

**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

Wymont LLC
333 Rio Rancho Blvd. Suite 202
Albuquerque, NM 87110

Project# PR-2019-002309
Application#
SD-2021-00264 FINAL PLAT

For all or a portion of:

**LOT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1, LA
MIRADA SUBDIVISION** zoned **MX-M**, located
at **4315 WYOMING BLVD NE between
MONTGOMERY BLVD NE and LA MIRADA PL
NE** containing approximately 15.19 acre(s).
(G-19)

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 Final Plat subdivides Lot 1-A-1 of the La Mirada Subdivision into 8 commercial tracts and 66 residential lots at total of 15.19 acres in size.
2. The property is zoned MX-M. Future development must be consistent with the underlying zoning.
3. An Infrastructure List was approved by the DRB on October 27, 2021 per SD-2021-00173. A Financial Guaranty/Public Improvements Agreement was approved and executed.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
5. The Final Plat is consistent with the approved Preliminary Plat (SD-2021-00173).

Conditions:

1. Final sign-off is delegated to Planning for utility/AMAFCA signatures, and the application number to be added to the Plat.

2. The applicant will obtain final sign off from 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 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 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,



Jolene Wolfley
DRB Chair

JW/jr

Tierra West, LLC, 5571 Midway Park Place NE, Albuquerque, NM 87109