

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

☒ SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? No if yes, indicate language: _____

- ☒ A Single PDF file of the complete application including all 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. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter describing, explaining, and justifying the request
- ☒ Scale drawing of the proposed subdivision plat
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all 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. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Copy of recorded IIA
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

☐ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all 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. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ___ 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.
- ___ 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
- ___ Sidewalk Exhibit and/or cross sections of proposed streets
- ___ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-6-4(K)
- ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved



Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

☐ MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all 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. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Infrastructure List, if applicable

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>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>	
Signature: 	Date: 9/23/2021
Printed Name: Delcie Dobrovolsky	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Sketch Plat Review for reconfiguration of property lines for subdivision.		

APPLICATION INFORMATION		
Applicant: Sanjiv Chopra Rhino Investments NM Hotel LLC		Phone: 702-843-4251
Address: 2200 Paseo Verde Parkway, Suite 260		Email: jwall@rhinoig.com
City: Henderson	State: NV	Zip: 89052
Professional/Agent (if any): Equiterra Regenerative Design Inc		Phone: 505-242-2851
Address: 302 Central Ave SE		Email: delcie@equiterra.design
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:		List all owners: Rhino Investments NM Hotel LLC & GGD Oakdale LLC
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: See next page	Block: See next page	Unit: See next page
Subdivision/Addition: See next page	MRGCD Map No.:	UPC Code: 101705905518731030, 101705902016731003 & 101705901417931032
Zone Atlas Page(s): H-17-Z	Existing Zoning: MX-M and MX-H	Proposed Zoning: No change
# of Existing Lots: 3	# of Proposed Lots: 3	Total Area of Site (Acres): 11.659
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 2412 & 2500 Carlisle NE	Between: Carlisle NE	and: I-40
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2018-001580, SI-2018-00153, SI-2020-000302, PA 20-276		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date: 09/23/2021	
Printed Name: Delcie Dobrovolsky		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	
Meeting Date:		Fee Total:	
Staff Signature:		Date:	Project #

LEGAL DESCRIPTION:

"TRACT 1", "TRACT 2" AND A PORTION OF "TRACT 3" OF UNIT No. 1 DALE J. BELLAMAH'S CARLISLE REPLAT, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 9, 1969, IN MAP BOOK D4, FOLIO 25;

"TRACT 4" AND "TRACT 5" OF UNIT No. 2 DALE J. BELLAMAH'S CARLISLE REPLAT, CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF A PORTION OF TRACTS N AND O TIMOTED CHAVEZ ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 22, 1977 IN MAP BOOK C12, FOLIO 60;

"TRACT 6-A" OF UNIT No. 2 DALE J. BELLAMAH'S CARLISLE REPLAT AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF TRACT 6 OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 19, 1977 IN MAP BOOK C12, FOLIO 167, AND

A PORTION OF TRACTS LETTERED "N" AND "O" OF TIMOTED CHAVEZ ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, AND R OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 16, 1958 IN MAP BOOK D2, FOLIO 48.

SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL OF LAND HEREIN DESCRIBED, SAID NORTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF "TRACT 2" OF UNIT No. 1 DALE J. BELLAMAH'S CARLISLE REPLAT, DESCRIBED ABOVE;

THENCE S. 89 deg. 42' 00" E., 150.00 FEET TO A POINT;

THENCE S. 00 deg. 18' 00" W., 115.00 FEET TO A POINT;

THENCE S. 89 deg. 42' 00" E., 221.32 FEET TO A POINT;

THENCE N. 00 deg. 18' 00" E., 4.40 FEET TO A POINT;

THENCE S. 89 deg. 42' 00" E., 215.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOLANO DRIVE N.E.;

THENCE S. 00 deg. 18' 00" W., 265.04 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT;

THENCE S. 75 deg. 49' 46" E., 424.14 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PROSPECT AVENUE N.E. TO A POINT;

THENCE S. 00 deg. 18' 00" W., 91.20 FEET TO A POINT;

THENCE N. 89 deg. 42' 00" W., 116.33 FEET TO A POINT;

THENCE S. 00 deg. 13' 09" W., 130.00 FEET TO A POINT;

THENCE S. 89 deg. 42' 00" E., 116.15 FEET TO A POINT;

THENCE S. 00 deg. 18' 00" W., 65.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID SOUTHEAST CORNER BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE A.M.F.C.A. EMBUDO CHANNEL;

