

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.
- 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



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: Sanjiv Chopra, Rhino Investments NM Hotel LLC		Phone: 702-843-4251
Address: 2200 Paseo Verde Parkway, Ste 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: 87107
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

We are requesting an administrative approval related to facade changes including new storefront, decorative metal panels, new paint, new signage.

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, 10170590201673100 & 101705901417931032
Zone Atlas Page(s): H-17-Z	Existing Zoning: MX-M	Proposed Zoning: No change
# of Existing Lots: 3	# of Proposed Lots: 3	Total Area of Site (acres): 11.0727

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2500 Carlisle NE	Between: Carlisle NE	and: I-40
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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

Signature:	Date: 03/23/2022
Printed Name: Delcie Dobrovolny	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2022-00606	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: PR-2018-001580

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. EMBUDD 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.

March 23, 2022

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

RE: 2500 Carlisle

Attention: City of Albuquerque

To Whom It May Concern,

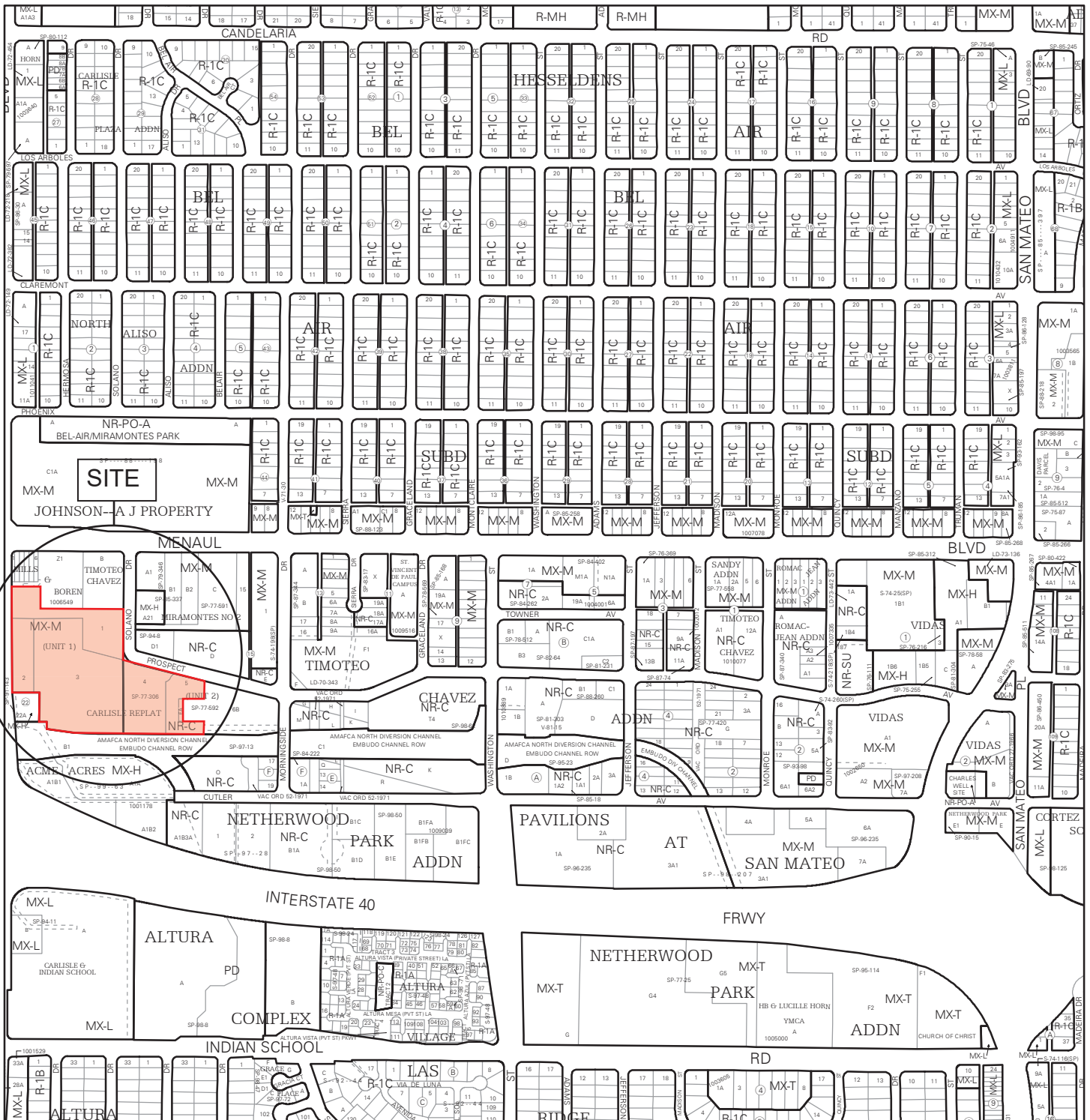
Please allow this letter to serve as formal notification that our Architect, Equiterra Regenerative Design Inc, is hereby authorized to act as agent on behalf of RHINO INVESTMENTS NM HOTEL LLC in order to submit information and applications for any necessary planning and building actions needed for the above-referenced project.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Sanjiv Chopra", with a long horizontal flourish extending to the right.


Sanjiv Chopra,
CEO
RHINO INVESTMENTS NM HOTEL LLC



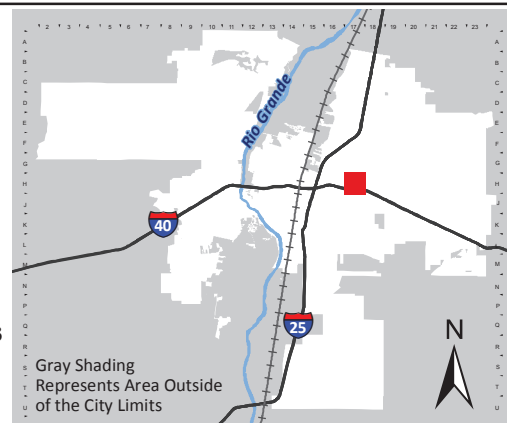
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



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



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-17-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

March 23, 2022

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

RE: Letter of Justification for Administrative Approval of Façade Changes

We are continuing our work with the Owner of the former Hotel Wyndham located at 2500 Carlisle Blvd NE to repurpose the existing buildings. When the Owner began the project, his focus was on converting the existing hotel into apartments. He is now working to redevelop the front portion of the building.

