



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		
Subdivide the existing three parcels of land into two tracts.		

APPLICATION INFORMATION		
Applicant: Current: Zia Trust; Future: 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 <u>all</u> owners: ZIA TRUST INC CUSTODIAN JASON A SHAFFER IRA	
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: 9/21/2021			
Printed Name: Regina Okoye		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:		Date:	Project #		

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? _____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 (7 copies, folded)

☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use (7 copies, folded)

☐ 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 (7 copies, 24” x 36” folded)

___ Design elevations & cross sections of perimeter walls (3 copies)

___ 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. (7 copies, folded)

___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)

___ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11” by 17” maximum)

___ 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

___ 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

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

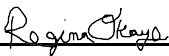

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

___ 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: <div>9/20/2021</div>
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

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,

Zia Trust Inc. Custodian Jason A Shaffer IRA 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 Zia Trust Inc. Custodian Jason A Shaffer IRA or 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. This letter of authorization is good only for the approval of a Subdivision of Land through the DRB and is not to be recorded with the county until ownership has transferred to Sun Capital Hotels.

Sincerely,



Zia Trust Inc. Custodian Jason A Shaffer IRA
6301 Indian School RD NE Suite 800
Albuquerque NM, 87110

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, Planning Department
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM. 87102

September 20, 2021

**RE: DRB – SKETCH PLAT
SEC OF PASEO DEL NORTE AND EAGLE RANCH – ALBUQUERQUE, NEW MEXICO 87120**

LEGAL DESCRIPTION:

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

Members of the DRB and Chair,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Sun Capital Hotels, hereafter referred to as “Applicant” and Zia Trust Inc., hereafter referred to as the “Property Owner.” The agent is requesting review of a Sketch Plat for three (3) parcels legally described above. The parcels (the “subject site”) are +/- 4.079 acres in size, zoned Mixed-Use Medium Intensity (MX-M) zone district and are located at the SEC of Paseo del Norte and Eagle Ranch along All Saints RD NW and High Assets WY NW.

This site is within an area of change, largely within the boundary of the Coors Blvd. Major Transit Corridor (Lot 3-A-1A only) and fully within the Paseo del Norte Premium Transit Corridor. The site is along two Local Urban Streets (High Assets WY NW and All Saints RD NW). The vacant site is within the Coors Blvd. Character Protection Overlay Zone (CPO-2). The subject site is also located within the North West Mesa Community Planning Area. The future proposed uses will be an Assisted Living Facility (20,500 sf) and a Independent Living Facility (82,500 sf).

