



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SNW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input checked="" type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SNW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Minor - Final Plat		

APPLICATION INFORMATION		
Applicant/Owner: Garcia Real Estate Investments LLC, G3 Investors LLC, Dos Vientos LLC & Sinclair Properties LLC		Phone: (505) 260-5188
Address: PO BOX 26207		Email: egarcia@garciacars.com
City: Albuquerque	State: NM	Zip: 87104
Professional/Agent (if any): Tierra West, LLC		Phone: (505) 858-3100
Address: 5571 Midway Park Place NE		Email: LNORIEGA@TIERRAWESTLLC.COM
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: TRS 23A, 230B, 230C, 231A1, 231A2, 231B1, 231B2, 231B3, 234A	Block:	Unit:
Subdivision/Addition: Rio Grande Crossing East	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): H-13-Z	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 1100 Rio Grande Blvd	Between: Rio Grand Blvd	and: I-40
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 9/6/22
Printed Name: Luis Noriega	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request
- ___ Scale drawing of the proposed subdivision plat
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- Sidewalk Exhibit and/or cross sections of proposed streets
- Proposed Infrastructure List, if applicable
- Required notice with content per IDO Section 14-16-6-4(K)
- Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

FORM S: PRE-APPROVALS/SIGNATURES

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: TRS 230A, 230B, 230C, 231A1, 231A2, 231B1, 231B2 231B3, 234A (EXCL PORTS OUT TO R/W)
MRGCD MAP 35CONT 2.8722 AC AND TR A PLAT OF LANDS OF HARRY J GARCIA TR A MIDDLE RIO GRANDE CONSERVANCY
DISTRICT PROPERTY MAP #35 CONT 1.1273 AC M/L

Job Description: FINAL PLAT

Hydrology:

- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Renee C. Brissette

09/01/22

Hydrology Department

Date

Transportation:

- Traffic Circulations Layout (TCL) Approved NA Will be required at site plan
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA May be required at site plan

Ernest Armijo

8/29/2022

Transportation Department

Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter Approved NA
- ABCWUA Development Agreement Approved NA
- ABCWUA Service Connection Agreement Approved NA

Edwin Bergeron
ABCWUA

8/23/2022

Date

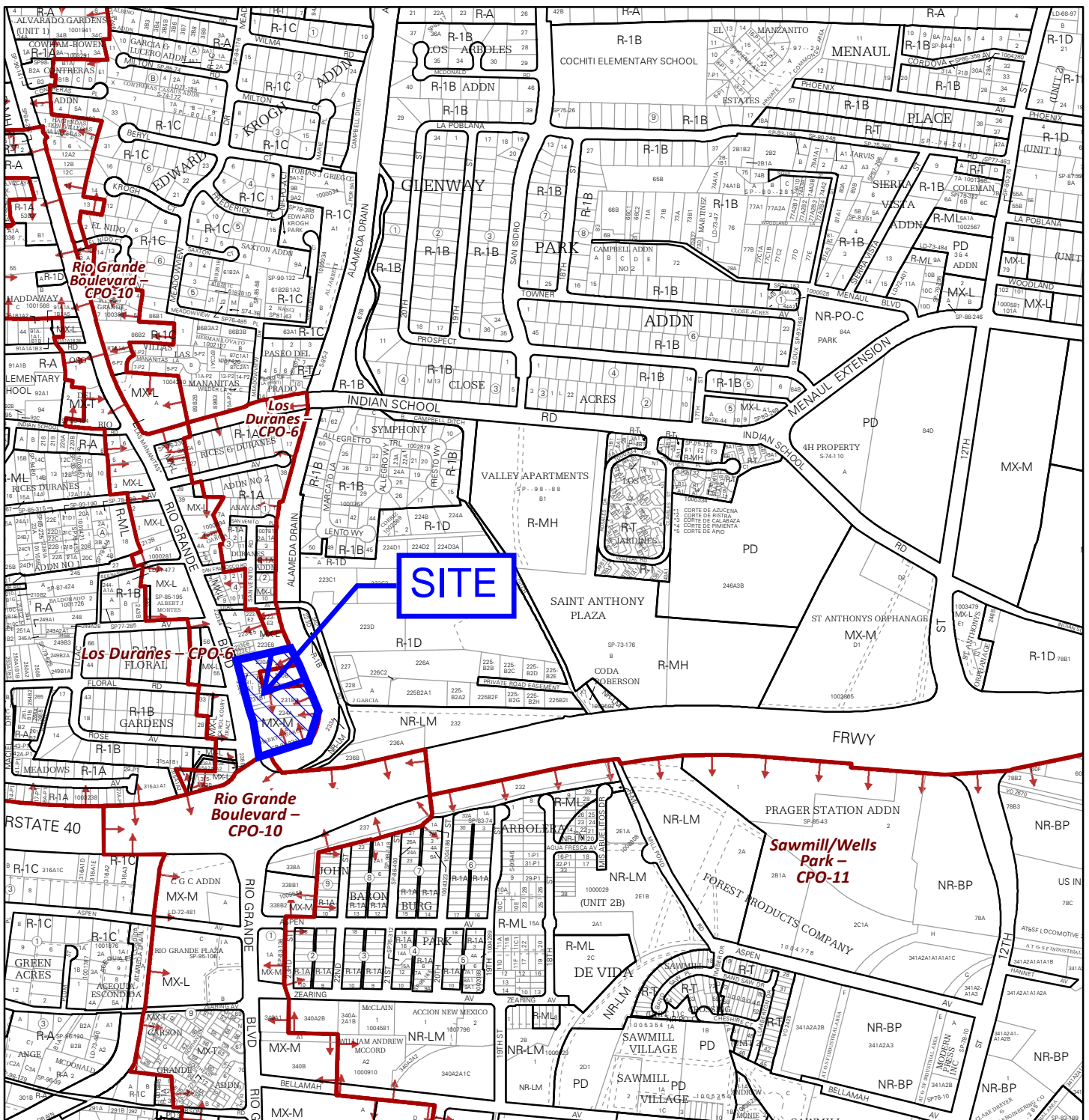
- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File) Approved
- Fire Marshall Signature on the plan Approved

Signatures on Plat

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA** Yes NA
- NM Gas** Yes
- PNM** Yes
- COMCAST** Yes
- MRGCD** Yes NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
H-13-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000
Feet



TIERRA WEST, LLC

September 06, 2022

Ms. Jolene Wolfley
Development Review Board
600 Second NW
Albuquerque, NM 87102

**RE: SUBDIVISION OF LAND – FINAL PLAT
1100 RIO GRANDE BLVD NW ALBUQUERQUE, NM 87104
TRACTS 230-A, 230-B, 230-C, 231-A-1, 231-A-2, 231-B-1, 231-B-2, 231-B-3,
234-A MRGCD MAP NO. 35 AND TRACT A, LANDS OF HARRY GARCIA
ZONE ATLAS PAGE: H-13-Z**

Dear Ms. Wolfley:

Tierra West, LLC, on behalf of Garcia Real Estate Investments LLC C/O Garcia Sheliah P (The "owner"), requests approval of a Subdivision of Land - Final Plat. The tract of lands are located at the NE corner of Rio Grande Blvd. NW and I-40, and more specifically at the intersection of Floral Rd. NW and Rio Grande Blvd. NW. Located west of the Alameda drain and is zoned Mixed Use (MX-M) per the Integrated Development Ordinance. The sketch plat was presented to DRB on August 20, 2021. This letter is to finalize the preliminary plat approval and the IIA had been executed and recorded. The public work has started.

In Summary the owner would like to consolidate the ten tracts mentioned above into five (5) tracts for future development. Proposed Tract 1 is to be 1.16± acres, Tract 2 at 0.93± acres, Tract 3 at 0.77± acres, Tract 4 at 0.13± acres and Tract 5 is to be 0.64± acres.