Per the criteria set forth in the IDO, our justification is as follows:

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.
 - a. **When the Owner began the project, his focus was on converting the existing hotel into apartments. At that time, the full scope of the changes to the non-residential portion were unknown. As the project has progressed and community needs and demand have evolved, the Owner is now taking measures to improve the frontage and character of the building.**
2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).
 - a. **The amendment is for a new façade and does not increase or decrease the dimension of any standard described in Table 6-4-5.**
3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.
 - a. **The amendment does not affect the open space on the development in any way.**
4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.
 - a. **The amendment does not reduce any building setback.**
5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.
 - a. **The amendment is unrelated to dwelling units and does not increase or decrease dwelling units.**

6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.
 - a. **The amendment does not adjust any building design standards and is intended to improve the aesthetics of the building.**
7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.
 - a. **The amendment only alters the approved landscape plan, in that it enlarges and changes the shape of one planter. This change slightly increases the total amount of landscaping on site. It does not affect any required trees, screening or buffering.**
8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.
 - a. **The amendment has no impact on traffic, streets, sidewalks, trails or connections.**
9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.
 - a. **The amendment has no impact on infrastructure, access or circulation.**
10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.
 - a. **The amendment does not change any condition attached to previous permits, approvals or plans.**
11. The amendment does not affect a property in an Overlay zone as regulated pursuant to O, in which case amendments may be granted per the original approval process for the Site Plan governing the site.
 - a. **The amendment does not affect a property in an Overlay zone.**
12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.
 - a. **The amendment does not approve any unauthorized land use.**
13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).
 - a. **The amendment does not expand a nonconformity.**

14. Other than those allowed within the threshold of a minor amendment pursuant to Table 6-4-4, the amendment does not affect a standard in Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-5 (Parking and Loading), or the DPM, in which case DRB review is required through a Site Plan – DRB pursuant to Subsection 14-16-6-6(G).

a. The amendment does not affect any of the standards outlined in this criterion.

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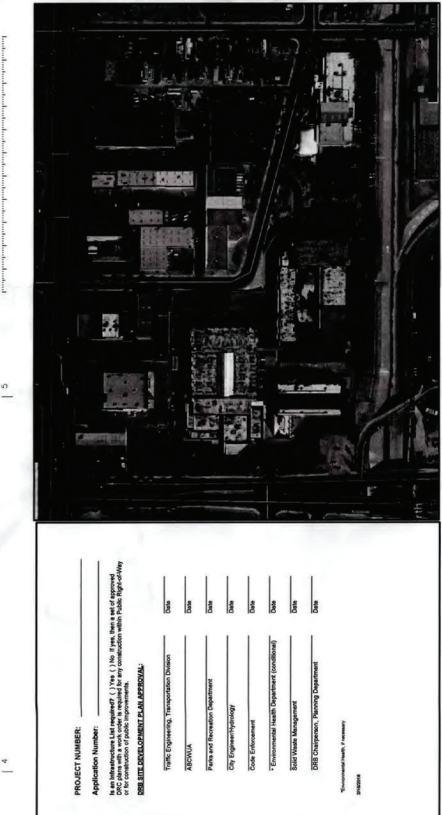
We appreciate your review and incorporation of this finalized design and look forward to your approval.

Please contact me if you have any questions or require further information.

Thank you,

A handwritten signature in black ink, appearing to read 'Delcie Dobrovolny', with a large, stylized flourish extending from the end of the signature.

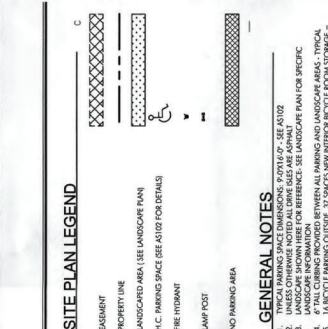
Delcie Dobrovolny,
Principal



PROJECT NUMBERS

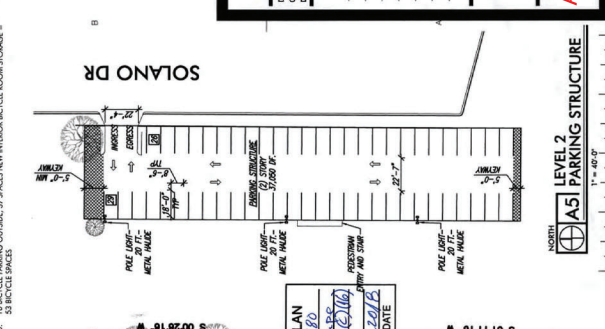
Application Number: 18007
Development File # PR-2018-1580
Plan # 18-16-5-6(C)(10)
WITH FILE # 18-22-2012

