



**DEVELOPMENT HEARING OFFICER  
Action Sheet Minutes**

**April 8, 2026**

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***Brennon Williams - Development Hearing Officer***

**Staff**

***Jay Rodenbeck – Development Services Planning Manager  
Angela Gomez - Hearing Monitor***

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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**

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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

In the matter of the aforementioned applications, being in compliance with all applicable requirements of the DPM and the IDO and other adopted City regulations, the Vacation of Public Easement is approved. The Minor Plat is approved with the findings as discussed on the record, and with the following conditions:

**Water Authority:**

- Please add a private water and sanitary sewer easement for the benefit of Tract A to access the water and sanitary sewer infrastructure

**Planning:**

- The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(k)
- The Application number must be added to the final plat.
- Approved AGIS DXF file and proof of approval must be provided prior to final sign-off of the Plat.

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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 62<sup>ND</sup> 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

**The Vacation of Right-of-Way is recommended for approval by the City Council.**

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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

**DEFERRED TO MAY 6<sup>TH</sup>, 2026.**

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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

**WITHDRAWN**

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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

**In the matter of the aforementioned applications, being in compliance with all applicable requirements of the DPM and the IDO and other adopted City regulations, The DHO Waiver is approved. The Minor Plat is approved with the findings as discussed on the record and with the following conditions:**

**Planning**

- Place the following application numbers on the Plat: Minor\_PLT-2025-00065, DHOWVR-2026-00004
- Per 6-6(P)(2)(d) of the IDO, the DHO Waiver associated with the Plat must be placed on the Plat
- The date of DHO approval must be added to the Plat
- AGIS must approve the DXF file and proof of approval must be provided prior to final sign-off

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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

**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 is approved with the findings as read into the record, and with the following conditions:**

**Transportation**

- Clean up and correct the letter requesting determination on the sidewalk along Kevin Ct.

**Planning**

- Application number must be added to the Plat and Infrastructure List (IL).
  - The date of the DHO approval shall be recorded on the Plat.
  - The project number must be corrected on the Infrastructure List (IL).
  - Approved AGIS DXF file and proof of approval must be provided prior to final sign-off of the Plat.
  - An IIA-Infrastructure Improvements Agreement with financial guarantee will be required.
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8. [PR-2021-005816 aka PR-2023-009105](#)  
**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

**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 Extension of the Preliminary Plat is approved for a period of 12 months.**

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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

**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 DHO Waiver is approved.**

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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

**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 is approved with the findings as read into the record, and with the following conditions:**

**Planning**

- The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(k)
- The Application number must be added to the final plat
- Approved AGIS DXF file and proof of approval must be provided prior to final sign-off of the Plat

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Other Matters: None

ADJOURNED