DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2020-004284 IDO 2020
SD-2021-00189 – PRELIMINARY PLAT
TIERRA WEST LLC agent for GARCIA REAL ESTATE INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of TRACTS 230A, 230B, 230C, 231A1, 231B1, 231B2, 231B3, 234A (EXCL PORTS OUT TO R/W), MRGCD MAP 35 zoned MX-M, located on 1100 RIO GRANDE BLVD NW between RIO GRANDE NW AND I-40 containing approximately 3.7102 acre(s). (H-13) [Deferred from 10/27/21, 11/3/21]
PROPERTY OWNERS: GARCIA REAL ESTATE INVESTMENTS LLC
REQUEST: MAJOR SUBDIVISION PRELIMINARY PLAT

PR-2020-004284
SD-2022-00122 – FINAL PLAT
IDO - 2021
TIERRA WEST LLC agent for GARCIA REAL ESTATE INVESTMENTS LLC | G3 INVESTORS LLC | DOS VIENTOS LLC | SINCLAIR PROPERTIES LLC requests the aforementioned action(s) for all or a portion of: TRACTS 230A, 230B, 230C, 231A2, 231B1, 231B2, 231B3, 234A, RIO GRANDE CROSSING EAST zoned MX-M, located at 1100 RIO GRANDE BLVD between RIO GRANDE BLVD and I-40 containing approximately 3.7102 acre(s). (H-13)
PROPERTY OWNERS: GARCIA REAL ESTATE INVESTMENTS LLC ATTN: GARCIA SHELIAH P
REQUEST: FINAL PLAT TO CONSOLIDATE TEN TRACTS INTO FIVE LOTS, TO GRANT EASEMENTS AND TO DEDICATE RIGHT OF WAY

<u>08-26-2021</u>
The subject property is adjacent to the City's Parks and Recreation Department's (PRD) Alameda Drain Trail future project. The section of the Alameda Drain Trail on 2nd St NW between Matthew and Montano is currently at 90% engineering design and funded for trail construction, but not landscape improvements as of yet. It would be beneficial for the City's Parks and Recreation Department to coordinate with the Garcias regarding the Alameda Drain Trail improvements adjacent to their property in the future to ensure compatibility. Infrastructure may be required.

<u>10-27-2021, 11-03-2021</u>
I do not see a response to Sketch Plat comments in the packet? Alameda Drain Trail project is currently at 90% design with Parametrix. Please add this section to the Infrastructure List and

coordinate with PRD further.

11-03-2021
Your application states a 6-ft trail. Per Alameda Drain Trail plans indicates a 12-ft wide multi-purpose trail located in adjacent MRGCD ROW. Infrastructure List shows 12-ft wide asphalt trail. Not sure if trail note should be added to plat? Consult City Engineer and/or Planning.

Meeting Notes:
Maintenance Note – applicant installing and maintaining trail on Infrastructure List
MRGCD property / pedestrian crossings - License agreement with MRGCD – off-site improvement – Conservancy district - Needs MRGCD sign-off – applicant maintenance - License agreement with drainage and maintenance responsibilities
Future plats – credit portion

09-14-2021
No additional comments.