APPROVED BY: [Signature]
DATE: 12/22/2012



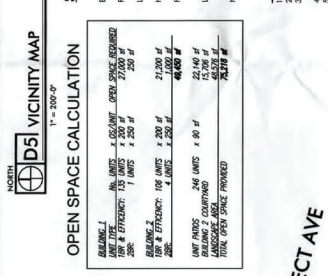
OPEN SPACE CALCULATION

REAR YARD	16 UNITS	1.00	16.00
FRONT YARD	13 UNITS	1.20	15.60
STREET	1 UNITS	1.20	1.20
TOTAL	30 UNITS		32.80



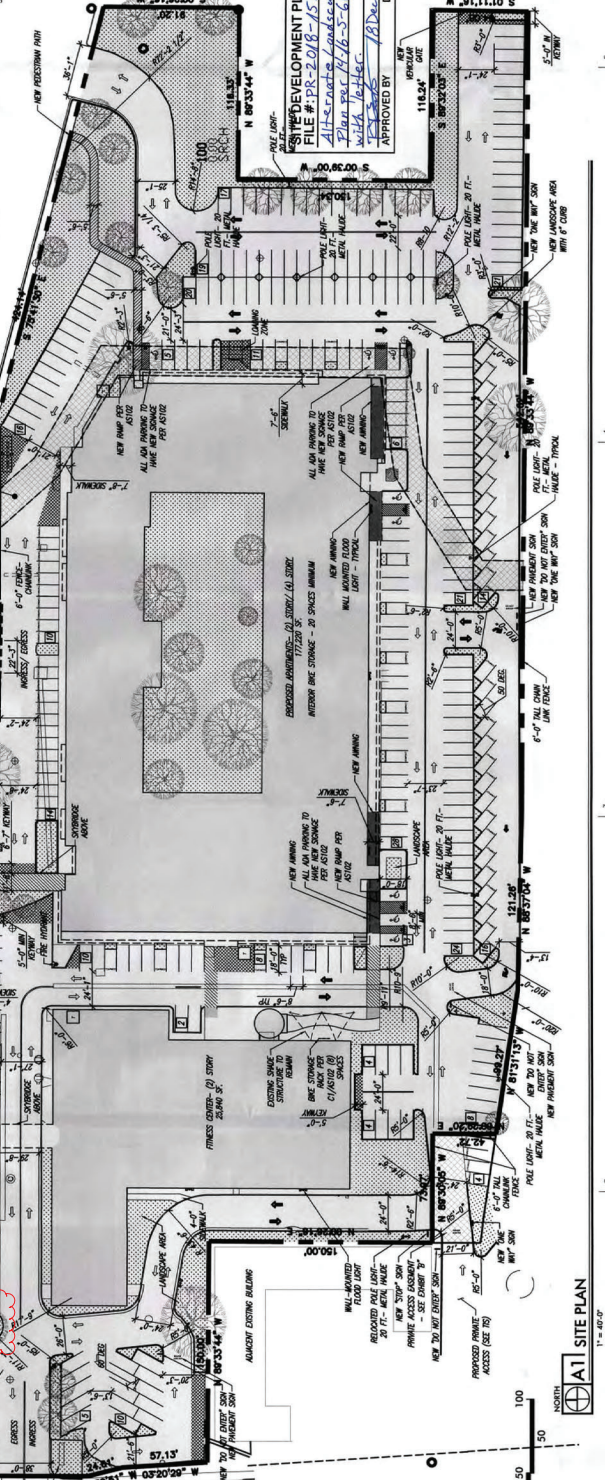
PARKING REDUCTION CALCULATION

EXISTING	100
REDUCED	(70)
TOTAL	30



EXISTING 3" WIRE PUBLIC UTILITY EASEMENT
RELEASED BY US WEST COMMUNICATIONS BY
(04/20/1989) AND BY
4327 DOC. NO. 84031320 AND RELEASED BY
NEW MEXICO GAS COMPANY, DISSEMINATED
9404280 AND WAIVER AND RELEASE OF NO.
9404280 AND WAIVER AND RELEASE OF NO.
9404280, DOC. NO. 8404280.

EXISTING 3" WIRE PUBLIC UTILITY EASEMENT
RELEASED BY US WEST COMMUNICATIONS BY
(04/20/1989) AND BY
4327 DOC. NO. 84031320 AND RELEASED BY
NEW MEXICO GAS COMPANY, DISSEMINATED
9404280 AND WAIVER AND RELEASE OF NO.
9404280, DOC. NO. 8404280.



EXISTING TABULATION

EXISTING: 100 SPACES
REDUCED: 70 SPACES
TOTAL: 30 SPACES

PROPOSED TABULATION

PROPOSED: 30 SPACES
TOTAL: 30 SPACES

UPPER LEVEL PARKING PLAN

EXISTING: 100 SPACES
REDUCED: 70 SPACES
TOTAL: 30 SPACES



LANDSCAPE ARCHITECT
 THE HILLTOP
 1809 EDITH NE
 ALBUQUERQUE, NM 87131
 PH: (505) 262-0650
 FAX: (505) 262-1731
 derry@hilltoplandscape.com



DATE: 11/20/19
 REVISION: 01
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

November 1, 2019

Lyndam Suites
 Albuquerque, NM

Landscaping Plan

SHEET 1

SCALE: 1" = 40'-0"

GRAPHIC SCALE

40 30 20 10 0

LANDSCAPE NOTES:
 1. All work shall be the responsibility of the Property Owner. The Property Owner shall maintain streets in accordance with the City of Albuquerque.
 2. It is the intent of this plan to comply with the City of Albuquerque.
 3. The plan does not constitute an offer of any services or products of The Hilltop Landscape Architects and shall be subject to the terms and conditions of the contract.
 4. Water management is the sole responsibility of the Property Owner. All water management shall be in accordance with the City of Albuquerque Zoning Code. In all landscape areas, water management principles will be followed in design and construction.
 5. Landscaping shall be installed in a minimum depth of 2" shall be placed in all landscape areas unless otherwise specified.
 6. Irrigation shall be a complete system. No separate lines shall be installed. The system shall be designed to have sufficient flow to all drip emitters. Drip and Backflow preventers shall be installed in all areas.
 7. Run time per each auto-drip valve will be approximately 15 minutes per day. Run times shall be set for 2-3 times per week. Run times will be adjusted according to the season.
 8. Points of connection for irrigation shall be provided. All connections will be completed in the field. Irrigation will be operated by automatic controller.
 9. Location of controller to be field determined and power source for controller to be provided by others.
 10. Irrigation system shall be the responsibility of the Property Owner.
 11. Water and Power source shall be the responsibility of the Property Owner.

