

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

August 16, 2019

Corazon del Mesa 3B, LLC  
9600 Tennyson St NE  
ABQ, NM 87109

**Project# PR-2018-001331**  
**Application#**  
**SD-2019-00122 FINAL PLAT**

### LEGAL DESCRIPTION:

All or a portion of TRACT A-6-B PLAT of TRACTS A-6-A, A-6-B & A-6-C MESA DEL SOL INNOVATION PARK and TRACT B, MESA DEL SOL MONTAGE UNIT 3A, zoned PC, located on UNIVERSITY BLVD SE between STRYKER RD SE and STIEGLITZ AVE SE containing approximately 32.3 acre(s). (R-16/S-16)

On August 14, 2019, the Development Review Board (DRB) approved the above referenced case with delegation to Planning and Hydrology based on the following Findings:

1. This Final Plat divides the subject site into existing 137 residential lots and various private tracts on approximately 32 acres.
2. The preliminary plat was approved on October 3, 2018 and amended on June 12, 2019 to add 2 residential lots. The expiration date of the Preliminary Plat remains at October 3, 2019. The final plat must be recorded prior to the expiration date unless an extension is requested.
3. The property falls within the Mesa Del Sol Residential Villages area of the Plan. Residential refers to the R-1 Zone within the Mesa Del Sol Plan. There is a mixture of R-1A, R-1B and R-1C proposed by the plat. Setback requirements on any given lot will be required based upon the specific R-1 type.
4. Pursuant to Table 6-1-1, a legal ad was published by the Albuquerque Journal and the agenda was posted on the website.

### Conditions:

1. Hydrology comments must be addressed prior to their sign off on the plat.

Official Notice of Decision

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2. IIA must be executed, the dxf must be approved by AGIS and all Utilities as well as AMAFCA must sign prior to sign off by Planning. Parks comments must be addressed also prior to Planning's sign off.
3. Per Section 14-16-6-6(J)(2)(f) the Final Plat must be signed off within one year of this approval (August 14, 2020).

**APPEAL:** If you wish to appeal the decisions for the vacation or final plat (Preliminary Plats cannot be appealed according to the IDO), you must do so within 15 days of the DRB's decision or by **August 29, 2019**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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,

Kym Dicome



DRB Chair

KD/mg

Bohannon-Huston 7500 Jefferson St NE ABQ, NM 87109