



DEVELOPMENT HEARING OFFICER AGENDA

September 16, 2026

Development Hearing Officers:

Robert Lucero

Brennon Williams

Matt Myers

Staff:

Jay Rodenbeck – Development Services Planning Manager

Angela Gomez – Hearing Monitor

Join Zoom Meeting Webinar:

<https://cabq.zoom.us/j/87611416525>

(Place mouse cursor over hyperlink, right-click, choose “open hyperlink”)

Meeting ID: 876 1141 6525

One tap mobile

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NOTE: Individuals with disabilities who need special assistance to participate at this meeting should contact Angela Gomez, Planning Department, at 924-3946. Hearing impaired users may contact her via the New Mexico relay network by calling toll-free:1-800-659-8331.

NOTE: Deferral requests will be announced at the beginning of the agenda

NOTE: If the applicant/agent is not present when project application is called, the request may be deferred to the next appropriate hearing date

NOTE: To access agenda case links, place mouse cursor over the hyperlink, right-click, and choose “open hyperlink”

A. Call to order: 9:00am

B. Changes and/or additions to the agenda

Project and Application Numbers		Applicant, Legal Lot & Owner Information, Request type
1.	<u>PR-2026-000079</u> Application #: MAJOR_PLT-2026-00012 Application Type: MAJOR PLAT (SUBDIVISION) <i>SKETCH 6-3-26 (DFT)</i> <i>CPO-2</i> <i>Area of Consistency</i> <i>IDO – 2026</i>	CSI - CARTESIAN SURVEYS agent for AHMET TIRYAKI requests the aforementioned action(s) for all or a portion of: Lots/Tracts 337A, 338A, TOWN OF ATRISCO GRANT UNIT 8 zoned MX-T located at 5900 OURAY RD NW containing approximately 1.5032 acre(s). (H-11) PROPERTY OWNERS: Ahmet Tiryaki REQUEST: Combine two existing tracts into one new tract DEFERRED TO SEPTEMBER 30, 2026
2.	Project: <u>PR-2024-010884</u> Application #: MINOR_PLT-2026-00045 Application #: DHOWVR-2026-00016 Application Type: MINOR PLAT, DHO WAIVER <i>SKETCH 7-22-26 (DFT)</i> <i>Area of Consistency</i> <i>IDO – 2026</i>	CSI - CARTESIAN SURVEYS agent for TOBIAS GALLEGOS requests the aforementioned actions for all or a portion of: Lot/Tract 168A4, 173B, MRGCD MAP 31 zoned R-A located at 4219 SAN ISIDRO ST NW containing approximately 0.969429 acres. (F-13, G-13) PROPERTY OWNERS: Tobias Gallegos REQUEST: Relocate the property line dividing existing tracts 173-B & 173-C. Provide easement for fire access DEFERRED TO SEPTEMBER 30, 2026
3.	Project: <u>PR-2026-000118</u> Application #: DHOWVR-2026-00012 Application Type: DHO WAIVER <i>SKETCH 7-22-26 (DFT)</i> <i>CPO-7</i> <i>MT-Major Transit</i> <i>Railroad and Small Spur Area</i> <i>Area of Change</i> <i>IDO – 2026</i>	MOHAMMAD TAHAT requests the aforementioned actions for all or a portion of: Lot/Tract 216, MRGCD MAP 37 zoned MX-M located at 510 SLATE AVE NE containing approximately 0.066112 acres. (J-14) PROPERTY OWNERS: Mohammad Tahat REQUEST: IDO sidewalk waiver The aforementioned DHO Waiver application is approved
4.	Project: <u>PR-2024-010945</u> Application #: MINOR_PLT-2026-00037 Application Type: MINOR PLAT <i>SKETCH 7-22-26 (DFT)</i> <i>MT-Major Transit</i> <i>Area of Change</i> <i>IDO – 2026</i>	CONSENSUS PLANNING INC. agent for ALICE BROUSSEAU requests the aforementioned actions for all or a portion of: Lot/Tract 5C, PARADISE VALLEY zoned NR-SU located at 9300 GOLF COURSE RD NW containing approximately 2.781 acres. (C-12) PROPERTY OWNERS: Alice Brousseau REQUEST: divide the existing lot into two parcels of approximately 2.68 and .032 acres to separate the existing cell tower and funeral home uses on separate parcels. No other changes are proposed to the site (Approved with conditions, see below)