REGULATION NOTES:
 1. The City of Albuquerque requires that all new trees be planted in a minimum depth of 2" shall be placed in all landscape areas unless otherwise specified.
 2. The City of Albuquerque requires that all new trees be planted in a minimum depth of 2" shall be placed in all landscape areas unless otherwise specified.
 3. The City of Albuquerque requires that all new trees be planted in a minimum depth of 2" shall be placed in all landscape areas unless otherwise specified.

IRRIGATION NOTES:
 1. The system shall be designed to have sufficient flow to all drip emitters. Drip and Backflow preventers shall be installed in all areas.
 2. Run time per each auto-drip valve will be approximately 15 minutes per day. Run times shall be set for 2-3 times per week. Run times will be adjusted according to the season.
 3. Points of connection for irrigation shall be provided. All connections will be completed in the field. Irrigation will be operated by automatic controller.
 4. Location of controller to be field determined and power source for controller to be provided by others.
 5. Irrigation system shall be the responsibility of the Property Owner.
 6. Water and Power source shall be the responsibility of the Property Owner.

LANDSCAPE CALCULATIONS
 TOTAL LOT AREA (SF) 47860
 TOTAL LOT AREA (SQ FT) 47860
 LANDSCAPE REQUIREMENT X .15 = 7179
 TOTAL LANDSCAPE REQUIRED (SQ FT) 7179
 TOTAL PROPOSED LANDSCAPE AREA 64144
 SQ FT OF PROPOSED LANDSCAPE AREA 64144
 USE OF PROPOSED LANDSCAPE AREA 46599

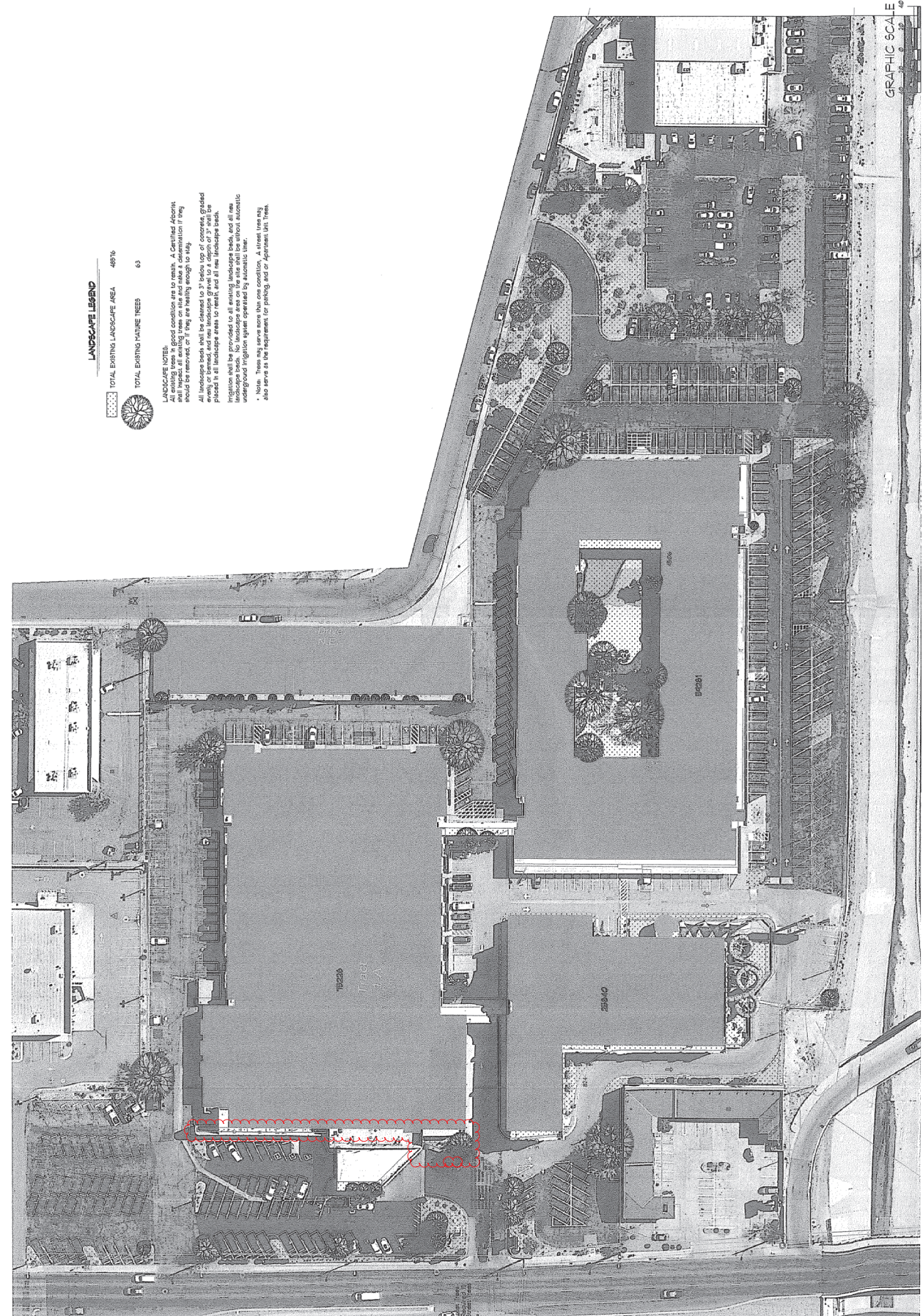
LANDSCAPE LEGEND

QTY	SIZE	COMMON/ABBREVIATED	HQ USE
25	2' cal	Shrub Trees	30x30 M
3	6'-8'	Pine or Spruce	35x25 M
26	8' cal	Multi Trunk Accent Tree	20x25 M
19	14x20	Flowering Ornamental Tree	20x25 M
448	9' cal	Deciduous and Evergreen Shrub	20x25 M
100	2-3x7	Boulders	

Note: 100 New Trees and 478' 6" dia. use areas required to meet CCJ landscape requirements.
 The site contains 64144 sq ft of landscape beds. The excess 3% Net Lot Area requirement for landscape area.

