



Effective 11/16/2023

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 S/W (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	
BRIEF DESCRIPTION OF REQUEST		
Subdivision: 1 lot into 2 lots		
APPLICATION INFORMATION		
Applicant/Owner: Sandia Foundation / I25 Hotel Corporation		Phone:
Address: 6211 San Mateo Blvd NE, Suite 100 / 20342 SW Acacia St		Email:
City: Albuquerque / Newport Beach	State: NM / CA	Zip: 87109 / 92660
Professional/Agent (if any): ARCH+PLAN Land Use Consultants LLC		Phone: 505-980-8365
Address: P.O. Box 25911		Email: arch.plan@comcast.net
City: Albuquerque	State: NM	Zip: 87125
Proprietary Interest in Site: OWNERS	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.: Tract LRMA	Block:	Unit:
Subdivision/Addition: Southwestern Construction Co	MRGCD Map No.:	UPC Code: <small>1-015-058-187-105-309-01-L1 / 1-015-058-187-105-309-01-B1</small>
Zone Atlas Page(s): K-17	Existing Zoning: MX-H	Proposed Zoning n/a
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 2.8
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 900 Medical Arts Ave NE	Between: Interstate 25	and: Encino Pl
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
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: 2-26-2024	
Printed Name: Derrick Archuleta	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	

- ___ 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.

- 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 ___ 4) Letter describing, explaining, and justifying the request
- X ___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

February 26, 2024

Development Facilitation Team
City of Albuquerque Planning Department
600 2nd St NW
Albuquerque NM

RE: TRACT LRMA, SOUTHWESTERN CONSTRUCTION COMPANY

Development Facilitation Team:

I would like to request DFT review for a minor subdivision for the above mentioned property for a subdivision (1 lot into 2 lots).

The property owner would like to create two lots as part of a redevelopment effort for the hotel/hotel lobby/pool and offices on one tract and a restaurant building on the other property separating land uses. Proposed Tract LRMA-1 is to be 0.9791± net acres and Tract LRMA-2 at 1.6833± on property zoned MX-H (Mixed Use – High Intensity).

The property is currently developed with a hotel known as Hotel 505 site.

The site is located within the Near Heights Planning Area and governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan.

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

Sincerely,



Derrick Archuleta, MCRP
Principal

SKETCH PLAT

TRACTS LRMA-1 AND LRMA-2

SOUTHWESTERN CONSTRUCTION COMPANY (REPLAT OF TRACT LRMA, SOUTHWESTERN CONSTRUCTION COMPANY) WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 16, T10N, R3E, N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JANUARY 2024

LEGAL DESCRIPTION

Tract "LRMA", Lands of Southwestern Construction Company et al, in the City of Albuquerque, New Mexico, as the same is shown and described on a plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 6, 1987 in Volume 64, Page 149.

PURPOSE OF THE PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 1 EXISTING TRACT INTO 2 TRACTS.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, EASEMENT, ENCUMBRANCE, OR OTHER INTEREST THAT LIMITS THE USE OF THE PROPERTY OR THE INSTALLATION OF SOLAR PANELS ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

NOTES

- BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS AND TIES TO THE CITY OF ALBUQUERQUE CONTROL POINTS AS SHOWN ON THE RECORD DRAWING. BEARINGS SHOWN ARE FIELD AND RECORD MEASUREMENTS, MINOR ROUNDING DIFFERENCES ARE NOT SHOWN.
- PROPERTY CORNERS NOT SHOWN AS FOUND WERE SET WITH 1/2" REBAR AND CAP MARKED "NMP'S 10464" OR "MAG" NAIL & ID DISK MARKED "NMP'S 10464" DURING THE SURVEY OF THE SUBJECT PROPERTY BY THIS SURVEYOR ON 5/25/2022.
- THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
- EASEMENTS SHOWN ARE AS SHOWN ON THE RECORDED SUBDIVISION PLAT AND AS LISTED IN THE COMMENT FOR TITLE INSURANCE NO. 2302686 DATED 4/12/2022 BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 350703834G DATED 9/26/2008.
- DOCUMENTS USED TO PERFORM THIS SURVEY ARE RECORDED PLATS REFERENCED HEREON.
- NEW PROPERTY LINE SEPARATING THE RESTAURANT BUILDING AND THE HOTEL BUILDING IS ALONG THE ACTUAL FIRE WALLS SEPARATING THE TWO BUILDINGS. LOCATION OF THE PROPERTY LINE IN THE SURVEY IS SHOWN AS A DASHED LINE. THE LOCATION OF THE ACTUAL FIRE WALLS AS EVIDENCED BY THE WALL SEPARATING THE TWO BUILDINGS AND VISIBLE FROM THE OUTSIDE OF THE BUILDING.