The intent is to consolidate the minimum amount of existing lots in order to develop a new credit union bank and access roadway from the approximately ten parcels that currently exist. The credit union is expected to be built later in the future and the parcel is being created at this time in anticipation. The parcels have been carved up for decades and this also presents an opportunity to update the platting on the site. The zoning is appropriate for the credit union purposes.

Proposed Tract 1 currently contains an existing restaurant, Proposed Tracts 2 and 3 are undeveloped and previously contained a restaurant which has now been demolished and removed, proposed Tract 4 is undeveloped and Tract 5 is undeveloped and previously contained a single detached family home which has been demolished and removed.

The request also includes the granting of perpetual drainage easements, additional Rio Grande Blvd Right of Way, access easements and utility easements.

If there are any questions concerning the initial application ahead of the DRB hearing, please do not hesitate to contact either Luis Noriega or myself.



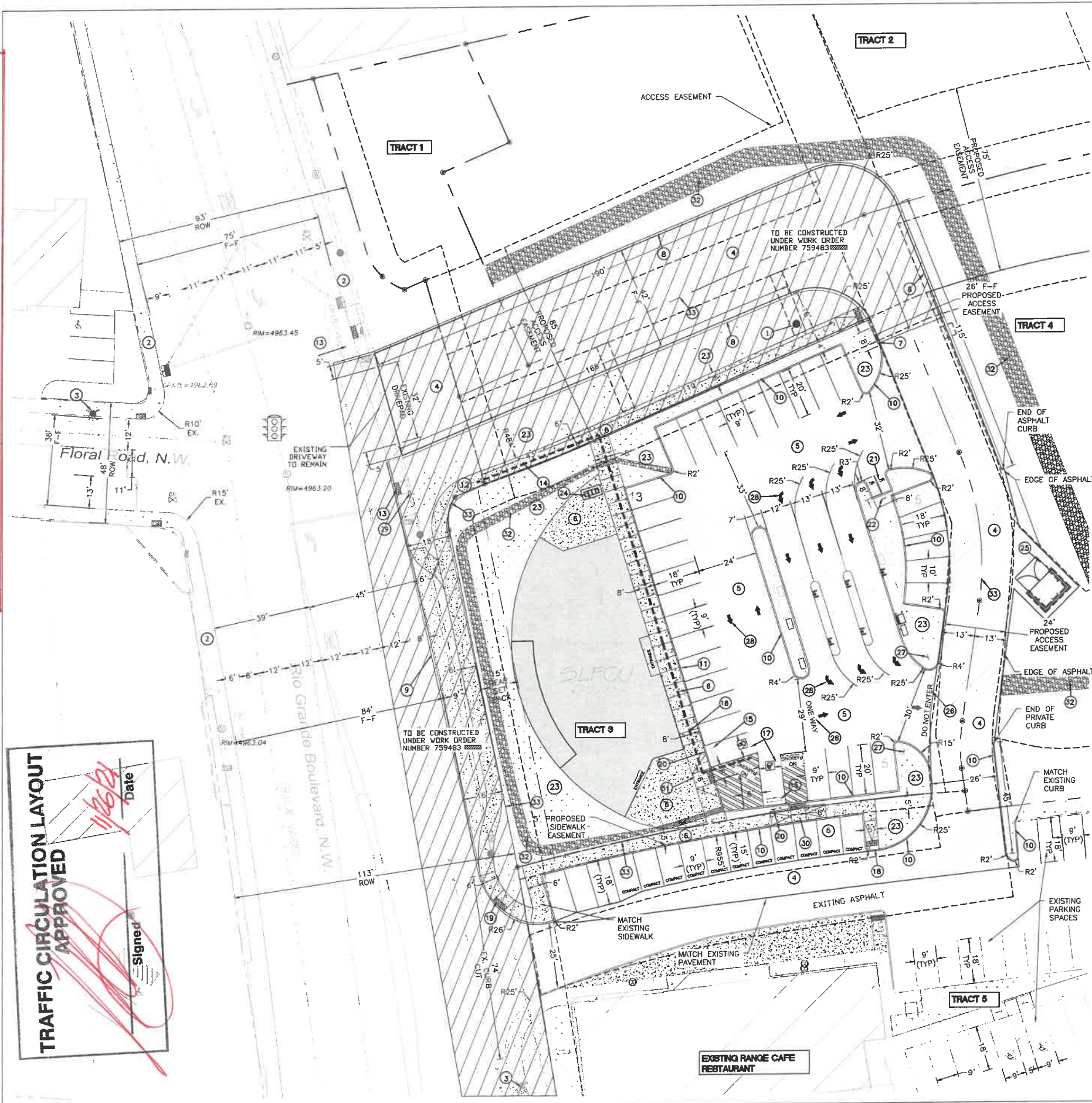
Ronald R. Bohannon, P.E.

cc: Ed Garcia

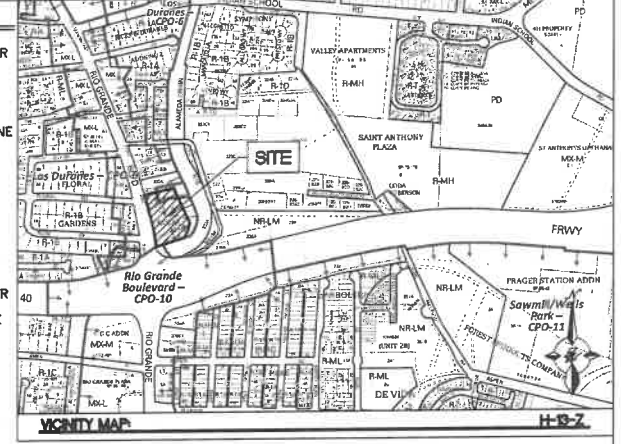
JN: 2012100
RRB/ln

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

CONDITION OF FINAL C.O. APPROVAL: N.O. CPN 759483 BE COMPLETED, & APPROVED/ACCEPTED



- LEGEND**
- ASPHALT CURB & GUTTER
 - CONC. CURB & GUTTER
 - EASEMENT
 - PROPOSED PROPERTY LINE
 - PROPOSED BUILDING
 - SIDEWALK
 - LANDSCAPING
 - EXISTING LANE
 - EXISTING STRIPING
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING SIDEWALK
 - EXISTING OVERHEAD LINE
 - EXISTING HYDRANT
 - EXISTING SD INLET
 - EXISTING POWER POLE
 - EXISTING TRAFFIC SIGNAL BOX
 - EXISTING TRAFFIC SIGNAL
 - PROPOSED HYDRANT

