



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 16, 2014

Project# 1006008

14DRB-70119 MAJOR - PRELIMINARY PLAT APPROVAL

14DRB-70120 MINOR - TEMPORARY DEFERRAL SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for MESA DEL SOL, LLC request the referenced/ above actions for Tract A-6-A, **MESA DEL SOL INNOVATION PARK** zoned PC, located on UNIVERSITY WEST BLVD SE between STRYKER RD SE and STIEGLITZ AV SE containing approximately 6.7708 acres. (R-16 & S-16) [*Deferred from 5/21/14, 6/4/14, 6/18/14, 6/25/14, 7/9/14*]

At its July 16, 2014 meeting, the Development Review Board concluded an advertised public hearing(s) on the proposed subdivision per section 14-14-3-4 of the Subdivision Ordinance. With the Grading and Drainage plan (engineer stamp dated 6/6/14) approved for Preliminary Plat and with the signing of the infrastructure list dated April 25, 2014, the preliminary plat was approved based on the Findings below per sections 14-14-2-2 and -3, of the Fundamental Considerations of the Subdivision Ordinance.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit 'B' in the Planning file.

FINDINGS:

2-2 The arrangement, character, extent, width, grade, and location of all streets and the general nature and extent of the lots and uses proposed do conform to the Albuquerque/Bernalillo County Comprehensive Plan and the PC zoning regulations of the adopted Mesa del Sol Level A and B plans.

2-3 With the approved Infrastructure List and dedications provided on the plat, the subject site is suitable for subdivision by providing adequate infrastructure improvements and adequate access, public safety, and other public services.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period or the date of City Council action if appealed. The Preliminary Plat approval is effective one year from that date. The DRB must take action on a Final Plat or extension within one year or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)


If you wish to appeal this decision, you must do so by 4:45 PM on July 31, 2014, in the manner described below per Part 14-14-8 of the Subdivision Ordinance.

Appeal is to the City Council via the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an

appeal on the Planning Department form with a total fee of \$240, to the Planning Department, within 15 days of the Development Review Board's decision. The date of the determination in question is not included in the 15-day period for filing an appeal. Such appeal shall be heard within 60 days of its filing. Applications for an appeal shall clearly articulate the reasons for the appeal; appellants shall specifically cite and explain one or more alleged errors, as follows:

- (A) Error in applying adopted city plans, policies, and ordinances;
- (B) Error in the appealed action or decision, including its stated facts;
- (C) Error in acting arbitrarily or capriciously or being manifestly abusive of discretion.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Jack Cloud, DRB Chair

CC:
Bohannon Houston, Inc.
Mesa Del Sol, LLC

Steven Roy Murphy – 5668 Avedon Dr SE 87106
Jim & Patti Thompson – 2227 Stieglitz Ave SE 87106
Andrew Church – 5716 Strand Loop SE 87106
Constantine Savas – 5743 Watkin St SE 87106