



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Genesis Worldwide Resorts LLC		Phone: 505.585.7000
Address: 310 Rio Grande Blvd SW		Email:
City: Albuquerque	State: NM	Zip: 87104
Professional/Agent (if any): RBPlanning LLC		Phone: 505.934.2690
Address: PO Box 6041		Email:
City: Albuquerque	State: NM	Zip: 87197
Proprietary Interest in Site: Owner		List all owners:

BRIEF DESCRIPTION OF REQUEST

Minor Amendment to Site Plan to adjust design of hot tub and wall, remove interior details of previously approved areas, and clarify previously approved removal of 2nd floor structure with entrance element replacement.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: LT 7A	Block: B	Unit: PLAT OF LTS 7A & 8A BLK
Subdivision/Addition: BWESTPARK ADDN CONT 1.2933 AC	MRGCD Map No.:	UPC Code: 101305810222231402
Zone Atlas Page(s): J13	Existing Zoning: MX-L	Proposed Zoning: no change
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 1.2933

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 310 Rio Grande Blvd SW	Between: Willis Pl SW	and: Alhambra Ave SW
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Project #1011082

Signature:	Date: 14 December 2022
Printed Name: Russell Brito	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP.

☒ **INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS**

- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Zone Atlas map with the entire site clearly outlined and label

☐ **ARCHEOLOGICAL CERTIFICATE**

- ☐ Archaeological Compliance Documentation Form with property information section completed
- ☐ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

☐ **MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB**

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ☐ The approved Site Plan being amended
- ☐ Copy of the Official Notice of Decision associated with the prior approval
- ☐ The proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☐ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☒ **MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ☒ The approved Site Development Plan being amended
- ☒ Copy of the Official Notice of Decision associated with the prior approval
- ☒ The proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan. **Note: no new development**
- n/a Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ **ACCELERATED EXPIRATION SITE PLAN**

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- ☐ Site Plan to be Expired

☐ **ALTERNATIVE SIGNAGE PLAN**

- ☐ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)
 - ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ☐ Sign Posting Agreement

☐ **ALTERNATIVE LANDSCAPE PLAN**

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ☐ Landscape Plan

Genesis Worldwide Resorts LLC

310 Rio Grande Blvd SW
Albuquerque NM 87104
(505) 585-7000

Russell Brito
RB Planning LLC
3317 Valley Haven Ct NW
Albuquerque NM 87107
(505) 934-2690

Russell,

This letter is to authorize Russell Brito and RB Planning LLC to act as our agent-in-fact to submit for a an Administrative Minor Amendment to Site Plan dated 01-13-2017 in regards to our property at 310 Ro Grande Blvd SW Albuquerque NM 87104.

Thank you,
Mark

Mark R Cumbow
Managing Member
Genesis Worlwide Resorts LLC
310 Rio Grande Blvd SW
Albuquerque NM 87104



15 December 2022

James Aranda, Zoning Enforcement Officer
City of Albuquerque Planning Department
600 Second Street NW
Albuquerque NM 87102

RE: Minor Amendment to Prior-Approved Site Development Plan for Casas de Sueños

Dear Mr. Aranda,

Casas de Sueños is an established and long-standing boutique inn located just south of Central Avenue at the termination of Rio Grande Blvd that provides lodging and other amenities to guests visiting Albuquerque. Its strategic location near Old Town, the Sawmill District, Downtown, Central Avenue and the ART, and Interstate 40 make it a popular “home base” for tourists and other visitors to our metropolitan area.

Genesis Worldwide Resorts LLC is requesting a minor amendment to a prior-approved site development plan for the Casas de Sueños property at 310 Rio Grande Blvd SW. The site was once zoned SU-1 and is now zoned MX-L but is still controlled by the site development plan that was last amended in 2017 (Project #1011082, AA-2016-10120). This latest Administrative Amendment (AA), like many other pre-IDO administrative approvals, is both a site plan and its own notice of decision (see attached 2017 AA and its approval stamp).

