Acity of Ibuquerque



DEVELOPMENT REVIEW APPLICATION

ffective 5/17/18

Please check the appropriate box and refer to	supplemental forms for su	Ibmittal requirements AUA	Effective 5/17/18
Administrative Decisions	Historic Certificate of A	All I	
☐ Archaeological Certificate (Form P3)	☐ Historic Certificate of Appropriateness – Major (Form L)		☐ Wireless Telecommunications Facility Waiver (Form W2)
	☐ Historic Design Standards and Guidelines (Form L)		Policy Decisions
☐ Historic Certificate of Appropriateness – Minor (Form L)	☐ Master Development Plan (Form P1)		☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
☐ Alternative Signage Plan (Form P3)	☐ Site Plan – EPC including any Variances – EPC (Form P1)		☐ Adoption or Amendment of Historic Designation (Form L)
☐ WTF Approval (Form W1)	☐ Site Plan – DRB (Form P2)		☐ Amendment of IDO Text (Form Z)
☐ Minor Amendment to Site Plan (Form P3)	X Subdivision of Land − Minor (Form S2)		☐ Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	☐ Subdivision of Land – Major (Form S1)		☐ Amendment to Zoning Map – EPC (Form Z)
☐ Conditional Use Approval (Form ZHE)	☐ Vacation of Easement of	or Right-of-way (Form V)	☐ Amendment to Zoning Map – Council (Form Z)
☐ Demolition Outside of HPO (Form L)	☐ Variance – DRB (Form V)		Appeals
☐ Expansion of Nonconforming Use or Structure (Form ZHE)	□ Variance – ZHE (Form ZHE)		☐ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)
APPLICATION INFORMATION			(only A)
Applicant: PHI NO INVESTMENTS NM	HOTEL LIC		Phone:
Address: 101 E. VINEYARD AV SUIT	ITE 201		
City: LIVERMORE		State: CA	Email:
Professional/Agent (if any): APCH + PLAN LAND USE CONSULTANTS		Zip: 94550	
Address: P.O. BOX 25911	DANG USE CONS	VLIANTS	Phone: 505.980. 8365
City: LUBUQUERQUE		State: NW	Email: ardn.plon a comcast.net
Proprietary Interest in Site: DWNER5		List all owners:	Zip: 87125
BRIEF DESCRIPTION OF REQUEST		List dir Owners.	
LOT CONSOLIDATION FROM	1 Q Thurston	2)	
LOT CONSOLIDATION FROM	1 8 TRACTS TO	3 IPACTS	
SITE INFORMATION (Accuracy of the existing le	enal description is organial	AAA	
Lot or Tract No.: 1.2.3 (4.5.4.5.4.4.5.4.4.5.4.4.5.4.4.5.4.4.5.4.4.5.4.4.5.4.4.5.4.4.5.4.4.5.4.4.5.4.4.5.4.4.5.4.4.5.4.4.5.4.4.5.4.4.5.4.4.5.5.4.5.5.4.5.5.4.5.5.4.5.5.4.5.5.4.5.5.5.4.5.5.5.5.5.5.5.5	gar description is crucial		
Subdivision/Addition: DALLE 1 0 7		Block:	Unit: / ÷ 2
Zone Atlas Page(s): H-16 + H-17	Evisting Zoning:	MRGCD Map No.:	UPC Code: 1-011-059-055-187-310 Proposed Zoning: N/A-020-167-310
# of Existing Lots: 8	# of Proposed Lots: 3		
LOCATION OF PROPERTY BY STREETS	# OF Floposed Lots. 3		Total Area of Site (acres): //./3 ±
Site Address/Street: 2500 CARLISLE NE	Rotugon: 64.14.		
	Between: SAN MATEO BLVD SE HISTORY (List any current or prior project and case number(s) that may be relevant to your rec		and: MORNINGSIDE DR
1005324	t and case number(s) that	may be relevant to your re	quest.)
Signature Of 1			
formation of the second			Date: 6.5.18
LEAGULETA			☐ Applicant or ▲ Agent
FOR OFFICIAL USE ONLY			
Case Numbers		Action	Fees
-			
-			
footing/University of Del			
Meeting/Hearing Date:			Fee Total:
taff Signature:		Date:	Project #