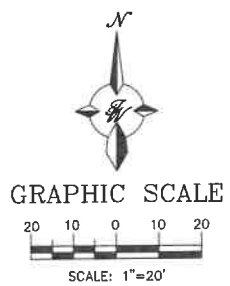


- KEYED NOTES**
- 1 PROPOSED FIRE HYDRANT
 - 2 EXISTING SIDEWALK
 - 3 EXISTING FIRE HYDRANT
 - 4 HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C5.1)
 - 5 SITE ASPHALT PAVEMENT (SEE DETAIL, SHEET C5.1)
 - 6 SIDEWALK PER COA STD DWG #2430 (SEE DETAIL, SHEET C5.1)
 - 7 6" C & G TO 6" ASPHALT CURB TRANSITION
 - 8 TEMPORARY ASPHALT 6" C & G PER COA STD DWG #2415C (SEE DETAIL, SHEET C5.1)
 - 9 STD 8" CURB AND GUTTER PER COA STD DWG #2415A (SEE DETAIL, SHEET C5.1)
 - 10 6" PRIVATE CURB AND GUTTER (SEE DETAIL, SHEET C5.1)
 - 11 6" CONCRETE TURN DOWN CURB (SEE DETAIL, SHEET C5.1)
 - 12 PUBLIC SIDEWALK PER COA STD DWG #2430
 - 13 ADA DETECTABLE WARNING SURFACE PER COA STD DWG #2446
 - 14 ADA PUBLIC ACCESSIBLE PATHWAY
 - 15 WHEEL STOP (SEE DETAIL, SHEET C5.2)
 - 16 ADA PARKING ACCESSIBLE PATHWAY
 - 17 ADA PARKING PER ADA REQUIREMENTS (SEE DETAIL, SHEET C5.2)
 - 18 DETAIL C-ADA CURB RAMP COA DWG 2443 (SEE DETAIL, SHEET C5.2)
 - 19 ADA CORNER CURB RAMP PER COA CURRENT STD DWG #2441 AND SHALL HAVE TRUNCATED DOMES INSTALLED (SEE DETAIL, SHEET C5.2)
 - 20 ADA NO PARKING SIGN (SEE DETAIL, SHEET C5.2)
 - 21 MOTORCYCLE PARKING ADD PAINT LABEL PER COA CODE
 - 22 MOTORCYCLE PARKING SIGN (SEE DETAIL, SHEET C5.3)
 - 23 LANDSCAPE AREA
 - 24 BIKE RACK (SEE DETAIL, SHEET C5.3)
 - 25 REFUSE DUMPSTER (SEE DETAIL, SHEET C5.3)
 - 26 "ONE WAY" & "DO NOT ENTER" STRIPING (SEE DETAIL, SHEET C5.3)
 - 27 "DO NOT ENTER" SIGNAGE (SEE DETAIL, SHEET C5.3)
 - 28 TRAFFIC ARROWS (SEE DETAIL, SHEET C5.3)
 - 29 EXISTING TRAFFIC SIGNAL
 - 30 DETAIL A PARALLEL CURB RAMP PER COA STD DWG #2443 AND SHALL HAVE TRUNCATED DOMES INSTALLED (SEE DETAIL, SHEET C5.2)
 - 31 FLARED CURB HC RAMP SEE DETAIL SHEET C5.1 AND SHALL HAVE TRUNCATED DOMES INSTALLED (SEE DETAIL, SHEET C5.1)
 - 32 ROCK SWALE (REFER GRADING PLAN SHEETS)
 - 33 PROPERTY LINE

SITE DATA

SANDIA LABORATORY FEDERAL CREDIT UNION (SLFCU)	
IDO ZONING:	MX-M
PROPOSED USAGE:	BUSINESS
LOT AREA:	40,530 SF (0.93 ACRE)
BUILDING AREA:	4,400 SF
PARKING: SPACES REQUIRED:	13 (3 SPACES/ 1,000 SF)
PARKING: SPACES PROVIDED:	32 (INCLUDES HC PARKING)
HC PARKING: SPACES REQUIRED:	2
HC PARKING: SPACES PROVIDED:	2
(1 VAN ACCESSIBLE)	
MC PARKING: SPACES REQUIRED:	1
(1 PER 1-25 REQUIRED PARKING SPACES)	
MC PARKING: SPACES PROVIDED:	2
BICYCLE PARKING: SPACES REQUIRED:	3
(3 SPACES OR 10% OF REQUIRED PARKING)	
BICYCLE PARKING: SPACES PROVIDED:	4
LANDSCAPE AREA PROVIDED:	7400 SF (18%)

- NOTES**
1. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 2. ALL CONFLICTING STRIPING SHALL BE ERADICATED BY WATER BLASTING PER SECTION 443 OF THE COA STANDARD SPECIFICATIONS (LATEST EDITION).
 3. ALL SIGNS TO BE COVERED WITH ANTI GRAFFITI COATING.
 4. ALL SIGNS AND STRIPING SHALL BE MADE IN ACCORDANCE WITH THE MUTCD (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS.
 5. ALL SYMBOLS AND ARROWS STRIPING TO BE PERFORMED HOT APPLIED THERMOPLASTIC TAPE.
 6. ALL LANE OR LANES STRIPING TO BE PERFORMED HOT APPLIED THERMOPLASTIC TAPE.
 7. PAINT ALL MEDIAN CURB AND MEDIAN NOSE YELLOW (TYP) PER COA STANDARD SPECIFICATIONS.
 8. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
 9. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARDS.



TRAFFIC CIRCULATION LAYOUT APPROVED
Date: 1/26/21
Signed: [Signature]

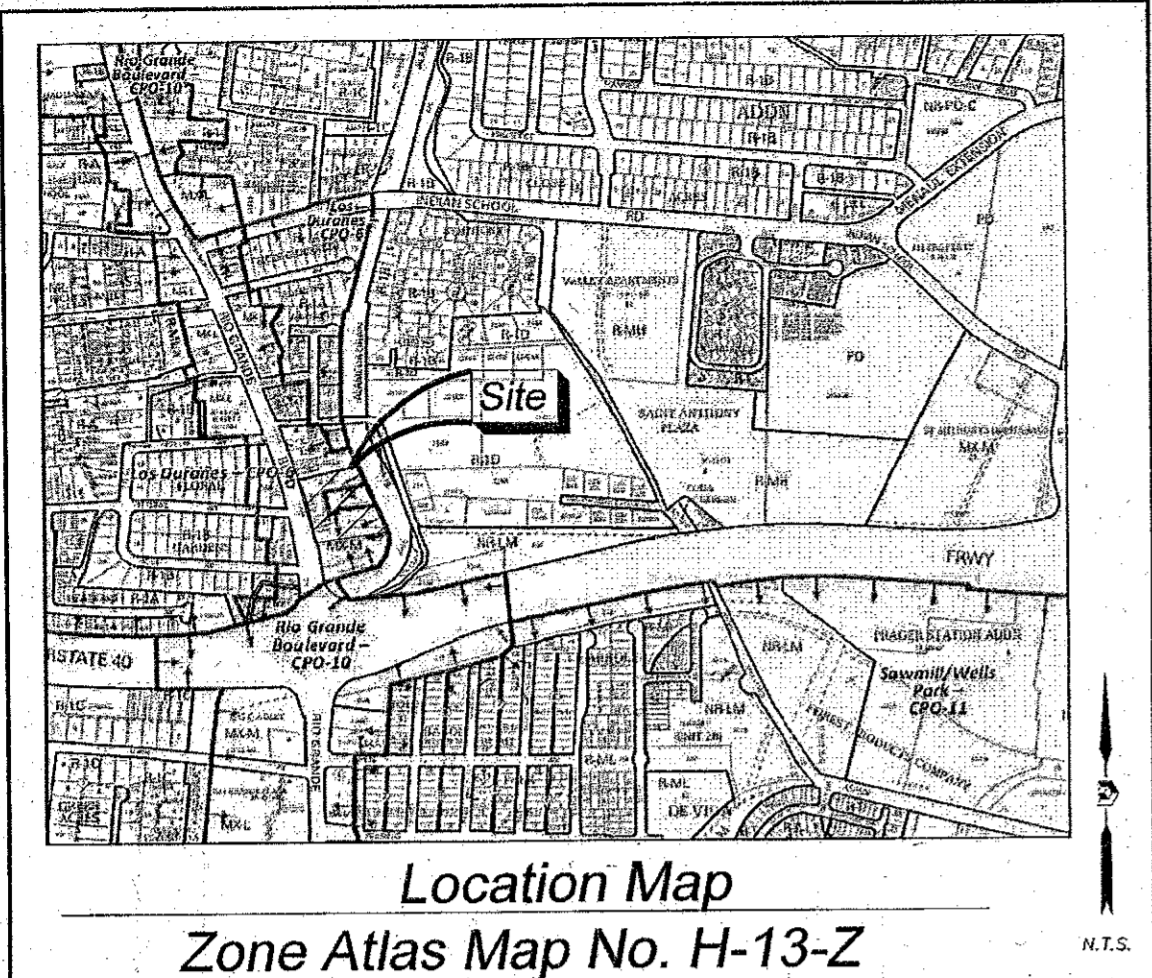
	ENGINEER'S SEAL 11/23/2021	SANDIA LAB FCU	DRAWN BY LN
		RIO GRANDE + I-40	DATE 11-19-2021
		TRAFFIC CIRCULATION LAYOUT	DRAWING 2012100-SP
		TERRA WEST, LLC	SHEET # C1
		5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	JOB # 2012100

