



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 checked="" 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 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			
Vacation of a 15,672 portion of Sunport Blvd right-of-way.			

APPLICATION INFORMATION			
Applicant: Legacy Development & Management, LLC		Phone: (505) 243-6000	
Address: 5051 Journal Center Blvd. NE, Suite 500		Email: fassam@legacydm.net	
City: Albuquerque	State: NM	Zip: 87109	
Professional/Agent (if any): Jacqueline Fishman, AICP, Principal, Consensus Planning, Inc.		Phone: (505) 764-9801	
Address: 302 8th Street, NW		Email: fishman@consensusplanning.com	
City: Albuquerque	State: NM	Zip: 87102	
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.: 2	Block: 4B	Unit: N/A	
Subdivision/Addition: Sunport Park	MRGCD Map No.: N/A	UPC Code: 101505522417030307	
Zone Atlas Page(s): M-15	Existing Zoning: NR-BP	Proposed Zoning N/A	
# of Existing Lots: 1	# of Proposed Lots: N/A	Total Area of Site (Acres): 0.3598 acres	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 1500 Sunport Pl. SE	Between: Sunport Place	and: Sunport Blvd.	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2022-006497			

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: February 11, 2022	
Printed Name: Jacqueline Fishman, AICP, Principal, Consensus Planning, Inc.		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:	Date:	Project #	

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? No if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form 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)
- N/A 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
- N/A If easements, list number to be vacated _____
- Square footage to be vacated (see IDO Section 14-16-6-6(M) 15,672 square feet _____)
- 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
 - N/A Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - N/A Completed neighborhood meeting request form(s)
 - N/A 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
 - N/A 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.
 - N/A 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

- ___ 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 on a CD. 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 _____
- ___ 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.

<p><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, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: February 12, 2022</p>
<p>Printed Name: Jacqueline Fishman, AICP</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

January 10, 2022

Ms. Jolene Wolfley, Chairperson
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Chairperson Wolfley,

The purpose of this letter is to authorize Consensus Planning, Inc. and RESPEC to act as agents on behalf of Airport Hospitality, LLC and Legacy Hospitality, LLC for approval of a Site Plan – DRB and related applications for the property located at 1500 Sunport Place SE. The legal description is below:

- LT 2 BLOCK 4B PLAT OF BLOCKS 4-A & 4-B OF SUNPORT PARK CONT 1.2115 AC

AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC is the owner of the property.
Thank you for your consideration.

Sincerely,



Faizel Kassam
Managing Member
Legacy Development & Management
5051 Journal Center Blvd NE, Suite 500
Albuquerque, NM 87109



February 11, 2022

Jolene Wolfley, Chair.
Development Review Board
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Vacation of Sunport Boulevard Public Right-of-Way

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Madam Chair:

The purpose of this letter is to request approval of a Vacation of Public Right-of-Way for a 15,672 square foot portion of Sunport Boulevard right-of-way located adjacent to the property at 1500 Sunport Place SE (see Figure 1). The portion of right-of-way proposed for vacation consists of a maintenance road and turnaround that the Applicant proposes to be improved and used for additional parking for a proposed hotel on the adjacent lot. This hotel is currently in the Site Plan – DRB review process. Due to the square footage of the proposed vacation, the Development Review Board will make a recommendation and City Council will make the final decision regarding this request.

Figure 1. Subject site (blue) and portion of Sunport Boulevard right-of-way proposed for vacation (red).



REQUEST

The Applicant is developing the adjacent property for a new hotel, which is consistent with all the surrounding lots and permissive in the NR-BP zone. Due to the parking requirements of the proposed hotel, the Applicant has a shared parking agreement with the adjacent hotel, which was also developed by the Applicant. In addition, and following discussions with the City Engineer, additional parking has been proposed within the right-of-way adjacent to the site. At the first meeting of the Development Review Board regarding the Site Plan request, this right-of-way and parking situation

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



was discussed, and the suggestion was made by the City Engineer that a vacation could be considered.

This section of Sunport Boulevard is elevated with a grade separation above University Boulevard to the east. Due to this grade separation, which is more prominent farther west of the subject site, there is a maintenance road within the right-of-way that provides access to the walls supporting the roadway. As this maintenance road approaches the subject site, the grade separation lessens and the right-of-way widens to accommodate a vehicular turnaround.

