

**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

Corazon del Mesa 4, LLC
9600 Tennyson St. NE
Albuquerque, NM 87109

Project# PR-2020-003442
Application#
SD-2021-00237 FINAL PLAT

For all or a portion of:
**TRACT A-6-C-1, MESA DEL SOL INNOVATION
PARK** zoned **PC**, located on **UNIVERSITY BLVD**
between STRYKER RD and STIEGLITZ AVE
containing approximately 34.0 acre(s). (R-15,
R-16, S-16)

On December 1, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Parks and Recreation and Planning, based on the following Findings:

1. This Final Plat subdivides Tract A-6-C-1 and Tract C, a total of 34.0402 acres in size, into 127 lots and 10 tracts.
2. The property is zoned PC. Future development must be consistent with the Mesa del Sol Level B Master Plan/Framework Plan.
3. An Infrastructure List was approved by the DRB on December 1, 2021 per SD-2021-00237. A Financial Guaranty/Infrastructure Improvements Agreement (IIA) must be approved and recorded.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
5. The Final Plat is consistent with the approved Preliminary Plat (SD-2020-00091).

Conditions:

1. Final sign-off is delegated to Parks and Recreation for a 2-acre park commitment as discussed at the December 1, 2021 hearing.
2. Final sign-off is delegated to Planning for utility/AMAFCA signatures; the AGIS DXF file; the recorded IIA; and the project and application numbers to be added to the Plat.

3. The applicant will obtain final sign off from Parks and Recreation and Planning by January 26 , 2022 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 16, 2021**. The date of the DRB'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 via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. 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