

Completed
9.



DRB CASE ACTION LOG (SITE DEV. PLAN – BP)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 08DRB-70255

SPBP

Project # 1007017

Project Name: SUNPORT PARK

Agent: NMHCR LLC

Phone No.: 401-0135

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
- Tax printout from the County Assessor.

- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Environmental -> land fill gas assessment report.

Created On:

Completed
7.30.08 VS



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 08DRB-70258 ^{PLAT} Project # 1007017
 Project Name: SUNPORT PARK
 Agent: NMHCR LLC Phone No.: 401-0135

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

→ PLANNING (Last to sign): Comply with ~~the~~ comments
Signature of Utility Companies and Environmental HEALTH

- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.

- 3 copies of the approved site plan. Include all pages.
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 - Property Management's signature must be obtained prior to Planning Department's signature.
 - AGIS DXF File approval required. OK
 - Copy of recorded plat for Planning.

Created On:



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 08DRB-70258 *PLAT* Project # 1007017
 Project Name: SUNPORT PARK
 Agent: NMHCR LLC Phone No.: 401-0135

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Comply with ~~comment 5~~ Comment 5
Signature of Utility Companies and Environmental HEALTH

- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
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 - Property Management's signature must be obtained prior to Planning Department's signature.
 - AGIS DXF File approval required.
 - Copy of recorded plat for Planning.

Created On:

7017

DXF Electronic Approval Form

DRB Project Case #: 1007017

Subdivision Name: SUNPORT PARK BLOCK 2 LOTS 2A1 2A2 & 2A3

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 8/20/2008

Hard Copy Received: 8/20/2008

Coordinate System: NMSP Grid (NAD 83)


Approved

08.25.2008
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **7017** to agiscov on **8/25/2008** Contact person notified on **8/25/2008**

Completed
7-30-08 VS



DRB CASE ACTION LOG(SITE DEV. PLAN – SUBD)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 08DRB-70256 *SPS* Project # 1007017
 Project Name: SUNPORT PARK
 Agent: NMHCR LLC Phone No.: 401-0135

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

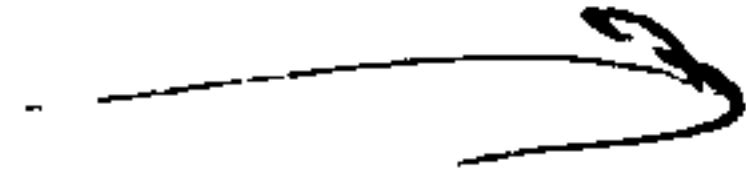
CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): *Comply w/ written comment*

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
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3 copies of the approved site plan. Include all pages.

- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
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- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Created On:



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REVISED 10/08/07

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 Project Name: SUNPORT PARK
 Agent: NMHCR LLC Phone No.: 401-0135

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TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): *Comply w/ written comment*

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 - Property Management's signature must be obtained prior to Planning Department's signature.**
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Created On:



DRB CASE ACTION LOG (SITE DEV. PLAN – BP)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 08DRB-70255 *SPBP* Project # 1007017
 Project Name: SUNPORT PARK
 Agent: NMHCR LLC Phone No.: 401-0135

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
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 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
 - Property Management's signature must be obtained prior to Planning Department's signature.**
 - AGIS DXF File approval required.**
 - Copy of recorded plat for Planning.**

Created On:



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

July 16, 2008 9:00 AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development

Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA

Brad Bingham, P.E., Hydrology/ Alternate City Engineer

Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1007137**
08DRB-70097 VACATION OF PUBLIC RIGHT-OF-WAY
ISMELDA F. FLORES request(s) the above/ referenced action(s) for all or a portion of the alley at the rear of Lot(s) 1, Block B, **CACY SUBDIVISION** zoned R-2, located on the east side of CORONA DR NW BETWEEN PHEASANT AVE NW AND FLAMINGO AVE NW. (G-11) [Deferred from 3/26/08 & 5/7/08] **DEFERRED TO 7/30/08 AT THE AGENT'S REQUEST.**

2. **Project # 1005070**
06DRB-01154 MAJOR-PRELIMINARY PLAT APPROVAL
06DRB-01156 MINOR-SIDEWALK WAIVER
06DRB-01155 MINOR-TEMP DEFER SDWK
SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, **THE TRAILS, UNIT 2 (to be known as TAOS @ THE TRAILS, UNIT 2)** zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). (C-9) [Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07, 08/22/07 & 09/05/07 & 09/26/07, 10/17/08 , 4/16/08 & 5/14/08]. **DEFERRED TO 7/23/08 AT THE AGENT'S REQUEST.**

3. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70032 MINOR - TEMP DEFR SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70034 VACATION OF PUBLIC EASEMENT
07DRB-70085 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) [Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, 3/5/08, 4/9/08, 5/14/08, 5/28/08, 6/4/08, 6/11/08 & 6/25/08] **DEFERRED TO 8/6/08 AT THE AGENT'S REQUEST.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

4. **Project# 1000901**
08DRB-70312 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70313 EPC APPROVED SDP
FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for BOSQUE SCHOOL request(s) the above action(s) for all or a portion of **BOSQUE PREPARATORY SCHOOL** zoned SU-1 SCHOOL & RELATED FACILITIES, located on LEARNING RD NW BETWEEN COORS BLVD NW AND RIO GRANDE BOSQUE containing approximately 47.11 acre(s). (F-12) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLAN UXJX NINGCOPIES, AND TO TRANSPORTATION FOR COMMENTS. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES.**

08DRB-70315 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for BOSQUE SCHOOL request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **BOSQUE PREPARATORY SCHOOL & LOT 9 ANDALUCIA @ LA LUZ** located on LEARNING RD NW BETWEEN COORS BLVD NW AND MIRANDELA ST NW containing approximately 31.3093 acre(s). (E-12/F-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. FINAL PLAT WAS DEFERRED TO 7/23/08.**

5. **Project# 1001907**
08DRB-70309 EPC APPROVED SDP
FOR BUILD PERMIT

CONSENSUS PLANNING agent(s) for MED WEST 2008 LLC request(s) the above action(s) for all or a portion of Tract(s) 10-A, **EAGLE RANCH** zoned SU-1 FOR C-1, located on IRVING BLVD NW BETWEEN CONGRESS AVE NW ANDN BRYAN AVE NW containing approximately 1.6911 acre(s). (B-13) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR EASEMENT TO FOR RIGHT TURN LANE IF NEEDED, AND FOR 3 COPIES.**

6. **Project#-1007017**
 08DRB-70255 EPC APPROVED SDP FOR BUILD PERMIT
 08DRB-70256 EPC APPROVED SDP FOR SUBDIVISION
 08DRB-70258 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- NMHCR LLC agent(s) for KASSAM HOSPITALITY request(s) the above action(s) for all or a portion of Lot(s) 2-A-1, 2-A-2, 2-A-3, **SUNPORT PARK** zoned IP, located on WOODWARD RD SE BETWEEN UNIVERSITY AND TRANSPORT SE containing approximately 4.45 acre(s). (M-15) [Deferred from 6/11/08, 6/25/08 & 7/9/08] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO COMPLY WITH WRITTEN COMMENTS. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO COMPLY WITH COMMENTS, SIGNATURE OF UTILITY COMPANIES AND ENVIRONMENTAL HEALTH.**
7. **Project# 1000650**
 08DRB-70237 EPC APPROVED SDP FOR BUILD PERMIT
- GEORGE RAINHART & ASSSOC. agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 2A, **LAMONICA & WENK**, zoned SU-1 / C-1, located on COORS BLVD AND RIO BRAVO containing approximately 1.55 acre(s). (P-10) [Deferred from 5/28/08, 6/4/08, 6/11/08 , 6/25/08 & 7/9/08] **DEFERRED TO 7/23/08 AT THE AGENT'S REQUEST.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

8. **Project# 1004622**
 08DRB-70310 EXT OF SIA FOR TEMP DEFR SDWK CONST
- GEORGE RAINHART ARCHITECTS agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 18 W/ PORTIONS OF 15-17, Block(s) 21, **NORTH ALBUQUERQUE ACRES** zoned SU--2 /C-1, located on PALOMAS NE BETWEEN BARSTOW NE AND WYOMING NE containing approximately 1.4487 acre(s). (D-19) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
9. **PROJECT # 1004773**
 06DRB-00750 MINOR-PRELIM&FINAL PLAT APPROVAL
- ISAACSON & ARFMAN PA agent(s) for PASEO PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 12, 13, 20 & 21, Block(s) 18, **NORTH ALBUQUERQUE ACRES, UNIT B** (to be known as **PASEO PLACE**) zoned SU-1 for M-1, located on HOLLY AVE NE, between PASEO DEL NORTE NE and SAN PEDRO DR NE containing approximately 4 acre(s). [REF: 06DRB-00377] [Was Indef Deferred for the site plan.] (C-18) (Deferred from 6/21/08) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

10. **Project# 1007335**
08DRB-70311 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

DOUG SMITH agent(s) for PATRICK APODACA request(s) the above action(s) for all or a portion of Tract(s) A, **ROMAC-JEAN ADDITION** zoned C-3, located on QUINCY ST NE BETWEEN MENAUL BLVD NE AND PROSPECT AVE NE containing approximately .279 acre(s). (H-17) **THE PRELIMINARY/FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR WRITTEN COMMENTS FOR COUNTY TREASURE SIGNATURE PRIOR TO RECORDING, SOLAR COLLECTORS NOTE, AND AGIS DXF.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

