



**DEVELOPMENT HEARING OFFICER
Action Sheet Minutes**

December 17, 2025

Robert Lucero - Development Hearing Officer

Staff

***Jay Rodenbeck – Development Services Planning Manager
Angela Gomez - Hearing Monitor***

1. **[PR-2025-020092](#)**

**MAJOR PLT-2025-00016 – MAJOR
PRELIMINARY PLAT**

SKETCH 8-6-25 (DFT)

***IDO – 2025
T/MPOS***

MODULUS ARCHITECTS agent for **STEVE METRO** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 1A1, VOLCANO CLIFFS UNIT 26** zoned **MX-L, MX-M**, located on **VALIENTE NW** at **SOUTH EAST CORNER of PASEO and KIMMICK** containing approximately **12.1364** acre(s). **(C-11)**

PROPERTY OWNERS: Steve Metro

REQUEST: Major Preliminary Plat Application

DEFERRED TO JANUARY 21ST, 2026.

2. **[PR-2024-010189](#)**

MJRFNL PLT-2025-00004 – FINAL PLAT

IDO - 2023

BOHANNAN HUSTON INC. | YOLANDA PADILLA MOYER & KIMBERLY LEGAN agents for **PULTE** requests the aforementioned action(s) for all or a portion of: **N1, WATERSHED** zoned **PC**, located at **9601 TIERRA PINTADA BLVD NW** between **ARROYO VISTA BLVD** and **TIERRA PINTADA BLVD** containing approximately **60.0** acre(s). **(H-08, J-07, J-08)**

PROPERTY OWNERS: Pulte

REQUEST: Savio Ridge - Phase 1

The Final Plat is approved with the following conditions:

- **AGIS approved DXF file and proof of approval must be provided prior to final sign off**

3. [PR-2023-008999](#)
BULK PLT-2025-00004 – BULK PLAT

SKETCH 6-4-25 (DFT)
IDO - 2025

BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS & KIMBERLY LEGAN agent for MDS INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: Lots/Tracts as listed zoned PC, located on UNIVERSITY BLVD between UNIVERSITY BLVD AND STRYKER RD containing approximately 1212.26 acre(s). (S-14, S-15, S-16, S-17, T-15, T-16)

PROPERTY OWNERS: MDS Investments, LLC

REQUEST: Tract N - Bulk Land Plat

The Bulk Plat is approved with the following conditions:

- The application number must be added to the Plat
- AGIS approved DXF file and proof of approval must be submitted prior to final sign off
- DHO date of approval must be added to the Plat

Water Authority Finding:

- An infrastructure list will be agreeable to the Water Authority with the approval

4. [PR-2021-005684](#)
MAJOR PLT-2025-00017 – MAJOR PRELIMINARY PLAT

SKETCH 6-4-25 (DFT)
IDO - 2025

BONAHHAN HUSTON INC. | MICHAEL BALASKOVITS & KIMBERLY LEGAN agents for MDS INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: Lot/Tract 25, MESA DEL SOL INNOVATION PARK z

oned PC, located at 2501 BOBBY FOSTER RD SE between UNIVERSITY BLVD SE, EASTMAN CROSSING, and BOBBY FOSTER RD SE containing approximately 6.4638 acre(s). (R-16, R-15)

PROPERTY OWNERS: MDS Investments, LLC

REQUEST: Major Preliminary Plat, Vacation of Public Easement - Tract 25 MDS

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

- Project and application numbers must be added to the plat and Infrastructure list (IL)
 - AGIS approved DXF file and proof of approval must be provided prior to final sign off
 - The date of the DHO approval shall be recorded on the Plat
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5. [PR-2020-04622](#)
VAC-2025-00060 – VACATION OF
PRIVATE EASEMENT

SKETCH 5-1-24 (DFT)
IDO - 2025

MODULUS ARCHITECTS | BRYDIE CLARK agents for **TERESA COSTANTINIDIS** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 1A, 3, 2, UNM GIBSON COMMERCIAL DISTRICT, GIBSON TRACTS** zoned **MX-M**, located at **1401 Gibson Blvd SE** containing approximately **1.2968** acre(s). (L-15)

PROPERTY OWNERS: Teresa Costantinidis
REQUEST: Vacate an existing sewer easement

DEFERRED TO JANUARY 7th, 2026

6. [PR-2020-004622](#)
VAC-2025-00048 – VACATION OF PUBLIC
120' DRAINAGE EASEMENT
VAC-2025-00047 – VACATION OF PUBLIC
35' AND 50' SLOPE EASEMENT
VAC-2025-00046 – VACATION OF PUBLIC
DRAINAGE EASEMENT
VAC-2025-00049 - VACATION OF 10' PUE

