



Effective 11/16/2023

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

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of SW (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	

BRIEF DESCRIPTION OF REQUEST

Subdivision: 1 lot into 2 lots

~~Previously withdrawn request~~

APPLICATION INFORMATION

Applicant/Owner: 4SP Hotels LLC		Phone:
Address: 8300 Washington St NE		Email:
City: Albuquerque	State: NM	Zip: 87113
Professional/Agent (if any): ARCH+PLAN Land Use Consultants LLC		Phone: 505-980-8365
Address: P.O. Box 25911		Email: arch.plan@comcast.net
City: Albuquerque	State: NM	Zip: 87125
Proprietary Interest in Site: OWNER	List <u>all</u> owners:	

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

Lot or Tract No.: Tract 261-A	Block:	Unit: 8
Subdivision/Addition: Town of Atrisco Grant	MRGCD Map No.:	UPC Code: 1-011-058-056-529-224-03
Zone Atlas Page(s): H-11	Existing Zoning: NR-C	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 5.2

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 6030 Iliff Rd NW Between: Coors Blvd and: Estancia Dr

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

PR 2019-002604

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: 2/5/24
Printed Name: Derrick Archuleta	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

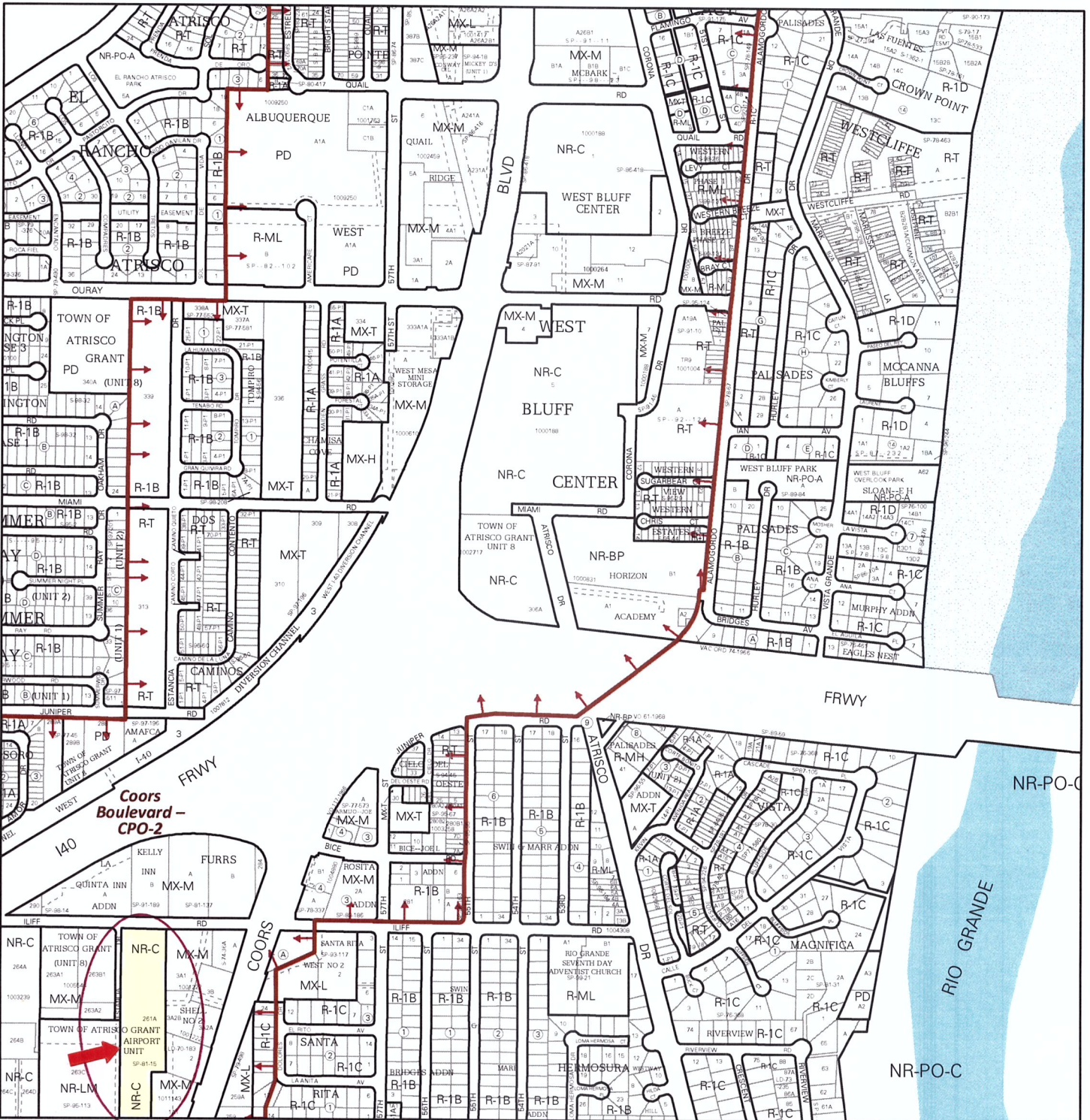
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- X
___ 1) DFT Application form completed, signed, and dated
- X
___ 2) Form S3 with all the submittal items checked/marked
- X
___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- X
___ 4) Letter describing, explaining, and justifying the request
- X
___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



