

**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
P.O. Box 26207
Albuquerque, NM 87125

Project# PR-2020-004284
Application#
SD-2022-00141 – AMENDMENT TO
INFRASTRUCTURE LIST

LEGAL DESCRIPTION:

For all or a portion of:

**TRACTS 230A, 230B, 230C, 231A1, 231A2,
231B1, 231B2, 231B3 & 234A, LANDS OF
HARRY GARCIA zoned MX-M, located at
1100 RIO GRANDE BLVD NW between RIO
GRANDE NW and I-40 containing
approximately 3.99 acre(s). (H-13)**

On September 28, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

1. This request amends the Infrastructure List previously approved on November 10, 2021 per PR-2020-004284 / SD-2022-00141 and later amended on December 15, 2021 per PR-2021-006302 AKA PR-2020-004284 / SD-2021-02051, which split the previously approved Infrastructure List for PR-2020-004284 / SD-2022-00141 into two separate Infrastructure Lists for two separate phases (Phases 1 and 2). The noted Infrastructure Lists are amended to add a third Infrastructure List and a third phase to include deferred signal improvements at Rio Grande Boulevard and Floral Drive and a deferred 18-foot wide private access road to provide the balance of the 42-foot wide access road on the site. One of the two Infrastructure Lists approved per the December 15, 2021 PR-2021-006302 AKA PR-2020-004284 / SD-2021-02051 Amendment is amended per this request to reduce the width of the access road on the site to 24-feet from 42-feet, with the previously noted third Infrastructure List approved with this request providing the additional 18-feet in a deferred third phase.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district and DPM.

Official Notice of Decision

Project # PR-2020-004284 Application# SD-2022-00141

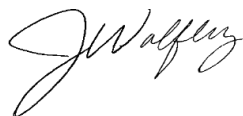
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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 13, 2022**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, 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). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. 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,

A handwritten signature in black ink, appearing to read 'J. Wolfley', written in a cursive style.

Jolene Wolfley
DRB Chair

JW/jr

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