SKETCH 7-2-25 (DFT)
IDO – 2025

BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS & KIMBERLY LEGAN agents for Regents of the University of New Mexico requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 6 thru 9, UNM GIBSON COMMERCIAL DISTRICT** zoned **R-MH**, located on **ALUMNI DR, VARSITY AVE, AND UNIVERSITY BLVD.** (L-15) [*Deferred from 11/19/25w, 12/3/25w*]

PROPERTY OWNERS: Regents Of The University Of New Mexico
REQUEST: Vacations of Public Easement

DEFERRED TO JANUARY 7th, 2026

7. [PR-2020-004622](#)
MAJOR PLT-2025-00018 – MAJOR
PRELIMINARY PLAT

SKETCH 7-2-25 (DFT)
IDO - 2025

BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS & KIMBERLY LEGAN agents for Regents of the University of New Mexico requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 8 & 9, UNM GIBSON COMMERCIAL DISTRICT** zoned **R-MH, MX-L**, located at **UNIVERSITY BLVD., GIBSON BLVD., ALUMNI DR., AND VARSITY AVE** containing approximately **34.1531** acre(s). (L-15)

PROPERTY OWNERS: Regents of the University of New Mexico
REQUEST: UNM South Campus Major Prelim Plat Lobo Crossing

DEFERRED TO JANUARY 7th, 2026

8. [PR-2025-020154](#)
MINOR PLT-2025-00062 – MINOR
PRELIMINARY/FINAL PLAT

IDO - 2025

TIERRA WEST | SERGIO LAZOYA agent for BPL PROPERTIES LLC requests the aforementioned action(s) for all or a portion of: **Lots/Tracts (AS LISTED IN APPLICATION), ATLANTIC & PACIFIC ADDN** zoned **R-ML**, located at **701 2ND ST SW** containing approximately **0.6428** acre(s). **(K-14)**

PROPERTY OWNERS: BPL Properties LLC

REQUEST: Lot consolidation from 9 lots to 1 lot

The Minor Plat is approved with the following conditions:

Water Authority Conditions:

- Add the following note to the plat cover sheet:
"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:

- Provide a justification letter for landscape buffers and alley width

Planning:

- Project and Application numbers must be added to the plat
 - AGIS approved DXF file and proof of approval must be provided prior to final sign off
 - The date of the DHO approval shall be recorded on the Final Plat.
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9. [PR-2024-009947](#)

VAC-2025-00061 – VACATION OF PUBLIC UTILITY EASEMENT (10' POWER AND COMMUNICATIONS EASEMENT)

VAC-2025-00062 - VACATION OF PUBLIC UTILITY EASEMENT (10' PUE EASEMENT)

VAC-2025-00063 - VACATION OF PUBLIC UTILITY EASEMENT (10' TELEPHONE AND COMCAST EASEMENT)

VAC-2025-00064 - VACATION OF PUBLIC UTILITY EASEMENT (UTILITY EASEMENT VARIED SIZE OF 10' AND 12')

VAC-2025-00065 - VACATION OF PUBLIC UTILITY EASEMENT (20' PUBLIC UTILITY EASEMENT)

VAC-2025-00066 - VACATION OF PUBLIC UTILITY EASEMENT (VACATION OF COMMUNICATION AND PNM EASEMENT)

SKETCH 12-3-25 (DHO)

IDO – 2025

BOHANNAN HUSTON INC. | KELLY KLEIN agent for **VISTA ORIENTE LTD** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 2B, AMERICAN SQUARE** zoned **MX_M**, located at **3535 MENAUL BLVD NE** containing approximately **10.2216** acre(s). **(H-16)**

PROPERTY OWNERS: Vista Oriente Ltd

REQUEST: Vacations of Public Easement

The referenced Vacation application actions are approved.

10. [PR-2024-009947](#)
[MJRFNL PLT-2025-00003](#) – FINAL PLAT

IDO - 2025

BOHANNAN HUSTON INC. | KELLY KLEIN & CARTESIAN SURVEY'S | RYAN MULHALL agents for JOHN SEDBERRY requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 2B, AMERICAN SQUARE** zoned **MX-M**, located at **3535 MENAUL BLVD NE between CARLISLE and MENAUL** containing approximately **9.8** acre(s). **(H-16)**
Deferred from 12/3/25 (W)

PROPERTY OWNERS: John Sedberry

REQUEST: Final Plat

The Final Plat is approved with the following conditions:

Water Authority:

- Verification of the location of the existing waterlines within existing waterline easements must take place prior to final signature. If the need for additional easements are discovered, they must be added to the Final Plat prior to signature.