The 2017 AA approved an additional 2,093 square feet of building additions and uses incidental to the hotel/inn use, including a hot tub, hot tub enclosure wall, and swimming pool. It also allows for the removal of an existing 2nd floor structure and for its square footage to be added to the 1st floor. Since the 2017 approval the applicant has not designed nor built any of the additional building square footage nor the pool because the layout and design of the pool and interior details as shown (interior walls, rooms, exterior doorways, etc.) were based on now outdated circumstances.

These 2017 design and layout details are quite architectural, too specific for a site plan, and have become too rigid for the future development of the approved additions. The applicant proposes to replace an existing 2nd floor structure with a decorative gateway/entrance element with no usable square footage. The applicant also desires the option of enclosing a future swimming pool for year-round guest access to this important amenity.

The applicant recently built the hot tub and enclosure wall, albeit with a slightly different design than what is shown on the approved 2017 AA. Code Enforcement has determined that the hot tub design change warrants a new Minor Amendment to the site development plan.

In addition to reflecting the new hot tub and wall design, the applicant desires to rationalize the interior notes of the already-approved, future additions to an appropriate site plan level of detail. This application requests and reflects the following minor changes:

- The updated hot tub and wall design, which is more rectilinear, but still in the same location on the site.
- The removal of interior details of previously approved areas to allow more flexibility for the design and development of these additions, including the opportunity to design and develop an enclosed swimming pool for year-round guest access (spotted blue on minor amendment).
- New clarifying language to allow the construction of a new gateway/entrance element to replace the 2nd floor structure that is already approved for removal (see red area on attached AA site plan and requested minor amendment).

The above minor changes are mostly interior to the site except for a new gateway/entrance element that will enhance the streetscape along Rio Grande Blvd. The requested changes will improve the applicant's ability to invest in, design, and develop additions and incidental uses that better respond to market conditions and operational changes since the 2017 AA approval.

We made an inquiry to the Office of Neighborhood Coordination (ONC) and received the contact information for the Neighborhood Association (NA) eligible for notice. We notified the West Park NA contact persons via electronic mail on the City's prescribed forms as required for Site Plan - Administrative and detailed in IDO Section 6-4(K). The applicant has an established working relationship with the NA and will continue to interact with them on a regular basis.

We appreciate your thoughtful review and consideration of this Minor Change to a Site Development Plan application and respectfully request your approval. Please contact me with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Russell Brito', with a stylized, cursive script.

Russell Brito
RBPlanning
RBPlanning505@gmail.com
505.934.2690



26 December 2022

James Aranda, Zoning Enforcement Officer
City of Albuquerque Planning Department
600 Second Street NW
Albuquerque NM 87102

RE: Addendum to Minor Amendment to Prior-Approved Site Development Plan for Casas de Sueños

Dear Mr. Aranda,

In response to Planning Staff comments, please consider these responses:

IDO Section 6-4-Z

This is an amendment of a Pre-IDO Approval and meets the criteria in 6-4(Z)(1)(a):

1. The existing site development plan specifies the requirements in place at the time of approval (PR #1011082, AA-2016-10120), and the requested change still meets the original requirements.
2. The requested change is within the thresholds for minor amendments established in Table 6-4-4. It does not alter any square footage, heights, setbacks or other numerical standards.
3. The requested change does not require major public infrastructure or significant changes to access or circulation patterns on site.
4. This minor amendment does not request any deviations, Variances, or Waivers.

Future Projects

The IDO defines Site Development Plan as:

Site Development Plan

A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or nonresidential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the parking and loading areas, landscaping, and schedule of development. The equivalent approval in the IDO will be determined based on the level of detail provided in the prior approval.

The above definition does not include interior details such as room layouts, furnishings, doorways, or other elements interior to a building(s). The 2,093 square feet of future projects approved in 2017 per AA-2016-10120 includes interior details (rooms, interior walls, furniture, doorways, etc.) that are not appropriate for a site development plan and are no longer desired by the applicant.

