DEVELOPMENT HEARING OFFICER

Action Sheet Minutes

October 21, 2026

Development Hearing Officers:

Robert Lucero

Brennon Williams

Matt Myers

Staff:
Jay Rodenbeck – Development Services Planning Manager

Angela Gomez – Hearing Monitor

Project and Application Numbers		Applicant, Legal Lot & Owner Information, Request type
1.	**PROJECT: PR-2019-002663** **APPLICATION #: MAJOR_PLT-2026-00011** **Application Type: MAJOR PLAT (Subdivision)** ***SKETCH 7-22-26 (DFT)*** ***CPO-13*** ***VPO-2*** ***Within 660-ft. of MPOS*** ***Area of Change*** ***IDO – 2026***	**MODULUS ARCHITECTS** agent for **JUBILEE DEVELOPMENTS LLC** requests the aforementioned action(s) for all or a portion of: **Tract 1-A-5 & Tract 1-A-6, Block 2, VOLCANO CLIFFS UNIT 26** zoned **MX-M** located at **the SW CORNER OF PASEO & KIMMICK NW** containing approximately **8.2578** acre(s). (**C-11**) *[Deferred from 9/30/26] {L}* **PROPERTY OWNERS**: Jubilee Developments LLC **REQUEST**: Replat to move boundary line south for access **WITHDRAWN**

2.	**PROJECT: PR-2019-002663** **APPLICATION #: VAC-2026-00015** **Application Type: VACATION OF PRIVATE EASEMENT** ***SKETCH 7-22-26 (DFT)*** ***CPO-13*** ***VPO-2*** ***Within 660-ft. of MPOS*** ***Area of Change*** ***IDO – 2026***	**MODULUS ARCHITECTS | TRULA HOWE** agent for **ALEEM HASHAM** requests the aforementioned actions for all or a portion of: **Lot/Tract 1, Block 2, VOLCANO CLIFFS UNIT 26** zoned **MX-L, MX-M** located at **PASEO DEL NORTE at KIMMICK DR NW** containing approximately **15.7607** acres. (**C-11**) *[Deferred from 9/16/16, 9/30/26] {L}* **PROPERTY OWNERS**: Aleem Hasham **REQUEST**: Vacation of a portion of private easement that followed the old property line **WITHDRAWN**
3.	**PROJECT: PR-2024-010490** **Application #: MINOR_PLT-2026-00040** **Application Type: MINOR PLAT** ***SKETCH 7-2-25 (DFT)*** ***Area of Change*** ***IDO - 2026***	**JAG PLANNING & ZONING** agents for **PAVILIONS AT SM VENTURE LLC** requests the aforementioned actions for all or a portion of: **Lot/Tract 3A1, PAVILIONS AT SAN MATEO** zoned **MX-M, NR-C** located at **4610 CUTLER AVE NE between SAN MATEO and WASHINGTON** containing approximately **9.4144** acres. (**H-17**) *[Deferred from 8/12/2, 9/16/26, 10/7/26]* **PROPERTY OWNERS:** Pavilions at SM Venture LLC **REQUEST:** Create two new lots from one existing tract and grant easements as shown **The aforementioned application for Minor Plat is approved with the following conditions:** **Water Authority:** • **Verification of the location of the existing water line within Tract 1-A, along the common boundary of Tracts 1-A and 3-A-1, is required. Any existing easement associated with the water line shall also be identified and shown on the plat to verify the adequacy of existing easement rights. If verification determines that the existing easement is not adequate to encompass the water line, the dedication of additional easement along the western boundary of Tract 3-A-1 may be required.** **Planning:** • **Please add application number to the Plat**

4.	**PROJECT: PR-2025-020046** **APPLICATION #: MINOR_PLT-2026-00043** **Application Type: MINOR PLAT** ***SKETCH 4-16-25 (DFT)*** ***Area of Consistency*** ***IDO – 2026***	**JARED BAEZA** agent for **RONALD ROMERO** requests the aforementioned actions for all or a portion of: **Lot/Tract 30, FREEMAN ADDN** zoned **R-1,** located at **4425 GRANDE DR NW SAN CLEMENTE AVE 7 FREEMAN AVE** containing approximately **0.557** acres. (**G-14, F-14**) **PROPERTY OWNERS**: Ronald Romero **REQUEST**: Preliminary/final plat **The aforementioned application for Minor Plan is approved with the associated determination as discussed on the record with the following conditions:** **Planning:** • **The date of the DHO approval shall be recorded on the Plat.** • **The Application number must be added to the final plat.** • **AGIS must approve the DXF file, and proof of approval must be provided before final plat sign-off.** • **Confirm whether any existing easements or conditions exist within, along, or intersecting the Plat boundaries, and ensure they are depicted on the Plat in accordance with the IDO and DPM.**
5.	**PROJECT: PR-2025-020053** **APPLICATION #: MINOR_PLT-2026-00050** **Application Type: MINOR PLAT** ***SKETCH 5-13-26 (DFT)*** ***MS-Main Street*** ***Railroad & Small Spur Area*** ***IDO – 2026***	**VERONICA HERRERA** agents for **MARTIN NAVAREZ** requests the aforementioned actions for all or a portion of: **Lots/Tracts 11 thru 14, PARIS ADDITION** zoned **NR-LM** located at **211 KINLEY AVE NW LOCATED ON KINLEY AVE between 2ND ST. AND 3RD ST.** containing approximately **0.408** acres. (**J-14**) **PROPERTY OWNERS**: Martin Navarez **REQUEST**: Consolidate 4 lots and a vacated portion of Kinley Ave into 1 new lot **The aforementioned application for Minor Plat is approved with the following conditions:** **Planning:** • **The project and application numbers as well as the date of the DHO approval must be added to the plat cover sheet prior to distribution for final sign off.** • **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.** • **The final plat must include any waivers, deviations, variances, or vacations granted by the DHO as notes or exhibits.** • **Provide confirmation if there are any existing easements.**