This plan is conceptual in nature and due to the scale of the building, areas are not located on the plan. All areas are approximate and subject to change. All areas are approximate and subject to change. All areas are approximate and subject to change.

Tree Requirements Deductions per SAC/CD
 A 4'-8" 30x2
 B 4'-8" 30x2
 C 6'-8" 30x2
 D 8'-8" 30x2
 E 10'-8" 30x2
 F 12'-8" 30x2
 G 14'-8" 30x2
 H 16'-8" 30x2
 I 18'-8" 30x2
 J 20'-8" 30x2
 K 22'-8" 30x2
 L 24'-8" 30x2
 M 26'-8" 30x2
 N 28'-8" 30x2
 O 30'-8" 30x2
 P 32'-8" 30x2
 Q 34'-8" 30x2
 R 36'-8" 30x2
 S 38'-8" 30x2
 T 40'-8" 30x2
 U 42'-8" 30x2
 V 44'-8" 30x2
 W 46'-8" 30x2
 X 48'-8" 30x2
 Y 50'-8" 30x2
 Z 52'-8" 30x2
 AA 54'-8" 30x2
 AB 56'-8" 30x2
 AC 58'-8" 30x2
 AD 60'-8" 30x2
 AE 62'-8" 30x2
 AF 64'-8" 30x2
 AG 66'-8" 30x2
 AH 68'-8" 30x2
 AI 70'-8" 30x2
 AJ 72'-8" 30x2
 AK 74'-8" 30x2
 AL 76'-8" 30x2
 AM 78'-8" 30x2
 AN 80'-8" 30x2
 AO 82'-8" 30x2
 AP 84'-8" 30x2
 AQ 86'-8" 30x2
 AR 88'-8" 30x2
 AS 90'-8" 30x2
 AT 92'-8" 30x2
 AU 94'-8" 30x2
 AV 96'-8" 30x2
 AW 98'-8" 30x2
 AX 100'-8" 30x2
 AY 102'-8" 30x2
 AZ 104'-8" 30x2
 BA 106'-8" 30x2
 BB 108'-8" 30x2
 BC 110'-8" 30x2
 BD 112'-8" 30x2
 BE 114'-8" 30x2
 BF 116'-8" 30x2
 BG 118'-8" 30x2
 BH 120'-8" 30x2
 BI 122'-8" 30x2
 BJ 124'-8" 30x2
 BK 126'-8" 30x2
 BL 128'-8" 30x2
 BM 130'-8" 30x2
 BN 132'-8" 30x2
 BO 134'-8" 30x2
 BP 136'-8" 30x2
 BQ 138'-8" 30x2
 BR 140'-8" 30x2
 BS 142'-8" 30x2
 BT 144'-8" 30x2
 BU 146'-8" 30x2
 BV 148'-8" 30x2
 BW 150'-8" 30x2
 BX 152'-8" 30x2
 BY 154'-8" 30x2
 BZ 156'-8" 30x2
 CA 158'-8" 30x2
 CB 160'-8" 30x2
 CC 162'-8" 30x2
 CD 164'-8" 30x2
 CE 166'-8" 30x2
 CF 168'-8" 30x2
 CG 170'-8" 30x2
 CH 172'-8" 30x2
 CI 174'-8" 30x2
 CJ 176'-8" 30x2
 CK 178'-8" 30x2
 CL 180'-8" 30x2
 CM 182'-8" 30x2
 CN 184'-8" 30x2
 CO 186'-8" 30x2
 CP 188'-8" 30x2
 CQ 190'-8" 30x2
 CR 192'-8" 30x2
 CS 194'-8" 30x2
 CT 196'-8" 30x2
 CU 198'-8" 30x2
 CV 200'-8" 30x2
 CW 202'-8" 30x2
 CX 204'-8" 30x2
 CY 206'-8" 30x2
 CZ 208'-8" 30x2
 DA 210'-8" 30x2
 DB 212'-8" 30x2
 DC 214'-8" 30x2
 DD 216'-8" 30x2
 DE 218'-8" 30x2
 DF 220'-8" 30x2
 DG 222'-8" 30x2
 DH 224'-8" 30x2
 DI 226'-8" 30x2
 DJ 228'-8" 30x2
 DK 230'-8" 30x2
 DL 232'-8" 30x2
 DM 234'-8" 30x2
 DN 236'-8" 30x2
 DO 238'-8" 30x2
 DP 240'-8" 30x2
 DQ 242'-8" 30x2
 DR 244'-8" 30x2
 DS 246'-8" 30x2
 DT 248'-8" 30x2
 DU 250'-8" 30x2
 DV 252'-8" 30x2
 DW 254'-8" 30x2
 DX 256'-8" 30x2
 DY 258'-8" 30x2
 DZ 260'-8" 30x2
 EA 262'-8" 30x2
 EB 264'-8" 30x2
 EC 266'-8" 30x2
 ED 268'-8" 30x2
 EE 270'-8" 30x2
 EF 272'-8" 30x2
 EG 274'-8" 30x2
 EH 276'-8" 30x2
 EI 278'-8" 30x2
 EJ 280'-8" 30x2
 EK 282'-8" 30x2
 EL 284'-8" 30x2
 EM 286'-8" 30x2
 EN 288'-8" 30x2
 EO 290'-8" 30x2
 EP 292'-8" 30x2
 EQ 294'-8" 30x2
 ER 296'-8" 30x2
 ES 298'-8" 30x2
 ET 300'-8" 30x2
 EU 302'-8" 30x2
 EV 304'-8" 30x2
 EW 306'-8" 30x2
 EX 308'-8" 30x2
 EY 310'-8" 30x2
 EZ 312'-8" 30x2
 FA 314'-8" 30x2
 FB 316'-8" 30x2
 FC 318'-8" 30x2
 FD 320'-8" 30x2
 FE 322'-8" 30x2
 FF 324'-8" 30x2
 FG 326'-8" 30x2
 FH 328'-8" 30x2
 FI 330'-8" 30x2
 FJ 332'-8" 30x2
 FK 334'-8" 30x2
 FL 336'-8" 30x2
 FM 338'-8" 30x2
 FN 340'-8" 30x2
 FO 342'-8" 30x2
 FP 344'-8" 30x2
 FQ 346'-8" 30x2
 FR 348'-8" 30x2
 FS 350'-8" 30x2
 FT 352'-8" 30x2
 FU 354'-8" 30x2
 FV 356'-8" 30x2
 FW 358'-8" 30x2
 FX 360'-8" 30x2
 FY 362'-8" 30x2
 FZ 364'-8" 30x2
 GA 366'-8" 30x2
 GB 368'-8" 30x2
 GC 370'-8" 30x2
 GD 372'-8" 30x2
 GE 374'-8" 30x2
