

**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

Garcia Real Estate Investments LLC,
G3 Investors LLC, Dos Vientos LLC &
Sinclair Properties LLC
P.O. Box 26207
Albuquerque, NM 87104

Project# PR-2020-004284
Application#
SD-2022-00122 - FINAL PLAT

LEGAL DESCRIPTION:

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)**

On September 14, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with final sign-off delegated to Planning, based on the following Findings:

1. This Final Plat consolidates the existing 10 tracts into 5 tracts for future development. Tract 1 is 1.1577 acres in size, Tract 2 is 0.9303 acres in size, Tract 3 is 0.76687 acres in size, Tract 4 is 0.1357 acres in size, and Tract 5 is 0.6380 acres in size. The Plat dedicates easements as depicted on the Plat.
2. The property is zoned MX-M. Future development must be consistent with the underlying zoning.

Official Notice of Decision

Project # PR-2020-004284 Application# SD-2022-00122

Page 2 of 2

3. An Infrastructure List was approved by the DRB on November 10, 2022 per SD-2021-00189 and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
5. The Final Plat is consistent with the approved Preliminary Plat.

Conditions:


1. Final sign-off is delegated to Planning for the AGIS DXF File.
2. The applicant will obtain final sign off from Planning by November 16, 2022 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **SEPTEMBER 29, 2022**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Jolene Wolfley
DRB Chair

JW/jr

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