



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	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<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 Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input checked="" type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Kassam Land Acquisition 10, LLC		Phone: (505) 243-6000
Address: 6501 Eagle Rock Ave NE, Suite B-5		Email: akassam@legacy-hospitality.com
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any): RESPEC		Phone: (505) 253-9811
Address: 5971 Jefferson St. NE, Suite 101		Email: jeremy.shell@respec.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner	List <u>all</u> owners: Kassam Land Acquisition 10, LLC	

BRIEF DESCRIPTION OF REQUEST

Infrastructure Improvements Agreement Extension

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

Lot or Tract No.: Tracts A-2-A-1-A	Block:	Unit:
Subdivision/Addition: Park Square	MRGCD Map No.:	UPC Code: 101805839046211518
Zone Atlas Page(s): J-18	Existing Zoning: MX-H	Proposed Zoning: MX-H
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 1.82

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Americas Parkway NE Between: Indian School Rd and: I-40

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1000551, 1008660, 1009284, DRB-98-176, Z-1450, Z-95-70, PR-2018-01284, J18D033, 2018-001524

Signature:	Date:
Printed Name: Jeremy Shell	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		

Meeting/Hearing Date: _____ Fee Total: _____

Staff Signature: _____ Date: _____ Project #: _____

FORM S1: SUBDIVISION OF LAND – MAJOR

Please refer to the DRB public hearing schedule for hearing dates and deadlines. 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.

INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled
- Sign Posting Agreement

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

MAJOR AMENDMENT TO PRELIMINARY PLAT

- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (10 copies, 24" x 36" folded)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List
- Cross sections of proposed streets (3 copies, 11" x 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(J)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to applicable Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Signed** Pre-Annexation Agreement if Annexation required
- Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- TIS Traffic Impact Study Form


EXTENSION OF PRELIMINARY PLAT

MAJOR INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

- Proof of Pre-Application Meeting with City staff (not required for extension of an IIA)
- Preliminary Plat or site plan reduced to 8.5" x 11"
- Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- Copy of DRB approved infrastructure list
- Copy of the Official DRB Notice of Decision for the original approval
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to applicable Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

Note: Only one extension for a time not to exceed the original period of validity is allowed before re-application for a new preliminary plat.

<p><i>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.</i></p>	
<p>Signature: _____</p>	<p>Date: _____</p>
<p>Printed Name: Jeremy Shell</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: _____</p>	<p>Case Numbers</p>
<p>_____</p>	<p style="text-align: center;">-</p>
<p>_____</p>	<p style="text-align: center;">-</p>
<p>_____</p>	<p style="text-align: center;">-</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

Agent Letter

Owner Information:

Legacy Hospitality, Inc.
Phone: 505-243-6000

Agent Information:

Hugh Floyd
RESPEC
5971 Jefferson St NE, Ste 101
Albuquerque, NM 87109
Cell Phone: 505-366-4187

Subdivision Name: Tract A-2-A-1-A, Park Square, Owner: Legacy Hospitality, Inc.

I, Faizel Kesan, Marilyn Mabie of Legacy Hospitality, owner of the above referenced land, hereby authorize RESPEC to be agent of the property listed above.



Legacy Hospitality, Inc.

