



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

<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)	
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)		<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)		<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)		<input checked="" type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)		<b>APPEAL</b>	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)		<input type="checkbox"/> Administrative Decision (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
Site Plan for 115 room hotel			
<b>APPLICATION INFORMATION</b>			
Applicant/Owner: Gatehouse Capital		Phone: 214-922-4317	
Address: 4633 N Central Expressway Suite 350		Email: garzaa@gatehousecapital.com	
City: Dallas	State: TX	Zip: 75205	
Professional/Agent (if any): THE GROUP / RON HENSLEY		Phone: 505-410-1622	
Address: 300 BRANDING IRON RD. SE		Email: ron@thegroup.cc	
City: RIO RANCHO	State: NM	Zip: 87124	
Proprietary Interest in Site:		List <u>all</u> owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: 145 B		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.: 38	UPC Code: 101305812724131413
Zone Atlas Page(s): J-13	Existing Zoning: MX-M		Proposed Zoning MX-M
# of Existing Lots: 1	# of Proposed Lots: 1		Total Area of Site (Acres):
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 2026 CENTRAL AVE. SW		Between: Rio Grande Blvd.	and: San Pasquale Ave.
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
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: MARCH 3, 2023	
Printed Name: Ron E. Hensley		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	

**FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022** **AMENDMENT TO INFRASTRUCTURE LIST**

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

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Proposed Amended Infrastructure List
- \_\_\_ 6) Original Infrastructure List

 **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 **EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled

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

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

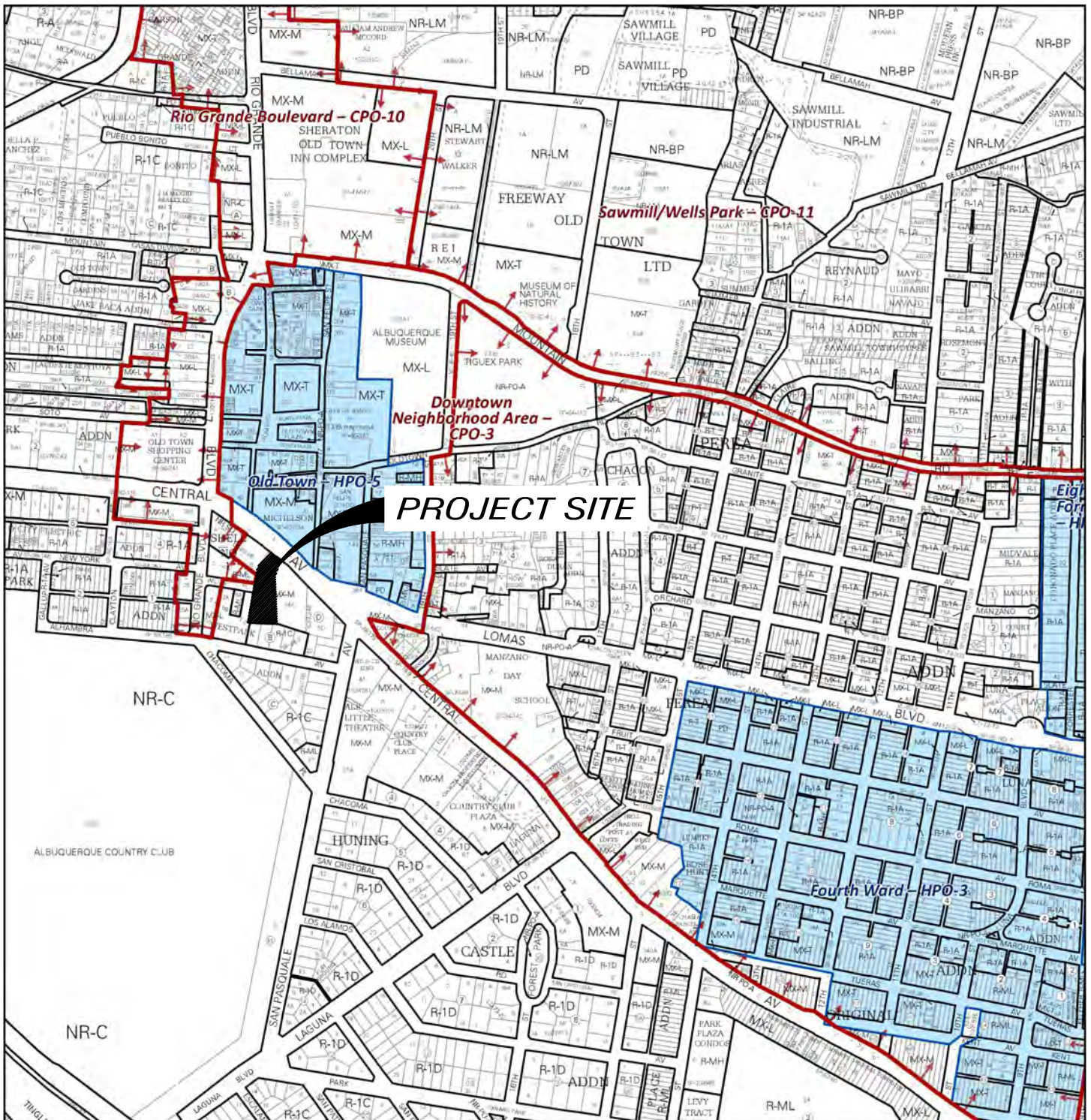
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other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