11. **Project# 1007351**
08DRB-70289 SKETCH PLAT REVIEW
AND COMMENT

E. GILBERT & DOLORES SEDILLO request(s) the above action(s) for all or a portion of Lot(s) D & G, Block(s) 2, **BROADVIEW** zoned RA-2, located on BROADVIEW PL NW BETWEE CHEROKEE NW AND VALLE ALTO NW containing approximately .411 acre(s). (G-13)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

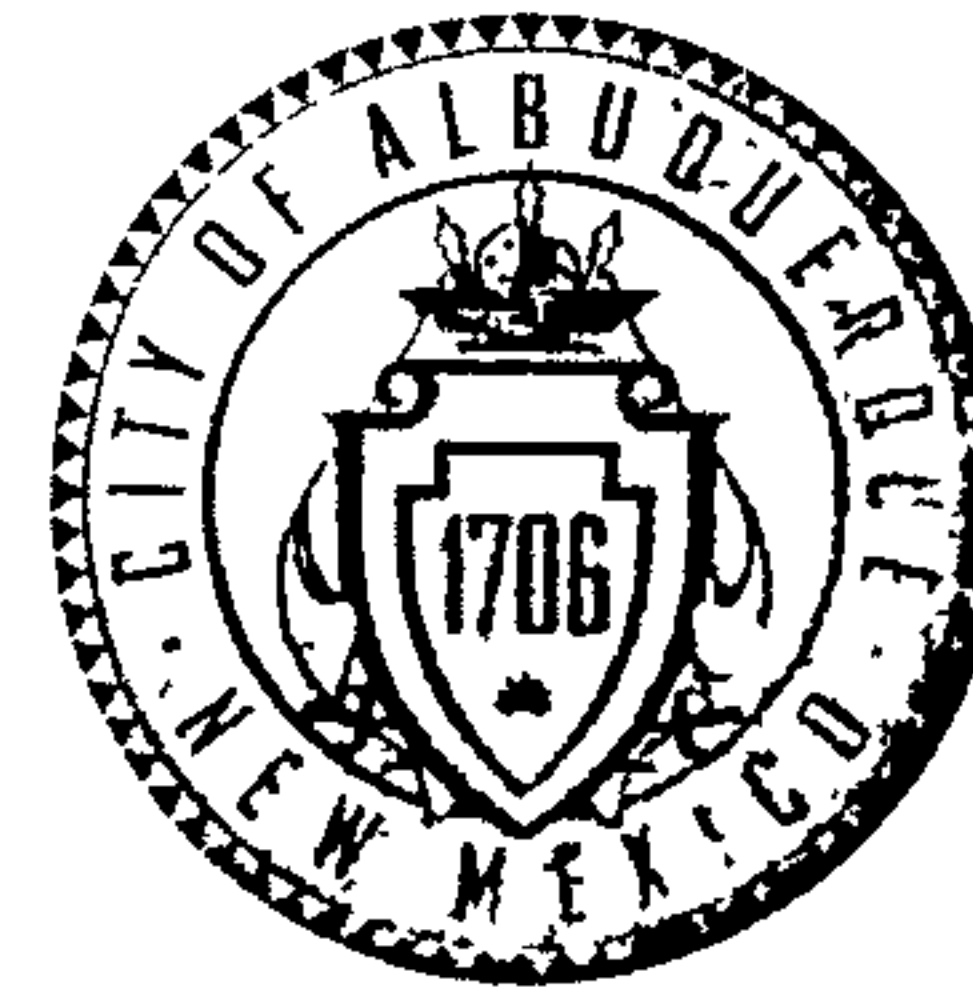
12. **Project# 1007380**
08DRB-70308 SKETCH PLAT REVIEW
AND COMMENT

GEORGE DUGAS agent(s) for GEORGE DUGAS request(s) the above action(s) for all or a portion of Lot(s) 6, **VOLCANO CLIFFS Unit(s) 9**, zoned SU-2 ER15, ER18 & SU-1 FOR OPEN SPACE, located on VILLA REAL PL NW BETWEEN VILLA REAL RD NW AND RETBALO NW containing approximately 9 acre(s). (D-8) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Other Matters: None

ADJOURNED: 10:30 A.M.

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007017

AGENDA ITEM NO: 4

SUBJECT:

Site Plan for Subd
Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

PO Box 1293

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

Albuquerque

ENGINEERING COMMENTS:

No adverse comments.

NM 87103

www.cabq.gov

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 7.16.08 X; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: July 9, 2008

CITY OF ALBUQUERQUE

Dr. J
7/16/08



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007017

AGENDA ITEM NO: 4

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Preliminary Plat

ACTION REQUESTED:

PO Box 1293

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

Albuquerque

ENGINEERING COMMENTS:

No adverse comments.

NM 87103

www.cabq.gov

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: July 9, 2008

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007017

AGENDA ITEM NO: 4

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT
SITE PLAN FOR BUILDING PERMIT
SITE PLAN FOR SUBDIVISION

ENGINEERING COMMENTS:

Provide a copy of the shared parking agreement.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro
Transportation Development

DATE: JULY 9, 2008
505-924-3991

7-7-08


MHC RLLC
522 Wellstop D, SE
Alt N M 07/06

Re: 1007017

Mr. Cloud.

This is a request for deferral of project # 1007017
until July 16, 2008.

Thank you for your consideration of this matter.

Sincerely 

Alfredo Benveniste

Agent for Applicant.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007017

AGENDA ITEM NO: 6

SUBJECT:

Site Plan for Subd
Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

~~No adverse~~ comments.

Minor

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: July 16, 2008

#6



 **COPY**

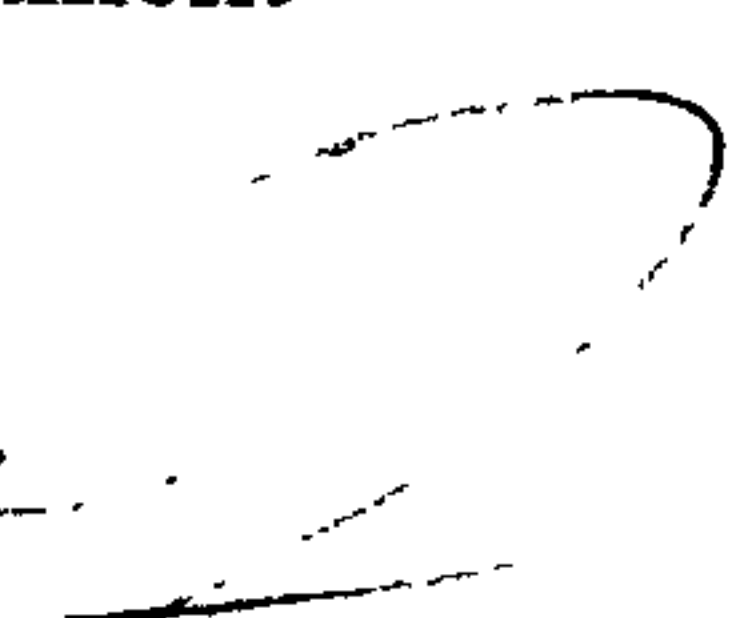
INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: June 9, 2008


TO: Jack Cloud, Planning Department – Design Review Board

COPY: ✓ Suzanne Busch, Environmental Health Department
Donna Griffin, Legal Department
NMHCR LLC

FROM: James Joseph, INTERA Inc. 

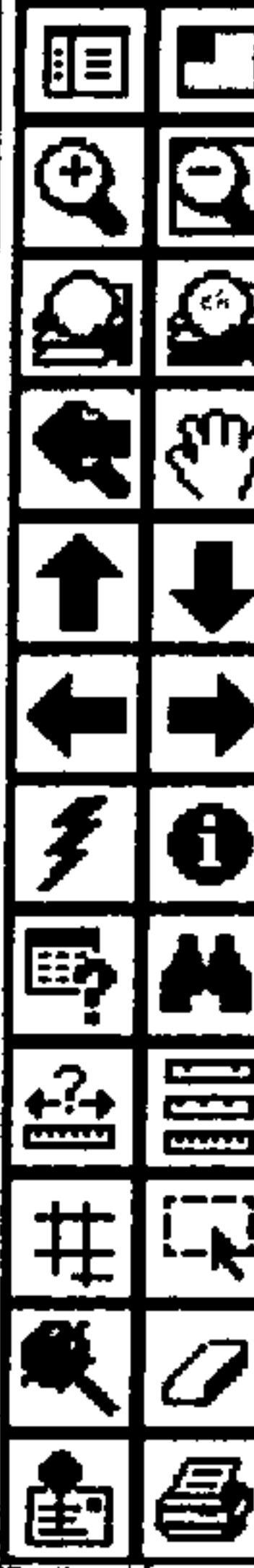
SUBJECT: Project # 1007017, 08DRB-70255 EPC Approved SDP for Building Permit, 08DRB-70256 EPC Approved SDP for Subdivision, 08DRB-70258 Minor – Preliminary/Final Plat Approval, Lots 2-A-1, 2-A-2, 2-A-3, Sunport Park, Located on Woodward Rd. SE Between University and Transport SE.

