



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

April 8, 2026

Join Zoom Webinar:

<https://cabq.zoom.us/j/86900849011>

Meeting ID: 869 0084 9011

+17193594580,,86900849011# US

+12532050468,,86900849011# US

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

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

-
1. [PR-2025-020155](#)
VAC-2026-00001 – VACATION OF RIGHT-OF-WAY
VAC-2026-00002 - VACATION OF RIGHT-OF-WAY

SKETCH 12-10-25 (DFT)
IDO - 2025

JAG PLANNING & ZONING | JUANITA GARCIA agent for **CRISTINA CHAVEZ COOK** requests the aforementioned action(s) for all or a portion of: **UNPLATTED LANDS, UNPLATTED/GARCIA--F M** zoned **MX-T** located at **1522 EDITH BLVD NE** containing approximately **0.49, 0.39** acre(s). **(J-15)** [*Deferred from 2/25/26,3/11/26*] {x}

PROPERTY OWNERS: Cristina Chavez Cook
REQUEST: Vacation of a portion of Odelia Road NE (7112.71 Square Feet) & Vacate all of Clara Street NE, south of Odelia Road NE (3,494 Square Feet)

DEFERRED TO MAY 6, 2026

2. [PR-2022-007507](#)
MINOR PLT-2026-00014 – MINOR PRELIMINARY/FINAL PLAT
VAC-2026-00005 – VACATION OF PUBLIC EASEMENT

SKETCH 6-18-25 (DFT)
IDO - 2025

JAG PLANNING & ZONING agent for **CYNTHIA MECHENBIER** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts A1, LLD SUBDIVISION** zoned **NR-LM**, located at **4741 PAN AMERICAN FWY NE between INTERSTATE 25 and OSUNA ROAD NE** containing approximately **3.4641** acre(s). **(F-16)**

PROPERTY OWNERS: MECHENBIER CYNTHIA A & LARDNER SCOTT C & LARDNER VINCENT J III

REQUESTS:

Minor Plat: Create two (2) tracts from one (1) tract, vacate and create easements as shown.

Vacation: Vacate a Public Utility Easement

3. [PR-2020-003688](#)
VAC-2026-00004 – VACATION OF RIGHT-OF-WAY

SKETCH 7-2-25 (DFT)
CPO-2
Area of Consistency
IDO - 2025

RENEE REGAL & JOHN STAPLETON agents for **RICK M. CROUSE II, HABITAT FOR HUMANITY** requests the aforementioned action(s) for all or a portion of: **THE ENTIRE WIDTH AND 3,085 SQ. FT. OF 62ND STREET NW** zoned **R-1B**, located at **536 COORS BLVD NW** . **(J-10)**

PROPERTY OWNERS: Rick M. Crouse II, Habitat for Humanity
REQUEST: 62nd Street - Habitat for Humanity - Vacation of Public ROW

4. [PR-2024-009823](#)
**MINOR PLT-2025-00068 – MINOR
PRELIMINARY/FINAL PLAT**

SKETCH 3-6-24 (DFT)
CPO-5
660-ft. of MPOS
Abutting Bern. Co.
Area of Consistency
IDO - 2025

JONATHAN TURNER & BRIAN BATTAGLINO agent for **BRIAN EBY** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 50, DESERT HIGHLANDS AT HIGH DESERT UNIT 2** zoned **R-1D**, located at **13715 QUAKING ASPEN PL NE, between PINO CANYON PL and QUAKING ASPEN PL** containing approximately **1.6876** acre(s). **(E-24)**
[Deferred 3/11/26]

PROPERTY OWNERS: Brian Eby
REQUEST: A minor plat to make an adjustment to the approved building envelope for a single-family home

5. [PR-2026-000006](#)
**MINOR PLT-2026-00001 – MINOR
PRELIMINARY/FINAL PLAT**

IDO - 2025

TIM ALDRICH agent for **WAYNE POLLACK** requests the aforementioned action(s) for all or a portion of: **Lot/Tract A, DUKE CITY INDUSTRIAL AREA ADDN** zoned **MX-H**, located at **3500 CANDELARIA RD NE** at **SOUTHEAST CORNER** of **CANDELARIA** and **WELLESLEY** containing approximately **2.756** acre(s). **(H-16, G-16)** *[Deferred from 2/11/26, 3/11/26] {w}*

