



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

June 11, 2025

Join Zoom Meeting:

<https://cabq.zoom.us/j/83087272519>

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

Meeting ID: 830 8727 2519

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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

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

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1. [PR-2025-020071](#)
[DHOWVR-2025-00017](#) – DHO WAIVER

IDO - 2025
- PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) | KEN MAESTAS & RUSSELL BRITO** request the aforementioned action(s) for all or a portion of: **RIGHT-OF WAY, located on WEST SIDE OF MORRIS ST NE between CANDELARIA RD and COMANCHE ST. (G-21)**
- PROPERTY OWNERS:** **X**
REQUEST: Public Service Company of New Mexico (PNM) is requesting a waiver to the underground requirement of new electric distribution feeders
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2. [PR-2020-004098](#)
[VAC-2025-00024](#) – VACATION OF EASEMENT

SKETCH 8-7-24 (DFT)
IDO - 2025
- RENEE REGAL & JOHN STAPLETON** agent for **GALLO PARTNERS LLC** requests the aforementioned action(s) for all or a portion of: **Lot/Tract A1, BRIDGEPOINT** zoned **PD**, located on **BRIDGE BLVD SW between BRIDGE BOULEVARD and 86TH STREET** containing approximately **4.54 acre(s). (K-09, L-09)**
- PROPERTY OWNERS:** GALLO PARTNERS LLC
REQUEST: Vacating a 35' x 1' sliver of public water easement that will overlap the new right of way
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3. [PR-2020-004098](#)
[MAJOR PLT-2025-00006](#) – PRELIMINARY PLAT

SKETCH 8-7-24 (DFT)
IDO – 2025
T/MPOS
- RENEE REGAL** agent for **GALLO PARTNERS LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-1, BRIDGEPOINT SUBDIVISION** zoned **PD** located at on **BRIDGE SW** between **86TH STREET SW AND 82ND STREET SW** containing approximately **4.5307 ACRE(S). (K-09)** *[Deferred from 5/21/25]*
- PROPERTY OWNERS:** GALLO PARTNERS LLC
REQUEST: 38-lot residential duplex subdivision at the southeast corner of 86th St SW and Bridge Blvd SW
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4. [PR-2022-006627](#)
[MAJOR PLT-2025-00005](#) – PRELIMINARY PLAT

