



## DEVELOPMENT HEARING OFFICER AGENDA

*(Via Public Zoom Video Conference)*

**October 29, 2025**

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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

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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***

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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

**The Vacation of Right-of-way is approved.**

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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

The Bulk Land Plat has been approved with the following conditions and findings:

**Water Authority:**

- Easements noted as 6, 16, and 21 must include public water and public sanitary sewer use.
- Pro Rata must be paid prior to signature from the Water Authority
- The following note must be added to the proposed lot:

*“Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval”*

**AMAFCA:**

- AMAFCA will provide the City Engineer with proof of executed Property Purchase Agreement and recorded Quitclaim deed associated with the portion of the property currently under sale with the applicant prior to the City Engineer signing the plat

**Planning Finding:**

- The applicant shall obtain a subdivision to establish lot lines on a plat that correspond with the zone boundaries via the roadway easements depicted on the May 2024 Boundary and Land Title Survey before a zoning certificate will be issued per IDO 14-16-6-7-(H)(2)(h).
- Public roadway easements under Easement notes #5, #6 and number #16 ‘exiting public roadway easement’ must be dedicated as Right of Way to the City of Albuquerque per the City Engineer

**Planning Conditions:**

- The name/title of the Plat must be clarified to include the new tract names prior to final sign-off. For example: T.A. Lands tracts 1-4
- All owners of the land associated with this Bulk Land Plat must sign the plat. (AMAFCA and Titan) or legal proof of the transfer of the property
- The project and application numbers must be added
- The date of the DHO approval must be added to the Plat
- AGIS DXF file and proof of approval must be provided

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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

**The Preliminary/Final Plat and the associated determination is approved with the following conditions:**

**Planning:**

- The Project and Application numbers must be added to the plat
- The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO
- A copy of the AGIS-approved DXF file must be submitted

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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

**The Preliminary/Final Plat is approved with the following conditions:**

**Planning:**

- The Variance to the lot size should be noted on the Final Plat.
- The project and application numbers must be added. The date of the DHO approval must be added to the Plat.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- A recorded Infrastructure improvements Agreement (IIA) is required

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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

**The Preliminary/Final Plat is approved with the following conditions:**

- Project and application numbers must be added to the Plat
- Date of the DHO approval shall be recorded on the Plat

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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

The Preliminary/Final Plat with associated determination is approved with the following conditions:

- Prior to final sign off of the plat, the (AGIS) office must approve the DXF file and proof of approval must be provided
- The date of the DHO approval shall be recorded on the Final Plat
- The Project and Application numbers must be added to the Plat
- A note must be added to the Plat indicating any determinations requested from the DHO, along with their approvals

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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

The DHO sidewalk waiver is approved per the requirements of the applicable IDO and DPO provisions as read into the record by the DHO, with the following finding:

- Per 6-6(P)(2)(d) of the IDO, any Waivers granted that are associated with a subdivision shall be placed on the Final Plat and on a separately recorded document

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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

**The Preliminary/Final Plat is approved with the following conditions:**

**Planning:**

- **Project and application numbers must be added to the plat and Infrastructure List prior to distribution for DFT signatures**
  - **Utility approval signatures must be provided on the Plat**
  - **An Infrastructure Improvements agreement (IIA) for the ‘Procedure C Commitment’ must be provided following sign-off of the provided infrastructure list**
  - **AGIS DXF file and proof of approval must be provided**
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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

**The Final Plat is approved with the following findings and conditions:**

**Planning:**

- **Proof of approval of the DXF file from AGIS must be provided**
- **The date of the DHO approval shall be recorded on the Plat**

**Water Authority Finding:**

- **A revised infrastructure list must be submitted and facility fees paid, tied in agreement with the proposed site plan. This will include a revision of the Notice of Decision for the Site Plan to accommodate the needed changes**

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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

The Preliminary/Final Plat is approved with the following conditions:

**Water Authority Condition:**

- Any unused meter boxes that are existing that are intended for the site that will remain and be unused must be properly abandoned prior to final signature of the plat.

**Planning:**

Prior to final sign-off:

- Add a note to the plat with the sidewalk width determination detail.
- The Project and Application numbers must be added to the plat.
- The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO.
- A copy of the AGIS-approved DXF file must be submitted.

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Other Matters: None

ADJOURNED: 12:20 AM

DFT SIGNING SESSION