

**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**

MDS Investors, LLC  
4020 Vassar Drive NE, Suite H  
Albuquerque, NM 87107

**Project# PR-2020-004138**  
**Application#**  
**SD-2020-00225 PRELIMINARY PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of: **TRACT A-1-A-5, TRACT A-4, TRACT A-1-A-4 & TRACT A-1A-3, MESA DEL SOL INNOVATION PARK**, zoned PC, located on **BOBBY FOSTER**, containing approximately 33.3010 acre(s). (R15 & R-16)

On February 10, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

### **SD-2020-00225 PRELIMINARY PLAT**

1. This Preliminary/Final subdivides two existing lots consisting of a total of 33.3010 acres in size into four lots; Tract A-1-A-5-A 2.8194 acres in size, Tract A-1-1-5-B 4.9562 acres in size, Tract A-1-1-5-C 7.5462 acres in size, and Tract A-4-A 11.9030 acres in size.
2. The property is zoned PC. Future development must be consistent with the Mesa del Sol Level B Master Plan.
3. An Infrastructure List (IL) was approved with the Plat, and was revised at the meeting as follows:
  - a. To add a 6-foot sidewalk along Bobby Foster Road SE, to clarify west transitioning of Bobby Foster Road SE, an underground conduit for a traffic signal shall be built with current University Boulevard SE improvements, and for the traffic signal to be indicated as "future". A note shall be placed on the bottom of the IL indicating exact number of street lights, which shall be determined through the DRC process, and all DPM requirements must be met.
4. Cross-sections must be updated on the Final Plat to show sidewalk, landscape buffers, and any other changes made since the original submittal of the Preliminary Plat, and for clarification on the median curb on Bobby Foster Road SE as part of the cross-section description.
5. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Official Notice of Decision

Project # PR-2020-004138 Application# SD-2020-00225

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Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of the first name being a large, stylized "J".

Jolene Wolfley  
DRB Chair

JW/jr

Huitt-Zollars, Inc., 6501 Americas Parkway NE, Suite 830, Albuquerque, NM 87110