



## DEVELOPMENT HEARING OFFICER AGENDA

*(Via Public Zoom Video Conference)*

**August 13, 2025**

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Join Zoom Meeting:

<https://cabq.zoom.us/j/86968278241>

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

Meeting ID: 869 6827 8241

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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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| <p>1. <a href="#"><u>PR-2022-006877 aka PR-2025-020090</u></a><br/><b>MINOR PLT-2025-00034 – MINOR PRELIMINARY/FINAL PLAT</b></p> <p><i>SKETCH 4-27-22 (DRB)</i><br/><i>IDO - 2025</i></p> | <p><b>COMMUNITY DESIGN SOLUTIONS, LLC   RENEE REGAL &amp; JOHN STAPLETON</b> agents for <b>GREATER ALBUQUERQUE HABITAT FOR HUMANITY</b> requests the aforementioned action(s) for all or a portion of: <b>1A, ARMIJO ADDN</b> zoned <b>R - 1B</b>, located at <b>2309 WILLIAM ST SE BETWEEN WILLIAM STREET SE and CLIFTON AVENUE SE</b> containing approximately <b>0.2283</b> acre(s). <b>(L-14)</b></p> <p><b>PROPERTY OWNERS:</b> GREATER ALBUQUERQUE HABITAT FOR HUMANITY<br/><b>REQUEST:</b> Minor plat to create two lots from one lot</p> |
| <hr/>  |  |
| <p>2. <a href="#"><u>PR-2018-001579</u></a><br/><b>MAJOR PLT-2025-00009 - MAJOR PRELIMINARY PLAT</b></p> <p><i>SKETCH 5-14-25 (DFT)</i><br/><i>IDO - 2025</i></p>                          | <p><b>MODULUS ARCHITECTS, INC</b> agent for <b>WINROCK PARTNERS LLC</b> requests the aforementioned action(s) for all or a portion of: <b>Lot/Tract Z2, Z1, A1A2, WINROCK CENTER ADDN</b> zoned <b>MX-H</b> located at <b>2160 &amp; 2100 LOUISIANA BLVD LOUISIANA and INDIAN SCHOOL</b> containing approximately <b>72.0</b> acre(s). <b>(J-18, J-19)</b> <i>(Deferred from 7/30/25 W)</i></p> <p><b>PROPERTY OWNERS:</b> WINROCK PARTNERS LLC<br/><b>REQUEST:</b> Major Preliminary Plat review</p>  |
| <hr/>  |  |
| <p>3. <a href="#"><u>PR-2018-001579</u></a><br/><b>VAC-2025-00031 – VACATION OF PUBLIC EASEMENT</b></p> <p><i>IDO - 2025</i></p>   | <p><b>MODULUS ARCHITECTS</b> agent for <b>WINROCK PARTNERS LLC</b> requests the aforementioned action(s) for all or a portion of: <b>Lot/Tract A2, WINROCK CENTER ADDITION</b> zoned <b>MX-H</b>, located at <b>2100 LOUISIANA BLVD between LOUISIANA and INDIAN SCHOOL</b> containing approximately <b>2.84</b> acre(s). <b>(J-19)</b></p> <p><b>PROPERTY OWNERS:</b> WINROCK PARTNERS LLC<br/><b>REQUEST:</b> Vacation of a portion of a public easement for building</p>  |
| <hr/>  |  |
| <p>4. <a href="#"><u>PR-2024-010456</u></a><br/><b>MINOR PLT-2025-00037 – MINOR PRELIMINARY/FINAL PLAT</b></p> <p><i>SKETCH 6-18-25 (DFT)</i><br/><i>IDO - 2025</i></p>                    | <p><b>JAG PLANNING &amp; ZONING</b> agent for <b>SHILOH MISSIONARY BAPTIST CHURCH</b> requests the aforementioned action(s) for all or a portion of: <b>LOTS 10, 11, &amp; 12, BLOCK 36, EASTERN ADDITION</b> zoned <b>MX-L</b>, located at <b>1414 – 1424 EDITH AVE SE between TRUMBULL SE AND AVENIDA CESAR CHAVEZ</b> containing approximately <b>0.4891</b> acre(s). <b>(L-14)</b></p> <p><b>PROPERTY OWNERS:</b> SHILOH MISSIONARY BAPTIST CHURCH<br/><b>REQUEST:</b> Minor Preliminary/Final Plat to Combine Three Lots into One</p>       |
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5. [PR-2024-010005](#)  
**MINOR PLT-2025-00038 – MINOR**  
**PRELIMINARY/FINAL PLAT**

*SKETCH 3-6-24 (DFT)*  
*IDO - 2025*

CONSENSUS PLANNING, INC. agent for DANMAR CONSTRUCTION LLC requests the aforementioned action(s) for all or a portion of: **LT 23-A BLK 11 PLAT OF LT 23-A BLK 11 VALLEY VIEW ADDNCONT .1389 AC** zoned **MX-T**, located at **334 – 336 ADAMS ST between ZUNI RD AND COAL AVE** containing approximately **0.1389** acre(s). **(K-17)**

**PROPERTY OWNERS:** DANMAR CONSTRUCTION LLC  
**REQUEST:** Minor Subdivision of 1 Existing Lot into 2 New Lots

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6. [PR-2025-020033](#)  
**MINOR PLT-2025-00036 - MINOR**  
**PRELIMINARY/FINAL PLAT**

*SKETCH 3-19-25 (DFT)*  
*IDO - 2025*

CSI - CARTESIAN SURVEYS agent for BABCOCK ELLEN D requests the aforementioned action(s) for all or a portion of: **LOT 12, BLOCK 10, EASTERN ADDITION** zoned **R-1A** located at **922 ARNO ST SE at the NORTHEAST CORNER OF ARNO ST AND CROMWELL AVE SE** containing approximately **0.1638** acre(s). **(K-14)**

**PROPERTY OWNERS:** BABCOCK ELLEN D  
**REQUEST:** Minor subdivision to create two lots from one, along existing residential lines

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7. [PR-2018-001183](#)  
**MINOR PLT-2025-00035 - MINOR**  
**PRELIMINARY/FINAL PLAT**

*IDO - 2025*

TIERRA WEST, LLC agent for PARADISE HILLS HOLDING COMPANY INC C/O MCLAUGHLIN MICHAEL A requests the aforementioned action(s) for all or a portion of: **TRACT A-1, ALBUQUERQUE WEST, UNIT 2** zoned **NR-C**, located at **4570 PARADISE BLVD between PASEO DEL NORTE NW AND PARADISE BLVD NW** containing approximately **3.4826** acre(s). **(C-13)**

**PROPERTY OWNERS:** PARADISE HILLS HOLDING COMPANY INC C/O MCLAUGHLIN MICHAEL A  
**REQUEST:** Preliminary/Final Plat review (Minor Subdivision DHO). The subject site consists of one parcel, that will be subdivided into 2 parcels

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ADJOURN

DFT SIGNING SESSION