



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

June 25, 2025

Join Zoom Meeting:

<https://cabq.zoom.us/j/86772373252>

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

Meeting ID: 867 7237 3252

Find your local number: <https://cabq.zoom.us/u/kdKaRy5QTD>

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-2024-009947](#)
MAJOR PLT-2025-00007 – MAJOR PRELIMINARY PLAT

SKETCH PLAT 7-24-24 (DFT)
IDO - 2025
- BOHANNAN HUSTON INC. KELLY KLEIN** agent for **JENNIFER RESTREPO** requests the aforementioned action(s) for all or a portion of: Lot/Tract **2B, AMERICAN SQUARE** zoned **MX-M** located at **3535 MENAUL BLVD BETWEEN CARLISLE and MENAUL** containing approximately **9.8252** acre(s). (**H-16**)
- PROPERTY OWNERS:** Aim Management Corporation, John Sedberry
REQUEST: Subdividing Lot 2-B of American Square into 6 lots. Requires public water, sewer and public sidewalk infrastructure
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2. [PR-2018-001681](#)
MAJOR PLT-2025-00008 – MAJOR PRELIMINARY PLAT

SKETCH PLAT 4-16-25 (DFT)
IDO - 2025
- TIERRA WEST** agent for **TWO RIVERS LLC** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 52, TOWN OF ATRISCO GRANT UNIT 2** zoned **MX-L** located at **86th ST SW** between **86th ST SW and 82nd ST SW** containing approximately **6.04** acre(s). (**L-09**)
- PROPERTY OWNERS:** Two Rivers LLC
REQUEST: Replat to dedicate right-of way along 86th Street NW and at the corner of Sunset Gardens Road SW and 82nd Street SW to the City of Albuquerque from an existing tract
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3. [PR-2024-010846](#)
VAC 2025-00027–AMENDED VACATION OF RIGHT-OF- WAY

SKETCH PLAT 9-25-24 (DFT)
IDO - 2023
- CONSENSUS PLANNING, INC.** agent for **TITAN HIWAY LAND LLC** requests the aforementioned action(s) for all or a portion of: **4, 1, 2, 1, 3, 5, UNIVERSITY HEIGHTS, MONTE VISTA ADDN**, zoned **MX-M** located at **3200 CENTRAL AVE SE** containing approximately **1.0847** acre(s). (**K-16**)
- PROPERTY OWNERS:** Titan Hiway Land, LLC Titan
REQUEST: Amended Vacation of Right of Way currently used for parking on Bryn Mawr
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4. [PR-2024-010705](#)
[MINOR PLT-2025-00029](#) – MINOR
PRELIMINARY/FINAL PLAT

SKETCH PLAT 10-23-24 (DFT)
IDO – 2025

JAG PLANNING & ZONING agent for CITY OF ALBUQUERQUE requests the aforementioned action(s) for all or a portion of: **W. PORTION OF TRACT 1-10 & 27-34 AND THE SOUTHERN 50-FEET FOR LOTS 35 & 36, BLOCK 6, EAST CENTRAL BUSINESS ADDITION** zoned **MX-H**, located at **11701 CENTRAL AVE. NE between SHIRLEY STREET NE AND JUAN TABO BLVD NE** containing approximately **3.2092** acre(s). **(L-21)**

PROPERTY OWNERS: City of Albuquerque

REQUEST: Combine Lots 1-10 and 27-34 and the southerly portions of lots 35 & 36 into one tract

5. [PR-2021-005508](#)
[MINOR PLT-2025-00013](#) - MINOR
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]

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

REMANDED CASE

6. [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, 5/7/25, 5/21/25w, 6/11/25w]

PROPERTY OWNERS: TAYLOR SETH & ARGI

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

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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

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 MENAUL BLVD NE and
PHOENIX AVENUE NE** containing approximately **4.2357**
acre(s). **(H-16)** *[Deferred from 6/11/25L]*

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-2025-020034](#)
MINOR PLT-2025-00026 – MINOR
PRELIMINARY /FINAL PLAT
VAC-2025-00025 - VACATION OF
PRIVATE EASEMENT

SKETCH 3-19-25 (DFT)
IDO – 2025

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)** *[Deferred
from 6/11/25L]*

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

Other Matters:

ADJOURN