

**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

Tallgrass Holdings II, LLC
8100 E. 22nd St. North,
Building 300, Suite 100
Witchita, KS, 67226

Project# PR-2019-002309
Application#
SD-2023-00184 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

TRACT 4, WYMONT SUBDIVISION zoned
MX-M, located on **WYOMING** between
MONTGOMERY and **LA MIRADA PL NE**
containing approximately **0.7279** acre(s).
(G-19)

On November 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. The request is for a replat eliminating an existing 6-foot wide public sidewalk easement [41] and replacing it with a new 6-foot wide public sidewalk easement that follows the installed sidewalk traversing existing Tract 4 of the Wymont Subdivision.
2. The vacated easement on Tract 4 of the Wymont Subdivision was approved by the DHO on October 11, 2023 per PR-2019-002309 / SD-2023-00181. The previous vacation of an existing 6-foot public sidewalk easement was granted with the Final Plat for Wymont Subdivision (PR-2019-002309 / SD-2021-00264), and approved by the Development Review Board (DRB) on January 12, 2022.
3. The property is zoned MX-M. Future development must be consistent with the underlying zone district.
4. The review and decision criteria for a Preliminary/Final Plat were met per 6-6(K)(3) of the IDO.

5. The applicant provided notice as required in table 6-1-1 of the IDO.

Conditions:

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

- a. Project and application numbers must be added to the Plat.
- b. AGIS DXF file approval.
- c. 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 **NOVEMBER 27TH, 2023**. 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.

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 Lucero

[Robert Lucero \(Nov 10, 2023 14:29 PST\)](#)

Robert Lucero, Esq.

Development Hearing Officer

RL/rw/jr

CSI - Cartesian Surveys, Inc. PO Box 44414, Rio Rancho, NM, 87174







PR-2019-002309_November_8_2023_Notice of Decision

Final Audit Report

2023-11-10

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