



**DEVELOPMENT HEARING OFFICER  
Action Sheet Minutes**

**February 11, 2026**

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***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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**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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1. [PR-2024-010885](#)  
[DHOWVR-2025-00039](#) – DHO WAIVER  
[DHOWVR-2025-00038](#) – DHO WAIVER  
[DHOWVR-2025-00037](#) – DHO WAIVER  
[VAC-2025-00067](#) - VACATION OF PUBLIC DRAINAGE EASEMENT  
[VAC-2025-00068](#) - VACATION OF PUBLIC 60' ACCESS, UTILITY, AND DRAINAGE EASEMENT  
[VAC-2025-00069](#) - VACATION OF PUBLIC DRAINAGE EASEMENT  
[MAJOR PLT-2025-00021](#) – PRELIMINARY PLAT

SKETCH 6-4-25 (DFT)  
*IDO – 2025*

BOHANNAN HUSTON INC. | KELLY KLEIN & KIMBERLY LEGAN agents for TA Land Company requests the aforementioned action(s) for all or a portion of: **Lot/Tract A1C, SALAZAR FAMILY TRUST ET AL** zoned **R-1A** located between **UNSER BLVD W and 98<sup>th</sup> ST SW** containing approximately **55** acre(s). **(N-09)***[Deferred from 1/7/26]{w}*

**PROPERTY OWNERS:** TA Land Company  
**REQUEST:** Phase 1 Preliminary Plat

DEFERRED TO FEBRUARY 25<sup>TH</sup>, 2026

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2. [PR-2022-007141](#)  
[MINOR PLT-2026-00003](#) – MINOR PRELIMINAR/FINAL PLAT

SKETCH 10-22-25 (DFT)  
*IDO - 2025*

BOHANNAN HUSTON INC. agent for CSDCPC RioGAFA, LLC requests the aforementioned action(s) for all or a portion of: **Lot/Tract B1, HERITAGE MARKETPLACE** zoned **MX-L**, located at **1700 Unser Blvd NW between UNSER BLVD NW and HANOVER RD NW** containing approximately **9.054** acre(s). **(J-09, H-10, J-10, H-09)** *{w}*

**PROPERTY OWNERS:** James Zavala  
**REQUEST:** Plat for Tract B-1-A and B-1-B Heritage Marketplace

The Minor Preliminary/Final Plat is approved with the following conditions:

- The application number must be added to the Plat
- The date of the DHO approval shall be recorded on the Plat
- The AGIS DXF file and proof of approval must be provided
- Provide confirmation that the existing conditions per 5-2(C) of the DPM are shown on the Plat, if they exist
- A recorded Infrastructure Improvements Agreements (IIA) must be submitted

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3.

[PR-2020-04622](#)

**VAC-2025-00060 – VACATION OF PRIVATE EASEMENT**

SKETCH 5-1-24 (DFT)

IDO - 2025

**MODULUS ARCHITECTS | BRYDIE CLARK** agents for **TERESA COSTANTINIDIS** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 1A, 3, 2, UNM GIBSON COMMERCIAL DISTRICT, GIBSON TRACTS** zoned **MX-M**, located at **1401 Gibson Blvd SE** containing approximately **1.2968** acre(s). **(L-15)** [*Deferred from 12/17/25W, 1/7/26, 1/21/26*] {w}

**PROPERTY OWNERS:** Teresa Costantinidis

**REQUEST:** Vacate an existing sewer easement

**DEFERRED TO MARCH 11<sup>TH</sup>, 2026**

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4.

[PR-2022-007903](#)

**MAJOR PLT-2026-00002 – EXTENSION OF PRELIMINARY PLAT**

IDO - 2025

**JAG PLANNING & ZONING**, agents for **SOME INVESTMENTS**, requests the aforementioned action(s) for all or a portion of: **Lot/Tract 56A, SKYLINE HEIGHTS** zoned **NR-C**, located at **600 MOON ST SE** between **TRUMBULL AVE SE** and **SOUTHERN AVE SE** containing approximately **6.1948** acre(s). **(L-20)** {w}

**PROPERTY OWNERS:** Gary Peterson, J & R Holdings, John McClintic, SOME Investments LLC

**REQUEST:** Preliminary Plat Extension Application for SD-2025-099393

**The Extension of Preliminary Plat is approved**

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5.

[PR-2024-010269](#)

**MINOR PLT-2025-00069 – MINOR PRELIMINARY/FINAL PLAT**

SKETCH 7-24-24 (DFT)

IDO - 2025

**WILSON & COMPANY | PATRICK JARAMILLO** agent for **BRIAN WHALEY** requests the aforementioned action(s) for all or a portion of: **7A1/CORONADO CENTER, JEANNEDALE UNIT 5A** zoned **MX-H**, located at **6600 MENAUL BLVD NE** located on **EAST PORTION OF PROPERTY** between **MENAU BOULEVARD NE, LOUISIANA BOULEVARD NE** and **AMERICAS PARKWAY** containing approximately **39.41** acre(s). **(H-18)** {w}

**PROPERTY OWNERS:** Brian Whaley

**REQUEST:** Minor Plat amendment for 3 existing lots to 9 proposed

**WITHDRAWN**

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6. [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) {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

