



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

October 29, 2025

Join Zoom Meeting:

<https://cabq.zoom.us/j/82644949764>

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

Meeting ID: 826 4494 9764

Phone Contact Numbers: +12532050468,,82644949764# US

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-2025-020098](#)
VAC-2025-00042 – VACATION OF RIGHT-OF-WAY
- SKETCH 8-20-25 (DFT)*
IDO - 2025
- JOHN STAPLETON & RENEE REGAL** agents for **RAHIM KASSAM** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 7 thru 10, Block 3, COLLEGE VIEW BUSINESS ADDN** zoned **MX-M** located at **3821 CENTRAL AVE** containing approximately **0.308714** acre(s). (**K-17**)
- PROPERTY OWNERS:** Rahim Kassam
REQUEST: Vacation of ROW Request - Aztec Hotel
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2. [PR-2024-010438](#)
BULK PLT-2025-00003 – BULK PLAT
- SKETCH 6-5-24 (DFT)*
IDO - 2025
- KIMBERLY LEGAN & CARTESIAN SURVEYS, LLC** agents for **TITAN DEVELOPMENT** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 13D1, SALAZAR FAMILY TRUST ET AL** zoned **R-1A** located at **UNSER BLVD SW AND AMOLE MESA SW** containing approximately **158.4669** acre(s). (**N-09**)
- PROPERTY OWNERS:** TA Land Company, LLC
REQUEST: Bulk Land Plat
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3. [PR-2025-020043](#)
MINOR PLT-2025-00052 – PRELIMINARY/FINAL PLAT
- SKETCH 4-16-25 (DFT)*
IDO - 2025
- CSI - CARTESIAN SURVEYS | RYAN MULHALL** agent for **PATRICIA BACA** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 269B1, MRGCD MAP 38** zoned **R-1A**, located at **2129 EDNA AVENUE NW between DORA AVE AND SOTO AVE NW** containing approximately **0.6553** acre(s). (**J-13**)
- PROPERTY OWNERS:** Patricia Baca
REQUEST: Minor subdivision plat by court order, to separate existing six-plex apartment from residences at Rio Grande. Plat grants cross-lot drainage easement
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4. [PR-2024-010352](#)
MINOR PLT-2025-00055 – MINOR PRELIMINARY/FINAL PLAT
- SKETCH 9-24-25 (DFT)*
IDO - 2025
- CSI - CARTESIAN SURVEY'S | RYAN MULHALL & JUSTIN T SIMENSON** agents for **HUNTER GREENE** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 43/NLY PORTION OF ALVARADO GARDENS UNIT 2**, zoned **R-A**, located at **2827 and 2837 RIO GRANDE BLVD NW between CANDELARIA RD AND CAMPBELL RD NW** containing approximately **1.675** acre(s). (**G-12**)
- PROPERTY OWNERS:** Hunter Greene
REQUEST: subdivide 2 existing tracts and an existing lot into 7 new lots and a new tract. Grants easements for access, utilities, and private use and enjoyment
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5. [PR-2025-020122](#)
MINOR PLT-2025-00051 – MINOR PRELIMINARY/FINAL PLAT

IDO - 2025
- TIM ALDRICH** agent for **PUBLIC SERVICE COMPANY OF NEW MEXICO** requests the aforementioned action(s) for all or a portion of: **Tract/Lot 1, 2A, PRAGER STATION ADDN, FOREST PRODUCTS COMPANY** zoned **NR-BP**, located at **1931 12TH STREET** at southwest corner of **12TH STREET NW** and **INTERSTATE 40 SOUTH FRONTAGE ROAD** containing approximately **13.5781** acre(s). **(H-13)**
- PROPERTY OWNERS:** Public Service Company Of New Mexico
REQUEST: Relocate existing tract line to eliminate conflicts with existing improvements
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6. [PR-2024-010292](#)
MINOR PLT-2025-00050 – MINOR PRELIMINARY/FINAL PLAT

SKETCH 5-15-24 (DFT)
IDO - 2025
- TIM ALDRICH** agent for **VENETA B STEHR-WOOD** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 1 thru 3, PARKLAND HILLS ADDN** zoned **R-1D**, located at **800 CARLISLE PLACE SE** at **SOUTHEAST CORNER OF CARLISLE PLACE SE** and **HERMOSA DRIVE SE** containing approximately **0.3492** acre(s). **(L-16, L-17)**
- PROPERTY OWNERS:** Veneta B Stehr-Wood
REQUEST: Eliminate existing lot lines to create 1 Lot
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7. [PR-2018-001579](#)
DHOWVR-2025-00023 – DHO SIDEWALK WAIVER

SKETCH 5-14-25 (DFT)
IDO - 2025
- MODULUS ARCHITECTS | REGINA OKOYE** agent for **WINROCK PARTNERS, LLC** requests the aforementioned action(s) for all or a portion of: **Lot/Tract Z2, Z1, A1A2, WINROCK CENTER ADDN** zoned **MX-H**, located at **2100 LOUISIANA BLVD.** **(J-18, J-19)**
- PROPERTY OWNERS:** WINROCK PARTNERS, LLC
REQUEST: Sidewalk Waiver
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8. [PR-2023-009496](#)
MINOR PLT-2025-00054 – MINOR PRELIMINARY/FINAL PLAT

SKETCH 10-1-25 (DFT)
IDO - 2025
- BRUCE STIDWORTHY** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts BARSTOW and VENTURA, Block 17, N ABQ ACRES TR 1 UNIT 3** zoned **PD, R-1D**, located at **8901 MODESTO AVE NE** between **BARSTOW AND VENTURA** containing approximately **1.0** acre(s). **(B-20, C-20)**
- PROPERTY OWNERS:** Bruce Stidworthy
REQUEST: Dedication of right-of-way. No subdivision of land is proposed. Requesting deferral of construction of the frontage infrastructure along Modesto
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9. [PR-2023-009652](#)
MJRFNL PLT-2025-00002 – MAJOR FINAL
PLAT

IDO – 2023

CONSENSUS PLANNING | JIM STROZIER agent for **JLM CONSTRUCTION COMPANY** requests the aforementioned action(s) for all or a portion of: **Lot/Tract W POR TR1 SUMMARY PLAT, UNPLATTED/PARADISE HILLS** zoned **MX-T**, located at **AVENIDA DE JAIMITO NW between UNSER BOULEVARD AND UNIVERSE BOULEVARD NW** containing approximately **19.7** acre(s). **(C-10)**

PROPERTY OWNERS: Bedrock Investors Limited

REQUEST: Preliminary Plat was approved by the DHO on February 12, 2025. The Final Plat meets all the conditions of approval from the Notification of Decision

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10. [PR-2024-011073](#)
MINOR PLT-2025-00053 – MINOR
PRELIMINARY/FINAL PLAT

SKETCH 10-23-24 (DFT)

IDO - 2025

ADELLA GALLEGOS agent for **KJ ENTERPRISE & DEVELOPMENT LLC** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 10 & 11, SOUTH BROADWAY ACRES UNIT 1** zoned **MX-L**, located at **102 BETHEL SE between SE corner of BETHEL & WILLIAM SE** containing approximately **0.3062** acre(s). **(M-14)**

PROPERTY OWNERS: KJ Enterprise & Development LLC

REQUEST: Lot Line Adjustment

Other Matters:

ADJOURN

DFT SIGNING SESSION