



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

December 3, 2025

Join Zoom Meeting:

<https://cabq.zoom.us/j/89618560773>

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

Meeting ID: 896 1856 0773

Phone Contact Numbers: +16699006833,,89618560773# 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-2021-005684</u>
<u>VAC-2025-00045</u> – VACATION OF PUBLIC EASEMENT</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>: Vacation of Public Easement - Tract 25 MDS</p> |
| <hr/> | |
| <p>2. <u>PR-2024-009947</u>
<u>MJRFNL PLT-2025-00003</u> – FINAL PLAT</p> <p><i>IDO - 2025</i></p> | <p>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)</p> <p><u>PROPERTY OWNERS</u>: John Sedberry
<u>REQUEST</u>: Final Plat</p> |
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| <p>3. <u>PR-2020-004622</u>
<u>VAC-2025-00048</u> – VACATION OF PUBLIC 120' DRAINAGE EASEMENT
<u>VAC-2025-00047</u> – VACATION OF PUBLIC 35' AND 50' SLOPE EASEMENT
<u>VAC-2025-00046</u> – VACATION OF PUBLIC DRAINAGE EASEMENT
<u>VAC-2025-00049</u> - VACATION OF 10' PUE</p> <p><i>SKETCH 7-2-25 (DFT)</i>
<i>IDO – 2025</i></p> | <p>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) <i>[Deferred from 11/19/25w]</i></p> <p><u>PROPERTY OWNERS</u>: Regents Of The University Of New Mexico
<u>REQUEST</u>: Vacations Of Public Easement</p> <p>**AGENTS REQUEST DEFERRAL TO DECEMBER 17TH</p> |
| <hr/> | |
| <p>4. <u>PR-2023-008609</u>
<u>MINOR PLT-2025-00060</u> – MINOR PRELIMINARY/FINAL PLAT</p> <p><i>SKETCH 3-5-25 (DFT)</i>
<i>IDO - 2025</i></p> | <p>AZEEZ HINDI requests the aforementioned action(s) for all or a portion of: Lot/Tract 3A, MANKIN INC zoned MX-L, located at 12825 SKYLINE RD NE between I-40 and Skyline Rd NE containing approximately 1.5561 acre(s). (L-22)</p> <p><u>PROPERTY OWNERS</u>: Azeez Hindi
<u>REQUEST</u>: Tract subdivision</p> |
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5. [PR-2019-002573](#)
MAJOR PLT-2025-00019 – EXTENSION OF
PRELIMINARY PLAT
- IDO - 2025*
- JUSTIN T SIMENSON agent for SCOTT ASHCRAFT requests the aforementioned action(s) for all or a portion of: **Lot/Tracts 2 & 3, Block 17, N ABQ ACRES TR 1 UNIT 3** zoned **R-1D**, located at **8400 GLENDALE AVE on GLENDALE BETWEEN BARSTOW and VENTURA** containing approximately **1.7728** acre(s). **(B-20)**
- PROPERTY OWNERS:** Scott Ashcraft
REQUEST: Extension of Preliminary Plat
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6. [PR-2019-002186](#)
DHOWVR-2025-00021 – DHO WAIVER
- SKETCH 11-5-25 (DFT)*
IDO – 2025
- ADRIAN OGLESBY requests the aforementioned action(s) for all or a portion of: **Lot/Tract 51, MRGCD MAP 35** zoned **R-A**, located at **2103 LOS LUCEROS** containing approximately **0.45** acre(s). **(H-12)**
- PROPERTY OWNERS:** Adrian Oglesby
REQUEST: Requesting waiver from Sidewalk Ordinance
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7. [PR-2024-010352](#)
MINOR PLT-2025-00061 - MINOR
PRELIMINARY/FINAL PLAT
- SKETCH 9-24-25 (DFT)*
IDO - 2025
- CSI - CARTESIAN SURVEYS | RYAN MULHALL agent for HUNTER GREENE requests the aforementioned action(s) for all or a portion of: **43/NLY PORTION OF ALVARADO GARDENS UNIT 2** zoned **R-A**, located at **2827 RIO GRANDE BLVD NW between ORO VISTA RD and CAMPBELL RD NW** containing approximately **1.675** acre(s). **(G-12)**
- PROPERTY OWNERS:** Hunter Greene
REQUEST: Adjust minor subdivision plat at the proposed property line between lots 4 and lot 5 and associated private use and enjoyment easement [6] by 0.5 fee
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8. [PR-2021-005745](#)
MINOR PLT-2025-00056 – MINOR
PRELIMINARY/FINAL PLAT
- IDO - 2025*
- SCOTT EDDINGS agent for NIEL CAMPBELL requests the aforementioned action(s) for all or a portion of: **Lots/Tracts as listed, MESA DEL SOL INNOVATION PARK UNIT 5** zoned **PC**, located at **1933 SCHOLER AVE SE between CHICAGO & SCHLER** containing approximately **0.6604** acre(s). **(S-15, R-15)**
- PROPERTY OWNERS:** Niel Campbell
REQUEST: Minor Plat to increase lot width of lot 1 and 10 block 4. Decrease Parcel M width. Increase lot width of lot 1 and 10 block 5. Decrease Parcel P width.
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9. [PR-2025-011365](#)
[DHOWVR-2025-00031](#) – DHO WAIVER

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

CONSENSUS PLANNING | SANTOS MARTINEZ agent for Barbara Baxter Meyer requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 249A3, 249A4, 249A5, 3, MRGCD MAP 31, BAXTER & MEHL SUBD** zoned **R-A**, located at **1610 BAYITA LN NW** containing approximately **1.1208** acre(s). **(F-13)**

PROPERTY OWNERS: Barbara Baxter Meyer

REQUEST: Waiver to required sidewalk and landscape buffer

10. [PR-2021-005927](#)
[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)**

PROPERTY OWNERS: Deborah Romero

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

****AGENTS REQUEST DEFERRAL TO DECEMBER 17TH**

OTHER MATTERS:

ADJOURN

DFT SIGNING SESSION