



DEVELOPMENT HEARING OFFICER Actions Sheet Minutes

January 7, 2026

Brennon Williams - Development Hearing Officer
Robert Lucero - Development Hearing Officer

Staff

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

1. PR-2023-008551

MAJOR PLT-2025-00020 – PRELIMINARY PLAT

SKETCH 12-18-24 (DFT)
IDO - 2025

BOHANNAN HUSTON INC. | KIMBERLY LEGAN & JOSH LUTZ agent for MDS Flats requests the aforementioned action(s) for all or a portion of: **Lot/Tract A, CITY CENTER** zoned **PC**, located at **STYKER RD, UNIVERSITY BLVD, AND DEKOONING AVE** containing approximately **9.4705** acre(s). **(R-16, S-16) {w}**

PROPERTY OWNERS: MDS Flats QOZB LLC

REQUEST: Preliminary/Final Plat Application Woodbury Apartments MDS Tract A-1 and A-2 City Center

The Preliminary Plat has been approved with the following findings and conditions:

Finding:

The applicant must work with ABCWUA, DRC, and the City Engineer on confirming if the revised infrastructure required by ABCWUA must be tied to the Site Plan governing the site (PR-2023-008551, SI-2023-00778), or to the Plat

Planning Conditions:

- Project and Application numbers must be added to the plat prior to final sign-off.
- 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 Final Plat.

2. [**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 **98th ST SW** containing approximately **55 acre(s)**. **(N-09){w}**

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

DEFERRED TO FEBRUARY 11, 2026

3. [**PR-2019-002639**](#)

DHOWVR-2025-00034 – DHO WAIVER
DHOWVR-2025-00035 – DHO WAIVER
DHOWVR-2025-00036 - DHO WAIVER

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

TIERRA WEST, LLC | SERGIO LOZOYA agent for **ADAM SILVERMAN, 200 LOMAS LLC** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts as listed in application, ARMIJO-FRANCISCO Y OTERO** zoned **MX-FB-UD**, located at **200 LOMAS BLVD NW** containing approximately **2.42692 acre(s)**. **(J-4) {w}**

PROPERTY OWNERS: Adam Silverman, 200 Lomas LLC
REQUEST: DHO - Waiver Requests from provisions found in IDO 5-3 Access and Connectivity

The DHO Waivers are approved.

4. **PR-2025-020054**

**MINOR PLT-2025-00071 – MINOR
PRELIMINARY/FINAL PLAT**

***SKETCH 5-14-25 (DFT)
IDO - 2025***

CARIMA RIVERA agent for **SOCORRO NAJERA** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 14 & 15, SUNSHINE ADDITION** zoned **R-1A**, located at **1929 ARNO ST SE** between **BROADWAY** and **EDITH**, containing approximately **0.1222** acre(s). **(L-14) {w}**

PROPERTY OWNERS: Socorro Najera

REQUEST: Lot line elimination

The Minor Plat is approved with the following conditions:

- An Infrastructure List featuring the new sidewalk depicted on the Sidewalk Exhibit must be created, and either a recorded IIA must be submitted or proof of construction of the sidewalk must be submitted.
- The plat must reflect the deeded acres of .1189 and will need to be corrected on the plat as the proposed drawing shows .1222 acres.
- The signature line for City Engineer must be adjusted on the plat, and 'DRB Chairperson' must be removed from the Planning Department signature line prior to final sign off of the plat.
- Following approval of the minor plat the date of DHO approval must be added to the plat prior to final sign off.
- The application number must be corrected on the Plat. Existing easements and/or any easements being granted or vacated must be noted and listed on the Plat.
- The title of the Plat needs to reflect the previous platting, and include language such as "a replat of Lot 14 and the north ½ of Lot 15, Sunshine Addition."
- Proof of approval of the DXF File from AGIS must be submitted prior to final sign-off of the plat

5. **PR-2023-008710**

MINOR PLT-2025-00072 – MINOR PRELIMINARY/FINAL PLAT

***SKETCH 6-7-23 (DFT)
IDO - 2025***

ANDREA RAND, ISS agent for AMERCO REAL ESTATE COMPANY requests the aforementioned action(s) for all or a portion of: **TR OF LAND IN SE SW SE SEC 14 T11N R3E (AKA HARLEY TRACTWITHIN LOOP INDUSTRIAL DISTRICT UNIT NO. 1) EXCL S'LY PORTOUT TO R/W zoned NR-LM, located at 8200 JEFFERSON ST NE between JEFFERSON ST NE and PASEO DEL NORTE NE, containing approximately 9.161 acre(s). (C-17) {w}**

PROPERTY OWNERS: Amerco Real Estate Company

REQUEST: Minor Plat to adjust property lines for city bike lanes/improvements in conjunction with Site Plan for U-Haul. Existing 1 lot will remain 1 lot

The Minor Plat is approved with the following conditions:

Planning Conditions:

- The Project and Application numbers must be added to the plat before final sign-off.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat. AGIS-approved DXF file must be submitted prior to the final sign-off of the Final Plat.