 GF 376'-8" 30x2
 GG 378'-8" 30x2
 GH 380'-8" 30x2
 GI 382'-8" 30x2
 GJ 384'-8" 30x2
 GK 386'-8" 30x2
 GL 388'-8" 30x2
 GM 390'-8" 30x2
 GN 392'-8" 30x2
 GO 394'-8" 30x2
 GP 396'-8" 30x2
 GQ 398'-8" 30x2
 GR 400'-8" 30x2
 GS 402'-8" 30x2
 GT 404'-8" 30x2
 GU 406'-8" 30x2
 GV 408'-8" 30x2
 GW 410'-8" 30x2
 GX 412'-8" 30x2
 GY 414'-8" 30x2
 GZ 416'-8" 30x2
 HA 418'-8" 30x2
 HB 420'-8" 30x2
 HC 422'-8" 30x2
 HD 424'-8" 30x2
 HE 426'-8" 30x2
 HF 428'-8" 30x2
 HG 430'-8" 30x2
 HH 432'-8" 30x2
 HI 434'-8" 30x2
 HJ 436'-8" 30x2
 HK 438'-8" 30x2
 HL 440'-8" 30x2
 HM 442'-8" 30x2
 HN 444'-8" 30x2
 HO 446'-8" 30x2
 HP 448'-8" 30x2
 HQ 450'-8" 30x2
 HR 452'-8" 30x2
 HS 454'-8" 30x2
 HT 456'-8" 30x2
 HU 458'-8" 30x2
 HV 460'-8" 30x2
 HW 462'-8" 30x2
 HX 464'-8" 30x2
 HY 466'-8" 30x2
 HZ 468'-8" 30x2
 IA 470'-8" 30x2
 IB 472'-8" 30x2
 IC 474'-8" 30x2
 ID 476'-8" 30x2
 IE 478'-8" 30x2
 IF 480'-8" 30x2
 IG 482'-8" 30x2
 IH 484'-8" 30x2
 II 486'-8" 30x2
 IJ 488'-8" 30x2
 IK 490'-8" 30x2
 IL 492'-8" 30x2
 IM 494'-8" 30x2
 IN 496'-8" 30x2
 IO 498'-8" 30x2
 IP 500'-8" 30x2
 IQ 502'-8" 30x2
 IR 504'-8" 30x2
 IS 506'-8" 30x2
 IT 508'-8" 30x2
 IU 510'-8" 30x2
 IV 512'-8" 30x2
 IW 514'-8" 30x2
 IX 516'-8" 30x2
 IY 518'-8" 30x2
 IZ 520'-8" 30x2
 JA 522'-8" 30x2
 JB 524'-8" 30x2
 JC 526'-8" 30x2
 JD 528'-8" 30x2
 JE 530'-8" 30x2
 JF 532'-8" 30x2
 JG 534'-8" 30x2
 JH 536'-8" 30x2
 JI 538'-8" 30x2
 JJ 540'-8" 30x2
 JK 542'-8" 30x2
 JL 544'-8" 30x2
 JM 546'-8" 30x2
 JN 548'-8" 30x2
 JO 550'-8" 30x2
 JP 552'-8" 30x2
 JQ 554'-8" 30x2
 JR 556'-8" 30x2
 JS 558'-8" 30x2
 JT 560'-8" 30x2
 JU 562'-8" 30x2
 JV 564'-8" 30x2
 JW 566'-8" 30x2
 JX 568'-8" 30x2
 JY 570'-8" 30x2
 JZ 572'-8" 30x2
 KA 574'-8" 30x2
 KB 576'-8" 30x2
 KC 578'-8" 30x2
 KD 580'-8" 30x2
 KE 582'-8" 30x2
 KF 584'-8" 30x2
 KG 586'-8" 30x2
 KH 588'-8" 30x2
 KI 590'-8" 30x2
 KL 592'-8" 30x2
 KM 594'-8" 30x2
 KN 596'-8" 30x2
 KO 598'-8" 30x2
 KP 600'-8" 30x2
 KQ 602'-8" 30x2
 KR 604'-8" 30x2
 KS 606'-8" 30x2
 KT 608'-8" 30x2
 KU 610'-8" 30x2
 KV 612'-8" 30x2
 KW 614'-8" 30x2
 KX 616'-8" 30x2
 KY 618'-8" 30x2
 KZ 620'-8" 30x2
 LA 622'-8" 30x2
 LB 624'-8" 30x2
 LC 626'-8" 30x2
 LD 628'-8" 30x2
 LE 630'-8" 30x2
 LF 632'-8" 30x2
 LG 634'-8" 30x2
 LH 636'-8" 30x2
 LI 638'-8" 30x2
 LJ 640'-8" 30x2
 LK 642'-8" 30x2
 LL 644'-8" 30x2
 LM 646'-8" 30x2
 LN 648'-8" 30x2
 LO 650'-8" 30x2
 LP 652'-8" 30x2
 LQ 654'-8" 30x2
 LR 656'-8" 30x2
 LS 658'-8" 30x2
 LT 660'-8" 30x2
 LU 662'-8" 30x2
 LV 664'-8" 30x2
 LW 666'-8" 30x2
 LX 668'-8" 30x2
 LY 670'-8" 30x2
 LZ 672'-8" 30x2
 MA 674'-8" 30x2
 MB 676'-8" 30x2
 MC 678'-8" 30x2
 MD 680'-8" 30x2
 ME 682'-8" 30x2
 MF 684'-8" 30x2
 MG 686'-8" 30x2
 MH 688'-8" 30x2
 MI 690'-8" 30x2
 MJ 692'-8" 30x2
 MK 694'-8" 30x2
 ML 696'-8" 30x2
 MO 698'-8" 30x2
 MP 700'-8" 30x2
 MQ 702'-8" 30x2
 MR 704'-8" 30x2
 MS 706'-8" 30x2
 MT 708'-8" 30x2
 MU 710'-8" 30x2
 MV 712'-8" 30x2
 MW 714'-8" 30x2
 MX 716'-8" 30x2
 MY 718'-8" 30x2
 MZ 720'-8" 30x2
 NA 722'-8" 30x2
 NB 724'-8" 30x2
 NC 726'-8" 30x2
 ND 728'-8" 30x2
 NE 730'-8" 30x2
 NF 732'-8" 30x2
 NG 734'-8" 30x2
 NH 736'-8" 30x2
 NI 738'-8" 30x2
 NJ 740'-8" 30x2
 NK 742'-8" 30x2
 NL 744'-8" 30x2
 NM 746'-8" 30x2
 NN 748'-8" 30x2
 NO 750'-8" 30x2
 NP 752'-8" 30x2
 NQ 754'-8" 30x2
 NR 756'-8" 30x2
 NS 758'-8" 30x2
 NT 760'-8" 30x2
 NU 762'-8" 30x2
 NV 764'-8" 30x2
 NW 766'-8" 30x2
 NX 768'-8" 30x2
 NY 770'-8" 30x2
 NZ 772'-8" 30x2
 OA 774'-8" 30x2