FREE CONSENT

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS GRANT EASEMENT SHOWN FOR THE PURPOSES NOTED, AND THEY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFENSIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED, FOR TRACT "LRMA"

RAHIM KASSAM

ACKNOWLEDGEMENT

COUNTY OF _____

STATE OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY _____

SURVEYOR'S CERTIFICATION

I, RAHIM KASSAM, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE. I HAVE REVIEWED THE RECORD DRAWING AND THE SURVEY MEETS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

V. ADMIR IRK, NMP'S NO. 10464 1/26/2024 Date

PROFESSIONAL SURVEYING LLC

P.O. Box 94595, Albuquerque, NM 87159

5553 Wyoming Boulevard N.E., Suite 6, Albuquerque, NM 87109

office: 505.892.4897; professional.surveying@comcast.net



LOCATION MAP

ZONE ATLAS MAP NO. J-15-Z

SUBDIVISION DATA

- PROJECT 2024-
- ZONE ATLAS INDEX NO.: J-15
- GROSS SUBDIVISION ACREAGE: 2.7997 ACRES
- NET ACREAGE: 2.7997 ACRES
- TOTAL NUMBER OF PROPOSED LOTS: 2
- DATE OF SURVEY: JANUARY 2024

DISCLAIMER

In preparing this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGCC), and other utility companies have provided information and a survey of the property shown hereon. Consequently, PNM, NMGCC, and OWSST do not warrant 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

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 for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Century Link for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Consent for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

In addition, is the right to build, construct, reconstruct, locate, relocate within the easement, change, remove, or otherwise modify any utility lines, cables, or other equipment and facilities 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 Grantor, including sufficient working area space for electric transformers, with the right and privilege to bring and remove materials and equipment used in the performance of the work, 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 connecting 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 transformer/switcheboards, as installed, shall extend ten (10) feet in front of transformer/switcheboard doors and five (5) feet on each side.

SKETCH PLAT
TRACTS LRMA-1 AND LRMA-2
SOUTHWESTERN CONSTRUCTION COMPANY
 (REPLAT OF TRACT LRMA, SOUTHWESTERN CONSTRUCTION COMPANY)
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 IN PROJECTED SECTION 16, T10N, R3E, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2024

