



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

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

BRIEF DESCRIPTION OF REQUEST

Create One Tract from Two Existing Tracts

APPLICATION INFORMATION

Applicant/Owner: Mark Cumbow - Alvarado Hotel & Genesis World, LLC		Phone: (505) 362-8903
Address: 310 Rio Grande Blvd NW		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87104
Professional/Agent (if any): JAG Planning & Zoning - Juanita Garcia		Phone: (505) 362-8903
Address: P.O. Box 7857		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: Owner	List all owners: Genesis Worldwide Resorts	

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

Lot or Tract No.: Tract 145 A & 145 B	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.: 38	UPC Code: 1013058127241
Zone Atlas Page(s): J-13	Existing Zoning: MX-M	Proposed Zoning: No change
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 1.0903

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2026 Central SW | Between: Rio Grande Blvd NW | and: San Pasquale SW

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

ZA-80, LUC-91-16

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: <i>Juanita Garcia</i>	Date: 12/12/2023
Printed Name: Juanita Garcia	<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 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 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 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

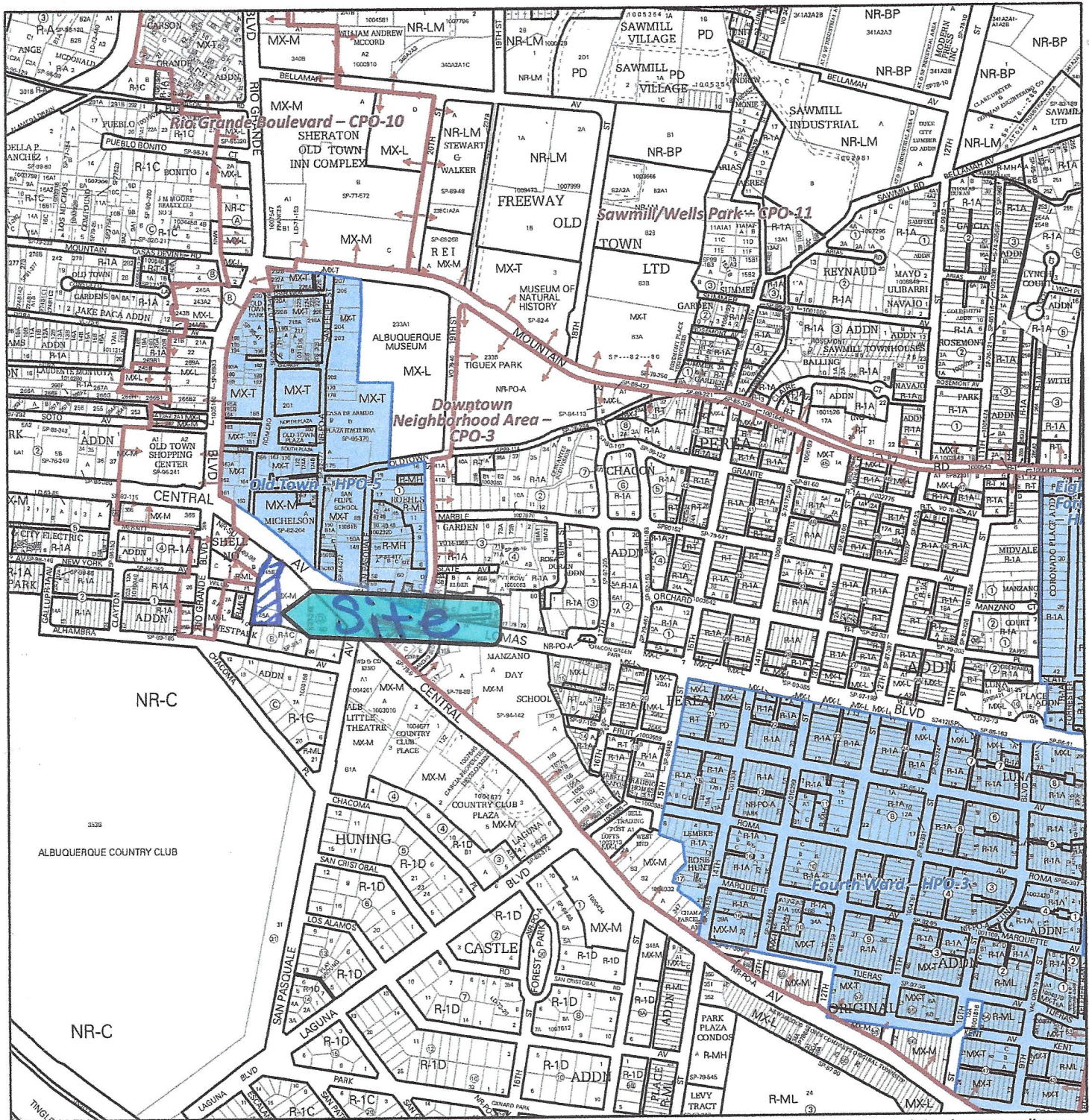
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

