



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) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & 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 checked="" type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input checked="" type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Minor amendment to Preliminary Plat to vacate a private easement.		

APPLICATION INFORMATION		
Applicant/Owner: Deepesh Kholwadwala c/o Sun Capital Hotels		Phone: 505-238-9381
Address: 8901 Adams St. Suite A		Email: deepesh@suncapitalhotels.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Modulus Architects, Inc. & Land Use Planning		Phone: (505) 338-1499
Address: 100 Sun Ave. NE Suite 600		Email: rokoye@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent	List all owners: Deepesh Kholwadwala c/o Sun Capital Hotels	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: LT 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A	Block:	Unit: 101306407821630903,
Subdivision/Addition: ABQ WEST UNIT 2	MRGCD Map No.:	UPC Code: 101306405622330910, 101306403521030911
Zone Atlas Page(s): C-13-Z	Existing Zoning: MX-M	Proposed Zoning MX-M
# of Existing Lots: 3	# of Proposed Lots: 2	Total Area of Site (Acres): 4.079 Acres
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: HIGH ASSETS ABQ NM 87120	Between: Paseo del Norte NW	and: Eagle Ranch RD NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
2021-005439, 1003272/06EPC-00203/06DRB-00941 (Zone Map C-13) Assisted Living		

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: Regina Okoye	Date: 5/31/2022
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

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 to City Staff using other on-line resources such as Dropbox or FTP. 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 to City Staff using other on-line resources such as Dropbox or FTP. 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
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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 to City Staff using other on-line resources such as Dropbox or FTP. 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)
- ___ 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
- ___ 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

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 to City Staff using other on-line resources such as Dropbox or FTP. 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.

FORM V: Vacations of Easements or Right-of-way– DRB

Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.

VACATION OF RIGHT-OF-WAY – DRB

VACATION OF RIGHT-OF-WAY – COUNCIL

- Interpreter Needed for Meeting? _____ 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form V 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 of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s)
Not required for City owned public right-of-way.
- Drawing showing the easement or right-of-way to be vacated
- If easements, list number to be vacated _____
- Square footage to be vacated (see IDO Section 14-16-6-6(M) _____)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - Completed neighborhood meeting request form(s)
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

- ~~N/A~~ Interpreter Needed for Meeting? _____ 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form V 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 of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s)
- Drawing showing the easement to be vacated
- List number to be vacated 1
- Proof of Pre-Application meeting

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

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

RE: AGENT AUTHORIZATION NOTICE – SUBDIVISION OF LAND – SEC OF PASEO DEL NORTE AND EAGLE RANCH – ALBUQUERQUE, NEW MEXICO 87120

To Whom It May Concern,

Sun Capital Hotels c/o Deepesh Kholwadwala hereby authorizes Modulus Architects & Land Use Planning, INC., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at the SEC of Paseo Del Norte and Eagle Ranch, Albuquerque NM, 87120 and legally described as:

LT 2-A-1-B-2-B-3 PLAT FOR LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2,2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A ALBUQUERQUE WESTUNIT TWO CONT 1.2161 AC

LT 2-A-1-B-2-B-2 PLAT FOR LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2,2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A ALBUQUERQUE WESTUNIT TWO CONT .7995 AC

LT 3-A-1-A PLAT FOR LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2,2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A ALBUQUERQUE WESTUNIT TWO CONT 2.8677 AC

This authorization is valid until further written notice from Sun Capital Hotels or Angela Williamson Modulus Architects & Land Use Planning, INC., (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request to the Development Review Board.

Sincerely,



Deepesh Kholwadwala
c/o Sun Capital Hotels
deepesh@suncapitalhotels.com



Jolene Wolfley, DRB Chair
Development Review Board
City of Albuquerque
Plaza Del Sol, 600 Second NW
Albuquerque, New Mexico 87102

May 31, 2022

Re: Preliminary Plat Amendment 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A - PR-2021-005439 / SD-2022-00027

Ms. Wolfley and Members of the Board,

Modulus Architects, Inc., hereafter referred to as the "Agent" for the purpose of this request, represents Sun Capital Hotels, hereafter referred to as the "Applicant". We, "Agent" is requesting approval of a minor amendment to the approved Preliminary Plat to vacate the easements identified on the approved plat. The Plat was approved on May 18, 2022. We are proposing to vacate the existing 24-foot private access, drainage, sidewalk and utility easement depicted on the Preliminary Plat by hatched lines. The vacation requires a separate DRB approval from the Preliminary Plat that is why the agent is applying for a Minor Amendment to a Preliminary Plat along with the Vacation of Private Easement application. This request will not be affecting the IL that was also approved on May 18, 2022.

The minor amendment is consist with criteria in IDO Section 14-16-6-4(Y)(2).

The private easement that is being vacated was established by a platting action approved by the DRB in 2006 (DRB Project NO: 1003292, Application NO: 06DRB-01253). It was recorded in 2006. The Vacation of the private easement is consistent with the criteria in IDO Section 14-16-6-6(N). The vacation of the easements will not interfere with the public welfare as this is a private easement. There is access to both lots. There is an existing 50' private access, drainage, sidewalks and utility easement around the entire property that will allow for public and pedestrian access to the subject sites.

We look forward to reviewing our submittal with you at the Development Review Board hearing. If you have any additional questions or concerns regarding this submittal please feel free to contact me directly at (505) 338-1499 or email me at: rokoye@modulusarchitects.com.

Best regards,

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

MODULUS ARCHITECTS & LAND USE PLANNING, INC.