THENCE N. 89 deg. 42' 00" W., 542.62 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT;

THENCE N. 88 deg. 45' 20" W., 121.26 FEET TO A POINT;

THENCE N. 81 deg. 43' 49" W., 99.93 FEET TO A POINT;

THENCE N. 00 deg. 18' 00" E., 42.66 FEET TO A POINT;

THENCE N. 89 deg. 42' 00" W., 74.00 FEET TO A POINT;

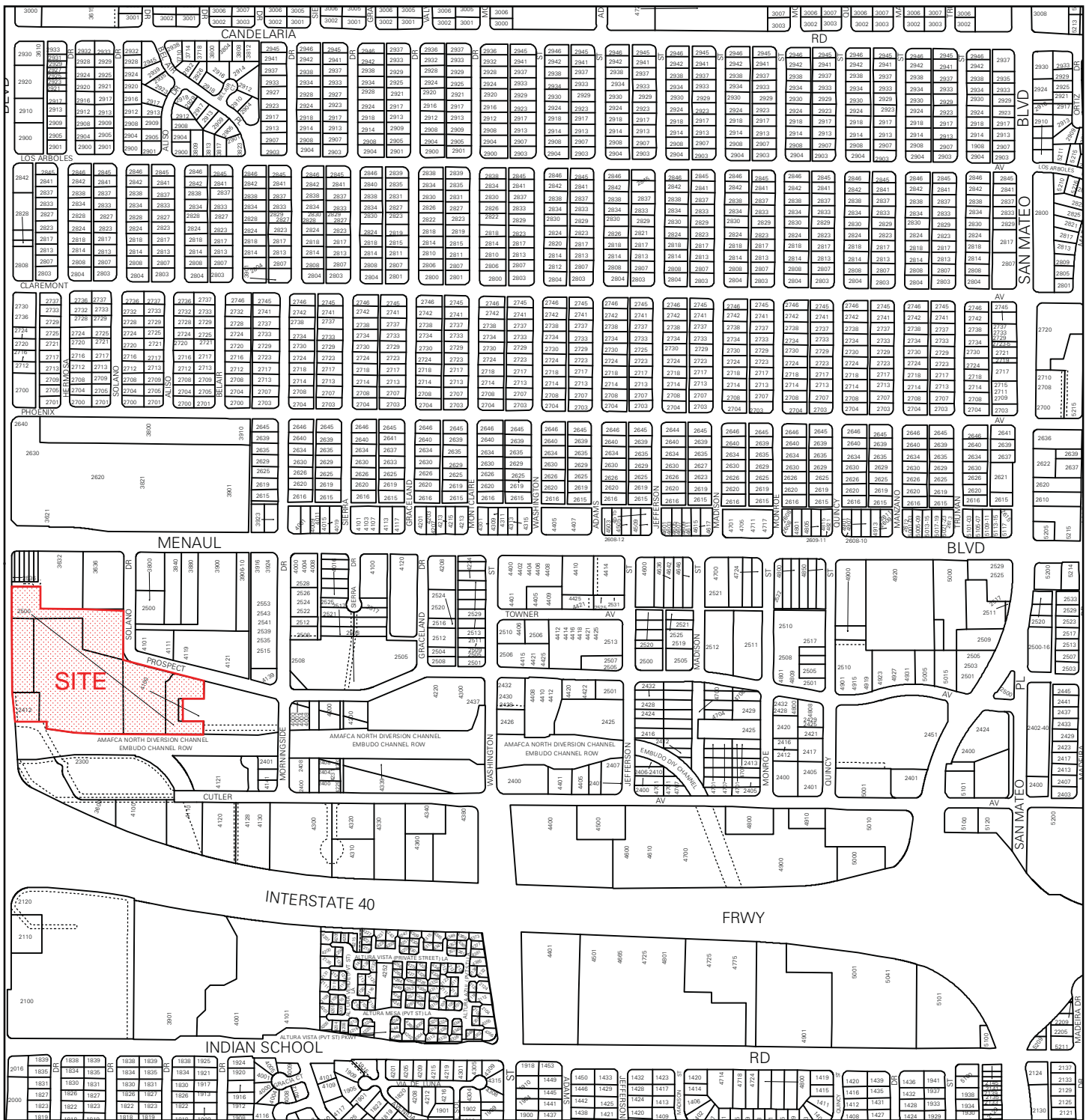
THENCE N. 00 deg. 18' 00" E., 150.00 FEET TO A POINT;

