



**DEVELOPMENT HEARING OFFICER  
Action Sheet Minutes**

*(Via Public Zoom Video Conference)*

**February 25, 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***

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](#) – MAJOR PRELIMINARY PLAT

SKETCH 6-4-25 (DFT)  
IDO – 2025

BOHANNAN HUSTON INC. | KELLY KLEIN & KIMBERLY LEGAN agents for TA LAND COMPANY requests the aforementioned axction(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, 2/11/26]{w}*

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

The above referenced applications have been approved with the following conditions:

**PLANNING:**

- The Project and application numbers must be added to the plat and Infrastructure list (IL)
- 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 Plat
- An updated Infrastructure List (IL) was included with the Preliminary Plan submittal. Before a Final Plat can be accepted, processed, and placed on a DHO agenda, a recorded Infrastructure Improvements Agreement based on the approved IL must be submitted with the Final Plat submittal
- Include the centerline and corner radii on the Preliminary Plat

**AMAFCA:**

- AMAFCA will not sign any subdivision plat until the required CLOMR for the subdivision is approved by FEMA
- A public drainage easement needs to be granted for the Zone A floodplain (as currently effective and/or as revised by the required CLOMR/LOMR) to the Floodplain Administrator and NFIP community
- For this plat, AMAFCA will defer its requirement to the City of Albuquerque. Public drainage easement(s) and covenants are required for the ponds & storm drain
- AMAFCA will require proof of the proposed paper easement for each pond that will be maintained by the HOA prior to subdivision plat signature
- AMAFCA will require a LOMR to be completed and included on an Infrastructure List
- The financial guarantee for the LOMR should not be released prior to approval of the LOMR by FEMA. Said infrastructure list must be reviewed and approved by AMAFCA

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2. [PR-2024-010269](#)  
**MINOR PLT-2026-00008 – 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 **MENAUL 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

**Water Authority:**

- **Coordination must take place to confirm shared utility easement covers water and sewer access to all proposed lots**
- **All proposed lots must have separate water and separate sanitary sewer services**
- **The existing buildings that are sharing service with other proposed lots must be separated prior to final signature from the Water Authority**

**Planning:**

- **The Project and 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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3. [PR-2018-001681](#)  
**MINOR PLT-2026-00009 – MINOR  
PRELIMINARY/FINAL 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:** Request for a Minor Preliminary/Final Plat approval for a subdivision of one parcel into two, located along the south side of Sunset Gardens Rd between 86<sup>th</sup> ST and 82<sup>nd</sup> ST

**Planning:**

- Prior to final plat recordation and sign-off, the applicant shall submit a recorded Infrastructure Improvements Agreement (IIA) that is consistent with the approved Infrastructure List
- Project and application number must be added to the plat
- Prior to final sign-off of the Plat, the Albuquerque Geographic Information System (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 Plat, per 6-6(L)(2)(d)(7) of the IDO

**Water Authority:**

- Pro Rata must be paid prior to final sign off.

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4. [PR-2020-003688](#)  
**MAJOR PLT-2026-00003 – MAJOR  
PRELIMINARY PLAT**

SKETCH 7-2-25 (DFT)  
IDO - 2025

RENEE REGAL & JOHN STAPLETON agents for RICK M CROUSE II requests the aforementioned action(s) for all or a portion of: **Lot/Tract 42, DAVIS-PEREA-COURSONS** zoned **R-1B** located at **556 COORS BLVD NW between COORS BLVD BETWEEN COORS BLVD and DAYTONA RD** containing approximately **1.74** acre(s). (J-11)

**PROPERTY OWNERS:** Rick M Crouse II

**REQUEST:** 62nd Street Habitat for Humanity - Preliminary Plat Application

**DEFERRED TO APRIL 22, 2026**

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5. [PR-2020-003484](#)  
**MAJOR PLT-2026-00001 – EXTENSION OF  
PRELIMINARY PLAT**

*IDO - 2025*

**RON HENSLEY** agent for **NAFEESA PASHTOON** requests the  
aforementioned action(s) for all or a portion of: **Lot/Tract 3,  
Block 12, VOLCANO CLIFFS UNIT 3** zoned **R-1D**, located on  
**Mojave Rd. NW between ATRISCO and TESUQUE**  
containing approximately **4.25** acre(s). **(E-10)**

**PROPERTY OWNERS:** Nafeesa Pashtoon

**REQUEST:** Extension of Mojave Subdivision Preliminary Plat

**The Extension of Preliminary Plat is approved.**

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6. [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)**

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

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7. [PR-2026-000022](#)  
**DHOWVR-2026-00006 – DHO WAIVER**

*IDO - 2025*

**NICHOLAS M. NUCCIO** agent for **MARIA RONQUILLO**  
requests the aforementioned action(s) for all or a portion  
of: **Lot/Tract 8, MURPHY ADDN** zoned **R-1C**, located at  
**2216 ANA CT NW** containing approximately **0.2552** acre(s).  
**(H-11)**

**PROPERTY OWNERS:** Maria Ronquillo

**REQUEST:** Building single family home on a vacant lot at 2216  
Ana Ct NW and requesting a waiver to IDO 14-16-5-3(D)(1)  
Sidewalks in Residential Development based on the 10 criteria as  
listed in IDO 14-6-6(P)(3)

**The DHO Waiver is approved.**

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8. [PR-2026-000021](#)  
DHOWVR-2026-00005 – DHO WAIVER

