

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 November 19, 2025

MDS Investments, LLC
Steven B. Chavez
7500 Jefferson St. NE
Albuquerque, NM 87109

Project# PR-2024-010653
Application#
MAJOR_PLT-2025-00015 MAJOR PRELIMINARY
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract 1 & 5, ARTISTE zoned PC, located
on **UNIVERSITY BLVD SE** containing
approximately **158.4669 acres (s)**.
(S-15, R-15)

On November 19, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced applications and approved the request, based on the following Findings:

1. The request is for a preliminary plat for the development of a residential subdivision. The Artiste Subdivision encompasses 51.02 acres subdivided into 185 lots of varying sizes and 25 Private Tracts. The request includes an approved Infrastructure List, that will be followed by an Infrastructure Improvements Agreement.
2. The subject property is within the Mesa Del Sol, zoned PC (Planned Community), and is in an Area of Change. It is also within the mapped area for Referrals to Commenting Agencies per IDO section 6-4, Sunport and KAFB. Future development is subject to the Mesa Del Sol Plan. Where silent, the standards and provisions within the IDO and the DPM would apply.
3. Previously, on November 12, 2025, this project completed two DHO Waivers to the IDO and DPM: one waiver to the block length requirements, and the other to the centerline radius requirements.

4. Prior to that, on September 10, 2025, a Bulk Land Plat was approved by the DHO. That approval subdivided the existing tract, Tract 1 of the Artiste subdivision, into new Tracts 1-12 and 14-16 at 239.06-acres in size, replatting 15 Tracts into 10. It is located at 99999 University Boulevard SE, at the intersection of Bobby Foster Road and Chicago Drive SE.
5. On July 24, 2024, the subject property was reviewed for a Sketch Plat by the Development Facilitation Team (DFT).
6. 6-6(L)(3)(a) A Preliminary Plat 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.

CONDITIONS

The Preliminary Plat was approved with the following conditions:

- a) Per IDO section 6-6-L. 6-6(L)(2)(d) Final Plat required within 1 year after DHO approval of the Preliminary Plat.
- b) The Project and Application numbers must be added to the plat.
- c) Include a waiver detail note on the Plat.
- d) Approved Infrastructure List to be followed by recorded IIA.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **DECEMBER 8, 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

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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,

Robert L. Lucero Jr.

[Robert L. Lucero Jr. \(Nov 26, 2025 12:35:14 MST\)](#)

Robert L. Lucero Jr.
Development Hearing Officer

RLL/rw/jr

Bohannon Huston Inc., Yolanda Padilla Moyer, P.E. 7500 Jefferson St NE, Albuquerque, Nm 87109






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Final Audit Report

2025-11-26

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