

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



## CERTIFICATE OF ZONING

September 28, 2018

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

**Project Number: 1011232/17EPC-40011**

FINAL ACTION: October 16, 2017  
(AC-17-7 & AC-17-8)

### LEGAL DESCRIPTION:

Tracts 224D3B, 225B2A1A1 & 226C2B,  
225B2A1A2, 225B2B, 225B2C, 225B2D, 225B2E,  
225B2F & 225B2A2, 225B2G, 225B2H, 225B2I,  
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 POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE REFERENCED PROPERTY IS NOW CHANGED AS FOLLOWS:

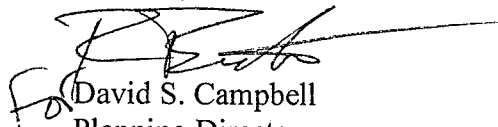
**FROM:** *M-1 and R-1*

**TO:** *C-2 (Tract 1, Rio Grande Crossing East) and R-2 (Tract 2, Rio Grande Crossing East)*

**Note:** *Tract 3, Rio Grande Crossing East to remain R-1*

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 zone map amendment does not constitute approval of plans for a building permit. Site development 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) and/or the Building and Safety Division as applicable, and as required by the site's zoning, before a building permit can be issued.

Sincerely,

  
David S. Campbell  
Planning Director

DSC/MV

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

Project Number: 1011232/17EPC-40011

**LEGAL DESCRIPTION:**

Tracts 224D3B, 225B2A1A1 & 226C2B, 225B2A1A2, 225B2B, 225B2C, 225B2D, 225B2E, 225B2F & 225B2A2, 225B2G, 225B2H, 225B2I, 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)

Zoning certificate issued for: **C-2 and R-2 with a portion to remain R-1**

The C-2 zone converts to the **MX-M** zone, the R-2 zone converts to the **R-ML** zone, and the R-1 zone converts to (remains as) the **R-1D** zone in the IDO.

**Plat of**  
**Tracts 1, 2 and 3**  
**Rio Grande Crossing East**  
Town of Albuquerque Grant,  
Projected Section 7, Township 10 North, Range 3 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
August 2018

Project No. PR-2018-001611  
Application No. SD-2018-00074

**Utility Approvals**

*[Signature]*  
DATE 9/25/18  
P.M.  
*[Signature]*  
DATE 9/27/18  
NEW MEXICO COMPANY  
*[Signature]*  
DATE 9/27/18  
ONEST CORPORATION D/B/A CENTURYLINK CO  
*[Signature]*  
DATE 9/25/18  
COMCAST

**City Approvals**

*[Signature]*  
DATE 9/24/18  
CITY SURVEYOR  
*[Signature]*  
DATE 9/21/18  
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT  
*[Signature]*  
DATE 09-19-18  
A.B.C.W.A.U.  
*[Signature]*  
DATE \_\_\_\_\_  
N/A  
PARKS AND RECREATION DEPARTMENT  
*[Signature]*  
DATE \_\_\_\_\_  
N/A  
AMAFCA  
*[Signature]*  
DATE 7/19/18  
CITY ENGINEER  
*[Signature]*  
DATE 9-27-18  
DRB CHAIRPERSON, PLANNING DEPARTMENT  
*[Signature]*  
DATE \_\_\_\_\_  
CODE ENFORCEMENT

**Surveyor's Certificate**

LARRY W. MERRIAM, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED AND DRAWN IN ACCORDANCE WITH THE STANDARDS AND ETHICS OF THE PROFESSION AND THE STANDARDS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF SURVEYS AND MAPPERS, AND THAT THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL APPROVED ENROLLMENTS AND ENROLLMENT NUMBERS ARE NOTED ABOVE AND THAT ALL APPROVED ENROLLMENTS ARE IN FULL FORCE AND EFFECT. THE LOCATION OF ALL APPROVED ENROLLMENTS IS LOCATED BY THIS SURVEY.