The Applicant believes this condition is no longer necessary with the improvements proposed by development of the lot, including paving the maintenance road west to Transport Street and paving the turnaround area to provide for additional parking. The primary purpose of providing maintenance access can be continued without this land being part of the public right-of-way.

INTEGRATED DEVELOPMENT ORDINANCE (IDO) CRITERIA

The Applicant is requesting approval of a vacation of public-right-of-way to allow the development of additional parking for a proposed development. The following provides explanation of how this request meets the criteria for Vacation of Easement, Private Way, or Public Right-of-Way in IDO Section 6-6(M)(3).

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

Applicant Response: The public welfare does not require that the public right-of-way of Sunport Boulevard be retained because there are no roadway improvements constructed within it. The section of right-of-way in question only contains a gravel maintenance drive and turnaround, which can be accomplished outside of public right-of-way, if necessary. The proposed improvements associated with the hotel, including paving the maintenance road and adding parking drive aisles and a connection to the neighboring hotel parking lot, will provide improved conditions and adequate access that is not significantly different than what is available in the present condition.

6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

Applicant Response: This vacation of a 15,672 square foot portion of Sunport Boulevard right-of-way provides a net benefit to the public because the development will provide additional hotel rooms near the Albuquerque International Sunport. The current portion of right-of-way is not currently utilized by the public, as it only contains a maintenance road and related turnaround. Paving the maintenance road, developing the proposed hotel, and providing the necessary parking for the hotel bring important benefits to the public, travelers, and the City of Albuquerque.



There is also no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. This is public right-of-way that is not currently being accessed by any private property owners or the public.

CONCLUSION

Based upon the information provided above and supporting documents, we respectfully request DRB and City Council approval of the requested vacation of public right-of-way.

Sincerely,

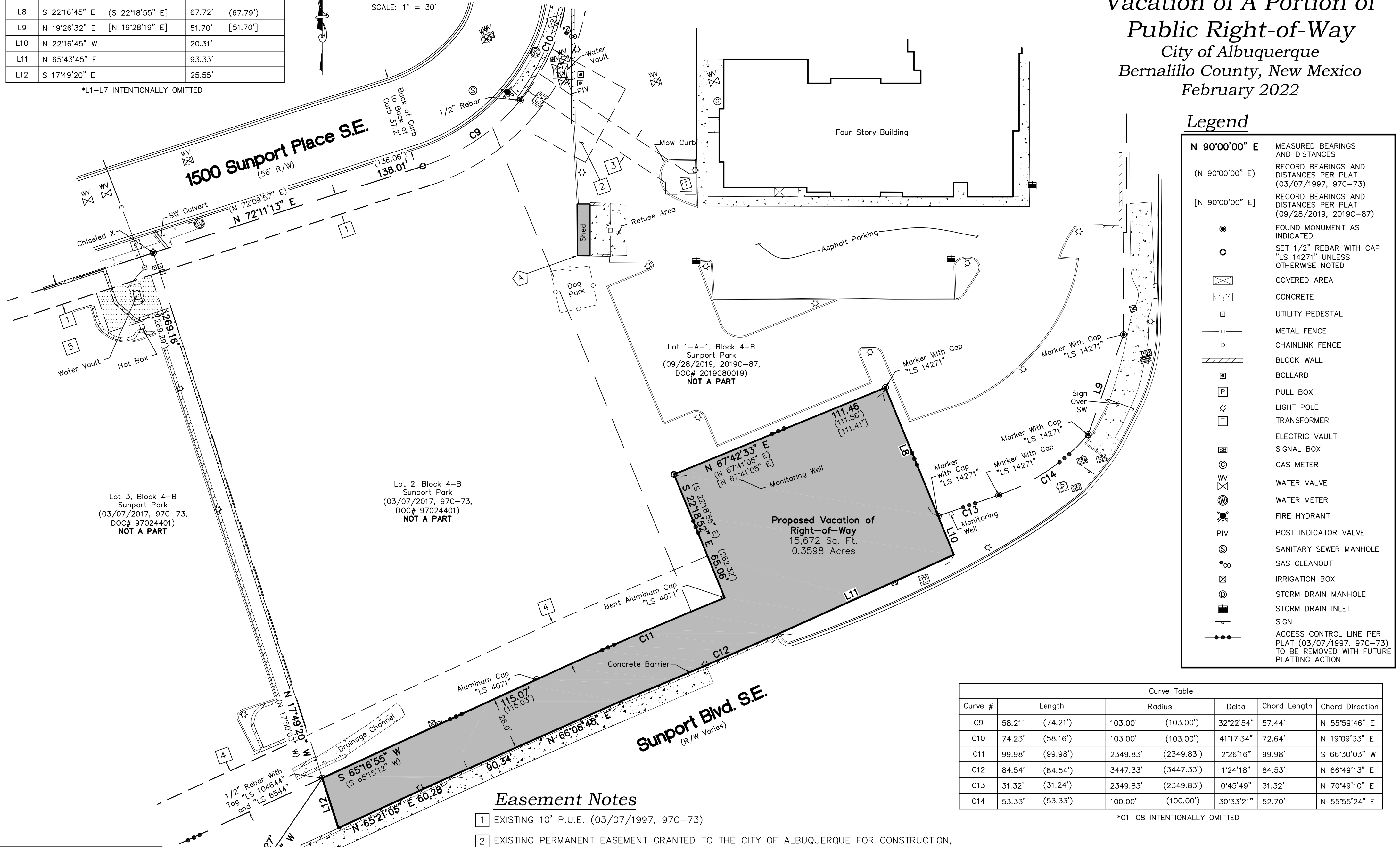
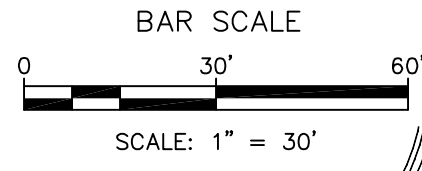
A handwritten signature in black ink, appearing to read "Jacqueline Fishman", with a long horizontal stroke extending to the right.

