

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
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OFFICIAL NOTIFICATION OF DECISION

Questa del Oro, LLC
1301 Cuesta Arriba Ct., NE, Ste. E
Albuquerque, NM 87113

Project# PR-2020-004138
Application#
SD-2024-00147 MINOR AMENDMENT –
PRELIMINARY PLAT
SD-2024-00135 FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**A-1-A-3 & A-1-A-4, MESA DEL SOL
INNOVATION PARK** zoned **PC**, located on
DIEBENKORN between **SAGAN LOOP** and
DEKOONING LOOP containing approximately
22.0366 acre(s). **(R-15)**

On October 9, 2024, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced applications and approved the requests, based on the following Findings:

SD-2024-00147 MINOR AMENDMENT – PRELIMINARY PLAT

1. This is a request for a minor amendment to the Preliminary Plat that was approved by the Development Hearing Officer (DHO) on September 13, 2023 per PR-2020-004138 AKA PR-2021-005745 / SD-2023-00160 to subdivide existing tracts (Tract A-1-A-3 and Tract A-1-A-4 of the Mesa del Sol Innovation Park) into 88 lots, two parcels, and two tracts, and grant easements as depicted on the Plat.

Per 6-6(L)(3)(b) of the IDO, the Final Plat must include all changes, conditions, and requirements contained in the Preliminary Plat approval. However, the Final Plat's proposal to subdivide two existing tracts (Tracts A-1-A-3 and A-1-A-4 of the Mesa del Sol Innovation Park) into 88 residential lots, four tracts, and seven parcels (for alleyways) does not match up with the Preliminary Plat's proposal to subdivide existing tracts (Tract A-1-A-3 and Tract A-1-A-4 of the Mesa del Sol Innovation Park) into 88 lots, two tracts, and two parcels, requiring this request.

2. The Amendment to the Preliminary Plat request complies with 6-4(X)(2) of the IDO.

SD-2024-00135 FINAL PLAT

1. This is a request for a Final Plat for a subdivision of two existing tracts (Tracts A-1-A-3 and A-1-A-4 of the Mesa del Sol Innovation Park) into 88 residential lots, four tracts, and seven parcels (for alleyways), as well as dedicating right-of-way to the City of Albuquerque and granting of easements as depicted on the Plat.
2. A Preliminary Plat for this project (PR-2020-004138 AKA PR-2021-005745 / SD-2023-00160), was approved by the DHO on September 13, 2023.
3. An Infrastructure Improvements Agreement (IIA) based on the approved Infrastructure List with the Preliminary Plat was recorded and included with the Final Plat application submittal.
4. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required.
5. The property is zoned PC. Future development must be consistent with the Mesa del Sol Master Plan/Framework.
6. Per 6-6(L)(2)(d)(8), the applicant shall then record the final plat with the Bernalillo County Clerk as soon as possible, but in no case more than 30 consecutive days from the date of the last signature on the final plat, or the subdivision shall be voided.

CONDITIONS

Final sign-off of the Plat by DFT staff is conditioned as follows:

Water Authority:

- Addition of language to call out public water and public sanitary sewer easements granted to the Water Authority.
- Add the following note to the plat: "ABCWUA Public Water & Sanitary Sewer Easements Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement."

Official Notice of Decision

Project # PR-2020-004138 Applications# SD-2024-00147, SD-2024-00135

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Planning:

- The Application number (SD-2024-00135) must be added to the Plat.
- The date of the DHO approval shall be added to the Plat.

Sincerely,

Robert Lucero

[Robert Lucero \(Oct 17, 2024 08:12 MDT\)](#)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/jr

Scott Eddings, 333 Rio Rancho Blvd., Suite 101, Rio Rancho, NM 87122






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Final Audit Report

2024-10-17

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