LINE DATA

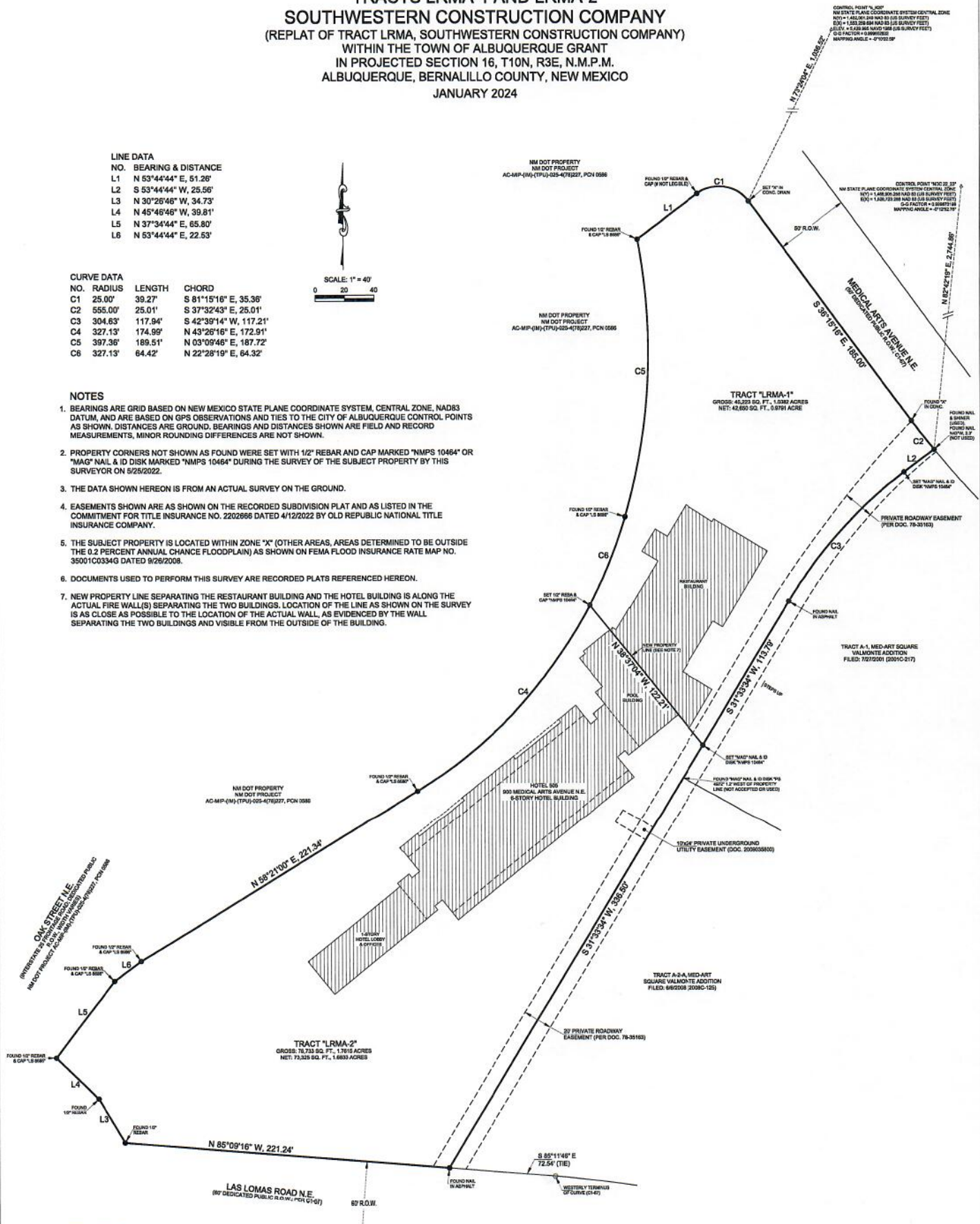
NO.	BEARING & DISTANCE
L1	N 53°44'44" E, 51.28'
L2	S 53°44'44" W, 25.56'
L3	N 30°26'46" W, 34.73'
L4	N 45°46'46" W, 39.81'
L5	N 37°34'44" E, 65.80'
L6	N 53°44'44" E, 22.53'

CURVE DATA

NO.	RADIUS	LENGTH	CHORD
C1	25.00'	39.27'	S 81°15'16" E, 35.36'
C2	555.00'	25.01'	S 37°32'43" E, 25.01'
C3	304.63'	117.94'	S 42°39'14" W, 117.21'
C4	327.13'	174.99'	N 43°26'16" E, 172.91'
C5	397.36'	189.51'	N 03°09'46" E, 187.72'
C6	327.13'	64.42'	N 22°28'19" E, 64.32'

NOTES

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SITE PLAN
PROPOSED TRACTS LRMA-1 AND LRMA-2
SOUTHWESTERN CONSTRUCTION COMPANY
 (REPLAT OF TRACT LRMA, SOUTHWESTERN CONSTRUCTION COMPANY)
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 IN PROJECTED SECTION 16, T10N, R3E, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2024