FORM S2: SUBDIVISION OF LAND - MINOR ACTIONS

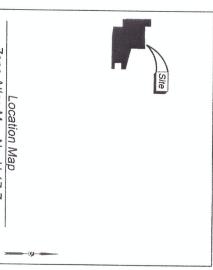
Date:

INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS
 Interpreter Needed for Hearing? ____ if yes, indicate language: ____
 Zone Atlas map with the entire site clearly outlined and labeled

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

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 on a CD. A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

Ж sк — —	Site sketch with measurements	subdivision plat (7 copies, folded) showing structures, parking, building setbacks, adjace	nt rights-of-way and street		
□ MA 	DXF file and hard copy of final r	24" x 36" folded) ons of perimeter walls (3 copies)	rffer		
	DXF file and hard copy of final plat data for AGIS submitted and approved Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded) Cross sections of proposed streets (3 copies, 11" by 17" maximum) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I) Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information Proposed Infrastructure List, if applicable Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer DXF file and hard copy of final plat data for AGIS submitted and approved MINOR AMENDMENT TO PRELIMINARY PLAT Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded) Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded) Infrastructure List, if applicable Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2) Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.				
I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.					
Signature	Joran Francis		Date: 6.5.18		
Printed Na	DURICE MACHINE	ETA-	☐ Applicant or ズ Agent		
FOR OFFI	ICIAL USE ONLY	the state of the same of the same of the same of			
	Project Number:	Case Numbers	(1/706))=		
Staff Signa	ature:				



Subdivision Data: Zone Atlas Map No. H-17-Z

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING EIGHT TRACTS INTO THREE NEW TRACTS CHOSS SUBDIMSON ACREAGE: 11.1274 ACRES±
2004 ALAS MODY MC: H-17-Z
NO GF FACTS CREATED: 3
NO GF FACTS CREATED: 4
0.ALE OF FALL—MORE STREETS CREATED: 0
0.ALE OF SURVEY: FEBRUARY 28, THROUGH APRI, 7, 2017 Purpose of Plat

Notes:

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE NAD 1983).
- 2. ALL DISTANCES ARE GROWND DISTANCES-US SURVEY FOOT.
- 4. PLAT SHOWS ALL EASEMENTS OF RECORD.

THIS PROPERTY LIES WITHIN SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW HEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALULO COUNTY, NEW MEXICO.

E SYSPHENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS PAIR BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE HIGHCATED.

Public Utility Easements

Solar Note:

OD PROPERTY WITHIN THE AREA OF REQUESTED FAVAL ACTION SMALL AT MAY THE RE SUBJECT TO A DEED RESTRICTION, CONCLINAT, OR BINDING AGREEMENT PROPERTIENC SCALAR COLLECTIONS FROM BONG INSTALLED ON BINDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS REAT.

Free Consent

THE REPORT SHOWN HEREON IS MITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESCRISOF THE WORDSHOPED OWNER, EXERTING PUBLIC UTILITY EASEMENTS SHOWN KEREON FOR THE
COMMON MOD SONT USE OF CAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURED
SHOWN OF CREMENT DISTRICATION WAS COMMUNICATED, AND PRESE FOR WORDSHOPED UTILITIES WHERE
SHOWN OF CREMENT DISTRICATION WAS COMMUNICATED, AND CREMENT FOR CONSTRUCTION
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MY COMMISSION EXPIRES:

SAID DIWER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH USTED BENEFICIARIES AND STIPULATIONS.

SANJIN CHOPRA NANAGER RHINO INVESTMENTS NM HOTEL, LLC, A CAUFORNIA LIMITED LIABIUTY COMPANY DATE

Acknowledgment

STATE OF CALIFORNIA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE WE THIS DAY OF SOUTH LIMITED LIABILITY OF COLFORNIA LIMITED LIABILITY COLFORNIA LIMITED LIABILITY COLFANY

NOTARY PUBLIC

RECORDING STAMP

Tracts A, B and C Lands of Rhino

Plat of

Section 11, Township 10 North, Range 3 East, N.M.P.M. Investments Hotel, LLC

Albuquerque, Bernalillo County, New Mexico May 2018

Project No.

