



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

December 17, 2025

Join Zoom Meeting:

<https://cabq.zoom.us/j/89155412049>

(Place mouse cursor over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 891 5541 2049

Phone Contact Numbers: +16694449171,,89155412049# US

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: DEFERRAL REQUESTS WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN PROJECT APPLICATION IS CALLED, THE REQUEST MAY BE DEFERRED TO THE NEXT APPROPRIATE HEARING DATE.

NOTE: TO ACCESS AGENDA CASE LINKS, PLACE MOUSE CURSOR OVER THE HYPERLINK, RIGHT-CLICK, AND CHOOSE "OPEN HYPERLINK"

A. Call to Order: 9:00 A.M.

B. Changes and/or Additions to the Agenda

1. [PR-2025-020092](#)
MAJOR PLT-2025-00016 – MAJOR
PRELIMINARY PLAT

SKETCH 8-6-25 (DFT)
IDO – 2025
T/MPOS

MODULUS ARCHITECTS agent for **STEVE METRO** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 1A1, VOLCANO CLIFFS UNIT 26** zoned **MX-L, MX-M**, located on **VALIENTE NW** at **SOUTH EAST CORNER of PASEO and KIMMICK** containing approximately **12.1364** acre(s). **(C-11)**

PROPERTY OWNERS: Steve Metro
REQUEST: Major Preliminary Plat Application

2. [PR-2024-010189](#)
MJRFNL PLT-2025-00004 – FINAL PLAT

IDO - 2023

BOHANNAN HUSTON INC. | YOLANDA PADILLA MOYER & KIMBERLY LEGAN agents for **PULTE** requests the aforementioned action(s) for all or a portion of: **N1, WATERSHED** zoned **PC**, located at **9601 TIERRA PINTADA BLVD NW** between **ARROYO VISTA BLVD** and **TIERRA PINTADA BLVD** containing approximately **60.0** acre(s). **(H-08, J-07, J-08)**

PROPERTY OWNERS: Pulte
REQUEST: Savio Ridge - Phase 1

3. [PR-2023-008999](#)
BULK PLT-2025-00004 – BULK PLAT

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

BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS & KIMBERLY LEGAN agent for **MDS INVESTMENTS, LLC** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts as listed** zoned **PC**, located on **UNIVERSITY BLVD** between **UNIVERSITY BLVD AND STRYKER RD** containing approximately **1212.26** acre(s). **(S-14, S-15, S-16, S-17, T-15, T-16)**

PROPERTY OWNERS: MDS Investments, LLC
REQUEST: Tract N - Bulk Land Plat

4. [PR-2021-005684](#)
MAJOR PLT-2025-00017 – MAJOR
PRELIMINARY PLAT

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)**

PROPERTY OWNERS: MDS Investments, LLC
REQUEST: Major Preliminary Plat, Vacation of Public Easement - Tract 25 MDS

5. [PR-2020-004622](#)
VAC-2025-00060 – VACATION OF PRIVATE EASEMENT

SKETCH 5-1-24 (DFT)
IDO - 2025

MODULUS ARCHITECTS | BYRDIE CLARK agents for **TERESA COSTANTINIDIS** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 1A, 3, 2, UNM GIBSON COMMERCIAL DISTRICT, GIBSON TRACTS** zoned **MX-M**, located at **1401 Gibson Blvd SE** containing approximately **1.2968** acre(s). **(L-15)**

PROPERTY OWNERS: Teresa Costantinidis
REQUEST: Vacate an existing sewer easement

6. [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, 12/3/25w]

PROPERTY OWNERS: Regents Of The University Of New Mexico
REQUEST: Vacations of Public Easement

7. [PR-2020-004622](#)
MAJOR PLT-2025-00018 – MAJOR PRELIMINARY PLAT

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 8 & 9, UNM GIBSON COMMERCIAL DISTRICT** zoned **R-MH, MX-L**, located at **UNIVERSITY BLVD., GIBSON BLVD., ALUMNI DR., AND VARSITY AVE** containing approximately **34.1531** acre(s). **(L-15)**

PROPERTY OWNERS: Regents of the University of New Mexico
REQUEST: UNM South Campus Major Prelim Plat Lobo Crossing

8. [PR-2025-020154](#)
MINOR PLT-2025-00062 – MINOR PRELIMINARY/FINAL PLAT

IDO - 2025

TIERRA WEST | SERGIO LAZOYA agent for **BPL PROPERTIES LLC** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts (AS LISTED IN APPLICATION), ATLANTIC & PACIFIC ADDN** zoned **R-ML**, located at **701 2ND ST SW** containing approximately **0.6428** acre(s). **(K-14)**

