

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



CERTIFICATE OF ZONING

September 9, 2021

Edward T. Garcia
c/o Garcia Auto Group LLC
8100 Lomas Blvd NE Albuquerque, NM
87110

**Project Number: 1011232 (PR-2019-002629)/17EPC-40011
(AC-17-7 & AC-17-8 and Case No. D-202-CV-2020-02466)
Zoning Map Amendment (Zone Change)**

LEGAL DESCRIPTION:

Tracts 224D3B, 225B2A1A1 & 226C2B,
225B2A1A2, 225B2B, 225B2C, 225B2D, 225B2E,
225B2F & 225B2A2, 225B2G, 225B2H, 225821,
226A, 227, 228, 232, 233A, 236-A, 236-B, and Land of J A
Garcia Tract A, MRGCD Map #35

(Tracts 1, 2, and 3, Rio Grande Crossing East)

Staff Planner: Michael Vos

The Environmental Planning Commission voted to approve the requested zone change on July 13, 2017. The possible appeal period having expired, the zoning on the above- referenced property changed as follows:

FROM: M-1 and R-1
TO: C-2 (Tract 1, Rio Grande Crossing East)
R-2 (Tract 2, Rio Grande Crossing East)
Note: Tract 3, Rio Grande Crossing East to remain R-1

On May 17, 2018, the Integrated Development Ordinance (IDO) became effective, which converted all zoning within city limits to new zone districts with substantially the same allowable uses per IDO Table 2-2-1. Accordingly, the zoning on the above-referenced property was converted as follows:

FROM: C-2
TO: MX-M (Tract 1, Rio Grande Crossing East)

FROM: R-2
TO: R-ML (Tract 2, Rio Grande Crossing East)

FROM: R-1
TO: R-1D (Tract 3, Rio Grande Crossing East)

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Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zoning map amendment does not constitute approval of plans for a building permit. Site Plans and Building Plans need to be reviewed, approved, and signed-off by the Environmental Planning Commission (EPC), the Development Review Board (DRB), the Design Review Committee (DRC), Code Enforcement, and/or the Building and Safety Division as applicable, before a building permit can be issued.

Sincerely,



Digitally signed by James M. Aranda
DN: cn=James M. Aranda, o=City of
Albuquerque, ou=Planning
Department,
email=jmaranda@cabq.gov, c=US
Date: 2021.09.10 12:08:10 -06'00'

for Alan M. Varela,
Planning Director

AV/SB

cc: Design Workshop Inc., 120 East Main Street, Aspen, CO 81611
Code Enforcement Division
Michelle Gricius, AGIS Division
EPC file