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:
H-11-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

Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000
Feet

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

February 5, 2024

Development Facilitation Team
City of Albuquerque Planning Department
600 2nd St NW
Albuquerque NM

RE: TRACTS 261-A, UNIT 8, TOWN OF ATRISCO GRANT

Development Facilitation Team:

I would like to request DFT review and updated comments for a minor subdivision for the above mentioned property for subdivision of one (1) lot into two (2) lots. Sketch Plat was presented to the DRB on July 17, 2019 under PR 2019-002604 / PS 2019-00058. Eventually the request was withdrawn prior to the March 31, 2021 DRB meeting.

The property owner would like to create two tracts from one existing lot for Tract 261-A, Unit 8, Town of Atrisco Grant. Proposed Tract 261-A-1 is to be 1.7338± net acres and Tract 261-A-2 is to be 2.7506± on property zoned NR-C (Non Residential – Commercial) on a total of 5.2± acres.

The property is currently developed with a hotel on proposed Lot 261-A-1.

The site is located within the Southwest Mesa Planning Area, Coors Boulevard Character Protection Overlay Zone and governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan.

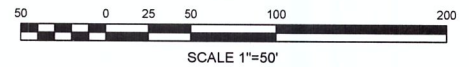
Thank you for your time and consideration of the proposed application.

Sincerely,



Derrick Archuleta, MCRP
Principal

PLAT
OF
TRACTS 261-A-1 & 261-A-2, UNIT 8
TOWN OF ATRISCO GRANT
WITHIN SECTION 11 T10N, R2E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY 2023



LEGEND OF SYMBOLS

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH 1" PLASTIC CAP "LS 21082" OR PK NAIL WITH SHINER "21082"

ACS CONTROL STATION 6 J10 NOTE:

N: 1492180 199
E: 1500635 082
NEW MEXICO STATE PLANE CENTRAL ZONE NAD83
G-G = 0.999681414
DELTA-ALPHA = -00°16' 7.41"

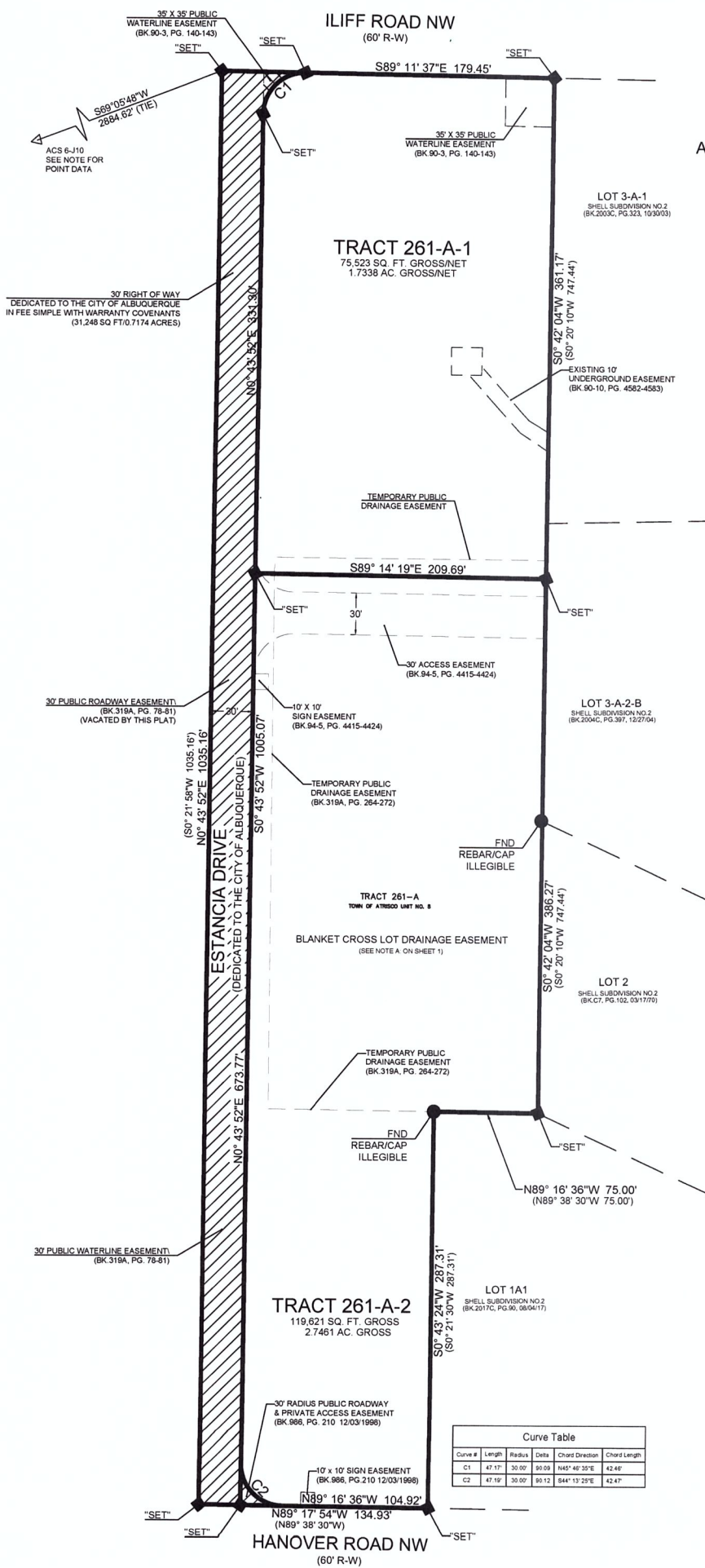
SOLAR COLLECTION NOTE:

