

**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
5700 University Blvd. SE Suite 300
Albuquerque, NM, 87122

Project# PR-2021-005745
Application#
SD-2023-00143 PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**TRACT 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**)

On September 13, 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 request is to subdivide an existing tract (Tract A-1-A-2 of the Mesa del Sol Innovation Park) into 186 lots, 23 parcels, and 12 alley tracts, and grant easements as depicted on the Plat.
2. The property is zoned PC. Future development must be consistent with the Mesa del Sol Master Plan/Framework Plan.
3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) based on the DFT-approved Infrastructure List must be submitted prior to the acceptance of the Final Plat and placement on a DHO agenda.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
5. Per Table 6-4-3 of the IDO, the Preliminary Plat will expire if a Final Plat is not submitted within 1-year of this DHO approval.

6. The review and decision criteria for a Preliminary Plat were met per 6-6(L)(3) of the IDO.

Conditions:

The Plat is conditioned by DFT staff as follows:

- a. The correct application number must be added to the Infrastructure List.
- b. Existing/proposed easements must be added to the Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **SEPTEMBER 29TH, 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).

Sincerely,

Ronald R. Bohannon

[Ronald R. Bohannon \(Sep 21, 2023 06:11 MDT\)](#)

Ronald R. Bohannon
Development Hearing Officer

RRB/jr

Scott Eddings, 333 Rio Rancho Blvd. Suite 101, Albuquerque, NM, 87122







PR-2021-005745_September_13_2023- Notice of Decision

Final Audit Report

2023-09-21

Created:	2023-09-19
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEIPQ7rRRib_96INicT68hhvfiWEmSvJX

"PR-2021-005745_September_13_2023- Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2023-09-19 - 5:27:47 PM GMT- IP address: 143.120.132.76
-  Document emailed to 7868rrb@gmail.com for signature
2023-09-19 - 5:28:11 PM GMT
-  Email viewed by 7868rrb@gmail.com
2023-09-21 - 12:11:22 PM GMT- IP address: 50.193.232.49
-  Signer 7868rrb@gmail.com entered name at signing as Ronald R. Bohannan
2023-09-21 - 12:11:37 PM GMT- IP address: 50.193.232.49
-  Document e-signed by Ronald R. Bohannan (7868rrb@gmail.com)
Signature Date: 2023-09-21 - 12:11:39 PM GMT - Time Source: server- IP address: 50.193.232.49
-  Agreement completed.
2023-09-21 - 12:11:39 PM GMT