

**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

Rhino Holdings Blvd. LLC
2200 Paseo Verde Parkway, Ste. 260
Henderson, NV 87174

Project# PR-2022-007589
Application#
SD-2023-00157 FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

PARCELS B, C-1, C-2, D, E, TRACTS 3-6-EL-2 & 3-7-EL-1; LOTS 13 & 14, TIJERAS PLACE ADDITION zoned MX-M & MX-L, located at 300 SAN MATEO BLVD NE between COPPER AVE NE and DOMINGO RD NE containing approximately 3.3701 acre(s). (K-18)

On August 23, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced application and approved the request, based on the following Findings:

1. This request is to consolidate nine (9) existing parcels in the Tijeras Place Addition into two lots/parcels (Parcels B-1 and C-1-A) a total of 3.3701 acres in size, and vacate and grant easements as depicted on the Plat.
2. The property is zoned MX-L & MX-M (Parcel B-1 is zoned MX-L and Parcel C-1-A is zoned MX-M). The dimensional standards for these zone districts are listed in Table 2-4-3 and 2-4-5 of the IDO respectively, and the allowable uses are listed in Table 4-2-1 of the IDO. Future development must be consistent with the underlying zone districts.
3. An Infrastructure List was approved by the DHO on February 8, 2023 per PR-2022-007589 / SD-2023-00023 with the Preliminary Plat, and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.
4. The Final Plat is consistent with the approved Preliminary Plat (SD-2023-00023).

Conditions:

Final sign-off of the Plat by the DFT staff is conditioned as follows:

- a. The project and application numbers must be added to the plat.
- b. The AGIS DXF file approval added to the file.
- c. Evidence of the demolition of the existing accessory structure/building must be submitted. It currently encroaches on the lot boundary.
- d. The applicant must contact Parks and Recreation regarding the retaining of existing trees.

Sincerely,

Ronald R. Bohannon

Ronald R. Bohannon (Aug 29, 2023 06:43 MDT)

Ron Bohannon

Development Hearing Officer

RRB/rw

CSI-Cartesian Surveys Inc., PO Box 44414, Rio Rancho, NM, 87174







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Final Audit Report

2023-08-29

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