

**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**

Bohannan Huston, Michael Balaskovits  
Courtyard II, 7500 Jefferson Street NE  
Albuquerque, NM 87109

**Project# PR-2020-004180**  
**Application#**  
**SD-2020-00151 PRELIMINARY/FINAL PLAT**  
**VA-2020-00289 BULK LAND VARIANCE**

### **LEGAL DESCRIPTION:**

For all or a portion of: **A-1-A-1, MESA DEL SOL INNOVATION PARK**, zoned PC, located SOUTH OF **BOBBY FOSTER ROAD, EAST OF I-25, NORTH OF TRACT 3 BULK LAND PLAT OF MESA DEL SOL TRACTS 1-15 and WEST OF STATE LAND OFFICE LA SEMILLA PRESERVE**, containing approximately 1673.9117 acre(s). (R14-R17, S14-S17, T15-T17)

On September 30, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Planning, based on the following Findings:

### **SD-2020-00151 PRELIMINARY/FINAL PLAT**

1. This Preliminary/Final Plat will create a 75.2779-acre tract (Tract A-1-A-6) and a remainder 1,598.6338-acre tract (Tract A-1-A-1-A), from an existing 1,673.9117-acre tract.
2. The property is zoned PC. Future development must be consistent with the Mesa del Sol Master Plan.
3. The plat contains the required notes pursuant to 14-16-6-6-(L)(2)(b).
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

### **Conditions:**

1. Final sign-off is delegated to Planning for the AGIS DXF file.
2. The applicant will obtain final sign off from Planning by October 30, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**VA-2020-00289 BULK LAND VARIANCE**

1. The applicant provided the correct notes on the Plat, and the future development of the land and/or building purposes shall require review during the Subdivision or Site Plan approval process by the DRB per 6-6(L)(2)(b) of the IDO.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 15, 2020**. The date of the DRB'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(U) 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). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) using <https://wettransfer.com>. 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).

Sincerely,



Jolene Wolfley  
DRB Chair

JW/jr