



**DEVELOPMENT HEARING OFFICER  
Action Sheet Minutes**

**November 12, 2025**

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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***

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**1. [PR-2021-005862](#)**

**MAJOR PLT-2025-00014 - MAJOR  
PRELIMINARY PLAT**

***SKETCH 7-2-25 (DFT)  
IDO – 2025***

**RENEE REGAL & JOHN STAPLETON** agents for **TULANE PROPERTIES INC** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 16D2, EL RANCHO GRANDE UNIT 16** zoned **R-1A** located on **GIBSON BLVD SW** between **GIBSON BLVD SW and DELGADO ROAD SW** containing approximately **16.4472** acre(s). (**M-08, N-08**)

**PROPERTY OWNERS:** TULANE PROPERTIES INC

**REQUEST:** EL RANCHO GRANDE UNIT 18 - PRELIMINARY PLAT APPLICATION

**DEFERRED TO NOVEMBER 19, 2025.**

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**2. [PR-2024-010653](#)**

**DHOWVR-2025-00026 – DHO WAIVER  
DHOWVR-2025-00027 – DHO WAIVER**

***SKETCH 7-24-24 (DFT)  
IDO – 2025***

**BOHANNAN HUSTON INC. | YOLANDA PADILLA MOYER & KIMBERLY LEGAN** agents for **MDS INVESTMENTS, LLC** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 1 & 5, ARTISTE** zoned **PC**, located on **UNIVERSITY BLVD SE** containing approximately **158.4669** acre(s). (**S-15, R-15**)

**PROPERTY OWNERS:** MDS INVESTMENTS, LLC

**REQUEST:** ARTISTE SUBDIVISION - PHASE 1 BLOCK LENGTH WAIVER

**Having met the requirements of the IDO and not being contrary to the public safety, health, or welfare, the DHO Waivers have been approved.**

3. [PR-2020-003485](#)  
**VAC-2025-00043 – VACATION OF PUBLIC  
ACCESS EASEMENT**  
**DHOWVR-2025-00028 - DHO WAIVER**  
**MINOR PLT-2025-00057 – MINOR  
PRELIMINARY/FINAL PLAT**

*SKETCH 9-1-21 (DRB)*

*IDO - 2025*

**JAG PLANNING & ZONING | JUANITA GARCIA** agent for **BERNALILLO COUNTY METROPOLITAN COURT** requests the aforementioned action(s) for all or a portion of: **Lot/Tract A1, BERNALILLO COUNTY METROPOLITAN COURT** zoned **MX-H, MX-FB-UD, MX-M**, located at **801 4TH ST NW** between **LOMAS BLVD NW AND MARBLE AVE NW** containing approximately **3.9 acre(s). (J-14)**

**PROPERTY OWNERS:** BERNALILLO COUNTY METROPOLITAN COURT

**REQUEST:** VACATION OF A PUBLIC ACCESS EASEMENT, DHO WAIVER TO SIDEWALK REQUIREMENTS, MINOR PLAT

The Vacation of Public Access Easement has been approved as the public welfare does not require that it be retained.

DHO Waiver is approved as it has meets the requirements of the IDO and the DPM as discussed on the record.

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

**Water Authority:**

- Ensure necessary easements (public and private) for water and sanitary sewer infrastructure in agreement with prior discussions are granted with this plat.
- Ensure the following note is on 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.”*

**Planning:**

- Vacation Reference numbers on the Plat need to reflect the correct numbers EC-25-494
- Add Vacation and waiver numbers to the plat, as well as the dates of approval by the DHO
- Place the Zoning Map Amendment note on the plat with the reference of ZMA-2025-00015
- Prior to final sign-off of the Plat, AGIS must approve the DXF file and proof of approval must be provided
- Real Property must sign the plat

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4. [PR-2025-020072](#)  
DHOWVR-2025-00029 – DHO WAIVER  
MINOR PLT-2025-00058 – MINOR  
PRELIMINARY/FINAL PLAT

SKETCH 6-4-25 (DFT)  
*IDO - 2025*

CSI - CARTESIAN SURVEYS | RYAN MULHALL agent for ROSE MORIN requests the aforementioned action(s) for all or a portion of: **Lot/Tract 195, MRGCD MAP 35** zoned **R-A**, located at **2929 DURANES RD NW between GABALDON and LOS LUCEROS ROADS NW** containing approximately **0.9399 acre(s). (H-12)**

PROPERTY OWNERS: ROSE MORIN

REQUEST: CREATE THREE NEW TRACTS FROM THREE EXISTING TRACTS, GRANTING PRIVATE ACCESS EASEMENT, PUE, AND IRRIGATION EASEMENT

DHO Waiver is approved as it has meets the requirements of the IDO and the DPM as discussed on the record.

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

Planning:

- Proof of removal of structures including the adobe wall will need to be shown prior to final sign-off
  - Prior to final sign-off of the Plat, AGIS must approve the DXF file and proof of approval must be provided
  - Add waiver numbers to the plat, as well as the dates of approval by the DHO
  - Add a note to the plat regarding deviation allowance to the contextual lot size
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5. [PR-2022-007157](#)  
[VAC-2025-00044](#) – VACATION OF PUBLIC  
EASEMENT

*IDO - 2025*

**SANTOS MARTINEZ** agent for **DAN ROWE** requests the  
aforementioned action(s) for all or a portion of: **AC ORD**  
**2754, 8, 9, 10, 7, 11, TERRACE ADDN** zoned **R-ML**, located  
at **1701 GOLD AVE. SE between UNIVERSITY BLVD. AND**  
**PINE ST.** containing approximately **0.8207** acre(s). **(K-15)**

**PROPERTY OWNERS:** Dan Rowe

**REQUEST:** Vacate 10' Of Public Easement Dedication Along The  
Northern Right Of Way Of Gold Avenue At The Northwest  
Intersection Of Gold Avenue And University Blvd. 811 Report  
Indicates No Utilities Exist Within This Easement

**The Vacation of Public Easement is approved.**

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**OTHER MATTERS:** None

**ADJOURNED:** 11:04

**DFT SIGNING SESSION**