



**DEVELOPMENT HEARING OFFICER (DHO)
Action Sheet Minutes**

February 12, 2025

Robert Lucero - Development Hearing Officer

Staff

***Jolene Wolfley - Associate Planning Director
Jay Rodenbeck – Development Services Planning Manager
Angela Gomez - Hearing Monitor***

1. [PR-2023-009652](#)
SD-2025-00008 – PRELIMINARY PLAT
VA-2025-00023 – SIDEWALK WAIVER

SKETCH PLAT 7-24-24 (DFT)
IDO - 2023

CONSENSUS PLANNING, INC. agent for JLM LIVING | BEDROCK INVESTORS requests the aforementioned action(s) for all or a portion of: **W. PORTION OF TRACT 1, UNPLATTED/PARADISE HILLS** zoned **MX-T** located between **AVENIDA DE JAIMITO** and **PASEO DEL NORTE** containing approximately **19.7 acres** acre(s). **(C-10)**

PROPERTY OWNERS: BEDROCK INVESTORS LIMITED C/O
GERALD GOLD

REQUEST: Subdivision of Land Major for an approximately 19 acre property and Sidewalk Waiver to allow 6-foot sidewalk width in an Urban Center

The Sidewalk Waiver is deferred to February 26th.

The Preliminary Plat has been approved with the following conditions:

ABCWUA:

- Revise the easement geometry designated for the turnaround to include a 40' radius at both corners entering the easement.
- Change the language of the proposed easement to include a public waterline easement as well and remove the generic term for utilities to make this exclusive to public water and public sanitary sewer along this corridor regarding underground utilities.

Planning:

- Project and application numbers must be added to the Plat,
- The name/title of the Plat must be clarified prior to the acceptance of the Final Plat and placement on a DHO agenda

2. [PR-2022-006568](#)
SD-2024-00007 – FINAL PLAT
IDO - 2022

THE GROUP | RON HENSLEY agent for DESIGN DEVELOPMENT GROUP, LLC requests the aforementioned action(s) for all or a portion of: **LOTS 4 AND 5, NORTH ALBUQUERQUE ACRES** zoned **R1-C**, located at **9200 WILSHIRE AVE. NE BETWEEN VENTURA AND HOLBROOK** containing approximately **1.99 acre(s)**. **(C-20)**

PROPERTY OWNERS: CLEARBROOK INVESTMENTS INC

REQUEST: Final Plat of 2 lots into 8 lots with ROW dedication

DEFERRED TO FEBRUARY 26TH.

3. [PR-2020-003484](#)
**SD-2024-00158 – EXTENSION OF
PRELIMINARY PLAT**
IDO - 2021

THE GROUP | RON HENSLEY agent for **NAFEESA PASHTOON** requests the aforementioned action(s) for all or a portion of: **LOTS 2 & 3, BLOCK 12, UNIT 3, VOLCANO CLIFFS SUBD** zoned **R1-D**, located on **MOJAVE ST NW** between **UNSER BLVD** and **TESUQUE DR** containing approximately **4.25** acre(s). **(E-10)** [Deferred from 11/13/24X, 12/4/24X, 12/18/25X, 1/22/25x]

PROPERTY OWNERS: Pashtoon Nafeesa

REQUEST: Replat of Lots 2 and 3 - create 19 lots from the existing tracts

A one year Extension of the Preliminary Plat has been approved with the following conditions:

ABCWUA:

Add the following note:

"ABCWUA Public Water & Sanitary Sewer Easements Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted perpetual, exclusive easement(s) in gross in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary 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."

Planning:

- Per Parks and Recreation, add a note on the plat that the parcel adjacent to the subject site "Boca Negra Arroyo (150' R/W)' is zoned NR-PO-B for Major Public Open Space - Petroglyph National Monument.
- Revise the Infrastructure List Notes on Drainage to state 'City Standard Specification 1013.'
- Add a note to the Plat indicating DHO approval of the determination to retain a 60-foot Right-of-Way on Mojave Street.
- City Engineer must approve the Erosion and Sediment Control Plan addressing the sensitive lands issue to the north and that sheet must be approved by the City Engineer prior to any grading and drainage on the site and prior to the Final Plat application.

4. [PR-2024-011232](#)
VAC-2023-00001 – VACATION OF PUBLIC EASEMENT

*SKETCH PLATS 12-11-24 (DFT)
IDO - 2023*

JEREMY SALAZAR agent for **JAY REDLIN** requests the aforementioned action(s) for all or a portion of: **2, 1, Block 49, SNOW HEIGHTS ADDN** zoned **MX-L**, located at **9720 CANDELARIA RD NE between EUBANK BLVD NE and CAROL ST NE** containing approximately **0.3673** acre(s). (**H-21**)

PROPERTY OWNERS: REDLIN JAY V & REDLIN PATRICIA A
REQUEST: Vacation of a public utility easement created by Ordinance 1197 that runs through the north portion of owner's building

The Vacation Of Public Easement has been approved.

5. [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**)

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

DEFERRD TO FEBRUARY 26TH, 2025.

6. [PR-2024-011198](#)
MINOR PLT-2025-00002 – MINOR PLAT

*SKETCH PLAT 11-20-24 (DFT)
IDO - 2023*

CARTESIAN SURVEYS INC | RYAN MULHALL agent for **DIANA SANDOVAL** requests the aforementioned action(s) for all or a portion of **Lot/Tract 5, 6, Block 2, APODACA--GREGORIO & RAFAEL ADDN** zoned **R-1A**, located at **1509 JESUS STREET SE BETWEEN TRUMBULL AVE SE and DAN AVE SE** containing approximately **0.1373** acre(s). (**L-14**)

PROPERTY OWNERS: SANDOVAL-GURROLA DIANA C
REQUEST: Minor subdivision plat to consolidate Lots 5 and 6, Block 2 of Gregorio & Rafael Apodaca Add. Into one new lot, and dedicate 3.6 feet or more of additional right-of-way to Jesus St SE

The Minor Plat was approved with the following conditions:

Planning:

- **Application number and DHO approval date must be added to the Plat**
 - **Proof of approval of the DXF file must be provided**
-

Other Matters: None

ADJOURNED: 11:20 am

