



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

May 21, 2025

Join Zoom Meeting:

<https://cabq.zoom.us/j/87159706332>

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

Meeting ID: 871 5970 6332

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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

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1. [PR-2024-010269](#)
DHOWVR-2025-00015 – DHO WAIVER

IDO - 2025
- WILSON & COMPANY, INC., | LEROY DUARTE** agent for **BROOKFIELD PROPERTIES | BRIAN WHALEY** requests the aforementioned action(s) for all or a portion of: **3A1/CORONADO CENTER, JEANNEDALE UNIT 6** zoned **MX-H**, located at **6600 MENAUL BLVD NE** containing approximately **20.1962** acre(s). **(H-18)**
- PROPERTY OWNERS:** CORONADO CENTER LLC ATTN: BROOKFIELD PROPERTIES RETAIL
REQUEST: Sidewalk Waiver
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2. [PR-2023-009105](#)
VAC-2025-00018 – VACATION OF PUBLIC EASEMENT (ABCWUA WATERLINE)
VAC-2025-00019 – VACATION OF PUBLIC EASEMENT (10' OVERHEAD PUE)
VAC-2025-00020 – VACATION OF PUBLIC EASEMENT (10' PUE)
VAC-2025-00023 – VACATION OF PUBLIC EASEMENT (10' UNDERGROUND PUE)

SKETCH 8-14-24 (DFT)
IDO – 2025
- TIERRA WEST** agent for **PIERRE AMESTOY** requests the aforementioned action(s) for all or a portion of: **LOT/TRACT 2A, 2B, COTTONWOOD CROSSING PHASE 2**, zoned **MX-L & MX-T**, located at **10088 COORS BLVD NW** between **7 BAR LOOP** and **COORS BLVD** containing approximately **3.14** acre(s). **(B-14)**
[Deferred from 5/7/25x]
- PROPERTY OWNERS:** Pierre Amestoy
REQUEST: 4 X Vacation of Public Easement: ABCWUA Waterline Easement, 10' Overhead Public Utility Easement (PUE), 10' PUE, and 10' Underground PUE
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3. [PR-2023-009105](#)
MAJOR PLT-2025-00004 – PRELIMINARY PLAT

SKETCH 8-14-24 (DFT)
IDO – 2025
- TIERRA WEST LLC** agent for **PIERRE AMESTOY** requests the aforementioned action(s) for all or a portion of: **LOT/TRACT 2A, 2B, COTTONWOOD CROSSING PHASE 2** zoned **MX-L & MX-T**, located at **10080 COORS BLVD NW** between **COORS BLVD** and **7 BAR LOOP** containing approximately **3.14** acre(s). **(B-14)**
- PROPERTY OWNERS:** Pierre Amestoy
REQUEST: Major Preliminary Plat Application for 7 - Bar mixed development
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4. [PR-2020-004098](#)
MAJOR PLT-2025-00006 – PRELIMINARY PLAT

SKETCH 8-7-24 (DFT)
IDO – 2025
T/MPOS
- RENEE REGAL** agent for **MICHAEL HARE** 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)**
- PROPERTY OWNERS:** Michael Hare
REQUEST: 38-lot residential duplex subdivision at the southeast corner of 86th St SW and Bridge Blvd SW
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5. [PR-2025-020024](#)
MINOR PLT-2025-00023 – PRELIMINARY/ FINAL PLAT
- SKETCH 3-5-25 (DFT)*
IDO – 2025
- CSI - CARTESIAN SURVEYS | RYAN MULHALL agent for MIJO CONSTRUCTION AND LANDSCAPE LLC requests the aforementioned action(s) for all or a portion of: **Lot/Tract 1, 2, MITCHELLS--J C FIRST ADDN** zoned **R-1A**, located at **1614 WILLIAM STREET SE between WILLIAM STREET SE AND SOUTHERN AVENUE SE** containing approximately **0.0967** acre(s). **(L-14)**
- PROPERTY OWNERS:** Mijo Construction and Landscape LLC
REQUEST: Consolidation of two existing lots to create one new lot, with determinations to allow existing sidewalk along William St and Southern Ave frontages
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6. [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)**
- PROPERTY OWNERS:** Vicki Garcia Golden
REQUEST: Waiver to DPM Section 7.2(D) and Specifically Table 7.2.29
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7. [PR-2019-002042](#)
DHOWVR-2025-00016 – DHO WAIVER
- SKETCH 7-24-24 (DFT)*
IDO - 2025
- CONSENSUS PLANNING | JIM STROZIER & CHARLENE JOHNSON agents for EUGENE CHAVEZ requests the aforementioned action(s) for all or a portion of: **Lots/Tracts AS LISTED IN APPLICATION WITHIN THE SOMBRA DEL OESTE SUBDIVISION** zoned **MX-M**, located at **1802 SMOKETREE DR CONTAINING** approximately **X** acre(s). **(M-09)**
- PROPERTY OWNERS:** Eugene Chavez
REQUEST: Request for a Waiver-DHO to the 20-foot driveway length for a Low-Density Residential development (Townhouses) for the Sombra del Oeste Subdivision
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8. [PR-2025-020022](#)
MINOR PLT-2025-00024 – PRELIMINARY/ FINAL PLAT