Jacqueline Fishman, AICP
Principal

**Exhibit for
Vacation of A Portion of
Public Right-of-Way
City of Albuquerque
Bernalillo County, New Mexico
February 2022**

Line #	Direction	Length (ft)
L8	S 22°16'45" E (S 22°18'55" E)	67.72' (67.79')
L9	N 19°26'32" E [N 19°28'19" E]	51.70' [51.70']
L10	N 22°16'45" W	20.31'
L11	N 65°43'45" E	93.33'
L12	S 17°49'20" E	25.55'

*L1-L7 INTENTIONALLY OMITTED



Legend	
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (03/07/1997, 97C-73)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (09/28/2019, 2019C-87)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
▭	COVERED AREA
▨	CONCRETE
□	UTILITY PEDESTAL
—○—	METAL FENCE
—○—	CHAINLINK FENCE
▨▨▨	BLOCK WALL
□	BOLLARD
P	PULL BOX
☆	LIGHT POLE
T	TRANSFORMER
⊠	ELECTRIC VAULT
⊠	SIGNAL BOX
⊙	GAS METER
WV	WATER VALVE
⊙	WATER METER
⊙	FIRE HYDRANT
PIV	POST INDICATOR VALVE
⊙	SANITARY SEWER MANHOLE
⊙	SAS CLEANOUT
⊠	IRRIGATION BOX
⊙	STORM DRAIN MANHOLE
⊠	STORM DRAIN INLET
—	SIGN
—●—	ACCESS CONTROL LINE PER PLAT (03/07/1997, 97C-73) TO BE REMOVED WITH FUTURE PLATTING ACTION

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C9	58.21' (74.21')	103.00' (103.00')	32°22'54"	57.44'	N 55°59'46" E
C10	74.23' (58.16')	103.00' (103.00')	41°17'34"	72.64'	N 19°09'33" E
C11	99.98' (99.98')	2349.83' (2349.83')	2°26'16"	99.98'	S 66°30'03" W
C12	84.54' (84.54')	3447.33' (3447.33')	1°24'18"	84.53'	N 66°49'13" E
C13	31.32' (31.24')	2349.83' (2349.83')	0°45'49"	31.32'	N 70°49'10" E
C14	53.33' (53.33')	100.00' (100.00')	30°33'21"	52.70'	N 55°55'24" E

*C1-C8 INTENTIONALLY OMITTED

ACS Monument " 2_N14 "
NAD 1983 CENTRAL ZONE
X=1521981.184
Y=1467264.094
Z=4975.897 (NAVD 1988)
G-G=0.999681957
Mapping Angle=-0°13'37.60"

