



**DEVELOPMENT HEARING OFFICER
Action Sheet Minutes**

June 25, 2025

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

Staff

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

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)(w)

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

The Preliminary Plat is approved having met the conditions of the IDO and the DPM with the following conditions:

Water Authority:

Revise the public water and public sanitary sewer easement(s) to clearly delineate dimensions between the corridor for the public water and public sanitary sewer lines and the specific easements for the meters and/or fire hydrants. Additionally, for the infrastructure list, a note must be added to state the infrastructure location is within the new easement being granted with the proposed plat

Planning Conditions:

- Date of DHO approval must be added to the plat
- Project and Application numbers must be added to the plat prior to distribution for final sign off

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)(w)**

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

The Preliminary Plat is approved having met the conditions of the IDO and the DPM with the following conditions:

Planning:

- **A recorded Infrastructure Improvements Agreement based on the approved IL must be submitted**
- **Project and application numbers must be added to the Plat and Infrastructure list (IL)**
- **The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(k)**

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) (w)**

PROPERTY OWNERS: Titan Hiway Land, LLC Titan

REQUEST: Amended Vacation of Right of Way currently used for
parking on Bryn Mawr

**The Amended Vacation of Right-of-Way is approved
having met the conditions of the IDO with the following
conditions:**

Planning:

- **The Project and Application numbers must be
added to the platting/vacation sheets prior to final
sign-off**
 - **Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO
approval shall be recorded on the Plat**
 - **A copy of the AGIS-approved DXF file must be
submitted prior to the final sign-off of the Plat**
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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)** [w]

PROPERTY OWNERS: City of Albuquerque

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

The Minor Preliminary/Final Plat is approved with the following conditions:

Water Authority:

Add the following note to the proposed plat:

“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.”

Planning:

- Application number must be added to the Plat
 - The date of the DHO approval shall be recorded on the original drawing of the final plat
 - The AGIS DXF file and proof of approval must be provided
 - A note must be added to the Plat indicating the approvals of these determinations by the DHO
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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

DEFERRED TO JULY 30TH, 2025.

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 & 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 JULY 16TH, 2025.

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 **MENAU 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

The Vacation actions are approved because the public welfare does not require that the easement be retained, and there is no convincing evidence that any substantial property right is abridged by this vacation.

The Preliminary/Final plat along with the associated Vacations are approved because the application meets all the applicable requirements of the IDO, the DPM, and other adopted City regulations with the following conditions:

Transportation:

- Applicant shall submit an updated infrastructure list showing 5' sidewalk on Vassar and Phoenix, and 6' sidewalks on Menaul for review and approval

Environmental Health:

- A landfill gas and mitigation plan shall be included as part of the development

Planning:

- The Project and Application numbers must be added to the Plat before final sign-off
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat
- A recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to final sign-off of the Plat
- The EHD signature shall be included on the Plat for final sign-off.

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

The Preliminary/Final Plat application and the associated Vacation of Private Easement application actions are approved with the following conditions:

Planning:

- The application number must be added to the Plat
- The AGIS DXF file and proof of approval must be provided prior to final sign-off of the Plat
- Signature from Environmental Health is required on the Plat prior to final sign-off of the Plat by DFT and the City Engineer
- The date of the DHO approval shall be recorded on the Plat
- Include an Environmental Health Department line for their signature on the plat

Other Matters: None

ADJOURNED: 10:45