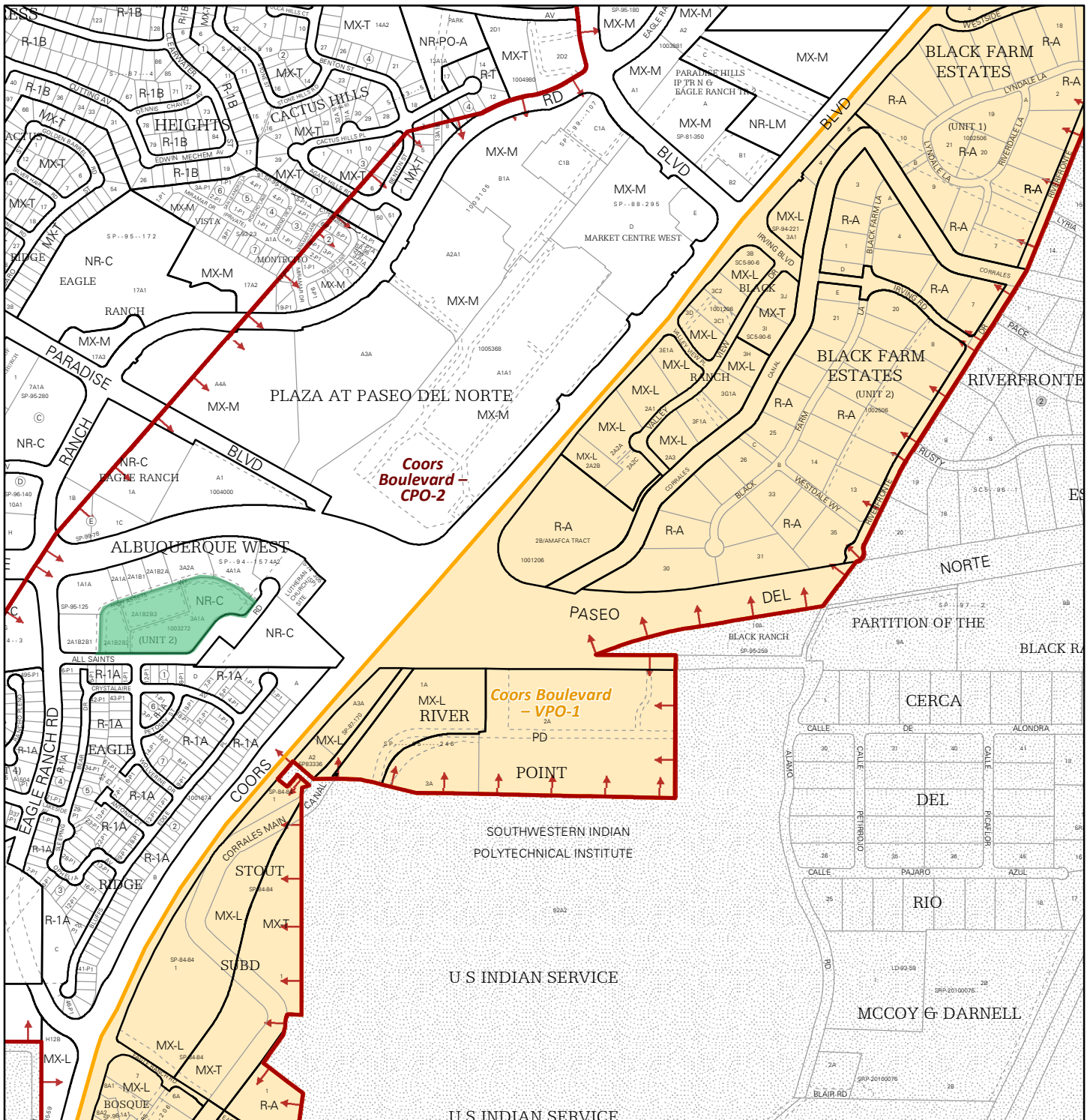
100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686





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

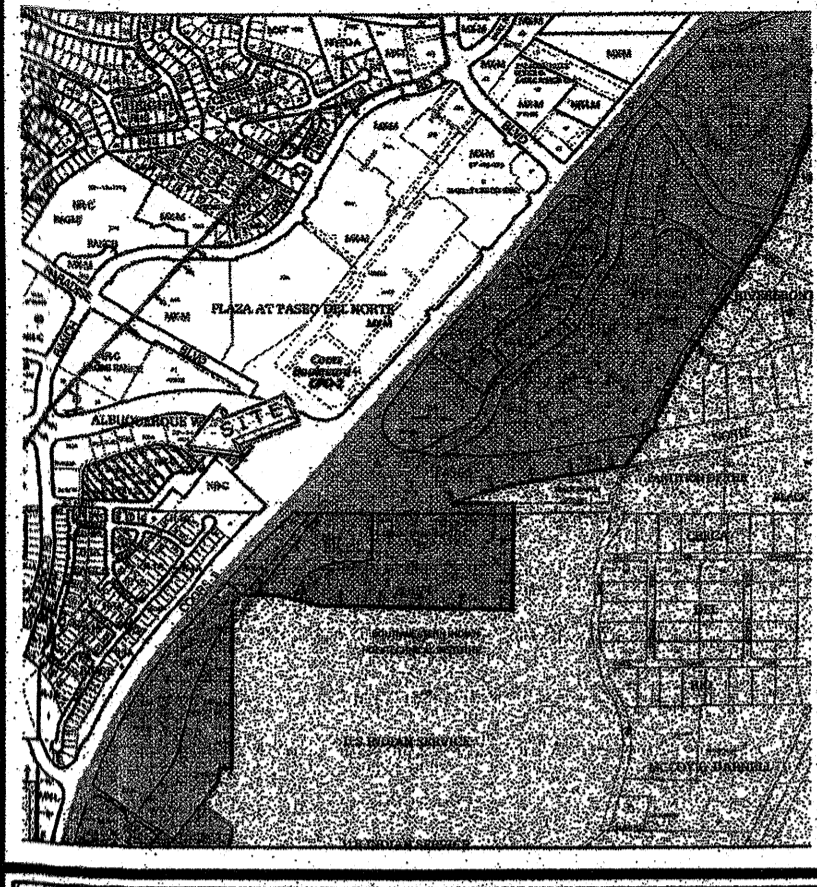
IDO Zone Atlas May 2018

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:
C-13-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
NOT TO SCALE