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

H13-D109

RECORDING STAMP

Plat of
 Tracts 1, 2, 3, 4 & 5
Rio Grande Crossing West
 Town of Albuquerque Grant, Projected
 Section 7, Township 10 North, Range 3 East, N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
 August 2021



Legal Description

SEE SHEET 4 OF 4

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, SAID OWNER HEREBY DEDICATES AND GRANTS THE PERPETUAL DRAINAGE EASEMENTS AS DESCRIBED HEREON FOR CONVEYANCE OF STORM WATER RUNOFF AND CONSTRUCTING, MAINTAINING AND REPLACING DRAINAGE AND DETENTION FACILITIES, FOR USE BY THE CITY OF ALBUQUERQUE AND OWNERS OF THE PROPERTIES SERVED THEREBY. SAID OWNER DOES FURTHER DEDICATE THE AREA AS SHOWN FOR ADDITIONAL STREET RIGHT OF WAY ADJACENT TO RIO GRANDE BLVD AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER HEREBY DEDICATES AND GRANTS THE ACCESS EASEMENTS AS DESCRIBED HEREON FOR USE BY OWNERS OF THE PROPERTIES SERVED THEREBY. SAID OWNER HEREBY DEDICATES AND GRANTS THE UTILITY EASEMENTS AS DESCRIBED HEREON FOR ABCWA AND PUBLIC AND PRIVATE WATER, SEWER, GAS, ELECTRICAL POWER AND COMMUNICATION UTILITIES, INCLUDING BURIED AND/OR OVERHEAD UTILITIES AND INCLUDING INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE THEREOF AND THE RIGHT TO TRIM INTERFERING TREES, SHRUBS AND OBSTRUCTIONS. SAID OWNER HEREBY CERTIFIES THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS(S) COLLECTIVELY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND ISUBDIVIDED.

Project No. PR-2020-004284
 Application No. PS-2020-0076

Utility Approvals

	08/12/2022
Pamela C. Stone	DATE
NEW MEXICO GAS COMPANY	8/08/2022
	DATE
Abdul A. Bhuigan	07/06/2022
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
Mike Montus	06/28/2022
COMCAST	DATE
City Approvals	
Loren N. Risenhoover P.S.	9/29/2021
CITY SURVEYOR	DATE

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 3.7102 ACRES±
 ZONE ATLAS INDEX NO: H-13-Z
 NO. OF TRACTS CREATED: 5
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: OCTOBER 19, 2018

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING TEN TRACTS INTO FIVE NEW TRACTS, TO GRANT EASEMENTS AND TO DEDICATE ADJACENT STREET RIGHT OF WAY

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

Public Utility Easements

10' PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
 A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 D. CABLE TV AND COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE AND COMMUNICATION SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANOR FOR THE PURPOSES SET FORTH HEREIN AND TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE, FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREON. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF September 2021 BY EDWARD T. GARCIA, MANAGING MEMBER, GARCIA REAL ESTATE INVESTMENTS, LLC.

BY MY COMMISSION EXPIRES: 02-25-2024
 NOTARY PUBLIC

M.R.G.C.D. APPROVAL NOTE:
 APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTION THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF September 2021 BY EDWARD T. GARCIA, MANAGING MEMBER, G3 INVESTORS, LLC.

BY MY COMMISSION EXPIRES: 02-25-2024
 NOTARY PUBLIC



TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
	8/22/2022
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
	8-23-22
MIDDLE RIO GRANDE CONSERVANCY DISTRICT	DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

09/14/2021
 LARRY W. MEDRANO
 N.M.P.S. No. 11993



COORDINATE AND DIMENSION INFORMATION STATE PLANE ZONE: NM-C GRID: STANDARD TYPE: STANDARD HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88 ROTATION ANGLE: 0° 00' 00.00" MATCHES DRAWING UNITS: YES CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0 COMBINED SCALE FACTOR: GROUND DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID ELEVATION TRANSLATION: ±0.00' ELEVATIONS VALID: NO GRID TO GROUND: 1.0003153689 GROUND TO GRID: 0.9996847305		PLSS INFORMATION LAND GRANT: TOWN OF ALBUQUERQUE GRANT SECTION: 7 TOWNSHIP: 10 NORTH RANGE: 3 EAST MERIDIAN: NMPM CITY: ALBUQUERQUE COUNTY: BERNALILLO STATE: NM				PROPERTY INFORMATION PROPERTY OWNERS: GARCIA REAL ESTATE INVESTMENTS, LLC G3 INVESTORS, LLC SUBDIVISION NAME: RIO GRANDE CROSSING WEST UPP: 101305912918532303 101305913015732301 (TRACT A)		PROJECT INFORMATION CREW/TECH: MT DATE OF SURVEY: 08/23/2018 DRAWN BY: JK CHECKED BY: LM PSI JOB NO.: 204073P SHEET NUMBER: 1 OF 4	
---	--	--	--	--	--	--	--	--	--



OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	18.97'	13.82'	13.52'	N 09°28'27" E	41°44'38"
C2	19.53'	19.02'	18.27'	N 45°53'08" W	55°47'45"
C3	415.54'	109.81'	109.50'	S 78°49'58" W	15°08'30"
C4	177.27'	33.79'	33.74'	S 69°16'20" W	10°55'20"
C5	421.62'	32.48'	32.48'	N 68°05'05" E	4°24'52"
C6	425.54'	109.51'	109.21'	N 78°34'34" E	14°44'42"

Line Table

LINE	BEARING	DISTANCE
L1	N 66°48'14" E	13.12'
L2	S 66°12'35" W	9.19'
L3	S 22°16'55" E	10.55'
L4	S 66°19'57" W	145.59'
L5	N 16°18'24" W	9.34'
L6	N 66°19'57" E	146.06'