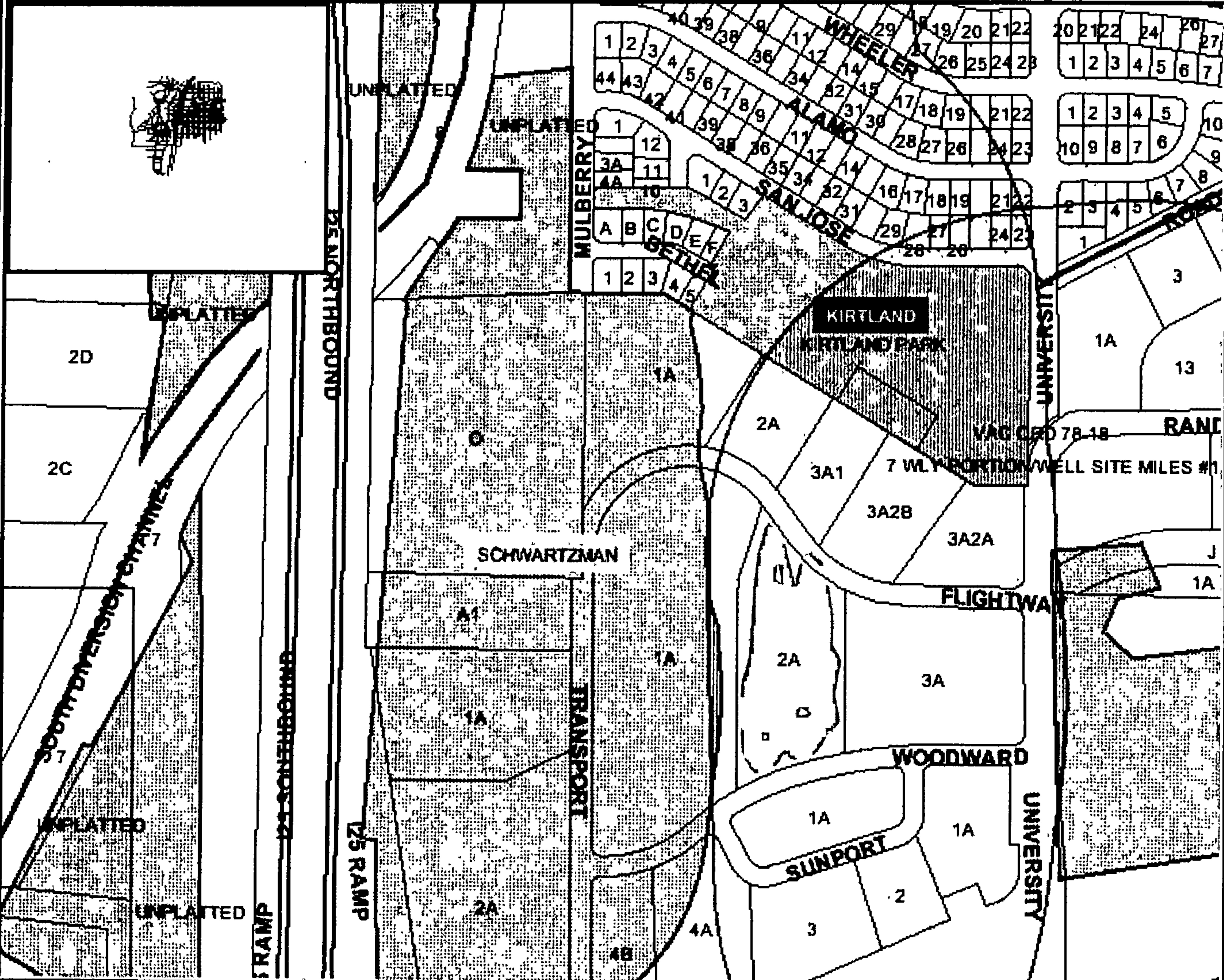
There is the potential for the above-named project to be impacted by the presence of landfill gas generated by two former landfills (Schwartzman Landfill and Yale Landfill). The developers of this site are required to follow the most current version of the “City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones”. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
 - LANDFILLS
 - LANDFILL BUFFER
 - AIR POLLUTION S
 - AIR MONITORS
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2006 AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible
- Visible group/layer, click to hide.

Zoom Out

[SEARCH TEAM](#)

[REFRESH](#)

[HELP](#)

[MAIN PAGE](#)

[CONTACT GIS](#)

NMHCR LLC
322 Wellesley Dr SE
Albuquerque, NM 87106
505-401-0135

June 24, 2008

Jack Cloud, Chairman
Development Review Board
600 Second Street NW
Albuquerque, NM 87102

RE: Project # 1007017 DRB Resubmittal

Dear Chairman Cloud,

The purpose of this letter is to inform you that NMHCR LLC the Agent for Kassam Hospitality is resubmitting all drawings related to the above referenced project number. We have worked with DRB and Staff Planning to address all comments.

In addition, we are submitting the proposed shared parking agreement to address comments mad by Transportation. While the shared parking agreement is pending review by the City Attorney, Code Enforcement has approved the use of shared parking for the site. We are attaching email correspondence to support this.

Thank you for your time.

Sincerely,

Alfredo Barrenechea
NMHCR LLC
505-401-0135

Jack Cloud

1007017

From: Garcia, Juanita C. (juanitagarcia@cabq.gov)
To: Alfredo Barrenechea
Date: Friday, June 20, 2008 2:43:28 PM
Subject: RE: Candlewood Suites Shared Parking Agreement

Hello Alfredo,

We are prepared to sign the document but need to have our City Attorney sign the document as well. I have forwarded the document to him for his signature and will hopefully get a response soon. I have cc'd you on the email that was sent to our attorney.

Thanks.

Juanita C. Garcia
Assistant Planning Manager
Code Enforcement Division
Planning Department
City of Albuquerque
Phone: 924-3823
Fax: 924-3460
juanitagarcia@cabq.gov

From: Alfredo Barrenechea [mailto:bigfred1958@yahoo.com]
Sent: Thursday, June 19, 2008 11:36 AM
To: Garcia, Juanita C.
Cc: Joshua Williams
Subject: Candlewood Suites Shared Parking Agreement

Hi Juanita,
I added a paragraph (2nd paragraph) to address the points we discussed.
Please let me know if this will work.
Thank you.
-alfredo

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007017

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for Subd
Site Plan for BP
Final Plat
Preliminary Plat

P.O. Box 1293

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

Albuquerque

ENGINEERING COMMENTS:

Need cross-lot drainage easement.

New Mexico 87103

www.cabq.gov

RESOLUTION:

7-9-08

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: June 25, 2008

Toffaleti, Carol G.

From: Toffaleti, Carol G.
Sent: Wednesday, July 16, 2008 9:15 AM
To: Cloud, Jack W.
Cc: Gomez, Angela J.; 'Alfredo Barrenechea'
Subject: #1007017 Candlewood Suites

Hello Jack

I've been working w/ the applicant to complete the landscape plan (ref. EPC condition #21). It's almost but not quite completed.

If all other DRB requirements are met by the applicant and the site plan can be signed off otherwise, I am willing to finish working w/ the applicant.

Regards,

Carol Toffaleti

Planner

Development Review Division

City of Albuquerque Planning Department

(505) 924-3345

(505) 924-3339 fax

cgtoffaleti@cabq.gov

**City of Albuquerque
Planning Department
Inter-Office Memorandum**

Date: June 24, 2008
To: Jack Cloud, DRB Chair
From: Carol Toffaleti, Planner, Development Review, 924-3345
cc: Alfredo Barrenechea, NMHCR LLC
Subject: Project # 1007017 – 08EPC 40005 Master Development Plan, 08EPC 40006 Site Development Plan for Building Permit – Woodward Rd. SE

On March 20, 2008, the EPC approved a Master Development Plan for Lot 2-A, Block 2, Sunport Park, zoned IP, subject to 11 conditions. The revised DRB submittal meets all the conditions of approval, although Development Review continues to defer to the City Engineer for review and approval of Condition #5..

On February 21, 2008, the EPC approved a Site Development Plan for Building Permit for Lot 2-A-3, subject to 26 conditions. The revised DRB submittal meets the conditions of approval with the following exceptions:

#5 The shared parking agreement has been approved by the Code Enforcement Division (see att. email), but as of 6/20/08 it was still awaiting final signature by the City Attorney.

#21 Landscape plan:

The following errors in the plant list need correcting:

- Gleditsia and Pinus are medium water usage (not low)
- Replace Yucca torreyi with Pistacia Chinensis and amend the rest of the line (from size to description). Note that the height is 30', not the 60' shown in the COA Xeriscaping Guide.
- Add the quantities of plants and a 1 gallon size--to the grasses, groundcovers and vine. (Quantities should correspond to the total numbers in the bed list tables at the top of the sheet.)

#26 A note needs to be added to the SDP for Building Permit stating that roof-top and ground-mounted equipment shall be screened from view from the public ROW.

Other comment:

Grading & Drainage Plan – The drainage data is illegible.

In conclusion, staff considers that the site development plan for building permit can be delegated to the DRB for approval. Please feel free to contact me if you have any questions or comments.



Toffaleti, Carol G.

From: Alfredo Barrenechea [bigfred1958@yahoo.com]
Sent: Monday, June 23, 2008 12:08 PM
To: Toffaleti, Carol G.; Metro, Kristal D.
Subject: Fw: Candlewood Suites Shared Parking Agreement

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The shared parking agreement has been accepted.
We are only waiting on the Attorneys review of the actual document.
Thank you.

-alfredo barrenechea
505-401-0135

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Juanita C. Garcia
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Sent: Thursday, June 19, 2008 11:36 AM
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Subject: Candlewood Suites Shared Parking Agreement

Hi Juanita,
I added a paragraph (2nd paragraph) to address the points we discussed.
Please let me know if this will work.
Thank you.

6/23/2008

City of Albuquerque
Planning Department
Inter-Office Memorandum

Shared Parking?

To: Jack Cloud, DRB Chair
From: Carol Toffaleti, Planner, Development Review, 924-3345
cc: Alfredo Barrenechea, NMHCR LLC
Date: June 10, 2008
Subject: Project # 1007017 – 08EPC 40005 Master Development Plan, 08EPC 40006 Site Development Plan for Building Permit – Woodward Rd. SE

On March 20, 2008, the EPC approved a Master Development Plan for Lot 2-A, Block 2, Sunport Park, zoned IP, subject to 11 conditions.

