



## DEVELOPMENT HEARING OFFICER

### Action Sheet Minutes

**July 29, 2026**

**Development Hearing Officers:**

***Robert Lucero***

***Brennon Williams***

***Staff:***

***Jay Rodenbeck – Development Services Planning Manager***

***Angela Gomez – Hearing Monitor***

| Project and Application Numbers |                                                                                                                                                                                                                                                                              | Applicant, Legal Lot & Owner Information, Request type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| 1.                              | <p><b><u>Project #: PR-2020-004595</u></b></p> <p><b><u>Application #: MINOR_PLT-2026-00020</u></b></p> <p><b><u>Application Type: MINOR PLAT</u></b></p> <p><b><i>SKETCH 4-29-26 (DFT)</i></b></p> <p><b><i>Area of Consistency</i></b></p> <p><b><i>IDO - 2026</i></b></p> | <p><b>ROBERT FIERRO &amp; VERONICA HERRERA</b> agents for <b>KATE GOLDBLUM</b> requests the aforementioned actions for all or a portion of: <b>Lot/Tract 5, ALBUQUERQUE RANCH ESTATES UNIT 2</b> zoned <b>R-1</b> located at <b>12517 &amp; 12521 Bevan Way NE between McKay Way and Bevan Way NE</b> containing approximately <b>1.287</b> acres. <b>(E-22)</b> <i>[Deferred from 5/6/26]</i></p> <p><b><u>PROPERTY OWNERS:</u></b> Goldblum Kenneth P &amp; Goldblum Kathryn Co-Trustees Goldblum RVT</p> <p><b><u>REQUEST:</u></b> Consolidate lots 5 &amp; 6, Albuquerque Ranch Estates, Unit II into one new lot</p> <p><b>DEFERRED TO AUGUST 12<sup>TH</sup></b></p> |

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| 2. | <p><b><u>Project: PR-2024-009823</u></b><br/> <b><u>Application #:</u></b> MINOR_PLT-2025-00068<br/> <b><u>Application Type:</u></b> MINOR PLAT</p> <p><i>SKETCH 3-6-24 (DFT)</i><br/> <i>660-ft. of MPOS</i><br/> <i>Area of Consistency</i><br/> <i>IDO - 2026</i></p>                  | <p><b>CONSENSUS PLANNING</b> agent for <b>BRIAN H. &amp; LAURA L. EBY</b> requests the aforementioned actions for all or a portion of: <b>Lot/Tract 50, DESERT HIGHLANDS AT HIGH DESERT UNIT 2</b> zoned <b>R-1D</b> located at <b>13715 QUAKING ASPEN PL NE between PINO CANYON PL and QUAKING ASPEN PL - *DEAD-END*</b> containing approximately <b>1.6876</b> acres. <b>(E-24)</b> <i>[Deferred from 6/24/26]</i></p> <p><b><u>PROPERTY OWNERS:</u></b> Brian H. &amp; Laura L. Eby<br/> <b><u>REQUEST:</u></b> Minor plat to make an adjustment to the approved building envelope for a single-family home</p> <p><b>DEFERRED TO AUGUST 12<sup>TH</sup></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 3. | <p><b><u>Project: PR-2020-003688</u></b><br/> <b><u>Application #:</u></b> MAJOR_PLT-2026-00009 – MAJOR PLAT<br/> <b><u>Application Type:</u></b> MAJOR PLAT (SUBDIVISION)</p> <p><i>SKETCH 7-2-25 (DFT)</i><br/> <i>CPO-2</i><br/> <i>Area of Consistency</i><br/> <i>IDO - 2026</i></p> | <p><b>COMMUNITY DESIGN SOLUTIONS   RENEE REGAL &amp; JOHN STAPLETON</b> agent for <b>GREATER ALBUQUERQUE HABITAT FOR HUMANITY</b> requests the aforementioned action(s) for all or a portion of: <b>LOTS 42-51, PORTION OF LOTS 52, 53, 54 &amp; 55 DAVIS-PEREA-COURSON SUBDIVISION</b> zoned <b>R-1</b> located at <b>528 – 552 62<sup>ND</sup> STREET NW, 556 &amp; 560 COORS BOULEVARD NW</b> between <b>COORS BOULEVARD NW and DAYTONA ROAD NW</b> containing approximately <b>1.7296</b> acre(s). <b>(J-11)</b> <i>[Deferred from 7/15/26]</i></p> <p><b><u>PROPERTY OWNERS:</u></b> Greater Albuquerque Habitat for Humanity<br/> <b><u>REQUEST:</u></b> 62nd Street Major Plat (Subdivision) - Habitat for Humanity</p> <p><b>The aforementioned application is approved with the following conditions:</b></p> <p><b>Planning:</b></p> <ul style="list-style-type: none"> <li>• The Project and Application numbers must be added to the final plat.</li> <li>• The date of the DHO approval shall be recorded on the Plat.</li> <li>• The plat shall include the required signature from Lumen prior to final approval and recording.</li> <li>• The Right-of-Way vacation number approved by the City of Albuquerque on June 1, 2026, must be corrected to read VAC-2026-00004 prior to final sign-off of the plat.</li> <li>• 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.</li> <li>• If infrastructure improvements are required, submit a recorded Infrastructure Improvements Agreement (IIA)</li> </ul> |

