

**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**

Corazon del Mesa 4, LLC  
9600 Tennyson St, NE  
Albuquerque, NM 87109

**Project# PR-2020-003442**  
**Application#**  
**SD-2023-00051 FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of: **TRACT 4-B MESA DEL SOL MONTAGE UNIT 4A, MESA DEL SOL INNOVATION PARK** zoned **PC**, located on **UNIVERSITY BLVD** between **DASBURG DR** and **SAGAN LOOP** containing approximately **11.64** acre(s). **(R-16, S-16)**

On March 22, 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 Final Plat subdivides a existing tract (Mesa del Sol Montage Unit 4B) into 62 lots and two tracts comprising a total of 11.64-acres, and dedicates right-of-way to the City of Albuquerque as well as grants easements as depicted and noted on the Plat.
2. The property is zoned PC (Planned Community) and in Mesa del Sol Community Planning Area. Future development must be consistent with the underlying zone district, the IDO/DPM, and the Mesa del Sol Master Plan requirements.
3. An Infrastructure List was approved by the DRB on November 30, 2022 per PR-2020-003442 / SD-2022-00165, and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
5. The Final Plat is consistent with the approved Preliminary Plat (SD-2022-00165).

**Conditions:**

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

- a. Project and application numbers need to be added to the Plat.
- b. DXF approval from AGIS must be submitted prior to final sign-off.
- c. The easement document that shows public access and utility access must be approved by DFT staff.
- d. Acceptable easement located along easement 7 corridor be in place/granted prior to final sign-off.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 7, 2023**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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](mailto: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](mailto: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).

Sincerely,

*Ronald R. Bohannan*

[Ronald R. Bohannan \(Mar 26, 2023 07:14 MDT\)](#)

Ronald R. Bohannan  
Development Hearing Officer

DSC/lis

Bohannan Huston (Kelly Klein), Courtyard II, 7500, Jefferson St. Albuquerque, NM 87109







# PR-2020-003442-March\_22\_2023 - Notice of Decision

Final Audit Report

2023-03-26

|                 |  |
|-----------------|--|
| Created:        | 2023-03-24                                   |
| By:             | Jay Rodenbeck (jrodenbeck@cabq.gov)          |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAAWSOMBLpJOA0Z2GDANK-ki0UrsnTUrIAu |

## "PR-2020-003442-March\_22\_2023 - Notice of Decision" History

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