*[Signature]*  
DATE 9/24/18  
LARRY W. MERRIAM  
NO. 11993

PROJECT INFORMATION
CERTIFICATE NO. 17189
DATE OF SURVEY 04/25/2018
CHECKED BY: LM
DRAWN BY: JK
PII JOB NO. 178029P_2018
SHEET NUMBER 1 OF 3

OFFICE LOCATION:  
808 San Mateo Boulevard, NE  
Albuquerque, NM 87113  
505.845.1500 PHONE  
505.845.7900 FAX



PROPERTY INFORMATION
PROPERTY OWNER: RIO GRANDE CROSSING EAST
DEVELOPER: RIO GRANDE CROSSING EAST
PROJECT NAME: RIO GRANDE CROSSING EAST
CITY: ALBUQUERQUE
COUNTY: BERNALILLO
STATE: NM

PLAT INFORMATION
PLAT NO: 13-13-Z
SECTION: 7
TOWNSHIP: 10 NORTH
RANGE: 3 EAST
MERIDIAN: NMPM
SECTION: 7
TOWNSHIP: 10 NORTH
RANGE: 3 EAST
MERIDIAN: NMPM
CITY: ALBUQUERQUE
COUNTY: BERNALILLO
STATE: NM

COORDINATE AND DIMENSION INFORMATION
GRID TO GRID: 0.000016888
GRID TO GROUND: 0.000687305
GROUND TO GROUND: 0.000670919

STANDARD
DATE: 08/01/00
TYPE: YES
ALBUQUERQUE GEODETIC REFERENCE SYSTEM: NAD83
COORDINATE SYSTEM: NAVD83
GROUND ELEVATION: E = 0
GROUND TO GROUND: E = 0

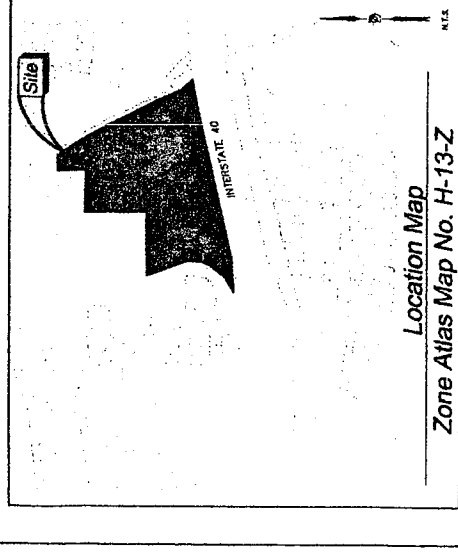
COORDINATE AND DIMENSION INFORMATION
GRID TO GRID: 0.000016888
GRID TO GROUND: 0.000687305
GROUND TO GROUND: 0.000670919

RECORDING STAMP  
DOCK 2018084927  
REC'D 08/24/18 10:51 AM  
COUNTY OF BERNALILLO  
REGISTERED DEEDS AND INSTRUMENTS DIVISION

**Legal Description**  
THIS IS TO CERTIFY THAT THESE ARE PERMITS AND PLATS ON BEHALF OF THE TOWN OF ALBUQUERQUE, NEW MEXICO, PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL APPROVED ENROLLMENTS AND ENROLLMENT NUMBERS ARE NOTED ABOVE AND THAT ALL APPROVED ENROLLMENTS ARE IN FULL FORCE AND EFFECT. THE LOCATION OF ALL APPROVED ENROLLMENTS IS LOCATED BY THIS SURVEY.

