

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946



OFFICIAL NOTICE OF DECISION December 3, 2025

Scott Eddings
8440 Wyoming Blvd. NE, Ste A
Albuquerque, NM 87122

Project# PR-2021-005745
Application#
MINOR_PLT-2025-00056 PRELIMINARY/FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lots/Tracts as listed, MESA DEL SOL
INNOVATION PARK UNIT 5 zoned **PC**, located
at **1933 SCHOLER AVE SE between CHICAGO**
& SCHLER containing approximately **0.6604**
acre(s). (S-15, R-15)

On December 3, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request to increase lot widths for Lots 1 & 10 Block 4, Montage 5 from Parcel M, and Lots 1 & 10, Block 5 from Parcel P. Decrease Parcel P width. A total of four lots and two parcels are affected.
2. The site is in the PC zone district within the Mesa Del Sol Level B Master Plan. Standards and provisions within the MDS plan, IDO, and DPM apply.
3. A Sketch Plat was completed for this site in August of 2023. A platting action was completed for Preliminary Plat in September of 2023 and Final Plat in October of 2024. Comments were provided to the applicant for each, along with Notices of Decisions for each approval.
4. Signatures from Hydrology, Transportation, and Water Utility Authority are obtained on Form PLT.

5. Per 6-6(K) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. This request complies with this criterion.
6. Per Table 6-1-1 of the IDO, public notice requirements for the application have been satisfied by the Applicant prior to this submittal.
7. Per 6-6(K)(2)(I), the Applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided. The Applicant shall provide the City a digital copy of the recorded Plat.

CONDITIONS

Final sign-off of the Plat by DFT staff is conditioned as follows:

- a. The Project and Application numbers must be added to the Plat.
- b. The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO.
- c. A copy of the AGIS-approved DXF file must be submitted.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **DECEMBER 18, 2025**. The date of the DHO'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 electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

Official Notice of Decision

Project # PR-2021-005745 Application # MINOR_PLT-2025-00056

Page 3 of 3

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,

Brennon Williams

[Brennon Williams \(Dec 12, 2025 16:53:05 MST\)](#)

Brennon Williams

Development Hearing Officer

BW/rw/jr

Scott Eddings, 8440 Wyoming Blvd. NE, Ste. A, Albuquerque, NM 87122


PR-2021-005745 December 3, 2025 Notice of Decision - DHO


Final Audit Report


2025-12-12


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