*IDO - 2025*

**NICHOLAS M. NUCCIO** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 49, RIVERVIEW HEIGHTS ADDN zoned R-1C, located on ATRISCO DR NW** containing approximately **0.0671** acre(s). (J-11)

**PROPERTY OWNERS:** Nicholas M. Nuccio

**REQUEST:** Building a single-family home on a vacant lot which is on the east side of Atrisco Dr NW, just south of Atrisco Pl NW. It is the vacant lot which is directly south of the last house on the block. We are requesting a waiver to IDO 14-16-5-3(D)(1) Sidewalks in Residential Development based on the 10 criteria as listed in IDO 14-6-6(P)(3)

**WITHDRAWN**

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9. [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)

**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 MARCH 11<sup>th</sup> 2026**

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10. [PR-2023-008551](#)  
MJRFNL PLT-2026-00001– FINAL PLAT

*IDO - 2025*

**BOHANNAN HUSTON | KIMBERLY LEGAN** agent for **MDS FLATS QOZB LLC** requests the aforementioned action(s) for all or a portion of: **Lot/Tract A, CITY CENTER** zoned **PC**, located at **STRYKER RD, UNIVERSITY BLVD, and DEKOONING AVE** containing approximately **9.4705** acre(s). **(R-16, S-16)**

**PROPERTY OWNERS:** MDS FLATS QOZB LLC

**REQUEST:** Final Plat Application Woodbury Plat - Tract A-1 and A-2

The Final Plat is approved with the following conditions:

**Water Authority**

Please include the following note on the plat:

- *“ABCWUA Public Water & Sanitary Sewer Easements Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.”*

**Planning**

- The Project and Application numbers must be added to the plat prior to 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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11. [PR-2024-010931](#)  
**MINOR PLT-2026-00006 – MINOR  
PRELIMINARY/FINAL PLAT**

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

**CARTESIAN SURVEYS | RYAN MULHALL** agent for **ALBUQUERQUE COLLEGIATE CHARTER SCHOOL** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 23, Block 11, ORIGINAL TOWNSITE OF WESTLAND** zoned **NR-C**, located at **9001 Sunset Gardens Road SW** between **90TH STREET SW** and **94TH STREET SW** containing approximately **8.0533** acre(s). (**K-09, L-09**)

**PROPERTY OWNERS:** Albuquerque Collegiate Charter School  
**REQUEST:** Replat of Lot 23-A, Block 11 to dedicate additional right-of-way to Sunset Gardens and 90th Street SW. Grants a public water meter easement

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

**Planning**

- **Add the application number to the final plat sheet**
- **Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat**
- **A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat**
- **Per 6-6(K)(2)(I) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided**

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12. [PR-2020-004622](#)  
MJRFNL PLT-2026-00002– FINAL PLAT

*IDO - 2025*

**BOHANNAN HUSTON INC.** agents for **REGENTS OF THE UNIVERSITY OF NEW MEXICO** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 8 & 9, UNM GIBSON COMMERCIAL DISTRICT** zoned **R-MH, MX-L**, located at **ALUMNI DR SE near GIBSON BLVD. SE, LOBO CROSSING, and UNIVERSITY BLVD. SE** containing approximately **37.9 acre(s)**. **(L-15)**

**PROPERTY OWNERS:** Regents Of The University Of New Mexico

**REQUEST:** Final Plat Tracts 6-A, 7-A, 8-A, 9-A, and 10-A UNM Gibson Commercial District

The Final Plat is approved with the following conditions:

**Water Authority**

Please include the following note on the plat:

- *“ABCWUA Public Water & Sanitary Sewer Easements Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.”*

**Planning**

- Upload approved (City Council) Vacations of Right-of-Way to ABQ-PLAN
- Upload approved Zoning Map Certificate to ABQ-PLAN (ZMA) ZMA-2025-00014
- The plat must include the application #: MJRFNL\_PLT-2026-00002
- Date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO
- Real Property must sign the plat due to the vacations of ROW, the acquisition of City ROW
- Prior to final sign-off of the Plat, the Albuquerque Geographic Information System (AGIS) office must approve the DXF file and proof of approval must be provided

**Environmental Health**

- Environmental Health must sign the Plat

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13. [PR-2025-020106](#)  
MINOR PLT-2026-00005 – MINOR  
PRELIMINARY/FINAL PLAT

SKETCH 9-24-25 (DFT)  
IDO - 2025

**ROBERT FIERRO & VERONICA HERRERA** agents for **CHRIS TAFOYA** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 1 & 2, Block 13, MONKBRIDGE ADDN** zoned **MX-M**, located at **3921 & 3917 4th St NW** between **HEADINGLY AVE** and **AZTEC RD.** containing approximately **0.9419** acre(s). **(G-14)**

**PROPERTY OWNERS:** Chris Tafoya

**REQUEST:** Combine 5 lots into 2 new lots. In connection with replat, a DHO determination is requested for approval of the existing sidewalks on 4th St. & Headingly Ave. to remain absent a landscape buffer

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

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14. [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, 2/11/26] {L}*

**PROPERTY OWNERS:** Steve Metro

**REQUEST:** Major Preliminary Plat Application

The Major Preliminary Plat is approved with the following conditions:

Transportation

- Add appropriate 6' sidewalk along Paseo del Norte to the infrastructure list using procedure 'C' to coordinate with current City project

Planning

- Add project and application numbers for this request must be to the Infrastructure List (IL).
  - The IL must be signed/executed by the agent, owner, or an engineer with the project.
  - The DHO date of approval must be added to the Plat
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Other Matters: None

ADJOURNED: 3:45

DFT SIGNING SESSION