- THENCE FROM SUD POINT OF BEGINNING, LEAVING SAID EAST RIGHT OF WAY LINE, N 80°13'25" E, A DISTANCE OF 53.70 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 5 REBAR;
- THENCE N 60°21'37" E, A DISTANCE OF 83.94 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 5 REBAR;
- THENCE S 88°45'37" E, A DISTANCE OF 10.08 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH GRANITE PLASTIC CAP "M L S 6054";
- THENCE S 88°56'15" E, A DISTANCE OF 106.54 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 5 REBAR;
- THENCE S 87°27'46" E, A DISTANCE OF 172.70 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 5 REBAR;
- THENCE N 61°00'09" E, A DISTANCE OF 452.51 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "S 11893";
- THENCE S 08°07'31" E, A DISTANCE OF 11.27 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "L S 5300";
- THENCE N 80°06'03" E, A DISTANCE OF 151.07 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "L S 11465";
- THENCE N 87°34'28" E, A DISTANCE OF 145.28 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 1" IRON PIPE;
- THENCE N 0°14'26" E, A DISTANCE OF 159.89 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "S 11893";
- THENCE N 80°22'36" E, A DISTANCE OF 118.23 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF N.M.P.C.D. CAMPBELL DIST., MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "S 11893";
- THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING SIX COURSES, S 33°45'34" E, A DISTANCE OF 130.00 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "S 11893";
- THENCE S 39°42'44" E, A DISTANCE OF 132.09 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "S 11893";
- THENCE S 24°08'54" E, A DISTANCE OF 180.37 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "S 11893";
- THENCE S 29°41'33" E, A DISTANCE OF 316.50 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "S 11893";
- THENCE S 28°56'28" E, A DISTANCE OF 276.24 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "S 11893";
- THENCE S 19°00'37" E, A DISTANCE OF 15.35 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY OF INTERSTATE 40, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "S 11893";
- THENCE ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 253.33 FEET, A RADIUS OF 335.43 FEET, A DELTA ANGLE OF 0°49'57", A CHORD BEARING OF S 79°47'51" W, AND A CHORD LENGTH OF 253.27 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "S 11893";
- THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING NINE COURSES, S 77°10'34" W, A DISTANCE OF 27.61 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "S 11893";
- THENCE S 75°56'47" W, A DISTANCE OF 155.76 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "S 11893";
- THENCE S 77°14'33" W, A DISTANCE OF 423.22 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "S 11893";
- THENCE N 0°01'50" W, A DISTANCE OF 15.37 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "S 11893";
- THENCE S 77°08'00" W, A DISTANCE OF 643.16 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "S 11893";
- THENCE S 81°32'14" W, A DISTANCE OF 69.06 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE);
- THENCE S 81°42'30" W, A DISTANCE OF 69.96 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE);
- THENCE S 82°37'12" W, A DISTANCE OF 63.31 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR (80FT);
- THENCE S 84°30'37" W, A DISTANCE OF 130.92 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF SAID HIGHWAY 40, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "S 11893";
- THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING SIX COURSES, N 61°35'20" E, A DISTANCE OF 35.50 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "S 11893";
- THENCE N 60°24'04" E, A DISTANCE OF 90.84 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR (80FT);
- THENCE N 40°30'15" E, A DISTANCE OF 89.92 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE);
- THENCE N 25°00'07" E, A DISTANCE OF 118.69 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR;
- THENCE N 03°42'31" E, A DISTANCE OF 97.11 FEET TO AN ANGLE POINT, MARKED BY A FOUND 1" IRON PIPE;
- THENCE N 18°19'58" E, A DISTANCE OF 370.20 FEET TO THE POINT OF BEGINNING, CONTAINING 21,066.0 ACRES (915,023 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF TRACTS 1, 2 AND 3, RIO GRANDE CROSSING EAST.

See Sheet 2 of 3 for Free Consent



**Subdivision Data:**  
ZONES: SUBURBAN, ACREAGE: 21,066.0 ACRES  
ZONE: SUBURBAN, ACREAGE: 21,066.0 ACRES  
NO. OF TRACTS CREATED: 0  
NO. OF LOTS CREATED: 0  
NO. OF UNITS CREATED: 0  
DATE OF SURVEY: APRIL 25, 2018

**Purpose of Plat**  
THE PURPOSE OF THIS PLAT IS TO ALIGN PROPERTY BOUNDARIES WITH NEW ZONING DISTRICT MAP NO. 13-13-Z, TO CONSOLIDATE 24 LOTS INTO 3 LOTS, AND TO GRANT CERTAIN EASEMENTS.