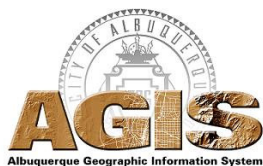
2/15/19

Date

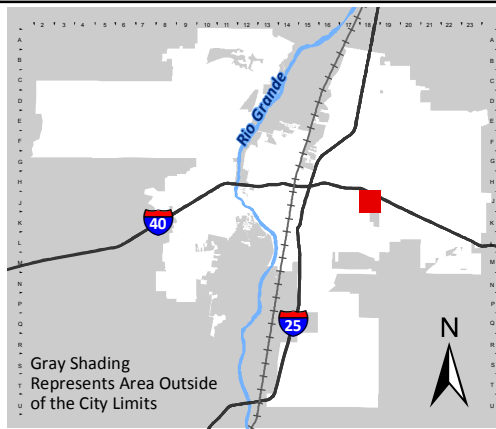


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



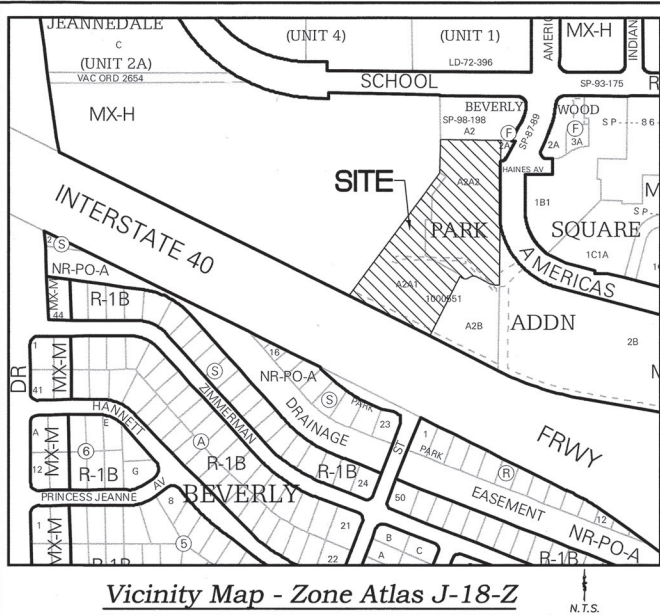
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-18-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



Vicinity Map - Zone Atlas J-18-Z

Documents

- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2335064 AND AN EFFECTIVE DATE OF JUNE 28, 2018.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 19, 2011 IN BOOK 11C, PAGE 35.
- PLAT FOR BEVERLY-WOOD ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 14, 1965 IN BOOK D3, PAGE 126.
- PLAT FOR TRACTS A-2-A & A-2-B, PARK SQUARE, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 2, 2001 IN BOOK 01C, PAGE 186.
- PLAT FOR TRACTS 2-A & 2-B, PARK SQUARE, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 13, 1998 IN BOOK 98C, PAGE 241.

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

FAIZEL KASSAM, MANAGING MEMBER
NEW OMNI HOSPITALITY LLC
C/O LEGACY HOSPITALITY LLC
OWNER, TRACT A-2-A-1

STATE OF WA }
COUNTY OF King } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 6 2018
BY: FAIZEL KASSAM, MANAGING MEMBER
NEW OMNI HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC

BY: Kant-McCart
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-15-2020



Indexing Information

Section 13, Township 10 North, Range 3 East,
N.M.P.M.
Subdivision: Park Square
UPC #101805839046211518 (Tract A-2-A-1)
Owner: New OMNI Hospitality LLC c/o Legacy Hospitality
UPC #101805840848311521 (Tract A-2-A-2)
Owner: Kassam Land Acquisition 10 LLC

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....4.0763 ACRES
ZONE ATLAS PAGE NO.....J-18-Z
NUMBER OF EXISTING LOTS.....2
NUMBER OF LOTS CREATED.....2
MILES OF FULL-WIDTH STREETS.....0.00 MILES
MILES OF HALF-WIDTH STREETS.....0.00 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.00 ACRES
DATE OF SURVEY.....JUNE 2018

Notes

- FIELD SURVEY PERFORMED IN JUNE 2018.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE) USING A GROUND TO GRID FACTOR OF 0.999663229.
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Legal Description

TRACTS LETTERED "A-2-A-1" AND "A-2-A-2" OF THE REPLAT OF TRACT A-2-A, PARK SQUARE, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 19, 2011, IN PLAT BOOK 2011C, PAGE 35, AS DOCUMENT NO. 2011037509.