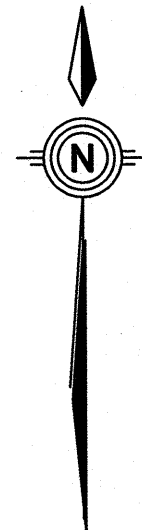
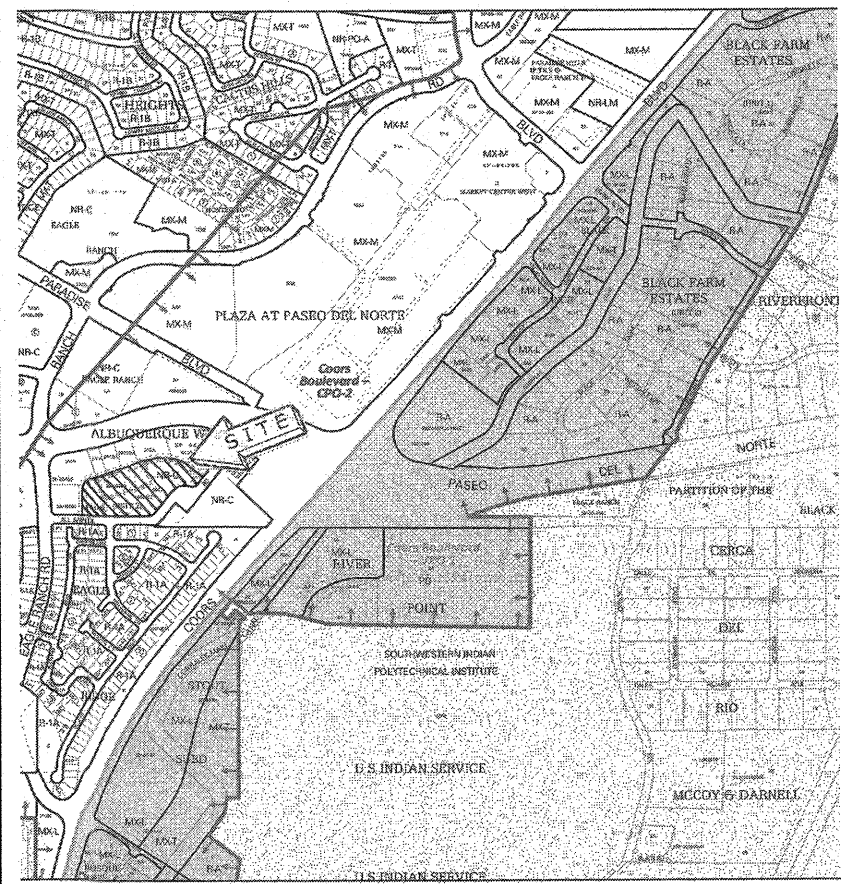
The purpose of this submittal is to request a Sketch Plat review for a minor subdivision for the above mentioned property. It is proposed as a minor action because it creates less than 10 lots and there is no major public infrastructure for this site. The surround roads are fully developed (All Saints RD NW and High Assets WY NW). The applicant would like to subdivide the three (3) existing lots into (2) lots. Proposed Lot 3-A-1-A-2 at +/-2.5436 acres and Tract 3-A-1-A-1 at +/- 2.3048 acres.

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



Sincerely,

Regina Okoye
Modulus Architects, Inc.
100 Sun Ave NE, Suite 600
Albuquerque, New Mexico 87109
Office: 505.338.1499 ext. 1003
Email: rokoye@modulusarchitects.com



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:

- 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.
- New Mexico Gas Company (NMGC), a New Mexico Corporation, for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation dba Century Link QC (Qwest) for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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 transformer/switchgear doors and five (5) feet on each side.

NOTES:

- The basis of bearings is the line between the most easterly property corner and AGRS Station TBD 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.

Bearings and distances shown in () are per record plat of

- Documents used (on file at Bernalillo County Clerk unless noted):

- Plat: 2006C-280
- Special Warranty Deed Doc. No.2009084569
- These properties are located in Zone X, areas of minimal flood hazard per FEMA Flood Insurance Rate Map 35001C01116G, effective date 09/26/2008, as shown on this plat.
- 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.
- 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, 2006 in Plat Book 2006C, 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 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.

FREE CONSENT:

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

by _____ Date _____

for: ZIA TRUST INC., a New Mexico corporation, as Custodian for Jason A. Shaffer IRA

ACKNOWLEDGEMENT

State of New Mexico)
County of _____) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2021
by:

Notary Public: _____
My commission expires: _____

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:

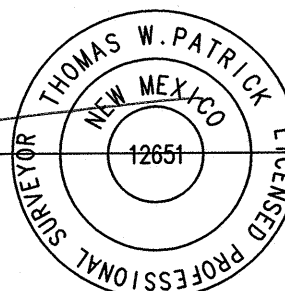
This is to certify that all taxes due and payable have been paid in full for year 2020 pursuant to New Mexico statute 78-38-44.1
LOT 2-A-1-B-2-B-2: 101306403521030911
LOT 2-A-1-B-2-B-3: 101306405622330910
LOT 3-A-1-A: 101306407821630903

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



9.20.2021
Date

SKETCH 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
SEPTEMBER 2021

SITE DATA:

