

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**

OFFICIAL NOTIFICATION OF DECISION

Dr. Horton Inc.
8440 Wyoming Blvd. NE, Suite A
Albuquerque, NM 87122

Project# PR-2022-004138
Application#
SD-2023-00081 – PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of: **A-1-A-5-C, MESA DEL SOL INNOVATION PARK** zoned **PC** located on **BOBBY FOSTER** between **NEWHALL DR** and **SAGAN LOOP** containing approximately **7.5** acre(s). (**R-15**)

On April 26, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced application and approved the request, based on the following Findings:

1. This Preliminary Plat subdivides an existing Tract (A-1-A-5-C, Mesa Del Sol Innovation Park) into eleven (11) parcels, two (2) tracts, four (4) alley tracts, and fifty-seven (57) single-family residential lots a total of 7.5 acres in size.
2. The property is zoned PC (Planned Community). Future development must be consistent with the Mesa del Sol (MdS) Master Plan/Framework Plan, and the underlying zone district and IDO/DPM requirements where the MdS Plan is silent.
3. The submittal of a Final Plat is required within one year of Preliminary Plat approval.
4. An Infrastructure List was approved with this Plat, and the Infrastructure List must be amended based on Development Facilitation Team (DFT) staff comments, including ensuring an adequate water system as discussed at the April 26, 2023 DHO hearing.

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5. A recorded Infrastructure Improvement Agreement (IIA) based on the DFT-approved Infrastructure List must be submitted prior to the acceptance of a Final Plat and placement on a DHO agenda.
6. The status of compliance shall be checked with the Master Park Agreement at the Final Plat.
7. The Applicant must ensure that the exclusive 25-ft. corridor is acceptable to the Water Authority.
8. The Applicant must address Curb noted in the Availability Statement.
9. The Applicant provided the required notice as outlined in the IDO Table 6-1-1.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MAY 11, 2023**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive a notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permits prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



[Ronald Bohannon \(May 1, 2023 06:28 MDT\)](#)

Ronald R. Bohannon
Development Hearing Officer

RRB/lis

Scott Eddings, 8620 Florence Ave NE, 5571 Midway Park Place NE, Albuquerque, NM 87122







PR-2020-004138_April_26_2023 - Notice of Decision

Final Audit Report

2023-05-01

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