TIM ALDRICH agent for SECURITY SELF STORAGE, INC. requests the aforementioned action(s) for all or a portion of: **LOT 28-A, INTERSTATE INDUSTRIAL TRACT** zoned **NR-LM**, located at **4000 ELLISON ST NE between SOUTHWEST CORNER OF ELLISON AND WASHINGTON ST** containing approximately **4.9146** acre(s). **(D-17)**

PROPERTY OWNERS: SECURITY SELF STORAGE INC
REQUEST: VACATE PUBLIC WATER AND SANITARY SEWER EASEMENT AND PUBLIC UTILITY EASEMENT

THE DHO HAS APPROVED THE VACATION.

THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:

- INFRASTRUCTURE LIST MUST BE SUBMITTED TO INCLUDE THE SIDEWALK
- FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT OR PROOF OF CONSTRUCTION
- PROJECT AND APPLICATION NUMBERS ARE TO BE ADDED TO THE PLAT
- AGIS DXF FILE

3. [PR-2022-007680](#)
SD-2023-00088 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 10-6-22 (DRB)
IDO - 2021

CSI - CARTESIAN SURVEYS, INC. agent for CARLA CALETTI requests the aforementioned action(s) for all or a portion of: **LOTS 2 and 3, SUBDIVISION OF LOT 13 OF NAVAJO ADDITION** zoned **R-1A**, located at **1125 12TH ST NW between SUMMER AVE NW and SAWMILL RD NW** containing approximately **0.1876** acre(s). **(J-13)**

PROPERTY OWNERS: DANIELSEN CHELSEY & CALETTI CARLA
REQUEST: INTERIOR LOT LINE ADJUSTMENT FOR TWO EXISTING LOTS, GRANT OVERHEAD PUE, SIDEWALK DETERMINATION ALLOWING EXITING 4.1 FT SIDEWALK ALONG SUMMER AVE AND 4.6 FT ALONG 12TH ST

DEFERRED TO MAY 24TH, 2023.

4. [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 3/22/2]

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 MAY 10TH, 2023.

5. [PR-2022-007617](#)
[SD-2023-00056](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 9-21-22 (DRB)
IDO - 2021

CSI - 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)** [Deferred from 3/22/23]

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

THE PRELIMINARY/FINAL PLAT IS APPROVED WITH THE FOLLOWING CONDITIONS:

- **RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT**
- **PAYMENT OF PRO-RATA AS INDICATED BY THE WATER AUTHORITY**

6. [PR-2020-004138](#)
SD-2023-00081 – PRELIMINARY PLAT
SKETCH PLAT 4-27-22 (DRB)
IDO - 2021

SCOTT EDDINGS agent for **DR HORTON** requests the aforementioned action(s) for all or a portion of: **A-1-A-5-C, MESA DEL SOL INNOVATION PARK** zoned **PC** located on **BOBBY FOSTER** between **NEWHALL DR** and **SAGAN LOOP** containing approximately **7.5** acre(s). **(R-15)**

PROPERTY OWNERS: D R HORTON INC

REQUEST: SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION ON TRACT A-1-A-5-C MESA DEL SOL INNOVATION PARK

THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING FINDINGS:

PLANNING:

- **INFRASTRUCTURE LIST SHALL BE AMENDED BASED ON DFT STAFF COMMENTS**
- **A RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT WILL BE REQUIRED AT FINAL PLAT**
- **THE STATUS OF COMPLIANCE SHALL BE CHECKED WITH THE MASTER PARK AGREEMENT AT FINAL PLAT**

WATER AUTHORITY:

- **ENSURE THAT EXCLUSIVE 25 FT CORRIDOR IS ACCEPTABLE TO THE WATER AUTHORITY**
 - **ADDRESS CURB NOTED IN AVAILABILITY STATEMENT**
 - **UPDATE INFRASTRUCTURE LIST ENSURING ADEQUATE WATER SYSTEM AS DISCUSSED**
-

7. [PR-2020-003485](#)
[SD-2023-00066](#) – VACATION OF RIGHT-
OF-WAY
[SD-2023-00064](#)– VACATION OF PUBLIC
EASEMENT
SKETCH PLAT 9-1-21 (DRB)
IDO - 2021

ARCH + PLAN LAND USE CONSULTANTS LLC agent for BERNALILLO COUNTY METROPOLITAN COURT requests the aforementioned action(s) for all or a portion of: **TRACT A-1 & LOT 8-A, BLOCK N, BC METRO COURT/MANDELL BUS. & RESIDENCE ADDITION** zoned **MX-M, MX-H, MX-FB-UD** located at **401 LOMAS BLVD NW between 4TH ST and 5th ST** containing approximately **3.9** acre(s). **(J-14)** [Deferred from 4/12/23]

PROPERTY OWNERS: BERNALILLO COUNTY METROPOLITAN COURT
REQUEST: VACATION OF REMAINDER OF SLATE AVE BETWEEN 4TH AND 5TH STREETS. PUBLIC RIGHT-OF-WAY VACATION WILL BE INCORPORATED INTO PROPOSED LOT CONSOLIDATION FOR THE BERNALILLO COUNTY METROPOLITAN COURT.

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

THE DHO **RECOMMENDS APPROVAL** FOR VACATION OF RIGHT-OF-WAY TO CITY COUNCIL. THE DHO INDICATES THAT THE PUBLIC WELFARE IS IN NO WAY SERVED BY RETAINING THE PUBLIC RIGHT-OF-WAY.

8. [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]

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

DEFERRAL TO MAY 10TH, 2023.

Other Matters: None

ADJOURNED