ZONE ATLAS MAP
C-13-Z

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC DO NOT waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Public Utility Easements shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico (PNM), a New Mexico Corporation; (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Lumen Technologies for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Comcast for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformers/switchgear doors and five (5) feet on each side.

NOTES:

1. The basis of bearings is the line between the most easterly southeast corner of new Lot 3-A-1-A-2 and AGRS Station 10_C12 2003 as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane, Central zone, NAD83. Distances are ground distances. Elevation Datum is NAVD88.
2. Bearings and distances shown in () are per record plat of
 - 2.1. Plat: 2008C-280
 - 2.2. Special Warranty Deed Doc. No.2009084569
 - 2.3. Special Warranty Deed Doc.#2021146974 into Tranquil Retreat LLC.
3. These properties are located in Zone X, areas of minimal flood hazard per FEMA Flood Insurance Rate Map 35001C01116G, effective date 09/26/2008.
4. Cross-lot drainage easement is granted with the filing of this plat, benefiting Lots 3-A-1-A-1 and 3-A-1-A-2.
5. All known easements of record are shown on this plat.

LEGAL DESCRIPTION:

Lots 2-A-1-B-2-B-2, 2-A-1-B-2-B-3 and 3-A-1-A of the Plat of Lots 2-A-1-B-2-B-1, 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A, ALBUQUERQUE WEST, UNIT 2 as the same are shown and designated on the plat thereof recorded in the office of the County Clerk, Bernalillo County, New Mexico on September 12, 2008 in Plat Book 2008C, Page 280.

PURPOSE OF PLAT:

The purpose of this plat is to combine three (3) existing lots into two (2) new lots, to grant a blanket cross-lot drainage easement across new Lots 3-A-1-A-1 and 3-A-1-A-2, and to vacate existing private access, drainage, sidewalk and utility easements as shown hereon, and to grant additional public water and sanitary sewer easements.

FREE CONSENT:

The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this plat is created with their free will and consent in accordance with their expressed wishes and desires.

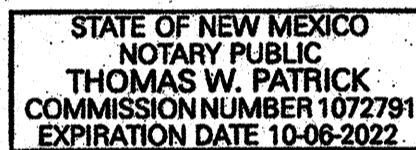
by Deepesh Khadwalwa, Chairman Date 2-14-22
Tranquil Retreat, LLC a New Mexico Limited Liability Company

ACKNOWLEDGEMENT:

State of New Mexico,
County of Sandoval) SS

The foregoing instrument was acknowledged before me this 14th day of February, 2022
by: Deepesh Khadwalwa

Notary Public: Thomas W. Patrick
My commission expires: 10-08-2022



SOLAR NOTE:

No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

TREASURER'S CERTIFICATION:

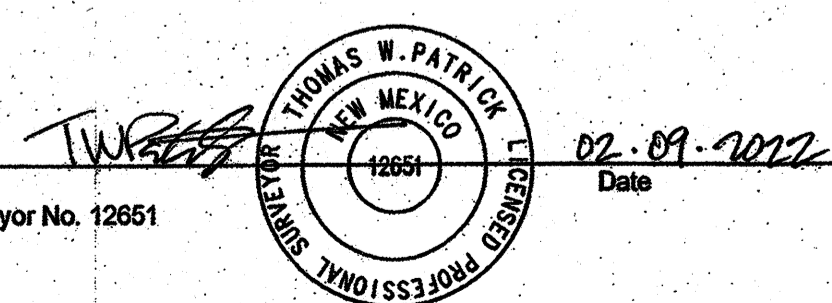
This is to certify that all taxes due and payable have been paid in full for year 2020 pursuant to New Mexico statute 78-38-44.1
LOT 2-A-1-B-2-B-2: 101306403521030911
LOT 2-A-1-B-2-B-3: 101306405622330910
LOT 3-A-1-A: 101306407821630903

Bernalillo County Treasurer's Office: by: _____ date: _____

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, New Mexico Professional Surveyor no. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and to the City of Albuquerque Subdivision Ordinance.