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

**SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

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

- X 1) DFT Application form completed, signed, and dated
- X 2) Form S3 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 5) Letter describing, explaining, and justifying the request
- X 6) Scale drawing of the proposed subdivision plat or Site Plan
- X 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



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

## IDO Zone Atlas

### May 2018

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

Zone Atlas Page:  
**J-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

Gray Shading  
Represents Area Outside  
of the City Limits

N

0 250 500 1,000  
Feet



**T**he **H**ENSLEY **E**NGINEERING **G**ROUP

March 3, 2023

Development Facilitation Team  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: 2026 Central Ave. SW – Sketch Plan

Attached Sketch Plan submittal for a 115-room hotel located at 2026 Central Ave. SW within zone atlas pages J-13.

As agent for the owners, we are requesting comment on the City requirements to approve the proposed development. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

A handwritten signature in black ink that reads 'Ron E. Hensley'.

Ron E. Hensley P.E.

[ron@thegroup.cc](mailto:ron@thegroup.cc)



hospitality  
design  
management

DALLAS/TX WORTH - MEMPHIS  
Tel: 214.208.8955  
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**PRELIMINARY**  
NOT FOR REGULATORY APPROVAL  
PERMITTING OR CONSTRUCTION

SUB-CONSULTANT LOGO

SUB-CONSULTANT SEAL

**CAMBRIA**  
hotels  
DEVELOPED BY  
GATEHOUSE CAPITAL  
FOR ALVARADO HOTELS

CENTRAL AVENUE  
ALBUQUERQUE, NM

30%  
BRAND  
SUBMITTAL

FEBRUARY 16, 2023

DATE (Y/M/D)	REVISION DESCRIPTION
01/17/23	30% BRAND SUBMITTAL
02/16/23	01 REVISED 30% DESIGN SUBMITTAL WITH REVISED OWNER DIRECTION