The applicant has met the conditions of approval, with the following exceptions:

- #5 Staff defers to the City Engineer for review and approval of this condition.
- #6 Sheet 1
- a. The primary pedestrian access for Lot 2-A-2 on Woodward and the potential pedestrian cross-access between Lots 2-A-1 and 2-A-2 must be labeled on the actual site layout.
 - c. The new text should be moved to the end of the sentence.

Other comment – “Potential” should be removed from the vehicular access for Lot 2-A-2 at Woodward, as it is the primary access approved by the EPC.

- #7 Design Standards
- h. Landscaping
 - iii. The shift to low water use plants is right, but some of the plants are not listed in the appropriate category (tree/shrub/grass). Staff suggests that they be reorganized to follow the COA Xeriscaping Guide.
 - k. Lighting
 - ii. Paragraph iv) duplicates iii) and should be deleted. Remaining paragraphs will need renumbering.

On February 21, 2008, the EPC approved a Site Development Plan for Building Permit for ~~the same site~~, subject to 26 conditions.

Lot 2-A-3

The applicant has met the conditions of approval with the following exceptions:

- # 4 Staff defers to the City Engineer for review and approval of this condition.
- #5 The shared parking agreement referred to in the applicant's cover letter is missing from the submittal.
- #9 The retaining walls at the southwest boundary of the site are missing from the site development plan (sheet 1). They must be labeled similarly to those at the northeast boundary of the site.
- #11 The length of the parking spaces along the east property line does not comply with the zoning code (definitions section). Standard spaces need to be a minimum of 18', or 16' with 2' overhang if satisfactory to Traffic Engineer; and compact spaces need to be a minimum of 15' (no overhang allowed).
- #17 The label for roof color ("to match Providence Olive") should be deleted to avoid confusion.
- #19 The location of lightpoles on the site plan and the utility plan are not consistent.
- #21 Landscape plan:
 - a. The retaining walls at the southwest boundary are missing and will require adjustments to the design.
 - b. The utility easements are shown but not labeled overhead or underground.
 - d. The street tree calculations are missing.
 - d. The plant list is incomplete.

Other comments:
There are several errors in the plant list, regarding size and water usage.
The tables at the top of the plan also need revamping, e.g. penstemons are not vines.
- #26 The SDP for Building Permit must state that it will comply with the Master Development Plan regarding screening of roof-top and ground-mounted equipment (see Design Standard j. vi.).

Other comment:

Pedestrian access – The word “potential” should be removed from the pedestrian access at the north boundary of the site. The EPC approved the SDP with this link to the new sidewalk on Flightway.

In conclusion, staff considers that the master development plan can be delegated to the DRB for approval, but that approval of the site development plan for building permit should be deferred to address the conditions that have not been met.

Please feel free to contact me to discuss any of the above.

Carl J. Jaffari

E
over to ?

**City of Albuquerque
Planning Department
Inter-Office Memorandum**

Date: June 24, 2008

To: Jack Cloud, DRB Chair

From: Carol Toffaleti, Planner, Development Review, 924-3345

cc: Alfredo Barrenechea, NMHCR LLC

Subject: Project # 1007017 – 08EPC 40005 Master Development Plan, 08EPC 40006 Site Development Plan for Building Permit – Woodward Rd. SE

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The following errors in the plant list need correcting:

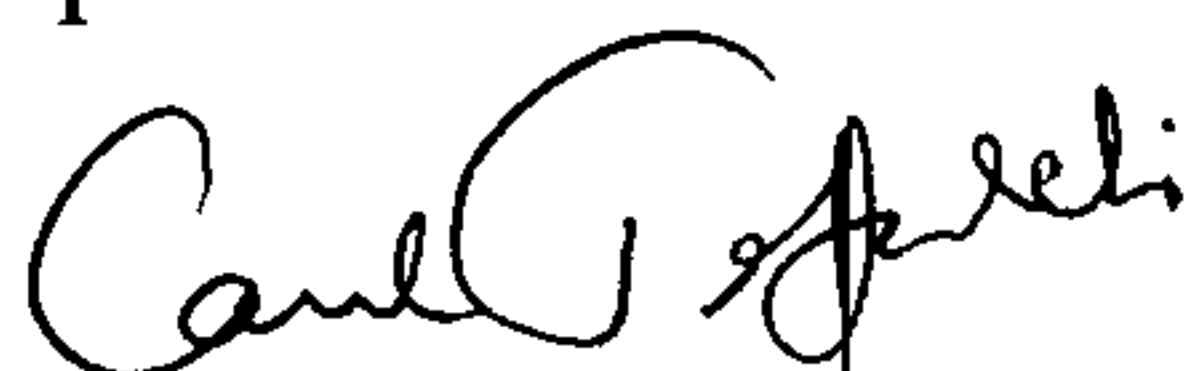
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Other comment:

Grading & Drainage Plan – The drainage data is illegible.

In conclusion, staff considers that the site development plan for building permit can be delegated to the DRB for approval. Please feel free to contact me if you have any questions or comments.



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Please let me know if this will work.
Thank you.

6/23/2008




INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: June 9, 2008

TO: Jack Cloud, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Donna Griffin, Legal Department
NMHCR LLC

FROM: James Joseph, INTERA Inc. 

SUBJECT: Project # 1007017, 08DRB-70255 EPC Approved SDP for Building Permit, 08DRB-70256 EPC Approved SDP for Subdivision, 08DRB-70258 Minor – Preliminary/Final Plat Approval, Lots 2-A-1, 2-A-2, 2-A-3, Sunport Park, Located on Woodward Rd. SE Between University and Transport SE.

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by two former landfills (Schwartzman Landfill and Yale Landfill). The developers of this site are required to follow the most current version of the “City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones”. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.



Supplemental form

SUBDIVISION

- Major Subdivision action
Minor Subdivision action
Vacation
Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
for Building Permit
Administrative Amendment (AA)
IP Master Development Plan
Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

ZONING & PLANNING

- Annexation
County Submittal
EPC Submittal
Zone Map Amendment (Establish or Change Zoning)
Sector Plan (Phase I, II, III)
Amendment to Sector, Area, Facility or Comprehensive Plan
Text Amendment (Zoning Code/Sub Regs)
Street Name Change (Local & Collector)
APPEAL / PROTEST of...
Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): NM HCR LLC PHONE: 401-0135

ADDRESS: 322 Wellesley Dr SE FAX:

CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: alfredo@nmhcr.com

APPLICANT: Kassam Hospitality PHONE: 994-2255

ADDRESS: 200 Trimble Blvd NE FAX:

CITY: Albuquerque STATE NM ZIP 87106 E-MAIL:

Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST:

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 2-A-1, 2-A-2, 2-A-3 Block: 2 Unit:

Subdiv/Addn/TBKA: Sunport Park

Existing Zoning: IP Proposed zoning: MRGCD Map No

Zone Atlas page(s): M-15-7 UPC Code: 101505518323430410

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1007017

08 EPC-4005, 08 EPC-4006

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? yes

No. of existing lots: 1 No. of proposed lots: 3 Total area of site (acres): 4.45

LOCATION OF PROPERTY BY STREETS: On or Near: Woodward RD SE

Between: University SE and Transport SE

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team Date of review: 10-24-07

SIGNATURE [Signature] DATE

(Print) Alfredo Barronechea Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/07

- INTERNAL ROUTING
All checklists are complete
All fees have been collected
All case #s are assigned
AGIS copy has been sent
Case history #s are listed
Site is within 1000ft of a landfill
F.H.D.P. density bonus
F.H.D.P. fee rebate

Table with columns: Application case numbers, Action

Table with columns: S.F., Fees

Hearing date June 11, 2008

Total \$ 375.00

[Signature]

6-3-08 Planner signature / date

Project # 1007017

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- ~~NA~~ 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - ~~NA~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - ~~NA~~ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - ~~NA~~ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Alfredo Barrenechea (Agent)
 Applicant name (print)
ATBm 6-3-08
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #'s assigned
 - Related #'s listed
- Application case numbers
 05DRB - _____ - 70238

[Signature] 6-3-08
 Planner signature / date
 Project # 1007017

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Copy of the document delegating approval authority to the DRB
 ___ Completed Site Plan for Subdivision Checklist
 ___ Infrastructure List, if relevant to the site plan
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 ___ Solid Waste Management Department signature on Site Plan
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Copy of the document delegating approval authority to the DRB
 ___ Infrastructure List, if relevant to the site plan
 ___ Completed Site Plan for Building Permit Checklist
 ___ Copy of Site Plan with Fire Marshal's stamp
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
 AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**
 ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Infrastructure List, if relevant to the site plan
 ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
 FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)
 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 Solid Waste Management Department signature on Site Plan for Building Permit
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 Infrastructure List, if relevant to the site plan
 Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Alfredo Barrenechea
 Applicant name (print)
[Signature] 6-3-08
 Applicant signature / date