Application No. 18DRB-

Utility Approvals

NEW MEXICO GAS COMPANY	PNM	
DATE	DATE	

City Approvals COMCAST

> DATE DATE

DWEST CORPORATION D/B/A CENTURYLINK QC

CITY SURVEYOR DATE

A.B.C.W.U.A. TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE DATE

AMAFCA PARKS AND RECREATION DEPARTMENT DATE DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

CITY ENGINEER

DATE

CODE ENFORCEMENT DATE

TREASURER CERTIFICATE

Surveyor's Certificate

I. LARRY IM MEDIAND, A RECISTERD MEY MEDICO PROFESSIONA, LAO, SURIETYD WORDT THE LANG OF THE STATE OF MEW MEDICA, DERBEY SEETIN THAT THIS PLAY. SPREY METTING THE MINIMUM RECUREDATED FROM FIELD NOTES OF AM ACTIVA, SURIEY METTING THE MINIMUM RECUREDATIS FOR MEDICAL AND OF THE MINIMUM STANDARDS FOR LAND SURRETS AS SUBDIVISION OFFICIAL AND OF THE MINIMUM STANDARDS FOR LAND SURRETS AS EMPORTED BY THE ALL BANGE OF LECENSIER FOR BOUNGEES AND SURVEYORS AND THAT SO TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELLET, AND THAT NO PROFEDIAL-BOARD SECSIFICATION AND RECORD BOUNDARDES AS EXCEPTING THE MEDICAL COLUMN STANDARD SECSIFICATION RELATIONS OF THE MEDICAL AND THAT SHOWN IN THEIR CORRECT LOCATION RELATINE TO RECORD BOUNDARDES AS

V.M.P.S. NO. 11993

(11993)





DEFICE LOCATION: 9290 San Matteo Boulevard, NE Albuquerque, NM 87113

505.856.5700 PHONE 505.856.7900 FAX

Sheet 1 of 3

PRECISION SURVEYS, INC.

INDEXING INFORMATION FOR COUNTY CLERK
OWNER RHINO INVESTMENTS NM HOTEL, LLC
SECTION 11. TOWNSHIP 10M, RANGE 3.E.
SUBDIVISION DALE J. BELLAMAH'S CARUSLE REPLAT
UPC
101705905518731030

GRID TO GROUND 1 000313217 GROUND TO GRID 0 999668788

DOUEROUE GEODETIC REFERENCE SYSTEM

Date pour son scaling and N = 0

3 NAVD88

COORDINATE AND DIMENSION INFORMATION

GROUND

STANDARD

Disclaimer

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D. <u>CABLE T</u>Y FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNES, CABLE, AND OTHER RELATED EQUIPMENT INCRESSARY TO PROVIDE CABLE SERVICES

AND FACILITIES REASONABLY

C. DIEST_CREDIBATION_D<u>OUT. CENTRETLEN. DC</u> FOR THE HISTALLATION, IMMYENANCE, AND SERVEE OF SLOY LINES, CARE, AND OTHER RELATED EQUIPMENT AND FACULTES REASONURLY RECUSSARY TO PROVIDE COMMUNICATION SORNICES. E. <u>METE METODO DAS COMPAN</u>Y FOR ANSTALLATION, MAINTENANCE, AND SERVICE OF HATURAL CAS LINES VALVES AND OTHER EQUIPMENT AND FACUTIES REASONMENT MEDISSANT TO PROVIDE HATURAL CAS SOTRICIOS.

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CASSMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) PEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FINE (3) FEET ON EACH SIDE:

RECORDING STAMP

Tracts A, B and C

Investments Hotel, LLC Lands of Rhino

Section 11, Township 10 North, Range 3 East, N.M.P.M Albuquerque, Bernalillo County, New Mexico May 2018

Shared Parking Agreement Note

CESTING SHIME HAMPESS AND CREEKS/AMARINE ELECTRON FOR A VOLL DICTURE SHETTING CHESTER THE THE ANGLE AND HAMPES AND CREEKS OF THE CHESTER OF T (A) TEMPORARY CLOSURE