LINE DATA

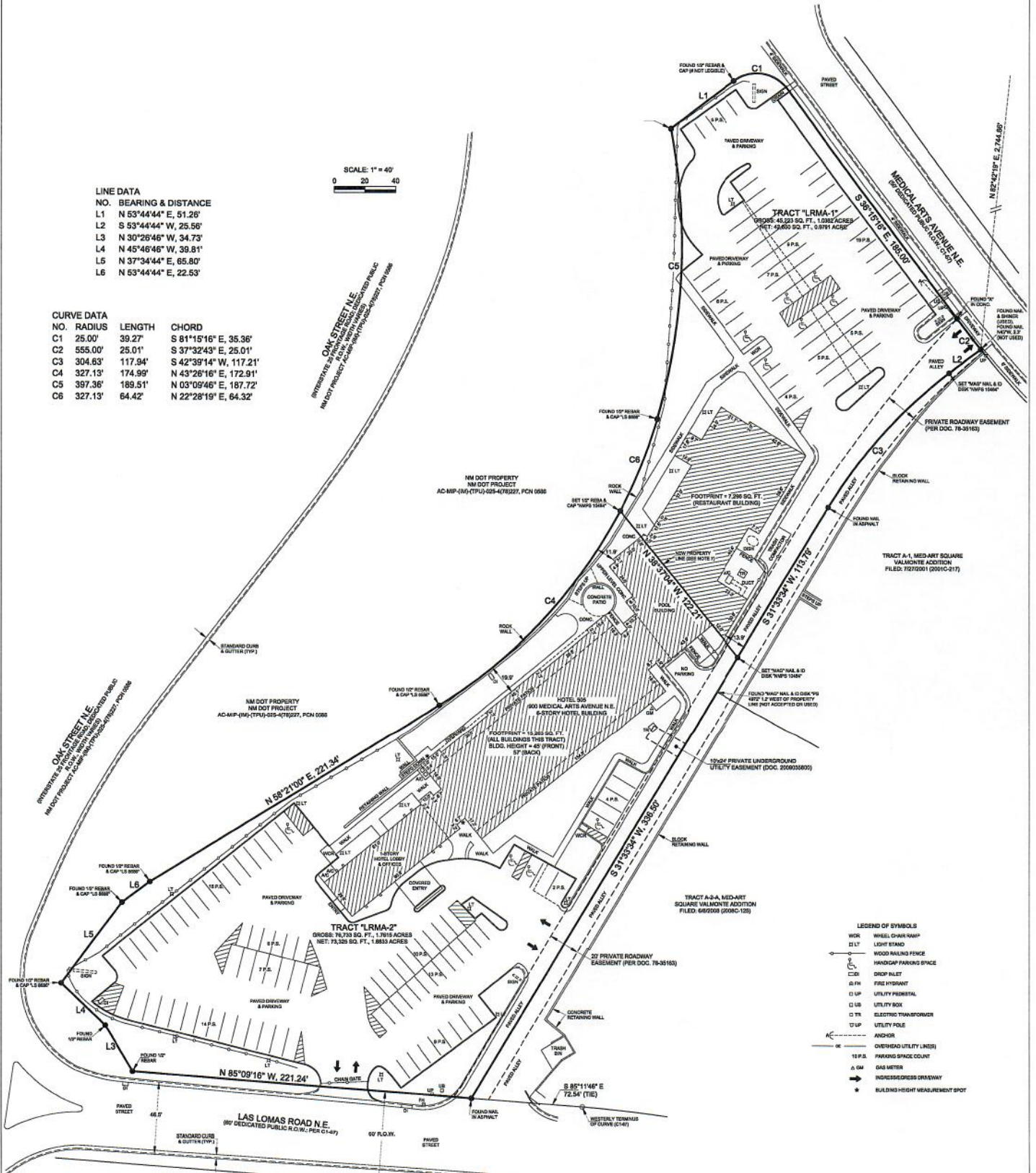
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SCALE: 1" = 40'

OAK STREET N.E.
 INTERSTATE 25
 NM DOT PROJECT AC-IMP-104-CPUS-025-4783227, PCN 0588



- LEGEND OF SYMBOLS
- WOR WHEEL CHAIR RAMP
 - DLT LIGHT STAND
 - WDF WOOD FENCING
 - WDFP WOOD FENCING POST
 - WDFPS WOOD FENCING POST SPACE
 - CDP CURB DRAINAGE POINT
 - GFH FIRE HYDRANT
 - UP UTILITY PIEDestal
 - UB UTILITY BOX
 - TR ELECTRIC TRANSFORMER
 - UP UTILITY POLE
 - AND/OR OVERHEAD UTILITY LINES
 - 19.P.S. PARKING SPACE COUNT
 - AS.M GAS METER
 - INDINGS/DRIVER DRIVEWAY
 - BUILDING HEIGHT MEASUREMENT SPOT