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

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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

- ✓ 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
- ✓ 5) Letter describing, explaining, and justifying the request
- ✓ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ✓ 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

Albuquerque Geographic Information System

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

Feet



December 12, 2023

Development Facilitation Team
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Facilitation Team:

JAG Planning & Zoning, agent for Mark Cumbow of Alvarado Hotel, LLC and Genesis Worldwide Resorts, respectfully requests your review of a proposed Sketch Plat Application for the location of 2026 Central Ave SW, legally described as **Tract 145 A & 145 B, MRGCD Map 38**, containing approximately 1.0903 acres. The site is not within an Overlay Zone, as identified within the Integrated Development Ordinance (IDO).

The applicant intends to create one tract from two existing tracts as shown on the plat. The proposed legal descriptions for new tract will be **Tract A, Lands of Alvarado Hotel, LLC**.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

A handwritten signature in black ink that reads "Juanita Garcia".

Juanita Garcia

Principal

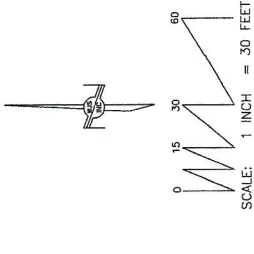
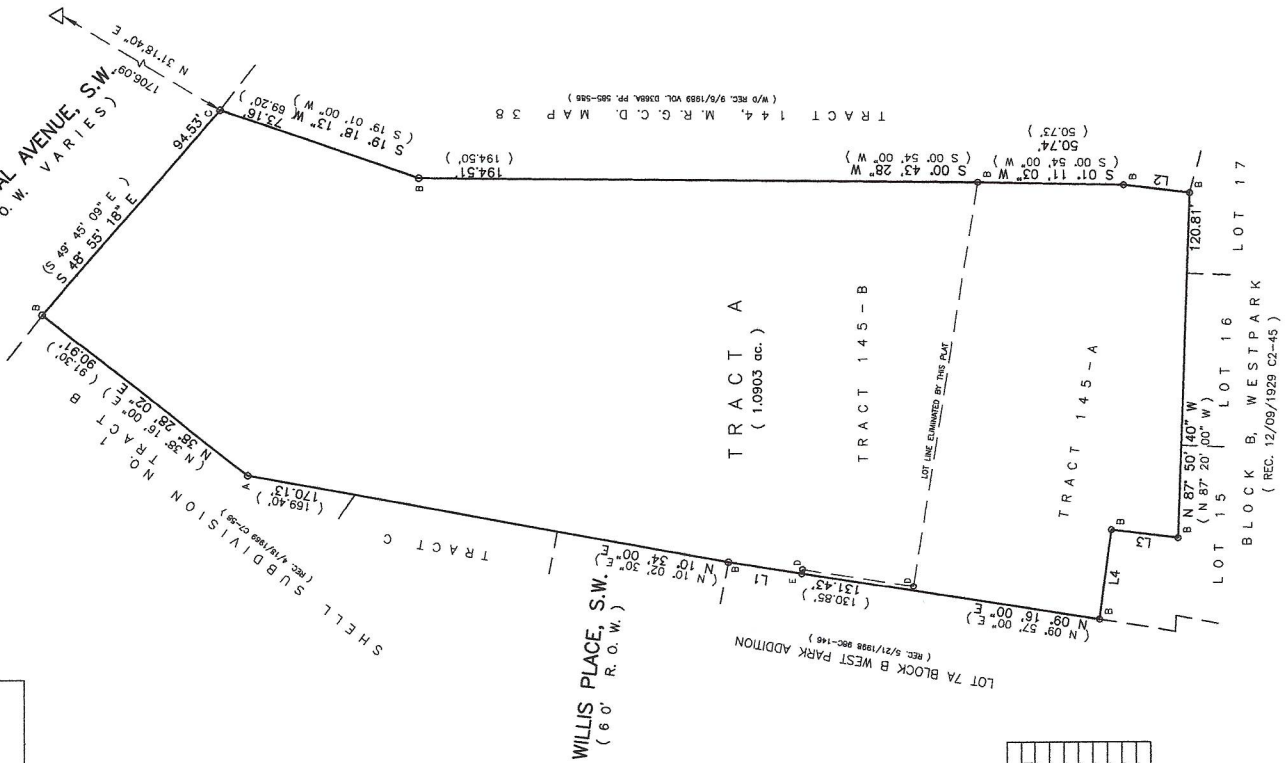
JAG Planning and Zoning, LLC