THENCE N. 89 deg. 42' 00" W., 150.00 FEET TO A POINT;

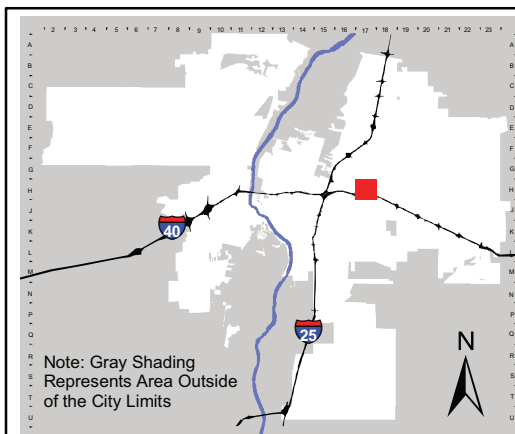
THENCE N. 04 deg. 05' 00" W., 57.13 FEET TO A POINT;

THENCE N. 14 deg. 00' 25" W., 24.30 FEET TO A POINT;

THENCE N. 00 deg. 10' 50" E., 474.51 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND THE POINT OF BEGINNING.



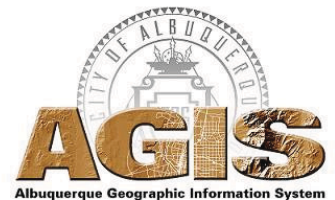
For more current information and details visit: www.cabq.gov/gis



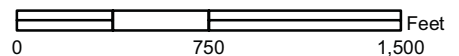
Address Map Page:

H-17-Z

Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



Note: Gray Shading Represents Area Outside of the City Limits



September 23, 2021

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

RE: Sketch Plat for 2500 Carlisle Blvd. NE

On behalf of Rhino Investments NM Hotel LLC and GGD Oakdale LLC, we are submitting this Sketch Plat for review and comment related to property subdivision of the property located primarily at 2500 Carlisle Blvd NE. The property owner intends to consolidate parcels that currently are divided into three properties and subdivide them as new parcels described and designated on "Plat of Tracts 1, 2, and 3 Rhino Tracts" – see the enclosed plat (page 6 of this document).

The parcels are located at 2500 Carlisle Blvd NE, 2412 Carlisle Blvd NE, and a property without an address described as "Remaining portions of blocks N & O Timoteo Chavez Addition (AKA N-19A-7A)". These parcels are owned by Sanjiv Chopra of Rhino Investments NM Hotel LLC and GGD Oakdale LLC.

As part of this process, the existing building (former water park structure) located on future Tract 1 will be demolished. The other buildings on site will remain.

