



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

September 24, 2025

Join Zoom Meeting:

<https://cabq.zoom.us/j/89776028358>

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

Meeting ID: 897 7602 8358

Phone Contact Numbers: +12532050468,,89776028358# 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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| <p>1. <u>PR-2025-020112</u>
MINOR PLT-2025-00045 – MINOR PRELIMINARY/FINAL PLAT</p> <p><i>IDO - 2025</i></p> | <p>TIM ALDRICH agent for GIOVANNI COPPOLA requests the aforementioned action(s) for all or a portion of: Lot/Tract 3, CUTTER INDUSTRIAL PARK UNIT 6 zoned NR-LM, located at 3601 and 3701 PRINCETON DRIVE NE on WEST SIDE OF PRINCETON DRIVE NE between AZTEC ROAD NE AND COMANCHE ROAD NE containing approximately 2.4618 acre(s). (G-16)</p> <p>PROPERTY OWNERS: GIOVANNI COPPOLA
REQUEST: Eliminate lot line, create 3 lots from 2, grant cross-lot access and cross-lot drainage easement</p> |
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| <p>2. <u>PR-2024-010846</u>
MINOR PLT-2025-00047 – MINOR PRELIMINARY/FINAL PLAT</p> <p><i>SKETCH 8-6-25 (DFT)</i>
<i>IDO - 2025</i></p> | <p>CONSENSUS PLANNING JIM STROZIER & JOSH ROGERS agents for TITAN HIWAY LAND, LLC requests the aforementioned action(s) for all or a portion of: Lots/Tracts LTS 1 THRU 5 IN BLK 41 UNIVERSITY HEIGHTS ADDITION & LOT 1 BLOCK 3 MONTE VISTA ADDITION zoned MX-M, located at 3200 CENTRAL AVENUE, SOUTHEAST CORNER OF CENTRAL AND BRYN MAWR containing approximately 1.0116 acre(s). (K-16)</p> <p>PROPERTY OWNERS: TITAN HIWAY LAND, LLC
REQUEST: Consolidate existing 6 lots and vacated right of way into one new lot, grant easements</p> |
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| <p>3. <u>PR-2025-020104</u>
MINOR PLT-2025-00046 – MINOR PRELIMINARY/FINAL PLAT</p> <p><i>SKETCH 9-17-25 (DFT)</i>
<i>IDO - 2025</i></p> | <p>JOHN STAPLETON & RENEE REGAL agents for GEORGE B. HANEY requests the aforementioned action(s) for all or a portion of: Lot/Tract 4, Block 8, BARON BURG HEIGHTS MENDELSBERGS zoned MX-L, located at 513 ORTIZ DR SE between ZUNI ROAD SE and BELL AVENUE SE containing approximately 1.07 acre(s). (L-18, L-17)</p> <p>PROPERTY OWNERS: GEORGE B. HANEY
REQUEST: San Mateo Minor Plat Application</p> |
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| <p>4. <u>PR-2018-001499</u>
MAJOR PLT-2025-00013 – EXTENSION OF PRELIMINARY PLAT</p> <p><i>SKETCH 10-23-24 (DFT)</i>
<i>IDO – 2025</i>
<i>T/MPOS</i></p> | <p>NICOSHA SCHEDLBAUER agent/applicant for ACES AND EIGHTS DEVELOPMENT LLC requests the aforementioned action(s) for all or a portion of: Lot/Tract A, MCMAHON COMMONS zoned MX-L, R-1B, between Universe Blvd & Kayenta St on McMahon containing approximately 5.91098 acre(s). (A-10)</p> <p>PROPERTY OWNERS: ACES AND EIGHTS DEVELOPMENT LLC
REQUEST: Preliminary Plat Extension</p> |
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5. [PR-2022-007501](#)
MINOR PLT-2025-00048 – MINOR
PRELIMINARY/FINAL PLAT

IDO - 2025

CSI - CARTESIAN SURVEYS | RYAN MULHALL agent for DANIEL LOY requests the aforementioned action(s) for all or a portion of: **Lot/Tract 1 & 2, Block 47, UNIVERSITY HEIGHTS** zoned **R-MH, MX-T**, located at **3300 SILVER AVENUE SE between 208 WELLESLEY DR SE at SOUTHEAST CORNER** containing approximately **0.9764** acre(s). **(K-16)**

PROPERTY OWNERS: DANIEL LOY

REQUEST: Consolidate lots 1 thru 6, block 47 of University Heights into one new lot. Plat also dedicates additional right-of-way to portions of east adjoining alleyway

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6. [PR-2021-006236](#)
MINOR PLT-2025-00049 – MINOR
PRELIMINARY/FINAL PLAT

SKETCH 6-18-25 (DFT)

IDO - 2025

CSI - CARTESIAN SURVEYS | RYAN MULHALL agent for TITAN JOURNAL CENTER LAND, LLC requests the aforementioned action(s) for all or a portion of: **Lot/Tract A3A, A3B, LEGACY AT JOURNAL CENTER** zoned **NR-BPL**, located at **5161 LANG AVE NEAR THE SOUTHWEST CORNER OF PASEO DEL NORTE and I-25 FRONTAGE ROAD** containing approximately **2.971** acre(s). **(D-17, D-18)**

PROPERTY OWNERS: TITAN JOURNAL CENTER
LAND, LLC

REQUEST: Adjust lot line between two existing Tracts

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7. [PR-2021-005479](#)
SD-2024-00116 – MINOR
PRELIMINARY/FINAL PLAT

SKETCH 4-17-24 (DFT)

IDO – 2022

CSI – CARTESIAN SURVEYS, INC. agent for SLN PROPERTIES LLC requests the aforementioned action(s) for all or a portion of: **LOTS 1-7, 17, 18, AND “X”, BLOCK 7, WAGGONMAN-DENISON ADDITION** zoned **MX-H and MX-M**, located at **9307 CENTRAL AVE NE between GENERAL CHENNAULT ST NE and GENERAL PATCH ST NE** containing approximately **1.0293** acre(s). **(K-20)** *[Deferred from 7/17/24, 7/31/24X, 10/30/24w, 12/18/25w, 2/26/25w, 4/23/25w]*

PROPERTY OWNERS: Sinh Nguyen

REQUEST: Lot consolidation from 10 existing lots to one new lot, dedicate right-of-way to both frontages. Property has two existing commercial buildings with different MX zoning types. Will seek zone map amendment to unify

8. [PR-2024-010951 aka PR-2024-010617](#)
**MINOR PLT-2025-00043 – MINOR
PRELIMINARY/FINAL PLAT**

SKETCH 10-2-24 (DFT)

IDO - 2025

JEEBS & ZUZU LLC agent for **YES HOUSING, INC. AND CHELSEA INVESTMENT CORPORATION** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 165**, zoned **MX-M**, located at **701 COORS BLVD NW, WEST SIDE of COORS BLVD between FORTUNA and GLEN RIO ROAD and between 64TH STREET and COORS BLVD** containing approximately **13.77** acre(s). **(J-10)** *[Deferred from 9/10/25]*

PROPERTY OWNERS: GREVEY HELEN A & MARIANNE GREVEY FISCHER & AVS LLC

REQUEST: consolidating four lots to three lots in order to establish the appropriate lot configuration to establish an affordable housing project. This project consists of one parcel containing 128 units and the other parcel is slated to contain 144 units. The site is also planned to provide a Head Start facility for the residents of the proposed apartments as well as the surrounding community as a last phase

Other Matters:

ADJOURN

DFT SIGNING SESSION