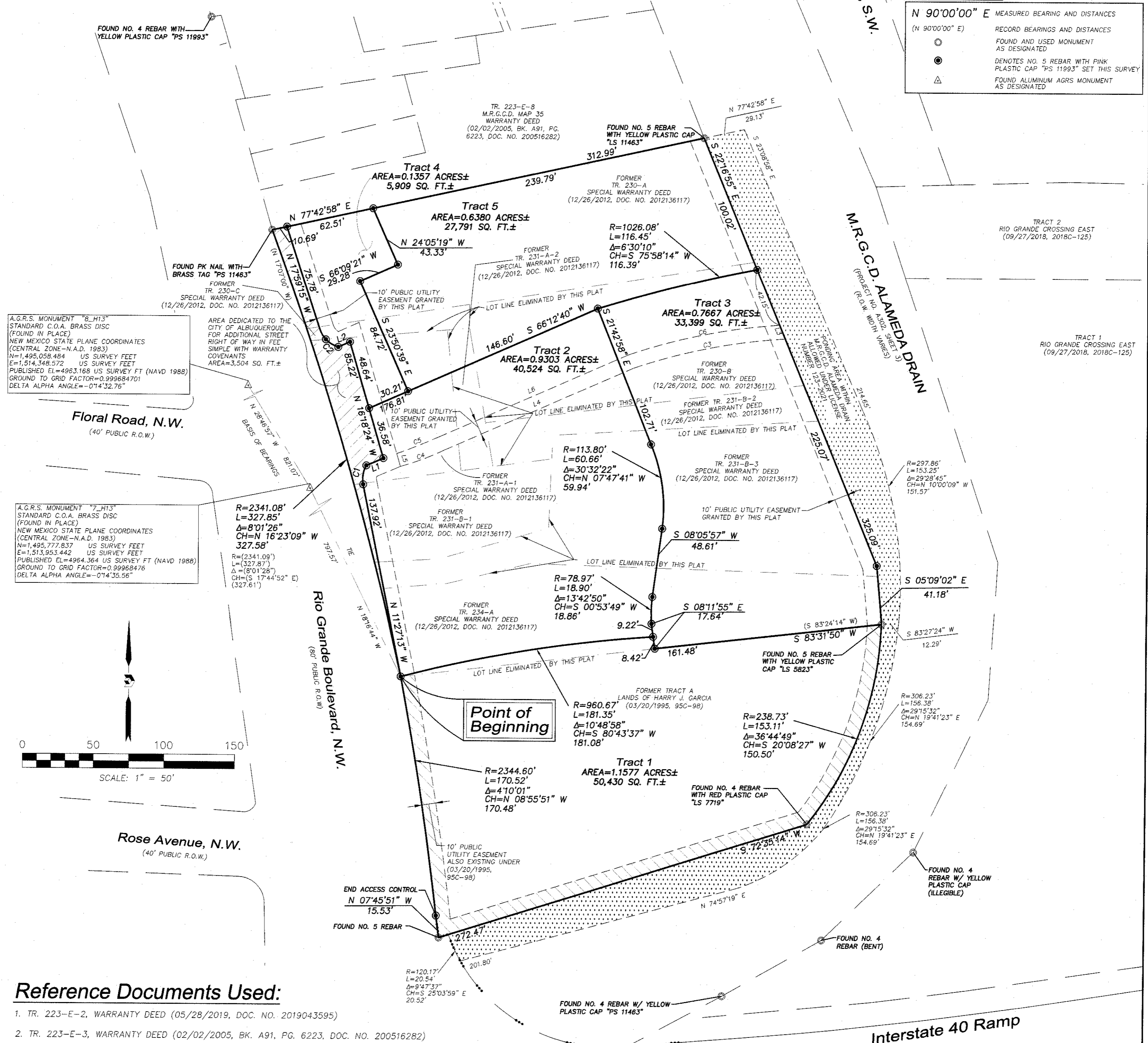
Plat of
Tracts 1, 2, 3, 4 & 5
Rio Grande Crossing West
 Town of Albuquerque Grant, Projected
 Section 7, Township 10 North, Range 3 East, N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
 August 2021

RECORDING STAMP

See sheets 3 and 4 for New Easements

Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES	
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	NOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



A.G.R.S. MONUMENT "B_H13" STANDARD C.O.A. BRASS DISC (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,495,058.484 US SURVEY FEET E=1,514,348.572 US SURVEY FEET PUBLISHED EL=4963.168 US SURVEY FT (NAVD 1988) GROUND TO GRID FACTOR=0.999684701 DELTA ALPHA ANGLE=-0°14'32.76"

A.G.R.S. MONUMENT "7_H13" STANDARD C.O.A. BRASS DISC (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,495,777.837 US SURVEY FEET E=1,513,953.442 US SURVEY FEET PUBLISHED EL=4964.364 US SURVEY FT (NAVD 1988) GROUND TO GRID FACTOR=0.99968476 DELTA ALPHA ANGLE=-0°14'35.56"

SCALE: 1" = 50'

Reference Documents Used:

1. TR. 223-E-2, WARRANTY DEED (05/28/2019, DOC. NO. 2019043595)
2. TR. 223-E-3, WARRANTY DEED (02/02/2005, BK. A91, PG. 6223, DOC. NO. 200516282)
3. TR. 223-E-5, M.R.G.C.D. PROPERTY MAP 35 (8/30/1948)
4. TR. 223-E-6 & TR. 223-E-7, WARRANTY DEED (07/14/2009, DOC. NO. 2009078853)
5. TR. 223E8 WARRANTY DEED (02/02/2005, BK. A91, PG. 6223, DOC. NO. 200516282)
6. TR. 230-A, TR. 231-A-1, TR. 231-A-2, TR. 230-B, TR. 232-B-2, TR. 231-B-1, TR. 231-B-3 & TR. 234-A, SPECIAL WARRANTY DEED (12/26/2012, DOC. NO. 2012136117)
7. TRACT B, LANDS OF RAMONA ZESIGER WARRANTY DEED (05/28/2019, DOC. NO. 2019043595)



OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: MT	DATE OF SURVEY: 10/19/2018
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 204073P	SHEET NUMBER 2 OF 4

Easement Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	113.80'	30.01'	29.03'	N 00°04'46" W	15°06'36"
EC2	108.06'	10.07'	10.06'	N 03°47'59" E	5°50'15"
EC3	4.55'	7.89'	6.94'	N 53°06'06" W	99°21'25"
EC4	68.06'	35.99'	35.57'	S 83°41'28" W	30°17'52"
EC5	4.00'	6.30'	5.67'	N 22°40'42" E	90°09'40"
EC6	3.31'	5.02'	4.55'	N 18°14'29" E	86°56'45"

Easement Line Table

LINE	BEARING	DISTANCE
EL1	N 05°49'53" W	17.65'
EL2	S 22°04'16" E	3.97'
EL3	N 67°45'32" E	1.68'

Plat of
Rio Grande Crossing West
 Town of Albuquerque Grant, Projected
 Section 7, Township 10 North, Range 3 East, N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
 August 2022

Drainage Easement Note

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT WITH ENGINEER'S STAMP DATE _____

AND THE GRADING AND DRAINAGE PLAN WITH ENGINEER'S STAMP DATE _____

WHICH REPORT AND PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER FILE # _____

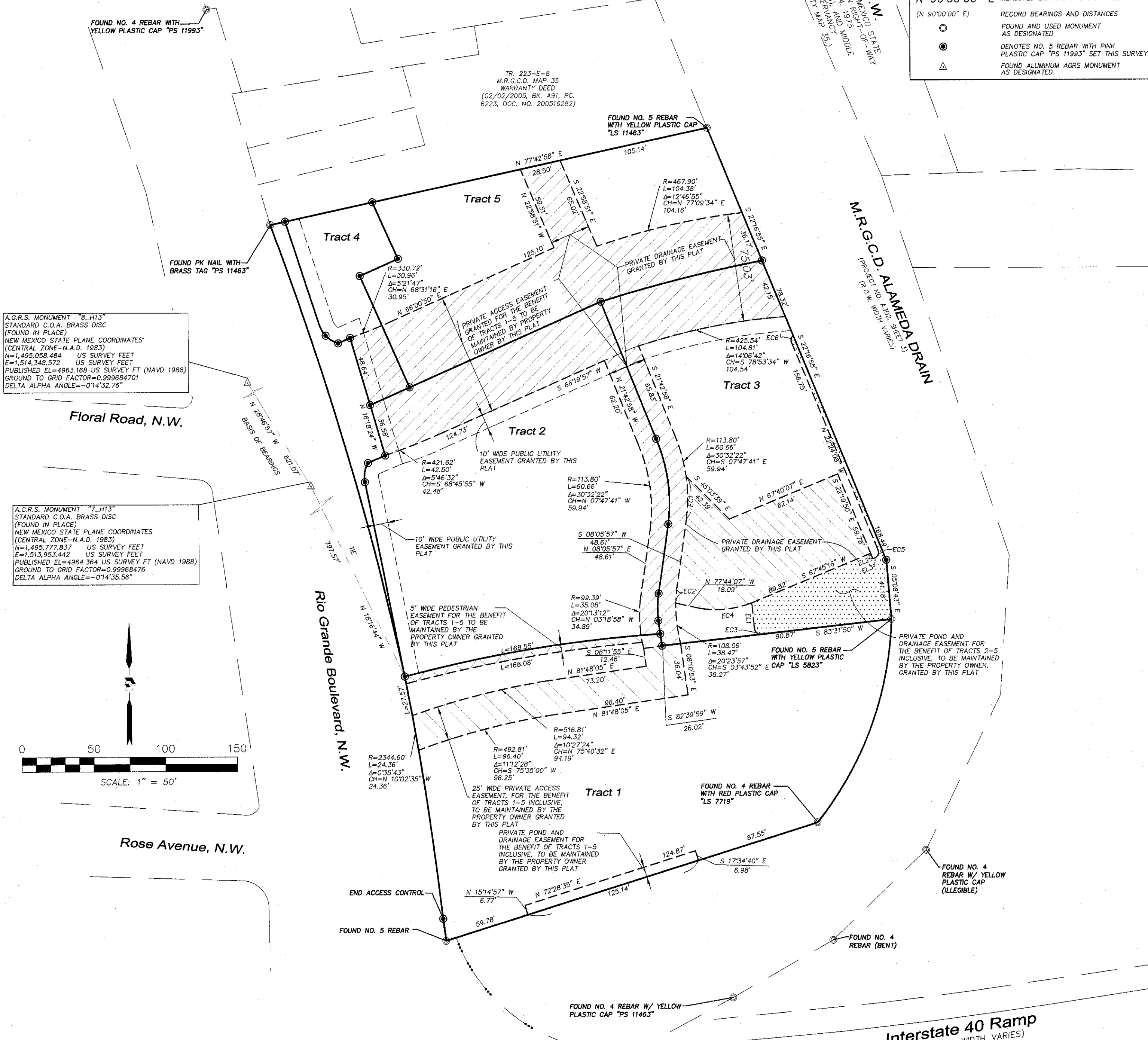
NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