 OB 776'-8" 30x2
 OC 778'-8" 30x2
 OD 780'-8" 30x2
 OE 782'-8" 30x2
 OF 784'-8" 30x2
 OG 786'-8" 30x2
 OH 788'-8" 30x2
 OI 790'-8" 30x2
 OJ 792'-8" 30x2
 OK 794'-8" 30x2
 OL 796'-8" 30x2
 OM 798'-8" 30x2
 ON 800'-8" 30x2
 OP 802'-8" 30x2
 OQ 804'-8" 30x2
 OR 806'-8" 30x2
 OS 808'-8" 30x2
 OT 810'-8" 30x2
 OU 812'-8" 30x2
 OV 814'-8" 30x2
 OW 816'-8" 30x2
 OX 818'-8" 30x2
 OY 820'-8" 30x2
 OZ 822'-8" 30x2
 PA 824'-8" 30x2
 PB 826'-8" 30x2
 PC 828'-8" 30x2
 PD 830'-8" 30x2
 PE 832'-8" 30x2
 PF 834'-8" 30x2
 PG 836'-8" 30x2
 PH 838'-8" 30x2
 PI 840'-8" 30x2
 PJ 842'-8" 30x2
 PK 844'-8" 30x2
 PL 846'-8" 30x2
 PM 848'-8" 30x2
 PN 850'-8" 30x2
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 PR 858'-8" 30x2
 PS 860'-8" 30x2
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 QK 896'-8" 30x2
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 QM 900'-8" 30x2
 QN 902'-8" 30x2
 QO 904'-8" 30x2
 QP 906'-8" 30x2
 QQ 908'-8" 30x2
 QR 910'-8" 30x2
 QS 912'-8" 30x2
 QT 914'-8" 30x2
 QU 916'-8" 30x2
 QV 918'-8" 30x2
 QW 920'-8" 30x2
 QX 922'-8" 30x2
 QY 924'-8" 30x2
 QZ 926'-8" 30x2
 RA 928'-8" 30x2
 RB 930'-8" 30x2
 RC 932'-8" 30x2
 RD 934'-8" 30x2
 RE 936'-8" 30x2
 RF 938'-8" 30x2
 RG 940'-8" 30x2
 RH 942'-8" 30x2
 RI 944'-8" 30x2
 RJ 946'-8" 30x2
 RK 948'-8" 30x2
 RL 950'-8" 30x2
 RM 952'-8" 30x2
 RN 954'-8" 30x2
 RO 956'-8" 30x2
 RP 958'-8" 30x2
 RQ 960'-8" 30x2
 RR 962'-8" 30x2
 RS 964'-8" 30x2
 RT 966'-8" 30x2
 RU 968'-8" 30x2
 RV 970'-8" 30x2
 RW 972'-8" 30x2
 RX 974'-8" 30x2
 RY 976'-8" 30x2
 RZ 978'-8" 30x2
 SA 980'-8" 30x2
 SB 982'-8" 30x2
 SC 984'-8" 30x2
 SD 986'-8" 30x2
 SE 988'-8" 30x2
 SF 990'-8" 30x2
 SG 992'-8" 30x2
 SH 994'-8" 30x2
 SI 996'-8" 30x2
 SJ 998'-8" 30x2
 SK 1000'-8" 30x2
 SL 1002'-8" 30x2
 SM 1004'-8" 30x2
 SN 1006'-8" 30x2
 SO 1008'-8" 30x2
 SP 1010'-8" 30x2
 SQ 1012'-8" 30x2
 SR 1014'-8" 30x2
 SS 1016'-8" 30x2
 ST 1018'-8" 30x2
 SU 1020'-8" 30x2
 SV 1022'-8" 30x2
 SW 1024'-8" 30x2
 SX 1026'-8" 30x2
 SY 1028'-8" 30x2
 SZ 1030'-8" 30x2
 TA 1032'-8" 30x2
 TB 1034'-8" 30x2
 TC 1036'-8" 30x2
 TD 1038'-8" 30x2
 TE 1040'-8" 30x2
 TF 1042'-8" 30x2
 TG 1044'-8" 30x2
 TH 1046'-8" 30x2
 TI 1048'-8" 30x2
 TJ 1050'-8" 30x2
 TK 1052'-8" 30x2
 TL 1054'-8" 30x2
 TM 1056'-8" 30x2
 TN 1058'-8" 30x2
 TO 1060'-8" 30x2
 TP 1062'-8" 30x2
 TQ 1064'-8" 30x2
 TR 1066'-8" 30x2
 TS 1068'-8" 30x2
 TU 1070'-8" 30x2
 TV 1072'-8" 30x2
 TW 1074'-8" 30x2
 TX 1076'-8" 30x2
 TY 1078'-8" 30x2
 TZ 1080'-8" 30x2
 UA 1082'-8" 30x2
 UB 1084'-8" 30x2
 UC 1086'-8" 30x2
 UD 1088'-8" 30x2
 UE 1090'-8" 30x2
 UF 1092'-8" 30x2
 UG 1094'-8" 30x2
 UH 1096'-8" 30x2
 UI 1098'-8" 30x2
 UJ 1100'-8" 30x2
 UK 1102'-8" 30x2
 UL 1104'-8" 30x2
 UM 1106'-8" 30x2
 UN 1108'-8" 30x2
 UO 1110'-8" 30x2
 UP 1112'-8" 30x2
 UQ 1114'-8" 30x2
 UR 1116'-8" 30x2
 US 1118'-8" 30x2
 UT 1120'-8" 30x2
 UV 1122'-8" 30x2
 UW 1124'-8" 30x2
 UX 1126'-8" 30x2
 UY 1128'-8" 30x2
 UZ 1130'-8" 30x2
 VA 1132'-8" 30x2
 VB 1134'-8" 30x2
 VC 1136'-8" 30x2
 VD 1138'-8" 30x2
 VE 1140'-8" 30x2
 VF 1142'-8" 30x2
 VG 1144'-8" 30x2
 VH 1146'-8" 30x2
 VI 1148'-8" 30x2
 VJ 1150'-8" 30x2
 VK 1152'-8" 30x2
 VL 1154'-8" 30x2
 VM 1156'-8" 30x2
 VN 1158'-8" 30x2
 VO 1160'-8" 30x2
 VP 1162'-8" 30x2
 VQ 1164'-8" 30x2
 VR 1166'-8" 30x2
 VS 1168'-8" 30x2
 VT 1170'-8" 30x2
 VU 1172'-8" 30x2
 VW 1174'-8" 30x2
 VX 1176'-8" 30x2
 VY 1178'-8" 30x2
 VZ 1180'-8" 30x2
 WA 1182'-8" 30x2
 WB 1184'-8" 30x2
 WC 1186'-8" 30x2