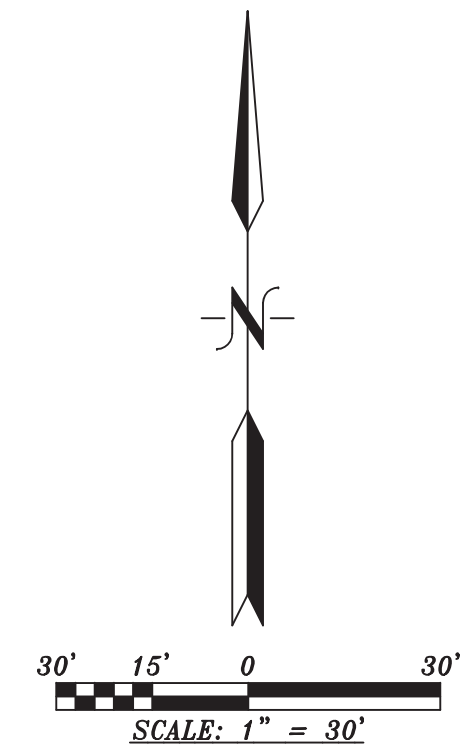
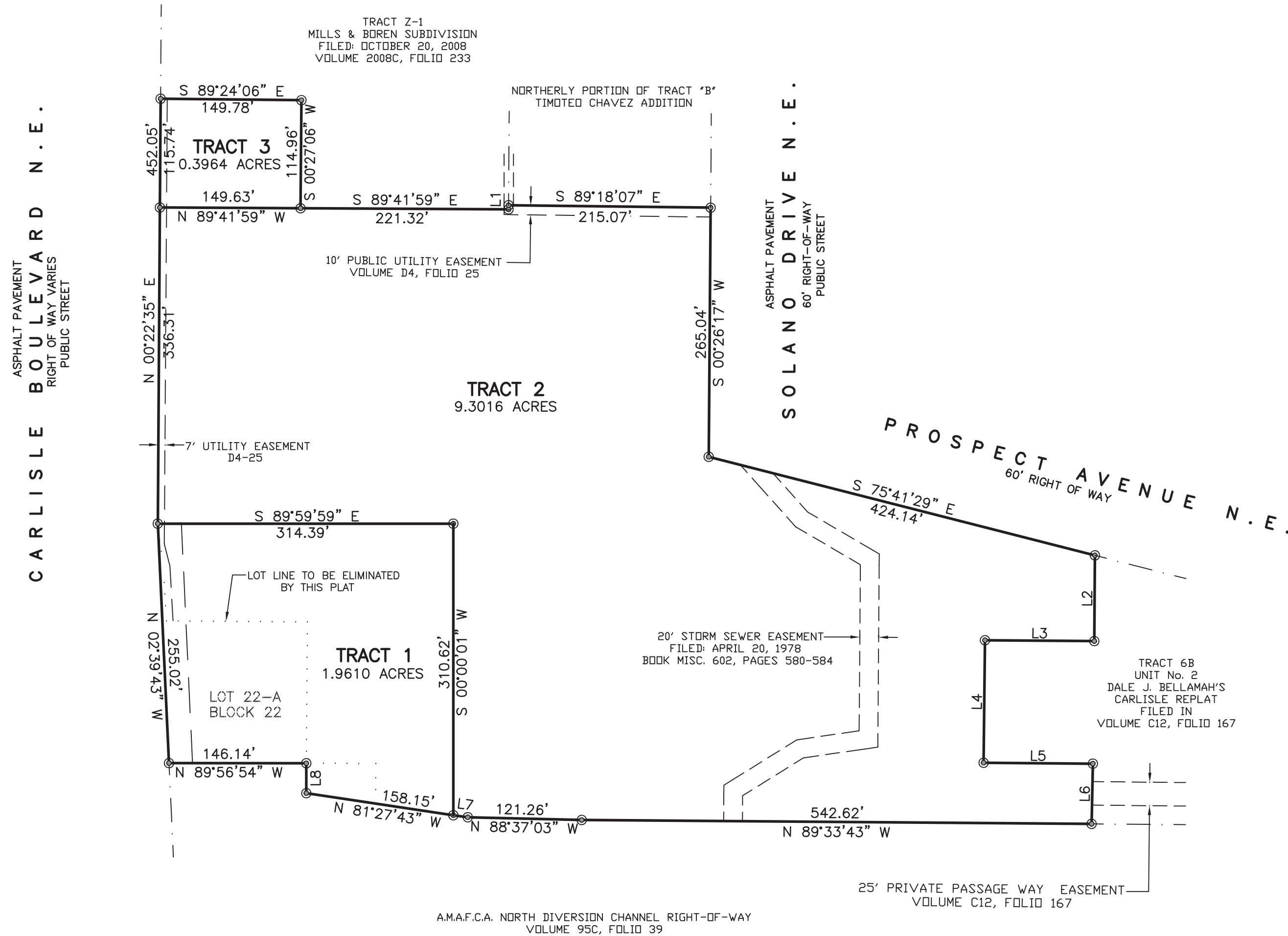
We appreciate your feedback on this Sketch Plat and look forward to moving this project forward.

Thank you,

Delcie Dobrovolny, Principal
Client Agent

PLAT OF TRACTS 1, 2 AND 3 RHINO TRACTS

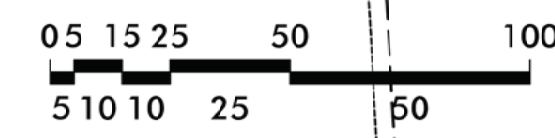
WITHIN
SECTION 11, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2021



