



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

May 7, 2025

Join Zoom Meeting:

<https://cabq.zoom.us/j/88192699593>

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

Meeting ID: 881 9269 9593

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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-2024-010189</u>
<u>MAJOR PLT-2025-00003 – PRELIMINARY PLAT</u>

<i>SKETCH 4-17-24 (DFT)</i>
<i>IDO - 2023</i>
<i>T/MPOS</i></p> | <p>BOHANNAH HUSTON KEVIN PATTON agent for SAIQA MUSTARI SUSMITA requests the aforementioned action(s) for all or a portion of: Lot/Tract N1, WATERSHED SUBDIVISION zoned PC located on ARROYO VISTA between GATEWAY LANE and TIERRA PINTADA containing approximately 109.582 acre(s). (H-08, J-07, J-08)</p> <p><u>PROPERTY OWNERS:</u> Albuquerque Public Schools
<u>REQUEST:</u> 213 Lot Subdivision</p> |
| <hr/> | |
| <p>2. <u>PR-2021-005630</u>
<u>MINOR PLT-2025-00020 – PRELIMINARY/ FINAL PLAT</u>
<u>VAC-2025-00021 – VACATION OF PUBLIC EASEMENT</u>
<i>SKETCH 3-6-24 (DFT)</i>
<i>IDO – 2025</i></p> | <p>SCOTT A EDDINGS agent for DBG PROPERTIES LLC requests the aforementioned action(s) for all or a portion of: TR RR3B1 PLAT FOR WESTLAND SOUTH TRACTS RR-3-B-1 ANDRR-3-C-1 CONT 11.1940 AC zoned R-ML, located on 98TH ST SW between SW CORNER OF DENNIS CHAVEZ BLVD AND 98TH STREET containing approximately 11.94 acre(s). (P-09)</p> <p><u>PROPERTY OWNERS:</u> DBG Properties LLC
<u>REQUEST:</u> Purpose of plat is to vacate public emergency access easement, grant public sidewalk easement and grant pnm easement on Tract RR-3-B-1-A</p> |
| <hr/> | |
| <p>3. <u>PR-2023-009105</u>
<u>VAC-2025-00018 – VACATION OF PUBLIC EASEMENT</u>
<u>VAC-2025-00019 – VACATION OF PUBLIC EASEMENT</u>
<u>VAC-2025-00020 – VACATION OF PUBLIC EASEMENT</u>

<i>SKETCH 8-14-24 (DFT)</i>
<i>IDO – 2025</i></p> | <p>TIERRA WEST agent for PIERRE AMESTOY requests the aforementioned action(s) for all or a portion of: 2A, 2B, COTTONWOOD CROSSING PHASE 2, zoned R-ML, located on 10088 COORS BLVD NW between 7 BAR LOOP and COORS BLVD containing approximately 3.14 acre(s). (B-14)</p> <p><u>PROPERTY OWNERS:</u> Pierre Amestoy
<u>REQUEST:</u> Vacation of easement application 3 out of 3
3. Existing 10’ Public Utility Easement (P.U.E) created by plat filed November 23rd, 2004</p> |
| <hr/> | |
| <p>4. <u>PR-2021-004967</u>
<u>MINOR PLT-2025-00019 – PRELIMINARY/ FINAL PLAT</u>
<u>DHOWVR-2025-00013 – SIDEWALK WAIVER</u>

<i>SKETCH 5-1-24 (DFT)</i>
<i>IDO – 2025</i></p> | <p>JAG PLANNING & ZONING JUANITA GARCIA agent for JOE P GRADY requests the aforementioned action(s) for all or a portion of: Tract 107-A-2-A & Tract 107 A-1-A-1, MRGCD Map 31 zoned R-A, located at 3815 PEDRONCELLI RD NW between RIO GRANDE BLVD NW AND ELFEBO RD NW containing approximately 1.2324 acre(s). (F-13)</p> <p><u>PROPERTY OWNERS:</u> Joe P Grady
<u>REQUEST:</u> Waiver to the Sidewalk Requirements along Pedroncelli Road</p> |
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5. [PR-2019-002309](#)
MINOR PLT-2025-00016 –
PRELIMINARY/ FINAL PLAT

SKETCH 2-12-25 (DFT)
IDO – 2025

CONSENSUS PLANNING | JACQUELINE FISHMAN & JONATHAN TURNER agent for **BEN PERICH** requests the aforementioned action(s) for all or a portion of: **TR 8 PLAT FOR WYMONT SUBDIVISION (BEING COMPRISED OF LOT1-A-1, LA MIRADA SUBDIVISION) CONT 1.2385 AC** zoned **MX-M**, located at **4311 WYOMING BLVD NE between LA MIRADA PL AND MONTGOMERY BLVD** containing approximately **1.2385** acre(s). **(G-19)**

