



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

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

APPROVED

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

APPROVED

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

APPROVED WITH THE FOLLOWING CONDITION:

Transportation:

1. Add curb and gutter along Bridge to the infrastructure list

FINDINGS:

Provide documentation confirming ownership of the subject property at the time of submittal and the present.

A Final Sign-off of the Site Plan EPC for PR-2020-004098/SI-2024-01284 has been submitted and must be approved/ signed off by DFT staff. Per Condition #3 of the Site Plan EPC -this will need to be completed by October 17th, 2025.

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

APPROVED WITH THE FOLLOWING CONDITIONS:

ABCWUA:

1. Please include an appropriate easement from Descanso Road SE along the boundaries between proposed Lot 1 and 2 as noted in the availability statement.
2. Include the following note on the Plat:
ABCWUA PUBLIC WATER & SANITARY SEWER EASEMENTS (ABCWUA)
Albuquerque Bernalillo County Water Utility Authority is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

Planning:

3. Determination must be added as a note to the plat with date of approval by the DHO.
 4. Project and application numbers must be added to the plat and the Infrastructure List (IL).
 5. The date of the DHO approval shall be recorded on the Plat.
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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

DEFERRED TO JUNE 25TH, 2025

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

APPROVED WITH THE FOLLOWING CONDITIONS:

1. Project and application numbers must be added to the plat.
2. Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the plat.
3. A copy of the AGIS-approved DXF file must be submitted.
4. Add all ownership signatures for all interested parties to the plat.

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 MENAUL 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

DEFERRED UNTIL JUNE 25TH, 2025

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

APPROVED WITH FOLLOWING CONDITIONS:

1. Per 6-6(K)(2)(k) The date of the DHO approval shall be recorded on the plat.
 2. The project and application number must be added to the plat.
-

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

WITHDRAWN BY APPLICANT

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

APPROVED

Finding:

A note must be added to the Plat regarding this Waiver request.

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

DEFERRED TO JUNE 25TH, 2025

Other Matters:

ADJOURN