



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

December 17, 2025

Join Zoom Meeting:

<https://cabq.zoom.us/j/89155412049>

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

Meeting ID: 891 5541 2049

Phone Contact Numbers: +16694449171,,89155412049# 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

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| <p>1. <u>PR-2025-020092</u>
<u>MAJOR PLT-2025-00016</u> – MAJOR PRELIMINARY PLAT</p> <p><i>SKETCH 8-6-25 (DFT)</i>
<i>IDO – 2025</i>
<i>T/MPOS</i></p> | <p>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)</p> <p><u>PROPERTY OWNERS:</u> Steve Metro
<u>REQUEST:</u> Major Preliminary Plat Application</p> |
| <hr/> | |
| <p>2. <u>PR-2024-010189</u>
<u>MJRPNL PLT-2025-00004</u> – FINAL PLAT</p> <p><i>IDO - 2023</i></p> | <p>BOHANNAN HUSTON INC. YOLANDA PADILLA MOYER & KIMBERLY LEGAN agents for PULTE requests the aforementioned action(s) for all or a portion of: N1, WATERSHED zoned PC, located at 9601 TIERRA PINTADA BLVD NW between ARROYO VISTA BLVD and TIERRA PINTADA BLVD containing approximately 60.0 acre(s). (H-08, J-07, J-08)</p> <p><u>PROPERTY OWNERS:</u> Pulte
<u>REQUEST:</u> Savio Ridge - Phase 1</p> |
| <hr/> | |
| <p>3. <u>PR-2023-008999</u>
<u>BULK PLT-2025-00004</u> – BULK PLAT</p> <p><i>SKETCH 6-4-25 (DFT)</i>
<i>IDO - 2025</i></p> | <p>BOHANNAN HUSTON INC. MICHAEL BALASKOVITS & KIMBERLY LEGAN agent for MDS INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: Lots/Tracts as listed zoned PC, located on UNIVERSITY BLVD between UNIVERSITY BLVD AND STRYKER RD containing approximately 1212.26 acre(s). (S-14, S-15, S-16, S-17, T-15, T-16)</p> <p><u>PROPERTY OWNERS:</u> MDS Investments, LLC
<u>REQUEST:</u> Tract N - Bulk Land Plat</p> |
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| <p>4. <u>PR-2021-005684</u>
<u>MAJOR PLT-2025-00017</u> – MAJOR PRELIMINARY PLAT</p> <p><i>SKETCH 6-4-25 (DFT)</i>
<i>IDO - 2025</i></p> | <p>BONAHHAN HUSTON INC. MICHAEL BALASKOVITS & KIMBERLY LEGAN agents for MDS INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: Lot/Tract 25, MESA DEL SOL INNOVATION PARK zoned PC, located at 2501 BOBBY FOSTER RD SE between UNIVERSITY BLVD SE, EASTMAN CROSSING, and BOBBY FOSTER RD SE containing approximately 6.4638 acre(s). (R-16, R-15)</p> <p><u>PROPERTY OWNERS:</u> MDS Investments, LLC
<u>REQUEST:</u> Major Preliminary Plat, Vacation of Public Easement - Tract 25 MDS</p> |
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5. [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)**
- PROPERTY OWNERS:** Teresa Costantinidis
REQUEST: Vacate an existing sewer easement
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6. [PR-2020-004622](#)
VAC-2025-00048 – VACATION OF PUBLIC 120' DRAINAGE EASEMENT
VAC-2025-00047 – VACATION OF PUBLIC 35' AND 50' SLOPE EASEMENT
VAC-2025-00046 – VACATION OF PUBLIC DRAINAGE EASEMENT
VAC-2025-00049 - VACATION OF 10' PUE
- SKETCH 7-2-25 (DFT)*
IDO – 2025
- BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS & KIMBERLY LEGAN** agents for Regents of the University of New Mexico requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 6 thru 9, UNM GIBSON COMMERCIAL DISTRICT** zoned **R-MH**, located on **ALUMNI DR, VARSITY AVE, AND UNIVERSITY BLVD.** **(L-15)** *[Deferred from 11/19/25w, 12/3/25w]*
- PROPERTY OWNERS:** Regents Of The University Of New Mexico
REQUEST: Vacations of Public Easement
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7. [PR-2020-004622](#)
MAJOR PLT-2025-00018 – MAJOR PRELIMINARY PLAT
- SKETCH 7-2-25 (DFT)*
IDO - 2025
- BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS & KIMBERLY LEGAN** agents for Regents of the University of New Mexico requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 8 & 9, UNM GIBSON COMMERCIAL DISTRICT** zoned **R-MH, MX-L**, located at **UNIVERSITY BLVD., GIBSON BLVD., ALUMNI DR., AND VARSITY AVE** containing approximately **34.1531** acre(s). **(L-15)**
- PROPERTY OWNERS:** Regents of the University of New Mexico
REQUEST: UNM South Campus Major Prelim Plat Lobo Crossing
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8. [PR-2025-020154](#)
MINOR PLT-2025-00062 – MINOR PRELIMINARY/FINAL PLAT
- IDO - 2025*
- TIERRA WEST | SERGIO LAZOYA** agent for **BPL PROPERTIES LLC** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts (AS LISTED IN APPLICATION), ATLANTIC & PACIFIC ADDN** zoned **R-ML**, located at **701 2ND ST SW** containing approximately **0.6428** acre(s). **(K-14)**
- PROPERTY OWNERS:** BPL Properties LLC
REQUEST: Lot consolidation from 9 lots to 1 lot
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9. [PR-2024-009947](#)