GRAPHIC SCALE
SCALE 1" = 40'-0"

LANDSCAPE LEGEND

	TOTAL EXISTING LANDSCAPE AREA	48976
	TOTAL EXISTING MATURE TREES	63

LANDSCAPE NOTES
 1. All landscape areas shall be cleared to 3" below top of concrete, graded and installed with 2" of 1/2" aggregate. All existing trees on site shall be preserved and shall be protected with 24" diameter tree guards. If trees are existing, they should be removed, or if they are existing, they should be preserved.
 2. All landscape beds shall be cleared to 3" below top of concrete, graded and installed with 2" of 1/2" aggregate. All existing trees on site shall be preserved and shall be protected with 24" diameter tree guards. If trees are existing, they should be removed, or if they are existing, they should be preserved.
 3. Irrigation shall be provided to all existing landscape beds, and all new landscape beds. No landscape area on the site shall be without automatic underground irrigation system operated by automatic timer.
 4. All landscape areas shall be protected with 24" diameter tree guards. All trees shall be protected with 24" diameter tree guards. All trees shall be protected with 24" diameter tree guards.



The Hilltop
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 Albuquerque, NM 87113
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 design@hilltoplandscape.com



Wyndam Suites
 Existing Landscaping Plan
 Albuquerque, NM
 November 1, 2019

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DRAWN BY: [Blank]
 REVISION: [Blank]
 SHEET: 15-102

April 15, 2022

TO: Equiterra Regenerative Design Inc.

FROM: Megan Jones, MCRP | MPA, Current Planner

RE: Proposed Minor Amendment – 2500 Carlisle

I have reviewed the application materials for the proposed minor amendments for façade changes to the 2500 Carlisle Site Plan (PR # 2018-001580). I am requesting that the applicant provide revisions to the project letter and drawings.

Please provide the following:

Revised Elevations

Revised Project Letter by:

Wednesday April 20, 2022 – COB

- 1) Project Letter –
 - Please add language describing what the proposed modification and façade changes are and where they would be located. The project letter needs to be as detailed as possible so that we know what the minor amendment request is. Provide a description of the changes to the building and how they will affect the overall site. The Drawings do not explain the project, the letter should.
 - Please see On-premise signs in MX-M Table 5-12(2) on page 350 and Façade Design 5-11(E)(2) on pg 337 of the IDO. Please include a description of how you are meeting façade and sign requirements in the MX-M zone district. Once it is verified that you are meeting requirements, we will be able to approve your request.

- 2) Site Plan & Elevation Drawings –
 - Please provide a summary of exactly what is changing on the site plan as a note on both the overall site plan and the elevation.
 - Please provide an additional description about what is changing with signage.
 - Please provide previously approved elevations showing the west façade and make sure they are clear to read
 - Please outline the new building signage with a box and dimension.
 - We will need to see a before of the building façade to verify the changes that are being requested.

- 3) Once the Administrative amendment is approved you will need to go through the Sign Permitting Process for illuminated signs or signs that are greater than 25 SF. This can be done once the amendment is approved through code enforcement at development services

- 4) You can find the IDO, here: <https://ido.abc-zone.com/integrated-development-ordinance-ido>