

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946



OFFICIAL NOTICE OF DECISION

July 15, 2026

Mira Al Sol LLC
5051 Journal Center NE
Suite 200
Albuquerque, NM 87109

Project# PR-2019-002309
Application#
MINOR_PLT-2026-00030 MINOR PLAT
VAC-2026-00006 VACATION OF EASEMENT
VAC-2026-00010 VACATION OF EASEMENT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract 6, WYMONT zoned **MX-M** located
at **4321 WYOMING BLVD NE** between
Montgomery Blvd NE & La Mirada Place NE
containing approximately **0.9336** acres.
(G-19)

On July 15, 2026, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications and approved the requests, with conditions of approval, based on the following Findings:

MINOR_PLT-2026-00030 MINOR PLAT

1. This request is for approval of a Minor Subdivision and the vacation of portions of existing public water and sewer easement, along with a temporary blanket construction easement, on Lot 6 of the Wymont Addition Subdivision.
2. The subject property is located at 4321 Wyoming Blvd. NE, between Montgomery Blvd. NE and La Mirada Pl. NE, and is zoned MX-M (Mixed-Use – Medium Intensity Zone District).
3. The subject property is located within the Mid Heights Community Planning Area (CPA), the Major Transit Corridor Area, and an Area of Change. It is **not** located within a Major Activity Center or any Protection Overlay Zone districts.

4. 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 the 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 this criterion.
5. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
6. Per 6-6(K)(2)(I), the applicant shall record the final 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. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
8. A Sketch Plat review was completed on May 13, 2026 under the same project number. Review comments were provided to the applicant team.

VAC-2026-00006 & VAC-2026-00010 VACATION EASEMENTS

1. This is a request for a vacation of portions of an existing public water and sewer easement [4], as well as a temporary blanket construction easement [5].
2. The request is to vacate portions of the existing public water and sanitary sewer easements, originally dedicated to serve future development, because subsequent construction placed portions of the easements beneath the existing building, creating a conflict.
3. The temporary blanket construction easement is no longer needed because the Wymont commercial sites have largely been assigned or developed, and its vacation will allow continued development of the property.
4. Per 6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

[4] "Since the remaining portions are to remain. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement."

[5] "Since the easement is private and the site development is nearly complete. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement."

5. 6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

[4] "Vacating the easement provides a net public benefit by eliminating potential conflicts with the existing building, supporting future site improvements, and facilitating continued development that serves the public."

[5] "Vacating the easement provides a net public benefit by clearing the property record and allowing more efficient development, supporting improvements that benefit both the property owners and the public."

CONDITIONS

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

Planning

- a. The date of the DHO approval shall be recorded on the Plat.
- b. The Application number must be added to the final plat.
- c. Prior to final sign-off of the Plat, the Albuquerque Geographic Information System (AGIS) office must approve the DXF file and proof of approval must be provided.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JULY 31, 2026**. 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(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

Official Notice of Decision

Project # PR-2019-002309 Applications# MINOR_PLT-2026-00030, VAC-2026-00006 & VAC-2026-00010

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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,

Brennon Williams

Brennon Williams

Development Hearing Officer

BW/mi/jr

CSI-Cartesian Surveys, Inc., Amber Palmer, P.O. Box 44414, Rio Rancho, NM 87174

Language Access Notice. We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico. Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於Plaza Del Sol大樓, 600 2nd Street NW, 阿爾伯克基, NM 87102。

PR-2019-002309_July_15_2026_Notice_of_Decision_DHO_MP-Vacations

Final Audit Report

2026-07-20

Created:	2026-07-20
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
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"PR-2019-002309_July_15_2026_Notice_of_Decision_DHO_MP-Vacations" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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