



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

March 26, 2025

Join Zoom Meeting:

<https://cabq.zoom.us/j/82706329292>

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

Meeting ID: 827 0632 9292

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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-2024-010846](#)
**VAC 2023-00002 – 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: Vacation of right of way currently used for parking on Bryn Mawr

2. [PR-2024-010189](#)
BULK PLT-2025 -00001 – BULK PLAT

SKETCH PLAT 4-17-24 (DFT)
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)**
[Deferred from 2/26/25x, 3/12/25]

PROPERTY OWNERS: Albuquerque Public Schools
REQUEST: Subdivide Tract N-1 into two tracts

3. [PR-2021-005457](#)
**DHOWVR-2025-00004 – DHO WAIVER
MINOR PLT-2025-00004 – MINOR PLAT**

*SKETCH PLATS 2-12-25 (DFT) &
1-17-24 (DFT)*
IDO - 2023

CARTESIAN SURVEYS INC. | RYAN MULHALL agent for **OSBALDO PEREZ** requests the aforementioned action(s) for all or a portion of: **LOT/TRACT 19 & 20, ORIGINAL TOWNSITE OF WESTLAND** zoned **MX-M**, located at **8737 CENTRAL AVENUE NW BETWEEN 90TH Street NW** and **VOLCANO ROAD NW** containing approximately **0.2296** acre(s). **(K-09)**

PROPERTY OWNERS: OSBALDO PEREZ

REQUEST:

- Preliminary/Final Plat: To Create One New Lot From Two Existing Lots
 - DHO Waiver: Request Sidewalk Waiver From The Required 5' Sidewalk Along Central Ave NW, given presence of nearby 10' asphalt trail
-

4. [PR-2020-004171](#)
MAJOR PLT-2025-00002 – EXTENSION OF
PRELIMINARY PLAT

IDO - 2022

VERONICA HERRERA agent for **WILLIAM GALBRETH** requests the aforementioned action(s) for all or a portion of: **LOT/TRACT N7A1, TANOAN PROPERTIES** zoned **PD**, located at **12300 SAN ANTONIO DR between LOWELL DR AND TENNYSON ST** containing approximately **6.653** acre(s). (E-22)

PROPERTY OWNERS: WILLIAM GALBRETH

REQUEST: Request For Extension Of Preliminary Plat For Tuscan Village, Unit 2, A 9 Lot Subdivision And The Associated Easement Vacations (4) And Waivers (2) as listed:

VA-2024-00096 - SIDEWALK WAIVER

VA-2024-00098 - WAIVER TO DPM

SD-2024-00061 - VACATION OF PUBLIC EASEMENT

SD-2024-00063 - VACATION OF PRIVATE EASEMENT

SD-2024-00066 - VACATION OF PUBLIC EASEMENT

SD-2024-00067 - VACATION OF PUBLIC EASEMENT

5. [PR-2025-011406](#)
DHOWVR-2025-00005 – DHO WAIVER

SKETCH PLAT 2-12-25 (DFT)

VERONICA HERRERA agent for **PHILLIP JOHN and ISABELLE DOUCEDAME** requests the aforementioned action(s) for all or a portion of: **LOTS/TRACTS 23, 24 BLOCK 41, PEREA ADDITION** zoned **R-T**, located at **701 14TH ST NW** containing approximately 0.162994 acre(s). (J-13)

PROPERTY OWNERS: PHILLIP JOHN and ISABELLE DOUCEDAME

REQUEST: REQUEST FOR DHO WAIVER DETERMINATION TO ALLOW FOR A 16' ALLEY RIGHT OF WAY

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)

PROPERTY OWNERS: TAYLOR SETH & ARG1

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