

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 87107

**Project# PR-2021-005628**  
**Application#**  
**SD-2021-00214 – BULK PLAT**

### LEGAL DESCRIPTION:

For all or a portion of:  
**TRACT A-1-A-1-A, MESA DEL SOL  
INNOVATION PARK** zoned **PC**, located on  
**UNIVERSITY BLVD SE between STRYKER  
RD and UNIVERSITY BLVD** containing  
approximately **1598.6338** acre(s). (**R-14,  
S-14-17, T-15-17**)

On January 12, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning, based on the following Findings:

1. This Bulk Plat subdivides a single tract, Tract A-1-A-1-A, into 18 tracts a total of 1,598.6338 acres. The Bulk Land Plat allows the parcels to be platted without the infrastructure requirement because the parcels will return to the DRB for additional development activity.
2. The plat contains the required notes regarding future development as required by 6-6 (L)(2)(c).
3. The property is zoned PC. Future development must be consistent with the Mesa del Sol Level B Master Plan.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

### Conditions:

1. Final sign off is delegated to Planning for utility/AMAFCA signatures, the AGIS DXF File, and for the project and application numbers to be added to the Plat.

Official Notice of Decision

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2. Delegation time frame is eight weeks. The applicant will obtain final sign off from Transportation and Planning by March 9, 2022 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 **JANUARY 27, 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 Inc., 76500 Jefferson St. NE, Courtyard 2, Albuquerque, NM 87109