Instead of showing these interior details, this minor amendment replaces them with notes that state "Future building per Code" to allow interior spaces to be laid out as appropriate when they are developed. Thus, the future projects already approved in 2017 would proceed through building permit

review and be required to meet all applicable Code requirements, but not be subject to the too-specific interior details approved in 2017.

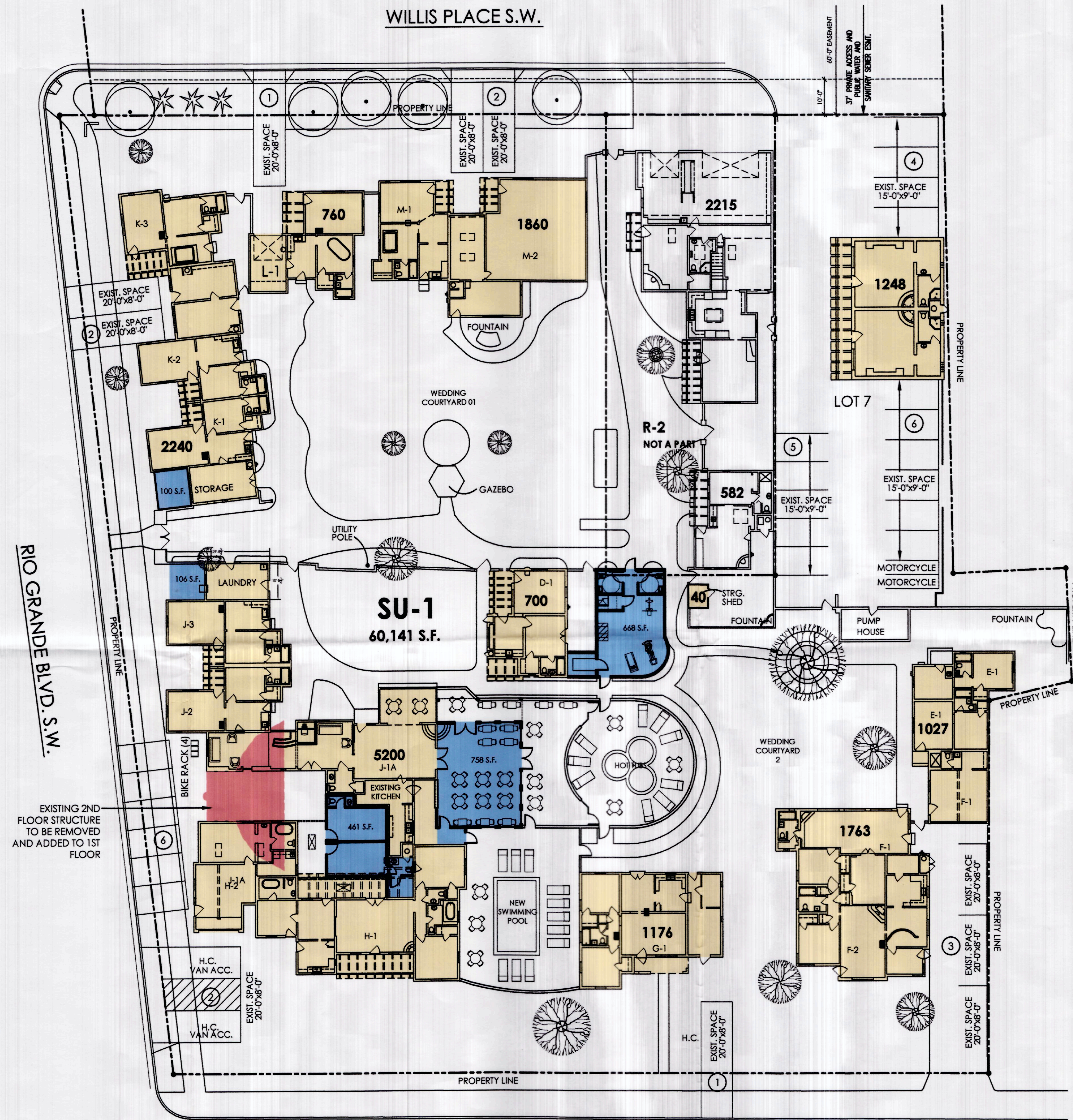
We appreciate your thoughtful review and consideration of this Minor Amendment to a Site Development Plan application and respectfully request your approval. Please contact me with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "R Brito", is positioned above the typed name.

