

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
Steven B. Chavez
7500 Jefferson St. NE
Albuquerque, NM 87109

Project# PR-2023-008999
Application#
BULK_PLT-2025-00004 BULK LAND PLAT

LEGAL DESCRIPTION:

For all or a portion of:

TRACT N, INNOVATION PARK III zoned **PC**,
located on **UNIVERSITY BLVD** between
UNIVERSITY BLVD AND STRYKER RD
containing approximately **1212.26** acre(s).
(S-14, S-15, S-16, S-17, T-15, T-16)

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

1. This is a request for a Bulk Land Plat, subdividing an existing tract, Tract N, Mesa del Sol Innovation Park III, into Tract N-1 at 24.3052-acres in size, Tract N-2 at 34.5423-acres in size, Tract N-3 at 12.9596-acres in size, and Tract N-4 at 571.8734-acres in size. 8.1605-acres of right-of-way is dedicated to the City of Albuquerque as depicted on the Plat.
2. A Pre-application meeting (Sketch Plat) with Development Facilitation Team (DFT) staff was held on June 4, 2025 for the request.
3. The subject property is zoned PC (Planned Community). Future development must be consistent with the Mesa del Sol Level A and Level B Framework Plan, and IDO and the DPM requirements where the Framework Plan is silent.

4. Per 6-6(J)(3) Review and Decision Criteria, an application for a Subdivision of Land – Bulk Land shall be approved if it meets all of the following criteria:

6-6(J)(3)(a) An application for a Bulk Land Subdivision 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.

6-6(J)(3)(b) All lots created shall have a proportionate and reasonable share of future required infrastructure improvements. This request complies with this criterion; the applicant stated at the December 17th DHO hearing for the application that this criterion will be met.

5. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required.
6. Per IDO 6-6(J)(2)(g) of the IDO, 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.
7. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant.

CONDITIONS

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

Water Authority

- a. An Infrastructure List will be agreeable to the Water Authority with the approval.

Planning

- b. The Application number must be added to the Plat.
- c. The date of the DHO approval shall be recorded on the Plat.
- d. Proof of approval 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 **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 15th 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 22, 2025 21:19:05 MST)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/jr

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

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Final Audit Report

2025-12-23

Created:	2025-12-19
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
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Document emailed to Robert Lucero (robert@luceroLawpc.com) for signature

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Email viewed by Robert Lucero (robert@luceroLawpc.com)

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Signer Robert Lucero (robert@luceroLawpc.com) entered name at signing as Robert L. Lucero, Jr.

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Document e-signed by Robert L. Lucero, Jr. (robert@luceroLawpc.com)

Signature Date: 2025-12-23 - 4:19:05 AM GMT - Time Source: server



Agreement completed.

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