



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

February 25, 2026

Join Zoom Meeting:

<https://cabq.zoom.us/j/87107715851>

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

Meeting ID: 871 0771 5851

Phone Contact Numbers: +13462487799,,87107715851# 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

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1. [PR-2024-010885](#)
[DHOWVR-2025-00039](#) – DHO WAIVER
[DHOWVR-2025-00038](#) – DHO WAIVER
[DHOWVR-2025-00037](#) – DHO WAIVER
[VAC-2025-00067](#) - VACATION OF PUBLIC DRAINAGE EASEMENT
[VAC-2025-00068](#) - VACATION OF PUBLIC 60' ACCESS, UTILITY, AND DRAINAGE EASEMENT
[VAC-2025-00069](#) - VACATION OF PUBLIC DRAINAGE EASEMENT
[MAJOR PLT-2025-00021](#) – MAJOR PRELIMINARY PLAT

SKETCH 6-4-25 (DFT)
IDO – 2025

BOHANNAN HUSTON INC. | KELLY KLEIN & KIMBERLY LEGAN agents for TA LAND COMPANY requests the aforementioned action(s) for all or a portion of: **Lot/Tract A1C, SALAZAR FAMILY TRUST ET AL** zoned **R-1A** located between **UNSER BLVD W and 98th ST SW** containing approximately **55** acre(s). **(N-09)***[Deferred from 1/7/26, 2/11/26]{w}*

PROPERTY OWNERS: TA Land Company
REQUEST: Phase 1 Preliminary Plat

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2. [PR-2024-010269](#)
[MINOR PLT-2026-00008](#) – MINOR PRELIMINARY/FINAL PLAT

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

WILSON & COMPANY | PATRICK JARAMILLO agent for BRIAN WHALEY requests the aforementioned action(s) for all or a portion of: **7A1/CORONADO CENTER, JEANNEDALE UNIT 5A** zoned **MX-H**, located at **6600 MENAUL BLVD NE** located on **EAST PORTION OF PROPERTY** between **MENAUL BOULEVARD NE, LOUISIANA BOULEVARD NE and AMERICAS PARKWAY** containing approximately **39.41** acre(s). **(H-18)** *{w}*

PROPERTY OWNERS: Brian Whaley
REQUEST: Minor Plat amendment for 3 existing lots to 9 proposed

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3. [PR-2018-001681](#)
[MINOR PLT-2026-00009](#) – MINOR PRELIMINARY/FINAL PLAT

SKETCH 4-16-25 (DFT)
IDO - 2025

TIERRA WEST | DONNA SANDOVAL & SERGIO LOZOYA agent for TWO RIVERS LLC requests the aforementioned action(s) for all or a portion of: **Lot/Tract 52, TOWN OF ATRISCO GRANT UNIT 2** zoned **MX-M**, located at **86th St SW between 86th ST SW & 82nd ST SW** containing approximately **6.04** acre(s). **(L-09)** *{w}*

PROPERTY OWNERS: Two Rivers LLC
REQUEST: Request for a Minor Preliminary/Final Plat approval for a subdivision of one parcel into two, located along the south side of Sunset Gardens Rd between 86th ST and 82nd ST

4. [PR-2020-003688](#)
**MAJOR PLT-2026-00003 – MAJOR
PRELIMINARY PLAT**

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

RENEE REGAL & JOHN STAPLETON agents for **RICK M CROUSE II** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 42, DAVIS-PEREA-COURSONS** zoned **R-1B** located at **556 COORS BLVD NW** between **COORS BLVD BETWEEN COORS BLVD and DAYTONA RD** containing approximately **1.74** acre(s). **(J-11)**

PROPERTY OWNERS: Rick M Crouse II

REQUEST: 62nd Street Habitat for Humanity - Preliminary Plat Application

5. [PR-2020-003484](#)
**MAJOR PLT-2026-00001 – EXTENSION OF
PRELIMINARY PLAT**

IDO - 2025

RON HENSLEY agent for **NAFEESA PASHTOON** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 3, Block 12, VOLCANO CLIFFS UNIT 3** zoned **R-1D**, located on **Mojave Rd. NW between ATRISCO and TESUQUE** containing approximately **4.25** acre(s). **(E-10)**

PROPERTY OWNERS: Nafeesa Pashtoon

REQUEST: Extension of Mojave Subdivision Preliminary Plat

6. [PR-2025-020155](#)
**VAC-2026-00001 – VACATION OF RIGHT-
OF-WAY**
**VAC-2026-00002 - VACATION OF RIGHT-
OF-WAY**

SKETCH 12-10-25 (DFT)
IDO - 2025

JAG PLANNING & ZONING | JUANITA GARCIA agent for **CRISTINA CHAVEZ COOK** requests the aforementioned action(s) for all or a portion of: **UNPLATTED LANDS, UNPLATTED/GARCIA--F M** zoned **MX-T** located at **1522 EDITH BLVD NE** containing approximately **0.49, 0.39** acre(s). **(J-15)**

PROPERTY OWNERS: Cristina Chavez Cook

REQUEST: Vacation of a portion of Odelia Road NE (7112.71 Square Feet) & Vacate all of Santa Clara Street NE, south of Odelia Road NE (3,494 Square Feet)