Russell Brito
RBPlanning
RBPlanning505@gmail.com
505.934.2690

Approved Site Development Plan Being Amended

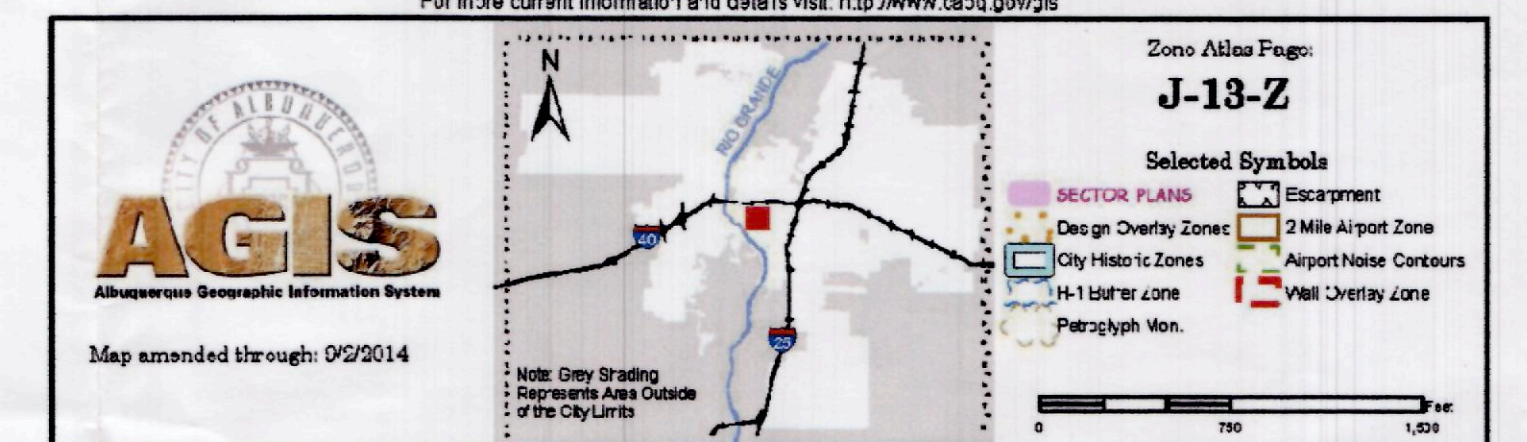


ALHAMBRA AVE. S.W.

SITE DEVELOPMENT PLAN
C-1 1/16" = 1'-0"

ADMINISTRATIVE AMENDMENT
FILE # 10122 PROJECT # 1011087
ADD 2093 SF OF ADDITIONS -
UPPER INCIDENTALLY IN N
1/13/2017
APPROVED BY DATE

SITE



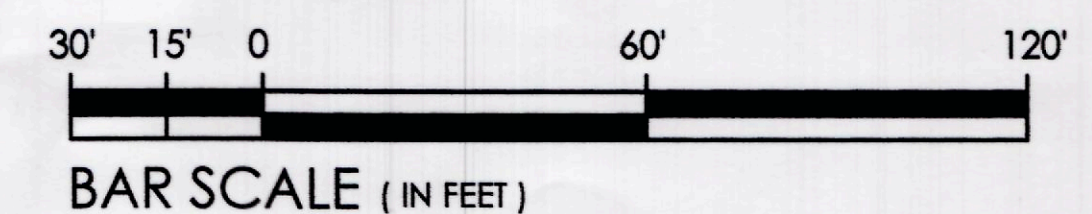
VICINITY MAP
N.T.S.