**Notes:**  
1. PLAT SHOWS ALL EASEMENTS OF RECORD.  
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND ELEMENTS AND HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARIES 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 ENDING AGREEMENT PROHIBITING SOLAR COLLECTIONS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Public Utility Easements**  
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON USE OF THE PROPERTY AND ARE NOT TO BE CONSIDERED AS A BASIS FOR THE ACQUISITION OF EASEMENTS OR RIGHTS OF WAY. THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE THAT WOULD INTERFERE WITH THE OPERATION OF SUCH UTILITIES. THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE THAT WOULD INTERFERE WITH THE OPERATION OF SUCH UTILITIES. THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE THAT WOULD INTERFERE WITH THE OPERATION OF SUCH UTILITIES.

**Disclaimer**  
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (P.S.C.), ONEST CORPORATION (ONEST), AND THE CITY OF ALBUQUERQUE, NEW MEXICO, ARE NOT PROVIDING ANY GUARANTEE OR WARRANTY OF THE ACCURACY OF THE INFORMATION SHOWN HEREON. CONSEQUENTLY, THE CITY OF ALBUQUERQUE, NEW MEXICO, AND P.S.C. AND ONEST DO NOT WARRANT OR REPRESENT THAT THE INFORMATION SHOWN HEREON IS COMPLETE, ACCURATE, OR UP TO DATE. ANY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE USED AS A BASIS FOR ANY DECISION OR ACTION.

