



DEVELOPMENT HEARING OFFICER Action Sheet Minutes

(Via Public Zoom Video Conference)

April 23, 2025

Brennon Williams - Development Hearing Officer

Staff

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

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1. **[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)**

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 7TH, 2025.

2. [PR-2025-020048](#)
[MINOR PLT-2025-00011 –](#)
[PRELIMINARY/FINAL PLAT](#)

IDO - 2023

CSI - CARTESIAN SURVEYS agent for **NATIVE AMERICAN PROFESSIONALS PARENT RESOURCES INC** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 18, 16, 17 MESA GRANDE ADDN** zoned **MX-M**, located at **4105 SILVER AVE between MONTCLAIRE DR SE AND SIERRA DRIVE NE** containing approximately **0.4393** acre(s). **(K-17)**

PROPERTY OWNERS: Native American Professionals Parent Resources Inc

REQUEST: Preliminary/Final Minor Subdivision Plat to consolidate 3 existing lots into one. Request determinations from both a landscape buffer along Montclair and 16ft alleyway to north

The Preliminary/Final Plat has been approved, having met the applicable requirements of the IDO, the DPM and other adopted City regulations with the following conditions:

Planning:

- The Project and Application numbers must be added to the plat
- The date of the DHO approval shall be recorded on the Final Plat
- The AGIS office must approve the DXF file and proof of approval must be provided

3. [PR-2021-005479](#)
[SD-2024-00116 – PRELIMINARY/FINAL](#)
[PLAT](#)

SKETCH 4-17-24 (DFT)
IDO – 2022

CSI – CARTESIAN SURVEYS, INC. agent for **SLN PROPERTIES LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 1-7, 17, 18, AND “X”, BLOCK 7, WAGGONMAN-DENISON ADDITION** zoned **MX-H and MX-M**, located at **9307 CENTRAL AVE NE between GENERAL CHENNAULT ST NE and GENERAL PATCH ST NE** containing approximately **1.0293** acre(s). **(K-20)** *[Deferred from 7/17/24, 7/31/24X, 10/30/24w, 12/18/25w, 2/26/25w]*

PROPERTY OWNERS: Sinh Nguyen

REQUEST: Lot consolidation from 10 existing lots to one new lot, dedicate right-of-way to both frontages. Property has two existing commercial buildings with different MX zoning types. Will seek zone map amendment to unify.

DEFERRED TO SEPTEMBER 24TH, 2025.

4. [PR-2020-004024](#)
[DHOWVR-2025-00012](#) – DHO PARKING
WAIVER

IDO - 2023

CONSENSUS PLANNING | JIM STROZIER & CHARLENE JOHNSON for GDC VS LLC | TINA KELTY request the aforementioned action(s) for all or a portion of: **Lot/Tract H6B, VENTANA SQUARE AT VENTANA RANCH** zoned **MX-M**, located at **9630 UNIVERSE BLVD** containing approximately **1.99734** acre(s). **(B-10)**

PROPERTY OWNERS: GDC VS LLC Tina Kelty

REQUEST: Parking Waiver for Self-Storage Facility

DEFERRED TO MAY 21ST, 2025.

5. [PR-2022-007712](#)
[MJRFNL PLT-2025-00001](#) – FINAL PLAT

IDO - 2022

MODULUS ARCHITECTS & CARTESIAN SURVEYS INC. agents for **ALEEM HASHAM** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 1, Block 2, VOLCANO CLIFFS UNIT 2** zoned **MX-M**, located between **PASEO DEL NORTE** and **KIMMICK DR NW** containing approximately **8.2578** acre(s). **(C-11)**

PROPERTY OWNERS: Aleem Hasham

REQUEST: Final Plat

The Final Plat has been approved having met the applicable requirements of the IDO, the DPM and other adopted City regulations with the following findings and conditions:

Water Authority Condition:

- Because the existing IIA guarantees the infrastructure for a previous action, the Water Authority can sign the Final Plat

Planning Finding:

- Should Valiente Road be constructed along the southern boundary of the subject property, the construction of the entirety of Valiente Road along the southern boundary of the subject property will be tied to any future site development on Tracts 1-A-2, 1-A-4, or 1-A-6 as depicted on the Plat

Planning Conditions:

- The application number (MJRFNL_PLT-2025-00001) must be added to the Plat.
- The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to final sign-off from Planning
- The date of the DHO approval must be added to the Plat
- The current owner of the subject property, Jaymini Hasham of Jubilee Developments LLC, must sign the Plat

REMANDED CASE

6. [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]

PROPERTY OWNERS: TAYLOR SETH & ARGİ

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 7TH 2025.

