



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

February 11, 2026

Join Zoom Meeting:

<https://cabq.zoom.us/j/81032811845>

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

Meeting ID: 810 3281 1845

Phone Contact Numbers: +13462487799,,81032811845# US

Robert Lucero - Development Hearing Officer
Brennon Williams - Development Hearing Officer
Matt Myers - Development Hearing Officer

Staff

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

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: 9:00 A.M.**
- B. Changes and/or Additions to the Agenda**

1. **PR-2024-010885**

DHOWVR-2025-00039 – DHO WAIVER
DHOWVR-2025-00038 – DHO WAIVER
DHOWVR-2025-00037 – DHO WAIVER
VAC-2025-00067 - VACATION OF PUBLIC
DRAINAGE EASEMENT
VAC-2025-00068 - VACATION OF PUBLIC
60' ACCESS, UTILITY, AND DRAINAGE
EASEMENT
VAC-2025-00069 - VACATION OF PUBLIC
DRAINAGE EASEMENT
MAJOR PLT-2025-00021 – PRELIMINARY
PLAT

SKETCH 6-4-25 (DFT)
IDO - 2025

BOHANNAN HUSTON INC. | KELLY KLEIN & KIMBERLY LEGAN agents for **TA Land Company** requests the aforementioned action(s) for all or a portion of: **Lot/Tract A1C, SALAZAR FAMILY TRUST ET AL** zoned **R-1A** located between **UNSER BLVD W** and **98th ST SW** containing approximately **55** acre(s). **(N-09)** [Deferred from 1/7/26]{w}

PROPERTY OWNERS: TA Land Company
REQUEST: Phase 1 Preliminary Plat

2. **PR-2022-007141**

MINOR PLT-2026-00003 – MINOR
PRELIMINAR/FINAL PLAT

SKETCH 10-22-25 (DFT)
IDO - 2025

BOHANNAN HUSTON INC. agent for **CSDCPC RioGAFA, LLC** requests the aforementioned action(s) for all or a portion of: **Lot/Tract B1, HERITAGE MARKETPLACE** zoned **MX-L**, located at **1700 Unser Blvd NW** between **UNSER BLVD NW** and **HANOVER RD NW** containing approximately **9.054** acre(s). **(J-09, H-10, J-10, H-09)**

PROPERTY OWNERS: James Zavala
REQUEST: Plat for Tract B-1-A and B-1-B Heritage Marketplace

3.

PR-2020-04622

VAC-2025-00060 – VACATION OF
PRIVATE EASEMENT

SKETCH 5-1-24 (DFT)
IDO - 2025

MODULUS ARCHITECTS | BRYDIE CLARK agents for **TERESA COSTANTINIDIS** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 1A, 3, 2, UNM GIBSON COMMERCIAL DISTRICT, GIBSON TRACTS** zoned **MX-M**, located at **1401 Gibson Blvd SE** containing approximately **1.2968** acre(s). **(L-15)** [Deferred from 12/17/25W, 1/7/26, 1/21/26]

PROPERTY OWNERS: Teresa Costantinidis
REQUEST: Vacate an existing sewer easement

4. **PR-2022-007903**

MAJOR PLT-2026-00002 – EXTENSION OF PRELIMINARY PLAT

IDO - 2025

JAG PLANNING & ZONING, agents for **SOME INVESTMENTS**, requests the aforementioned action(s) for all or a portion of: **Lot/Tract 56A, SKYLINE HEIGHTS** zoned **NR-C**, located at **600 MOON ST SE** between **TRUMBULL AVE SE** and **SOUTHERN AVE SE** containing approximately **6.1948** acre(s). **(L-20)**

PROPERTY OWNERS: Gary Peterson, J & R Holdings, John McClintic, SOME Investments LLC

REQUEST: Preliminary Plat Extension Application for SD-2025-099393

5. **PR-2024-010269**

MINOR PLT-2025-00069 – MINOR PRELIMINARY/FINAL PLAT

SKETCH 7-24-24 (DFT)

IDO - 2025

WILSON & COMPANY | PATRICK JARAMILLO agent for **BRIAN WHALEY** requests the aforementioned action(s) for all or a portion of: **7A1/CORONADO CENTER, JEANNEDALE UNIT 5A** zoned **MX-H**, located at **6600 MENAUL BLVD NE** located on **EAST PORTION OF PROPERTY** between **MENAUL BOULEVARD NE, LOUISIANA BOULEVARD NE** and **AMERICAS PARKWAY** containing approximately **39.41** acre(s). **(H-18)**

