



# DEVELOPMENT HEARING OFFICER

## Action Sheet Minutes

**May 20, 2026**

**Development Hearing Officer:**

**Robert Lucero**

**Staff:**

**Jay Rodenbeck – Development Services Planning Manager**

**Angela Gomez – Hearing Monitor**

| Project and Application Numbers   | Applicant, Legal Lot & Owner Information, Request type  |
|---|---|
| <p>1. <b>Project #:</b> <a href="#">PR-2024-009823</a><br/> <b>Application #:</b> MINOR_PLT-2025-00068<br/> <b>Application Type:</b> MINOR PLAT</p> <p><i>SKETCH 3-6-24 (DFT)</i><br/> <i>CPO-5</i><br/> <i>660-ft. of MPOS</i><br/> <i>Abutting Bern. Co.</i><br/> <i>Area of Consistency</i><br/> <i>IDO - 2025</i></p> | <p>JONATHAN TURNER &amp; BRIAN BATTAGLINO agent for BRIAN EBY 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-1</b>, located at <b>13715 QUAKING ASPEN PL NE, between PINO CANYON PL and QUAKING ASPEN PL</b> containing approximately <b>1.6876</b> acres. <b>(E-24)</b> [Deferred 3/11/26, 4/8/26]</p> <p><b>PROPERTY OWNERS:</b> Brian Eby<br/> <b>REQUEST:</b> A minor plat to make an adjustment to the approved building envelope for a single-family home</p> <p><b>DEFERRED TO JUNE 24<sup>TH</sup>, 2026</b></p> |
| <p>2. <b>Project:</b> <a href="#">PR-2018-001499</a><br/> <b>Application #:</b> MAJOR_PLT-2026-00007<br/> <b>Application Type:</b> EXTENSION OF PRELIMINARY PLAT</p>  | <p>NICOSHA SCHEDLBAUER agent for ACES AND EIGHTS DEVELOPMENT LLC requests the aforementioned actions for all or a portion of: <b>Lot/Tract A, MCMAHON COMMONS</b> zoned <b>MX-L</b> located at <b>6534 MCMAHON BLVD NW between UNIVERSE &amp; MCMAHON</b> containing approximately <b>5.92</b> acres. <b>(A-10)</b></p> <p><b>PROPERTY OWNERS:</b> Aces And Eights Development LLC<br/> <b>REQUEST:</b> Preliminary Plat Extension Request</p>  |

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|    |  | The aforementioned application is approved for one year having met IDO, the DPM, other adopted city regulations.  |
| 3. | <p><b>Project:</b> <a href="#">PR-2020-004098</a><br/> <b>Application #:</b> MAJOR_PLT-2026-00006<br/> <b>Application Type:</b> EXTENSION OF PRELIMINARY PLAT</p>  | <p>RENEE REGAL &amp; JOHN STAPLETON agents for NICHOLAS N BLINCOE REQUESTS the aforementioned actions for all or a portion of: Lot/Tract A1, BRIDGEPOINT zoned PD located at 86th St SW and Bridge Blvd SW containing approximately 4.54 acres. (K-09, L-09)</p> <p><b>PROPERTY OWNERS:</b> NICHOLAS N BLINCOE<br/> <b>REQUEST:</b> 86th and Bridge Blvd SW - Preliminary Plat Extension</p> <p>The aforementioned application is approved for one year having met IDO, the DPM, other adopted city regulations.</p>  |
| 4. | <p><b>Project:</b> <a href="#">PR-2022-007141</a><br/> <b>Application #:</b> MINOR_PLT-2026-00023<br/> <b>Application Type:</b> MINOR PLAT</p> <p>SKETCH 10-22-25 (DFT)<br/> IDO - 2026</p>  | <p>KELLY KLEIN &amp; KIMBERLY LEGAN agents for CSDCPC RioGafa LLC requests the aforementioned actions for all or a portion of: Lot/Tract B1, HERITAGE MARKETPLACE zoned MX-L located at 1700 UNSER BLVD NW between UNSER BLVD NW, HANOVER RD NW, and MARKETPLACE ST NW containing approximately 9.054 acres. (J-09, H-10, J-10, H-09)</p> <p><b>PROPERTY OWNERS:</b> CSDCPC RioGafa LLC<br/> <b>REQUEST:</b> Final Plat - Minor RioGAFA Tracts B-1-A and B-1-B Heritage Marketplace (PR-2022-007141)</p> <p>Application Has Been Withdrawn</p>  |
| 5. | <p><b>Project:</b> <a href="#">PR-2026-000032</a><br/> <b>Application #:</b> MINOR_PLT-2026-00025<br/> <b>Application Type:</b> MINOR PLAT</p> <p>SKETCH 3-18-26 (DFT)<br/> MT-Main Street<br/> PT-Premium Transit<br/> IDO - 2026</p> | <p>JACQUELINE FISHMAN agent for PRAKASH SUNDARAM REQUESTS the aforementioned actions for all or a portion of: Lots/Tracts 4 thru 6, BROWNEWELL &amp; LAILS HIGHLAND ADDN zoned MX-M located at 200 OAK ST NE between COPPER AND TIJERAS containing approximately 0.3512 acres. (K-15)</p> <p><b>PROPERTY OWNERS:</b> Prakash Sundaram<br/> <b>REQUEST:</b> Consolidate 3 lots into 1 lot, and a Determination that the existing 16-foot-wide alley can remain unaltered</p> <p>The aforementioned application is approved having met the IDO, the DPM, other adopted city regulations and with the following conditions:</p> <p><b>Parks:</b></p> <ul style="list-style-type: none"> <li>• Provide sensitive lands analysis per City Forestry</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> </ul> |

