

**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.  
Albuquerque, NM 87106

**Project# PR-2023-008999**  
**Application#**  
**SD-2024-00013 BULK LAND PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**TRACTS A-N, A REPLAT OF TRACT 18  
ARTISTE zoned PC located on UNIVERSITY  
BLVD between UNIVERSITY BLVD and  
STRYKER containing approximately 1,210.95  
acre(s). (S14, S15, S16, S17)**

On March 13, 2024, 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 Tract 18, Artiste, into fourteen (14) tracts, two (2) full width Right-of-Ways and grant easements as depicted on the Plat. Tracts C, J, and L are intended to be used for regional utility facilities as mentioned in Note 8 on the cover page of the Plat.
2. The property is zoned PC (Planned Community). Future development must be consistent with the Mesa del Sol Master Plan/Framework Plan.
3. Per 6-6(J)(3) Review and Decision Criteria, an application for a Subdivision of Land – Bulk shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. This request complies with this criteria, including the Applicant confirming at the February 7th hearing for the application how the tracts in the Bulk Land Plat will have a proportionate and reasonable share of future required infrastructure improvements per 6-6(J)(3)(b) of the IDO.

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4. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
5. Signs including notification information were properly posted on the site per Table 6-1-1 of the IDO.
6. An Archaeological Certificate of No Effect was issued by the acting City Archaeologist.
7. A Sensitive Lands Analysis was submitted, and addressed the requirements of 5-2(C) of the IDO.
8. The site area meets the minimum lot size requirements for a Bulk Land Plat per 6-6-6(J)(1)(b)(2) of the IDO.
9. Per 6-6(J)(2)(G), The applicant shall then record it with the Bernalillo County Clerk as soon as possible, but in no case more than 30 consecutive days from the date of the last signature on the plat or the subdivision shall be voided.
10. The Bulk Land Plat is subject to the requirements of 6-6(J) of the IDO.

### **Conditions**

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

- a. A copy of the AGIS-approved DXF file must be submitted.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MARCH 29<sup>TH</sup>, 2024**. 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).

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Sincerely,

*Ronald R. Bohannon, P.E.*

Ronald R. Bohannon, P.E. (Mar 18, 2024 17:25 MDT)

Ronald R. Bohannon, P.E.

Development Hearing Officer

RRB/jr

Bohannon Huston, Inc. (Michael Balaskavits, PE), 7500 Jefferson Street NE, Albuquerque, NM 87109







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Final Audit Report

2024-03-18

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