

**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**

Corazon del Mesa 4  
9600 Tennyson St NE  
ABQ, NM 87109  
LLC MDS Investments  
4020 Vassar Drive STE H  
ABQ NM 87107

**Project# PR-2019-002964**  
**Application#**  
**VA-2019-00388** BULK LAND WAIVER  
**SD-2019-00196** PRELIMINARY/FINAL PLAT

### **LEGAL DESCRIPTION:**

All or a portion of all or a portion of tract(s)  
TRACT A-6-C, A-1-A, MESA DEL SOL INNOVATION  
PARK, zoned PC, located east of I-25, south of  
LOS PICAROS RD, north and west of the  
BERNALILLO COUNTY LINE containing  
approximately 1779.75 acre(s). (R-15, R-16, S-15,  
S-16, S-17, T-16, & T-17)

On November 13, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Planning and ABCWUA to address minor issues as stated in the comments and discussed at the meeting, based on the following Findings:

### **VA-2019-00388** BULK LAND WAIVER

1. This Bulk Land Waiver allows the adjustment of the lots lines between Tract A-6-C and Tract A-1-A to add 2 acres to Tract A-6-C.
2. The Bulk Land Waiver is primarily intended to facilitate transfer to intermediate land holders, not to create parcels available for development without further subdivision approvals, and that conforms to DRB interpretive rules
3. The request meets the criteria in 14-16-6-6(L)(2)(b).1 because the site will return to the DRB for review of future plating actions.
4. The applicant added the notes required by 14-16-6-6(L)(2)(b).2 to the plat.
5. The applicant justified the waiver pursuant to IDO section 14-16-6-6(L)(3) as follows:  
It will allow flexibility in the future development of the site. It will not be contrary to the health, public safety and general welfare because review of future development will require

compliance with safety standards. The request does not undermine the intent of the IDO because it follows the process outlined the IDO and future development will require review to ensure compliance with the applicable standards and the requirements of the PC zone.

**SD-2019-00196 PRELIMINARY/FINAL PLAT**

1. This Preliminary/Final Plat changes the lot lines between Tract A-6-C and Tract A-1-A to add 2 acres to Tract A-6-C.
2. The site is zoned PC and meets minimum lot size.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. There is no major public infrastructure tied to this plat because the DRB approved the Bulk Land Waiver (see above). Infrastructure will be required for future platting and development actions.

Conditions:

1. Final sign off delegated to Planning for the DXF file approval and required signatures and ABCWUA for notes.
2. The applicant will obtain final sign off from Planning by DECEMBER 11, 2019 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 1, 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,



Jolene Wolfley  
DRB Chair

Official Notice of Decision

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Bohannan Huston Inc 7500 Jefferson St NE ABQ NM 87109