

**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, LLC  
9600 Tennyson St. NE  
Albuquerque, NM 87109

**Project# PR-2020-003442**  
**Application#**  
**SD-2022-00165** PRELIMINARY PLAT  
**VA-2022-00323** – TEMPORARY DEFERRAL OF  
SIDEWALK CONSTRUCTION

### **LEGAL DESCRIPTION:**

For all or a portion of: **A-6-C-1, MESA DEL SOL INNOVATION PARK** zoned **PC**, located **SOUTHWEST OF UNIVERSITY BLVD between STRYKER RD and STIEGLITZ AVE** containing approximately **34.0** acre(s). (**R-15, R-16, S-16**)

On November 30, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests based on the following Findings:

### **SD-2022-00165 PRELIMINARY PLAT**

1. This Preliminary Plat subdivides two existing tracts (Tract A-6-C-1 and Tract C, Mesa del Sol Montage Unit 3B) a total of 34-acres in size into 189 lots (Montage Units 4A and 4B), and grants easements as depicted and noted on the Plat. A Final Plat was approved for the lots platted on Montage Unit 4A as depicted on this Preliminary Plat on December 1, 2021 per PR-2020-003442 / SD-2021-00237.
2. The property is zoned PC. Future development must be consistent with the Mesa del Sol Level B Master Plan/Framework Plan.
3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to the acceptance and processing of the Final Plat and placement on a DRB agenda.

4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**VA-2022-00323 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

1. The applicant proposes the temporary deferral of sidewalk construction per the Deferred Sidewalk & Gravel Exhibit included in the application submittal.
2. Transportation engineering had no objections.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 16 , 2022**. 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). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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

JW/jr

Bohannon Huston (Kelly Klein), Courtyard II, 7500 Jefferson St. NE, Albuquerque, NM 87109