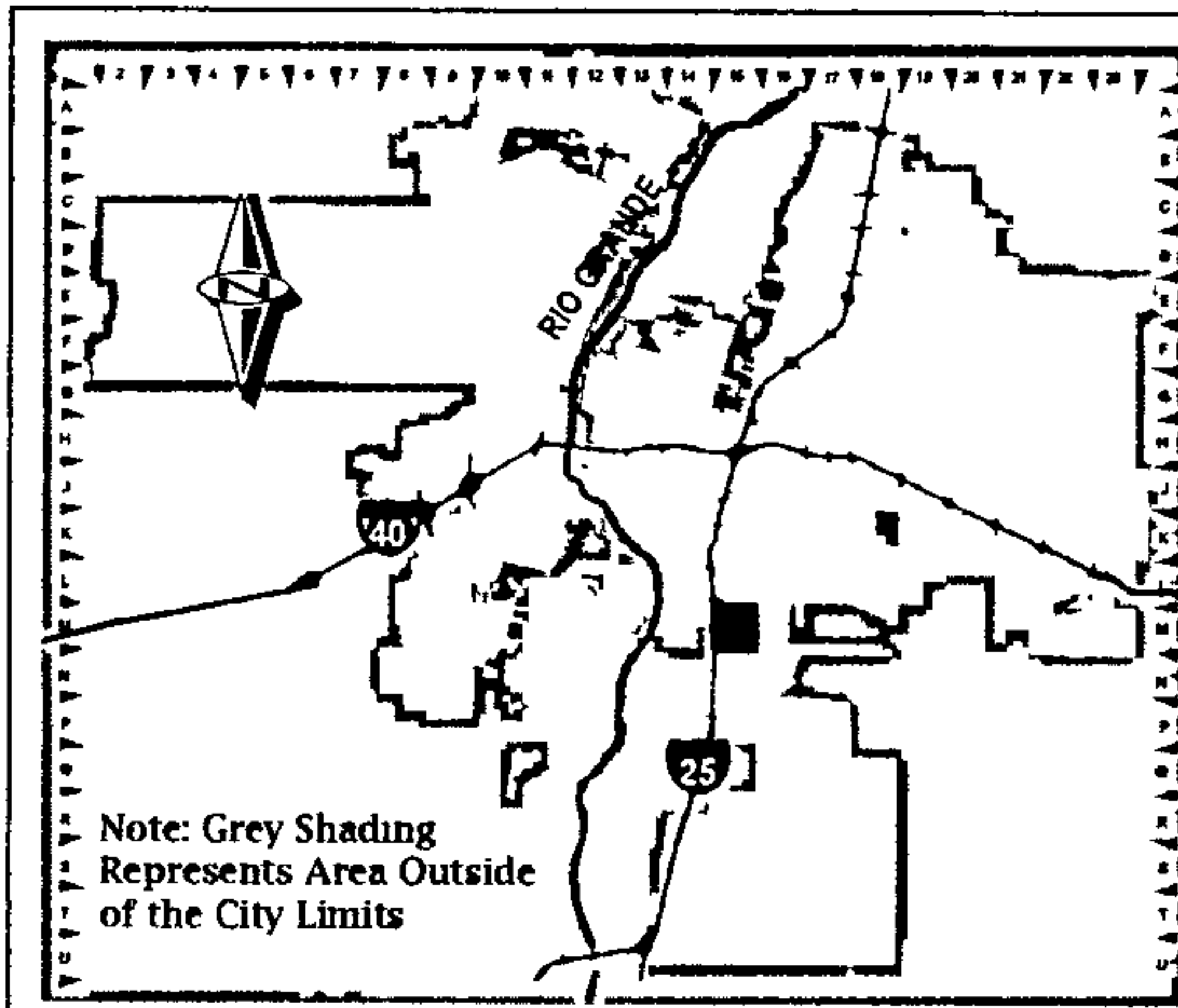
- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed

Application case numbers
 08DRB - _____ - 70255
 08DRB - _____ - 70256

Form revised October 2007
[Signature] 6-3-08
 Planner signature / date
 Project # 1007017



For more current information and more details visit: <http://www.cabq.gov/gis>

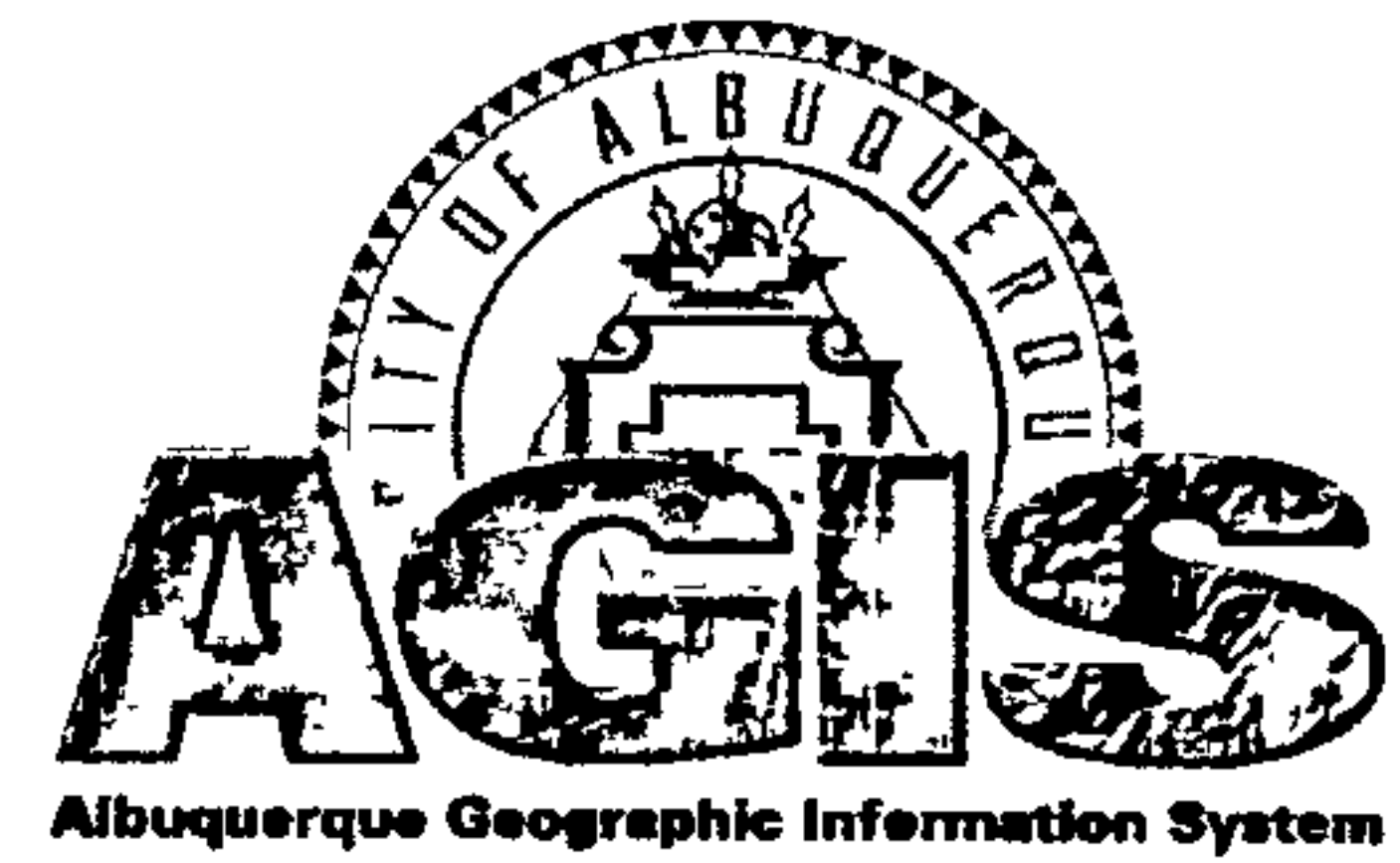


Note: Grey Shading Represents Area Outside of the City Limits

Address Map Page:
M-15-Z

Map amended through: 10/1/2007

These addresses are for information purposes only and are not intended for address verification.



Kassam Hospitality
200 Trimble Blvd NE
Albuquerque, NM 87123

May 01, 2008

Jack Cloud, Chairman
Development Review Board
600 Second Street NW
Albuquerque, NM 87102

RE: Lot2-A Block 2, Sunport Park

Dear Chairman Cloud,

The purpose of this letter is to authorize NMHCR, LLC. to act as our agent on this request for Site Plan for Subdivision and Site Plan for Building Permit for the above indicated property.

Sincerely,



Karim Kassam,
President
Kassam Hospitality



 COPY


INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: January 9, 2007

TO: Carol Toffaleti, Environmental Planning Commission (EPC) Staff Planner

COPY: Suzanne Busch, P.E., Environmental Health Department
Kevin Curran, Legal Department
✓NMHCRELLE

FROM: Jim Joseph P.E., INTERA Inc. 

SUBJECT: Project # 1007017, 08EPC-40005 Industrial Park Master Development Plan,
08EPC-40006 Site Development – Building Permit, Lot 2-A, Block 2, Located on
Woodward Rd. SE Between University Blvd. SE and Transport St. SE, containing
approximately 4.38 acres.

There is the potential for above-named project to be impacted by the presence of landfill gas generated by two former landfills (Schwartzman and Yale Landfills). The developers of this site are required to follow the most current version of the *City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones*. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department (EHD), Environmental Services Division.

EHD requests that the Planning Department make the above paragraph a condition of approval for the project's Site Development Plan-Building Permit.

Request for Final Plat Approval

**For:
Lot 2-A-1, Lot 2-A-2, Lot 2-A-3 Block 2 Sunport Park
Albuquerque, NM**

**Relevant File Numbers:
Site Plan for Subdivision (Master Development Plan), EPC File: Project# 1007017
08EPC-40005 INDUSTRIAL PARK MASTER DEVELOPMENT PLAN**

**For:
Lot 2-A Block 2 Sunport Park
Albuquerque, NM**

**Site Plan for Building Permit, EPC File: FILE: Project# 1007017 08EPC-40006
SITE DEVELOPMENT - BUILDG PRMT**

**For:
Lot 2-A-3 Block 2 Sunport Park
Albuquerque New Mexico**

**Submitted by: NMHCR
322 Wellesley Dr SE
Albuquerque, NM 87106**

**Agents for: Kassam Hospitality
200 Trimble Blvd NE
Albuquerque, NM 87123**

NMHCR LLC
322 Wellesley Dr SE
Albuquerque, NM 87106

6/3/2008

Development Review Board
City of Albuquerque

Re: Final Plat Approval to subdivide Lot 2-A Block 2 Sunport Park

Dear Board Members:

NMHCR LLC is submitting the following request on behalf of Kassam Hospitality.