PROPERTY OWNERS: Ben Perich

REQUEST: Minor subdivision of 1 Existing Lot into 2 New Lots

6. [PR-2024-010329](#)
MINOR PLT-2025-00014 –
PRELIMINARY/FINAL PLAT

SKETCH 5-15-24 (DFT)
IDO - 2023

TIM ALDRICH agent for **LAS VENTANAS NM, INC** requests the aforementioned action(s) for all or a portion of: **LOT/TRACT 97B, MAP 34 TR 97B** zoned **R-A**, located at **2611 Rio Grande Blvd NW** containing approximately **0.9042** acre(s). **(G-12)**

PROPERTY OWNERS: Las Ventanas NM, Inc

REQUEST: Subdivide 1 existing tract into 3 tracts. Grant private access and public utility easements. Grant ABCWUA public water and sanitary sewer easement. The new tract adjacent to Rio Grande will contain the existing residence

7. [PR-2024-010078](#)
MINOR PLT-2025-00018 –
PRELIMINARY/ FINAL PLAT

SKETCH 3-20-24 (DFT)
IDO – 2025

CSI - CARTESIAN SURVEYS agent for **CARLISLE & I-40, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS A THRU C, INDIAN PLAZA UNIT 1** zoned **MX-L**, located at **2101 CARLISLE BLVD NE between CARLISLE BLVD NE AND INDIAN SCHOOL RD NE** containing approximately **3.6595** acre(s). **(H-16)**

PROPERTY OWNERS: CARLISLE & I-40, LLC CARLISLE & I-40, LLC

REQUEST: Create two new lots from three existing parcels. Dedication of right-of-way and granting of an access easement [7] and four utility easements

8. [PR-2024-009976](#)
[MINOR PLT-2025-00017](#) –
PRELIMINARY/FINAL PLAT

SKETCH 3-20-24 (DFT)
IDO - 2025

CSI - CARTESIAN SURVEYS agent for JOHN HEUERTZ requests the aforementioned action(s) for all or a portion of: **LOT A, BLOCK 6, HILTON ADDITION** zoned **MX-L**, located at **4010 CARLISLE BLVD NE between HILTON AVENUE NE AND SAN ANDRES DRIVE NE** containing approximately **0.7117** acre(s). **(G-17)**

PROPERTY OWNERS: John Heuertz

REQUEST: Minor Subdivision Plat to consolidate an existing lot with two vacated portions of right-of-way: a 12' portion of Carlisle Blvd NE and the 25' public alleyway to the east (EC-24-220)

9. [PR-2021-005508](#)
[MINOR PLT-2025-00013](#) –
PRELIMINARY/FINAL PLAT

SKETCH 3-6-24 (DFT)
IDO - 2023

CSI - CARTESIAN SURVEYS agent for REGINA OKOYE requests the aforementioned action(s) for all or a portion of: **Lot/Tract A1A1, PLAZA AT PASEO DEL NORTE** zoned **MX-M**, located at **9311 COORS BLVD NW between PASEO DEL NORTE AND IRVING BLVD NW** containing approximately **25.9731** acre(s). **(C-13)** [Deferred from 4/23/25W]

PROPERTY OWNERS: CPP PASEO I LLC

REQUEST: Create five new tracts from one existing tract, and grant additional water and sewer easement with this minor subdivision plat

DEFERRED TO MAY 21ST, 2025.

REMANDED CASE

10. [PR-2024-011129](#)
[VA-2024-00313](#) – SIDEWALK WAIVER

SKETCH PLAT 11-6-24 (DFT)
IDO - 2023

TIERRA WEST, LLC agent for WILKE LTD COMPANY requests the aforementioned action(s) for all or a portion of: **LOT 018 TRACT 1, BLOCK 17, UNIT 3** zoned **PD**, located at **9001 MODESTO AVE NE** containing approximately **0.8864** acre(s). **(B-20)** [Deferred from 3/26/25w, 4/23/25W]

PROPERTY OWNERS: TAYLOR SETH & ARG1

REQUEST: Requesting a Sidewalk waiver request for the property legally described as 018 017TR 1 UNIT 3 NO ALBUQ ACRES, Acres: 0.8864. The property is in an area that used to be unincorporated by the city and has predominantly rural in character. The request is to waive the standard street section of sidewalk, curb and gutter for a rural roadway

DEFERRED TO MAY 21ST, 2025.

Other Matters:

ADJOURN