Flood Note

THE ENTIRE SITE IS IN AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE (ZONE X) AREA 35001C0331H EFFECTIVE 06/16/2012.

RECORDING STAMP

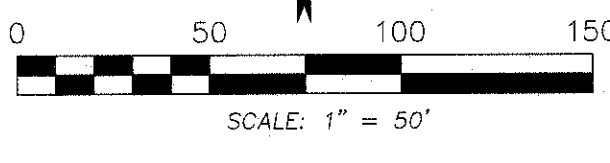


Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

A.G.R.S. MONUMENT "8_H13"
 STANDARD C.O.A. BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
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 GROUND TO GRID FACTOR=0.99968476
 DELTA ALPHA ANGLE=-0°14'35.56"



	OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX	PROJECT INFORMATION CREW/TECH: MT DATE OF SURVEY: 10/19/2018
	DRAWN BY: JK CHECKED BY: LM	PSI JOB NO. 204073P SHEET NUMBER 3 OF 4

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS 230-A, 230-B, 230-C, 231-A-1, 231-A-2, 231-B-1, 231-B-2, 231-B-3 AND 234-A AS THE SAME ARE SHOWN ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 35, TOGETHER WITH TRACT A, LAND OF HARRY J. GARCIA, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 20, 1995, IN MAP BOOK 95C, PAGE 98, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD-83, CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE A POINT ON THE WEST BOUNDARY OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF RIO GRANDE BOULEVARD, N.W., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO A.R.G.S. MONUMENT "7_H13" BEARS N 18°16'44" W, A DISTANCE OF 797.57 FEET;

THENCE FROM SAID POINT OF BEGINNING ALONG SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 327.85 FEET, A RADIUS OF 2341.08 FEET, A DELTA ANGLE OF 08°01'26", A CHORD BEARING OF N 16°23'09" W, AND A CHORD LENGTH OF 327.58 FEET, TO THE NORTHWEST CORNER OF DESCRIBED TRACT, MARKED BY FOUND PK NAIL WITH BRASS TAG "PS 11463";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, THENCE N 77°42'58" E, A DISTANCE OF 312.99 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF THE M.R.G.C.D. ALAMEDA DRAIN, MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 11463";

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 22°16'55" E, A DISTANCE OF 325.09 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 05°09'02" E, A DISTANCE OF 41.18 FEET, TO A POINT OF CURVATURE, MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 5823";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 153.11 FEET, A RADIUS OF 238.73 FEET, A DELTA ANGLE OF 36°44'49", A CHORD BEARING OF S 20°08'27" W, AND A CHORD LENGTH OF 150.50 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, MARKED BY FOUND NO. 4 REBAR WITH RED PLASTIC CAP "LS 7719";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 72°35'14" W, A DISTANCE OF 272.47 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF RIO GRANDE BOULEVARD, N.W., MARKED BY A FOUND NO. 5 REBAR;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 07°45'51" W, A DISTANCE OF 15.53 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 170.52 FEET, A RADIUS OF 2344.60 FEET, A DELTA ANGLE OF 04°10'01", A CHORD BEARING OF N 08°55'51" W, AND A CHORD LENGTH OF 170.48 FEET, TO THE POINT OF BEGINNING, CONTAINING 3.7102 ACRES (161,620 SQUARE FEET), MORE OR LESS.

Plat of
Tracts 1, 2, 3, 4 & 5
Rio Grande Crossing West
 Town of Albuquerque Grant, Projected
 Section 7, Township 10 North, Range 3 East, N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
 August 2021

RECORDING STAMP

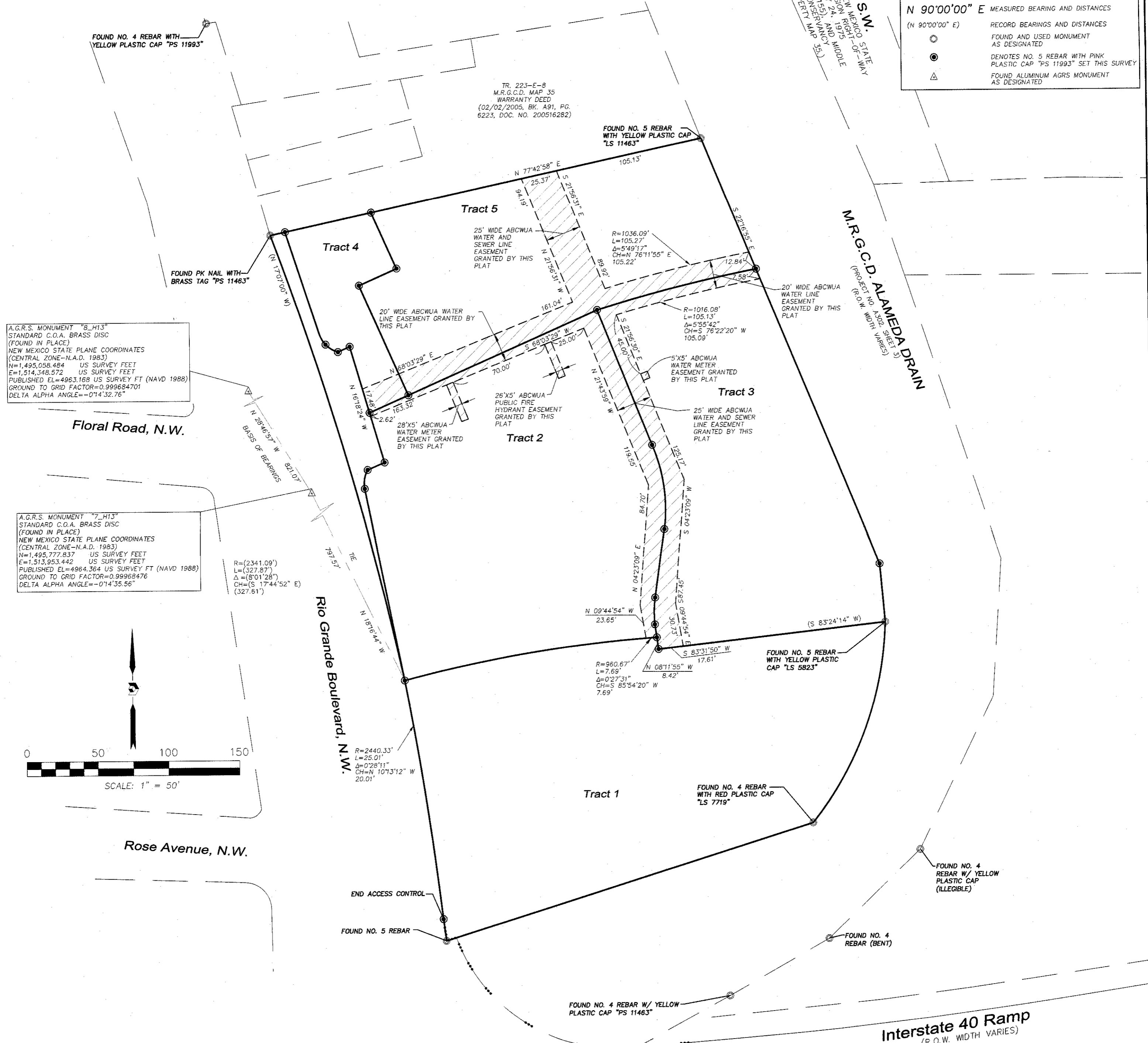
Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES
 (N 90°00'00" E) RECORD BEARINGS AND DISTANCES AS DESIGNATED

