

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

WFC Wyoming NM, LLC.
c/o Westwood Financial Property Mgt.
1233 W Loop S, Suite 1500
Houston, TX 77027

Project# PR-2021-005461
Application#
SD-2024-00002 PRELIMINARY/FINAL PLAT
VA-2024-00001 SIDEWALK WAIVER

LEGAL DESCRIPTION:

For all or a portion of:
PARCEL 5-A, WYOMING MALL zoned **MX-M**,
located at **2004 WYOMING BLVD NE** between
MENAUL BLVD and **NORTHEASTERN BLVD**
containing approximately **2.0241** acre(s).
(H-20)

On January 10, 2024, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced applications and approved the requests, based on the following Findings:

Preliminary/Final Plat (SD-2024-00002)

1. This is a request to subdivide an existing parcel into two parcels (Parcel 5-A-1 at 1.0045 acres in size and Parcel 5-A-2 at 1.0196 acres in size) and a sidewalk waiver maximum of 4.2 ft to the required 10 ft of sidewalk along Wyoming Blvd, a principal arterial.
2. The subject property is in the MX-M (Mixed Use – Moderate Intensity) zone district and has no special overlay zone nor center or corridor designation. The subject property is in an Area of Change and within the Hoffmantown Activity Center per the Comprehensive Plan.

3. The review and decision criteria for a Preliminary/Final Plat were met per 6-6(K)(3) of the IDO. The subdivision complies with all applicable provisions of the IDO, DPM, and other adopted City regulations.
4. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required.
5. Per 6-6(K)(2)(I), after approval by the DHO, 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 Plat shall be voided.

Sidewalk Waiver (VA-2024-00001)

1. This is a request for a waiver from the IDO/DPM requirements to construct a 10-foot wide sidewalk along Wyoming Boulevard, a Principal Arterial, and permit the 5.8-foot wide existing sidewalk.
2. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines. Additionally, the Waiver will not be materially contrary to the public safety, health, or welfare. Based upon these justifications, the Waiver request complies with the decision and review criteria 6-6(P)(3)(a) of the IDO.

Conditions

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

- a. The project and application numbers must be added to the Plat.
- b. The AGIS DXF file approval must be added to the file.
- c. The date of DHO approval must be added to the Plat.
- d. Per Transportation, provide a 25' radius to the property line at the SW corner of the site to remove encroachment onto the sidewalk and add access easement at the NW corner at access to allow the existing access road to be within the easement.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JANUARY 29th, 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 the deadline for filing the appeal.

Official Notice of Decision

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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 a 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 permits 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, P.E.

[Ronald R. Bohannon, P.E. \(Jan 15, 2024 16:47 MST\)](#)

Ronald R Bohannon, P.E.
Development Hearing Officer

RRB/rw

ARCH+PLAN Land Use Consultants, LLC, P.O. Box 25911, Albuquerque, NM 87125






PR-2021-005461_January_10_2024 - Notice of Decision

Final Audit Report

2024-01-15

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