FEMA Map Number	35001C0116G
Zoning	NR-C
No. of Existing Lots	3
No. of Lots Created	2
Total Area	4.8833 acres

Project Number:

Subdivision Application Number:

PLAT APPROVAL

UTILITY APPROVALS

PNM Electric Services	date
New Mexico Gas Company	date
Qwest Corporation dba Century Link QC	date
Comcast	date

CITY APPROVALS

City Surveyor	date
Parks & Recreation Department	date
City Engineer	date
AMAFCA	date
ABCWUA	date
Traffic Engineer, Transportation Department	date
Environmental Health Department	date
DRB Chair, Planning Department	date

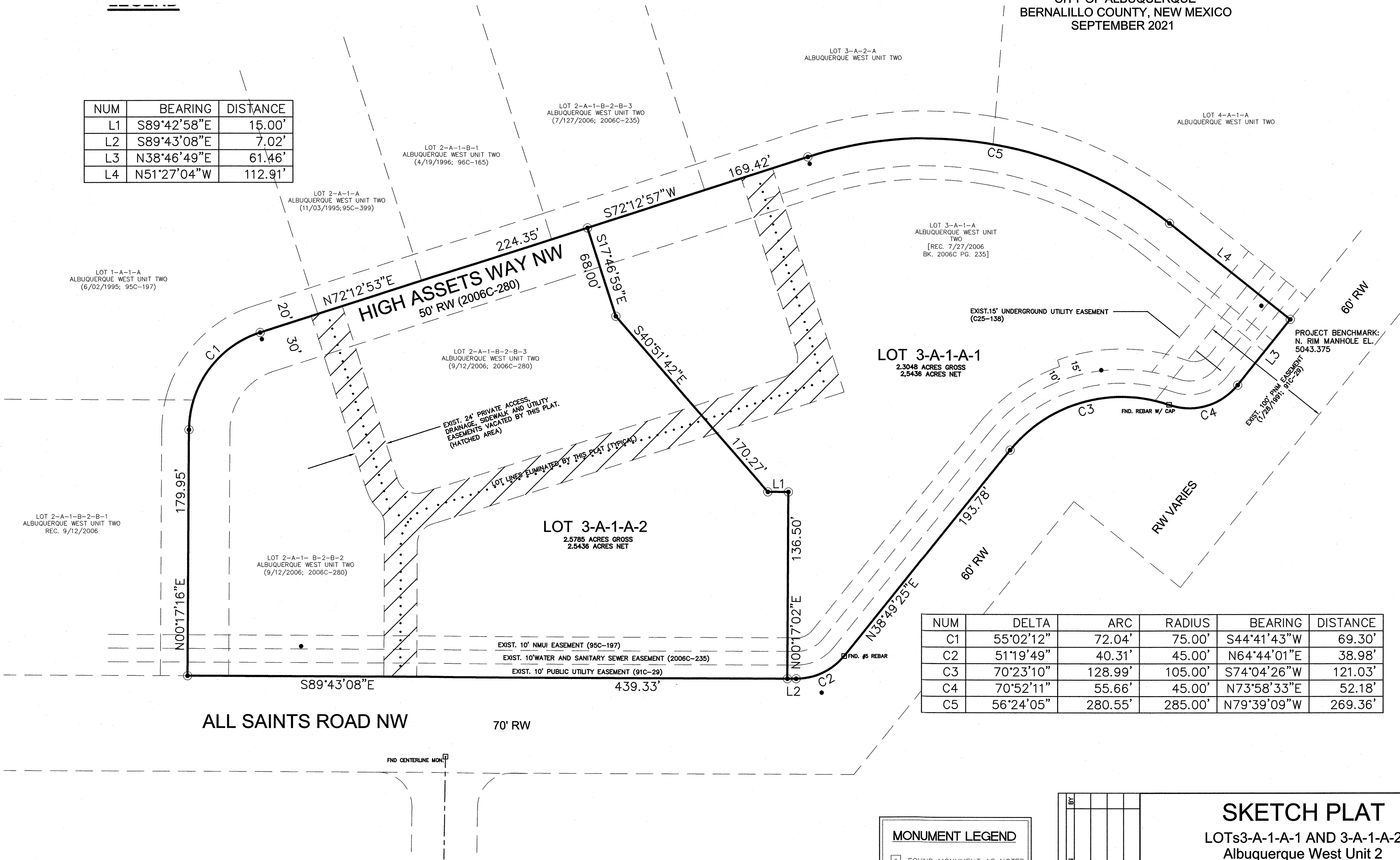
NO. DATE		BY		REVISIONS	
1		2		3	
<h2>SKETCH PLAT</h2> <h3>LOTS 3-A-1-A-1 AND 3-A-1-A-2</h3> <h3>Albuquerque West Unit 2</h3> <p>DWG PATH: F:\N2021 - Misc Clients\198-Sun Capital Hotels\SUN CAPITAL HOTEL SKETCH PLAT.dwg</p> <p>GPS: TIO Created: 10/22/2020 Last Rev: 9/20/2021 SCALE: 1"=40' CREW: LRC DRAWN: DKS JOB NO.: N2020-140</p> <p>Community Sciences Corporation Land Surveying (505) 897.0000</p> <p>1 of 2</p>					