		The Minor Plat is approved with the following conditions: • Water Authority Condition: A private water and private sanitary sewer easement for the benefit of proposed Tract 5-C-2 must be granted such that the proposed tract will have direct access to public water and public sanitary sewer infrastructure. • AGIS approval of the digital DXF file is required prior to final sign-off. • The final plat must include any waivers, deviations, variances, or vacations granted by the DHO as notes or exhibits. • The DHO approval date must be added to the final plat after approval. • Confirm whether any existing conditions subject to DPM 5-2(C) exist and, if so, show them on the plat.
5.	Project: PR-2019-002807 Application #: MINOR_PLT-2026-00041 Application Type: MINOR PLAT <i>SKETCH 6-3-26 (DFT)</i> <i>CPO-7</i> <i>MT-Major Transit (MT) Area</i> <i>Railroad and Small Spur Area</i> <i>Area of Consistency</i> <i>IDO – 2026</i>	CONSENSUS PLANNING INC. agent for ALICE BROUSSEAU requests the aforementioned actions for all or a portion of: Lot/Tract 1, SUNSET MEMORIAL PARK zoned NR-SU located at 924 MENAUL BLVD NE containing approximately 39.08 acres. (H-15) PROPERTY OWNERS: Alice Brousseau REQUEST: Subdivide the existing cemetery and the existing pet cemetery into two legal lots The Minor Plat is approved with the following conditions: • The DHO approval date must be added to the final plat after approval. • AGIS approval of the digital DXF file is required prior to final sign-off. • Final plats shall include a list of any Vacations, Variances, Waivers, determinations and deviations granted as an exhibit or note.

6.	Project: PR-2026-000124 Application #: DHOWVR-2026-00015 Application #: DHOWVR-2026-00013 Application Type: DHO WAIVERS <i>SKETCH 7-22-26 (DFT)</i> <i>Unincorporated Bernalillo County</i> <i>IDO – 2026</i>	DAVE AUBE agent for JARED VANDER DUSSEN requests the aforementioned actions for all or a portion of: Lot/Tract TR 1 PLAT OF KELLY located at 821 GABALDON ROAD NW containing approximately 4.07155 acres. (H-12) PROPERTY OWNERS: Jared Vander Dussen REQUEST: Request for a DHO waiver of the curb and gutter requirement along the Gabaldon Road frontage of 821 Gabaldon Road NW (unincorporated Bernalillo County Parcel), where no curb, gutter, or public storm drainage system currently exists The aforementioned DHO Waiver applications are approved
7.	Project: PR-2019-002663 Application #: VAC-2026-00015 Application Type: VACATION OF PRIVATE EASEMENT <i>SKETCH 7-22-26 (DFT)</i> <i>CPO-13</i> <i>VPO-2</i> <i>Within 660-ft. of MPOS</i> <i>Area of Change</i> <i>IDO – 2026</i>	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) PROPERTY OWNERS: Aleem Hasham REQUEST: Vacation of a portion of private easement that followed the old property line DEFERRED TO OCTOBER 21, 2026
8.	Project: PR-2024-010490 Application #: MINOR_PLT-2026-00040 Application Type: MINOR PLAT <i>SKETCH 7-2-25 (DFT)</i> <i>Area of Change</i> <i>IDO - 2026</i>	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 8/12/26] PROPERTY OWNERS: Pavilions at SM Venture LLC REQUEST: Create two new lots from one existing tract and grant easements as shown DEFERRED TO OCTOBER 7, 2026

9.	Project: PR-2023-009264 Application #: MINOR_PLT-2026-00042 Application Type: MINOR PLAT <i>SKETCH 9-17-25 (DFT)</i> CPO-3 Area of Consistency IDO – 2026	TIM ALDRICH agent for FRANK A. VOLPE, EMILY ANNE WILLIAMS, CORTESE LIMITED PARTNERSHIP NO.3 requests the aforementioned actions for all or a portion of: LOTS 1, 2, 3 AND THE SOUTH 45' OF LOT 4, MIDVALE SUBDIVISION zoned R-1 located at 914 11TH ST NW containing approximately 1.3780 acres. (J-13) PROPERTY OWNERS: Frank A. Volpe, Emily Anne Williams, Cortese Limited Partnership No. 3 REQUEST: Create 7 lots from 4 existing lots, grant private access & private drainage easements, grant public water, public sanitary sewer and public water/sewer service easements The Minor Plat is approved with the following conditions: • Water Authority Condition: As a condition of signature for the plat, the existing dwellings that are sharing services that will be on separate lots as a result of this plat must separate services and have separate accounts. • Project and application numbers will need to be updated on the plat prior to distribution for final sign off.
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OTHER MATTERS:

ADJOURN

DFT SIGNING SESSION