Thomas W. Patrick
New Mexico Professional Surveyor No. 12651



FINAL PLAT
LOTS 3-A-1-A-1 AND 3-A-1-A-2
ALBUQUERQUE WEST UNIT 2
BEING A REPLAT OF LOTS 2-A-1-B-2-B-2, 2-A-1-B-2-B-3 AND 3-A-1-A
ALBUQUERQUE WEST UNIT 2

SITUATE WITHIN
PROJECTED SECTION 18, T.11N., R.3E., N.M.P.M.,
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2022

SITE DATA:
FEMA Map Number 35001C0116G
Zoning NR-C
No. of Existing Lots 3
No. of Lots Created 2
Total Area 4.8776 acres

Project Number: _____
Subdivision Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS

RJA 04/27/2022
PNM Electric Services date
MA 3/11/2022
New Mexico Gas Company date
Abdul A. Bhuiyan 3/14/2022
Lumen Technologies date
Mike Montez 03/11/2022
Comcast date

CITY APPROVALS

Loren N. Risenhoover P.S. 2/14/2022
City Surveyor date
Parks & Recreation Department date
City Engineer date
AMAFCA 3/14/2022
date
ABCWUA date
Traffic Engineer, Transportation Department date
DRB Chair, Planning Department date

FINAL PLAT
LOTS 3-A-1-A-1 AND 3-A-1-A-2
Albuquerque West Unit 2

DWG PATH: P:\2021 - Misc Clients\198-Sun Capital Hotels\Final Plat\SUN CAPITAL HOTEL FINAL PLAT BOUNDARY.dwg
GPS: T10
Created: 10/22/2020
Last Rev: 2/9/2022
SCALE: 1"=40'
CREW: LRC
DRAWN: DKS
JOB NO.: N2021-198

Community Sciences Corporation
Land Surveying
(505) 897.0000

1 of 2

ALBUQUERQUE WEST UNIT 2 FINAL

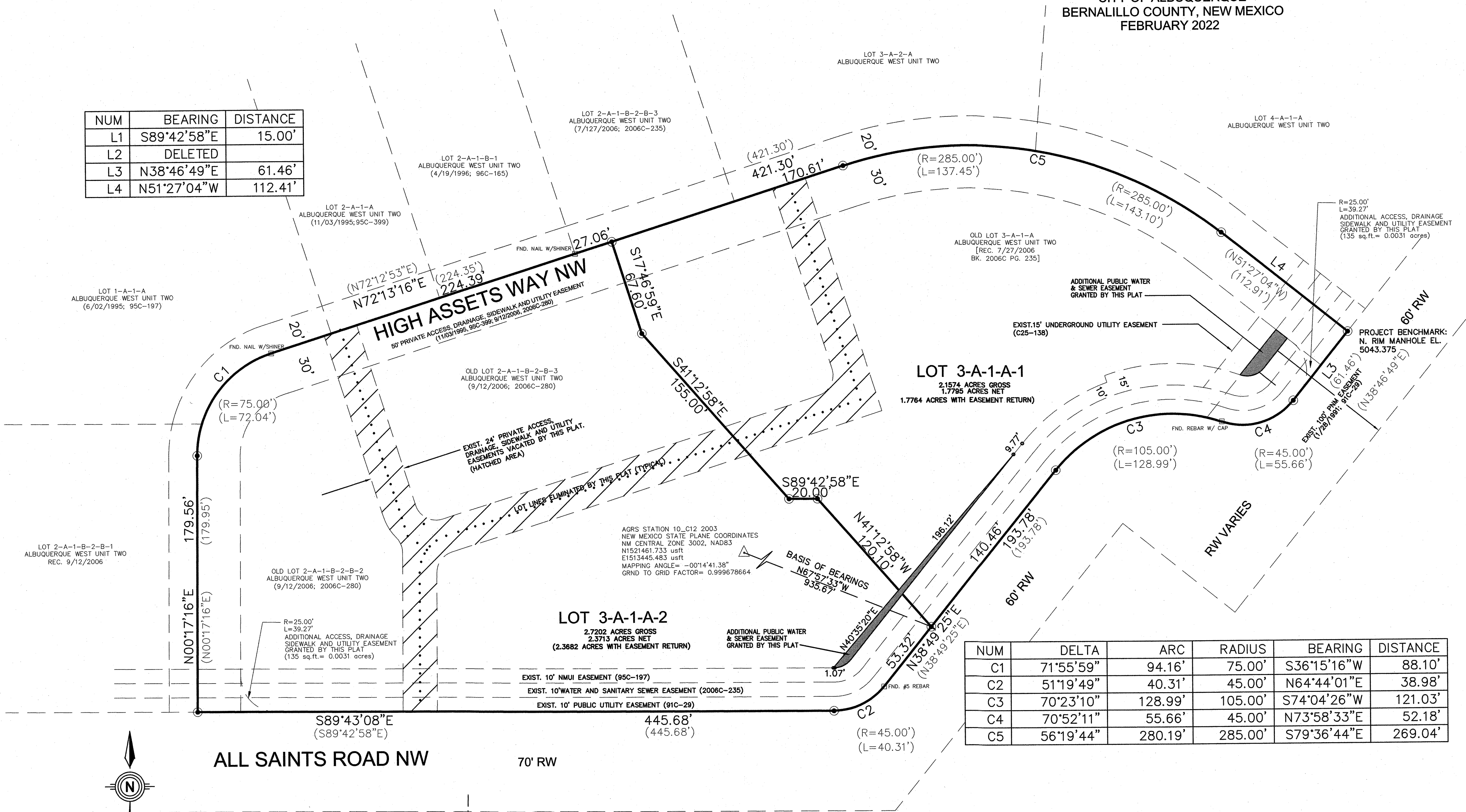
NOTES (continued):

7. Additional pavement removal and replacement may be required along the proposed curb line on All Saints Road for a stable and smooth pavement.
8. Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.