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

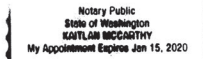
FAIZEL KASSAM, AUTHORIZED SIGNATORY
KASSAM LAND ACQUISITION 10 LLC
OWNER, TRACT A-2-A-2

STATE OF WA }
COUNTY OF King } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 6 2018
BY: FAIZEL KASSAM, AUTHORIZED SIGNATORY, KASSAM LAND ACQUISITION 10 LLC

BY: Kant-McCart
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-15-2020



Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 101805839046211518 101805840848311521

PROPERTY OWNER OF RECORD
KASSAM LAND ACQUISITION
BERNALILLO COUNTY TREASURER'S OFFICE
GEORGE SHONE 7-10-18



Plat for
Tracts A-2-A-1-A &
A-2-A-2-A, Park Square
Being Comprised of
Tracts A-2-A-1 & A-2-A-2
Park Square
City of Albuquerque
Bernalillo County, New Mexico
July 2018

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number: PE-2018-001284

Application Number: CD-2018-00037

Plat Approvals:

[Signature] 7-17-2018
DNM Electric Services
[Signature] 7-16-18
Qwest Corp. d/b/a CenturyLink, LLC
[Signature] 7/16/18
New Mexico Gas Company
[Signature] 7/16/18
Comcast

City Approvals:

[Signature] 7/10/18
City Surveyor
[Signature] 7/18/18
Traffic Engineer
[Signature] 7/18/18
Parks and Recreation Department
[Signature] 7/18/18
AMAFCA
[Signature] 7/18/2018
City Engineer
[Signature] 7-18-2018
DRB Chairperson, Planning Department
N/A
Real Property Division

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. 7/5/18
Will Plotner Jr.
N.M.R.P.S. No. 14271
Date

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244



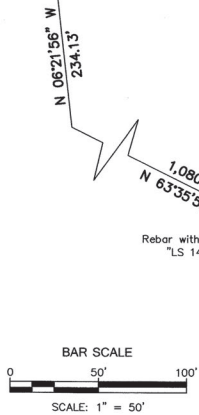
**Plat for
 Tracts A-2-A-1-A &
 A-2-A-2-A, Park Square
 Being Comprised of
 Tracts A-2-A-1 & A-2-A-2
 Park Square
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2018**

Line #	Direction	Length (ft)
L1	N 89°27'22" W (N 89°26'46" W)	9.55'(9.55')
L2	S 26°21'10" W	5.36'
L3	N 03°43'31" W	31.72'
L4	N 53°30'38" W	75.94'
L5	N 03°10'10" W	23.43'
L6	S 00°31'37" W	37.38'
L7	S 89°28'23" E	131.70'
L8	N 63°39'50" W (N 63°40'43" W)	48.12'(48.12')
L9	N 43°13'49" W	3894.19'
L10	S 15°00'15" E	19.74'
L11	N 00°33'01" E	149.96'
L12	N 61°16'13" W	76.21'
L13	N 61°16'18" W	60.71'
L14	N 26°15'38" E	29.94'
L15	S 63°44'22" E	15.50'
L16	S 26°15'38" W	20.59'