SKETCH 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
SEPTEMBER 2021

NUM	BEARING	DISTANCE
L1	S89°42'58"E	15.00'
L2	S89°43'08"E	7.02'
L3	N38°46'49"E	61.46'
L4	N51°27'04"W	112.91'



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	55°02'12"	72.04'	75.00'	S44°41'43"W	69.30'
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°24'05"	280.55'	285.00'	N79°39'09"W	269.36'

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

SKETCH PLAT
LOTs3-A-1-A-1 AND 3-A-1-A-2
Albuquerque West Unit 2

DWG PATH: F:\N2021 - Misc Clients\198-Sun Capital Hotels\SUN CAPITAL HOTEL SKETCH PLAT.dwg

GPS: TIO

Created: 09/18/2021

Last Rev:

SCALE: 1"=50'

CREW:

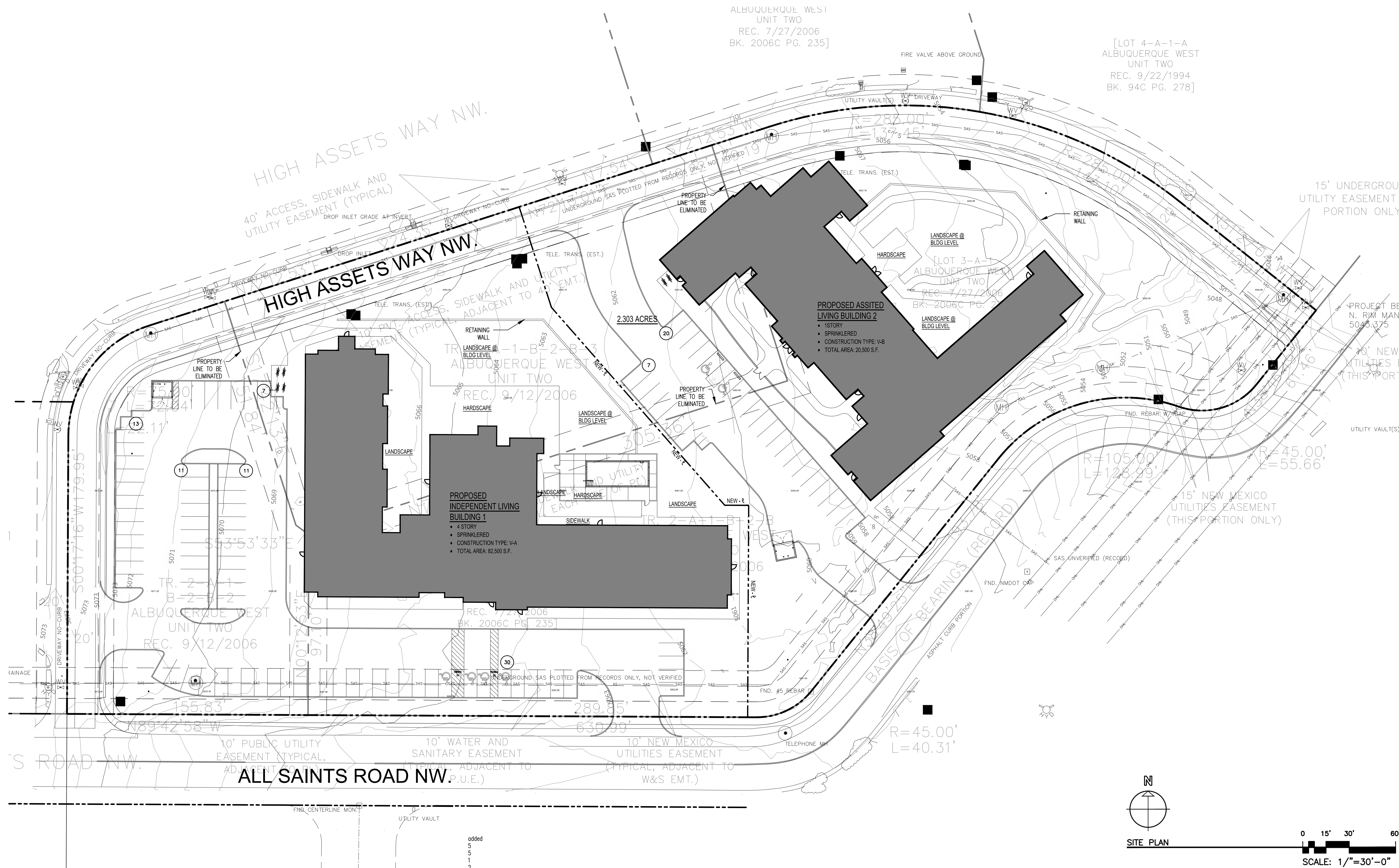
DRAWN: TWP

JOB NO.: N2020-140

Community Sciences Corporation
Land Surveying
(505) 897.0000

2
2

PROJECT PARKING INFORMATION			