PROPERTY OWNERS: BPL Properties LLC
REQUEST: Lot consolidation from 9 lots to 1 lot

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9. [PR-2024-009947](#)
VAC-2025-00061 – VACATION OF PUBLIC UTILITY EASEMENT (10' POWER AND COMMUNICATIONS EASEMENT)
VAC-2025-00062 - VACATION OF PUBLIC UTILITY EASEMENT (10' PUE EASEMENT)
VAC-2025-00063 - VACATION OF PUBLIC UTILITY EASEMENT (10' TELEPHONE AND COMCAST EASEMENT)
VAC-2025-00064 - VACATION OF PUBLIC UTILITY EASEMENT (UTILITY EASEMENT VARIED SIZE OF 10' AND 12')
VAC-2025-00065 - VACATION OF PUBLIC UTILITY EASEMENT (20' PUBLIC UTILITY EASEMENT)
VAC-2025-00066 - VACATION OF PUBLIC UTILITY EASEMENT (VACATION OF COMMUNICATION AND PNM EASEMENT)

SKETCH 12-3-25 (DHO)
IDO – 2025

BOHANNAN HUSTON INC. | KELLY KLEIN agent for VISTA ORIENTE LTD requests the aforementioned action(s) for all or a portion of: **Lot/Tract 2B, AMERICAN SQUARE** zoned **MX_M**, located at **3535 MENAUL BLVD NE** containing approximately **10.2216** acre(s). (H-16)

PROPERTY OWNERS: Vista Oriente Ltd
REQUEST: Vacations of Public Easement

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10. [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 **MENAUL** containing approximately **9.8** acre(s). (H-16)
Deferred from 12/3/25 (W)

PROPERTY OWNERS: John Sedberry
REQUEST: Final Plat

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11. [PR-2022-007322](#)
MINOR PLT-2025-00031 – MINOR PLAT

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

STEPHANIE SHUMSKY agent for CITY OF ALBUQUERQUE requests the aforementioned action(s) for all or a portion of: **Lot/Tracts 1B1, CHANSLORS SUBD** zoned **MX-H**, located at **2201 CENTRAL AVE NE, & 119 BURMA DR NE** between **JUAN TABO AVE & BURMA DR NE** containing approximately **1.1576** acre(s). (L-22)

PROPERTY OWNERS: City of Albuquerque MRA
REQUEST: combine 3 lots into 1

12. [PR-2021-005927](#)
[DHOWVR-2025-00032](#) – DHO WAIVER
(new)
[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) [Deferred from 12/3/25x]

PROPERTY OWNERS: Deborah Romero

REQUEST:

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

DHO Waiver: Request for approval of a Sidewalk Waiver for the DPM required 5-foot-wide sidewalk and landscape buffer in conjunction with a preliminary/final Minor Plat approval

13. [PR-2021-005863](#)
[DHOWVR-2025-00033](#)– DHO WAIVER
[MINOR PLT-2025-00067](#) - MINOR
PRELIMINARY/FINAL PLAT

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

CONSENSUS PLANNING | JIM STROZIER & JONATHAN TURNER agents for JULIA CHAVEZ requests the aforementioned action(s) for all or a portion of: Lots/Tracts 89B3A, 89B1B1, MRGCD MAP 33 zoned R-1C, located at 3506 12TH ST NW between MCMULLEN AVE and MILDRED AVE containing approximately 0.4959 acre(s). (G-14)

PROPERTY OWNERS: Julia Chavez

REQUEST: DHO Waiver request for approval for omitting the required sidewalk and landscape buffer along McMullen Drive with the associated minor plat

14. [PR-2025-011365](#)
[MINOR PLT-2025-00066](#) – MINOR
PRELIMINARY/FINAL PLAT

SKETCH 1-15-25 (DFT)
IDO - 2025

CSI - CARTESIAN SURVEYS | RYAN MULHALL agent for JAMES BAXTER requests the aforementioned action(s) for all or a portion of: Lots/Tracts 249A3, 249A4, 249A5, 3, MRGCD MAP 31, BAXTER & MEHL zoned R-A, located at 1610 BAYITA LN NW, between GUADALUPE TRAIL NW and THE GRIEGOS LATERAL containing approximately 1.1305 acre(s). (F-13)

PROPERTY OWNERS: James Baxter

REQUEST: Create two new lots from single existing lot

Other Matters:

ADJOURN

DFT SIGNING SESSION