

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



## OFFICIAL NOTICE OF DECISION December 17, 2025

MDS Investments, LLC  
5700 University Blvd. SE  
Suite 300  
Albuquerque, NM 87106

**Project# PR-2021-005684**  
**Application#**  
**MAJOR\_PLT-2025-00017** MAJOR PRELIMINARY  
PLAT

### LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract 25, MESA DEL SOL INNOVATION  
PARK** zoned **PC**, located at **2501 BOBBY  
FOSTER RD SE between UNIVERSITY BLVD  
SE, EASTMAN CROSSING, and BOBBY  
FOSTER RD SE** containing approximately  
**6.4638 acre(s). (R-16, R-15)**

On December 17, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request to subdivide Lot 25 of the Mesa Del Sol Innovation Park subdivision into three separate tracts: Lot 25-A (1.9609 acres in size), Lot 25-B (2.0560 acres in size), and Lot 25-C (2.4344 acres in size). Because the project includes public infrastructure improvements— such as commercial paving, sidewalks, street lighting, water, and curb and gutter—it is classified and reviewed as a major subdivision per 6-6(K)(1)(a)(3) of the IDO.
2. The subject property is currently zoned **PC** (Planned Community Zone District) and is located within within the Mesa del Sol Level A and Level B Framework Plan.
3. The subject property is also located within an Area of Change, and is adjacent to Area of Consistency to the west. This site is not within any specific Center or Corridor.

4. The subject property previously received DHO approval for the Vacation of a Public Drainage Easement on December 3, 2025 per PR-2021-005684, VAC-2025-00045.
5. 6-6(L)(3)(a) A Preliminary Plat 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 criterion.
6. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
7. Per 6-6(L)(2)(D), The applicant shall then record the final plat 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 final plat, or the subdivision shall be voided.
8. All signatures from the surveyor, property owner(s), and the City Surveyor are provided on the Plat.
9. An Archaeological Certificate of No Effect was submitted with this request.
10. The submittal of a Final Plat is required within one year of Preliminary Plat approval per Table 6-4-3 of the IDO.

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## CONDITIONS

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The Preliminary Plat was approved with the following conditions:

- a. Per 6-6(K)(2)(k), The date of the DHO approval shall be noted on the Final Plat.
- b. The Project and Application numbers must be added to the plat and Infrastructure List.
- c. AGIS-approved DXF file and proof of approval must be provided prior to final sign-off of the Final Plat.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JANUARY 5, 2026**. 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.

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For more information regarding the appeal process, please refer to Section § 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

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,

Robert L. Lucero, Jr.

Robert L. Lucero, Jr. (Dec 24, 2025 15:59:56 PST)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/mi/jr

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







# PR-2021-005684\_December\_17\_2025\_Notice of\_Decision\_DHO

Final Audit Report

2025-12-24

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