

**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

Mesa Industrial OZ, LLC
4020 Vassar Dr. NE, Suite H
Albuquerque, NM 87107

Project# PR-2021-005684
Application#
SD-2024-00094 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LOTS E & F, BULK LAND PLAT FOR MESA
DEL SOL INNOVATION PARK II zoned PC,**
located between **CRICK AVE SE and
WATSON DR SE** containing approximately
13.2254 acre(s). **(Q-16)**

On August 14, 2024, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request for a replat of Tracts E and F of the Bulk Land Plat for Mesa del Sol Innovation Park II into three (3) tracts: F-1, F-2, and F-3, with the north-most parcel Tract F-2 to be conveyed to the ABCWUA for the support of a new Reuse Pumping station to serve Mesa del Sol and a special Advanced Water Treatment Plat to serve the special industrial area of the employments center. A new Tract (Tract F-3) will be created for the Existing Cell Tower and a remaining tract for future development (Tract F-1).
2. The submittal included an Infrastructure List and sidewalk exhibit that detailed the required infrastructure tied to the platting action.
3. The subject property is zoned PC (Planned Community Zone District) and is within the Mesa Del Sol Framework Plan. Future development must be consistent with the all relevant standards.

4. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
5. Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. This request complies with these criteria.
6. Per 6-6(K)(2)(I), the applicant shall record the plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided. The applicant shall provide the City a digital copy of the recorded plat.
7. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

Conditions of Approval

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

- a) 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.
- b) Recorded Infrastructure Improvements Agreement (IIA).
- c) A copy of the AGIS-approved DXF file must be submitted.
- d) The date of the DHO approval shall be recorded 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 **AUGUST 30TH, 2024**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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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 (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to 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,



[Robert L. Lucero, Jr. \(Aug 15, 2024 14:25 MDT\)](#)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/rw/jr

Bohannon Huston, Inc., 7500 Jefferson St. NE, Albuquerque, NM 87109







PR-2021-005684 August 14th, 2024 Notice of Decision

Final Audit Report

2024-08-15

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