



**DEVELOPMENT HEARING OFFICER
Action Sheet Minutes**

August 27, 2025

***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***

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) {W}**

PROPERTY OWNERS: **BERNALILLO COUNTY METROPOLITAN COURT**

REQUEST: Vacate a portion of Slate Ave NW just east of 5th ST NW

The Vacation of Public Right-Of-Way is recommended for approval by City Council.

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) {W}

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

The Vacation of Public Right-Of-Way is recommended for approval by City Council.

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) {W}

PROPERTY OWNERS: GELTMORE & GOYIM LLC

REQUEST: Major Subdivision for a lot split - request to subdivide existing parcel into two parcels

The Preliminary Plat is approved with the following findings and conditions:

Planning Conditions:

- Per 6-6(K)(2)(k), The date of the DHO approval shall be noted on the Final Plat.
- The Project and Application numbers must be added to the final plat.

Planning Finding:

- Proof of outreach to KAFB must be provided prior to distribution of the final plat for signatures as the development is within the KAFB military influence area.

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) {W}**

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

Hydrology:

- Add Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement

Planning:

- Plat note stating approved waiver on the property, along with the date of approval by the Development Hearing Officer (DHO) to allow existing sidewalk and reduced widths on Coors Boulevard NW.
-

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] {W}*

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

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

Planning:

- The plat must include a note stating the approved waiver on this property, along with the date of approval by the Development Hearing Officer (DHO).
 - The application number must be added to the Plat.
 - 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.
 - Please make sure to include the parking calculations table submitted on the Site Sketch for reference.
-

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] {L}

PROPERTY OWNERS: GREATER ALBUQUERQUE HABITAT FOR HUMANITY

REQUEST: Minor plat to create two lots from one lot

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

Planning:

- Lines for signatures on the plat must be corrected.
- 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 note must be added to the Plat indicating the determination approval by the DHO.
- A note must be added to the Plat indicating the deviation approval by the DHO.

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)** {W}

PROPERTY OWNERS: 1321 FLIGHTWAY LLC

REQUEST: Create two new lots; grant cross-lot access and drainage easement

DEFERRED TO SEPTEMBER 10TH, 2025.

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) {W}**

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

The Minor Preliminary/Final plat is approved with the following conditions:

Planning:

- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- Per 6-6(K)(2)(k), the date of the DHO approval shall be recorded on the Final Plat.
- The Project and Application numbers must be added to the plat.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to Planning staff.

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)
{W}

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

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

Finding:

- The Sidewalk Determination is acceptable to Transportation

Planning Conditions:

- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- Per 6-6(K)(2)(k), The date of the DHO approval shall be recorded on the Final Plat.
- The Project and Application numbers must be added to the plat.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Staff.
- Per 6-6(K)(2)(l) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided.

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*)

SKETCH 7-2-25 (DFT)

IDO – 2025

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) {W}

PROPERTY OWNERS: TULANE PROPERTIES INC

REQUEST: VACATION OF PUBLIC EASEMENT

The Vacations of Public Easement are approved.

Other Matters: None

ADJOURNED: 12:07pm

DFT SIGNING SESSION