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|    |   | <ul style="list-style-type: none"> <li>• The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(m) 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>  |
| 6. | <p><b>Project:</b> <a href="#">PR-2021-005459</a><br/> <b>Application #:</b> MINOR_PLT-2026-00024<br/> <b>Application Type:</b> MINOR PLAT</p> <p><i>SKETCH 11-5-25 (DFT)</i><br/> <i>Sunport Park Master Development Plan</i><br/> <i>APO</i><br/> <i>Schwartzman Landfill Buffer IDO - 2026</i></p> | <p>TIERRA WEST LLC agent for PETER J GINERIS requests the aforementioned actions for all or a portion of: <b>Lot/Tract 1A, SUNPORT PARK</b> zoned NR-BP located at <b>2900 TRANSPORT ST SE, 2900 TRANSPORT ST SE</b>, containing approximately x acres. (x)</p> <p><b>PROPERTY OWNERS:</b> Peter J Gineris<br/> <b>REQUEST:</b> Subdivide the subject property into four parcels to allow phasing of development</p> <p>The aforementioned application is approved having met the IDO, the DPM, other adopted city regulations and with the following conditions:</p> <p><b>Water Authority</b></p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Remove the proposed easements on the site intended for future water meters</li> </ul> <p><b>Planning</b></p> <ul style="list-style-type: none"> <li>• Place the following note on the plat:</li> </ul> <p><i>“The subject property is located (near / on) a (closed / operating) landfill. Due to the subject property being (near / on) a (closed / operating) landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones of the City Environmental Health Department) shall be consulted prior to development of the site.”</i></p> <ul style="list-style-type: none"> <li>• Place a signature line for Environmental Health on the plat</li> </ul> |

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|    |  | <ul style="list-style-type: none"> <li>• Project and Application numbers must be placed on the plat as well as the Date of the DHO approval</li> <li>• AGIS DXF file and proof of approval must be provided</li> </ul>   |
| 7. | <p><b>Project:</b> <a href="#">PR-2024-011137</a><br/> <b>Application #:</b> MINOR_PLT-2026-00026<br/> <b>Application Type:</b> MINOR PLAT</p> <p><i>SKETCH 11-6-24 (DFT)</i><br/> <i>Area of Consistency</i><br/> <i>IDO - 2026</i></p> | <p><b>JONATHAN TURNER, CONSENSUS PLANNING</b> agent for <b>REY VELASQUEZ</b> requests the aforementioned actions for all or a portion of: <b>024 016TR 1 UNIT 3 NORTH ALBUQUERQUE ACRES</b> zoned <b>PD</b> located at <b>8701 GLENDALE AVE. NE between BARSTOW ST. AND VENTURA ST.</b> containing approximately <b>1.0043</b> acres. <b>(B-20)</b></p> <p><b>PROPERTY OWNERS:</b> Rey Velasquez<br/> <b>REQUEST:</b> Minor plat approval to dedicate right-of-way to the City and to tie the Infrastructure List to the Plat</p> <p>The aforementioned application is approved having met the IDO, the DPM, other adopted city regulations and with the following conditions:</p> <p><b>Planning:</b></p> <ul style="list-style-type: none"> <li>• The date of the DHO approval shall be recorded on the Plat</li> <li>• The Project and Application numbers must be added to the final plat and Infrastructure List</li> <li>• AGIS DXF file and proof of approval must be provided</li> <li>• A recorded Infrastructure Improvements Agreement (IIA) based on the approved Infrastructure List shall be recorded as necessary</li> <li>• The Infrastructure List must be signed and executed before the approval of the plat</li> </ul> |

Other Matters: None

ADJOURNED: 10:20am

DFT SIGNING SESSION