6. **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] {w}**

PROPERTY OWNERS: Teresa Costantinidis

REQUEST: Vacate an existing sewer easement

DEFERRED TO JANUARY 21, 2026.

7. **PR-2020-004622**

VAC-2025-00048 – VACATION OF
PUBLIC 120' DRAINAGE EASEMENT
VAC-2025-00047 – VACATION OF
PUBLIC 35' AND 50' SLOPE EASEMENT
VAC-2025-00046 – VACATION OF
PUBLIC DRAINAGE EASEMENT
VAC-2025-00049 - VACATION OF 10'
PUE

SKETCH 7-2-25 (DFT)
IDO – 2025

BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS & KIMBERLY LEGAN agents for Regents of the University of New Mexico requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 6 thru 9, UNM GIBSON COMMERCIAL DISTRICT** zoned R-MH, located on **ALUMNI DR, VARSITY AVE, AND UNIVERSITY BLVD. (L-15)**
[Deferred from 11/19/25w, 12/3/25w, 12/17/25w]

PROPERTY OWNERS: Regents Of The University Of New Mexico
REQUEST: Vacations of Public Easement

The Vacation Actions are approved as indicated in the IDO and discussed on the record.

8. **PR-2020-004622**

MAJOR PLT-2025-00018 – MAJOR PRELIMINARY PLAT

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

BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS & KIMBERLY LEGAN 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 **UNIVERSITY BLVD., GIBSON BLVD., ALUMNI DR., AND VARSITY AVE** containing approximately **34.1531** acre(s). (L-15) *[Deferred from 12/17/25] {w}*

PROPERTY OWNERS: Regents of the University of New Mexico
REQUEST: UNM South Campus Major Prelim Plat Lobo Crossing

The Preliminary Plat is approved with the following findings and conditions:

Finding:

The Bikeways and Trails Facility Plan proposed map proposes bike lanes on the future extension of Alumni Dr. This infrastructure is vital for access and connectivity for active transportation users to connect to the proposed trail along Lobo Crossing

Planning Conditions:

- An AMAFCA representative's signature is required on the final plat action.
- The applicant shall provide an IIA and construction plans and specifications for all required improvements conforming to the Preliminary Plat, pursuant to Subsection 14-16-6-4(P) (Required Improvements and Financial Assurance).
- Please upload to ABQ-Plan the approved (by City Council) Vacations of Right-of Way and place notes on the Plat.
- Existing easements and/or any easements being granted or vacated must be noted and listed on the Plat.
- Upload the approval Zoning Map Certificate to ABQ-Plan and place a note on the plat.
- A surveyor stamp must be added to the Plat and signed by the surveyor.
- Record the final plat with the Bernalillo County Assessor, pursuant to Subsection 14-6-6(K)(2)(h) or 14-16-6-6(L)(2)(g)4, as applicable.

AMAFCA Conditions:

Ensure the City has approved the limits of the SD easement for this project. AMAFCA will require approval of the Infrastructure List for this project. Additionally, this site is also encumbered by an effective FEMA floodplain, which is subject to a public drainage easement per AMAFCA's Drainage Policy. AMAFCA will not sign off on any plat or vacation of drainage easement(s) until the floodplain is revised via a CLOMR/LOMR or an easement is granted in such a way that it can be released after acceptance of a CLOMR/LOMR by FEMA.⁶

9. **PR-2021-005927**

MINOR PLT-2025-00063 – MINOR PRELIMINARY/FINAL PLAT

***SKETCH 4-3-24 (DFT)
IDO - 2025***

CONSENSUS PLANNING | JIM STROZIER & JONATHAN TURNER agents for **DEBORAH ROMERO** requests the aforementioned action(s) for all or a portion of: **UNPLATTED/ROMERO--OBLESTER A ETAL** zoned **R-T**, located at **4732 WESTWARD LN NW between NORTHERN TRAIL and WESTWARD LN** containing approximately **1.26** acre(s). **(F-11)** *[Deferred from 12/3/25x, 12/17/25L]*

PROPERTY OWNERS: Deborah Romero

REQUEST: Minor Subdivision of 1 Lot into 3 Lots, and grant private turnaround easement

The Minor Plat is approved with the following conditions:

- The application number must be added to the final plat prior to distribution for signatures.
- The date of DHO approval must be added to the plat prior to distribution for signatures.
- DXF File from AGIS must be submitted prior to final sign-off of the plat.

10. **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]*

PROPERTY OWNERS: Julia Chavez

REQUEST: Minor Plat Approval

DEFERRED TO JANUARY 21, 2026.

Other Matters: None

ADJOURNED: 12:10

DFT SIGNING SESSION