FINAL PLAT
LOTS 3-A-1-A-1 AND 3-A-1-A-2
ALBUQUERQUE WEST UNIT 2
 BEING A REPLAT OF LOTS 2-A-1-B-2-B-2, 2-A-1-B-2-B-3 AND 3-A-1-A
 ALBUQUERQUE WEST UNIT 2

SITUATE WITHIN
 PROJECTED SECTION 18, T.11N., R.3E., N.M.P.M.,
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2022

NUM	BEARING	DISTANCE
L1	S89°42'58"E	15.00'
L2	DELETED	
L3	N38°46'49"E	61.46'
L4	N51°27'04"W	112.41'

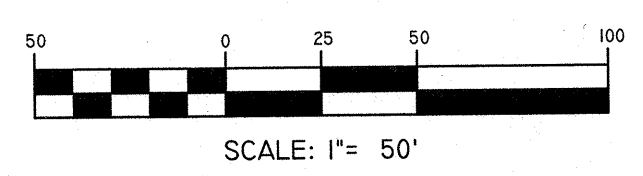


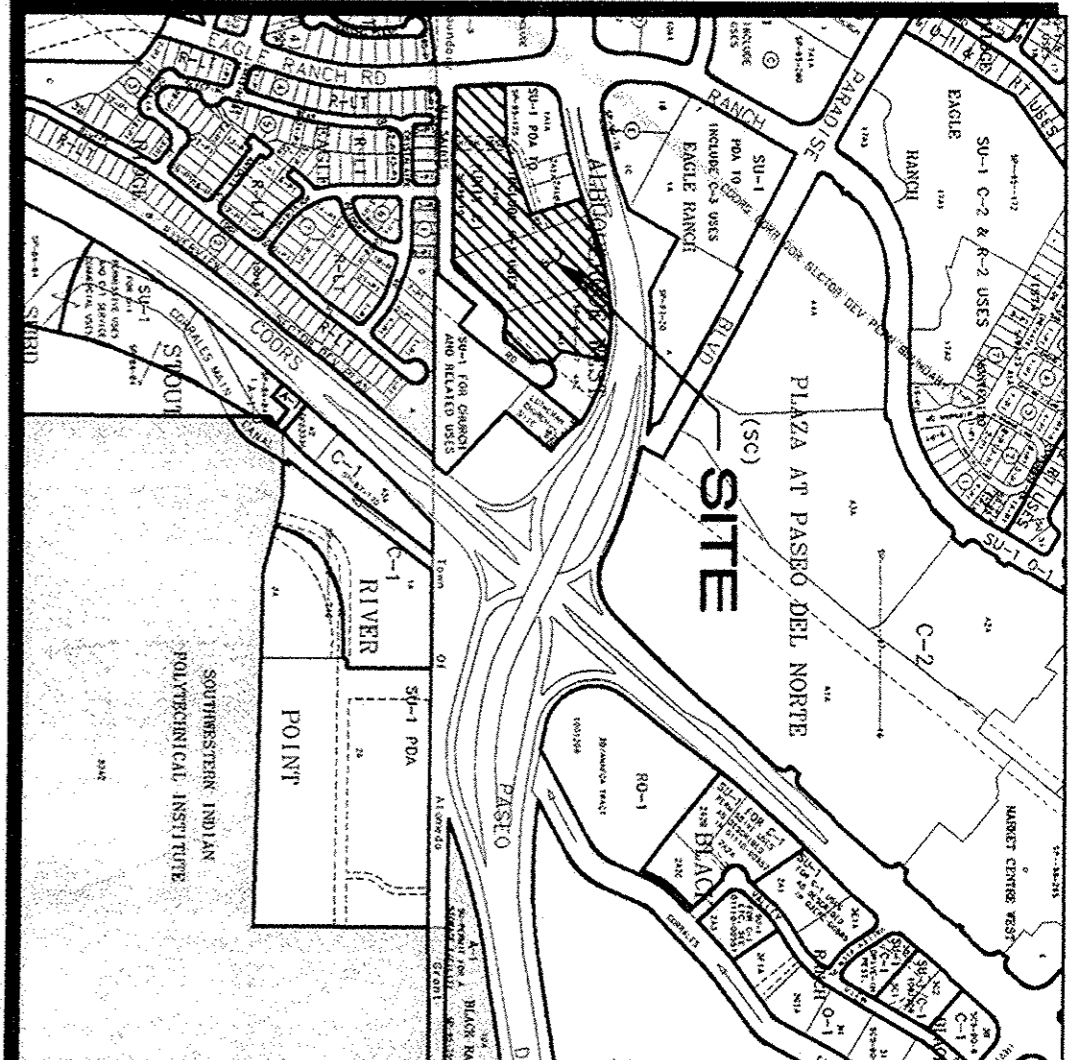
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	71°55'59"	94.16'	75.00'	S36°15'16"W	88.10'
C2	51°19'49"	40.31'	45.00'	N64°44'01"E	38.98'
C3	70°23'10"	128.99'	105.00'	S74°04'26"W	121.03'
C4	70°52'11"	55.66'	45.00'	N73°58'33"E	52.18'
C5	56°19'44"	280.19'	285.00'	S79°36'44"E	269.04'

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- △ ACS CONTROL STATION
- SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED

<p align="center">FINAL PLAT LOTS 3-A-1-A-1 AND 3-A-1-A-2 Albuquerque West Unit 2</p>		<p align="center">2 2</p>
<p>DWG PATH: F:\N2021 - Misc Clients\198-Sun Capital Hotels\Final Plat\PR2021-005439 Albuquerque West Plat.dwg</p> <p>GPS: TIO Created: 09/18/2021 Last Rev: 02/09/2022 SCALE: 1"=50'</p> <p>CREW: CFS, MGM DRAWN: TWP, SLN JOB NO.: N2021-198</p>	<p align="center">Community Sciences Corporation Land Surveying (505) 897.0000</p>	