7. [PR-2024-010189](#)
[VAC-2025-00017](#) – *Vacation Of Easement For Storm Drain Easement*

[VAC-2025-00016](#) - *Vacation Of AMAFCA Drainage Easement And Public Storm Drainage Easement*

[DHOWVR-2025-00006](#) - *DPM Waiver Minimum Centerline Radius*

[DHOWVR-2025-00007](#) - *DPM Waiver Right Of Way Width*

[DHOWVR-2025-00008](#) – *IDO/DPM Waiver Block Length*

[DHOWVR-2025-00009](#) - *Sidewalk Waiver*

[DHOWVR-2025-00010](#) - *Sidewalk Waiver*

[DHOWVR-2025-00011](#) - *IDO Waiver Lot Backing To Collector Or Above*

IDO – 2023
T/MPOS

BOHANNAN HUSTON INC agent for ALBUQUERQUE PUBLIC SCHOOLS requests the aforementioned action(s) for all or a portion of: **TRACT N1, WATERSHED** zoned **PC**, located at **9601 TIERRA PINTADA BLVD NW** containing approximately **109.582** acre(s). **(H-08, J-07, J-08)**

PROPERTY OWNERS: ALBUQUERQUE PUBLIC SCHOOLS

REQUEST: As listed in application requests

The aforementioned applications were approved with the exception of DHOWVR-2025-00011, which was withdrawn by the applicant.

Planning Findings:

- Place all approved waiver and easement application numbers on future preliminary plat/final plat, to include the date of DHO approval.
 - Show on infrastructure list the deferral of sidewalk Waiver #9 in the front of lots per City Engineer.
 - The applicant is aware that the DHO approval of this vacation still requires the following AMAFCA comments on the subject property.
 - Planning Finding for VAC-2025-00016: AMAFCA must approve a LOMR prior to signing the future Final Plat
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8. [PR-2024-010269](#)
[DHOWVR-2025-00001](#) – DHO WAIVER

SKETCH PLATS 5-1-24 & 7-24-24 (DFT)
IDO - 2023

WILSON & COMPANY, INC., | NOAH BERKE agent for
BROOKFIELD PROPERTIES | BRIAN WHALEY requests the
aforementioned action(s) for all or a portion of:
3A1/CORONADO CENTER, JEANNEDALE UNIT 6 zoned
MX-H, located at **6600 MENAUL BLVD NE** containing
approximately **20.1962** acre(s). **(H-18)** *[Deferred from 2/12/25L,
2/26/25L, 3/12/25L]*

PROPERTY OWNERS: CORONADO CENTER LLC ATTN:
BROOKFIELD PROPERTIES RETAIL
REQUEST: 5' Sidewalk Waiver for Minor Plat

The application for DHO Waiver is denied as it does not meet all
IDO criteria.

9. [PR-2022-007508](#)
[VAC-2025-00015](#) – VACATION OF PUBLIC
EASEMENT

IDO - 2023

LADERA ENTERPRISES, LLC | DAN RICH requests the
aforementioned action(s) for all or a portion of: **Lot/Tract
Y2A1B1, TAYLOR RANCH** zoned **MX-M**, located at **6911
TAYLOR RANCH** containing approximately **5.87** acre(s).
(D-11)

PROPERTY OWNERS: DAN RICH
REQUEST: Truncating a small portion of a PNM easement which
is obsolete and not required

The Vacation of Public Easement is approved.

10. [PR-2018-001227](#)
AKA PR-2022-007508
[MINOR PLT-2025-00007](#) –
PRELIMINARY/FINAL PLAT

IDO - 2023

LADERA ENTERPRISES, LLC AGENT for DAN RICH requests
the aforementioned action(s) for all or a portion of:
Lot/Tract Y2A2, Y2A1B1, Y2A1A1A, TAYLOR RANCH zoned
MX-M, located at **6971 TAYLOR RANCH RD NW and 6911
TAYLOR RANCH RD NW between SOONER TRAIL NW AND
HOMESTEAD TRAIL NW** containing approximately **10.11**
acre(s). **(D-11)***[Deferred from 4/9/25L]*

PROPERTY OWNERS: DAN RICH
REQUEST: Small lot line adjustment

The Preliminary/Final plat has been approved having met
the applicable requirements of the IDO, the DPM and
other adopted City regulations with the following
conditions:

Planning:

- The DXF file must be approved by AGIS, and the
approval email from AGIS must be submitted prior to
final sign-off from Planning

Other Matters: None

ADJOURNED: 1:30pm