BUILDING AREA INCREASE BREAKDOWN:

LOT AREA:	
EXISTING SU-1 LOT S.F.	= 60,141 S.F.
BUILDING SQ. FOOTAGES:	
EXISTING ON SITE S.F.	= 16,014 S.F.
ALLOWABLE AREA INCREASE = 10% OF EXIST. BLDG. SQ. FT.	16,014 x 10% = 1,601 S.F.
567 EXIST. 2ND FLR. SQ. FT. TO BE REMOVED & ADDED TO 1ST FLOOR SQ. FT.	
1,601 S.F. + 567 S.F. = 2,168 S.F. ALLOWABLE INCREASE	
2,093 S.F. OF NEW BUILDING ADDITIONS (WITHIN ALLOWABLE AREA INCREASE)	

PARKING CALCULATIONS

PARKING REQUIRED:	PROVIDED:
PER C.O.A. ZONING 14-16-3-1(27)	
SU-1 FOR COUNTRY INN:	= 33 SPACES
NEW OFFICES:	= 2 SPACES
TOTAL PARKING REQUIRED:	= 35 SPACES
PARKING REDUCTIONS:	
PER C.O.A. 14-16-3-1(1) 6a TRANSIT REDUCTIONS	
10% REDUCTION IF PROPERTY IS LOCATED WITHIN 300' OF TRANSIT ROUTE.	
PARKING REQUIRED AFTER TRANSIT REDUCTIONS (AT 10%)	= 32 SPACES
PER C.O.A. ZONING 14-16-3-1(c)1	
MOTORCYCLE PARKING REQUIRED	= 2 SPACES
PER C.O.A. ZONING 14-16-3-1(F)9a	
HANDICAP PARKING REQUIRED	= 3 (1 VAN)
PER C.O.A. ZONING 14-16-3-1(B)3	
BICYCLE SPACES 1 PER 20 VEHICLES REQUIRED	= 3 SPACES



