

**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

MDS Investments LLC, Steve B. Chavez
4020 Vassar Drive NE, Suit H
Albuquerque, NM 87107

Project# PR-2023-008364
Application#
SD-2023-00084 – PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

**TRACTS 6A and 6B, REPLAT OF TRACT 6 BULK
LAND PLAT TRACTS 1-15, MDS zoned PC,**
located between **BROADWAY BLVD SE and I-
25** containing approximately **200.8912** acre(s).
(R-15, S-14, S-13, T-13, T-14)

On April 12, 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 is a request to subdivide an existing tract, Tract 6 of Bulk Land Plat Tracts 1-15, Mesa del Sol at 200.8912-acres in size, to create two (2) tracts (Tract 6A at 192.4969-acres in size and Tract 6B at 8.3944-acres in size).
2. The property is zoned PC (Planned Community). Future development must be consistent with Mesa del Sol (MdS) Master Plan/Framework Plan and the IDO/DPM requirements where the MdS Master Plan/Framework Plan is silent.
3. An Archeological Certificate of “No Effect” or “Approval” must be submitted with a future Site Plan application(s) located within the subject property of this Plat.
4. A Sensitive Lands Analysis must be submitted with a future Site Plan application(s) located within the subject property of this Plat.

5. An Approved Grading and Drainage Plan must be submitted with a future Site Plan application(s) located within the subject property of this Plat.
6. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

Final sign-off of the Plat by the DFT staff is conditioned as follows:

- a. A note must be added to the Plat as follows: Public water and public sanitary sewer infrastructure is currently unavailable for the subject site and any future service will require the extension of public water and public sanitary sewer infrastructure. The site is determined to be for the use of a PNM sub-station and is not seeking service.
- b. The Application number must be added to the Plat.
- c. AGIS DXF file.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 28, 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 as 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 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 permit 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).

Official Notice of Decision

Project # PR-2023-008364 Application# SD-2023-00084

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Sincerely,

Ronald R. Bohannon

[Ronald R. Bohannon \(Apr 15, 2023 18:45 MDT\)](#)

Ronald R. Bohannon

Development Hearing Officer

RRB/ls

Bohannon Huston Inc. 7500 Jefferson St. NE, Albuquerque, NM 87109







PR-2023-008364-April_12_2023 - Notice of Decision

Final Audit Report

2023-04-16

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