



DEVELOPMENT HEARING OFFICER

Action Sheet Minutes

April 22, 2026

Development Hearing Officer:

Robert Lucero

Staff:

Jay Rodenbeck – Development Services Planning Manager

Angela Gomez – Hearing Monitor

Project and Application Numbers	Applicant, Legal Lot & Owner Information, Request type
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- Project:** [PR-2020-003688](#)
Application Type: MAJOR PRELIMINARY PLAT
Application #: MAJOR_PLT-2026-00003

RENEE REGAL & JOHN STAPLETON agents for **RICK M CROUSE II** requests the aforementioned actions for all or a portion of: **Lot/Tract 42, DAVIS-PEREA-COURSONS** zoned **R-1B** located at **556 COORS BOULEVARD NW** between **between COORS BOULEVARD** and **DAYTONA ROAD** containing approximately **1.74** acres. (zone map **J - 11**) [*Deferred from 2/25/26*]

PROPERTY OWNERS: Rick M Crouse II
REQUEST: 62nd Street Habitat for Humanity - Preliminary Plat Application

WITHDRAWN
 - Project:** [PR-2021-005863](#)
Application Type: MINOR PLAT
Application #: MINOR_PLT-2025-00067

CONSENSUS PLANNING | JIM STROZIER & JONATHAN TURNER agents for **JULIA CHAVEZ** requests the aforementioned actions for all or a portion of: **Lots/Tracts 89B3A, 89B1B1, MRGCD MAP 33** zoned **R-1C**, located at **3506 12TH STREET NW** between **MCMULLEN AVENUE** and **MILDRED AVENUE** containing approximately **0.4959** acres. (zone map **G-14**) [*Deferred from 12/17/25L, 1/7/26, 1/21/2, 2/11/26*] {L}

PROPERTY OWNERS: Julia Chavez
REQUEST: Minor Plat Approval

DEFERRED TO MAY 6TH, 2026.
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3. **Project:** [PR-2022-007616](#)
Application Type: MINOR PLAT
Application #: MINOR_PLT-2026-00017

CARTESIAN SURVEYS agent for **ELEANOR SICHLER** requests the aforementioned actions for all or a portion of: **Lots/Tracts 1 through 12, block 1, TIJERAS PARK ADDITION** zoned **MX-M** located at **820 San Mateo Boulevard NE between San Juan Rd NE & Roma Ave NE** containing approximately **0.4821** acres. (zone map **K-17**)

PROPERTY OWNERS: Eleanor Sichler

REQUEST: Eliminate all interior lot lines and dedicate additional right of way along San Mateo Boulevard NE

In the matter of the aforementioned application, being in compliance with all applicable requirements of the DPM and the IDO and other adopted City regulations the Minor Plat and the corresponding determination is approved with the findings as discussed on the record with the following conditions:

Transportation:

- A revised plat showing reduced ROW dedication must be submitted prior to signature
- An infrastructure list showing sidewalk widening around poles is required and can be financially guaranteed, or the work can be done along with proof of construction prior to sign-off

Planning:

- Application numbers must be added to the plat before final sign-off
 - 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 prior to the final sign-off of the Plat
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Other Matters: None

ADJOURNED