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|    |                                                                                                                                                                                                                                                                                                                            | or complete construction of the required infrastructure improvements prior to plat recordation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 4. | <p><b><u>Project: PR-2025-020108</u></b><br/> <b><u>Application #:</u></b> MJRFNL_PLT-2026-00004<br/> <b><u>Application Type:</u></b> FINAL PLAT</p> <p><i>IDO - 2025</i></p>                                                                                                                                              | <p><b>COMMUNITY DESIGN SOLUTIONS   RENEE REGAL &amp; JOHN STAPLETON</b> agents for <b>NEIL JACKSON</b> requests the aforementioned actions for all or a portion of: <b>Lot/Tract 27, NORTH ALBUQUERQUE ACRES TR 3 UNIT 3</b> zoned <b>R-1D</b> located at <b>8601 EAGLE ROCK AVE NE between MODESTO AVENUE NE and EAGLE ROCK AVE NE</b> containing approximately <b>0.8864</b> acres. <b>(C-20)</b> <i>[Deferred from 7/15/26]</i></p> <p><b><u>PROPERTY OWNERS:</u></b> Neil Jackson<br/> <b><u>REQUEST:</u></b> Final Plat application</p> <p><b>DEFERRED TO AUGUST 12<sup>TH</sup></b></p>                                                                                                                                                                                                                                                                   |
| 5. | <p><b><u>Project: PR-2025-020092</u></b><br/> <b><u>Application #:</u></b> MJRFNL_PLT-2026-00003<br/> <b><u>Application Type:</u></b> FINAL PLAT</p> <p><i>SKETCH 8-5-25 (DFT)</i><br/> <i>CPO-13, VPO-2</i><br/> <i>660-ft. of MPOS</i><br/> <i>IDO – 2025</i></p>                                                        | <p><b>MODULUS ARCHITECTS   TRULA HOWE</b> agent for <b>ISAIAH 61:3 PROPERTIES LLC</b> requests the aforementioned actions for all or a portion of: <b>LOT 4A-1 AND PORTION OF LOT 1A-1, BLOCK 3, VOLCANO CLIFFS UNIT 26</b> zoned <b>MX-M</b> located at <b>SOUTHEAST CORNER OF PASEO DEL NORTE NW and KIMMICK DR NW</b> containing approximately <b>12.1364</b> acres. <b>(C-11)</b> <i>[Deferred from 6/24/26, 7/15/26]</i></p> <p><b><u>PROPERTY OWNERS:</u></b> Isaiah 61:3 Properties LLC<br/> <b><u>REQUEST:</u></b> Final Plat Approval of Prelim Plat approved on 2/25/26 with conditions met</p> <p><b>DEFERRED TO AUGUST 12<sup>TH</sup></b></p>                                                                                                                                                                                                      |
| 6. | <p><b><u>Project: PR-2020-004645</u></b><br/> <b><u>Application #:</u></b> MINOR_PLT-2026-00016<br/> <b><u>Application #:</u></b> VAC-2026-00011<br/> <b><u>Application Type:</u></b> MINOR PLAT, VACATION OF PUBLIC EASEMENT</p> <p><i>SKETCH 3-4-26 (DFT)</i><br/> <i>Area of Consistency</i><br/> <i>IDO – 2026</i></p> | <p><b>CARTESIAN SURVEYS   AMBER PALMER</b> agent for <b>KARLA McCOMMON</b> requests the aforementioned actions for all or a portion of: <b>1A, SNOW VISTA INVESTORS</b> zoned <b>NR-C</b> located at <b>9800 DE VARGAS RD SW</b> containing approximately <b>1.9274</b> acres. <b>(M-09)</b> <i>[Deferred from 7/15/26]</i></p> <p><b><u>PROPERTY OWNERS:</u></b> Karla McCommon<br/> <b><u>REQUEST:</u></b> Relocate existing sanitary sewer Easement</p> <p><b>The aforementioned applications are approved with findings as discussed on the record and with the following conditions:</b></p> <p><b>Water Authority:</b></p> <ul style="list-style-type: none"> <li>• Remove the temporary easement noted as easement key note 19.</li> <li>• A new paper easement must be granted that will replace the vacated portion of easement so that the</li> </ul> |

