



**DEVELOPMENT HEARING OFFICER
Action Sheet Minutes**

May 7, 2025

Brennon Williams - Development Hearing Officer

Staff

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

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1. [PR-2024-010189](#)
MAJOR PLT-2025-00003 – PRELIMINARY
PLAT

SKETCH 4-17-24 (DFT)

IDO - 2023

T/MPOS

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**)

PROPERTY OWNERS: Albuquerque Public Schools

REQUEST: 213 Lot Subdivision

DEFERRED TO MAY 21ST, 2025.

2. [PR-2021-005630](#)
MINOR PLT-2025-00020 –
PRELIMINARY/ FINAL PLAT
VAC-2025-00021 – VACATION OF PUBLIC
EASEMENT
SKETCH 3-6-24 (DFT)
IDO – 2025

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)

PROPERTY OWNERS: DBG Properties LLC

REQUEST: 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

The aforementioned applications have been approved having met the conditions of the IDO and the DPM with the following conditions:

Planning:

- A plat note must be added on the information page of the plat, matching the drawing notes for both the vacation and the easements
- Accurate 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

3. [PR-2023-009105](#)
VAC-2025-00018 – VACATION OF PUBLIC
EASEMENT
VAC-2025-00019 – VACATION OF PUBLIC
EASEMENT
VAC-2025-00020 – VACATION OF PUBLIC
EASEMENT

SKETCH 8-14-24 (DFT)

IDO – 2025

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)

PROPERTY OWNERS: Pierre Amestoy

REQUEST: Vacation of easement application 3 out of 3

3. Existing 10' Public Utility Easement (P.U.E) created by plat filed November 23rd, 2004

DEFERRED TO MAY 21ST, 2025

4. [PR-2021-004967](#)
MINOR PLT-2025-00019 –
PRELIMINARY/ FINAL PLAT
DHOWVR-2025-00013 – SIDEWALK
WAIVER

SKETCH 5-1-24 (DFT)

IDO – 2025

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 ELFEGO RD NW containing approximately 1.2324 acre(s). (F-13)

PROPERTY OWNERS: Joe P Grady

REQUEST: Waiver to the Sidewalk Requirements along Pedroncelli Road

The aforementioned applications have been approved having met the conditions of the IDO and the DPM with the following conditions:

Code Enforcement:

Variance obtained for contextual lot size, VA-2024-00056 must be included on final plat, as the variance affected the approval of the proposed lot sizes per IDO 6-6(O)(2)(f)

Transportation:

As a condition of approval, provide dimensions of the alternate hammerhead

Water Authority:

- Clearly label each use for the proposed easement within proposed lot 1 such that each use is labeled public and/or private
- Remove the proposed encroachment by narrowing the proposed easement where the existing garage is encroaching the proposed 20' easement for public water and public sanitary within proposed lot 1

Planning:

- Application number must be added to all documents
- AGIS DXF file, with an approval email from AGIS submitted as proof
- Prior to final sign-off of the Plat, the date of the DHO approval must be added to the plat
- A note must be added to the Plat regarding the approval of this waiver from the Development Hearing Officer allowing no sidewalks, curb or gutters along Pedroncelli Rd NW

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

The aforementioned application has been approved having met the conditions of the IDO and the DPM with the following conditions:

Planning:

- Project and application numbers must be added to the Plat
- A note must be added to the Plat regarding the approval of this determination from the DHO
- The AGIS DXF file, with an approval email from AGIS submitted as proof
- Prior to final sign-off of the Plat, the date of the DHO approval must be added to the plat

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

The aforementioned application has been approved having met the conditions of the IDO and the DPM with the following conditions:

Planning:

- The application number must be added to the Plat.
- The AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of a plat.
- The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(k) of the IDO.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to City staff as indicated
- Recorded Infrastructure Improvement Agreement (IIA)

Water Authority:

- Relocate the Water Authority easement general note to the cover sheet
- Ensure each use of the easement adequately labels the easement as Public Water and Public Sanitary Sewer use
- Coordination for a utility layout must take place for the proposed easement corridor prior to final sign off

Transportation:

- Widen sidewalk to 6' and Access Easement to 22'
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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

The aforementioned application has been approved having met the conditions of the IDO and the DPM with the following conditions:

Planning:

- The application number must be added to the Plat
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat
- The date of the DHO approval shall be recorded on the Plat
- A recorded Infrastructure Improvement Agreement (IIA) before final sign off of the plat

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)

The aforementioned application has been approved having met the conditions of the IDO and the DPM with the following conditions:

Planning:

- Application number must be added to the Plat
- AGIS office must approve the DXF file
- The date of DHO approval must be added to the Plat

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: None

ADJOURNED: 10:50