



**DEVELOPMENT HEARING OFFICER
Action Sheet Minutes**

September 10, 2025

***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-2024-010653](#)**
**BULK PLT-2025-00002 – BULK
PLAT**

***SKETCH 7-24-24 (DFT)
IDO - 2025***

BOHANNAN HUSTON INC. agent for **MDS INVESTMENTS LLC** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 1-12 and 14-16, ARTISTE SUBDIVISION** zoned **PC** located btween **BOBBY FOSTER RD SE AND CHICAGO DR SE** containing approximately **239.0605** acre(s). (R-14, S-15, R-15, S-14)

PROPERTY OWNERS: MDS INVESTMENTS LLC

REQUEST: Bulk Land Plat for Artiste Subdivision

The Bulk Plat has been approved with the following conditions:

Environmental Health

- need a signature line for ESD

Planning

- Project and Application numbers must be added to the Plat.
 - The date of the DHO approval shall be recorded on the Plat.
 - AGIS-approved DXF file must be submitted.
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2. [PR-2020-004171](#)
MAJOR PLT-2025-00011 –
AMENDMENT TO
PRELIMINARY PLAT

IDO - 2025

FIERRO & COMPANY | VERONICA HERRERA agent for **WILLIAM GALBRETH** requests the aforementioned action(s) for all or a portion of: **Lot/Tract N7A1, TANOAN PROPERTIES** zoned **R-1D**, located at **12300 SAN ANTONIO DRIVE NE** between **TENNYSON & LOWELL** containing approximately **6.653** acre(s). (**E-22**)

PROPERTY OWNERS: WILLIAM GALBRETH

REQUEST: Request to Amend Major Preliminary Plat. Amendment includes realignment of AMAFCA access easement. This results in minor changes in lot sizes, however within allowable thresholds

The Amendment to Preliminary Plat was approved with the following findings and conditions:

Water (ABCWUA)

- On Sheet 4 of 5 please fix the leader for easement 3 to be placed on the easement instead of the property boundary as currently shown.

Planning

- The new application number must be added to the Plat.
 - The date of the DHO approval must be recorded on the Plat.
 - Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of the approval must be provided.
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3. [PR-2020-010189](#)
MAJOR PLT-2025-00012 –
AMENDMENT
TO PRELIMINARY PLAT

IDO – 2025
T/MPOS

BOHANNAN HUSTON INC. | YOLANDA PADILLA MOYER & CARTESIAN SURVEYS LLC | RYAN MULHALL agents for PULTE GROUP, INC. requests the aforementioned action(s) for all or a portion of: **Lot/Tract N1, WATERSHED SUBDIVISION** zoned **PC**, located at **9601 TIERRA PINTADA BETWEEN ARROYO VISTA Between 118 AND TIERRA PINTADA** containing approximately **60.08** acre(s). (**H-08, J-07, J-08**)

PROPERTY OWNERS: ALBUQUERQUE PUBLIC SCHOOLS
REQUEST: Minor Amendment to Preliminary Plat to add one Lot

The Amendment to the Preliminary Plat was approved with the following conditions:

Planning

- All conditions from the prior Preliminary Plat NOD Major_PLT-2025-00003 remain applicable.

The Plat must include:

- The original application number(s) and the amended application number(s).
- The DHO approval date shall be noted on the plat.
- Per the EPC Post Memorandum for SP-2025-00053, Site Plan–EPC, Major Amendment, all conditions from the NOD must be met, including final sign-off by DFT staff (per Conditions 1–3 of the EPC approval).

4. [PR-2024-010327](#)
MINOR PLT-2025-00044 –
MINOR PRELIMINARY/FINAL
PLAT

SKETCH 5-15-24 (DFT)
IDO - 2025

CSI – CARTESIAN SURVEYS INC | RYAN MULHALL agent for MONTE VISTA CHRISTIAN CHURCH requests the aforementioned action(s) for all or a portion of: Lot/Tract A, MONTE VISTA ADDN zoned R-1B, located at 3501 CAMPUS BLVD LOCATED AT THE INTERSECTION WITH BERKELEY PLACE NE containing approximately 1.8334 acre(s). (K-16)

PROPERTY OWNERS: MONTE VISTA CHRISTIAN CHURCH

REQUEST: Subdivide an existing tract into two new tracts. Subject tract has an existing church and school to remain

The Minor Preliminary Plat was approved with the following conditions and findings:

- 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 Application number must be added to the plat.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to the Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov (should the Plat be approved by the DHO).
- Finding: The breezeway straddling the lot line must be maintained by both property owners. The shared maintenance agreement between the two properties will be in effect into perpetuity pursuant to the breezeway for Tract A-1 and Tract A-2.

5. [PR-2025-020025](#)
MINOR PLT-2025-00041 –
MINOR PRELIMINARY/FINAL
PLAT

SKETCH 3-5-25 (DFT)
IDO - 2025

CSI - CARTESIAN SURVEYS | RYAN MULHALL agent for SEAN JARIWALA requests the aforementioned action(s) for all or a portion of: LOT/TRACT 1A, SUNPORT PARK zoned NR-BP, located at 1321 FLIGHTWAY AVE SE between INTERSTATE 25 and UNIVERSITY BLVD SE containing approximately 4.5612 acre(s). (M-15) [Deferred from 8/27/25w]

PROPERTY OWNERS: 1321 FLIGHTWAY LLC

REQUEST: Create two new lots; grant cross-lot access and drainage easement

The Preliminary/Final Plat was approved with the following findings and conditions:

- Provide a copy of the finalized Landfill assessment report to Environmental Health and Planning.
- Environmental Health will be required to sign the plat due to Landfill Buffer.
- Project and Application #'s on the Plat and Infrastructure list.
- An (IIA) infrastructure Improvements Agreement with financial guarantee is required.
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
- The date of the DHO approval shall be recorded on the Plat.

6. [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)

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

DEFERRED TO SEPTEMBER 24, 2025.