VAC-2025-00061 – VACATION OF PUBLIC UTILITY EASEMENT (10' POWER AND COMMUNICATIONS EASEMENT)

VAC-2025-00062 - VACATION OF PUBLIC UTILITY EASEMENT (10' PUE EASEMENT)

VAC-2025-00063 - VACATION OF PUBLIC UTILITY EASEMENT (10' TELEPHONE AND COMCAST EASEMENT)

VAC-2025-00064 - VACATION OF PUBLIC UTILITY EASEMENT (UTILITY EASEMENT VARIED SIZE OF 10' AND 12')

VAC-2025-00065 - VACATION OF PUBLIC UTILITY EASEMENT (20' PUBLIC UTILITY EASEMENT)

VAC-2025-00066 - VACATION OF PUBLIC UTILITY EASEMENT (VACATION OF COMMUNICATION AND PNM EASEMENT)

SKETCH 12-3-25 (DHO)

IDO – 2025

BOHANNAN HUSTON INC. | KELLY KLEIN agent for VISTA ORIENTE LTD requests the aforementioned action(s) for all or a portion of: **Lot/Tract 2B, AMERICAN SQUARE** zoned **MX_M**, located at **3535 MENAUL BLVD NE** containing approximately **10.2216** acre(s). (H-16)

PROPERTY OWNERS: Vista Oriente Ltd

REQUEST: Vacations of Public Easement

10. [PR-2024-009947](#)

MJRFNL PLT-2025-00003 – FINAL PLAT

IDO - 2025

BOHANNAN HUSTON INC. | KELLY KLEIN & CARTESIAN SURVEY'S | RYAN MULHALL agents for JOHN SEDBERRY requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 2B, AMERICAN SQUARE** zoned **MX-M**, located at **3535 MENAUL BLVD NE between CARLISLE and MENAUL** containing approximately **9.8** acre(s). (H-16)
Deferred from 12/3/25 (W)

PROPERTY OWNERS: John Sedberry

REQUEST: Final Plat

11. [PR-2022-007322](#)

MINOR PLT-2025-00031 – MINOR PLAT

SKETCH 4-2-25 (DFT)

IDO - 2025

STEPHANIE SHUMSKY agent for CITY OF ALBUQUERQUE requests the aforementioned action(s) for all or a portion of: **Lot/Tracts 1B1, CHANSLORS SUBD** zoned **MX-H**, located at **12201 CENTRAL AVE NE, & 119 BURMA DR NE between JUAN TABO AVE & BURMA DR NE** containing approximately **1.1576** acre(s). (L-22)

PROPERTY OWNERS: City of Albuquerque MRA

REQUEST: combine 3 lots into 1

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12. [PR-2021-005927](#)
[DHOWVR-2025-00032](#) – DHO WAIVER
(new)
[MINOR PLT-2025-00063](#) – MINOR
PRELIMINARY/FINAL PLAT

SKETCH 4-3-24 (DFT)
IDO - 2025

CONSENSUS PLANNING | JIM STROZIER & JONATHAN TURNER agents for DEBORAH ROMERO requests the aforementioned action(s) for all or a portion of: UNPLATTED/ROMERO--OBLESTER A ETAL zoned R-T, located at 4732 WESTWARD LN NW between NORTHERN TRAIL and WESTWARD LN containing approximately 1.26 acre(s). (F-11) [Deferred from 12/3/25x]

PROPERTY OWNERS: Deborah Romero

REQUEST:

Plat: Minor Subdivision of 1 Lot into 3 Lots, and grant private turnaround easement

DHO Waiver: Request for approval of a Sidewalk Waiver for the DPM required 5-foot-wide sidewalk and landscape buffer in conjunction with a preliminary/final Minor Plat approval

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13. [PR-2021-005863](#)
[DHOWVR-2025-00033](#)– DHO WAIVER
[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)

PROPERTY OWNERS: Julia Chavez

REQUEST: DHO Waiver request for approval for omitting the required sidewalk and landscape buffer along McMullen Drive with the associated minor plat

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14. [PR-2025-011365](#)
[MINOR PLT-2025-00066](#) – MINOR
PRELIMINARY/FINAL PLAT

SKETCH 1-15-25 (DFT)
IDO - 2025

CSI - CARTESIAN SURVEYS | RYAN MULHALL agent for JAMES BAXTER requests the aforementioned action(s) for all or a portion of: Lots/Tracts 249A3, 249A4, 249A5, 3, MRGCD MAP 31, BAXTER & MEHL zoned R-A, located at 1610 BAYITA LN NW, between GUADALUPE TRAIL NW and THE GRIEGOS LATERAL containing approximately 1.1305 acre(s). (F-13)

PROPERTY OWNERS: James Baxter

REQUEST: Create two new lots from single existing lot

Other Matters:

ADJOURN

DFT SIGNING SESSION