VICINITY MAP

SUBDIVISION DATA / NOTES

- 1. Total Number of Existing Lots: 3
2. Total Number of Lots created: 6
3. Gross Subdivision Acreage: 7.1145 Ac.
4. Total Mileage of Full Width Streets Created: 0
5. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
6. Distances are ground distances.
7. Bearings and distances in parenthesis are record.
8. Basis of boundary are the following plats of record entitled:

- 'CORRECTED PLAT OF ALBUQUERQUE WEST, UNIT TWO' (1-28-91, 91C-29),
'ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT' (11-21-84, C25-138),
'REPLAT OF LOT 1, BLOCK F, ALBUQUERQUE WEST TOGETHER WITH A VACATED PORTION OF EAGLE RANCH ROAD N.W.' (12-7-87, C35-63),
'PLAT OF ALBUQUERQUE WEST, UNIT TWO, LOT 4-A-1 AND 4-A-2' (8-22-94, 94C-278),
'ALBUQUERQUE WEST, UNIT TWO, LOT 2-A-1-B-1 & 2-A-1-B-2' (04-19-96, 96C-165)
'ALBUQUERQUE WEST, UNIT TWO, LOT 4-A-1 & 4-A-2' (08-22-94, 94C-278)
all being records of Bernalillo County, New Mexico.
9. Field Survey performed July 2005.
10. Title Report: provided by LandAmerica Albuquerque Title File No.: 2357987D (Effective Date: 11-03-03)
11. Address of Property: None provided.
12. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
13. City Standard Utility Note II:
'City of Albuquerque Water and Sanitary Sewer Service to THE SUBJECT DEVELOPMENT must be verified and coordinated with the Albuquerque Bernalillo County Water Utility Authority, City of Albuquerque.'
14. This tract is within the New Mexico Utilities, Inc. franchise area. Water and sanitary sewer system capabilities are based on New Mexico Utilities, Inc.'s facilities, and not the City of Albuquerque's. Water and sanitary sewer infrastructure improvements must, however, meet both the City of Albuquerque and New Mexico Utilities, Inc.'s design and construction standards.
15. ZONING: SU-1 PDA TO INCLUDE C-3 USES.

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Lot 2-A-1-B-2-B, LOT 3-A-1, and LOT 3-A-2, Albuquerque West, Unit Two as the same is shown and designated on a plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July, 27 2006 in Volume 2006-C, Folio 235, together with Lot 4-A-1, Albuquerque West, Unit Two as the same is shown and designated on a plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 22, 1994 in Volume 94C, Folio 278 and containing 7.1145 acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject lots into six (6) commercial lots and to grant easements as necessary to serve the development, to vacate easements, to correct street name and to dedicated right-of-way along Eagle Ranch Road.

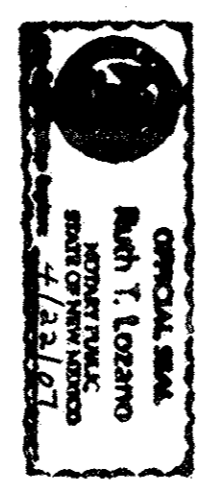
FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all public streets and rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. 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.

*WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND UNDEVIATING TITLE IN FEE SIMPLE TO THE LAND SUBDIVISION

OWNER

EAGLE ASSETS, L.L.C.
DWAYNE E. PINO
MANAGING MEMBER



This instrument was acknowledged before me on September 5, 2006, by Dwayne E. Pino, Managing Member of Eagle Assets, L.L.C. a New Mexico Limited Liability Company, on behalf of said company.

My Commission Expires: 4/22/07

Notary Public
Ralph T. Lozano

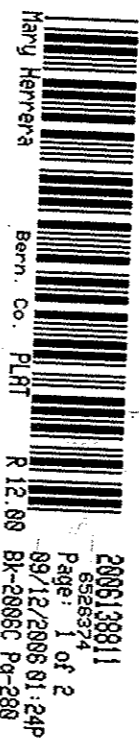
PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING-AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 2006139811. PROPERTY OWNER OF RECORD: Eagle Assets, L.L.C. BERNALILLO COUNTY TREASURER'S OFFICE: 9-12-06

PLAT FOR LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A, & 4-A-1-A ALBUQUERQUE WEST UNIT TWO CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2006

APPROVALS DRB PROJECT NO. 10031212 APPLICATION NO. 06D23-01253 Utility Approvals

PNM ELECTRIC SERVICES DIVISION DATE: 9-7-06

PNM GAS SERVICES DIVISION DATE: 9/8/06

QWEST DATE: 9-1-06

COMCAST DATE: 9-1-06

NEW MEXICO UTILITIES DATE: 9-1-06

CITY SURVEYORS DATE: 9/6/06

REAL PROGRESS DIVISION DATE: 9/6/06

ENVIRONMENTAL HEALTH DEPARTMENT DATE: 9-6-06

TRANSPORTATION DIVISION DATE: 9-6-06

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DATE: 9-6-06

PARKS AND RECREATION DEPARTMENT DATE: 9/11/06

AMAFCA DATE: 9-6-06

CITY ENGINEER DATE: 9/12/06

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE: 9/12/06

SURVEYOR'S CERTIFICATION

I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1994 and January 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief.