CASA DE Suenos
SITE DEVELOPMENT PLAN
Albuquerque, NM 87102
PROJECT # 1547

REVISION DATE

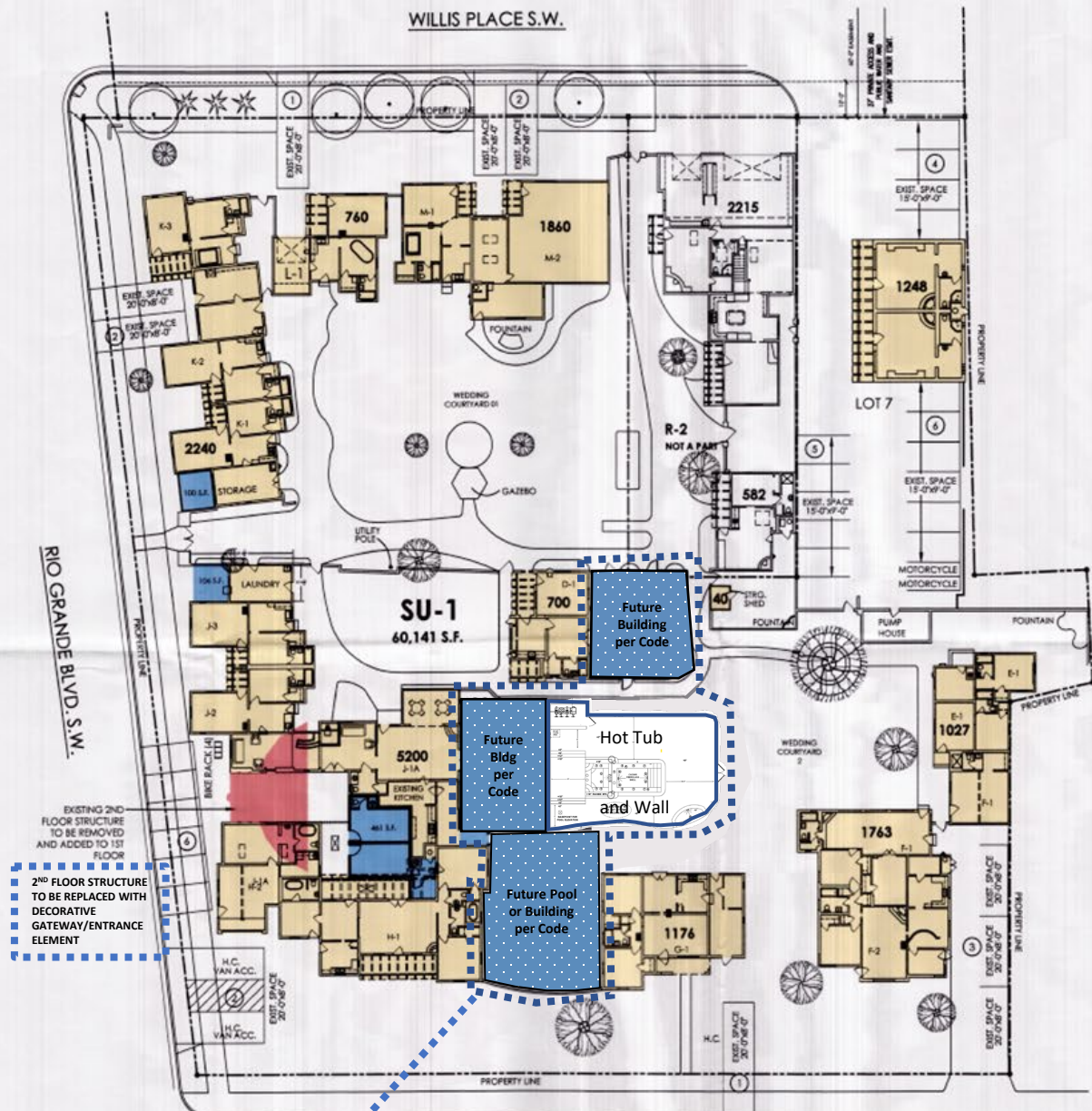
STATE OF NEW MEXICO
RICHARD P. BENNETT
No. 1240
11-23-16
REGISTERED ARCHT.

RBA
ARCHITECTURE
PLANNING
DESIGN
1124 East Ave. SW
Albuquerque, NM 87102
www.rbaa.com

DATE
01-13-2016

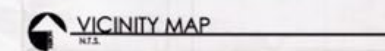
SHEET NUMBER
C-1

Proposed Site Development Plan



Adjust design of hot tub and wall and remove interior details of previously approved areas.

ADMINISTRATIVE AMENDMENT
FILE # 10-15-2017 PROJECT # 10-1087
ADD 2493 SQ. FT. ADDITIONS
UPPER IMPROVEMENTS TO IN
APPROVED BY DATE 1-10-2017



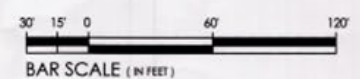
BUILDING AREA INCREASE BREAKDOWN:

LOT AREA:
EXISTING SU-1 LOT S.F. = 60,141 S.F.

BUILDING SQ. FOOTAGES:
EXISTING ON SITE S.F. = 16,014 S.F.
ALLOWABLE AREA INCREASE = 10% OF EXIST. BLDG. SQ. FT.
16,014 x 10% = 1,601 S.F.
567 EXIST. 2ND FLR. SQ. FT. TO BE REMOVED & ADDED TO 1ST FLOOR SQ. FT.
1,601 S.F. + 567 S.F. = 2,168 S.F. ALLOWABLE INCREASE
2,093 S.F. OF NEW BUILDING ADDITIONS (WITHIN ALLOWABLE AREA INCREASE)