(B) EXCLUSION OF NON-PERMITTEES
(C) MAINTENANCE AND REPAIRS

(A) UTILITY FACILITIES
(B) LOCATION AND RELOCATION

EASEMENTS FOR CONSTRUCTION, MAINTENANCE, AND RECONSTRUCTION (C) SURFACE DRAINAGE

SELLANEOUS COMMON AREA EASEMENTS (A) FOUNDATIONS AND FOOTINGS
(B) SUBTERRANEAN CONSTRUCTION
(C) NO COMMON WALLS

(8) DESIGNATION OF GROUND LEASE EXCLUSIVE PARKING CONTROL AREA (A) PARKING

(D) PEDESTRIAN TRAFFIC

(E) TEMPORARY CONSTRUCTION ACTIVITY (F) DOORS AND EXITS

(C) FOUNDATIONS, FOOTNICS, OVERHANCS, AND CANOPIES (H) ENCROACHMENTS REPAIRS, MAINTENANCE, AND REPLACEMENT

Legal Description

A TRACT OF LAND LYMO AND STILLE WHIN SECTION II, DONESHO TO NORTH, PARCE 2 EST, MAJEN OTH OF MEDICHEROE, BERNALLO COUNTY, NOW MEDICA COMPRISON OF TRACTS, 2 AND 3 CP WIT NO. THE COUNTY CANNOT CANNOT

BECHNING AT THE MORTHMEST CORMER OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF CARLISLE BOLLEVARD, K.E., WARKED BY A SET PK MAIL WITH MASHER "PS 11893", FROM WHEINGE A TIE TO A.R.G.S. MONIMENT IOLHI7 BEMAS IN BOTAMOE E, A DISTANCE OF 1308,98 FEET;

THENCE FROM SAID POINT OF BEGINNING. LEAVING SAID RICHT OF WAY LIKE S BS38'02" E. A DISTANCE OF 150.00 FEET TO AM ANCLE POINT, MARKED BY A SET PK NAIL WITH WASHER "PS 11993".

HENCE'S 0034'21" W, A DISTANCE OF 115,00 FEET TO AN ANGLE POINT, MARKED BY A FOUND PK NAIL WITH WASHER "PS 3516";

THENCE S 89"33"25" E, A DISTANCE OF 221.37 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 5 REBAR:

THENCE N 022939" E. A DISTANCE OF 4.40 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11953":

THENCE'S 88°12'01" E. A DISTANCE OF 215.00 FEET TO AN ANGLE POINT, LYING ON THE WEST RIGHT OF WAY UNE OF SOLAND DRIVE, N.E., MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID SOUTH RIGHT OF MAY LINE, S 75'39'29" E. A DISTANCE OF 424.14 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A FOLIND NO. 5 REBAR WITH RED PLASTIC CAP (ILLEGIBLE): THENCE ALONG SAID HEST RIGHT OF HAY LINE. S 002844" H. A DISTANCE OF 285.04 FEET TO AN ANQLE POINT, LYING AT THE INTERSECTION OF SAID HEST RIGHT OF HAY LINE AND THE SOUTH RIGHT OF HAY LINE OF PROSPECT ANOUNCE, ILE, MARKED BY A SET PR NAIL HITH MASHER "PS 11993".

THENCE LEANNG SAID SOUTH RICHT OF WAY LINE. S 0028'02" M. A DISTANCE OF 91.20 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. S REBAR,

THÉNCE S 8931'56' E. A DISTANCE OF 118.33 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893"; THENCE S 0078'02" W, A DISTANCE OF 130.00 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLUSTIC CAP "PS 11993"; THENCE N 8931'58" W. A DISTANCE OF 118.33 FEET TO AN ANGLE POINT, WARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

PENCE S 0078'02" W. A DISTANCE OF 64.14 FEET TO AN ANGLE POINT, TO THE SOUTHEAST CONNER OF DESCRIBED TRACT, LYING ON THE MORTH RIGHT OF WAY LINE OF THE ALKLASICA, KORTH DINGRISON CHANNEL RIGHT OF WAY, WARKED BY A SET NO. 4 REBAR WITH YELLOW PLUSTIC CAP "PS 11893"; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N 8938'20" W. A DISTANCE OF SAIGG FEET TO AN ANGLE POINT, WARKED BY A SET NO. A REBAR WITH YELLOW PLASTIC CLP "PS 11893";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, N 883418" W, A DISTANCE OF 121.30 FEET TO AN ANGLE POINT, WARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, N. 8172/52" W. A DISTANCE OF 74.51 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 5 REBAR WITH ALUMINUM CAP." MC 1981". HENCE CONTINUING ALONG SAD NORTH RIGHT OF WAY LINE, IN BY12/47" W. A DISTANCE OF 89.96 FEET TO AN ANGLE POINT MARKED BY A SET NO. REBAR WITH YELLOW PLASTIC CAP "PS 11993"