PLAT OF
**TRACT A, LANDS OF ALVARADO
 HOTEL LLC**

WITHIN PROJECTED SECTION 18, T. 10 N., R. 3 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2023

ACS MONUMENT "5--J13A"
 x=1,515,633.327 US SURVEY FEET
 y=1,015,115.111 US SURVEY FEET
 Ground Elevation: 0.989884462
 Mapping Angle: -00714'23.54"
 NNSP CENTRAL ZONE NAD 83

COUNTY CLERK RECORDING LABEL HERE



- FOUND/SET MONUMENT LEGEND:
 A: FOUND #4 REBAR AND CAP "LS 9750"
 B: FOUND #4 REBAR AND CAP "LS 10461"
 C: FOUND #4 REBAR AND CAP "LS 10461"
 D: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
 E: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"



**WAYJOHN
 SURVEYING
 INC.**



INDICING INFORMATION FOR COUNTY CLERK
 OWNER: ALVARADO HOTEL LLC
 SURVEYOR: THOMAS D. JOHNSTON
 UPL: 101605745641812012
 LOCATION: SECTION 18, T10N, R3E
 SUBDIVISION: LANDS OF ALVARADO HOTEL

1609 2nd STREET NW
 ALBUQUERQUE, NM 87102
 PHONE: (505) 255-2082 FAX: (505) 255-2887

DRAWN: P A M
 CHECKED: T D J
 SCALE: 1" = 30'
 FILE NO.: SP-11-03-2023

DRAWING NO.: SPT110323.DWG
 DATE: 6 DEC 2023
 SHEET 2 OF 2

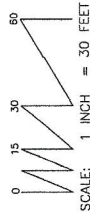
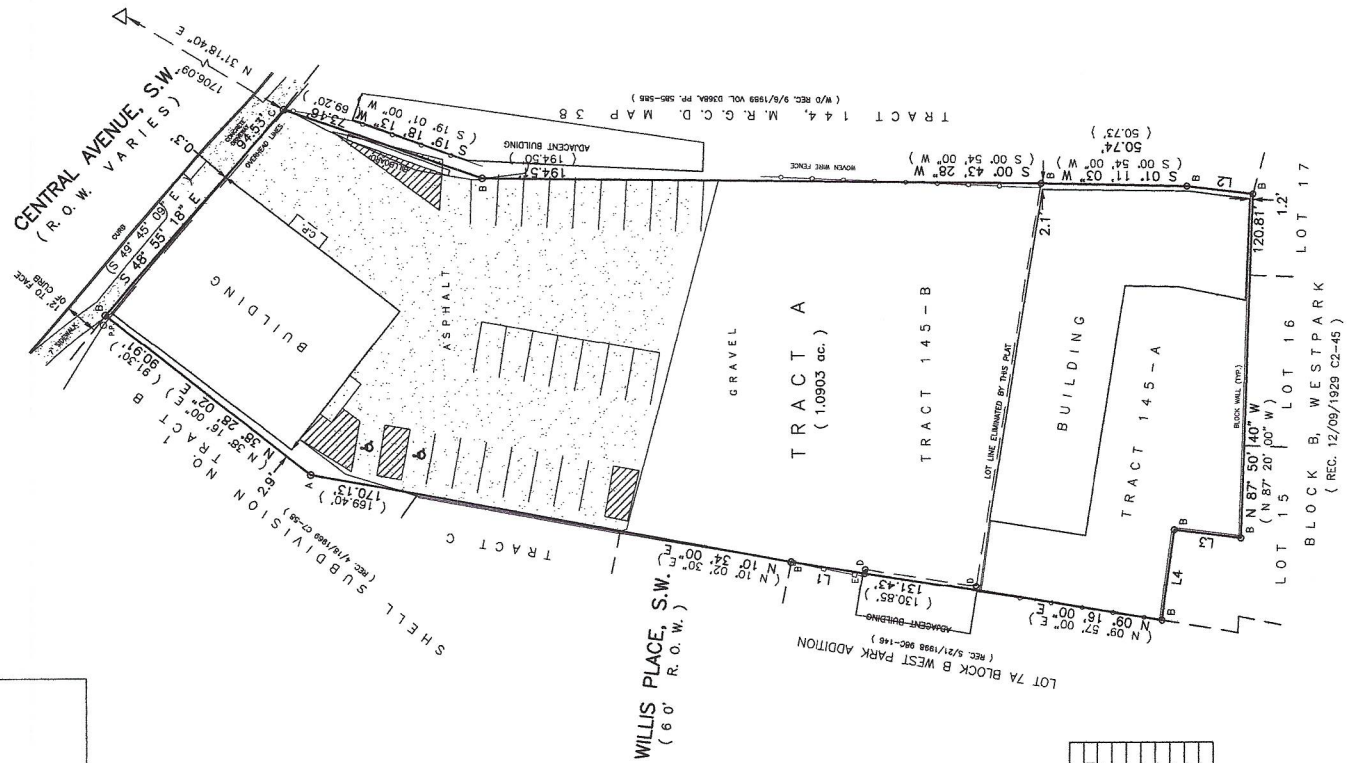
LINE NO.	BEARING	LENGTH
L1	N 09° 16' 03" E	25.90'
(L1)	N 09° 57' 00" E	25.90'
L2	S 06° 56' 15" W	23.27'
(L2)	S 07° 05' 00" W	23.27'
L3	N 07° 48' 20" E	21.47'
L4	N 87° 15' 01" W	32.00'
(L4)	N 81° 34' 00" W	32.00'

PLAT OF
TRACT A, LANDS OF ALVARADO
HOTEL LLC

WITHIN PROJECTED SECTION 18, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2023

ACS MONUMENT "5-J13A"
X=1,515,633.327 US SURVEY FEET
Y=1,481,318.377 US SURVEY FEET
EPC: 030908262
Mapping Application: -0071473354
NNSP CENTRAL ZONE NAD 83

