



DEVELOPMENT HEARING OFFICER
Action Sheet Minutes

March 25, 2026

Robert Lucero - Development Hearing Officer

Staff

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

1. [PR-2025-020144](#)
[VAC-2026-00003](#) – VACATION OF RIGHT-
OF-WAY

*SKETCH 12-10-25 (DFT)
Fast Housing Area
Area of Consistency
IDO - 2025*

TIERRA WEST | SERGIO LOZOYA agent for GONZALES DAVID X & GONZALES REBECCA M TRUSTEES GONZALES RVT, requests the aforementioned action(s) for all or a portion of: TR 47 MAP 32, MAP 32 TR 68-A-2-C & ZAPF-VAN ADDN NO. 10 LT 14 & LT 15 EXCTHE W 80 FT & EXC THE S'LY POR OUT TO R/W CONT 1.0263 AC, LT 13 (EXECPT SLY PORT OUT TO R/W MONTANO RD) ZAPF - VAN ADDN NO 10 CONT 18,748 SQ FT M/L zoned R-A, MX-T, R-1C located at 817 MONTANO RD NW, 907 MONTANO RD NW, 5616 GENE AVE NW containing approximately 3.03 acre(s). (F-14)

PROPERTY OWNERS: GONZALES DAVID X & GONZALES REBECCA M TRUSTEES GONZALES RVT

REQUEST: Vacation of public right of way across two properties. The right of way is for an acequia

The Vacation of Right-of-Way is approved as the public welfare does not require that the public right of way be retained. There is a net benefit to the public welfare as the development made possible by the vacation is more beneficial to the public welfare, and there's no convincing evidence that any substantial property right is being abridged by this vacation, for the reasons stated in the adopted findings as discussed on the record.

The applicant must contact Damon Bader at cabq.gov at City Real Property regarding the potential purchase of the vacated acequia as approved by the DHO. Real Property will be required to sign the plat, which incorporates the vacated area into the properties.

2. [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, 1/21/2, 2/11/26] {L}

PROPERTY OWNERS: Julia Chavez
REQUEST: Minor Plat Approval

DEFERRED TO APRIL 22ND 2026.

3. [PR-2020-004171](#)
MAJOR PLT-2026-00004 – EXTENSION OF
PRELIMINARY PLAT (2nd EXTENSION)

IDO - 2025

VERONICA HERRERA agent for WILLIAM GALBRETH LAND DEVELOPMENT CO. LLC requests the aforementioned action(s) for all or a portion of: **TRACT N-7-A-1, TANOAN PROPERTIES** zoned **R-1D**, located at **12300 SAN ANTONIO DR. NE ON SAN ANTONIO DR., WEST OF TENNYSON AND EAST OF LOWELL ST.** containing approximately **6.653** acre(s). **(E-22)**

PROPERTY OWNERS: William Galbreth Land Development Co. LLC
REQUEST: 1-year extension of major preliminary plat and associated waivers, and vacations.

The Extension of Preliminary Plat is approved.

4. [PR-2025-020125](#)
**MINOR PLT-2026-00011 – MINOR
PRELIMINARY/FINAL PLAT**

SKETCH 10-22-25 (DFT)

Fast Housing Area

IDO - 2025

CSI - CARTESIAN SURVEYS | RYAN MULHALL agent for ENDORPHIN POWER COMPANY requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 1 thru 4, & 21 thru 24, Block 3, BARON BURG HEIGHTS SHIRLEYS REPLAT** zoned **MX-L**, located at **509 CARDENAS DRIVE SE, between ZUNI AVE SE and BELL AVE SE** containing approximately **0.8382** acre(s). **(L-18)**

PROPERTY OWNERS: Endorphin Power Company

REQUEST: Create 1 new lot from the 8 existing parcels. Plat also requests a DHO determination to allow the sidewalk along Zuni to remain as-is at 5.4 feet wide. Cardenas Drive's 3.5 ft wide sidewalk is to be widened.

The sidewalk determination is approved along with the Minor Plat allowing the existing sidewalk to remain along Zuni. The Minor Plat is approved with the findings as discussed on the record, and with the following conditions:

Water Authority:

The following note must be added to the plat prior to final sign off:

“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.”

Planning:

- The date of DHO approval shall be recorded on the Plat
- The Application number must be added to the final plat and Infrastructure List (IL)
- Approved AGIS DXF file and proof of approval must be provided prior to final sign-off of the Plat

5. [PR-2021-005037](#)
**MINOR PLT-2026-00012 – MINOR
PRELIMINARY/FINAL PLAT**

SKETCH 9-17-25 (DFT)

Fast Housing Area

IDO - 2025

CSI – CARTESIAN SURVEYS | RYAN MULHALL agent for **D & S ONE, INC.** requests the aforementioned action(s) for all or a portion of: **LOT 7-A, BLOCK 32, TERRACE ADDITION** zoned **MX-H**, located at **1203 COAL AVE SE** containing approximately **0.4539** acre(s). **(K-15)**

PROPERTY OWNERS: D & S One, Inc.

REQUEST: Minor subdivision plat to create four lots from one existing lot. Grants a private access and public utility easement from Cedar Street, as well as cross-lot drainage easements and 10ft drainage in south of the lots

The Minor Plat is approved along with the Sidewalk Determination with the findings as discussed on the record, and with the following conditions:

Planning:

- 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
- The AGIS-approved DXF file must be submitted prior to final sign-off of the Plat

6. [PR-2024-010818](#)
**MINOR PLT-2026-00010 – MINOR
PRELIMINARY/FINAL PLAT**

SKETCH 9-18-24 (DFT)

CPO-11, CPO-6

Fast Housing Area

Area of Consistency

IDO - 2025

AMBER KENNINGTON requests the aforementioned action(s) for all or a portion of: **Tract A-1-A, MAX REPLAT** zoned **R-A**, located at **2019 RIO GRANDE BLVD NW, between MATTHEW & INDIAN SCHOOL** containing approximately **0.677718** acre(s). **(H-12)**

PROPERTY OWNERS: Amber Kennington

REQUEST: Lot split from 1 into 2 single family home lots

The Minor Plat is approved with the following conditions:

Planning:

- Application number must be added to the Plat.
- The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(k).
- A signature line for Hydrology must be added to the plat cover sheet.
- The AGIS-approved DXF file must be submitted prior to final sign-off of the Plat

Other Matters: None

ADJOURNED: 10:30am

DFT SIGNING SESSION