



## DEVELOPMENT HEARING OFFICER AGENDA

*(Via Public Zoom Video Conference)*

**January 21, 2026**

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Join Zoom Meeting:

<https://cabq.zoom.us/j/85154940516>

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

Meeting ID: 851 5494 0516

Phone Contact Numbers: +12532050468,,85154940516# US

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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-2025-020108](#)  
**MAJOR PLT-2025-00023** – PRELIMINARY PLAT
- SKETCH 9-24-25 (DFT)*  
*IDO - 2025*
- COMMUNITY DESIGN SOLUTIONS, LLC (CDS), | RENEE REGAL & JOHN STAPLETON agents for **G.D. BENNETT COMPANIES, INC** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 27, UNIT 3 NORTH ALBUQUERQUE ACRES** zoned **R-1D** located at **8601 EAGLE ROCK AVE NE** between **MODESTO AVENUE NE** and **EAGLE ROCK AVENUE NE** containing approximately **0.8864** acre(s). **(C-20)**
- PROPERTY OWNERS:** Neil R. & Julie A. Jackson  
**REQUEST:** Preliminary Plat
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2. [PR-2022-007986](#)  
**MAJOR PLT-2025-00022** - PRELIMINARY PLAT
- SKETCH 4-2-25 (DFT)*  
*IDO - 2025*
- COMMUNITY DESIGN SOLUTIONS, LLC (CDS), | RENEE REGAL & JOHN STAPLETON agents for **ALBUQUERQUE GREATER HABITAT FOR HUMANITY** requests the aforementioned action(s) for all or a portion of: **UNPLATTED LANDS, TOWN OF ATRISCO GRANT** zoned **R-1B** located at **4221 64TH ST NW** between **64<sup>th</sup> ST & BILL CODY DRIVE NW** containing approximately **1.0** acre(s). **(F-10)**
- PROPERTY OWNERS:** Albuquerque Habitat for Humanity  
**REQUEST:** Preliminary Plat
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3. [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)**
- PROPERTY OWNERS:** Doreen Esquibel-Castillo  
**REQUEST:** A replat of the two properties into four residential lots
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4. [PR-2026-000001](#)  
**DHOWVR-2026-00001** – DHO WAIVER
- IDO - 2025*
- RJ CHESSE** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 1, Block 9, FOUR HILLS VILLAGE FIRST INSTALLMENT** zoned **R-1D**, located at **908 FOUR HILLS RD SE** containing approximately **0.73979** acre(s). **(M-23)**
- PROPERTY OWNERS:** Richard Allison Chess & Joyce Ann Chess  
Trustees RVT  
**REQUEST:** Waive the requirement for sidewalk
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5. [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]*

PROPERTY OWNERS: Julia Chavez  
REQUEST: Minor Plat Approval

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6. [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]*

PROPERTY OWNERS: Steve Metro  
REQUEST: Major Preliminary Plat Application

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7. [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 12/17/25, 1/7/26] {w}*

PROPERTY OWNERS: Teresa Costantinidis  
REQUEST: Vacate an existing sewer easement

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Other Matters:

ADJOURN

DFT SIGNING SESSION