Easement Notes

- EXISTING 10' P.U.E. (03/07/1997, 97C-73)
- EXISTING PERMANENT EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF WATER AND SEWER (05/18/2006, Bk. A117, Pg. 2448, DOC. NO. 2006072660)
- EXISTING 10' PNM EASEMENT (12/09/2005, Bk. A108, Pg. 566, DOC. NO. 2005181053)
- EXISTING EASEMENT FOR SLOPE MAINTENANCE ALSO KNOW AS "CME-3" ACQUIRED BY THE CITY OF ALBUQUERQUE AS SHOWN ON PLAT (01/18/1996, 96C-22)
- EXISTING 20'X28' PUBLIC WATER METER EASEMENT SCALED FROM PLAT (03/07/1997, 97C-73) SHOWN AS

Omega Delgado

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Friday, September 10, 2021 10:22 AM
To: Omega Delgado
Subject: 1500 Sunport Place SE Neighborhood Meeting Inquiry
Attachments: IDOZoneAtlasPage_M-15-Z.PDF

Dear Applicant:

As of today Friday, September 10, 2021 there are NO NA/HOA/COALITION's to notify. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to attach a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Friday, September 10, 2021 9:00 AM

To: Office of Neighborhood Coordination <delgado@consensusplanning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

site plan and waiver-DRB

Contact Name

Omega Delgado

Telephone Number

5057669801

Email Address

delgado@consensusplanning.com

Company Name

Consensus Planning

Company Address

City

State

ZIP

Legal description of the subject site for this project:

LT 2 BLOCK 4B PLAT OF BLOCKS 4-A & 4-B OF SUNPORT PARKCONT 1.2115 AC

Physical address of subject site:

Subject site cross streets:

1500 Sunport Place SE

Other subject site identifiers:

This site is located on the following zone atlas page:

M-15-Z

From: [Carmona, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 1500 Sunport PI SE Public Notice Inquiry
Date: Tuesday, January 11, 2022 10:21:37 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[IDOZoneAtlasPage_M-15-Z.PDF](#)

Dear Applicant:

As of today 1/11/21 there are NO associations to notify.

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to attach a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



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disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Monday, January 10, 2022 7:23 PM

To: Office of Neighborhood Coordination <vos@consensusplanning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

LT 2 BLOCK 4B PLAT OF BLOCKS 4-A & 4-B OF SUNPORT PARK

Physical address of subject site:

1500 Sunport Pl SE

Subject site cross streets:

University Blvd and Sunport Blvd SE

Other subject site identifiers:

Northwest corner of the intersection

This site is located on the following zone atlas page:

M-15



100-foot Property Owner Buffer Map

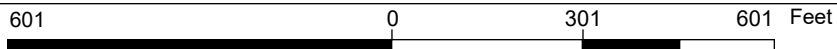


Legend

- Bernalillo County Parcels
- Primary Streets**
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
 - BN and SF Railroad
 - Other Streets
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Prepared by Consensus Planning
1/10/22



WGS_1984_Web_Mercator_Auxiliary_Sphere
1/10/2022 © City of Albuquerque

1: 3,607

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Acres
101505522417030307	AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC	5051 JOURNAL CENTER BLVD NE SUITE 500	ALBUQUERQUE NM 87109-5915	1500 SUNPORT PL SE	ALBUQUERQUE NM 87106	LT 2 BLOCK 4B PLAT OF BLOCKS 4-A & 4-B OF SUNPORT PARKCONT 1.2115 AC	1.2115
101505519816030306	ARA USH CHICAGO LLC C/O RYAN LLC-PROPERTY TAX	7520 DALLAS PKWY SUITE 400	PLANO TX 75024-4017	1400 SUNPORT PL SE	ALBUQUERQUE NM 87106	LT 3 BLOCK 4B PLAT OF BLOCKS 4-A & 4-B OF SUNPORT PARKCONT 2.4000 AC	2.4
101505521119530601	ABQ HOTEL GROUP LLC	PO BOX 351979	WESTMINSTER CO 80035-1979	1501 SUNPORT PL SE	ALBUQUERQUE NM 87106	LT 1-A PLAT OF LOT 1-A BLOCK 4-A SUNPORT PARKCONT 2.1220 AC	2.122
101505516505030320	R & B LLC	1501 AIRCRAFT AVE SE	ALBUQUERQUE NM 87106	1501 AIRCRAFT AVE SE	ALBUQUERQUE NM 87106	PARCEL 2A BLK 4 PARK PLAT OF LTS 1A, 1B, 2B IN BLK 3, PARCELS 1A1, 1A2, 1B1 IN BL	48.6621
101505524719330308	WARAMAUG ALBUQUERQUE W LLC C/O WARAMAUG HOSPITALITY	500 E BROWARD BLVD SUITE 1130	FORT LAUDERDALE FL 33394-3036	1540 SUNPORT PL SE	ALBUQUERQUE NM 87106	LT 1-A-1 BLK 4-B PLAT FOR LOT 1-A-1, BLOCK 4-B SUNPORT PARK(BEING COMPRISED	2.2952
101605420230220101	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248	2200 SUNPORT BLVD SE	ALBUQUERQUE NM 87106	TR A-1 PLAT OF TRS A-1 & A-2 SUNPORT MUNICIPAL ADDNCONT 2286.0091 AC	2286.0091

