

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

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

Project# PR-2024-010653
Application#
BULK_PLT-2025-00002 BULK LAND PLAT

LEGAL DESCRIPTION:

Lot/Tract 1-12 and 14-16, ARTISTE
SUBDIVISION zoned **PC** located between
BOBBY FOSTER RD SE AND CHICAGO DR
SE containing approximately **239.0605**
acre(s). (**R-14, S-15, R-15, S-14**)

On September 10, 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 to subdivide fifteen existing tracts, Tracts 1-12 and 14-16, Artiste subdivision, into ten tracts (Tracts 1-A through 10-A) a total of 239.06-acres in size. The subject property is located at 99999 University Boulevard SE, at the intersection of Bobby Foster Road and Chicago Drive SE.
2. A Sketch Plat (PS-2024-00124) was reviewed on July 24, 2024.
3. The subject property is zoned PC (Planned Community), and is in an Area of Change. Future development must be consistent with the IDO and the DPM requirements.
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 September 10th 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:

Environmental Health

- a. Signature line on the Plat is needed for ESD.

Planning

- b. Project and Application numbers must be added to the Plat.
- c. The date of the DHO approval shall be recorded on the Plat.
- d. 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 **SEPTEMBER 26, 2025**. 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(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,



[Brennon Williams \(Sep 16, 2025 17:40:17 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/rw/jr

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

PR-2024-010653 September 10th, 2025 Notice of Decision - DHO

Final Audit Report

2025-09-16

Created:	2025-09-16
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA1LP0kx5Zq9rkBSVk9aNDSPZ-t37KThR3

"PR-2024-010653 September 10th, 2025 Notice of Decision - DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2025-09-16 - 8:21:38 PM GMT
-  Document emailed to brennonwilliams295@gmail.com for signature
2025-09-16 - 8:21:42 PM GMT
-  Email viewed by brennonwilliams295@gmail.com
2025-09-16 - 11:39:51 PM GMT
-  Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams
2025-09-16 - 11:40:15 PM GMT
-  Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)
Signature Date: 2025-09-16 - 11:40:17 PM GMT - Time Source: server
-  Agreement completed.
2025-09-16 - 11:40:17 PM GMT