

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

Questa Del Oro, LLC – Tim McNaney
1301 Cuesta Arriba Ct. NE, Suite E
Albuquerque, NM 87113

Project# PR-2020-004138
Application#
SD-2021-00151 PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of: **TRACT 3 & A-1-A-4, MESA DEL SOL INNOVATION PARK** zoned **PC**, located between **SAGAN LOOP and DE KOONING LOOP** containing approximately **22.0366** acre(s). **(R-15)**

On April 6, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

1. This Preliminary Plat subdivides two existing tracts (Tracts A-1-A-3 and A-1-A-4 of the Mesa del Sol Innovation Park) into 88 lots, 2 parcels, and 2 tracts a total of 22.0366 acres in size (Montage Unit 6). The Preliminary Plat grants easements as depicted on the Plat.
2. The property is zoned PC. Future development must be consistent with the PC zone district and the MdS Level B Master Plan/Framework Plan.
3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the acceptance of the Final Plat submittal and placement on a DRB agenda.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

5. The applicant must update the Mesa del Sol Parks Exhibit to further clarify the drainage pond data per coordination with the Parks and Recreation Department.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **APRIL 21, 2022**. 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/jr