7. [PR-2026-000022](#)
DHOWVR-2026-00006 – DHO WAIVER

IDO - 2025

NICHOLAS M. NUCCIO agent for **MARIA RONQUILLO** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 8, MURPHY ADDN** zoned **R-1C**, located at **2216 ANA CT NW** containing approximately **0.2552** acre(s). **(H-11)**

PROPERTY OWNERS: Maria Ronquillo

REQUEST: Building single family home on a vacant lot at 2216 Ana Ct NW and requesting a waiver to IDO 14-16-5-3(D)(1) Sidewalks in Residential Development based on the 10 criteria as listed in IDO 14-6-6(P)(3)

8. [PR-2026-000021](#)
DHOWVR-2026-00005 – DHO WAIVER

IDO - 2025

NICHOLAS M. NUCCIO requests the aforementioned action(s) for all or a portion of: **Lot/Tract 49, RIVERVIEW HEIGHTS ADDN** zoned **R-1C**, located on **ATRISCO DR NW** containing approximately **0.0671** acre(s). (J-11)

PROPERTY OWNERS: Nicholas M. Nuccio

REQUEST: Building a single-family home on a vacant lot which is on the east side of Atrisco Dr NW, just south of Atrisco Pl NW. It is the vacant lot which is directly south of the last house on the block. We are requesting a waiver to IDO 14-16-5-3(D)(1) Sidewalks in Residential Development based on the 10 criteria as listed in IDO 14-6-6(P)(3)

9. [PR-2025-020079](#)
MINOR PLT-2025-00065 – MINOR
PRELIMINARY/FINAL PLAT
DHOWVR-2026-00004 - DHO WAIVER

SKETCH 6-18-25 (DFT)
IDO - 2025

JOHN PAISANO agent for **GARY BERNIER** requests the aforementioned action(s) for all or a portion of: **UNPLATTED/SPRINGER TRANSFER CO** zoned **MX-T**, located at **1224 STONE ST NE** between **ODELIA/INDIAN SCHOOL RD. & MOUNTAIN**, and **EDITH BLVD & I-25** containing approximately **0.1734** acre(s). (J-15)

PROPERTY OWNERS: Gary Bernier

REQUEST: Consolidate 3 parcels of land with the same address and owner into one parcel. Two strips are approx. 11'x124' total and will be added to the main parcel approx. 50'x124

10. [PR-2023-008551](#)
MJRFNL PLT-2026-00001– FINAL PLAT

IDO - 2025

BOHANNAN HUSTON | KIMBERLY LEGAN agent for **MDS FLATS QOZB LLC** requests the aforementioned action(s) for all or a portion of: **Lot/Tract A, CITY CENTER** zoned **PC**, located at **STRYKER RD, UNIVERSITY BLVD, and DEKOONING AVE** containing approximately **9.4705** acre(s). (R-16, S-16)

PROPERTY OWNERS: MDS FLATS QOZB LLC

REQUEST: Final Plat Application Woodbury Plat - Tract A-1 and A-2

11. [PR-2024-010931](#)
MINOR PLT-2026-00006 – MINOR
PRELIMINARY/FINAL PLAT

SKETCH 12-10-25 (DFT)
IDO - 2025

CARTESIAN SURVEYS | RYAN MULHALL agent for ALBUQUERQUE COLLEGIATE CHARTER SCHOOL requests the aforementioned action(s) for all or a portion of: Lot/Tract 23, Block 11, ORIGINAL TOWNSITE OF WESTLAND zoned NR-C, located at 9001 Sunset Gardens Road SW between 90TH STREET SW and 94TH STREET SW containing approximately 8.0533 acre(s). (K-09, L-09)

PROPERTY OWNERS: Albuquerque Collegiate Charter School
REQUEST: Replat of Lot 23-A, Block 11 to dedicate additional right-of-way to Sunset Gardens and 90th Street SW. Grants a public water meter easement

12. [PR-2020-004622](#)
MJRFNL PLT-2026-00002 – FINAL PLAT

IDO - 2025

BOHANNAN HUSTON INC. 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 ALUMNI DR SE near GIBSON BLVD. SE, LOBO CROSSING, and UNIVERSITY BLVD. SE containing approximately 37.9 acre(s). (L-15)

PROPERTY OWNERS: Regents Of The University Of New Mexico
REQUEST: Final Plat Tracts 6-A, 7-A, 8-A, 9-A, and 10-A UNM Gibson Commercial District

13. [PR-2025-020106](#)
MINOR PLT-2026-00005 – MINOR
PRELIMINARY/FINAL PLAT

SKETCH 9-24-25 (DFT)
IDO - 2025

ROBERT FIERRO & VERONICA HERRERA agents for CHRIS TAFOYA requests the aforementioned action(s) for all or a portion of: Lots/Tracts 1 & 2, Block 13, MONKBRIDGE ADDN zoned MX-M, located at 3921 & 3917 4th St NW between HEADINGLY AVE and AZTEC RD. containing approximately 0.9419 acre(s). (G-14)

PROPERTY OWNERS: Chris Tafoya
REQUEST: Combine 5 lots into 2 new lots. In connection with replat, a DHO determination is requested for approval of the existing sidewalks on 4th St. & Headingly Ave. to remain absent a landscape buffer

14. [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)***[Deferred from 12/17/26L, 1/21/26, 2/11/26] {L}*

PROPERTY OWNERS: Steve Metro

REQUEST: Major Preliminary Plat Application

Other Matters:

ADJOURN

DFT SIGNING SESSION