



**DEVELOPMENT HEARING OFFICER
Action Sheet Minutes**

July 16, 2025

Robert Lucero - Development Hearing Officer

Staff

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

1. [PR-2024-010555](#)

**MINOR PLT-2025-00025 – PRELIMINARY/
FINAL PLAT**

***SKETCH PLAT 4-2-25 (DFT)
IDO - 2025***

WAYJOHN SURVEYING, INC agent for **GABRIELA AND MARTHA ARAGON** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 317A1B, 317A1A, TOWN OF ATRISCO GRANT UNIT 3** zoned **R-1C**, located at **6110 EUCARIZ AVENUE SW** between **EUCARIZ** and **BRIDGE BLVD** containing approximately **1.4996** acre(s). **(L-11) {L}**

PROPERTY OWNERS: Martha Aragon

REQUEST: Replat lots to increase size of existing Tract 317-A-1-A and decrease existing Tract 317-A-1-B

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

- The 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
- Add DHO Determination detail as a note on the plat

2. [PR-2025-020016](#)
MINOR PLT-2025-00028 – PRELIMINARY/
FINAL PLAT

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

PRISCILLA & BRIELLE SMITH agents for **ALBERTO ALMEIDA** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 1 thru 3, ANDERSON ADDN NO 2** zoned **R-1A**, located at **714 SUMMER** between **7th ST** and **8th ST NW** containing approximately **0.11** acre(s). (J-14) {L}

PROPERTY OWNERS: Alberto Almeida

REQUEST: Remove city parcel lines to make one lot. Keep 4' sidewalk

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

- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided
- The date of the DHO approval shall be recorded on the Final Plat
- The Project and Application numbers must be added to the plat
- Add DHO Determination detail as a note on the plat

3. [PR-2022-007397](#)

**MINOR PLT-2025-00030 – PRELIMINARY/
FINAL PLAT**

SKETCH PLAT 9-18-24 (DFT)

IDO - 2025

J. D HICKMAN agent for JEEBS & ZUZU LLC requests the aforementioned action(s) for all or a portion of: **Lot/Tract 8A, MCDONALD ACRES** zoned **R-1D**, located at **3017 11th ST NW south of PHOENIX** containing approximately **0.574** acre(s). **(H-14) {L}**

PROPERTY OWNERS: Jeebs & Zuzu LLC

REQUEST: Subdivision of a 1/2 acre lot

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

Finding:

- New addresses must be requested following the recording of the Final Plat

Conditions:

- The date of the DHO approval, project, and application numbers shall be recorded on the original drawing of the final plat
 - The applicant shall provide an IIA and construction plans and specifications for all required infrastructure conforming to the plat
 - AGIS DXF file must be provided as well as proof of approval prior to final sign off
 - Add language for the T-turn for emergency vehicles to be able to turn around
 - Project and Application numbers must be added to the infrastructure list
 - The owner signature must be added to Infrastructure list
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4. [PR-2024-011266](#)
MINOR PLT-2025-00032 – PRELIMINARY/
FINAL PLAT
DHOWVR-2025-00019 – DHO WAIVER

SKETCH PLAT 12-1-24 (DFT)
IDO - 2025

JAG PLANNING & ZONING agent for VIWA JOINT VENTURE & ISAACSON TRUSTEES, ESPANOLES LLC requests the aforementioned action(s) for all or a portion of: **Lot/Tract 1, IRON PROPERTIES** zoned **MX-H**, located at **100 IRON ST SE** between **COAL AVE SE** and **HAZELDINE SE** containing approximately **8.173** acre(s). **(K-14) {L}**

PROPERTY OWNERS: Viwa Joint Venture & Isaacson Trustees, Espanoles LLC

REQUESTS:

- **Plat:** Divide Tract 1 into two Lots and Add 2 Unplatted Tracts to Tract 1-A and Grant Easements
- **Waiver:** Waiver to the Sidewalk Requirements in conjunction with a Minor Preliminary and Final Plat Application

The DHO waiver is denied as it does not meet all criteria as listed in the IDO and the DPM.

The Preliminary/Final Plat approved with the following conditions:

Water Authority:

Please add the following notes to the plat:

- 1. *“Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”*
 2. *“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:

- Project and Application numbers must be added to the Plat.
- The date of the DHO approval shall be recorded on the Plat
- A copy of the AGIS-approved DXF file must be submitted.
- An Infrastructure List featuring sidewalk and curb and gutter along Commercial Street SE must be provided, signed off by DFT staff and the City Engineer, and guaranteed

5. [PR-2019-003030](#)
MINOR PLT-2025-00033 – PRELIMINARY/
FINAL PLAT

SKETCH PLAT 10-23-24 (DFT)
IDO - 2025

JAG PLANNING & ZONING agent for CITY OF ALBUQUERQUE requests the aforementioned action(s) for all or a portion of: **SOUTHERNLY PORTION OF CORONADO PARK, FRANCISCAN ADDN** zoned **NR-PO-A**, located at **301 McKnight NW between 3rd ST and 4th ST NW** containing approximately **4.4163** acre(s). **(H-14) {L}**

PROPERTY OWNERS: City of Albuquerque

REQUEST: Divide the existing Coronado Park into two separate tracts, dedicate right-of-way for the existing Third Street roadway, vacate the existing 16'-foot alley and dedicate public utility easement

The Preliminary/Final Plat approved with the following conditions:

Transportation:

- Add sidewalks along McKnight, the other side of 3rd, 2nd and future multi-use trail along Indian School/Frontage Road to infrastructure list as a future phase

Planning:

- The application number and date of DHO approval must be added to the Plat prior to final sign-off
- Project and application numbers must be added to the infrastructure List, and must be signed by DFT staff and the City Engineer prior to final sign-off of the Plat
- AGIS DXF file and proof of approval must be provided

Water Authority:

- 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."

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 [Deferred from 3/26/25w, 4/23/25w, 5/7/25, 5/21/25w, 6/11/25w]*

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 JULY 30th, 2025.

Other Matters:

ADJOURN