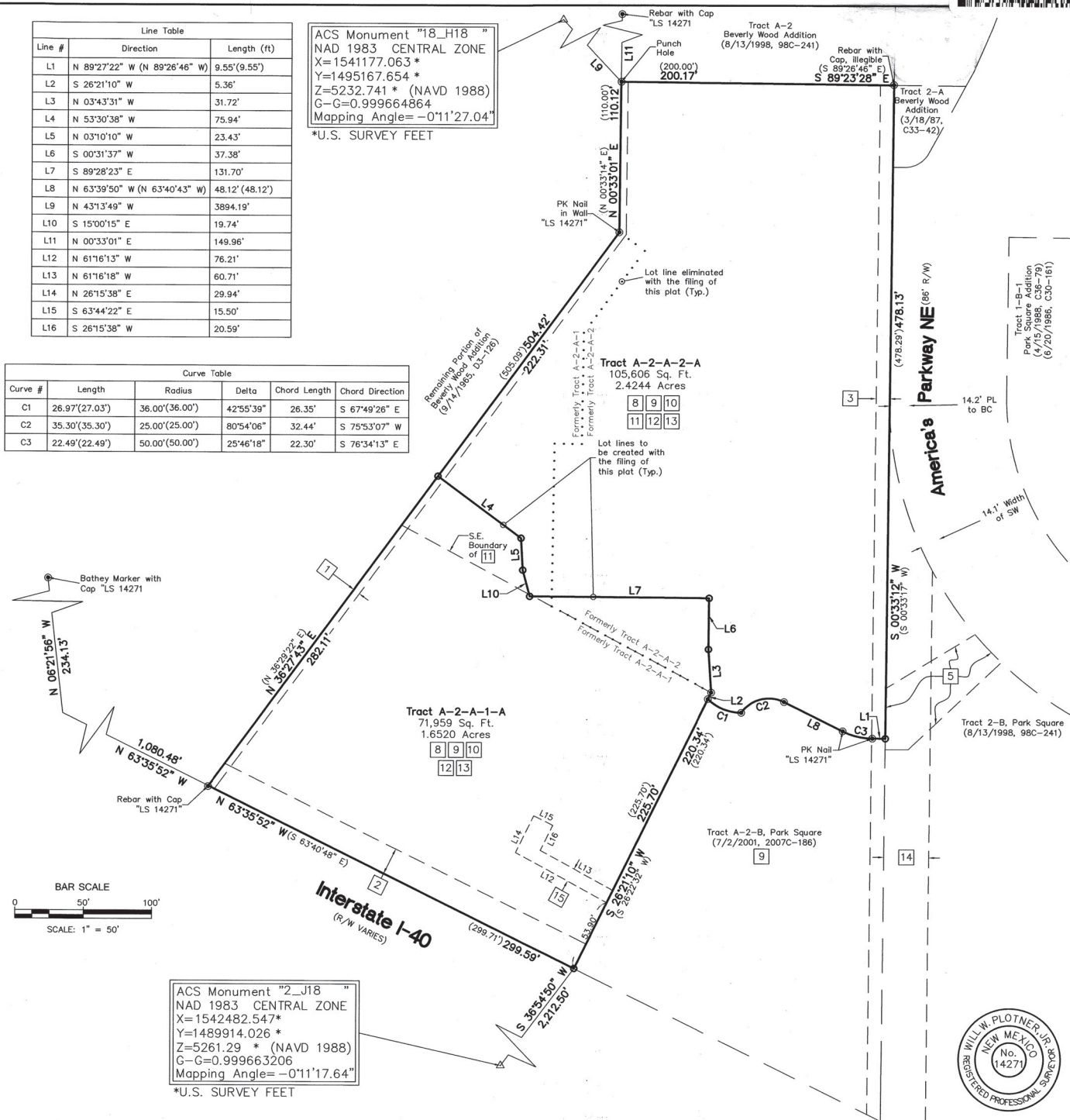
ACS Monument "18_H18"
 NAD 1983 CENTRAL ZONE
 X=1541177.063 *
 Y=1495167.654 *
 Z=5232.741 * (NAVD 1988)
 G-G=0.999664864
 Mapping Angle=-0°11'27.04"
 *U.S. SURVEY FEET

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	26.97'(27.03')	36.00'(36.00')	42°55'39"	26.35'	S 67°49'26" E
C2	35.30'(35.30')	25.00'(25.00')	80°54'06"	32.44'	S 75°53'07" W
C3	22.49'(22.49')	50.00'(50.00')	25°46'18"	22.30'	S 76°34'13" E

Bothey Marker with Cap "LS 14271"



ACS Monument "2_J18"
 NAD 1983 CENTRAL ZONE
 X=1542482.547*
 Y=1489914.026 *
 Z=5261.29 * (NAVD 1988)
 G-G=0.999663206
 Mapping Angle=-0°11'17.64"
 *U.S. SURVEY FEET