1. Introduction

This is a request for final plat approval to subdivide Lot 2-A Block 2 Sunport Park, a 4.45 acre site located on Woodward Road in the Sunport Park Subdivision into three (3) lots as follows:

1. Lot 2-A-1 will be a 0.59 acre parcel located at the northern end of the property with primary access via Flightway Avenue.
2. Lot 2-A-2 will be a 2.03 acre parcel located at the south west end of the property with primary access via Woodward Road.
3. Lot 2-A-3 will be a 1.82 acre parcel located at the south east end of the property with primary access via Woodward Road.

The Legal Description of the Property is as follows: Lot 2-A Block 2 Sunport Park. Section 33, T.10 N., R .3 E., N.M.P.M.

2. Request Justification. The Environmental Planning Commission (EPC) has approved a Master Development Plan (MDP) for the property including this proposed replat, and a Site Plan for Building Permit (SPBP) with final sign-off authority delegated to the Development Review Board (DRB).

This submittal meets all conditions required for approval as set forth by the EPC in the Official Notification of Decisions as listed below:

- Site Plan for Subdivision (Master Development Plan), EPC File: **Project# 1007017 08EPC-40005 INDUSTRIAL PARK MASTER DEVELOPMENT PLAN.** Dated: March 21, 2008.
- Site Plan for Building Permit, EPC File: FILE: **Project# 1007017 08EPC-40006 SITE DEVELOPMENT - BULDG PRMT.** Dated: February 22, 2008.

4. Site Zoning

The site is zoned Industrial Property (IP) and lies within the Sunport Boulevard Design Overlay Zone. The site is located on Zone Atlas Page M-15-Z.

6. Site Characteristics

The property is approximately 4.45 acres of undeveloped land bounded on the south by Woodward Road and on the north by Flightway Avenue in the Sunport Park subdivision. Woodward Road is located west of University Boulevard just north of Sunport Boulevard. Property in the immediate surrounding area is dominated by the hospitality industry. The larger surrounding area generally consists of office buildings, light manufacturing and airport related industries. The property to the east of the site contains a building located approximately 140 feet to the east of the property line and is used for food production and packaging. The properties south of Woodward Road are all hotels and associated businesses.

The site is located within the Schwartzman Landfill Buffer Zone and the Yale Landfill Buffer Zone. Engineering measures as described in the "Guidance for Compliance with the City of Albuquerque Environmental Health Department Interim Guidelines for Development within City Designated Landfill Buffer Zones" shall be taken by the developers.

Request for Final Sign Off of:

**Site Plan for Subdivision (Master Development Plan), EPC File: Project# 1007017
08EPC-40005 INDUSTRIAL PARK MASTER DEVELOPMENT PLAN**

For:

**Lot 2-A Block 2 Sunport Park
Albuquerque, NM**

**Site Plan for Building Permit, EPC File: FILE: Project# 1007017 08EPC-40006
SITE DEVELOPMENT - BUILDG PRMT**

For:

**Lot 2-A-3 Block 2 Sunport Park
Albuquerque New Mexico**

**Submitted by: NMHCR
322 Wellesley Dr SE
Albuquerque, NM 87106**

**Agents for: Kassam Hospitality
200 Trimble Blvd NE
Albuquerque, NM 87123**

NMHCR LLC
322 Wellesley Dr SE
Albuquerque, NM 87106

5/6/2008

City of Albuquerque
Development Review Board

Re:

- Site Plan for Subdivision (Master Development Plan), EPC File: **Project# 1007017 08EPC-40005 INDUSTRIAL PARK MASTER DEVELOPMENT PLAN**
- Site Plan for Building Permit, EPC File: FILE: **Project# 1007017 08EPC-40006 SITE DEVELOPMENT - BUILDG PRMT**

Dear Board Members:

NMHCR LLC is submitting the following request on behalf of Kassam Hospitality.

1. Introduction

This is a request for final sign-off of a Master Development Plan and a Site Development Plan for Building Permit for a 4.45 acre site located on Woodward Road in the Sunport Park Subdivision.

The Legal Description of the Property is as follows: Lot 2-A Block 2 Sunport Park. Section 33, T.10 N., R .3 E., N.M.P.M.

The Environmental Planning Commission (EPC) has approved the both the Master Development Plan and the Site Plan for Building Permit with final sign-off authority delegated to the Development Review Board (DRB).

This submittal meets all conditions required for approval.

2. Master Development Plan

A Master Development Plan (MDP) for the property has been submitted to and approved by the EPC with conditions. The Official Notice of Decision is dated March 21, 2008. The applicant has satisfied all conditions as evidenced by the documents included with this request.

The MDP includes a request to subdivide the Property as follows:

1. Lot 2-A-1 will be a 0.59 acre parcel located at the northern end of the property with primary access via Flightway Avenue.
2. Lot 2-A-2 will be a 2.03 acre parcel located at the south west end of the property with primary access via Woodward Road.
3. Lot 2-A-3 will be a 1.82 acre parcel located at the south east end of the property with primary access via Woodward Road.

The Site Development Plan for Building Permit is a 119 room hotel located on the proposed Lot 2-A-3 with access from Woodward Road. Lot 2-A-2 will likely be developed in to another hotel and lot 2-A-1 will likely be developed into a restaurant, conference center or other use complimentary to the nearby hotels!

3. Site Development Plan for Building Permit

A Site Development Plan for Building Permit (SDBP) for a 119 room hotel located on the proposed lot 2-A-3 of the property was submitted to and approved by the EPC with conditions. The Official Notice of Decision is dated February 22, 2008. The applicant has satisfied all conditions as evidenced by the documents included with this request.

4. Request Justification

Planning Staff, in the Official Notice of Decision, has found both the MDP and SDPBP further several applicable goals and policies of the Comprehensive Plan. The applicant has met with staff planners on several occasions to review and verify the conditions of approval have been met.

5. Site Zoning

The site is zoned Industrial Property (IP) and lies within the Sunport Boulevard Design Overlay Zone. The site is located on Zone Atlas Page M-15-Z.

6. Site Characteristics

The property is approximately 4.45 acres of undeveloped land bounded on the south by Woodward Road and on the north by Flightway Avenue in the Sunport Park subdivision. Woodward Road is located west of University Boulevard just north of Sunport Boulevard. Property in the immediate surrounding area is dominated by the hospitality industry. The larger surrounding area generally consists of office buildings, light manufacturing and airport related industries. The property to the east of the site contains a building located approximately 140 feet to the east of the property line and is used for food production and packaging. The properties south of Woodward Road are all hotels and associated businesses.

The site is located within the Schwartzman Landfill Buffer Zone and the Yale Landfill Buffer Zone. Engineering measures as described in the "Guidance for Compliance with the City of Albuquerque Environmental Health Department Interim Guidelines for Development within City Designated Landfill Buffer Zones" shall be taken by the developers.

7. Master Development Plan Description

The proposed Master Development Plan (MDP) is a design framework pursuant with the City of Albuquerque Industrial Property (IP) Zone, and the Sunport Boulevard Overlay Zone. Because of the variety of land uses in the area, the MDP allows for flexibility of land use for future development in a way that emphasizes pedestrian friendly, sustainable design and the harmony of the Site with surrounding property and the Sunport area.

8. Site Development Plan for Building Permit Description

8.a. Project Description. The proposed hotel development on lot 2-A-3 is designed to meet the upper-end business traveler market and features large rooms and a variety of amenities. The project will consist of a 119 room hotel, an indoor gymnasium and hot tub, meeting areas, and an outdoor landscaped area with covered gazebo and seating. The hotel also features a covered entrance driveway for loading and unloading of guests and an expansive front lobby. The project's primary entrance will be located on Woodward Road.

8.b. Parking. Ample parking is provided per hospitality industry market standards. The hotel property has a total of 113 parking spaces including the required 8 disabled stalls and is deficient 6 spaces. To meet parking requirements, 6 additional spaces will be shared with a hotel property directly across Woodward Rd (60 foot R.O.W.) at: 1501 Sunport Pl SE. A shared parking agreement between the two properties has been submitted. In addition to automobile stalls, the site contains 4 motorcycle stalls and 2 bicycle racks.

8.c. Fire. An on-site fire hydrant is located on the North side of the property on Flightway Avenue. Additionally, three new fire hydrants are located on the property, making the entire hotel building compliant to the required distances of all four fire hydrants. Fire-flow calculations were performed on all lines insuring adequate pressure to all hydrants.

8.d. Traffic and Circulation. Vehicles and shuttles for loading and unloading of hotel guests and luggage will have primary access to the property via two entrance / exit driveways located on Woodward Road. Both entrances serve a covered portico which is the primary hotel entrance. A one-way drive surrounding the property will provide access to guest and visitor parking which will be located on all sides of the hotel.

8.e. Landscaping and Amenities. The project landscaping uses low water use plants and a variety of southwest ground cover material. Grasses are native varieties and are used sparingly in appropriate areas. The Landscape Plan is in compliance with the proposed Master Development Plan Design Standards and is harmonious with other properties within the Sunport Boulevard Overlay zone.

4.f. Transit. The property is located approximately 530 feet from transit lines that run along University Boulevard. Additional public transportation is located on Yale Boulevard and at the Sunport.

