



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

March 26, 2025

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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

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

DEFERRED TO APRIL 9TH, 2025

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

DEFERRED TO APRIL 9TH, 2025

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

The above referenced applications have been approved as indicated by the DHO based on IDO and DPM criterion having been met and read into the record, with the following conditions:

Planning:

- Per 6-6(K)(2)(k), The date of the DHO approval shall be recorded on the Plat
- The application numbers must be added to the Plat

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

A one-year Extension of Preliminary Plat is approved.

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

The above referenced DHO Waiver application has been approved as indicated by the DHO based on IDO criterion having been met and read into the record.

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 & 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

DEFERRED TO APRIL 23RD, 2025.

Other Matters: None

ADJOURNED: 11:33 am