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|    |                                                                                                                                                                                                                                                                          | <p>existing line has an easement during construction. Upon completion of the relocation, the paper easement can then be released.</p> <p>Planning:</p> <ul style="list-style-type: none"> <li>• The Project and Application numbers must be added to the plat before final sign-off.</li> <li>• The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO.</li> <li>• A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.</li> </ul>                                                                                                                                                                                                                                                                                                                                         |
| 7. | <p><b><u>Project: PR-2019-002179</u></b><br/> <b><u>Application #: MINOR_PLT-2026-00035</u></b><br/> <b><u>Application Type: MINOR PLAT</u></b></p> <p><i>SKETCH 2-14-24 (DFT)</i><br/> <i>MS-Main Street</i><br/> <i>Area of Consistency</i><br/> <i>IDO – 2026</i></p> | <p>MARYANNE PILS requests the aforementioned actions for all or a portion of: <b>Lots/Tracts 8 &amp; 9, WINONA ADDN</b> zoned <b>R-1B</b> located at <b>4104 6TH ST NW</b> between <b>CHEROKEE RD</b> and <b>SAN LORENZO AVE</b> containing approximately <b>0.1148</b> acres. <b>(G-14)</b> <i>[Deferred from 7/15/26]</i></p> <p><b><u>PROPERTY OWNERS:</u></b> Maryanne Pils<br/> <b><u>REQUEST:</u></b> Lot line adjustment</p> <p><b>DEFERRED TO SEPTEMBER 30, 2026</b></p>                                                                                                                                                                                                                                                                                                                                                                          |
| 8. | <p><b><u>Project: PR-2024-010803</u></b><br/> <b><u>Application #: MJRFNL_PLT-2026-00005</u></b><br/> <b><u>Application Type: MAJOR FINAL PLAT</u></b></p> <p><i>IDO – 2025</i></p>                                                                                      | <p>TIERRA WEST   SERGIO LOZOYA agent for <b>DAVID SILVERMAN</b> requests the aforementioned actions for all or a portion of: <b>Lot/Tract A Block 37, SKYLINE HEIGHTS</b> zoned <b>NR-LM</b> located at <b>301 EUBANK</b> between <b>BELLE AVE SE</b> and <b>ACOMA RD SE</b> containing approximately <b>1.6</b> acres. <b>(L-20)</b></p> <p><b><u>PROPERTY OWNERS:</u></b> David Silverman<br/> <b><u>REQUEST:</u></b> Final Plat</p> <p>The aforementioned application is approved with the following conditions:</p> <p>Planning:</p> <ul style="list-style-type: none"> <li>• The date of DHO approval of the Preliminary plat was added to the Final Plat sheets.</li> <li>• Adjust the date of approval to the date the DHO approves the Final Plat.</li> <li>• Proof of approval of the DXF file from the AGIS office must be provided.</li> </ul> |