PROPERTY OWNERS: Wayne Pollack
REQUEST: Eliminate existing deed line, create 2 lots that are the same as the 2 areas presently leased, grant a 10' PUE along Candelaria and Wellesley and dedicate public right-of-way at the corner of Candelaria and Wellesley

6. [PR-2025-020079](#)
**MINOR PLT-2025-00065 – MINOR
PRELIMINARY/FINAL PLAT**
DHOWVR-2026-00004 - DHO WAIVER

SKETCH 6-18-25 (DFT)
IDO - 2025

JOHN PAISANO agent for **GARY BERNIER** requests the aforementioned action(s) for all or a portion of: **UNPLATTED/SPRINGER TRANSFER CO** zoned **MX-T**, located at **1224 STONE ST NE** between **ODELIA/INDIAN SCHOOL RD. & MOUNTAIN**, and **EDITH BLVD & I-25** containing approximately **0.1734** acre(s). **(J-15)** *[Deferred from 2/25/26, 3/11/26] {L}*

PROPERTY OWNERS: Gary Bernier
REQUEST: Consolidate 3 parcels of land with the same address and owner into one parcel. Two strips are approx. 11'x124' total and will be added to the main parcel approx. 50'x124'

7. [PR-2026-000002](#)
**MINOR PLT-2026-00015 – MINOR
PRELIMINARY/FINAL PLAT**

SKETCH 1-28-26 (DFT)
Area of Consistency
IDO - 2025

CSI – CARTESIAN SURVEYS agent for **THOMAS SALAS** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 1, ADOBE MESA** zoned **R-T**, located at **1701 CLIFFSIDE DR NW** near **KEVIN COURT NW** containing approximately **0.212** acre(s). **(H-11)**

PROPERTY OWNERS: SALAS THOMAS N & THERESA M
REQUEST: Minor subdivision plat to create two new lots from three existing lots. Plat dedicates additional right-of-way

8. [PR-2021-005816](#)
**MAJOR PLT-2026-00005 – EXTENSION OF
PRELIMINARY PLAT**

CPO-2, VPO-1
660-ft. of MPOS
IDO - 2025

TIERRA WEST agents for **PIERRE AMESTOY** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 2A, COTTONWOOD CROSSING PHASE 2** zoned **MX-T, MX-L**, located at **10088 COORS BLVD NW** between **7 BAR LOOP** and **COORS NW** containing approximately **3.14** acre(s). **(B-14)**

PROPERTY OWNERS: A MANAGEMENT CORPORATION
REQUEST: Extension of Preliminary Plat Approval

9. [PR-2026-000047](#)
DHOWVR-2026-00007 – DHO WAIVER

CPO-7
Railroad and Spur Small Area
Area of Consistency
IDO - 2025

LUKE P. SOULE & DAVID SOULE agents for **JESUS F APODACA** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 33, MRGCD MAP 37** zoned **R-1A**, located at **508 ASPEN AVE NE** containing approximately **0.10526** acre(s). **(J-15, J-14)**

PROPERTY OWNERS: Jesus F Apodaca
REQUEST: Waiver to requirement for completion of road, curb and gutter, and sidewalk on 508 Aspen Ave NE

10. [PR-2022-007623](#)
**MINOR PLT-2026-00013 – MINOR
PRELIMINARY/FINAL PLAT**

SKETCH 1-28-26 (DFT)
Atrisco Business Park Master Development Plan
IDO - 2025

CARTESIAN SURVEYS agent for **ANGELO BRUNACINI** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 7B, 10, MERIDIAN BUSINESS PARK** zoned **NR-BP**, located at **541 AIRPORT DRIVE NW** near **LOS VOLACANES RD NW** containing approximately **8.3934** acre(s). **(J-10)**

PROPERTY OWNERS: BRUNACINI BUILDERS I OPPORTUNITY LAND LLC
REQUEST: Create two new lots from one existing. Grant a floating cross-lot drainage easement

Other Matters:

ADJOURN

DFT SIGNING SESSION