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (7/2/2001, 2001C-186)
●	FOUND MONUMENT AS INDICATED CHISELED "X" IN CONCRETE UNLESS OTHERWISE NOTED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Easement Notes

- 1 EXISTING 5' UTILITY EASEMENT (6/29/1984, C24-89)
- 2 EXISTING 20' COA WATER & SEWER EASEMENT (9/14/1965, D3-126) & (6/29/1984, C24-89)
- 3 EXISTING 10' PNM EASEMENT (4/29/1975, BK. MISC. 418, PG. 830)
- 4 INTENTIONALLY OMITTED
- 5 EXISTING NON-EXCLUSIVE PRIVATE ACCESS EASEMENT (8/7/1998, BK. 98-13, PG. 8016)
- 6 INTENTIONALLY OMITTED
- 7 INTENTIONALLY OMITTED
- 8 EXISTING CABLE EASEMENT OVER NON-BUILDING AREAS (10/12/2007, DOC. NO. 2007144250)
- 9 EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT, PRIVATE CROSS LOT UTILITY EASEMENT AND RECIPROCAL PRIVATE CROSS PARKING EASEMENT BENEFITING AND MAINTAINED BY TRACT A-2-B AND TRACTS A-2-A & A-2-B (7/2/2001, 2001C-186) (4/19/2011, 2011C-35)
- 10 PRIVATE CROSS LOT DRAINAGE EASEMENT ACROSS TRACTS A-2-A-2 AND A-2-A-1 BENEFITING AND MAINTAINED BY TRACT A-2-B (8/13/1998, 98C-241)
- 11 PRIVATE PARKING, VEHICULAR ACCESS, AND PEDESTRIAN EASEMENT BENEFITING AND MAINTAINED BY TRACTS 1-B-1, A-2-A-1 AND A-2-A-2, PARK SQUARE (7/15/1998, BK. 9812, PG. 6785)(7/31/2002, BK. A39, PG. 6377) (1/14/2005, BK. A90, PG. 7567)(5/19/2007, BK. A136, PG. 8823)
- 12 PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1, A-2-A-2 AND A-2-B, PARK SQUARE (4/19/2011, 11C-35)
- 13 PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1 AND A-2-A-2, PARK SQUARE (4/19/2011, 11C-35)
- 14 EXISTING 33' COA WATER & SEWER EASEMENT (6/29/1984, C24-89)
- 15 10' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT



CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



February 14, 2019

City of Albuquerque
Development Review Board
Plaza del Sol
600 Second Street NW
Albuquerque, NM 87102

RE: Infrastructure Improvements Agreement (IIA) Extension, Tract A-2-A-1-A, Park Square,
Owner: Legacy Hospitality, Inc.

RESPEC Inc., agent for Legacy Hospitality – is requesting an Infrastructure Improvements Agreement Extension for Tract A-2-A-1-A. We are requesting that the Development Review Board approve the Infrastructure Improvements Agreement Extension Request.

This request pertains to the property north of Interstate 40 and west of Americas Parkway. The Infrastructure Improvements Agreement was originally approved November 6, 2006 and is set to expire on April 17, 2019. We are requesting an extension of the IIA to avoid the risk of the IIA expiring before we can construct the infrastructure improvements. I appreciate your consideration in this matter.