Kassam Hospitality
200 Trimble Blvd NE
Albuquerque, NM 87123

May 01, 2008

Jack Cloud, Chairman
Development Review Board
600 Second Street NW
Albuquerque, NM 87102

RE: Lot2-A Block 2, Sunport Park

Dear Chairman Cloud,

The purpose of this letter is to authorize NMHCR, LLC. to act as our agent on this request for Site Plan for Subdivision and Site Plan for Building Permit for the above indicated property.

Sincerely,



Karim Kassam,
President
Kassam Hospitality

NMHCR LLC
322 Wellesley Dr SE
Albuquerque, NM 87106

6/3/2008

City of Albuquerque
Development Review Board

Re: Addendum to Request for Final Sign Off for:

- Site Plan for Subdivision (Master Development Plan), EPC File: **Project# 1007017 08EPC-40005 INDUSTRIAL PARK MASTER DEVELOPMENT PLAN**
- Site Plan for Building Permit, EPC File: FILE: **Project# 1007017 08EPC-40006 SITE DEVELOPMENT - BUILDG PRMT**

Dear Board Members:

This letter addresses the Conditions of Approval for the Site Plan for Subdivision and the Site Plan for Building Permit for EPC Project # 1007017.

Part I. Conditions of Approval for EPC File: Project# 1007017 08EPC-40005 INDUSTRIAL PARK MASTER DEVELOPMENT PLAN:

1. This condition is met by this submittal.
2. The Applicant has met with the staff planner and has met all conditions of approval.
3. No Action Required at this time.
4. No Further Action Required at this time.
5. No Action Required at this Time.
6. All Conditions of Sheet 1 have been met & reviewed by the staff planner.
 - a. Pedestrian access points shown have been approved by the staff planner.
 - b. The required text has been inserted.
 - c. The required text has been inserted.
 - d. The required text has been inserted.
 - e. Typographical errors have been corrected and reviewed by the staff planner.
7. All Conditions of Sheet 2 have been met & reviewed by the staff planner.
 - a. The required text has been added in section II.c.
 - b. The required change has been made.
 - c. The following changes have been made to Section C Parking.
 - i. Paragraphs ii & vii have been deleted. Paragraph i has been replaced.
 - ii. There are no inter-lot pedestrian restrictions.
 - iii. Due to deleted paragraphs ii & vii, this change is now in paragraph iii.

- iv. The required textual change has been made and is now in paragraph iv.
 - v. This change has been made and is now in paragraph v.
 - d. The following changes have been made to Section D Street Design.
 - i. Paragraphs ii, iii, iv have been deleted.
 - ii. The required change has been made and is now in paragraph ii.
 - e. The following changes have been made to Section E Pedestrian Amenities and Connections:
 - i. This section has been re-titled as required.
 - ii. "Asphalt" The required textual changes have been made.
 - iii. The required textual changes have been made.
 - iv. Temporary Park & Ride Facilities and Parking Lots have been added to the list of uses on both lots. Appropriate zoning code references have been provided.
 - v. The required textual change has been made to paragraph iv.
 - vi. The required textual change has been made to paragraph v.
 - f. Paragraph f "Bicycle Facilities" has been deleted.
 - g. EHD is aware of the development.
 - h. The following changes have been made to Section G Landscaping:
 - i. The required textual change has been made (to the first paragraph of section G.
 - ii. The required textual change has been made to paragraph i.
 - iii. The plant pallet has been amended to include a majority of low water use plants and has been approved by the staff planner.
 - i. The following changes have been made to Section I Site Planning:
 - i. This section has been re-titled to "Walls and Fences"
 - ii. Chain link fencing has been prohibited.
 - iii. The required textual changes have been made.
 - j. The following changes have been made to Section J Architecture:
 - i. The required textual changes have been made.
 - ii. Paragraph iv has been clarified to the satisfaction of the staff planner.
 - iii. The previous paragraph v has been deleted.
 - k. The following changes have been made to Section K Lighting:
 - i. The required textual changes have been made in an additional paragraph ii.
 - ii. The previous paragraph iv has been deleted.
 - l. The following changes have been made to Section M Signage:
 - i. The required textual change has been made and approved by the staff planner.
 - ii. The previous paragraph I has been deleted.
 - iii. The required textual change has been made and is now included in paragraph iii (formerly paragraph ii).
 - m. The required textual changes have been made.
- 8. Typographical errors in the design standards have been corrected & approved by the staff planner.

9. The floor area ratio (F.A.R.) has been included in page 1 of 3 in the table in the lower left hand corner.
10. Item iii, background of the design standards (page 2 of 3) has been deleted.
11. Figures 1, 2, 3 of the design standards have been deleted.

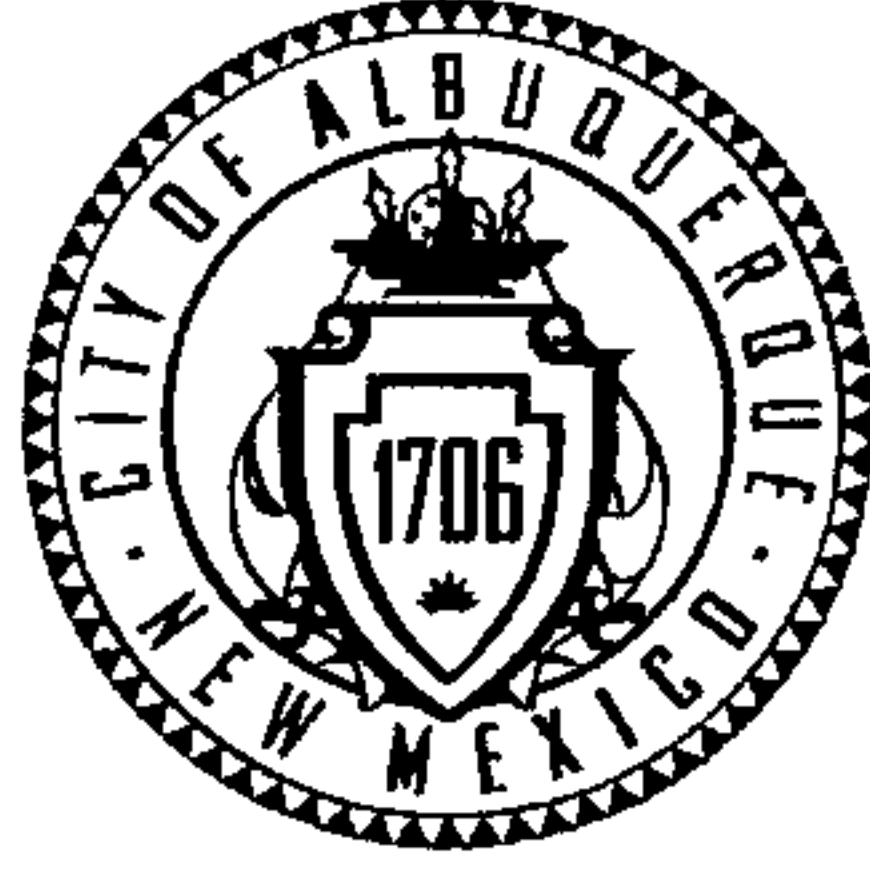
Part II. Conditions of Approval for EPC File: Project# 1007017 08EPC-40006 SITE DEVELOPMENT - BUILDG PRMT:

1. This condition is met by this submittal.
2. The Applicant has met with the staff planner and has met all conditions of approval.
3. No Action Required at this time.
4. No Further Action Required at this time.
5. Off street parking is provided per the attached off-street parking agreement.
6. Building height complies with IP zoning regulations.
7. Monument signage has been removed.
8. Typographical errors have been corrected.
9. No retaining wall required at this location.
10. Car/Van Pool parking located at the south east end of the property.
11. All parking space dimensions have been shown.
12. Compact stalls required and provided.
13. All parking related signs have been dimensioned.
14. A pedestrian connection has been added between the east parking area and the walkway around the building.
15. Material legend shows pedestrian walkways as red stamped concrete.
16. Open seating park benches have been added throughout the property.
17. Materials and color names of the gazebo have been added.
18. Light pole materials and colors have been added.
19. Light poles in the east parking area now match the utility plan.
20. Pedestrian lighting has been added at points approved by the staff planner.
21. Landscape Plan Changes:
 - a. Proposed retaining walls & benches have been added.
 - b. Utility easements have been labeled.
 - c. Sustainability note has been corrected.
 - d. The table title has been changed to "Landscape Calculations"
 - e. All proposed plants have been included.
 - f. Ash has been replaced with "live oak"
 - g. Height of Chinese Pistachia has been changed. The Chinese Pistachia on the north side of the property has been replaced with Shademaster Locust.
 - h. Irrigation system detail has been provided.
 - i. All notes have been consolidated.
 - j. Note has been deleted.
 - k. Typographical errors have been corrected.
22. Grading and Drainage plan has been submitted to and approved by the staff planner.
23. Utility Plan labels all existing easements & lines.
24. Elevation Changes:
 - a. Common color names are provided in the lower left hand corner.

- b. Note 4 has been reworded and approved by staff planner.
- c. North side doors have been labeled.
- d. Sign illumination description has been added in detail "E."
- e. Lighting is provided via ground mounted pedestrian lighting bollards or site pole lamps.