ELECTRONIC PLOT DATE STAMP  
Thursday, March 02, 2023 2:34:32 PM

ELECTRONIC FILENAME STAMP  
CALB\_SD1-1\_Site\_Plan.dwg

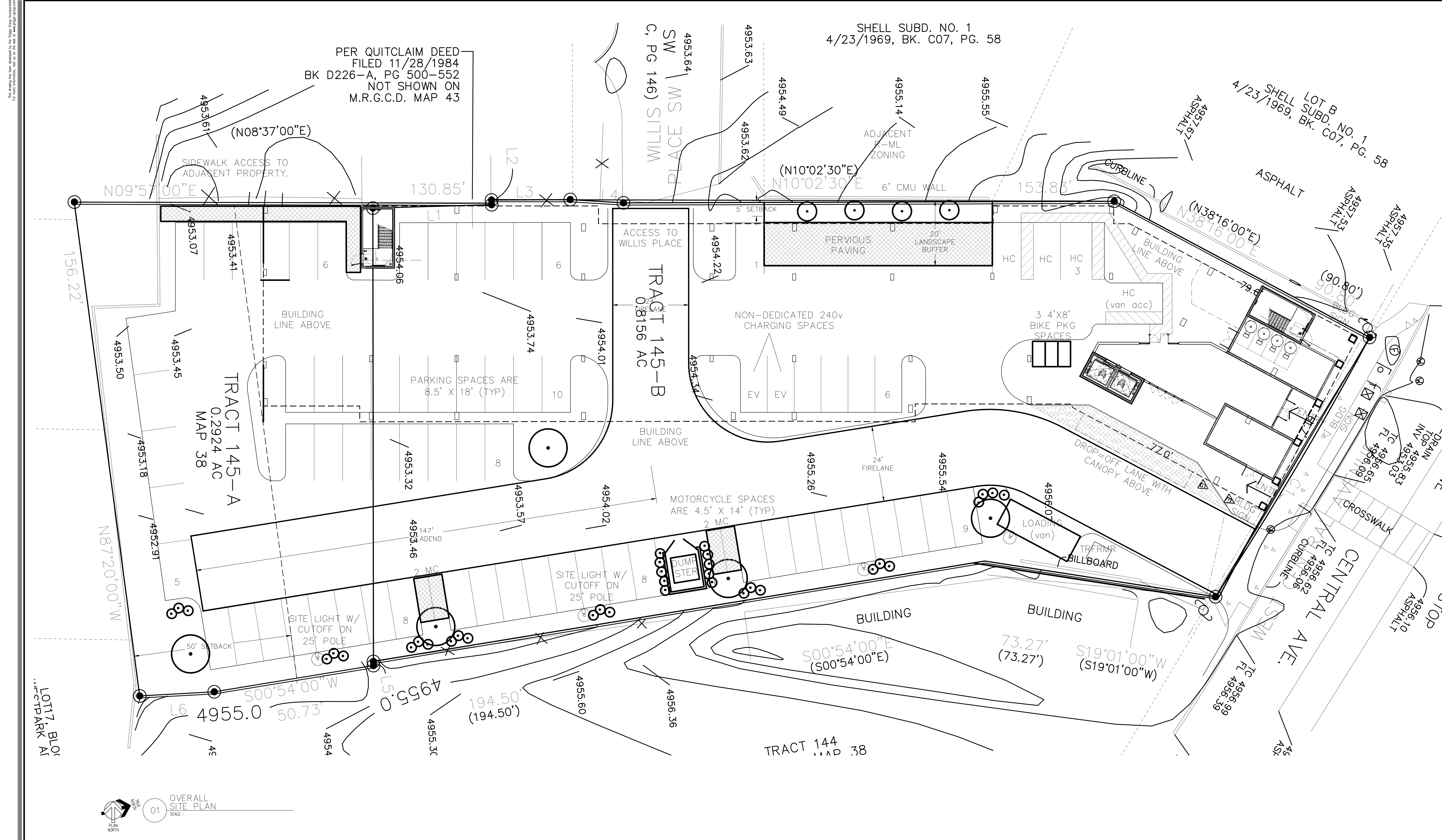
PLAN NORTH PLAN SCALE

PLAN TITLE NOT TO SCALE

OVERALL  
SITE PLAN

PLAN NUMBER

SD 1-1



PER QUITCLAIM DEED  
FILED 11/28/1984  
BK D226-A, PG 500-552  
NOT SHOWN ON  
M.R.G.C.D. MAP 43

SHELL SUBD. NO. 1  
4/23/1969, BK. C07, PG. 58

LOT B  
SHELL SUBD. NO. 1  
4/23/1969, BK. C07, PG. 58

01  
OVERALL  
SITE PLAN  
SCALE:

**BUILDING DATA**

FLOOR	AREA (SF)	ROOM COUNT
FLOOR 4	19,843	27
FLOOR 3	21,402	46
FLOOR 2	21,402	42
FLOOR 1	2,373	0
TOTAL	65,020	115

**PARKING REQUIRED**

REQUIREMENT	QUANTITY
HOTEL 1/115 ROOMS OR 1/2 BEDS (184)	76
UC-MS-PT: > OF 2/3 ROOMS (76) OR 1/4 BEDS (1/184=46)	
GENERAL REDUCTION -Per 5-5(C)(5)(a) 20% Reduction	-15
REDUCTION Proximity to Transit -Per 5-5(C)(5)(c)1. 30% Reduction	-23
REDUCTION -Per 5-5(C)(5)(c)2. 10% Reduction	-8
TOTAL PARKING REQUIRED	30

**PARKING PROVIDED**

REQUIREMENT	QUANTITY
TOTAL PARKING REQUIRED	30
MOTORCYCLE PARKING -Per 5-5(D)(1) 115 = 4 SPACES	2
BICYCLE PARKING -Per 5-5(E)(1) HOTEL = 2+1	3
ELECTRIC VEHICLE PARKING -Per 5-5(E)(1) EVERY EV SPACE COUNTS AS 2 PARKING SPACES.	4
ACCESSIBLE PARKING -Per ADA STANDARDS: 4 PER 100 & 1 VAN ACCESSIBLE	4
TOTAL PARKING PROVIDED	71

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Thursday, March 02, 2023 2:34:32 PM