Timothy Aldrich, P.S. 7799
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBUQ., N.M. 87190
505-884-1980
09-05-06 SHEET 1 OF 2

1549PT2.DWG:shor 09.05.06

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	45.26	28.19	41.09	S 46°29'42" E	86°26'42"
C2	1090.00	68.58	34.30	68.57	S 01°28'03" E	3°36'18"
C3	75.00	72.05	39.08	69.31	S 44°41'39" W	55°02'29"
C4	1081.92	226.51	113.17	225.10	S 76°17'32" W	11°56'33"
C5	30.00	45.26	28.19	41.09	S 46°29'35" E	86°26'46"
C6	723.94	255.46	129.07	254.14	N 87°34'45" W	201°3'06"
C7	50.00	54.25	30.14	51.63	S 07°42'30" W	62°10'09"
C8	25.00	27.12	15.07	25.81	N 07°42'07" E	62°09'23"
C9	45.00	55.66	32.02	52.18	S 73°58'33" E	70°52'11"
C10	105.00	128.99	74.05	121.03	S 74°04'26" W	70°23'10"
C11	45.00	40.31	21.62	38.98	N 64°44'01" E	51°19'49"
C12	27.00	34.03	19.69	31.82	S 36°06'27" W	16°53'20"
C13	285.00	137.45	70.09	136.12	S 85°57'46" W	27°38'01"
C14	285.00	143.10	73.09	141.60	N 65°50'09" W	28°46'10"
C15	285.00	152.82	269.36	N 79°39'09" W	56°24'10"	
C16	1081.92	182.54	91.49	182.33	S 75°09'17" W	9°40'01"
C17	1081.92	42.97	21.49	42.97	S 81°07'33" W	2°16'32"
C18	27.00	17.02	8.80	16.74	S 18°03'13" W	36°06'26"
C19	27.00	17.02	8.80	16.74	S 54°09'40" W	36°06'27"
C20	1084.00	68.21	34.12	68.20	S 01°28'02" E	3°36'20"
EC21	25.00	39.27	25.00	35.36	S 44°42'51" E	90°00'14"
EC22	25.00	39.27	25.00	35.35	N 45°17'09" E	89°59'46"
EC23	15.00	23.58	15.02	21.23	S 62°44'47" E	90°03'08"
EC24	15.00	18.95	10.98	17.72	S 36°01'19" W	72°23'05"
EC25	15.00	7.06	3.60	7.00	S 31°11'26" E	26°58'24"
EC26	15.00	7.06	3.60	7.00	S 31°11'26" E	26°58'24"
EC27	15.00	23.56	15.00	21.21	N 27°12'46" E	89°59'46"
EC28	25.00	39.37	25.10	35.43	N 06°20'08" W	90°13'51"

LINE	BEARING	DISTANCE
L1	S 53°53'33" E	16.57

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7270"
 - FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
 - FOUND 5/8" REBAR WITH CAP "LS 9241"
 - ◎ FOUND R/W MARKER STA. 7+00.66/7+02.2
 - SET 5/8" REBAR WITH CAP "LS 7719"
- PNM ELECTRIC AND GAS EASEMENT
RELEASE APPROVAL:
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), DOES HERBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT.

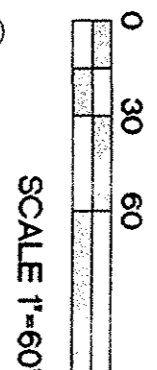
EASEMENT DATA

- (A) EXISTING 10' NNUI EASEMENT (06-02-95, 95C-197)
- (B) EXISTING 10' WATER & SANITARY SEWER EASEMENT (6-2-90, BK. 9011-PGS. 1834-1839)
- (C) EXISTING 10' PUBLIC UTILITY EASEMENT (1-28-91, 91C-29)
- (D) EXISTING 50.59'X20' DRAINAGE EASEMENT (AS SHOWN ON NMSHTD ROW MAP NO. SP-GRM-4054(200), SHT. 2 OF 10)
- (E) EXISTING 10' DRAINAGE & UTILITY EASEMENT (11-21-84, C25-138)
- (F) EXISTING 50' PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT (11-03-95, 95C-399)
- (G) EXISTING 10' PUBLIC UTILITY EASEMENT (12-7-87, C35-63)
- (H) EXISTING 40' PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT (03-30-95, BK. 95-8, PGS. 1074-1080) (03-31-95, BK. 95-8, PGS. 3017-3023) (06-02-95, BK. 95-13, PGS. 4594-4600)
- (I) EXISTING 15' NNUI EASEMENT (08-22-94, 94C-278)
- (J) EXISTING COMMON REFUSE EASEMENT (04-19-96, 96C-165)
- (K) EXISTING 24' COMMON ACCESS EASEMENT (04-19-96, 96C-165)
- (L) EXISTING 10' WATER & SANITARY SEWER EASEMENT (07-27-2006, 2006C-235)
- (M) PRIVATE ACCESS, DRAINAGE, SIDEWALK, AND UTILITY EASEMENTS GRANTED BY THIS PLAT (11-21-84, C25-138)
- (N) EXISTING 15' U.G. UTILITY EASEMENT (07-27-2006, 2006C-235)
- (O) EXISTING 10' NNUI EASEMENT (8-22-94, 94C-278)
- (P) EXISTING P.N.M. EASEMENT (1-28-91, BK. 91C-PG. 29)
- (Q) EXISTING 100' P.N.M. EASEMENT (1-28-91, BK. 91C-PG. 29)



EASEMENT NOTE:
THIS EASEMENT IS FOR THE BENEFIT OF ALL LANDS WITHIN THE ALBUQUERQUE WEST UNIT TWO SUBDIVISION AND SHALL BE MAINTAINED BY THE RESPECTIVE UNDERLYING PROPERTY OWNER.