Included with this submittal:

- Letter dated February 15th, 2019 from Aleem Kassam, Managing Member with Legacy Hospitality, Inc. appointing RESPEC as agent of record
- Sign Posting Agreement
- Zone Atlas map with the entire property(ies) clearly outlined
- Approved Site Plan
- Copy of DRB approved infrastructure list
- Copy of the Official DRB Notice of Decision for the original approval and previous extensions
- Buffer map and list of property owners within 100 feet, notifying letter and proof of first class mailing

Sincerely,

Jeremy Shell
Engineer

5971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109
505.268.2661

INFRASTRUCTURE LIST

(REV 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

UPTOWN HOTEL SITE FOR REGAL HOSPITALITY
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING TRACTS A2A AND A2B PARK SQUARE ADDITION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Crst Engineer
662082		10"	WATER TAP FOR PRIVATE FIRE HYDRANTS AND FIRE SPRINKLER SYSTEMS	AMERICA PARKWAY	SITE ENTRANCE	100' NORTH	/	/	/
		3"	WATER METER AND SERVICE	NE CORNER OF SITE	EX 12" WL IN AMERICA PARKWAY	NORTH SIDE HOTEL	/	/	/
		3"	WATER METER AND SERVICE	NE CORNER OF SITE	EX 12" WL IN AMERICA PARKWAY	SOUTH SIDE HOTEL	/	/	/
		10'	CONCRETE CROSS WALK	AMERICA PARKWAY	NORTH ENTRANCE		/	/	/
		10'	CONCRETE CROSS WALK	AMERICA PARKWAY	SOUTH ENTRANCE		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Cnst Engineer
							/	/
							/	/

Approval of Creditable Items:

Impact Fee Administrator Signature _____ Date _____
 City User Dept. Signature _____ Date _____

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
 Street lights per City requirements.

1 Engineers Certification of Grading Plan required for release of SIA and Financial Guarantee

2

3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DAVID SOULE
 NAME (print)

RIOGRANDE ENGINEERING

FIRM

[Signature] 4/18/12
 SIGNATURE - date

DRB CHAIR - date

[Signature] 04-18-12

TRANSPORTATION DEVELOPMENT - date

[Signature] 04/18/12

UTILITY DEVELOPMENT - date

[Signature] 4-18-12

CITY ENGINEER - date

[Signature] 4-18-12
 PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 26, 2017

Project# 1000551

17DRB-70096 2 YEAR SUBDIVISION IMPROVEMENT AGREEMENT
EXTENSION (2YR SIA)

CONSENSUS PLANNING agents for LEGACY HOSPITALITY INC request the referenced/ above action for all or a portion of Tract(s) A-2-A-1 and A-2-A-2, **PARK SQUARE ADDITION** zoned SU-3/ MU-UPT, located on AMERICAS PARKWAY NE between INDIAN SCHOOL RD NE and LOUISIANA BLVD NE containing approximately 4 acres. (J-18)

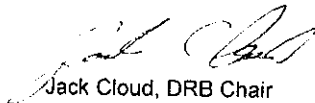
At the April 26, 2017 Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by May 4, 2017, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Jack Cloud, DRB Chair

From: [Quevedo, Vicente M.](#)
To: [Bethany March](#)
Subject: Public Notice Inquiry_Indian School Rd amd Americas PKWY_DRB
Date: Wednesday, January 30, 2019 9:26:11 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[IDOZoneAtlasPage J-18-Z.PDF](#)

Bethany,

The purpose of this email is to confirm that as of today, Wednesday January 30, 2019, there are no affected associations to notify regarding your DRB submittal. Thank you.

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Tuesday, January 29, 2019 4:26 PM
To: Office of Neighborhood Coordination <bethany.march@respec.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Bethany March

Telephone Number

(505)253-9752

Email Address

bethany.march@respec.com

Company Name

RESPEC

Company Address

5971 Jefferson St. NE Suite 101

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Tract A-2-A-2 Plat of Tracts A-2-A-1 & A-2-A-2 Park Square (a Replat of Tract A-2-A Park Square)

Physical address of subject site:

Subject site cross streets:

Indian School Rd amd Americas PKWY

Other subject site identifiers:

This site is located on the following zone atlas page:

J-18

=====
This message has been analyzed by Deep Discovery Email Inspector.



Americas Pkwy NE

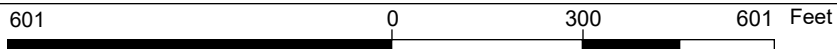


Legend

- Zone Grid
- Bernalillo County Parcels
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Buffer: 191ft.
ROW: Americas Pkwy. 91ft.