6.	**PROJECT: PR-2026-000137** **APPLICATION #: MINOR_PLT-2026-00052** **Application Type: MINOR PLAT** ***SKETCH 8-19-26 (DFT)*** ***Area of Change*** ***Main Street Major Transit*** ***IDO – 2026***	**CARTESIAN SURVEYS INC | AMBER PALMER** agent for **LISA RUCKER** requests the aforementioned actions for all or a portion of: **Lots/Tracts 3, 4, 15, 16, UNITY ADDITION** zoned **MX-M** located at **103 TEXAS ST SE On TEXAS ST SE between CENTRAL AVE and ZUNI RD SE** containing approximately **0.6244** acres. (**K-19**) **PROPERTY OWNERS**: Lisa Rucker **REQUEST**: Consolidate four existing lots into one new lot by eliminating the interior lot lines **The aforementioned application for Minor Plat is approved with the following conditions:** **Transportation:** • **Infrastructure List items must be constructed or financially guaranteed prior to Transportation signature** **Planning:** • **A sidewalk must be added to the Tennessee St SE side that connects to the adjoining sidewalks on both sides of the property and placed on a DHO infrastructure list.** • **The 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.** • **A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.**
7.	**PROJECT: PR-2024-009801** **APPLICATION #: MINOR_PLT-2026-00049** **Application Type: MINOR PLAT** ***SKETCH 11-6-24 (DFT)*** ***Area of Change*** ***Landfill Buffer*** ***APO*** ***IDO – 2026***	**CONSENSUS PLANNING | JIM STROZIER** agent for **TODD B SMITH** requests the aforementioned actions for all or a portion of: **Lots/Tracts 1, 2, 4, UNM GIBSON COMMERCIAL DISTRICT** zoned **MX-M** located on **GIBSON BLVD SE between ALUMNI DRIVE and I-25** containing approximately **2.063** acres. (**L-15**) **PROPERTY OWNERS**: Todd B Smith **REQUEST**: Consolidate 2 Tracts into 1 Tract **DEFERRED TO NOVEMBER 18TH, 2026**

8.	**PROJECT: PR-2026-000170** **APPLICATION #: DHOWVR-2026-00018** **Application Type: SIDEWALK WAIVER** ***SKETCH 9-23-26 (DFT)*** ***Area of Consistency*** ***IDO – 2026***	**ERIC SOULE** agent for **MARK DODD** requests the aforementioned actions for all or a portion of: **Lot/Tract 4, Block 37, FOUR HILLS VILLAGE TWELFTH INSTALLMENT** zoned **R-1** located at **1409 QUIMERA TRL SE** containing approximately **0.5556** acres. (**M-23**) **PROPERTY OWNERS**: Mark Dodd **REQUEST**: Waive sidewalk requirement **DEFERRED TO NOVEMBER 4TH 2026.**
9.	**PROJECT: PR-2026-000171** **APPLICATION #: DHOWVR-2026-00019** **Application Type: SIDEWALK WAIVER** ***SKETCH 9-23-26 (DFT)*** ***CPO-5*** ***Area of Consistency*** ***IDO – 2026***	**ERIC SOULE** agent for **LOUISE MARTELL** requests the aforementioned actions for all or a portion of: **Lots/Tracts 44, 45, 49, 50, MOUNTAIN HIGHLANDS AT HIGH DESERT UNIT 2** zoned **R-1D** located at **13700 PINO RIDGE PL NE** containing approximately **0.718872** acres. (**E-24**) **PROPERTY OWNERS**: Louise Martell **REQUEST**: Waiver for sidewalk in front of the property **DEFERRED TO NOVEMBER 4TH 2026.**
10.	**PROJECT: PR-2026-000141** **APPLICATION #: MINOR_PLT-2026-00053** **Application Type: MINOR PLAT** ***SKETCH 8-19-26 (DFT)*** ***Area of Change*** ***Major Transit*** ***IDO – 2026***	**CARTESIAN SURVEYS INC. | AMBER PALMER** agent for **BRYAN SULLIVAN** requests the aforementioned actions for all or a portion of: **Lots/Tracts 30A, B1, 28, 29, B, MIRACERROS ADDN, INDIAN PLAZA UNIT 3,** zoned **MX-L** located at **2137 CARLISLE BLVD NE.** (**H-16**) **PROPERTY OWNERS**: Bryan Sullivan **REQUEST**: Combine three existing tracts into one new tract by eliminating all interior lot lines **The aforementioned application for Minor Plat is approved with the following conditions:** **Water Authority:** • **Please coordinate with 811 and provide an exhibit showing the existing sanitary sewer alignments in relation to the subject site. Once horizontal linework is shown on an exhibit, please also include a trench prism for the existing sewer and elaborate whether the overall width will encroach into the property. If so additional/new easements will be necessary to accommodate proper operation and maintenance.**

		Planning: • **The date of DHO approval shall be recorded on the cover sheet of the plat.** • **Project and application numbers must be added to the cover sheet of the plat.** • **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. P0** • **Provide confirmation if there are any existing easements within, along, or intersecting the Plat boundaries, as they must be depicted on the Plat per 5-1(H) of the DPM and 6-6(L)(3)(a) of the IDO**

OTHER MATTERS: None

ADJOURNED: 12:15PM

DFT SIGNING SESSION