○ FOUND AND USED MONUMENT AS DESIGNATED

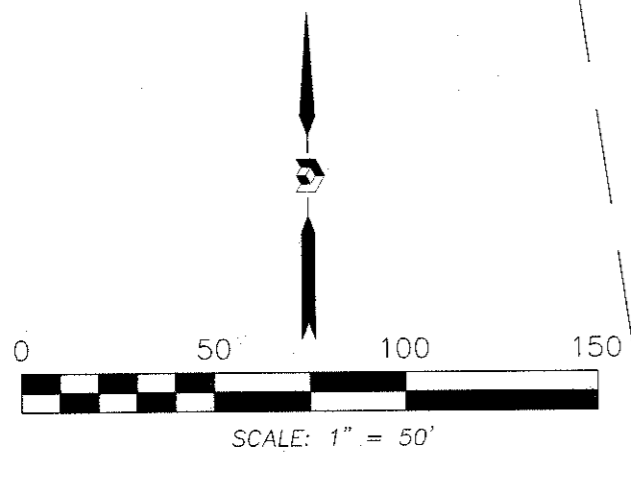
● DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY

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A.G.S. MONUMENT "8_H13"
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 GROUND TO GRID FACTOR=0.99968476
 DELTA ALPHA ANGLE=-0°14'35.56"



ABCWUA Note:

EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UP SIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.



OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113

505.856.5700 PHONE
 505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: MT	DATE OF SURVEY 10/19/2018
DRAWN BY: JK	CHECKED BY: LM
PSJ JOB NO. 204073P	SHEET NUMBER 4 OF 4



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS		
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:		
Application Type: Minor Preliminary/Final Plat Approval		
Decision-making Body: Development Review Board		
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Note: if yes, see second page
PART II – DETAILS OF REQUEST		
Address of property listed in application: 1100 Rio Grande Blvd. NW Albuquerque, NM 87125		
Name of property owner: Garcia Real Estate Investments LLC Attn: Garcia Sheila P		
Name of applicant: Tierra West, LLC		
Date, time, and place of public meeting or hearing, if applicable:		
September 14, 2022		
Address, phone number, or website for additional information:		
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE		
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.		
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.		
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.		
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.		
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Luis Noriega (Applicant signature) 9-6-2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, September 6, 2022 1:26 PM
To: Jaimie Garcia
Subject: 1100 Rio Grande Blvd NW Public Notice Inquiry Sheet Submission
Attachments: 2012100-Zone-Atlas-Map.pdf

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City
Near North Valley NA	Joe	Sabatini	jsabatini423@gmail.com	3514 6th Street NW	Albu
Near North Valley NA	Jacob	Trujillo	nearnorthvalleyna@gmail.com	PO Box 6953	Albu
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albu
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albu
Los Duranes NA	William	Herring	billherring@comcast.net	3104 Coca Road NW	Albu
Los Duranes NA	Lee	Gamelsky	lee@lganm.com	2412 Miles Road SE	Albu

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.

- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 9th Floor
 Albuquerque, NM 87102
 505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov

Sent: Tuesday, September 6, 2022 9:48 AM

To: Office of Neighborhood Coordination <jgarcia@tierrawestllc.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Jaimie Garcia

Telephone Number

5058583100

Email Address

jgarcia@tierrawestllc.com

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TRS 230A, 230B, 230C, 231A1, 231A2, 231B1, 231B2, 231B3 & 234A (EXCL PORTS OUT TO R/W) MRGCD
MAP 35CONT 2.8722 AC

Physical address of subject site:

1100 Rio Grande Blvd NW Albuquerque, NM 87104

Subject site cross streets:

Rio Grande and Interstate 40

Other subject site identifiers:

This site is located on the following zone atlas page:

H-13-Z

Captcha

x

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 9-6-2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: North Valley Coalition

Name of NA Representative*: Doyle Kimbrough

Email Address* or Mailing Address* of NA Representative¹: newmexmba@aol.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1100 Rio grande Blvd NW Albuquerque, NM 87104

Location Description TRS 230A, 230B, 230C, 231A1, 231A2, 231B1, 231B2, 231B3 & 234A (EXCL PORTS OUT TO R/W) MRGCD MAP 35CONT 2.8722 AC _____

2. Property Owner* Garcia Real Estate Investments LLC Attn: Garcia Sheliah P

3. Agent/Applicant* [if applicable] Tierra West, LLC

4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

- Conditional Use Approval
- Permit _____ (Carport or Wall/Fence – Major)
- Site Plan
- Subdivision _____ (Minor or Major)
- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Other: Minor Preliminary/ Final Plat

Summary of project/request²*:

Plat to consolidate 10 lots into 5

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: September 14, 2022

Location*³: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Luis Noriega, Tierra West, LLC Inoriega@tierrawestllc.com at 505-858-3100

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ H-13-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 2.8722
 - 2. IDO Zone District MX-M
 - 3. Overlay Zone(s) [if applicable] CPO- Character Protection Overlay Zone (3-4)
 - 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] new credit union
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 9-6-2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Near North Valley NA

Name of NA Representative*: Joe Sabatini

Email Address* or Mailing Address* of NA Representative¹: jsabatini423@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1100 Rio grande Blvd NW Albuquerque, NM 87104

Location Description TRS 230A, 230B, 230C, 231A1, 231A2, 231B1, 231B2, 231B3 & 234A (EXCL PORTS OUT TO R/W) MRGCD MAP 35CONT 2.8722 AC

2. Property Owner* Garcia Real Estate Investments LLC Attn: Garcia Sheliah P

3. Agent/Applicant* [if applicable] Tierra West, LLC

4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

- Conditional Use Approval
- Permit _____ (Carport or Wall/Fence – Major)
- Site Plan
- Subdivision _____ (Minor or Major)
- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Other: Minor Preliminary/ Final Plat

Summary of project/request²*:

Plat to consolidate 10 lots into 5

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: September 14, 2022

Location*³: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Luis Noriega, Tierra West, LLC Inoriega@tierrawestllc.com at 505-858-3100

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ H-13-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 2.8722
 - 2. IDO Zone District MX-M
 - 3. Overlay Zone(s) [if applicable] CPO- Character Protection Overlay Zone (3-4)
 - 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] new credit union
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 9-6-2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Los Duranes NA

Name of NA Representative*: Lee Gamelsky

Email Address* or Mailing Address* of NA Representative¹: lee@lganm.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1100 Rio grande Blvd NW Albuquerque, NM 87104