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| 9.             | <p><b><u>Project: PR-2026-000093</u></b><br/> <b><u>Application #: DHOWVR-2026-00010</u></b><br/> <b><u>Application Type: DHO WAIVER</u></b></p> <p><i>SKETCH 6-17-26 (DFT)</i><br/> <i>MS-Main Street</i><br/> <i>MT-Major Transit</i><br/> <i>Area of Change</i><br/> <i>IDO – 2026</i></p>           | <p>RENEE REGAL &amp; JOHN STAPLETON agent for LAURA JAIMES requests the aforementioned actions for all or a portion of: <b>Lot/Tract: 6 &amp; 7, GOLDEN VIEW ADDN</b> zoned <b>MX-M</b> located at <b>7804 CENTRAL AVE SE</b> containing approximately <b>0.150942</b> acres. (K-19)</p> <p><b><u>PROPERTY OWNERS:</u></b> Laura Jaimes<br/> <b><u>REQUEST:</u></b> Sidewalk - Buffer Waiver Request</p> <p>The DHO Waiver is approved.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 10.            | <p><b><u>Project: PR-2026-000078</u></b><br/> <b><u>Application #: MINOR_PLT-2026-00038</u></b><br/> <b><u>Application Type: MINOR PLAT</u></b></p> <p><i>SKETCH 6-3-26 (DFT)</i><br/> <i>CPO-7</i><br/> <i>Railroad and Small Spur Area</i><br/> <i>Area of Consistency</i><br/> <i>IDO – 2026</i></p> | <p>CSI - CARTESIAN SURVEYS agent for FOCUS MANAGEMENT GROUP LLC requests the aforementioned actions for all or a portion of: <b>Lot/Tract 15, Block 9, FRANCISCAN ACRES</b> zoned <b>MX-L</b> located at <b>335 MCKNIGHT AVE NE between BROADWAY BLVD NE and EDITH BLVD NE</b> containing approximately <b>0.4013</b> acres. (H)</p> <p><b><u>PROPERTY OWNERS:</u></b> FOCUS MANAGEMENT GROUP LLC<br/> <b><u>REQUEST:</u></b> Divide existing remaining westerly portion of Lot 15 into two new lots</p> <p><b>Water Authority:</b></p> <ul style="list-style-type: none"> <li>• Add the following note to the plat:<br/> <i>“Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval. “</i></li> <li>• Grant a private water and a private sanitary sewer easement benefitting proposed lot 15-B across proposed lot 15-A.</li> </ul> <p><b>Planning:</b></p> <ul style="list-style-type: none"> <li>• The Project and Application numbers must be added to the plat before final sign-off.</li> <li>• The date of the DHO approval shall be recorded on the Plat, per IDO 6-6(L)(2)(d)(7).</li> <li>• Proof of an approved AGIS DXF file must be submitted prior to the final sign-off of the Plat.</li> </ul> |
| OTHER MATTERS: |                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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|  | <p><b><u>Project: PR-2026-000026</u></b></p> <p><b><u>Application #:</u> MINOR_PLT-2026-00033</b></p> <p><b><u>Application Type:</u> MINOR PLAT</b></p> <p><i>SKETCH 3-4-26 (DFT)</i></p> <p><i>MT-Major Transit</i></p> <p><i>MS-Main Street</i></p> <p><i>IDO - 2026</i></p> | <p><b>CONSENSUS PLANNING</b> agent for <b>PALINDROME COMMUNITIES, LLC</b> requests the aforementioned actions for all or a portion of: <b>Lot/Tracts 22 &amp; 23, TRACTION PARK ADDN</b> zoned <b>MX-M</b> located at <b>2403 CENTRAL AVE between RIO GRANDE and SIMONDS</b> containing approximately <b>2.2663</b> acres. (J-12)</p> <p><b><u>PROPERTY OWNERS:</u></b> Palindrome Communities, LLC</p> <p><b><u>REQUEST:</u></b> Subdivision of Land-Minor to create Tract A and Tract B from of the three lots on the subject property. Tract A is proposed for 1.2766 acres and Tract B is .9680 acres. The plat shows 26 private access easement, 20' ABCWUA public water easement, and 10 sanitary sewer line easement</p> <p><b>Condition C, previously noted on the Notice of Decision issued June 24, 2026, was removed.</b></p> |
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