



DEVELOPMENT HEARING OFFICER
Action Sheet Minutes

January 21, 2026

Robert Lucero - Development Hearing Officer

Staff

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

1. **PR-2025-020108**

**MAJOR PLT-2025-00023 – PRELIMINARY
PLAT**

**SKETCH 9-24-25 (DFT)
IDO - 2025**

COMMUNITY DESIGN SOLUTIONS, LLC (CDS), | RENEE REGAL & JOHN STAPLETON agents for G.D. BENNETT COMPANIES, INC requests the aforementioned action(s) for all or a portion of: **Lot/Tract 27, UNIT 3 NORTH ALBUQUERQUE ACRES** zoned R-1D located at **8601 EAGLE ROCK AVE NE** between **MODESTO AVENUE NE** and **EAGLE ROCK AVENUE NE** containing approximately **0.8864** acre(s). (C-20)

PROPERTY OWNERS: Neil R. & Julie A. Jackson

REQUEST: Preliminary Plat

Hydrology:

- Add a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement

Planning:

- Project and Application numbers must be added to the cover sheet of the Plat and Infrastructure list.
- Date of DHO approval must be added to the cover sheet of the plat.
- All utility signatures and AMAFCA's signature must be added to the cover sheet of the plat prior to the placement of the future Final Plat on a DHO agenda.
- An Infrastructure Improvements Agreement (IIA) based on the Infrastructure List must be submitted with the future Final Plat prior to its placement on a DHO agenda.
- AGIS approved the DXF is required prior to Final Plat.
- The 'Certificate of Municipal Approval' section can be removed from the Plat, as it is unnecessary.
- 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.
- Provide confirmation that the existing conditions per 5-2(C) of the DPM are shown on the Plat, if they exist.

2. **PR-2022-007986**

MAJOR PLT-2025-00022 - PRELIMINARY PLAT

***SKETCH 4-2-25 (DFT)
IDO - 2025***

COMMUNITY DESIGN SOLUTIONS, LLC (CDS), | RENEE REGAL & JOHN STAPLETON agents for ALBUQUERQUE GREATER HABITAT FOR HUMANITY requests the aforementioned action(s) for all or a portion of: **UNPLATTED LANDS, TOWN OF ATRISCO GRANT** zoned R-1B located at **4221 64TH ST NW** between **64th ST & BILL CODY DRIVE NW** containing approximately **1.0** acre(s). (F-10)

PROPERTY OWNERS: Albuquerque Habitat for Humanity
REQUEST: Preliminary Plat

Transportation:

- 5' sidewalk along 64th to the must be added to the infrastructure list

Planning:

- The date of the DHO approval shall be recorded on the Plat.
- The Project and Application numbers must be added to the Final Plat and the Infrastructure List
- Prior to final sign-off of the Plat, AGIS must approve the DXF file and proof of approval must be provided.
- Show any existing conditions, as required by Section 5-2(C) of the DPM, on the plat, if applicable.
- Show 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.

Water Authority:

- Please add the following note to the plat:

"ABCWUA Public Water & Sanitary Sewer Easements Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement. "

- The Infrastructure List must include public water and public sanitary sewer improvements with financial guarantee.

3. **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)**

PROPERTY OWNERS: Doreen Esquibel-Castillo

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

DEFERRED TO FEBRUARY 11TH, 2026.

4. **PR-2026-000001**

DHOWVR-2026-00001 – DHO WAIVER

IDO - 2025

RJ CHESS requests the aforementioned action(s) for all or a portion of: **Lot/Tract 1, Block 9, FOUR HILLS VILLAGE FIRST INSTALLMENT** zoned **R-1D**, located at **908 FOUR HILLS RD SE** containing approximately **0.73979** acre(s). **(M-23)**

PROPERTY OWNERS: Richard Allison Chess & Joyce Ann Chess Trustees RVT

REQUEST: Waive the requirement for sidewalk

Planning:

- Per 6-6(P)(2)(d) any Waivers granted that are associated with a Subdivision shall be placed on the Final Plat and on a separately recorded document [within one year of approval otherwise the Waiver becomes void if not associated with a Building Permit, Plat or Site Plan].

5. **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]

PROPERTY OWNERS: Julia Chavez

REQUEST: Minor Plat Approval

DEFERRED TO FEBRUARY 11TH, 2026.

6. **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]*

PROPERTY OWNERS: Steve Metro

REQUEST: Major Preliminary Plat Application

DEFERRED TO FEBRUARY 11TH, 2026.

7.

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 12/17/25, 1/7/26] {w}*

PROPERTY OWNERS: Teresa Costantinidis

REQUEST: Vacate an existing sewer easement

DEFERRED TO FEBRUARY 11TH, 2026.

Other Matters: None.

ADJOURNED: 10:25

DFT SIGNING SESSION