

**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 Investments LLC  
4020, Vassar Dr., NE  
Albuquerque, NM 87109

**Project# PR-2021-005628**  
**Application#**  
**SD-2023-00034 FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of: **TRACT 17, BULK LAND PLAT TRACTS 1 THRU 18 ARTISTE** zoned **PC**, located between **UNIVERSITY BLVD** and **MESA DEL SOL BLVD** containing approximately **134.72** acre(s). (**R16, R17, S15, S16**)

On February 8, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, based on the following Findings:

1. This request is for a subdivision of Tract 17 of the Artiste Subdivision into 13 new tracts (Tracts A through M of the City Center) comprising a total of 134.7249 acres.
2. The property is zoned PC (Planned Community). Future development must be consistent with the Mesa del Sol Master Plan/Framework Plan.
3. An Infrastructure List was approved by the DRB on May 18, 2022 per SD-2021-00214, and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
5. The Final Plat is consistent with the approved Preliminary Plat (SD-2021-00214).

**Conditions:**

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

- a. Release of the ABCWUA paper easement as discussed at the February 8, 2022 DHO hearing.
- b. Correct the application number on the Plat, add a signature line for Hydrology to the Plat, and correct the Planning signature line on the Plat.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **FEBRUARY 27, 2023**. The date of the DHO'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(V) 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,

*Ronald R. Bohannon*

[Ronald R. Bohannon \(Feb 10, 2023 14:20 MST\)](#)

Ronald R. Bohannon  
Development Hearing Officer

RRB/lis

Bohannon Huston Inc (Michael Balaskovits), 7500 Jefferson St. NE, Albuquerque, NM 87109







# PR-2021-005628\_February\_8\_2023 - Notice of Decision

Final Audit Report

2023-02-10

Created:	2023-02-10
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZKUvjulaI0JOPTNLcgA9is4klttHWmwq

## "PR-2021-005628\_February\_8\_2023 - Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2023-02-10 - 9:00:04 PM GMT- IP address: 107.122.173.115
-  Document emailed to 7868rrb@gmail.com for signature  
2023-02-10 - 9:00:24 PM GMT
-  Email viewed by 7868rrb@gmail.com  
2023-02-10 - 9:19:33 PM GMT- IP address: 50.193.232.49
-  Signer 7868rrb@gmail.com entered name at signing as Ronald R. Bohannan  
2023-02-10 - 9:20:21 PM GMT- IP address: 50.193.232.49
-  Document e-signed by Ronald R. Bohannan (7868rrb@gmail.com)  
Signature Date: 2023-02-10 - 9:20:23 PM GMT - Time Source: server- IP address: 50.193.232.49
-  Agreement completed.  
2023-02-10 - 9:20:23 PM GMT