**DEFERRED TO MARCH 6<sup>TH</sup>, 2023**

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7. [PR-2018-001681](#)  
MINOR PLT-2026-00002 – AMENDMENT  
TO PRELIMINARY PLAT

*SKETCH 4-16-25 (DFT)*

*IDO - 2025*

TIERRA WEST | DONNA SANDOVAL & SERGIO LOZOYA agent for TWO RIVERS LLC requests the aforementioned action(s) for all or a portion of: **Lot/Tract 52, TOWN OF ATRISCO GRANT UNIT 2** zoned **MX-M**, located at **86th St SW between 86TH ST SW & 82ND ST SW** containing approximately **6.04** acre(s). **(L-09) {w}**

**PROPERTY OWNERS:** Two Rivers LLC

**REQUEST:** Adding phasing element that will split lot from 1 to 2

**WITHDRAWN**

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8. [PR-2025-020168](#)  
DHOWVR-2026-00003 – DHO WAIVER

*SKETCH 1-14-26 (DFT)*

*IDO - 2025*

DAVID SOULE & LUKE SOULE agents for JAY CORAZZA & JEAN GIDDENS requests the aforementioned action(s) for all or a portion of: **Lot/Tract 22, OVERLOOK AT HIGH DESERT** zoned **R-1D**, located at **6105 Club Cholla Ct NE** containing approximately **0.394** acre(s). **(E-23) {w}**

**PROPERTY OWNERS:** Jay Corazza & Jean Giddens

**REQUEST:** Indefinitely delay construction and design as it would not match existing design of neighborhood and surrounding area

**The DHO Waiver is approved.**

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9. [PR-2025-020079](#)  
MINOR PLT-2025-00065 – MINOR  
PRELIMINARY/FINAL PLAT

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) {x}**

**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

**DEFERRED TO FEBRUARY 25<sup>TH</sup>, 2026.**

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10. [PR-2025-020188](#)  
DHOWVR-2026-00002 – DHO WAIVER

SKETCH 1-14-26 (DFT)  
IDO - 2025

**ALEXIS TRUJILLO-MOLINA** requests the aforementioned  
action(s) for all or a portion of: **Lot/Tract 81A3, MRGCD**  
**MAP 35** zoned **R-1B**, located at **2802 SIOUX ST NW**  
containing approximately **0.146747** acre(s). **(H-13) {w}**

**PROPERTY OWNERS:** Alexis Trujillo-Molina

**REQUEST:** DHO Waiver from the requirement to construct  
sidewalk, and curb and gutter along Sioux Street NW as required  
by the IDO/DPM

**The DHO Waiver is approved.**

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11. [PR-2025-020009](#)  
MINOR PLT-2025-00070 –  
PRELIMINARY/FINAL PLAT

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

ALMA SAUL agent for DOREEN ESQUIBEL-CASTILLO requests the aforementioned action(s) for all or a portion of: **Lot/Tract 4, 1A, 67, 10A, HUBBELL HEIGHTS**, zoned **R-T**, located at **118 65TH ST SW** containing approximately **0.2124** acre(s). **(K-11)** [Deferred from 1/21/26L]

PROPERTY OWNERS: Doreen Esquibel-Castillo

REQUEST: A replat of the two properties into four residential lots

The Minor Preliminary/Final Plat is approved with the following conditions:

Water Authority:

- Separate accounts and services, within adequate proposed private water and sanitary sewer easements, are required prior to final sign off of the plat.

Transportation:

- Photos of completed sidewalk expansion

Planning:

- The project surveyor must provide written verification confirming that the sheds have been relocated outside of the Private Utility Easement (PUE).
- The verification must be accompanied by supporting documentation, including photographs demonstrating the sheds' new location relative to the easement boundaries.
- Proof of the sidewalk widening is required before final sign off of the plat.
- The date of the DHO approval, Project and application numbers shall be recorded on the Final Plat.
- Prior to final sign-off of the plat, The AGIS DXF file and proof of approval must be provided

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12. [PR-2021-005863](#)  
MINOR PLT-2025-00067 - MINOR  
PRELIMINARY/FINAL PLAT

SKETCH 6-4-25 (DFT)

IDO - 2025

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

PROPERTY OWNERS: Julia Chavez

REQUEST: Minor Plat Approval

DEFERRED TO MARCH 25<sup>TH</sup>, 2026.

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13. [PR-2025-020092](#)  
MAJOR PLT-2025-00016 – MAJOR  
PRELIMINARY PLAT

SKETCH 8-6-25 (DFT)

IDO – 2025

T/MPOS

MODULUS ARCHITECTS agent for STEVE METRO requests the aforementioned action(s) for all or a portion of: Lot/Tract 1A1, VOLCANO CLIFFS UNIT 26 zoned MX-L, MX-M, located on VALIENTE NW at SOUTH EAST CORNER of PASEO and KIMMICK containing approximately 12.1364 acre(s). (C-11)[Deferred from 12/17/26L, 1/21/26] {L}

PROPERTY OWNERS: Steve Metro

REQUEST: Major Preliminary Plat Application

DEFERRED TO FEBRUARY 25<sup>TH</sup>, 2026.

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Other Matters:

ADJOURN

DFT SIGNING SESSION