



**DEVELOPMENT HEARING OFFICER  
Action Sheet Minutes**

**October 9, 2024**

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***Robert Lucero - Development Hearing Officer  
Brennon Williams - Development Hearing Officer  
Matt Myers - Development Hearing Officer***

**Staff**

***Jolene Wolfley - Associate Planning Director  
Jay Rodenbeck - Development Services Planning Manager  
Angela Gomez - Hearing Monitor***

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1. [PR-2020-004138](#)  
[SD-2024-00147](#) MINOR AMENDMENT –  
PRELIMINARY PLAT  
[SD-2024-00135](#) – FINAL PLAT

IDO -2022

SCOTT EDDINGS agent for QUESTA DEL ORO, LLC requests the aforementioned action(s) for all or a portion of: **A-1-A-3 & A-1-A-4, MESA DEL SOL INNOVATION PARK** zoned **PC**, located on **DIEBENKORN** between **SAGAN LOOP** and **DEKOONING LOOP** containing approximately **22.0366** acre(s). **(R-15)** [Deferred from 9/25/24]

**PROPERTY OWNERS:** Questa Del Oro LLC / MDS Investments  
**REQUEST:** Single Family Residential lot subdivision on Tract A-1-A-3 Mesa Del Sol Innovation Park. Tract A-1-A-4 subdivided for Diebenkorn Drive Extension.

The Minor Amendment of Preliminary Plat and the Final Plat are approved with the following conditions:

Water Authority:

- Addition of language to call out public water and public sanitary sewer easements granted to the 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."*

Planning:

- The application number for the Final Plat (SD-2024-00135) must be added to the Plat
  - The date of the DHO approval shall be added to the Plat
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2. [PR-2021-005745](#)  
[SD-2024-00141](#) - FINAL PLAT

IDO -2022

**SCOTT EDDINGS** agent for **TITAN MONTAGE 5, LLC** requests the aforementioned action(s) for all or a portion of: **A-1-A-2, MESA DEL SOL INNOVATION PARK** zoned **PC**, located on **DIEBENKORN** between **DEKOONING** and **STRYKER** containing approximately **31.8** acre(s). (**R-15, S-15**)

**PROPERTY OWNERS:** Titan Montage 5, LLC

**REQUEST:** Single Family Residential lot subdivision on Tract A-1-A-2 Mesa Del Sol Innovation Park.

The Final Plat is approved with the following conditions:

**Water Authority:**

- Addition of language to call out public water and public sanitary sewer easements granted to the 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.”*

**Planning:**

Prior to final sign-off:

- The Project and Application numbers must be added to the plat
- A copy of the AGIS-approved DXF file must be submitted
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat

**Transportation:**

- Amend infrastructure list to match the plat, specifically:
  - 1) ROW of Gilpin must be 52' rather than 47'
  - 2) The landscape buffers must be 6' rather than 2.5'

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3. [PR-2023-009637](#)  
[SD-2024-00145](#) – PRELIMINARY/FINAL  
PLAT

SKETCH PLAT: 5/1/24 (DFT)  
IDO -2023

JAG PLANNING & ZONING | JUANITA GARCIA agent for MELISSA RAMIREZ & LOLO CHAVEZ requests the aforementioned action(s) for all or a portion of: **Lot 1 & 14, RAY PEÑA AND QUAKER HEIGHTS SUBDIVISION** zoned **R-1 (C) & R-A**, located at **5909 WESTWARD LN NW and 4815 NORTHERN TRAIL** containing approximately **0.87** acre(s). **(F-11)**

**PROPERTY OWNERS:** David & Melissa Ramirez & Lolo Chavez  
**REQUEST:** Lot line adjustment

**DEFERRED TO OCTOBER 30<sup>TH</sup>, 2024**

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4. [PR-2021-004968](#)  
[SD-2024-00143](#) – FINAL PLAT

IDO -2020

BOHANNAN HUSTON, INC agent for PULTE HOMES OF NEW MEXICO INC. requests the aforementioned action(s) for all or a portion of: **TRACT B-1-A-2, LA CUENTISTA, PHASE 1** zoned **R-ML**, located between **FRAMBUESA RD and AZUCENA PL NW** containing approximately **13.2573** acre(s). **(C-10)**

**PROPERTY OWNERS:** PULTE HOMES  
**REQUEST:** Subdividing Tract B-1-A-2 in to 9 Tracts and creating 65 residential lots

**The Final Plat is approved**

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5. [PR-2023-008274](#)  
[SD-2024-00142](#) - EXTENSION OF  
PRELIMINARY PLAT

IDO -2022

THE GROUP | RON HENSLEY agent for NAFEESA PASHTOON requests the aforementioned action(s) for all or a portion of: **LOTS 10 AND 11, Block 9, Unit 3, NORTH ALBUQUERQUE ACRES** zoned **MX-L**, located at **7330 CARMEL AVE** containing approximately **2.0** acre(s). **(C-19)**

**PROPERTY OWNERS:** Nafeesa Pashtoon & Khalid Pashtoon  
**REQUEST:** Extension Of Preliminary Plat

**The Extension of Preliminary Plat is approved**

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Other Matters: None

ADJOURNED: 10:21