



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

August 27, 2025

Join Zoom Meeting:

<https://cabq.zoom.us/j/81448299801>

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

Meeting ID: 814 4829 9801

Phone Contact Numbers: +16694449171, 81448299801# US

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-2020-003485](#)
[VAC-2025-00029](#) – VACATION OF PUBLIC
RIGHT-OF-WAY

SKETCH 9-1-21 (DRB)
IDO - 2025

JAG PLANNING & ZONING agent for BERNALILLO COUNTY METROPOLITAN COURT | TANYA TORRES 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)

PROPERTY OWNERS: BERNALILLO COUNTY METROPOLITAN COURT
REQUEST: Vacate a portion of Slate Ave NW just east of 5th ST NW

2. [PR-2020-003485](#)
[VAC-2025-00030](#) – VACATION OF PUBLIC
RIGHT-OF-WAY

SKETCH 9-1-21 (DRB)
IDO - 2025

JAG PLANNING & ZONING agent for BERNALILLO COUNTY METROPOLITAN COURT | TANYA TORRES 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)

PROPERTY OWNERS: BERNALILLO COUNTY METROPOLITAN COURT
REQUEST: Vacate a portion of a 16' wide alley between 4th and 5th Street NW, north of Slate Ave NW

3. [PR-2024-010803](#)
[MAJOR PLT-2025-00010](#) – PRELIMINARY
PLAT

SKETCH 5-14-25 (DFT)
IDO - 2025

TIERRA WEST LLC | SERGIO LAZOYA agent for ADAM GETTMORE requests the aforementioned action(s) for all or a portion of: **Lot/Tract A, SKYLINE HEIGHTS** zoned **NR-LM**, located at **301 EUBANK BLVD between BELL AVE SE, ACOMA RD SE** containing approximately **1.5806** acre(s). (L-20)

PROPERTY OWNERS: GELTMORE & GOYIM LLC
REQUEST: Major Subdivision for a lot split - request to subdivide existing parcel into two parcels

4. [PR-2021-005508](#)
[DHOWVR-2025-00020](#) – DHO WAIVER

IDO - 2025

MODULUS ARCHITECTS | RENEE OKOYE agent for **CPP PASEO I LLC** 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** containing approximately **25.9752** acre(s). **(C-13)**

PROPERTY OWNERS: CPP PASEO I LLC

REQUEST: Sidewalk Waiver: 1. The DPM requires 10' sidewalks along Coors and the narrowest point is 5.5' (furthers north) and the widest is 6.1'. The sidewalk gradually widens going south along Coors. See Image 1 below. We are requesting a waiver to keep the existing sidewalks at the existing width. 2. There are currently no existing sidewalks past the sidewalk leading up to the SEC of Coors and the Paseo Del Norte Ramp. We are requesting a sidewalk waiver to construct 6' wide sidewalks to currently match what exists, to remain consistent

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

SKETCH 3-6-24 (DFT)

IDO – 2023

CSI - CARTESIAN SURVEYS agent for **CPP PASEO I LLC** 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)** *[Deferred from 4/23/25w, 5/7/25w, 6/25/25w, 7/30/25]*

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

6. [PR-2022-006877 aka PR-2025-020090](#)
[MINOR PLT-2025-00034](#) – MINOR
PRELIMINARY/FINAL PLAT

SKETCH 4-27-22 (DRB)

IDO - 2025

COMMUNITY DESIGN SOLUTIONS, LLC | RENEE REGAL & JOHN STAPLETON agents for **GREATER ALBUQUERQUE HABITAT FOR HUMANITY** requests the aforementioned action(s) for all or a portion of: **1A, ARMIJO ADDN** zoned **R - 1B**, located at **2309 WILLIAM ST SE BETWEEN WILLIAM STREET SE and CLIFTON AVENUE SE** containing approximately **0.2283** acre(s). **(L-14)** *[Deferred from 8/13/25]*