PARKING CALCULATIONS

PARKING REQUIRED:	PROVIDED:
PER C.O.A. ZONING 14-16-3-1(100)	
SU-1 FOR COUNTRY INN:	= 30 SPACES
NEW OFFICES:	= 3 SPACES
TOTAL PARKING REQUIRED:	= 33 SPACES
PARKING REDUCTIONS:	
PER C.O.A. ZONING 14-16-3-1(100) TRANSIT REDUCTIONS	
TRANSIT REDUCTIONS IF PROPERTY IS LOCATED WITHIN 300 FT OF TRANSIT ROUTE:	
PARKING REQUIRED AFTER TRANSIT REDUCTIONS (AT 10%):	= 32 SPACES
PER C.O.A. ZONING 14-16-3-1(100)	
MOTORCYCLE PARKING REQUIRED:	= 2 SPACES
PER C.O.A. ZONING 14-16-3-1(100)	
HANDICAP PARKING REQUIRED:	= 3 (1) VAN
PER C.O.A. ZONING 14-16-3-1(100)	
BICYCLE SPACES 1 PER 30 VEHICLES REQUIRED:	= 3 SPACES
	32 SPACES
	23 SPACES
	3 (1) VAN
	4 SPACES



CASA DE SUEÑOS
SITE DEVELOPMENT PLAN
Albuquerque, NM 87102
PROJECT #1547

REVISION DATE

STATE OF NEW MEXICO
RICHARD P. ROBERTS
No. 1240
11-25-14
REGISTERED ARCHITECT

RBA
REGISTERED ARCHITECTS

DATE
01-13-2016

SHEET NUMBER
C-1

Electronic Mail Notice to West Park NA

Note: Attachments to each email
include Public Notice Form, Zone Atlas,
and Proposed Site Development Plan

**Carmona, Dalaina L.** <dlcarmona@cabq.gov>

to RBPlanning505@gmail.com ▾

Mon, Dec 5, 9:51 AM (7 days ago)

**PLEASE NOTE:**

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
West Park NA	Lea	Pino	lea@thecasapino.com	2203 New York Avenue SW	Albuquerque	NM	87104	
West Park NA	Matt	Celesky	deadanimaldesign@hmnh.org	2213 New York Avenue SW	Albuquerque	NM	87104	5054003508

Notice to West Park NA



Inbox x



R

Russell B <rbplanning505@gmail.com>

to lea@thecasapino.com ▾

Mon, Dec 12, 9:07 PM (2 days ago)



Dear Lea Pino,

Please find attached notice of an application to the City of Albuquerque for a minor amendment to the site plan for Casas de Suenos at 310 Rio Grande Blvd SW. There is no proposed increase in square footage, but a change to the design of a hot tub and wall and some clarifying notes for previously approved removals and onsite development are being requested.

If you have any questions, please let me know.

Sincerely,

- Russell Brito

RBPlanning

505.934.2690

3 Attachments • Scanned by Gmail ⓘ



PDF

Zone Atlas J-13 - ...



PDF

Emailed-Notice-...



PDF

AA Site Plan.pdf

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: 12 December 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA) *: West Park NA

Name of NA Representative*: Lea Pino

Email Address* or Mailing Address* of NA Representative¹: lea@thecasapino.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 310 Rio Grande Blvd SW
Location Description Rio Grande Blvd between Willis and Alhambra
2. Property Owner* Genesis Worldwide Resorts LLC
3. Agent/Applicant* [if applicable] RBPlanning LLC
4. Application(s) Type* per IDO [Table 6-1-1](#)
 - ☐ Historic Certificate of Appropriateness – Minor
 - ☐ Sign Permit
 - ☐ Alternative Signage Plan
 - ☐ Wall/Fence Permit
 - ☒ Site Plan – Administrative²

Summary of project/request*:

Minor Amendment to Site Plan to adjust design of hot tub and wall, remove
interior details of previously approved areas, and clarify previously approved removal
of 2nd floor structure with decorative gateway/entrance element.

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 to speak with staff.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Usually submitted and reviewed as part of building permit application, which can be searched by address here: <https://posse.cabq.gov/posse/pub/lms/Login.aspx>

[Note: Items with an asterisk (*) are required.]