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

CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921



Curve Table					
Curve #	Length	Radius	Data	Chord Direction	Chord Length
C1	47.17	30.00	86.09	N45° 48' 35"E	42.46'
C2	47.19	30.00	99.12	S44° 13' 25"E	42.47'



TRACT 261-A-1
75,523 SQ. FT. GROSS/NET
1.7338 AC. GROSS/NET

TRACT 261-A
TOWN OF ATRISCO UNIT NO. 8

TRACT 261-A-2
119,621 SQ. FT. GROSS
2.7461 AC. GROSS

LOT 3-A-1
SHELL SUBDIVISION NO.2
(BK.2003C, PG.323, 109303)

LOT 3-A-2-B
SHELL SUBDIVISION NO.2
(BK.2004C, PG.397, 122764)

LOT 2
SHELL SUBDIVISION NO.2
(BK.C7, PG.152, 031779)

LOT 1A1
SHELL SUBDIVISION NO.2
(BK.2017C, PG.90, 080917)

30' RIGHT OF WAY
DEDICATED TO THE CITY OF ALBUQUERQUE
IN FEE SIMPLE WITH WARRANTY COVENANTS
(31,248 SQ FT/0.7174 ACRES)

30' PUBLIC ROADWAY EASEMENT
(BK.318A, PG. 78-81)
(VACATED BY THIS PLAT)

30' PUBLIC WATERLINE EASEMENT
(BK. 318A, PG. 78-81)

TEMPORARY PUBLIC
DRAINAGE EASEMENT

30' ACCESS EASEMENT
(BK.94-5, PG. 4415-4424)

10' X 10' SIGN EASEMENT
(BK.94-5, PG. 4415-4424)

TEMPORARY PUBLIC
DRAINAGE EASEMENT
(BK.318A, PG. 264-272)

TEMPORARY PUBLIC
DRAINAGE EASEMENT
(BK.318A, PG. 264-272)

FND
REBAR/CAP
ILLEGIBLE

FND
REBAR/CAP
ILLEGIBLE

30' RADIUS PUBLIC ROADWAY
& PRIVATE ACCESS EASEMENT
(BK.986, PG.210 12/03/1998)

10' X 10' SIGN EASEMENT
(BK.986, PG.210 12/03/1998)

ESTANCIA DRIVE
(DEDICATED TO THE CITY OF ALBUQUERQUE)

(S0° 21' 58"W 1035.16'
N0° 43' 52"E 1035.16'
S0° 43' 52"W 1005.07'
N0° 43' 52"E 673.77'

S0° 42' 04"W 361.17'
(S0° 20' 10"W 747.44')

S0° 42' 04"W 386.27'
(S0° 20' 10"W 747.44')

S0° 43' 24"W 287.31'
(S0° 21' 30"W 287.31')

N89° 16' 36"W 75.00'
(N89° 38' 30"W 75.00')

N89° 17' 54"W 134.93'
(N89° 38' 30"W)

HANOVER ROAD NW
(60' R-W)

ILIFF ROAD NW
(60' R-W)

S89° 11' 37"E 179.45'

S89° 14' 19"E 209.69'