PROPERTY OWNERS: GREATER ALBUQUERQUE HABITAT FOR HUMANITY

REQUEST: Minor plat to create two lots from one lot

7. [PR-2025-020025](#)
MINOR PLT-2025-00041 – MINOR
PRELIMINARY/FINAL PLAT

SKETCH 3-5-25 (DFT)
IDO - 2025

CSI - CARTESIAN SURVEYS | RYAN MULHALL agent for SEAN JARIWALA requests the aforementioned action(s) for all or a portion of: **LOT/TRACT 1A, SUNPORT PARK** zoned **NR-BP**, located at **1321 FLIGHTWAY AVE SE between INTERSTATE 25 and UNIVERSITY BLVD SE** containing approximately **4.5612** acre(s). **(M-15)**

PROPERTY OWNERS: 1321 FLIGHTWAY LLC
REQUEST: Create two new lots; grant cross-lot access and drainage easement

8. [PR-2025-020066](#)
MINOR PLT-2025-00039 – MINOR
PRELIMINARY/FINAL PLAT

SKETCH 6-4-25 (DFT)
IDO – 2025

JUSTIN T SIMENSON agent for STEVEN FINCH requests the aforementioned action(s) for all or a portion of: **Lot/Tract 209A2, GRIEGOS LATERAL, 208B1B, MRGCD MAP 31** zoned **R-A, UNCL**, located at **1310 AVENIDA CRISTO REY NW between DE LA CRUZ AND THE GRIEGOS LATERAL** containing approximately **0.4753** acre(s). **(F-13)**

PROPERTY OWNERS: FINCH STEVEN T JR & MORRIS MELISSA L
REQUEST: Preliminary/Final Plat

9. [PR-2024-011188](#)
MINOR PLT-2025-00040 – MINOR
PRELIMINARY/FINAL PLAT

SKETCH 11-20-24 (DFT)
IDO - 2025

CSI - CARTESIAN SURVEYS | RYAN MULHALL agent for EAST CENTRAL MINISTRIES INC requests the aforementioned action(s) for all or a portion of: **Lot/Tract 22, 23-26/VL-74-13, 27, LA MESA SUBDIVISION** zoned **R-T**, located at **161 CHAMA STREET NE at SOUTHEAST INTERSECTION OF DOMINGO ROAD NE with ALCAZAR STREET NE** containing approximately **0.6195** acre(s). **(K-19)**

PROPERTY OWNERS: EAST CENTRAL MINISTRIES INC
REQUEST: Consolidate four lots into one new lot

10. [PR-2021-005862](#)

VAC-2025-00028 – VACATION OF PUBLIC EASEMENT (*Existing public 46'x20' sanitary sewer and waterline easement*)

VAC-2025-00035 - VACATION OF PUBLIC EASEMENT (*sanitary sewer easement*)

VAC-2025-00036 - VACATION OF PUBLIC EASEMENT (*Temporary public roadway easement*)

VAC-2025-00038 - VACATION OF PUBLIC EASEMENT (*existing 40-foot temporary access easement*)

VAC-2025-00039 – VACATION OF PUBLIC EASEMENT (*existing permanent drainage easement*)

VAC-2025-00037 – VACATION OF PUBLIC EASEMENT (*Permanent easement and temporary retention pond*)

VAC-2025-00032 – VACATION OF PUBLIC EASEMENT (*Existing public 46'x20' sanitary sewer and waterline easement*)

VAC-2025-00033 – VACATION OF PUBLIC EASEMENT (*Existing 20'x46' public waterline and sanitary sewer*)

VAC-2025-00034 – VACATION OF PUBLIC EASEMENT (*Permanent easement and Temporary detention pond*)

RENEE REGAL & JOHN STAPLETON agent for D.R. HORTON requests the aforementioned action(s) for all or a portion of: Lot/Tract 16D2, EL RANCHO GRANDE UNIT 16 zoned R-1A, located on GIBSON BOULEVARD SW and DELGADO ROAD SW containing approximately 16.4559 acre(s). (M-08, N-08)

PROPERTY OWNERS: TULANE PROPERTIES INC

REQUEST: VACATION OF PUBLIC EASEMENT

SKETCH 7-2-25 (DFT)

IDO – 2025

Other Matters:

ADJURN

DFT SIGNING SESSION