6. Where more information about the project can be found^{*3}:
RBPlanning505@gmail.com
-

Information Required for Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)^{*4} J13
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project^{*}: None

☐ Deviation(s) ☐ Variance(s)⁵ ☐ Waiver(s)⁶

Explanation^{*}:

4. Pre-submittal Neighborhood Meeting: Not Required
5. **For Site Plan – Administrative Applications only^{*}**, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas. ^{*}
- ☐ b. Access and circulation for vehicles and pedestrians. ^{*}
- ☐ c. Maximum height of any proposed structures, with building elevations. ^{*}
- ☐ d. **For residential development^{*}**: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development^{*}**:
- ☐ Total gross floor area of proposed project.
- ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁷:

1. Area of Property [typically in acres] 1.2933 acres
2. IDO Zone District MX-L
3. Overlay Zone(s) [if applicable] Rio Grande Blvd CPO-11
4. Center or Corridor Area [if applicable] MS-PT-MT (Main Street, Premium Transit, Major Transit)

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

⁵ Separate notice is required for Variances.

⁶ Separate notice is required for Waivers.

⁷ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Current Land Use(s) [vacant, if none] Lodging (Casas de Suenos)

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

Notice to West Park NA

Inbox x



R

Russell B <rbplanning505@gmail.com>

Mon, Dec 12, 9:10 PM (2 days ago)



to deadanimaldesign ▾

Dear Matt Celesky,

Please find attached notice of an application to the City of Albuquerque for a minor amendment to the site plan for Casas de Suenos at 310 Rio Grande Blvd SW. There is no proposed increase in square footage, but a change to the design of a hot tub and wall and some clarifying notes for previously approved removals and onsite development are being requested.

If you have any questions, please let me know.

Sincerely,

- Russell Brito

RBPlanning

505.934.2690

3 Attachments • Scanned by Gmail ⓘ



[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: 12 December 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA) *: West Park NA

Name of NA Representative*: Matt Celesky

Email Address* or Mailing Address* of NA Representative¹: deadanimaldesign@hmnh.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 310 Rio Grande Blvd SW
Location Description Rio Grande Blvd between Willis and Alhambra
2. Property Owner* Genesis Worldwide Resorts LLC
3. Agent/Applicant* *[if applicable]* RBPlanning LLC
4. Application(s) Type* per IDO [Table 6-1-1](#)
 - ☐ Historic Certificate of Appropriateness – Minor
 - ☐ Sign Permit
 - ☐ Alternative Signage Plan
 - ☐ Wall/Fence Permit
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Summary of project/request*:

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interior details of previously approved areas, and clarify previously approved removal
of 2nd floor structure with decorative gateway/entrance element.

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 to speak with staff.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Usually submitted and reviewed as part of building permit application, which can be searched by address here: <https://posse.cabq.gov/posse/pub/lms/Login.aspx>

[Note: Items with an asterisk (*) are required.]

6. Where more information about the project can be found^{*3}:
RBPlanning505@gmail.com
-

Information Required for Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)^{*4} J13
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project^{*}: None

☐ Deviation(s) ☐ Variance(s)⁵ ☐ Waiver(s)⁶

Explanation^{*}:

4. Pre-submittal Neighborhood Meeting: Not Required
5. **For Site Plan – Administrative Applications only^{*}**, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas. ^{*}
- ☐ b. Access and circulation for vehicles and pedestrians. ^{*}
- ☐ c. Maximum height of any proposed structures, with building elevations. ^{*}
- ☐ d. **For residential development^{*}**: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development^{*}**:
- ☐ Total gross floor area of proposed project.
- ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁷:

1. Area of Property [typically in acres] 1.2933 acres
2. IDO Zone District MX-L
3. Overlay Zone(s) [if applicable] Rio Grande Blvd CPO-11
4. Center or Corridor Area [if applicable] MS-PT-MT (Main Street, Premium Transit, Major Transit)

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

⁵ Separate notice is required for Variances.

⁶ Separate notice is required for Waivers.

⁷ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Current Land Use(s) [vacant, if none] Lodging (Casas de Suenos)

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]
