



**DEVELOPMENT HEARING OFFICER
Action Sheet Minutes**

February 26, 2025

***Brennon Williams - Development Hearing Officer
Robert Lucero - Development Hearing Officer***

Staff

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

1. [PR-2024-010189](#)

**BULK PLT-2025 – BULK PLAT
*IDO - 2023***

BOHANNAN HUSTON, INC. AGENT for ALBUQUERQUE PUBLIC SCHOOLS requests the aforementioned action(s) for all or a portion of: **TRACT N-1, CORRECTION PLAT OF TRS N-1 & N-2 WATERSHED SUBD** zoned **PC** located at **9601 TIERRA PINTADA BLVD** between **TIERRA PINTADA BLVD NW** and **ARROYO VISTA BLVD NW** containing approximately **109.9839** acre(s). **(H-08, J-08, & J-07)**

PROPERTY OWNERS: Albuquerque Public Schools

REQUEST: Subdivide Tract N-1 into two tracts

DEFERRED TO MARCH 12TH, 2025.

2. [PR-2020-003259](#)
MINOR PLT-2025-00001
IDO - 2023

TIERRA WEST, LLC agent for DONNA SANDOVAL requests the aforementioned action(s) for all or a portion of: **1A1A, HONEYWELL SITE** zoned **NR-LM**, located at **9201 SAN MATEO BLVD NE** containing approximately 59.696 acre(s). (B-17, C-17)

PROPERTY OWNERS: ROBERT TOLEDO

REQUEST: PRELIMINARY/FINAL PLAT APPLICATION FOR HONEYWELL

The Preliminary/Final Plat has been approved with the following conditions:

- Project and application numbers must be added to the Plat and infrastructure list
- If infrastructure is needed, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required
- AMAFCA signature is required prior to final sign off of the plat

3. [PR-2024-010135](#)
MINOR PLT-2025-00003 (MINOR PLAT)
IDO - 2023

WILSON & COMPANY, INC ENGINEERS & ARCHITECTS agent for PATRICK JARAMILLO requests the aforementioned action(s) for all or a portion of: **Lot/Tract 4, 5, APODACA ADDN** zoned **R-1A**, located at **1104 9TH ST SW** between **PACIFIC AVENUE SW** and **CROMWELL AVENUE SW** containing approximately 0.163 acre(s). (K-13)

PROPERTY OWNERS: Hubert F Martinez

REQUEST: Eliminate existing lot line to allow for the proposed addition to existing residence

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

- Project & Application numbers must be added to the Plat.
- A copy of the AGIS DXF file
- The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO

4. [PR-2021-005479](#)
[SD-2024-00116](#) – PRELIMINARY/FINAL
PLAT

SKETCH 4-17-24 (DFT)
IDO – 2022

CSI – CARTESIAN SURVEYS, INC. agent for SLN PROPERTIES LLC requests the aforementioned action(s) for all or a portion of: **LOTS 1-7, 17, 18, AND “X”, BLOCK 7, WAGGONMAN-DENISON ADDITION** zoned **MX-H and MX-M**, located at **9307 CENTRAL AVE NE between GENERAL CHENNAULT ST NE and GENERAL PATCH ST NE** containing approximately **1.0293** acre(s). **(K-20)** [Deferred from 7/17/24, 7/31/24X, 10/30/24w, 12/18/25w]

PROPERTY OWNERS: Sinh Nguyen

REQUEST: Lot consolidation from 10 existing lots to one new lot, dedicate right-of-way to both frontages. Property has two existing commercial buildings with different MX zoning types. Will seek zone map amendment to unify.

DEFERRED TO APRIL 23RD, 2025.

5. [PR-2023-009652](#)
[VA-2025-00023](#) – SIDEWALK WAIVER

SKETCH PLAT 7-24-24 (DFT)
IDO - 2023

CONSENSUS PLANNING, INC. agent for JLM LIVING | BEDROCK INVESTORS requests the aforementioned action(s) for all or a portion of: **W. PORTION OF TRACT 1, UNPLATTED/PARADISE HILLS** zoned **MX-T** located between **AVENIDA DE JAIMITO and PASEO DEL NORTE** containing approximately **19.7 acres** acre(s). **(C-10)** [Deferred from 2/12/25L]

PROPERTY OWNERS: BEDROCK INVESTORS LIMITED C/O
GERALD GOLD

REQUEST: Subdivision of Land Major for an approximately 19 acre property and Sidewalk Waiver to allow 6-foot sidewalk width in an Urban Center

The sidewalk waiver is approved.

6. [PR-2024-010269](#)
[DHOWVR-2025-00001](#) – DHO WAIVER

SKETCH PLATS 5-1-24 & 7-24-24 (DFT)
IDO - 2023

WILSON & COMPANY, INC., | NOAH BERKE agent for BROOKFIELD PROPERTIES | BRIAN WHALEY requests the aforementioned action(s) for all or a portion of: **3A1/CORONADO CENTER, JEANNEDALE UNIT 6** zoned **MX-H**, located at **6600 MENAUL BLVD NE** containing approximately **20.1962** acre(s). **(H-18)** [Deferred from 2/12/25L]

PROPERTY OWNERS: CORONADO CENTER LLC ATTN:
BROOKFIELD PROPERTIES RETAIL

REQUEST: 5' Sidewalk Waiver for Minor Plat

DEFERRED TO MARCH 12TH, 2025.

7. [PR-2022-006568](#)
SD-2024-00007 – FINAL PLAT
IDO - 2022

THE GROUP | RON HENSLEY agent for **DESIGN DEVELOPMENT GROUP, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 4 AND 5, NORTH ALBUQUERQUE ACRES** zoned **R1-C**, located at **9200 WILSHIRE AVE. NE BETWEEN VENTURA AND HOLBROOK** containing approximately **1.99** acre(s). **(C-20)** *[Deferred from 2/12/25L]*

PROPERTY OWNERS: CLEARBROOK INVESTMENTS INC

REQUEST: Final Plat of 2 lots into 8 lots with ROW dedication

The final plat is approved with the following findings and conditions:

CONDITIONS:

- The application number on the Plat must be corrected to SD-2025-00007
- Approval of the AGIS DXF file

FINDINGS:

The landscaping as depicted on the landscape exhibit titled 'Wall Schematic' must be planted, with a dripline irrigation system installed/provided within the Landscape Terraces depicted on the landscape exhibit, prior to the issuance of the Building Permit for each residential dwelling on lots 1 through 4. A dripline irrigation system is required to operate for a minimum of 24 months after the planting of landscaping in the Landscape Terraces as depicted on the landscape exhibit, after which hand-watering is acceptable. A copy of the recorded Plat, this Notice of Decision, the landscape exhibit, and the wall exhibit titled 'Wall Plan DHO Exhibit' should be included with future Building Permit submittals.

An As-Built of the wall construction as depicted on the wall exhibit titled 'Wall Plan DHO Exhibit' must be provided prior to the issuance of the first Building Permit for a residential dwelling on the subject property of this Plat to confirm that the construction matches the wall exhibit, or matches any changes in the design of the wall in concurrence with the neighbors per Condition "d" of the Preliminary Plat. The As-Built must be sealed and signed by a design professional licensed in the State of New Mexico.

Other Matters: None

ADJOURNED: 10:25am