INDEPENDENT LIVING BUILDING 1		ASSISTED LIVING BUILDING 2	
PARKING CALCULATIONS		PARKING CALCULATIONS	
1 SPACE PER 1 DU		1 SPACE PER 3 BEDS	
INDEPENDENT LIVING BUILDING:	76 BED/1 = 76 STALLS 76 STALLS PROVIDED	ASSISTED LIVING BUILDING:	62 BED/3 = 21 STALLS 27 STALLS PROVIDED
REQUIRED ACCESSIBLE STALLS:	4	REQUIRED ACCESSIBLE STALLS:	2
ACCESSIBLE STALLS PROVIDED:	4	ACCESSIBLE STALLS PROVIDED:	2
REQUIRED VAN ACCESSIBLE STALLS:	1	REQUIRED VAN ACCESSIBLE STALLS:	1
PROVIDED VAN ACCESSIBLE STALLS:	1	PROVIDED VAN ACCESSIBLE STALLS:	1
MOTORCYCLE STALLS REQUIRED:	3	MOTORCYCLE STALLS REQUIRED:	2
MOTORCYCLE STALLS PROVIDED:	3	MOTORCYCLE STALLS PROVIDED:	2
BICYCLE STALLS REQUIRED:	10% OF 76 = 8 SPACES	BICYCLE STALLS REQUIRED:	10% OF 21 = 3 SPACES
BICYCLE STALLS PROVIDED:	8 SPACES	BICYCLE STALLS PROVIDED:	4 SPACES



DRAWING NAME
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