HENCE LEANNG SAD NORTH RIGHT OF WAY LINE, N 003617" E, A DISTANCE OF 182.13 FEET TO AN ANGLE POINT, WARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11983";

THENCE IN 893959° M. A DISTANCE OF 150.00 FEET TO AN ANGLE POINT, LYING ON THE EAST RIGHT OF WAY LINE OF CARLISLE BOULEVARD, W.E., WARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 03'55'23" M, A DISTANCE OF 57.13 FEET TO AN ANGLE POINT, MARKED BY A SET NO. REBAR MITH YELLOW PLASTIC CAP "PS 11893";

THENCE CONTINUING ALONG SAID EAST RICHT OF MAY LINE, N 13'50'23" N. A DISTANCE OF 24.30 FEET TO AN ANGLE PONT, MARKED BY A SET NO. 4 REBAR MITH YELLOW PLASTIC CAP "PS 11983";

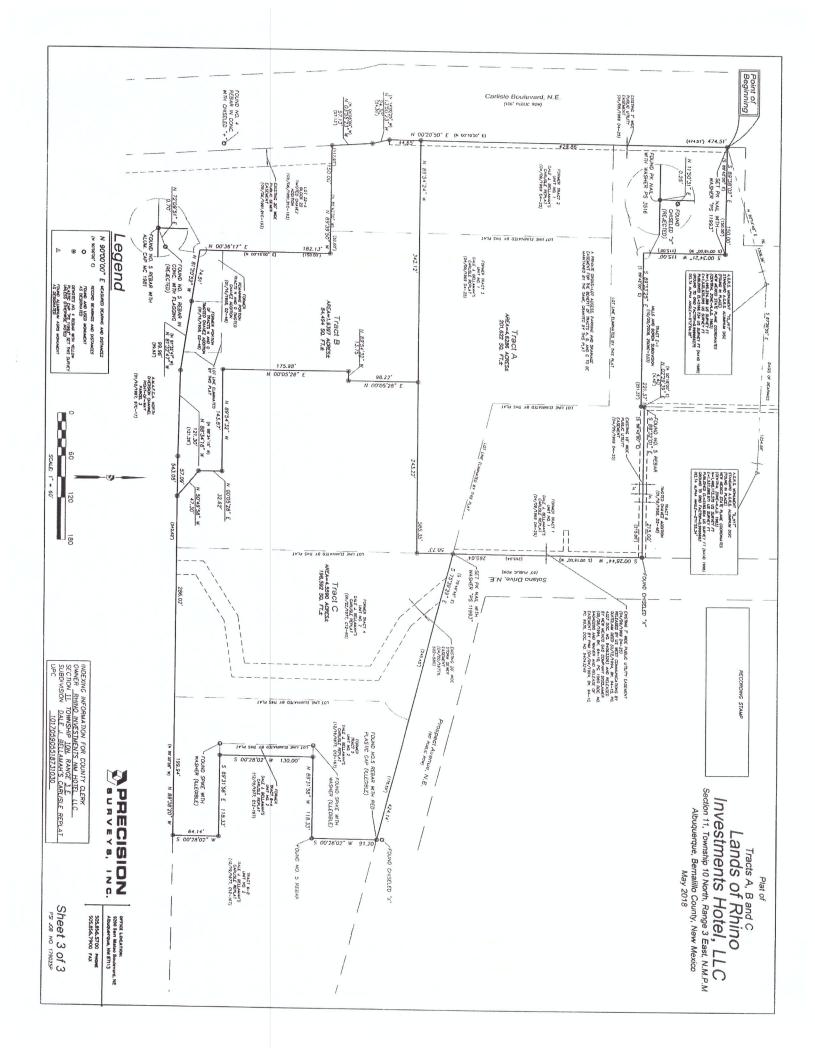
THENCE CONTINUING ALCHG SAID EAST RICHT OF WAY LINE, N 0020'SO" E, A DISTANCE OF 474.51 FEET TO THE POINT OF BECHNING, CONTAINING 11,1274 ACRES (484,708 SOLARE FEET), MORE OR LESS, NOW COMPRISING OF TRACTS A, B, AND C, LANDS OF RHING INVESTIGENTS HOTEL, LLC.