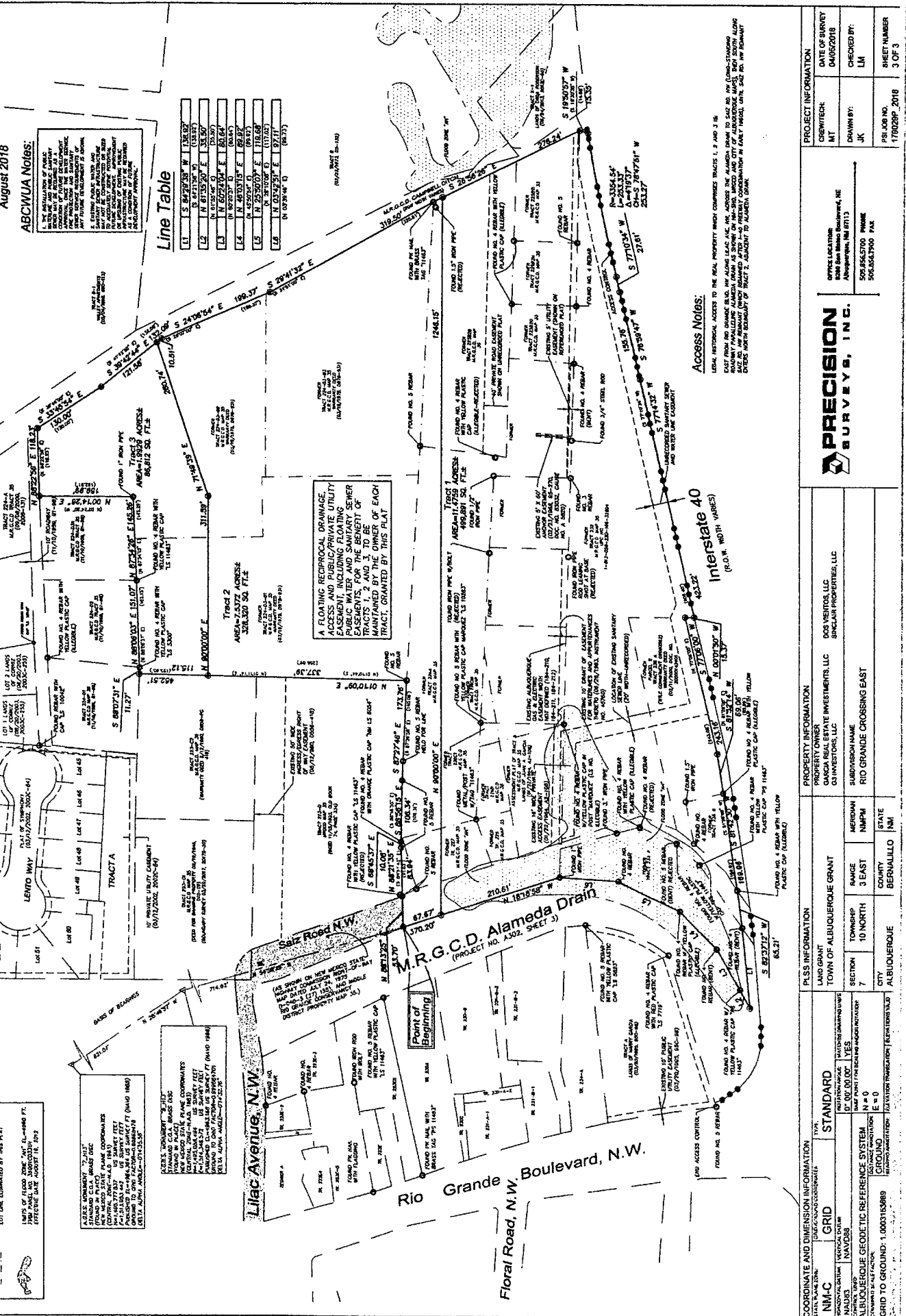


# Legend

N 90°00'00" E RECORDING NUMBER AND DISTANCE  
 (OR ANOTHER D)  
 ○ RECORDING NUMBER  
 ○ DISTANCE  
 ○ PLASTIC CAP 7/8" I.D. SET THIS SURVEY  
 ○ PLASTIC CAP 1" I.D. SET THIS SURVEY  
 ○ PLASTIC CAP 1 1/8" I.D. SET THIS SURVEY  
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 ○ PLASTIC CAP 20 7/8" I.D. SET THIS SURVEY

# Rio Grande Crossing East

Plat of  
 Tracts 1, 2 and 3  
 Town of Albuquerque Grant,  
 Projected Section 7, Township 10 North, Range 3 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 August 2018



**Line Table**

L1	S 84°32'33" W	134.07
L2	N 81°15'30" E	33.50
L3	N 81°05'00" E	134.50
L4	N 49°03'15" E	82.97
L5	N 29°50'07" E	118.69
L6	N 03°28'44" E	37.17
	(N 03°28'44" E)	(86.77)

COORDINATE AND DIMENSION INFORMATION			
DATE: 08/01/2018		DRAWN BY: JLK	
PROJECT: 1000315089		CHECKED BY: LIM	
TYPICAL GRID		DATE OF SURVEY: 04/05/2018	
NAD 83		DRAWN BY: JLK	
UTM ZONE: 12N		CHECKED BY: LIM	
EASTING: 624000		DRAWN BY: JLK	
NORTHING: 6621000		CHECKED BY: LIM	
ELEVATION: 5200		DRAWN BY: JLK	
E = 0		DRAWN BY: JLK	
MAGNETIC DECLINATION: 10.0°W		DRAWN BY: JLK	
GRID TO GROUND: 1.000315089		DRAWN BY: JLK	

PROPERTY INFORMATION	
PROPERTY OWNER	DS INVESTMENTS, LLC
DEVELOPER	BRACILAN PROPERTIES, LLC
SUBDIVISION NAME	RIO GRANDE CROSSING EAST
RANGE	3 EAST
TOWNSHIP	10 NORTH
CITY	ALBUQUERQUE
COUNTY	BERNALILLO
STATE	NM

PROJECT INFORMATION	
PROJECT CHECK	MT
DATE OF SURVEY	04/05/2018
CHECKED BY	LIM
DRAWN BY	JLK
FILE NO. NO.	1700292_2018
SHEET NUMBER	3 OF 3