



DEVELOPMENT HEARING OFFICER

Action Sheet Minutes

May 21, 2025

Robert Lucero - Development Hearing Officer

Staff

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

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

The DHO Waiver is approved having met the conditions of the IDO and the DPM as discussed on the record by the DHO.

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

The above referenced applications are approved having met all conditions of the IDO and the DPM as discussed on the record by the DHO.

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

The Preliminary Plat is approved having met the conditions of the IDO and the DPM as discussed on the record by the DHO with the following conditions:

Water Authority

- Relocate the general easement note for Water Authority to the cover sheet
- Update the corridor to include an easement for public water and public sanitary sewer
- Revise the infrastructure list such that it is agreeable to the Water Authority

Transportation

- All private pavement, curb, gutter and sidewalks must be added to the infrastructure list
-

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

DEFERRED TO JUNE 11TH, 2025.

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

The Preliminary/Final Plat is approved having met all conditions
of the IDO and the DPM as discussed on the record by the DHO
with the following conditions:

Planning:

- **AGIS office must approve the DXF file and proof of approval must be provided.**
- **The date of the DHO approval, Project and application numbers shall be recorded on the final plat.**
- **A note must be added which records the approvals of these determinations to the sidewalk and landscape buffer from the DHO.**
- **Proposed language for determination if the Plat is approved: The Determination for the existing sidewalks along William Street and South Avenue to remain as-is is approved with the Plat.**

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

DEFERRED TO JUNE 11TH, 2025.

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.** (**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

DEFERRED TO JUNE 11TH, 2025.

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

The Preliminary/Final Plat is approved having met all conditions of the IDO and the DPM as discussed on the record by the DHO with the following conditions:

Planning:

- AGIS DXF file and proof of approval must be provided
- The date of the DHO approval shall be recorded on the Final Plat
- The Application number must be added to the plat

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

The Preliminary/Final Plat is approved having met all conditions of the IDO and the DPM as discussed on the record by the DHO with the following conditions:

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 copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat

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

The Preliminary Plat is approved having met all conditions of the IDO and the DPM as discussed on the record by the DHO with the following findings and conditions:

Parks and Recreation Finding:

- Coordination with NPS/OSD/PRD to identify an unpaved or crusher fine pedestrian access from Insight Lane to the Southpoint Trail Trailhead for residents of Savio Ridge prior to final plat approval as indicated on the EPC site plan and during the facilitated meeting

Planning Findings and Conditions:

Finding:

- The Westland Framework must be amended from 'education' to 'residential' land use prior to final sign-off of the Final Plat

Conditions:

- The DHO Waivers approved at the April 23rd DHO meeting must be listed on the Plat per 6-6(P)(2)(d) of the IDO
- The date of the DHO approval, Project and application numbers shall be recorded on the plat

Water Authority:

- Preliminary Plat approval is conditioned upon an agreed-upon infrastructure list prior to final plat for Water Authority

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

DEFERRED TO JUNE 1TH, 2025.

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 & 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 11TH, 2025.

Other Matters: None

ADJOURNED

