



**DEVELOPMENT HEARING OFFICER  
Action Sheet Minutes**

**August 13, 2025**

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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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1. [\*\*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**)

**PROPERTY OWNERS:** GREATER ALBUQUERQUE HABITAT FOR HUMANITY

**REQUEST:** Minor plat to create two lots from one lot

**DEFERRED TO AUGUST 27<sup>TH</sup>, 2025.**

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2. [PR-2018-001579](#)  
MAJOR PLT-2025-00009 - MAJOR  
PRELIMINARY PLAT

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

MODULUS ARCHITECTS agent for WINROCK PARTNERS LLC requests the aforementioned action(s) for all or a portion of: Lot/Tract A2, WINROCK CENTER ADDITION zoned MX-H, located at 2100 LOUISIANA BLVD between LOUISIANA and INDIAN SCHOOL containing approximately 2.84 acre(s). (J-19) [w]

PROPERTY OWNERS: WINROCK PARTNERS LLC

REQUEST: Vacation of a portion of a public easement for building

The Preliminary Plat is approved with the following conditions:

Transportation:

- The infrastructure list should be amended to show widening of sidewalk fronting plat boundaries along Louisiana and Indian School to 10 feet wide

Water Authority:

- ABCWUA easement must state public water and public sanitary specifically for the use
  - Include the following note on the plat:  
*"ABCWUA Public Water & Sanitary Sewer Easements Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement."*
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3. [PR-2018-001579](#)  
[VAC-2025-00031](#) – VACATION OF PUBLIC  
EASEMENT

*IDO - 2025*

**MODULUS ARCHITECTS** agent for **WINROCK PARTNERS LLC** requests the aforementioned action(s) for all or a portion of: **Lot/Tract A2, WINROCK CENTER ADDITION** zoned **MX-H**, located at **2100 LOUISIANA BLVD** between **LOUISIANA** and **INDIAN SCHOOL** containing approximately **2.84** acre(s). (J-19) [w]

**PROPERTY OWNERS:** WINROCK PARTNERS LLC

**REQUEST:** Vacation of a portion of a public easement for building

The Vacation of Public Easement is approved is because there is no convincing evidence that any substantial property right would be abridged through this vacation action.

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4. [PR-2024-010456](#)  
[MINOR PLT-2025-00037](#) – MINOR  
PRELIMINARY/FINAL PLAT

*SKETCH 6-18-25 (DFT)*  
*IDO - 2025*

**JAG PLANNING & ZONING** agent for **SHILOH MISSIONARY BAPTIST CHURCH** requests the aforementioned action(s) for all or a portion of: **LOTS 10, 11, & 12, BLOCK 36, EASTERN ADDITION** zoned **MX-L**, located at **1414 – 1424 EDITH AVE SE** between **TRUMBULL SE** AND **AVENIDA CESAR CHAVEZ** containing approximately **0.4891** acre(s). (L-14)

**PROPERTY OWNERS:** SHILOH MISSIONARY BAPTIST CHURCH

**REQUEST:** Minor Preliminary/Final Plat to Combine Three Lots into One

With the associated Determination Request and having met all applicable requirements of the IDO, the DPM and other adopted City regulations the Minor Preliminary/Final Plat is approved with the following conditions:

**Water Authority:**

- Proper removal of unused meter boxes is required prior to final sign off of the plat

**Planning:**

- The date of the DHO approval shall be recorded on the Final Plat
- The Project and Application numbers must be added to the plat
- A note must be added to the Plat, which records the request (approval) of the determinations from the DHO.
- Confirm whether the withdrawal of all the listed addresses on these lots has been carried out?, provide proof

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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

**The Preliminary/Final Plat is approved with the following conditions:**

**Planning:**

- The date of the DHO approval shall be recorded on the Final Plat
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided
- The Project and Application numbers must be added to the plat
- A signature line for Hydrology must be added to the plat

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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

**The Preliminary/Final Plat and the associated Determination request is approved with the following conditions:**

- The application number must be added to the Plat
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat
- The date of the DHO approval shall be recorded on the Plat

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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

The Preliminary/Final Plat is approved with the following conditions:

Water Authority:

- The following note must be added to the plat:

*"Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."*

Transportation:

- Ensure that the infrastructure list is amended to show proposed multi-use trail along Paseo del Norte

Planning:

- The project and application numbers must be added to the Plat
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat
- The date of the DHO approval shall be recorded on the Plat

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ADJOURN

DFT SIGNING SESSION