PROPERTY OWNERS: Brian Whaley

REQUEST: Minor Plat amendment for 3 existing lots to 9 proposed

6. **PR-2026-000006**

MINOR PLT-2026-00001 – MINOR PRELIMINARY/FINAL PLAT

IDO - 2025

TIM ALDRICH agent for **WAYNE POLLACK** requests the aforementioned action(s) for all or a portion of: **Lot/Tract A, DUKE CITY INDUSTRIAL AREA ADDN** zoned **MX-H**, located at **3500 CANDELARIA RD NE** at **SOUTHEAST CORNER** of **CANDELARIA** and **WELLESLEY** containing approximately **2.756** acre(s). **(H-16, G-16)**

PROPERTY OWNERS: Wayne Pollack

REQUEST: Eliminate existing deed line, create 2 lots that are the same as the 2 areas presently leased, grant a 10' PUE along Candelaria and Wellesley and dedicate public right-of-way at the corner of Candelaria and Wellesley

7. **PR-2018-001681**
MINOR PLT-2026-00002 – AMENDMENT
TO PRELIMINARY PLAT

SKETCH 4-16-25 (DFT)
IDO - 2025

TIERRA WEST | DONNA SANDOVAL & SERGIO LOZOYA
agent for **TWO RIVERS LLC** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 52, TOWN OF ATRISCO GRANT UNIT 2** zoned **MX-M**, located at **86th St SW between 86TH ST SW & 82ND ST SW** containing approximately **6.04** acre(s). **(L-09)**

PROPERTY OWNERS: Two Rivers LLC
REQUEST: Adding phasing element that will split lot from 1 to 2

8. **PR-2025-020168**
DHOWVR-2026-00003 – DHO WAIVER

SKETCH 1-14-26 (DFT)
IDO - 2025

DAVID SOULE & LUKE SOULE agents for **JAY CORAZZA & JEAN GIDDENS** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 22, OVERLOOK AT HIGH DESERT** zoned **R-1D**, located at **6105 Club Cholla Ct NE** containing approximately **0.394** acre(s). **(E-23)**

PROPERTY OWNERS: Jay Corazza & Jean Giddens
REQUEST: Indefinitely delay construction and design as it would not match existing design of neighborhood and surrounding area

9. **PR-2025-020079**
MINOR PLT-2025-00065 – MINOR
PRELIMINARY/FINAL PLAT

SKETCH 6-18-25 (DFT)
IDO - 2025

JOHN PAISANO agent for **GARY BERNIER** requests the aforementioned action(s) for all or a portion of: **UNPLATTED/SPRINGER TRANSFER CO** zoned **MX-T**, located at **1224 STONE ST NE between ODELIA/INDIAN SCHOOL RD. & MOUNTAIN, and EDITH BLVD & I-25** containing approximately **0.1734** acre(s). **(J-15)**

PROPERTY OWNERS: Gary Bernier
REQUEST: Consolidate 3 parcels of land with the same address and owner into one parcel. Two strips are approx. 11'x124' total and will be added to the main parcel approx. 50'x124

10. **PR-2025-020188**
DHOWVR-2026-00002 – DHO WAIVER

SKETCH 1-14-26 (DFT)
IDO - 2025

ALEXIS TRUJILLO-MOLINA requests the aforementioned action(s) for all or a portion of: **Lot/Tract 81A3, MRGCD MAP 35** zoned **R-1B**, located at **2802 SIOUX ST NW** containing approximately **0.146747** acre(s). **(H-13)**

PROPERTY OWNERS: Alexis Trujillo-Molina
REQUEST: DHO Waiver from the requirement to construct sidewalk, and curb and gutter along Sioux Street NW as required by the IDO/DPM

11. **PR-2025-020009**

MINOR PLT-2025-00070 –
PRELIMINARY/FINAL PLAT

SKETCH 3-5-25 (DFT)
IDO - 2025

ALMA SAUL agent for **DOREEN ESQUIBEL-CASTILLO** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 4, 1A, 67, 10A, HUBBELL HEIGHTS**, zoned R-T, located at **118 65TH ST SW** containing approximately **0.2124** acre(s). **(K-11)** *[Deferred from 1/21/26]*

PROPERTY OWNERS: Doreen Esquibel-Castillo

REQUEST: A replat of the two properties into four residential lots

12. **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, 1/21/26]*

PROPERTY OWNERS: Julia Chavez

REQUEST: Minor Plat Approval

13. **PR-2025-020092**

MAJOR PLT-2025-00016 – MAJOR
PRELIMINARY PLAT

SKETCH 8-6-25 (DFT)
IDO – 2025
T/MPOS

MODULUS ARCHITECTS agent for **STEVE METRO** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 1A1, VOLCANO CLIFFS UNIT 26** zoned **MX-L, MX-M**, located on **VALIENTE NW at SOUTH EAST CORNER of PASEO and KIMMICK** containing approximately **12.1364** acre(s). **(C-11)** *[Deferred from 12/17/26L, 1/21/26]*

PROPERTY OWNERS: Steve Metro

REQUEST: Major Preliminary Plat Application

Other Matters:

ADJOURN

DFT SIGNING SESSION