



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

April 9, 2025

Join Zoom Meeting:

<https://cabq.zoom.us/j/85356126438>

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

Meeting ID: 853 5612 6438

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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

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

1. [PR-2023-009354](#)
VAC-2025-00014 – VACATION OF PUBLIC
EASEMENT
MINOR PLT-2025-00010 –
PRELIMINARY/FINAL PLAT

SKETCH PLAT 8-7-24 (DFT)
IDO - 2023

RYAN MULHALL agent for WENDY BEACH requests the
aforementioned action(s) for all or a portion of: **Lots/Tracts
10 & 11 Block 7, ALTURA ADDITION** zoned **R-1D**, located at
**4416 ROYENE AVE NE between WASHINGTON ST NE AND
AVENIDA MANAN** containing approximately **0.5635** acre(s).
(J-17)

PROPERTY OWNERS: WENDY BEACH

REQUEST:

Vacation: Vacating portions of public utility easement to clear
encroachment of residence, enable development of consolidated
lots from platting action tied to this

Minor Plat: Minor subdivision plat to consolidate two parcels into
one. Dedicates additional R/W to Washington and Vacation of
easement to accompany.

2. [PR-2022-007520](#)
VAC-2025-00003 – VACATION OF PUBLIC
EASEMENT
MINOR PLT-2025-00008 -
PRELIMINARY/FINAL PLAT

SKETCH PLAT 1-17-24 (DFT)
IDO - 2023

JAG PLANNING AND ZONING | JUANITA GARCIA agent for
JAN-ERIK PALM requests the aforementioned action(s) for
all or a portion of: **LOT A, BLOCK 4, RAFAR INVESTMENTS**
zoned **NR-LM**, located between **PASEO DEL NORTE NE AND
ANAHEIM NE** containing approximately **1.6755** acre(s).
(C-17)

PROPERTY OWNERS: JAN-ERIK PALM

REQUEST:

Vacation: Vacate Existing 34' Railroad Easement

Minor Plat: to remove a 34-foot Railroad Easement

3. [PR-2024-010846](#)
VAC 2023-00002– VACATION OF RIGHT-
OF- WAY

SKETCH PLAT 9-25-24 (DFT)
IDO - 2023

CONSENSUS PLANNING, INC. agent for TITAN HIWAY
LAND LLC requests the aforementioned action(s) for all or a
portion of: **4, 1, 2, 1, 3, 5, UNIVERSITY HEIGHTS, MONTE
VISTA ADDN**, zoned **MX-M** located at **3200 CENTRAL AVE
SE** containing approximately **1.0847** acre(s). (K-16) [*Deferred
from 3/26/25X*]

PROPERTY OWNERS: Titan Hiway Land, LLC Titan

REQUEST: Vacation of right of way currently used for parking on
Bryn Mawr

4. [PR-2024-010189](#)
BULK PLT-2025 -00001 – BULK PLAT

SKETCH PLAT 4-17-24 (DFT)

IDO - 2023

BOHANNAN HUSTON, INC. AGENT for ALBUQUERQUE PUBLIC SCHOOLS requests the aforementioned action(s) for all or a portion of: **TRACT N-1, CORRECTION PLAT OF TRS N-1 & N-2 WATERSHED SUBD** zoned **PC** located at **9601 TIERRA PINTADA BLVD** between **TIERRA PINTADA BLVD NW** and **ARROYO VISTA BLVD NW** containing approximately **109.9839** acre(s). (**H-08, J-08, & J-07**)
[Deferred from 2/26/25x, 3/12/25, 3/26/25]

PROPERTY OWNERS: Albuquerque Public Schools

REQUEST: Subdivide Tract N-1 into two tracts

5. [PR-2018-001227](#)
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**)

PROPERTY OWNERS: DAN RICH

REQUEST: Small lot line adjustment

6. [PR-2019-002765](#)
MINOR PLT-2025-00009 - PRELIMINARY/FINAL PLAT
VAC-2025-00004 – VACATION OF PUBLIC EASEMENT
VAC-2025-00005 – VACATION OF PUBLIC EASEMENT
VAC-2025-00006 – VACATION OF PUBLIC EASEMENT
VAC-2025-00007 – VACATION OF PUBLIC EASEMENT
VAC-2025-00008 – VACATION OF PUBLIC EASEMENT
VAC-2025-00009 – VACATION OF PUBLIC EASEMENT
VAC-2025-00010 – VACATION OF PUBLIC EASEMENT
VAC-2025-00011 – VACATION OF PUBLIC EASEMENT
VAC-2025-00012 – VACATION OF PUBLIC EASEMENT
VAC-2025-00013 – VACATION OF PUBLIC EASEMENT

SKETCH PLAT 2-12-25 (DFT)

IDO - 2023

RYAN MULHALL agent for RED SHAMROCK 4 JOSHUA SKARSGUARD requests the aforementioned action(s) for all or a portion of: **LOTS/TRACTS 8B, 9A, 9C, 8C, 8, COORS PAVILION** zoned **NR-C**, located at **5801 ST JOSEPH'S DR** between **COORS BLVD** AND **ATRISCO DR NW** containing approximately **13.047** acre(s). (**G-11, F-11**)

PROPERTY OWNERS: Red Shamrock 4 Joshua Skarsguard

REQUEST:

Minor Plat: Consolidating 5 existing lots into one new lot. Has associated vacations of easements and site plan.

Other Matters:

ADJOURN