



**DEVELOPMENT HEARING OFFICER  
Action Sheet Minutes**

**October 30, 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-2018-001499](#)  
**SD-2024-00139 – PRELIMINARY PLAT**

*SKETCH PLAT: 10-23-24 (DFT)*  
*IDO -2023*

ACES AND EIGHTS DEVELOPMENT, LLC requests the aforementioned action(s) for all or a portion of: **LOT/TRACT A, MCMAHON COMMONS** zoned **MX-L** located on **MCMAHON** between **MCMAHON BLVD** and **UNIVERSE BLVD** containing approximately **5.9** acre(s). **(A-10)** *(W)*

**PROPERTY OWNERS:** ACES & EIGHTS DEVELOPMENT LLC

**REQUEST:** Aces and Eights Development, LLC is requesting a Subdivision of Land-Major to create four (4) separate parcels. Upon successful completion of the subdivision, the parcels will be legally known as Tract A-1, Tract A-2, Tract A-3 and Tract A-4 of McMahon Commons.

**The Preliminary Plat was approved with the following conditions:**

**Hydrology:**

- Add Cross Lot Drainage Easement note specifying beneficiary and maintenance agreement
- Add a Public Drainage Easement over Storm Water Quality Pond at the NE portion of the site

**Planning:**

- 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
- Proof of completed Zone Map Amendment-EPC resolving remaining R-1B lot

**Transportation:**

- Infrastructure for Westside, including half roadway construction fronting property, curb, gutter, 5' sidewalk and 4 to 6 foot landscape buffer must be added to infrastructure list

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2. [PR-2021-005479](#)  
[SD-2024-00116](#) – PRELIMINARY/FINAL  
PLAT

SKETCH 4-17-24 (DFT)  
IDO – 2022

CSI – CARTESIAN SURVEYS, INC. agent for SLN PROPERTIES LLC requests the aforementioned action(s) for all or a portion of: **LOTS 1-7, 17, 18, AND "X", BLOCK 7, WAGGONMAN-DENISON ADDITION** zoned **MX-H and MX-M**, located at **9307 CENTRAL AVE NE between GENERAL CHENNAULT ST NE and GENERAL PATCH ST NE** containing approximately **1.0293** acre(s). **(K-20)** [Deferred from 7/17/24, 7/31/24X] (W)

**PROPERTY OWNERS:** Sinh Nguyen

**REQUEST:** Lot consolidation from 10 existing lots to one new lot, dedicate right-of-way to both frontages. Property has two existing commercial buildings with different MX zoning types. Will seek zone map amendment to unify.

**DEFERRED TO DECEMBER 18<sup>TH</sup>, 2024.**

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3. [PR-2024-010039](#)  
[SD-2024-00153](#) – PRELIMINARY/FINAL  
PLAT

SKETCH 3-20-24 (DFT)  
IDO – 2023

CSI – CARTESIAN SURVEYS, INC. agent for **RICHARD SEDILLO** requests the aforementioned action(s) for all or a portion of: **LOTS 6-A AND 6-B, LUKE SUBDIVISION** zoned **R-A**, located at **1924 LEON COURT NW between CHEROKEE RD NW and CALLE LOS VECINOS** containing approximately **0.3980** acre(s). **(F-13)** (W)

**PROPERTY OWNERS:** SEDILLO RICHARD L & FRANCES C

**REQUEST:** Interior lot line adjustment between two existing lots to create two new lots. Determination request from sidewalk width requirements given existing sidewalk, neighborhood character, and public traffic into cul-de-sac

**The Preliminary/Final Plat is approved.**

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4. [PR-2024-010784](#)  
[SD-2024-00154](#) – PRELIMINARY/FINAL  
PLAT

IDO – 2023

CSI – CARTESIAN SURVEYS, INC. agent for CITY OF ALBUQUERQUE requests the aforementioned action(s) for all or a portion of: **Tract A-1, Block 11, La Mesa No. 2** zoned **MX-M**, located at **7200 CENTRAL AVE SE between ALCAZAR ST SE and SAN PABLO ST SE** containing approximately **0.9494** acre(s). **(K-19)** *(w)*

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE

**REQUEST:** Create One New Lot From One Existing Lot, Dedicate Additional Right-Of-Way To The City In Fee Simple, Grant Easement Fo Public Water Vault

**The Preliminary/final plat is approved with the following conditions:**

**Planning:**

- 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.

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5. [PR-2023-009637](#)  
[VA-2024-00292](#) – WAIVER TO DPM

IDO -2023

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

**Property Owners:** David & Melissa Ramirez And Lolo Chavez

**Request:** Sidewalk and landscape buffer waiver to allow existing conditions to remain (final plat is associated and pending this request)

**The Sidewalk and Landscape Buffer Waiver to the DPM is approved having met the conditions as stipulated in the IDO.**

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6. [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)** [*Deferred from 10/9/24X*] (*W*)

PROPERTY OWNERS: David & Melissa Ramirez & Lolo Chavez

REQUEST: Lot line adjustment

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

Planning:

- Prior to final sign off, the application number must be added to all documents
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat

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7. [PR-2023-009216](#)  
[SD-2024-00152](#) – PRELIMINARY/FINAL  
PLAT

SKETCH PLAT: 7-24-24 (DFT)  
IDO -2023

JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent  
for CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT |  
JENNIFER TURNER, DIRECTOR requests the afore-  
mentioned action(s) for all or a portion of: **Tract 12-A-1,  
Bulk Plat of El Rancho Grande** zoned **NR-SU**, located on  
**AMOLE MESA RD SW between 98<sup>TH</sup> ST and VERMEJO DR.  
PARK** containing approximately **6.796** acre(s). (N-9) (w)

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE

**REQUEST:** Define exterior boundary of tract, grant PNM electrical  
easement and dedicate additional right-of-way to the City of  
Albuquerque

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

**Water Authority:**

- Confirmation of the waterline along the eastern  
property boundary is required to ensure the line is not  
within the subject site.
- Depending on the findings of the location of the  
waterline, additional easement may be necessary to be  
added to the plat prior to final sign off

**Planning:**

- 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

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8. [PR-2019-003169](#)  
SD-2024-00151 –FINAL PLAT

IDO -2021

**THE GROUP | RON HENSLEY** agent for **CLEARBOOK INVESTMENTS, INC.** requests the aforementioned action(s) for all or a portion of: **TRACT 401** zoned **MX-M**, located on **SAGE RD NW containing** approximately **9.56** acre(s). **(L-10)**  
(w)

**PROPERTY OWNERS:** CLEARBROOK INVESTMENTS INC

**REQUEST:** Replat of existing tract into 78 lots and 2 tracts

**The Final Plat is approved with the following conditions:**

**Water Authority:**

- Addition of the general Water Authority easement language, which must be added to the plat cover, and removal of the dimension of the waterline easement, noting it is a blanket easement on Tract D.

**Planning:**

- Easement #3 must be removed from Tract D
- The application number must be corrected
- The AGIS 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

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Other Matters: None

ADJOURNED: 10:54