

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

February 25, 2026

MDS Flats QOZB LLC
2733 E Parleys Way Suite 300
Salt Lake City, UT 84109-1661

Project #: PR-2023-008551
Application #
MJRFNL_PLT-2026-00001 FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

TR A TRACTS A THRU M CITY CENTER (BEING A REPLAT OF TRACT 17 OF ARTISTE) (BULK LAND PLAT, TRACT 1 THROUGH 18, ARTISTE) CONT 9.4705 AC zoned PC, located at the SW corner of Stryker Rd & University Blvd, and DeKooning Ave containing approximately 9.471 acre(s). (R-16, S-16)

On February 25, 2026, 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 for a Final Plat to subdivide Tract A into two tracts with Easements, granted with the filing of the Plat, subdividing one 9.4-acre lot into two separate, 6.2 (Tract A-1) and 3.2 (Tract A-2) acre lots.
2. The Preliminary Plat was approved by the DHO on January 7, 2026.
3. On August 17, 2023, this project site had a Site Plan approved for a 405-unit multi-family development. Infrastructure (IL) is tied to the Site Plan.
4. In January, 2025, the project also completed a pre-application Sketch Plat. Review comments were provided to the applicant team.
5. Future development must meet all applicable standards and provisions of the IDO, the DPM, and relevant standards within the Mesa del Sol (MDS) Plan.
6. 6-6(L)(3)(b), a Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval. This request complies with this criterion.

CONDITIONS

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

ABCWUA

a. Add the following note to the plat:

ABCWUA Public Water & Sanitary Sewer Easements

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

Planning

- b. The project and application numbers must be added to the Plat.
- c. The date of the DHO approval shall be recorded on the Plat.
- d. A copy of the AGIS-approved DXF file must be submitted.

Sincerely,

Robert L. Lucero, Jr.

[Robert L. Lucero, Jr. \(Mar 2, 2026 21:06:45 MST\)](#)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/rw/jr

Bohannon Huston, Kimberly Legan, 7500 Jefferson St. NE, Albuquerque, NM 87109

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Official Notice of Decision

Project # PR-2023-008551 Application# MJRFNL_PLT-2026-00001

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Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'egizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'egizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ đâu trong Sở của chúng tôi, tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

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PR-2023-008551_February_25_2026_Notice_of _Decision_DHO

Final Audit Report

2026-03-03

Created:	2026-03-02
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  Document created 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)
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