AIRPORT HOSPITALITY LLC C/O LEGACY
HOSPITALITY LLC
5051 JOURNAL CENTER BLVD NE SUITE 500
ALBUQUERQUE NM 87109-5915

ARA USH CHICAGO LLC C/O RYAN LLC-
PROPERTY TAX
7520 DALLAS PKWY SUITE 400
PLANO TX 75024-4017

ABQ HOTEL GROUP LLC
PO BOX 351979
WESTMINSTER CO 80035-1979

R & B LLC
1501 AIRCRAFT AVE SE
ALBUQUERQUE NM 87106

WARAMAUG ALBUQUERQUE W LLC C/O
WARAMAUG HOSPITALITY
500 E BROWARD BLVD SUITE 1130
FORT LAUDERDALE FL 33394-3036

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248




**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Vacation of Public Right-of-Way
Decision-making Body:	DRB
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
PART II – DETAILS OF REQUEST	
Address of property listed in application:	1500 Sunport Place, SE
Name of property owner:	Airport Hospitality LLC. / Legacy Hospitality
Name of applicant:	Airport Hospitality LLC. / Legacy Hospitality
Date, time, and place of public meeting or hearing, if applicable:	See attached for more information to the public hearing.
Address, phone number, or website for additional information:	Please contact Jackie Fishman, Principal at fishman@consensusplanning.com or Michael Vos, Senior Planner at vos@consensusplanning.com
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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.

 (Applicant signature) 02/11/2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 02/11/2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: _____

Mailing Address*: _____

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1500 Sunport Place, SE
Location Description _____
2. Property Owner* Airport Hospitality LLC. / Legacy Hospitality
3. Agent/Applicant* [if applicable] Consensus Planning, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right-of-Way (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Vacation of a Portion of a Public Right-of-Way, includes a maintenance road and turnaround.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 9, 2022 @ 9:00 AM

Location*²: Join Zoom Meeting <https://cabq.zoom.us/j/87343378656> or Dial 346.248.7799
Meeting ID Number: 873 4337 8656

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Please contact Jackie Fishman, Principal at fishman@consensusplanning.com or Michael Vos, Senior Planner at vos@consensusplanning.com

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ M-15-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

No deviations, variances, or waivers are being requested.

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Not Applicable

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] .3598 Acres
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] APO (3-3), Airport Runway Protection Sub-area, and Noise contour Sub-area 65
 4. Center or Corridor Area [if applicable] None
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

anning
t NW
M 87102



CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

anning
t NW
M 87102



ABQ HOTEL GROUP LLC
PO BOX 351979
WESTMINSTER CO 80035-1979

s Planning
treet NW
s, NM 87102



WARAMAUG ALBUQUERQUE W LLC C/O
WARAMAUG HOSPITALITY
500 E BROWARD BLVD SUITE 1130
FORT LAUDERDALE FL 33394-3036

us Planning
h Street NW
que, NM 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
\$ 000.73⁰
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0002118651 FEB 11 2022
MAILED FROM ZIP CODE 87102

ARA USH CHICAGO LLC C/O RYAN LLC-
PROPERTY TAX
7520 DALLAS PKWY SUITE 400
PLANO TX 75024-4017

us Planning
Street NW
ue, NM 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
\$ 000.73⁰
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0002118651 FEB 11 2022
MAILED FROM ZIP CODE 87102

R & B LLC
1501 AIRCRAFT AVE SE
ALBUQUERQUE NM 87106

us Planning
Street NW
re, NM 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
\$ 000.73⁰
02 1P
0002118651 FEB 11 2022
MAILED FROM ZIP CODE 87102

AIRPORT HOSPITALITY LLC C/O LEGACY
HOSPITALITY LLC
5051 JOURNAL CENTER BLVD NE SUITE 500
ALBUQUERQUE NM 87109-5915