2006109011
Page: 2 of 2
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Bk-2806C Pg-288

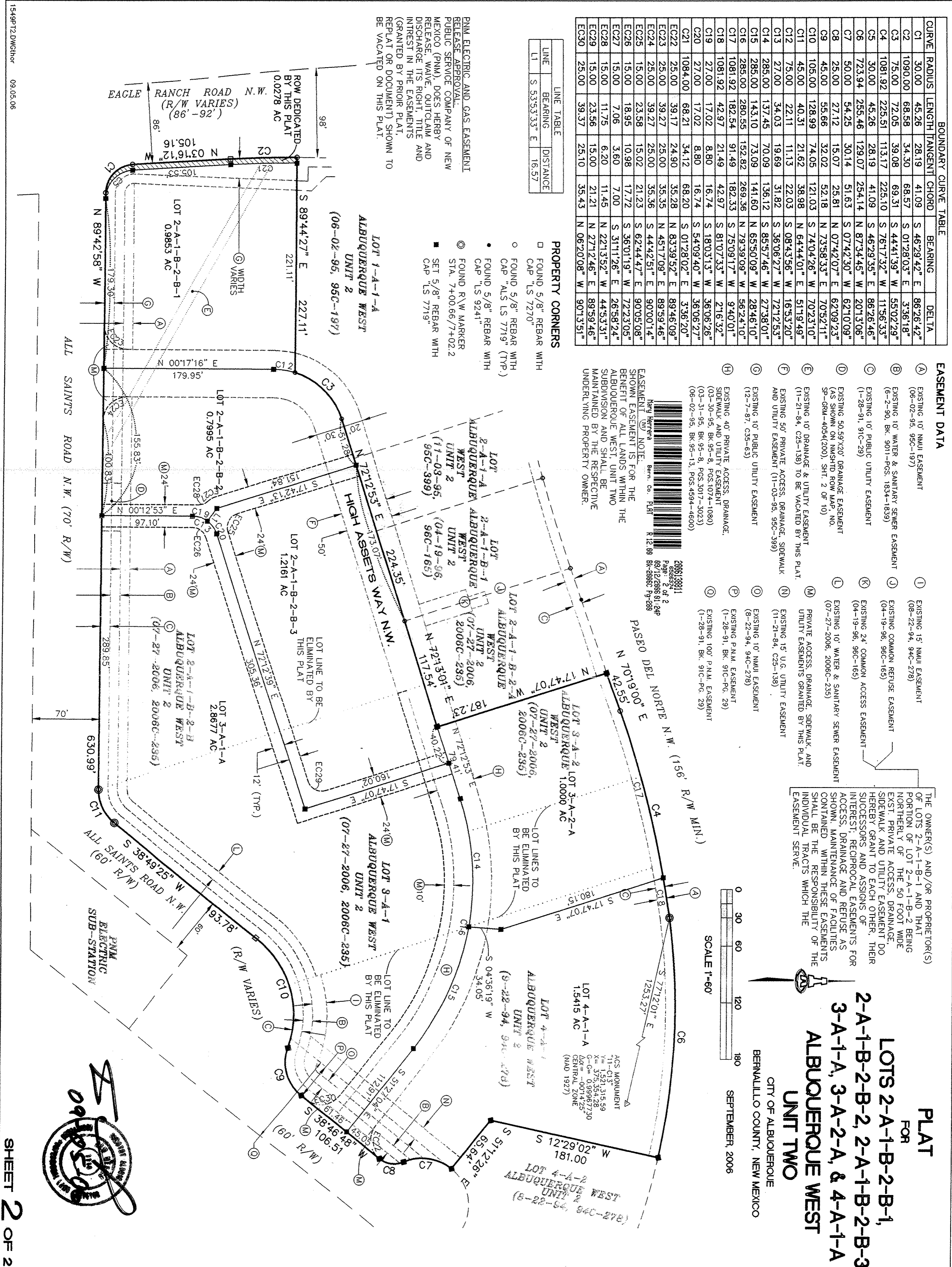


SCALE 1"=60'

SEPTEMBER, 2006
CITY OF ALBUQUERQUE
BERNALLILLO COUNTY, NEW MEXICO

THE OWNER(S) AND/OR PROPRIETOR(S) OF LOTS 2-A-1-B-1 AND THAT PORTION OF LOT 2-A-1-B-2 BEING NORTHERLY OF THE 50 FOOT WIDE EXST. PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT DO HEREBY GRANT TO EACH OTHER, THEIR SUCCESSORS AND ASSIGNS OF INTEREST; RECIPROCAL EASEMENTS FOR ACCESS, DRAINAGE AND REFUSE AS SHOWN, MAINTENANCE OF FACILITIES CONTAINED WITHIN THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL TRACTS WHICH THE EASEMENT SERVE.

PLAT
FOR
**LOTS 2-A-1-B-2-B-1,
2-A-1-B-2-B-2, 2-A-1-B-2-B-3,
3-A-1-A, 3-A-2-A, & 4-A-1-A
ALBUQUERQUE WEST
UNIT TWO**





Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2021-005439 Application #PS: -2021-00116

Meeting Date/Item Number: 17

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
 - Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
 - Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.
-

Plats will require City Surveyor signature and property owner signature

See table 6-1-1 for notice requirements

If the site is vacant and ungraded a sensitive lands analysis is required

[Sensitive lands analysis form \(cabq.gov\)](#)

Future development will be subject to the IDO MX-M zone .

The site is within the Coors Boulevard Character Protection Overlay zone, see the zone for specific requirements.

The site is within 660 feet of a Major Transit Corridor.

The form below will be required

[SubmittalFormIDO5-2\(D\)ClimaticGeographic Responsiveness.pdf \(cabq.gov\)](#)

Please confirm with CABQ Planning file to see if there is an existing , approved site plan.