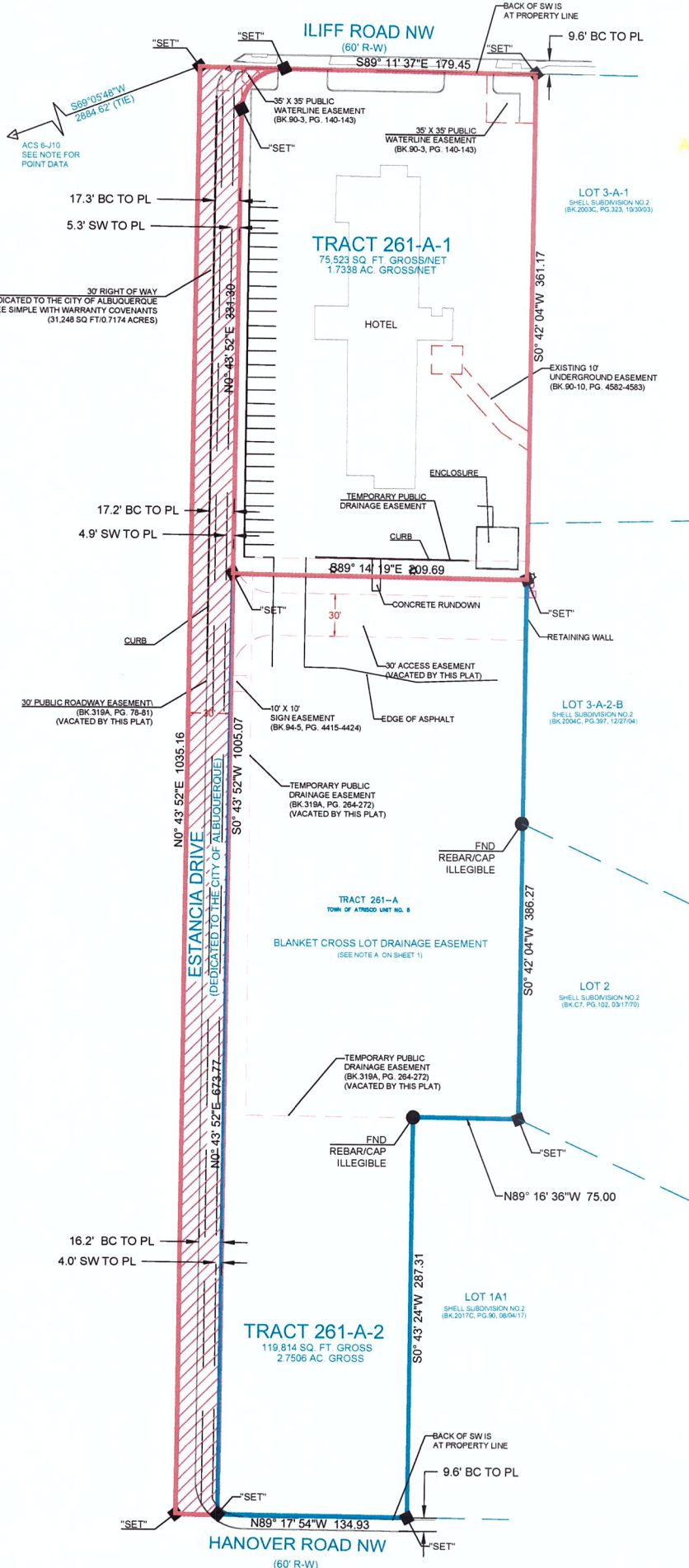
35' X 35' PUBLIC
WATERLINE EASEMENT
(BK.90-3, PG. 140-143)
S89° 05' 48"W
2884.62' (TIE)
ACS 6-J10
SEE NOTE FOR
POINT DATA

35' X 35' PUBLIC
WATERLINE EASEMENT
(BK.90-3, PG. 140-143)

EXISTING 10'
UNDERGROUND EASEMENT
(BK.90-10, PG. 4582-4583)

N89° 16' 36"W 104.92'

PLAT OF
TRACTS 261-A-1 & 261-A-2, UNIT 8
TOWN OF ATRISCO GRANT
 WITHIN SECTION 11 T10N, R2E, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JUNE 2019



LEGEND OF SYMBOLS

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH 1" PLASTIC CAP "LS 21082" OR PK NAIL WITH SHINER "21082"

ACS CONTROL STATION 6_J10 NOTE:

N 1492180 199
 E 1500635 082
 NEW MEXICO STATE PLANE CENTRAL ZONE NAD83
 C-C = 0.999981414
 DELTA-ALPHA = -00°16' 7.41"

SOLAR COLLECTION NOTE:

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

CONSTRUCTION SURVEY TECHNOLOGIES, INC
 PO BOX 65385
 ALBUQUERQUE, NM 87193
 505-917-8921