WGS_1984_Web_Mercator_Auxiliary_Sphere
1/30/2019 © City of Albuquerque

1: 3,606

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

TWO PARK SQUARE LLC
2800 POST OAK BLVD SUITE 5000
HOUSTON TX 77056-6118

NEW MEXICO EDUCATORS FEDERAL
CREDIT UNION
PO BOX 8530
ALBUQUERQUE NM 87198-8530

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

COLUMBIA PROPERTIES
ALBUQUERQUE LLC
740 CENTRE VIEW BLVD
COVINGTON KY 41017-5434

BIDWELL PROPERTIES LTD CO
413 SOSAYA LN
SANTA FE NM 87505-2852

OPS OFFICE INVESTMENT LLC
1950 ABBOTT ST SUITE 600
CHARLOTTE NC 28203

SHADOW CREEK ABQ LLC
7278 GLENVIEW DR
N RICHLAND HILLS TX 76180-8610

NEW OMNI HOSPITALITY LLC C/O
LEGACY HOSPITALITY LLC
6501 EAGLE ROCK AVE NE SUITE B5
ALBUQUERQUE NM 87113-2477

KASSAM LAND ACQUISITION 10 LLC
6501 EAGLE ROCK AVE NE SUITE B5
ALBUQUERQUE NM 87113

LEVINE INVESTMENTS LIMITED
PARTNERSHIP C/O RYAN LLC BANK OF
AMERICA CENTER
15 W 6TH ST SUITE 2400
TULSA OK 74119-5417



February 14, 2019

RE: Infrastructure Improvements Agreement (IIA) Extension, Tract A-2-A-1-A, Park Square,
Owner: Legacy Hospitality, Inc.

Dear Property Owner:

The purpose of this letter is to inform you that RESPEC, agent for Legacy Hospitality, owner of the above referenced property, has submitted a request for an Infrastructure Improvements Agreement Extension to the City of Albuquerque. The property is located North of Interstate 40 and west of Americas Parkway in Zone Map J-18. See attached map page. The Infrastructure Improvements Agreement was originally approved November 6, 2006 and is set to expire on April 17, 2019. We are requesting an extension of the IIA to avoid the IIA expiring before we can construct the infrastructure improvements.

The hearing is tentatively scheduled for March 13th, 2019 at the Plaza Del Sol building in the basement hearing room. The Development Review Board Agenda can be found at the following link:

<https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Sincerely,

Jeremy Shell
RESPEC
505.253.9811
Jeremy.shell@respec.com

5971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109
505.268.2661



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ALBUQUERQUE, NM 87109

To:

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2800 POST OAK BLVD SUITE 5000

HOUSTON TX 77056-6118

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To:

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ALBUQUERQUE NM 87198-8530

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To: COLUMBIA PROPERTIES ALBUQUERQUE LLC

740 CENTRE VIEW BLVD

COVINGTON KY 41017-5434

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To: BIDWELL PROPERTIES LTD CO

413 SOSAYA LN

SANTA FE NM 87505-2852

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ALBUQUERQUE, NM 87109

To: OPS OFFICE INVESTMENT LLC

1950 ABBOTT ST SUITE 600

CHARLOTTE NC 28203

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To: SHADOW CREEK ABQ LLC

7278 GLENVIEW DR

N RICHLAND HILLS TX 76180-8610

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ALBUQUERQUE, NM 87109

To: NEW OMNI HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC

6501 EAGLE ROCK AVE NE SUITE B5

ALBUQUERQUE NM 87113-2477

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5971 JEFFERSON ST SUITE 101

ALBUQUERQUE, NM 87109

To: LEVINE INVESTMENTS LIMITED PARTNERSHIP C/O RYAN

LLC BANK OF AMERICA CENTER

15 W 6TH ST SUITE 2400

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