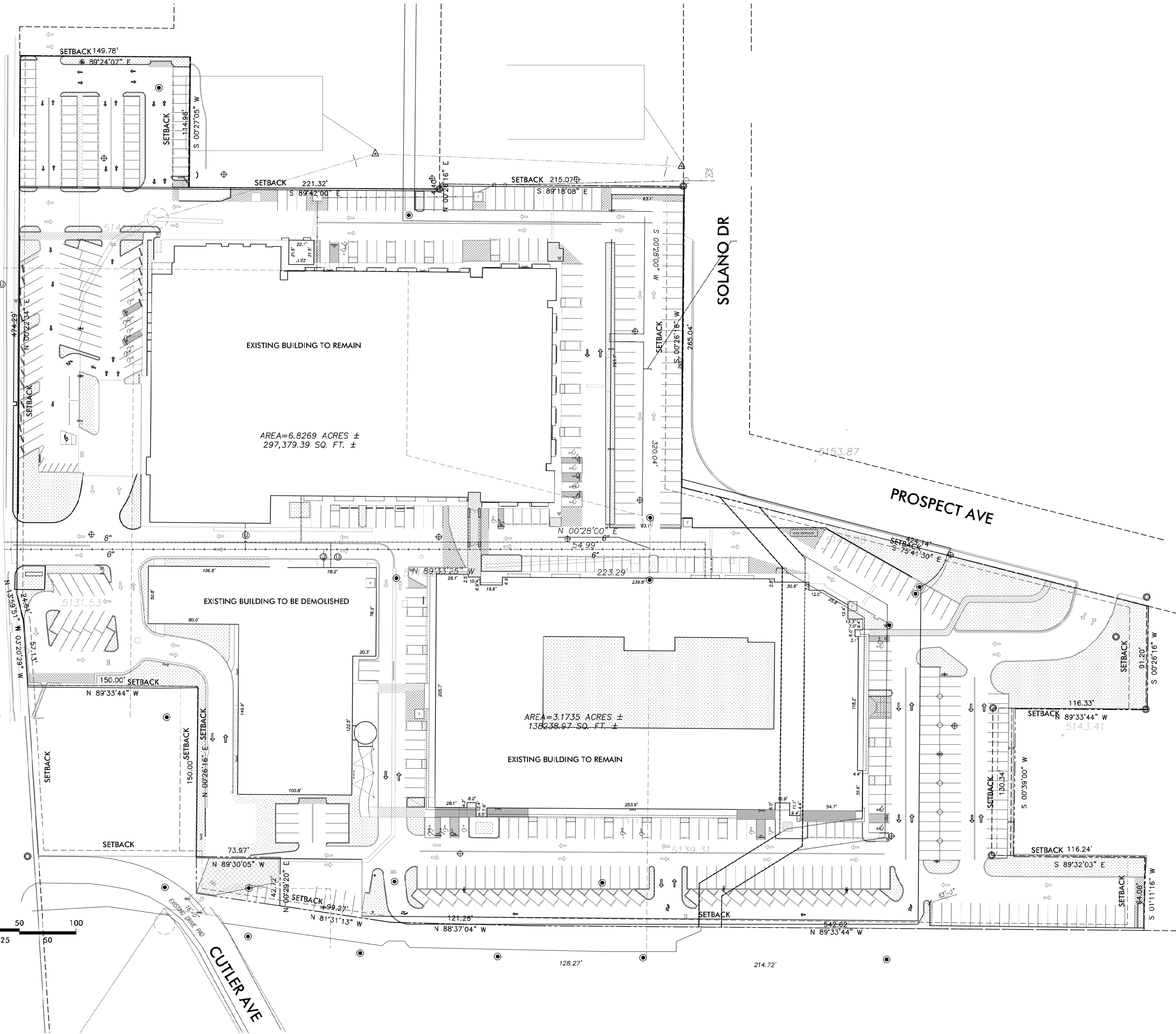
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°26'17" E	4.40'
L2	S 00°26'17" W	91.20'
L3	N 89°33'43" W	116.33'
L4	S 00°39'01" W	130.34'
L5	S 89°32'02" E	116.24'
L6	S 01°11'17" W	64.08'
L7	N 82°16'05" W	15.53'
L8	N 00°00'01" E	31.81'

CARLISLE BLVD



CUTLER AVE



EXISTING BUILDING TO REMAIN

AREA=6.8269 ACRES ±
297,379.39 SQ. FT. ±

EXISTING BUILDING TO BE DEMOLISHED

AREA=3.1735 ACRES ±
138,238.97 SQ. FT. ±

EXISTING BUILDING TO REMAIN

SOLANO DR

PROSPECT AVE