Planning:

- Date of DHO approval shall be added to the plat
- Update the application number on the plat to reflect MJRFNL_PLN-2025-00003
- AGIS approved DXF file and proof of approval must be submitted prior to final sign off

11. [PR-2022-007322](#)
[MINOR PLT-2025-00031](#) – MINOR PLAT

SKETCH 4-2-25 (DFT)

IDO - 2025

STEPHANIE SHUMSKY agent for CITY OF ALBUQUERQUE requests the aforementioned action(s) for all or a portion of: **Lot/Tracts 1B1, CHANSLORS SUBD** zoned **MX-H**, located at **12201 CENTRAL AVE NE, & 119 BURMA DR NE between JUAN TABO AVE & BURMA DR NE** containing approximately **1.1576** acre(s). **(L-22)**

PROPERTY OWNERS: City of Albuquerque MRA

REQUEST: combine 3 lots into 1

The Minor Plat is approved with the following conditions:

Transportation:

- Infrastructure list to include sidewalk widening and extension as listed in comments

Planning:

- Application number must be added to the Plat and infrastructure list (IL)
- The date of the DHO approval shall be recorded on the Plat

12. [PR-2021-005927](#)
DHOWVR-2025-00032 – DHO WAIVER
(new)
MINOR PLT-2025-00063 – MINOR
PRELIMINARY/FINAL PLAT

SKETCH 4-3-24 (DFT)
IDO - 2025

CONSENSUS PLANNING | JIM STROZIER & JONATHAN TURNER agents for DEBORAH ROMERO requests the aforementioned action(s) for all or a portion of: UNPLATTED/ROMERO--OBLESTER A ETAL zoned R-T, located at 4732 WESTWARD LN NW between NORTHERN TRAIL and WESTWARD LN containing approximately 1.26 acre(s). (F-11) [Deferred from 12/3/25x]

PROPERTY OWNERS: Deborah Romero

REQUEST:

Plat: Minor Subdivision of 1 Lot into 3 Lots, and grant private turnaround easement

DHO Waiver: Request for approval of a Sidewalk Waiver for the DPM required 5-foot-wide sidewalk and landscape buffer in conjunction with a preliminary/final Minor Plat approval

- DHO Waiver is approved as discussed by the DHO on the record.
- The Minor Plat is deferred to January 7, 2026.

13. [PR-2021-005863](#)
DHOWVR-2025-00033– DHO WAIVER
MINOR PLT-2025-00067 - MINOR
PRELIMINARY/FINAL PLAT

SKETCH 6-4-25 (DFT)
IDO - 2025

CONSENSUS PLANNING | JIM STROZIER & JONATHAN TURNER agents for JULIA CHAVEZ requests the aforementioned action(s) for all or a portion of: Lots/Tracts 89B3A, 89B1B1, MRGCD MAP 33 zoned R-1C, located at 3506 12TH ST NW between MCMULLEN AVE and MILDRED AVE containing approximately 0.4959 acre(s). (G-14)

PROPERTY OWNERS: Julia Chavez

REQUEST: DHO Waiver request for approval for omitting the required sidewalk and landscape buffer along McMullen Drive with the associated minor plat

- DHO Waiver is approved as discussed by the DHO on the record.
- The Minor Plat is deferred to January 7, 2026.

14. [PR-2025-011365](#)
MINOR PLT-2025-00066 – MINOR
PRELIMINARY/FINAL PLAT

SKETCH 1-15-25 (DFT)

IDO - 2025

CSI - CARTESIAN SURVEYS | RYAN MULHALL agent for **JAMES BAXTER** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 249A3, 249A4, 249A5, 3, MRGCD MAP 31, BAXTER & MEHL** zoned **R-A**, located at **1610 BAYITA LN NW**, between **GUADALUPE TRAIL NW** and **THE GRIEGOS LATERAL** containing approximately **1.1305** acre(s). **(F-13)**

PROPERTY OWNERS: James Baxter

REQUEST: Create two new lots from single existing lot

The Minor Plat is approved with the following conditions:

Water Authority:

- Clarify easement note 2 dimensions with the original document and appropriately show that dimension on the plat or separate it from the same corridor noted as easement 1 and 2
- Provide the survey exhibit to provide confirmation of the waterline location in agreement with the existing apparent easement

Planning Conditions:

- Project and Application numbers must be added to the plat prior to final sign-off.
- Per 66(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
- AGIS approved DXF file must be submitted prior to final sign-off

Other Matters: None

ADJOURNED: 2:20pm

DFT SIGNING SESSION