



**DEVELOPMENT HEARING OFFICER
Action Sheet Minutes**

December 3, 2025

Brennon Williams - Development Hearing Officer

Staff

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

1. [PR-2021-005684](#)

**VAC-2025-00045 – VACATION OF PUBLIC
EASEMENT**

SKETCH 6-4-25 (DFT)

IDO - 2025

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) (W)**

PROPERTY OWNERS: MDS Investments, LLC

REQUEST: Vacation of Public Easement - Tract 25 MDS

The Vacation of Public Easement is approved as the public welfare does not require that the easement be retained. There is no convincing evidence that any substantial property right would be abridged by the Vacation action.

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2. [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 **MENAU**L containing approximately **9.8 acre(s)**. **(H-16) (w)**
- PROPERTY OWNERS:** John Sedberry
REQUEST: Final Plat
- DEFERRED TO DECEMBER 17TH, 2025.**
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3. [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]*
- PROPERTY OWNERS:** Regents Of The University Of New Mexico
REQUEST: Vacations Of Public Easement
- DEFERRED TO DECEMBER 17TH, 2025.**
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4. [PR-2023-008609](#)
MINOR PLT-2025-00060 – MINOR
PRELIMINARY/FINAL PLAT

SKETCH 3-5-25 (DFT)
IDO - 2025

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) (w)

PROPERTY OWNERS: Azeez Hindi
REQUEST: Tract subdivision

The Preliminary/Final Plat is approved with the following conditions:

Planning:

- Project and Application numbers must be added to the plat before final sign-off.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.

Water Authority:

- Add a 25' Public Water and Public Sanitary Sewer easement along the corridor noted as easement 'J' on the proposed plat. This easement can encompass the entire corridor or include only 25' of the easement.
- 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."

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) (w)

PROPERTY OWNERS: Scott Ashcraft
REQUEST: Extension of Preliminary Plat

The Extension of Preliminary Plat is approved.

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) (w)**

PROPERTY OWNERS: Adrian Oglesby

REQUEST: Requesting waiver from Sidewalk Ordinance

The DHO waiver is approved as the request complies with the criterion listed in the IDO as discussed on the record.

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) (w)**

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

The Preliminary/Final Plat is approved with the following conditions:

Planning:

- The Variance (VA-2023-00223) should be noted on the Final Plat
- The project and application numbers must be added to the Plat.
- The date of the DHO approval shall be recorded on the Plat.
- AGIS DXF file and proof of approval must be provided
- Recorded Infrastructure Improvements Agreement (IIA) is required.
- The existing building(s) on the site which encroaches on the lot boundaries between Lots 3, and 4 and 4 and 5, must be removed prior to the final sign-off of the Final Plat.
- Evidence of the demolition/removal of the building must be submitted.

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) (w)**

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.

The Preliminary/Final Plat is approved with the following conditions:

Planning

- The Project and Application numbers must be added to the plat prior to final sign-off
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat

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) (w)**

PROPERTY OWNERS: Barbara Baxter Meyer

REQUEST: Waiver to required sidewalk and landscape buffer

The DHO Waiver is approved as it meets the criteria in the IDO as discussed on the record.

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) (x)**

PROPERTY OWNERS: Deborah Romero

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

DEFERRED TO DECEMBER 17TH 2025.

OTHER MATTERS: None

ADJOURNED: 10:53

DFT SIGNING SESSION