OFFICIAL NOTIFICATION OF DECISION

Mesa del Sol Investments LLC  
c/o David Campbell  
5700 University Blvd. SE. Suite 310  
Albuquerque NM, 87109  

Project# PR-2021-005684  
Application#  
SD-2021-01516 DRB SIGN OFF OF EPC  
APPROVED PLAN AMENDMENT  

LEGAL DESCRIPTION:  
For all or a portion of:  
On October 20, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning, based on the following Findings:

1. This is an amendment to the Level B Community Master Plan/Framework Plan for Mesa del Sol.
2. The EPC approved these amendments on August 19th, 2021 and delegated the final sign off to the DRB to review for conditions and technical details.
3. The amendments remove 137 acres of linear park, amend the transportation system to show the vacation of right-of-way approved by the DRB on July 21st, amend the water and sewer system and the update the drainage flow, as shown in the exhibits in the file.
4. The Technical Appendices were amended to show these changes.
5. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign off is delegated to ABWUA for receipt and approval of the associated STANTEC Netflix Water and Sewer Study final report along with map and table clarifications as described in the case comments and transcripts.
2. Final sign off is delegated to Planning for keyed map labeling on the road cross section sheet to label cuplet 2-3 and Level “B” boundary, and for final sign-off. A revised amended Master Plan set featuring the required revisions noted in these conditions and signature blocks for the DRB members shall be provided to Planning.
3. The applicant will obtain final sign off from ABCWUA and Planning by December 15, 2021 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 NOVEMBER 4, 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

JW/mg

Will Gleason, Dekker/Perich/Sabatini, 7601 Jefferson Street NE Suite 100, Albuquerque, NM 87109