



## DEVELOPMENT HEARING OFFICER AGENDA

*(Via Public Zoom Video Conference)*

**April 23, 2025**

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Join Zoom Meeting:

<https://cabq.zoom.us/j/89162680539>

*(Place mouse cursor over hyperlink, right-click, choose "open hyperlink")*

Meeting ID: 891 6268 0539

Find your local number: <https://cabq.zoom.us/j/kcTSwpcCkp>

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***Robert Lucero - Development Hearing Officer***  
***Brennon Williams - Development Hearing Officer***  
***Matt Myers - Development Hearing Officer***

### **Staff**

***Jay Rodenbeck – Development Services Planning Manager***  
***Angela Gomez - Hearing Monitor***

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**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE: 1-800-659-8331.

**NOTE:** DEFERRAL REQUESTS WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

**NOTE:** IF THE APPLICANT/AGENT IS NOT PRESENT WHEN PROJECT APPLICATION IS CALLED, THE REQUEST MAY BE DEFERRED TO THE NEXT APPROPRIATE HEARING DATE.

**NOTE:** TO ACCESS AGENDA CASE LINKS, PLACE MOUSE CURSOR OVER THE HYPERLINK, RIGHT-CLICK, AND CHOOSE "OPEN HYPERLINK"

**A. Call to Order: 9:00 A.M.**

**B. Changes and/or Additions to the Agenda**

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1. [PR-2021-005508](#)  
[MINOR PLT-2025-00013](#) –  
PRELIMINARY/FINAL PLAT

SKETCH 3-6-24 (DFT)  
*IDO – 2023*

CSI - CARTESIAN SURVEYS agent for REGINA OKOYE requests the aforementioned action(s) for all or a portion of: **Lot/Tract A1A1, PLAZA AT PASEO DEL NORTE** zoned **MX-M**, located at **9311 COORS BLVD NW between PASEO DEL NORTE AND IRVING BLVD NW** containing approximately **25.9731** acre(s). **(C-13)**

**PROPERTY OWNERS:** CPP PASEO I LLC

**REQUEST:** Create five new tracts from one existing tract, and grant additional water and sewer easement with this minor subdivision plat.

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2. [PR-2025-020048](#)  
[MINOR PLT-2025-00011](#) –  
PRELIMINARY/FINAL PLAT

*IDO - 2023*

CSI - CARTESIAN SURVEYS agent for NATIVE AMERICAN PROFESSIONALS PARENT RESOURCES INC requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 18, 16, 17 MESA GRANDE ADDN** zoned **MX-M**, located at **4105 SILVER AVE between MONTCLAIRE DR SE AND SIERRA DRIVE NE** containing approximately **0.4393** acre(s). **(K-17)**

**PROPERTY OWNERS:** Native American Professionals Parent Resources Inc

**REQUEST:** Preliminary/Final Minor Subdivision Plat to consolidate 3 existing lots into one. Request determinations from both a landscape buffer along Montclair and 16ft alleyway to north

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3. [PR-2021-005479](#)  
[SD-2024-00116](#) – PRELIMINARY/FINAL  
PLAT

SKETCH 4-17-24 (DFT)  
*IDO – 2022*

CSI – CARTESIAN SURVEYS, INC. agent for SLN PROPERTIES LLC requests the aforementioned action(s) for all or a portion of: **LOTS 1-7, 17, 18, AND “X”, BLOCK 7, WAGGONMAN-DENISON ADDITION** zoned **MX-H** and **MX-M**, located at **9307 CENTRAL AVE NE between GENERAL CHENNAULT ST NE and GENERAL PATCH ST NE** containing approximately **1.0293** acre(s). **(K-20)** *[Deferred from 7/17/24, 7/31/24X, 10/30/24w, 12/18/25w, 2/26/25w]*

**PROPERTY OWNERS:** Sinh Nguyen

**REQUEST:** Lot consolidation from 10 existing lots to one new lot, dedicate right-of-way to both frontages. Property has two existing commercial buildings with different MX zoning types. Will seek zone map amendment to unify.

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4. [PR-2020-004024](#)  
[DHOWVR-2025-00012](#) – DHO PARKING  
WAIVER

*IDO - 2023*

CONSENSUS PLANNING |JIM STROZIER & CHARLENE JOHNSON for GDC VS LLC TINA KELTY request the aforementioned action(s) for all or a portion of: **Lot/Tract H6B, VENTANA SQUARE AT VENTANA RANCH** zoned **MX-M**, located at **9630 UNIVERSE BLVD** containing approximately **1.99734** acre(s). **(B-10)**

**PROPERTY OWNERS:** GDC VS LLC Tina Kelty

**REQUEST:** Parking Waiver for Self-Storage Facility

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5. [PR-2022-007712](#)  
[MJRFNL PLT-2025-00001](#) – FINAL PLAT

*IDO - 2022*

MODULUS ARCHITECTS & CARTESIAN SURVEYS INC. agents for **ALEEM HASHAM** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 1, Block 2, VOLCANO CLIFFS UNIT 2** zoned **MX-M**, located between **PASEO DEL NORTE** and **KIMMICK DR NW** containing approximately **8.2578** acre(s). **(C-11)**