Location Description TRS 230A, 230B, 230C, 231A1, 231A2, 231B1, 231B2, 231B3 & 234A (EXCL PORTS OUT TO R/W) MRGCD MAP 35CONT 2.8722 AC

2. Property Owner* Garcia Real Estate Investments LLC Attn: Garcia Sheliah P

3. Agent/Applicant* [if applicable] Tierra West, LLC

4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

- Conditional Use Approval
- Permit _____ (Carport or Wall/Fence – Major)
- Site Plan
- Subdivision _____ (Minor or Major)
- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Other: Minor Preliminary/ Final Plat

Summary of project/request²*:

Plat to consolidate 10 lots into 5

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: September 14, 2022

Location*³: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Luis Noriega, Tierra West, LLC Inoriega@tierrawestllc.com at 505-858-3100

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ H-13-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 2.8722
 - 2. IDO Zone District MX-M
 - 3. Overlay Zone(s) [if applicable] CPO- Character Protection Overlay Zone (3-4)
 - 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] new credit union
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: 9-6-2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Near North Valley NA

Name of NA Representative*: Marit Tully

Email Address* or Mailing Address* of NA Representative¹: nearnorthvalleyna@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1100 Rio grande Blvd NW Albuquerque, NM 87104
Location Description TRS 230A, 230B, 230C, 231A1, 231A2, 231B1, 231B2, 231B3 & 234A (EXCL PORTS OUT TO R/W) MRGCD MAP 35CONT 2.8722 AC _____
2. Property Owner* Garcia Real Estate Investments LLC Attn: Garcia Sheliah P
3. Agent/Applicant* *[if applicable]* Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Minor Preliminary/ Final Plat

Summary of project/request²*:

Plat to consolidate 10 lots into 5

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: September 14, 2022

Location*³: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Luis Noriega, Tierra West, LLC Inoriega@tierrawestllc.com at 505-858-3100

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ H-13-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
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 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 2.8722
 - 2. IDO Zone District MX-M
 - 3. Overlay Zone(s) [if applicable] CPO- Character Protection Overlay Zone (3-4)
 - 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] new credit union
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 9-6-2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Near North Valley Coalition

Name of NA Representative*: Peggy Norton

Email Address* or Mailing Address* of NA Representative¹: peggynorton@yahoo.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1100 Rio grande Blvd NW Albuquerque, NM 87104
Location Description TRS 230A, 230B, 230C, 231A1, 231A2, 231B1, 231B2, 231B3 & 234A (EXCL PORTS OUT TO R/W) MRGCD MAP 35CONT 2.8722 AC _____
2. Property Owner* Garcia Real Estate Investments LLC Attn: Garcia Sheliah P
3. Agent/Applicant* *[if applicable]* Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Minor Preliminary/ Final Plat

Summary of project/request²*:
Plat to consolidate 10 lots into 5

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: September 14, 2022

Location*³: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Luis Noriega, Tierra West, LLC Inoriega@tierrawestllc.com at 505-858-3100

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ H-13-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 2.8722
 - 2. IDO Zone District MX-M
 - 3. Overlay Zone(s) [if applicable] CPO- Character Protection Overlay Zone (3-4)
 - 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] new credit union
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 9-6-2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Los Duranes NA

Name of NA Representative*: William Herring

Email Address* or Mailing Address* of NA Representative¹: billherring@comcast.net

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1100 Rio grande Blvd NW Albuquerque, NM 87104
Location Description TRS 230A, 230B, 230C, 231A1, 231A2, 231B1, 231B2, 231B3 & 234A (EXCL PORTS OUT TO R/W) MRGCD MAP 35CONT 2.8722 AC _____
2. Property Owner* Garcia Real Estate Investments LLC Attn: Garcia Sheliah P
3. Agent/Applicant* *[if applicable]* Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Minor Preliminary/ Final Plat

Summary of project/request²*:
Plat to consolidate 10 lots into 5

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: September 14, 2022

Location*³: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Luis Noriega, Tierra West, LLC Inoriega@tierrawestllc.com at 505-858-3100

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ H-13-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 2.8722
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] CPO- Character Protection Overlay Zone (3-4)
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] new credit union
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



TIERRA WEST, LLC

September 10, 2021

Ms. Jolene Wolfley
City of Albuquerque – DRB Chair
600 2nd Street NW
Albuquerque NM 87102

**RE: TRACTS 1, 2, 3, 4 & 5 RIO GRANDE CROSSING WEST
SENSITIVE LANDS ANALYSIS**

Dear Ms. Wolfley:

This report outlines the constraints identified within the Rio Grande Crossing West subdivision (the "subject site"). The subject site is a 3.71 acre commercial redevelopment project, located on the north east corner of Interstate-40 and Rio Grande Blvd zoned MX-M, in Albuquerque NM, 87104. The subject site is located between the Rio Grande River and San Mateo. The subject site is located in the Rio Grande Valley characterized by its flat terrain and limited downstream drainage capacity.

The subject site currently contains an existing restaurant on the south lot. The northern proposed lots previously contained another restaurant which has since been demolished and removed. The northern lots have been previously graded and are partly paved. North of the subject site lies retail shops, and abandoned single family detached homes. To the south lays Interstate-40 and to the east lays the Alameda Drain and to the west lies Rio Grande Blvd.

Tierra West, LLC has performed a Sensitive Lands Analysis Report as required under the Integrated Development Ordinance (IDO) Section 5-2(C) for new subdivisions of land, documenting the following below:

Item:	Presence:	Commentary:
Floodplains and Flood Hazard	Reduced flood risk due to levee.	See attached FIRMette showing the subject site in an area with reduced flood risk due to levee.
Steep Slopes	None	See attached topographic survey.
Unstable Soils	See commentary	Per Geotechnical Report prepared by Terracon Dated 5/07/21 existing on site soil is suitable for engineer fill. Low to moderate potential for liquefaction. Copy of report available upon request.
Wetlands (Constant supply of water)	Groundwater 16 to 17 feet below grade.	See attached Firmette. No areas of standing water present on site. Groundwater encountered at depths of approximately 16 to 17 feet below grade as noted in Geotechnical Report Prepared by Terracon Dated 5/07/21. Copy of report available upon request.
Arroyo	Present	Existing Alameda Drain runs parallel to the site from northeast to southwest. Grading and drainage improvements are proposed in MRGCD Alameda Drain ROW and is MRGCD approved under license #123-2021.
Irrigation Facilities	None	See attached topographic survey. No irrigation

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118
tierreastllc.com

		facilities identified.
Escarpment	None	See attached grading and drainage plan with topographic survey. No areas of escarpment identified.
Large stands of mature trees	Present	One mature tree noted on site and is to remain.
Archeological sites	None	No archaeological issues have been uncovered. Site is less than 5 acres and was previously developed.



Alameda Drain Looking North



Alameda Drain Looking South



Alameda Drain Southern Reach



Rio Grande West Looking South



Rio Grande West Looking East



Rio Grande West Looking West



Rio Grande West Looking North



Existing Tree to Remain



Existing Sediment Pond (South of Tract 5)

The sensitive lands analysis has found that the subject site is located in either a developed or previously developed area. Groundwater was found at depths of 16 to 17 feet below grade. The onsite soils are suitable for engineered fill and there is a low to moderate potential for liquefaction. The findings reported on the geotech report are taken into account in the design of the site elements. The MRGCD Alameda Drain runs parallel from north to south on the east side of the site. An area within the Alameda Drain ROW is planned to be used for conveying on-site storm water runoff. Approved work within MRGCD ROW is accepted under license #123-2021. A large stand tree is found south of proposed tract 3 and is to remain. None of the other above features has been determined to be present on this site. Various attached documents support our findings of no remaining sensitive land issues.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Bohannon".

Ronald R. Bohannon, P.E

JN: 2020031
RRB/vc/ye