SKETCH 3-5-25 (DFT)
IDO - 2025
- CSI – CARTESIAN SURVEY’S INC. | RYAN MULHALL** agent for **ELSA SAENZ** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 55 & 56, MITCHELLS—J C FIRST ADDITION** zoned **R-1A**, located at **229 KATHRYN AVENUE SE between KATHRYN AVE SE NEAR JOHN STREET SE** containing approximately **0.107** acre(s). **(L-14)**
- PROPERTY OWNERS:** Elsa Saenz
REQUEST: Consolidate two existing lots into one, and request DHO determinations from 10ft alleyway width to the north and sidewalk width along Kathryn
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9. [PR-2021-005597](#)
MINOR PLT-2025-00022 – PRELIMINARY/FINAL PLAT

SKETCH 12-11-24 (DFT)
IDO - 2025
- MODULUS ARCHITECTS | REGINA OKOYE** agent for **RED SHAMROCK 4 JOSHUA SKARSGAURD** requests the aforementioned action(s) for all or a portion of: **Lots/Tract 9 & 10, UNIVERSITY OF ABQ URBAN CENTER** zoned **NR-C**, located at **5810 SAINT JOSEPHS CT NW between COORS AND ST JOSEPHS** containing approximately **15.6** acre(s). **(G-11)**
- PROPERTY OWNERS:** Red Shamrock 4 Joshua Skarsgaard
REQUEST: Re-divide existing lot 9-A and 10-A into two new lots and grand additional sidewalk easements
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10. [PR-2024-010189](#)
MAJOR PLT-2025-00003 – PRELIMINARY PLAT

SKETCH 4-17-24 (DFT)
IDO - 2023
T/MPOS
- BOHANNAH HUSTON | KEVIN PATTON** agent for **ALBUQUERQUE PUBLIC SCHOOLS** requests the aforementioned action(s) for all or a portion of: **Lot/Tract N1, WATERSHED SUBDIVISION** zoned **PC** located on **ARROYO VISTA** between **GATEWAY LANE and TIERRA PINTADA** containing approximately **109.582** acre(s). **(H-08, J-07, J-08)***[Deferred from 5/7/25W]*
- PROPERTY OWNERS:** Albuquerque Public Schools
REQUEST: 212 Lot Subdivision
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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]*

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

12. [PR-2020-004024](#)
[DHOWVR-2025-00012](#) – DHO PARKING
WAIVER

IDO - 2023

CONSENSUS PLANNING | JIM STROZIER & CHARLENE JOHNSON for GDC VS LLC | TINA KELTY request the aforementioned action(s) for all or a portion of: **Lot/Tract H6B, VENTANA SQUARE AT VENTANA RANCH** zoned **MX-M**, located at **9630 UNIVERSE BLVD** containing approximately **1.99734** acre(s). **(B-10)** *[Deferred from 4/23/25W]*

PROPERTY OWNERS: GDC VS LLC Tina Kelty

REQUEST: Parking Waiver for Self-Storage Facility

WITHDRAWN BY THE APPLICANT

REMANDED CASE

13. [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]*

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