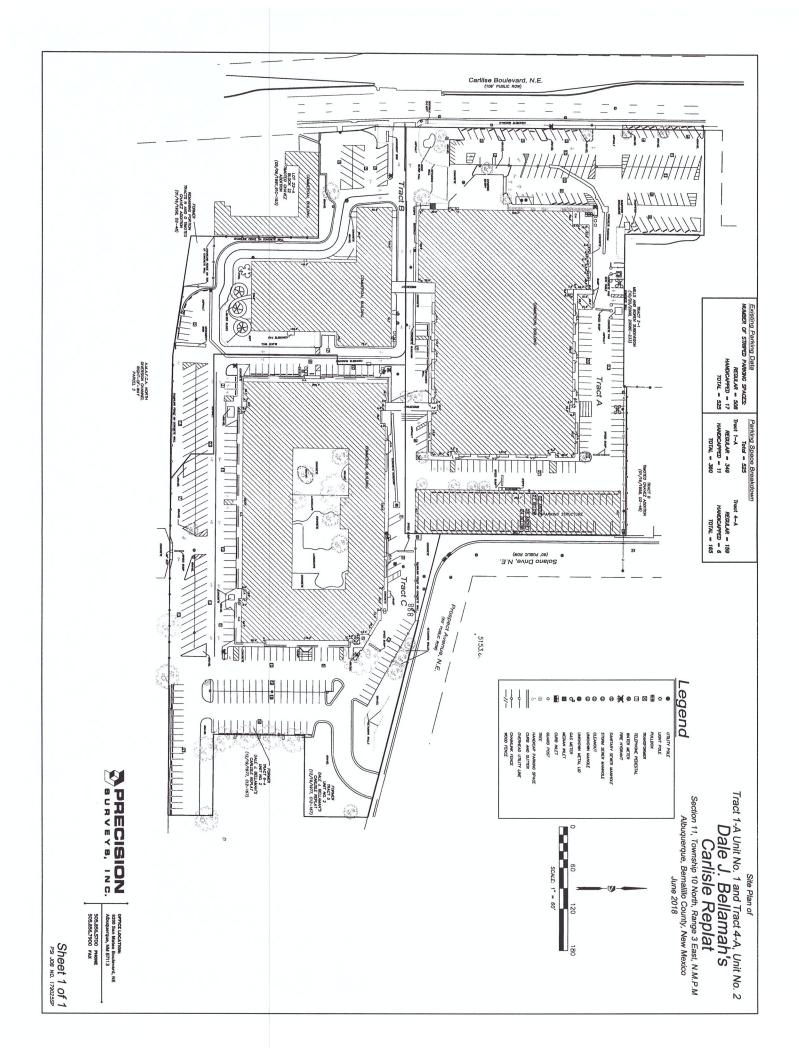
PRECISION BURVEYS, INC.

INDEXING INFORMATION FOR COUNTY CLERK
OWNER PHINO INVESTMENTS NM HOTEL, LLC
SECTION 11. TOWNSHIP 10M RANGE 3.E.
SUBDIVISION DATE 1. BELLAMAT'S CARUSLE REPLAT
UPC 101705905518731030

OFFICE LOCATION: 9200 San Meteo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX

Sheet 2 of 3





ARCH+PLAN LAND USE CONSULTANTS ALBUQUERQUE NM

June 4, 2018

Kym Dicome, Chair City of Albuquerque Development Review Board 600 2nd St NW Albuquerque NM

RE: TRACTS A, B AND C, LANDS OF RHINO INVESTMENTS HOTEL LLC

Ms. Dicome and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above mentioned property.

The property owner would like to consolidate existing Tracts 1, 2 and 3, Dale J. Bellamah's Carlisle Replat Unit 1; Tracts 4, 5 and 6A, Dale J. Bellamah's Carlisle Replat Unit 2 and a portion of Tracts N and O, Timoteo Chavez Addition into three (3) tracts. Proposed Tract A at 4.63± acres, Tract B at 1.94± acres, Tract C at 4.56± acres on property zoned MX-M (Moderate Intensity).

Existing property is currently developed with the Wyndham Albuquerque Hotel and Conference Center.

The site is located within the Mid Heights Planning Area and is governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan.

Thank you for your time and consideration of the proposed application.

Sincerely,

Dérrick Archuleta, MCRP

Principal