SKETCH 4-3-24 (DFT)
IDO - 2025
- RENEE REGAL & JOHN STAPLETON** agents for **ROLAND GONZALEZ** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 18-20**, zoned **NR-LM** located at **355 WOODWARD ROAD SE** between **DESCANSO ROAD SE AND WOODWARD ROAD SE** containing approximately **15.421 acre(s). (M-14)**
- PROPERTY OWNERS:** Roland Gonzalez
REQUEST: Combined Preliminary/Final plat to subdivide one 15.42-acre lot into four approximately 4-acre lots
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5. [PR-2025-020034](#)
**MINOR PLT-2025-00026 – PRELIMINARY
/FINAL PLAT
VAC-2025-00025 - VACATION OF
EASEMENT**
- SKETCH 3-19-25 (DFT)*
IDO – 2025
T/MPOS
- CSI - CARTESIAN SURVEYS | RYAN MULHALL** agent for **MATT WAGONER** REQUESTS the aforementioned action(s) for all or a portion of: **Lot/Tract D1A, J, NEWPORT INDUSTRIAL PARK WEST UNIT 1, SUNPORT MUNICIPAL ADDN** zoned **NR-BP**, located at **1800 RANDOLPH ROAD SE** between **UNIVERSITY BLVD SE** and **BUENA VISTA DRIVE SE** containing approximately **1.3499** acre(s). **(M-15)**
- PROPERTY OWNERS:** Matt Wagoner
REQUEST:
Plat: Preliminary / Final review of our minor subdivision to formalize a vacation of portion of private drainage easement
Vacation: Vacation of temporary private drainage easement, which encroaches building under construction
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6. [PR-2025-020023](#)
**MINOR PLT-2025-00027 – MINOR
PRELIMINARY/FINAL PLAT**
- IDO – 2025*
T/MPOS
- CSI - CARTESIAN SURVEYS | RYAN MULHALL** agent for **RICK MOODAY** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 23, 21, 24, 22, ATLANTIC & PACIFIC ADDN** zoned **R-ML**, located at **718 3RD ST SW** between **HAZELDINE AVE** and **STOVER AVE SW** containing approximately **0.1157** acre(s). **(K-14)**
- PROPERTY OWNERS:** Rick Moody
REQUEST: Minor subdivision plat to consolidate four portions of lots to create one new lot
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7. [PR-2025-020067](#)
**MINOR PLT-2025-00021 – MINOR
PRELIMINARY/FINAL PLAT
VAC-2025-00022 – VACATION OF
PRIVATE EASEMENT
VAC-2025-00026 – VACATION OF
PRIVATE EASEMENT**
- SKETCH 6-4-25 (DFT)*
IDO – 2025
T/MPOS
- TIM ALDRICH** agent for **PETER GINERIS** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 1C, 1A, 1B, 5, BRUNACINI INDUSTRIAL PARK UNIT 3** zoned **MX-M**, located at **2500 PHOENIX AVE** on the east side of **VASSAR DRIVE NE** between **MENAU BLVD NE** and **PHOENIX AVENUE NE** containing approximately **4.2357** acre(s). **(H-16)**
- PROPERTY OWNERS:** Peter Gineris
REQUEST: Eliminate lot lines to create 2 new tracts from 4 existing tracts. Vacate and relocate existing 30' private access and drainage easement. Dedicate 4' RW along Vassar
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8. [PR-2025-011406](#)
MINOR PLT-2025-00005 – MINOR
PRELIMINARY/FINAL PLAT
- SKETCH 2-12-25 (DFT)*
IDO - 2025
- FIERRO & COMPANY ROBERT FIERRO | VERONICA HERRERA** agents for **PHILIP JOHN AND ISABELLE DOUCEDAME** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 23 & 24, PEREA ADDN** zoned **R-T**, located at **701 14TH ST NW between MARBLE & GRANITE NW** containing approximately **0.325** acre(s). **(J-13)**
- PROPERTY OWNERS:** Philip John and Isabelle Doucedame
REQUEST: lot consolidation of Lots 23 & 24, Block 41, Perea Addition. A DHO Waiver on Alley ROW Width to be submitted concurrent with minor plat
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9. [PR-2022-007397](#)
DHOWVR-2025-00018 – DHO WAIVER
- IDO - 2025*
- EDGAR MATA** agent for **J. D HICKMAN** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 8A, MCDONALD ACRES** zoned **R-1D**, located at **3021 11Th ST NW** containing approximately **0.574** acre(s). **(H-14)**
- PROPERTY OWNERS:** J. D Hickman
REQUEST: subdivide 1 existing R1D zoned lot into 2 lots
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10. [PR-2024-010933](#)
DHOWVR-2025-00014 – DHO WAIVER
- SKETCH 9-25-24 (DFT)*
IDO - 2025
- DAVE AUBE** agent for **VICKI GARCIA GOLDEN** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 132, 1, 2, MRGCD MAP 38, GARCIA PROPERTIES DEVELOPMENT** zoned **MX-M**, located at **1736 CENTRAL AVE** containing approximately **1.3486** acre(s). **(J-13)** *[Deferred from 5/21/25]*
- PROPERTY OWNERS:** Vicki Garcia Golden
REQUEST: Waiver to DPM Section 7.2(D) and Specifically Table 7.2.29
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11.

[PR-2021-005508](#)

MINOR PLT-2025-00013

PRELIMINARY/FINAL PLAT

SKETCH 3-6-24 (DFT)

IDO – 2023

CSI - CARTESIAN SURVEYS agent for REGINA OKOYE 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, 5/21/25L]

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

DEFERRED TO JUNE 25TH, 2025

REMANDED CASE

12.

[PR-2024-011129](#)

VA-2024-00313 – SIDEWALK WAIVER

SKETCH PLAT 11-6-24 (DFT)

IDO - 2023

TIERRA WEST, LLC agent for WILKE LTD COMPANY requests the aforementioned action(s) for all or a portion of: **LOT 018 TRACT 1, BLOCK 17, UNIT 3** zoned **PD**, located at **9001 MODESTO AVE NE** containing approximately **0.8864** acre(s). **(B-20)** [Deferred from 3/26/25w, 4/23/25W, 5/7/25w, 5/21/25]

PROPERTY OWNERS: TAYLOR SETH & ARGİ

REQUEST: Requesting a Sidewalk waiver request for the property legally described as 018 017TR 1 UNIT 3 NO ALBUQ ACRES, Acres: 0.8864. The property is in an area that used to be unincorporated by the city and has predominantly rural in character. The request is to waive the standard street section of sidewalk, curb and gutter for a rural roadway

Other Matters:

ADJOURN