



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2019-002309

MINOR_PLT-2025-00016 – PRELIMINARY/ FINAL PLAT

CONSENSUS PLANNING | JACQUELINE FISHMAN & JONATHAN TURNER agent for BEN PERICH requests the aforementioned action(s) for all or a portion of: TR 8 PLAT FOR WYMONT SUBDIVISION (BEING COMPRISED OF LOT1-A-1, LA MIRADA SUBDIVISION) CONT 1.2385 AC zoned MX-M, located at 4311 WYOMING BLVD NE between LA MIRADA PL AND MONTGOMERY BLVD containing approximately 1.2385 acre(s). (G-19)

REQUEST: Minor subdivision of 1 Existing Lot into 2 New Lots

IDO - 2025

COMMENTS

5.06.2025

No comments or objections to the requested actions.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: PR-2019-002309 Hearing Date: 05-07-2025

Project: TR 8 PLAT FOR WYMONT
SUBDIVISION (BEING
COMPRISED OF LOT1- A-1, LA
MIRADA SUBDIVISION) located
at 4311 WYOMING BLVD NE
between LA MIRADA PL AND
MONTGOMERY BLVD Agenda Item No: 5

<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Grading & Drainage Plan (HT#G19D004) with engineer's stamp 2/26/25.
- Hydrology has no objection to the request to omit the landscape buffer
- Hydrology has no objection to the platting action.

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-002309
La Mirada– 4311 Wyoming

AGENDA ITEM NO: 5

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. No objection to the plat or the determination.

If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: May 7, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE 05/07/25 AGENDA ITEM: #5

Project Number: PR-2019-002309

Application Number: MINOR PLT-2025-00016-Preliminary/Final Plat with determination request

Project Name: Tract 8 Plat of Wymont Subdivision

Request: Minor Preliminary Plat and a determination to forgo the requirements of the DPM landscape buffer in Table 7.2.29

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals. Items in orange type need attention*

BACKGROUND

- A Sketch Plat was reviewed with DFT staff on 2.12.25 (PA-2025-00009)
- A request to subdivide Tract 8 of 1.2385 acres into two tracts which would comprise of Tract 8-A (.05458 acres) and Tract 8-B (.6927 acres).
- This is a request for a determination to forgo requirements in section 7 of the DPM, Table 7.2.29, regarding landscape buffering.
- The subject site is zoned MX-M (Mixed-Use Moderate Intensity) and is not located within any overlay zones, corridors and/or Centers.

IDO/DPM COMMENTS

- The required signatures from the surveyor, property owner(s) and the City Surveyor for a Minor Preliminary Plat are on the Plat.
- Project and application numbers must be added to the Plat.

- Per 6-6(K)(2)(i) The applicant shall provide an IIA and construction plans and specifications for all required improvements conforming to the plat, pursuant to Subsection 14-16-6-4(P) (Required Improvements and Financial Assurance).

Will there be any Infrastructure associated with this platting action?

6-6(K)(2)(j) Staff from required commenting agencies pursuant to Subsection 14-16-6-4(l)(5) (Development Hearing Officer Applications) shall review plats administratively for compliance with conditions of approval, DPM standards, and zoning standards.

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed prior to this submittal. Related documents are included in the submittal package.

6-6(K)(2)(k) The **date of the DHO approval shall be recorded on the original drawing of the final plat**, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(l)(5) (Development Hearing Officer Applications).

6-6(K)(2)(l) **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.**

1. A plat that is not recorded in a timely manner may not be used as the basis for legal transfer of property where a subdivision is required.

2. **The applicant shall provide the City a digital copy of the recorded plat.**

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.

Determination to DPM

The applicant has provided a justification letter for a determination for the landscape buffer due to the existing sidewalk, curb and gutter which currently meets the width requirements and the only area available for installing the landscape buffer would be on the private side of the sidewalk, which is a 7-foot wide utility easement.

- Planning defers to Transportation regarding the determination request and its compliance with the DPM.
- A note must be added to the Plat recorded the request (approval) of this determination from the DHO.

***** Once approved, before a Site Plan, Plat, or Infrastructure List will be distributed for signatures, the following must be met:**

1. The Site Plan, Plat, or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
2. All Site Plan, Plat, or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).
3. The Site Plan, Plat, or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.
4. The Site Plan, Plat, or Infrastructure List must feature/depict the project and application numbers.
5. All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sheet(s) stamped and signed by a Landscape Architect licensed in the State of New Mexico.
6. The Plat must be stamped and signed by a Surveyor licensed in the State of New Mexico.
7. The title of the Site Plan, Plat, or Infrastructure must follow the following naming scheme:
 - a. Site Plan: project number_application_number_Site_Plan_Approved_date of approval
 - b. Plat: project number_application number_Plat_Approved_date of approval
 - c. Infrastructure List: project number_application number_IL_Approved_date of approval



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Antoni Montoya/Jay Rodenbeck
Planning Department

DATE: 05/05/2025