EXISTING CONDITIONS



- FOUND/SET MONUMENT LEGEND:
- A: FOUND #4 REBAR AND CAP "LS 9750"
 - B: FOUND #4 REBAR AND CAP "LS 10461"
 - C: FOUND #4 NAIL AND DISK "LS 10461"
 - D: FOUND #4 NAIL AND DISK "WAYJOHN PS 14269"
 - E: FOUND #4 NAIL AND DISK "WAYJOHN PS 14269"

LINE NO.	BEARING	LENGTH
L1	N 09° 16' 03" E	25.90'
(L1)	N 09° 57' 00" E	25.90'
L2	S 06° 56' 15" W	23.27'
(L2)	S 07° 05' 00" W	23.27'
L3	N 07° 48' 00" E	32.47'
L4	N 82° 15' 01" W	32.00'
(L4)	N 81° 34' 00" W	32.00'



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDICATING INFORMATION FOR COUNTY CLERK:
OWNER: ALVARADO HOTEL, LLC
LOCATION: SECTION 18, T10N, R3E
SUBDIVISION: LANDS OF ALVARADO HOTEL

DRAWN: P A M
CHECKED: T D J
SCALE: 1" = 30'
FILE NO.: SP-11-03-2023
DRAWING NO.: SP110323.DWG
6 DEC. 2023
EXHIBIT

COUNTY CLERK RECORDING LABEL HERE

Printable page

PARID: 101305812724131413
ALVARADO HOTEL LLC,

2026 CENTRAL AVE

Class

Class Non Residential
Tax District A1AM

Current Owner

Owner ALVARADO HOTEL LLC
Owner Mailing Address 310 RIO GRANDE BLVD SW
Unit
City ALBUQUERQUE
State NM
Zip Code 87104 1477
Other Mailing Address

Ownership for Tax Year Selected

Tax Year 2023
Owner Name ALVARADO HOTEL LLC
Owner Mailing Address 310 RIO GRANDE BLVD SW
Unit
City ALBUQUERQUE
State NM
Zip Code 87104
Other Mailing Address

Description

Location Address 2026 CENTRAL AVE SW
City ALBUQUERQUE
State NM
Zip Code 87104 1404
Property Description MAP 38 TR 145 B

Public Improvement District
Tax Increment Development Districts

Document #

Document #: 2017123373 122717 WD - ENTRY BY JD 020718 CODED BY VSL 020718 (SELLERS %)
REF

Real Property Attributes

Primary Building SQ FT 4500
Year Built 1946
Lot Size (Acres) .7759
Land Use Code RETAIL SINGLE OCCUPANCY
Style

Manufactured Home Attributes

Make :
License :
VIN :
Year :
Size :

Values

Printable page

PARID: 101305812622431424
GENESIS WORLDWIDE RESORTS LLC,

2034 WILLIS PL

Class

Class Non Residential
Tax District A1AM

Current Owner

Owner GENESIS WORLDWIDE RESORTS LLC
Owner Mailing Address 310 RIO GRANDE BLVD SW
Unit
City ALBUQUERQUE
State NM
Zip Code 87104
Other Mailing Address

Ownership for Tax Year Selected

Tax Year 2023
Owner Name GENESIS WORLDWIDE RESORTS LLC
Owner Mailing Address 310 RIO GRANDE BLVD SW
Unit
City ALBUQUERQUE
State NM
Zip Code 87104
Other Mailing Address

Description

Location Address 2034 WILLIS PL SW
City ALBUQUERQUE
State NM
Zip Code 87104 1436
Property Description MAP 38 TR 145 A

Public Improvement District
Tax Increment Development Districts

Document #

Document #: 2007042547 031407 WD - ENTRY BY DMD 061808 CODED BY GHL 061708

Real Property Attributes

Primary Building SQ FT 5177
Year Built 1946
Lot Size (Acres) .3006
Land Use Code WAREHOUSE
Style

Manufactured Home Attributes

Make :
License :
VIN :
Year :
Size :

Values

Tax Year 2023