

**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 302
Rio Rancho, NM 87124

Project# PR-2019-002309
Application#
SD-2021-00173 PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOT 1-A-1 PLAT FOR 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 15.1868 acre(s). (G-19)

On October 27, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

1. This Preliminary Plat subdivides an existing tract (Tract 1-A-1) a total of 15.1868 acres in size into 66 lots, 4 HOA tracts, and 8 non-residential tracts. This Preliminary Plat vacates the following easements: 10-foot PNM Easements, a 10-foot underground PNM and MST&T easement, a 15-foot PNM and Centurylink easement, private cross lot parking easements, and a private driveway easement. This Preliminary Plat grants the following easements: public water easements, a public water and sanitary sewer easement, a 10-foot public utility easement, a private roadway easement, a 6-foot public sidewalk easement, a private cross lot parking easement, a private cross lot drainage easement, 5.5-foot public sidewalk easement, a 20-foot public sanitary sewer easement, a private sign easement, a private drainage easement, , and a private cross lot access easement.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone districts.

3. Two Infrastructure Lists were approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the final DRB sign-off of the Final Plat.
4. Easement notes 36 and 37 shall be updated to reflect 6 total sheets.
5. Prior to Final Plat, the right-of-way shall accommodate the existing bus shelter and the access to Driveway "C" from Wyoming Boulevard, include the ADA pathways.
6. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

Jolene Wolfley
DRB Chair

JW/jr

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