**PROPERTY OWNERS:** Aleem Hasham

**REQUEST:** Final Plat

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**REMANDED CASE**

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6. [PR-2024-011129](#)  
[VA-2024-00313](#) – SIDEWALK WAIVER

*SKETCH PLAT 11-6-24 (DFT)*

*IDO - 2023*

**TIERRA WEST, LLC** agent for **WILKE LTD COMPANY** requests the aforementioned action(s) for all or a portion of: **LOT 018 TRACT 1, BLOCK 17, UNIT 3** zoned **PD**, located at **9001 MODESTO AVE NE** containing approximately **0.8864** acre(s). **(B-20)** *[Deferred from 3/26/25w]*

**PROPERTY OWNERS:** TAYLOR SETH & ARG1

**REQUEST:** Requesting a Sidewalk waiver request for the property legally described as 018 017TR 1 UNIT 3 NO ALBUQ ACRES, Acres: 0.8864. The property is in an area that used to be unincorporated by the city and has predominantly rural in character. The request is to waive the standard street section of sidewalk, curb and gutter for a rural roadway

**\*\*AGENT REQUESTS DEFERRAL TO MAY 7<sup>TH</sup>.**

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7. [PR-2024-010189](#)

**VAC-2025-00017** – *Vacation Of Easement  
For Storm Drain Easement*

**VAC-2025-00016** - *Vacation Of AMAFCA  
Drainage Easement And Public Storm  
Drainage Easement*

**DHOWVR-2025-00006** - *DPM Waiver  
Minimum Centerline Radius*

**DHOWVR-2025-00007** - *DPM Waiver Right  
Of Way Width*

**DHOWVR-2025-00008** – *IDO/DPM Waiver  
Block Length*

**DHOWVR-2025-00009** - *Sidewalk Waiver*

**DHOWVR-2025-00010** - *Sidewalk Waiver*

**DHOWVR-2025-00011** - *IDO Waiver Lot  
Backing To Collector Or Above*

**IDO – 2023  
T/MPOS**

BOHANNAN HUSTON INC agent for **ALBUQUERQUE PUBLIC SCHOOLS** requests the aforementioned action(s) for all or a portion of: **TRACT N1, WATERSHED** zoned **PC**, located at **9601 TIERRA PINTADA BLVD NW** containing approximately **109.582** acre(s). (**H-08, J-07, J-08**)

**PROPERTY OWNERS:** ALBUQUERQUE PUBLIC SCHOOLS

**REQUEST:** As listed in application requests

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8. [PR-2024-010269](#)

**DHOWVR-2025-00001** – **DHO WAIVER**

**SKETCH PLATS 5-1-24 & 7-24-24 (DFT)**

**IDO - 2023**

**WILSON & COMPANY, INC., | NOAH BERKE** agent for **BROOKFIELD PROPERTIES | BRIAN WHALEY** requests the aforementioned action(s) for all or a portion of: **3A1/CORONADO CENTER, JEANNEDALE UNIT 6** zoned **MX-H**, located at **6600 MENAUL BLVD NE** containing approximately **20.1962** acre(s). (**H-18**) [*Deferred from 2/12/25L, 2/26/25L, 3/12/25L*]

**PROPERTY OWNERS:** CORONADO CENTER LLC ATTN:

BROOKFIELD PROPERTIES RETAIL

**REQUEST:** 5' Sidewalk Waiver for Minor Plat

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9. [PR-2022-007508](#)

**VAC-2025-00015** – **VACATION OF PUBLIC  
EASEMENT**

**IDO - 2023**

**LADERA ENTERPRISES, LLC | DAN RICH** requests the aforementioned action(s) for all or a portion of: **Lot/Tract Y2A1B1, TAYLOR RANCH** zoned **MX-M**, located at **6911 TAYLOR RANCH** containing approximately **5.87** acre(s). (**D-11**)

**PROPERTY OWNERS:** DAN RICH

**REQUEST:** Truncating a small portion of a PNM easement which is obsolete and not required

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10. [PR-2018-001227](#)  
**AKA PR-2022-007508**  
**MINOR PLT-2025-00007 –**  
**PRELIMINARY/FINAL PLAT**

*IDO - 2023*

**LADERA ENTERPRISES, LLC** AGENT for **DAN RICH** requests the aforementioned action(s) for all or a portion of: **Lot/Tract Y2A2, Y2A1B1, Y2A1A1A, TAYLOR RANCH** zoned **MX-M**, located at **6971 TAYLOR RANCH RD NW** and **6911 TAYLOR RANCH RD NW** between **SOONER TRAIL NW** AND **HOMESTEAD TRAIL NW** containing approximately **10.11** acre(s). **(D-11)***[Deferred from 4/9/25L]*

**PROPERTY OWNERS:** DAN RICH

**REQUEST:** Small lot line adjustment

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**Other Matters:**

**ADJOURN**