25. Condition #25 has been omitted from the Conditions of approval.

26. No Action Required.



City of Albuquerque
Planning Department
Development Review Division
DECISION
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: March 21, 2008

OFFICIAL NOTIFICATION OF

FILE: Project# 1007017
08EPC-40005 INDUSTRIAL PARK
MASTER DEVELOPMENT PLAN

Kassam Hospitality
200 Trimble Blvd., NE
Albuq. NM 87123

LEGAL DESCRIPTION: for all or a portion of lot 2-A, block 2, Sunport Park, zoned IP, located on WOODWARD RD SE between University Blvd. SE and Transport St. SE containing approximately 4.5 acres. (M-15)
Carol Toffaleti, Staff Planner

On March 20, 2008 the Environmental Planning Commission voted to approve Project 1007017/ 08EPC 40005, a Master Development Plan, for Lot 2-A, Block 2, Sunport Park, Zoned IP, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. A master development plan (MDP) is proposed for Lot 2-A, Block 2, Sunport Park, a vacant site of approximately 4.45 acres located between Woodward Road and Flightway Avenue west of University Blvd., zoned IP (Industrial Park). The applicant proposes to split the subject site into three parcels, to be developed in three phases: Lot 2-A-1 of 0.59 acres, Lot 2-A-2 of 2.03 acres and Lot 2-A-3 of 1.82 acres. The MDP includes design standards.
2. A site development plan for building permit for a hotel on proposed Lot 2-A-3 (Phase I) was approved by the EPC at the hearing on February 21, 2008 subject to conditions, including approval of this Master Development Plan (ref. Condition 26).
3. The applicant requests that the EPC delegate approval authority for Phases II and III to building permit plan check.

4. The subject site is in the Developing Urban area of the Comprehensive Plan and within the Sunport Blvd. Design Overlay Zone, which regulates signage.

OFFICIAL NOTICE OF DECISION

MARCH 20, 2008

PROJECT #1007017

PAGE 2 OF 7

5. There is a previously approved master development plan for Sunport Park, an area of 125 acres, signed off at DRB in 1986 and amended in 1999 (Z-85-98-1, 4/1/1985, amended DRB-97-257, 7/8/1999). The proposed MDP would supplant the previously approved MDP relative to the subject site only.
6. A Traffic Impact Study was not included with this request or with the site development plan for building permit for proposed Lot 2-A-3, but will be required when a development application for Lots 2-A-1 and/or 2-A-2 is submitted.
7. The following uses are not allowed on the site:
 - a. Off-premise signs, per the Sunport Blvd. Design Overlay Zone.
 - b. Free-standing and projecting signs, per the IP zoning, because the subject site is in the Developing Urban Area of the Comprehensive Plan and is less than 5 acres (14-16-2-19(A)(25) (b)2)).
 - c. Adult amusement establishment or adult store, per the IP zoning, because the site is within 500' of the residential zone to the north (14-16-2-19 (A)(1)(b)).
8. Any Wireless Telecommunications Facilities on the site would need to comply with 14-16-3-17(A)(9) of Council Bill F/S(3) O-06-40 (1/16/08).
9. The subject site is within two landfill buffer zones (Schwartzman and Yale).
10. The proposed master development plan with design standards furthers the following applicable goals and policies of the Comprehensive Plan:
 - a. Policies II.B.5.e and II.B.5.i, because the proposed subdivision involves a vacant site contiguous to existing infrastructure that is sufficiently distant from the residences to the north to minimize adverse impacts.
 - b. The Activity Center Goal and Policy II.B.7.a, because the subject site is in the vicinity of the Sunport Special Activity Center and the proposed subdivision increases the concentration of economic activities compatible with the airport.
 - c. The Economic Development Goal and Policies II.D.6.a and II.D.6.d, because the proposed subdivision increases the potential for diversified uses on the site, including a hotel, that will create new employment opportunities and promote tourism.
11. Property-owners within 100' were notified of the proposal. No recognized neighborhood association is affected by the request. No comments were received.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Future site development plans for building permit for Lots 2-A-1 and 2-A-2 shall return to the EPC for approval.
4. There is the potential for this project to be impacted by the presence of landfill gas generated by two former landfills (Schwartzman and Yale Landfills). The developers of this site are required to follow the most current version of the *City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones*. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department (EHD), Environmental Services Division.
5. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
Conditions of approval for the proposed Master Development Plan and Site Development Plan for Building Permit shall include:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

- c. When future development occurs on either proposed Lot 2-A-1 or Lot 2-A-2 a Traffic Impact Study (TIS) will be required.
- d. Site drives to be located and designed per DPM.
- e. Provide cross access agreements.
- f. Site plan shall comply and be designed per DPM Standards.
- g. Platting to be a concurrent DRB action.

6. The following changes shall be made to Sheet 1 (the Master Development Plan):
 - a. On plan – Show and label primary pedestrian access for Lots 2-A-1 and 2-A-2 and pedestrian cross-access between Lot 2-A-1 and Lot 2-A-2.
 - b. Under Internal Circulation,
 - i. Insert “and comply with applicable regulations in the Zoning Code and DPM standards. The more restrictive regulation or standard shall govern.”
 - ii. Refer to any restrictions on inter-lot pedestrian access in Design Standards (3 e) iii)).
 - c. Under Signage, insert “and General Sign Regulations, whichever is more restrictive.”
 - d. Under Landscape Plan, insert “, Street Tree”.
 - e. Typographical errors shall be corrected.

7. The following changes shall be made to Sheet 2 (Design Standards):
 - a. Proposed Uses –
 - i. Add that off-premise signs are prohibited per the Sunport Blvd. Design Overlay Zone.
 - ii. Add that Wireless Telecommunication Facilities on the subject site shall comply with 14-16-3-17(A)(9) of Council Bill F/S(3) O-06-40 (1/16/08)
 - b. Under b) ii) Land Use Concept, delete phrase “, other than all development shall be beneficial...and the City of Albuquerque.”
 - c. Under c) Parking –
 - i. Delete paragraphs ii) and vii). Replace i) with: “Off street parking shall be provided per 14-16-3-1 of the Zoning Code”.
 - ii. Under iii): delete the first sentence; reword the last sentence and retain if it is more restrictive than zoning regulations.
 - iii. Under iv), amend the first sentence to read “raised *and/or* textured paving” [change in italics] and, in the last sentence, change “or” to “and”.
 - iv. Under Paragraph v) , state that a minimum 11’ standard landscape buffer shall be required between parking areas and the adjacent public ROWs per 14-16-3-10(E)(3)(a).
 - v. Under Paragraph vi), reword the first and second sentences to read “Parking within 30’ of a public ROW shall be located behind buildings or screened by any or a combination of earth berms,... and evergreen landscaping.” The last sentence of (1) shall be deleted.
 - d. Street Design –
 - i. Delete paragraphs ii), iii), iv).
 - ii. In Paragraph v), replace with “The minimum width of landscape buffers between the Premises and public sidewalks shall be 11’.”
 - e. Pedestrian Amenities and Connections

- i. Re-title this section “Amenities and pedestrian connections”; make the reference to pedestrian connections consistent with *c) Parking iv*), as amended
- ii. In Paragraph i), delete “asphalt”.
- iii. In Paragraph ii), delete “mulch”.

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- iv. In Paragraph iii), add Office, Temporary park-and-ride and Parking lots to the list of uses on both lots, with any appropriate zoning code references.
- v. Paragraphs iv) shall include “A minimum of one seating area, that accommodates a minimum of two people shall be provided for employees of on-site facilities. Seating may be shared with public seating area.
- vi. In paragraph v) add “and DPM standards” and “A minimum of one seating area, that accommodates at least two people, shall be provided along pedestrian connections of more than 175’, which can be part of other seating, public space and employee provision required in 14-16-3-18.”
- f. Delete paragraph f) Bicycle Facilities.
- g. Engineering: the sentence beginning “Appropriate engineering measures..” shall be replaced with the exact language supplied by the City Environmental Health Department.
- h. Landscaping –
 - i. The first paragraph should state that a minimum of 15% “of each lot area minus the building footprint(s)” shall be landscaped.
 - ii. In paragraph i): Add: “A minimum of one quarter of the plantings shall be evergreen”. Reword the last sentence to allow acceptable substitutions at the time future site development plans are reviewed by the City.
 - iii. The plant palette for shrubs and grasses shall be amended to include a majority of low water use species.
- i. Site Planning –
 - i. Re-title this section “Walls and Fences” and delete paragraphs ii) and iii).
 - ii. Chain link fencing shall also be prohibited.
 - iii. Add that the design of walls and fences shall be compatible with the architectural style of the building(s) on the lot.
- j. Architecture –
 - i. Paragraph iii) shall include: “There shall be at least 1 public entrance facing Woodward on Lot 2-A-2. .
 - ii. Reword paragraph iv) to clarify which standards apply to service entrances and which standards apply to loading areas without weakening them.
 - iii. Delete Paragraph v).
- k. Lighting–
 - i. Add that the design of lightpoles and fixtures shall be consistent throughout the site.
 - ii. Delete Paragraph iv).
- l. Signage
 - i. Add: “General Sign Regulations” to the list of applicable regulations, as well as the phrase “whichever is more restrictive”; “One permanent identification sign is allowed on each lot with a maximum sign face area of 20 sf.”

- ii. Delete Paragraph i).
- iii. Under paragraph iii), add: "Free-standing and projecting signs per 14-16-2-19(A)(25)(b)2"; under Off-premise signs replace "referring to ...displayed" with "per the Sunport Blvd. DOZ".

OFFICIAL NOTICE OF DECISION
MARCH 20, 2008
PROJECT #1007017
PAGE 6 OF 7

- m. Wireless Telecommunications Facilities: replace text after “shall be”, with “architecturally integrated per 14-16-3-17(A)(9) of Council Bill F/S(3) O-06-40 (1/16/08)”.
8. Typographical errors in the design standards shall be corrected.
9. Floor area ratio shall be added back to the master development plan.
10. Under Framework in the design standards, delete item iii, background.
11. Delete figures 1, 2, and 3 in the Design Standards.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY APRIL 4, 2008 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

OFFICIAL NOTICE OF DECISION

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PROJECT #1007017

PAGE 6 OF 7

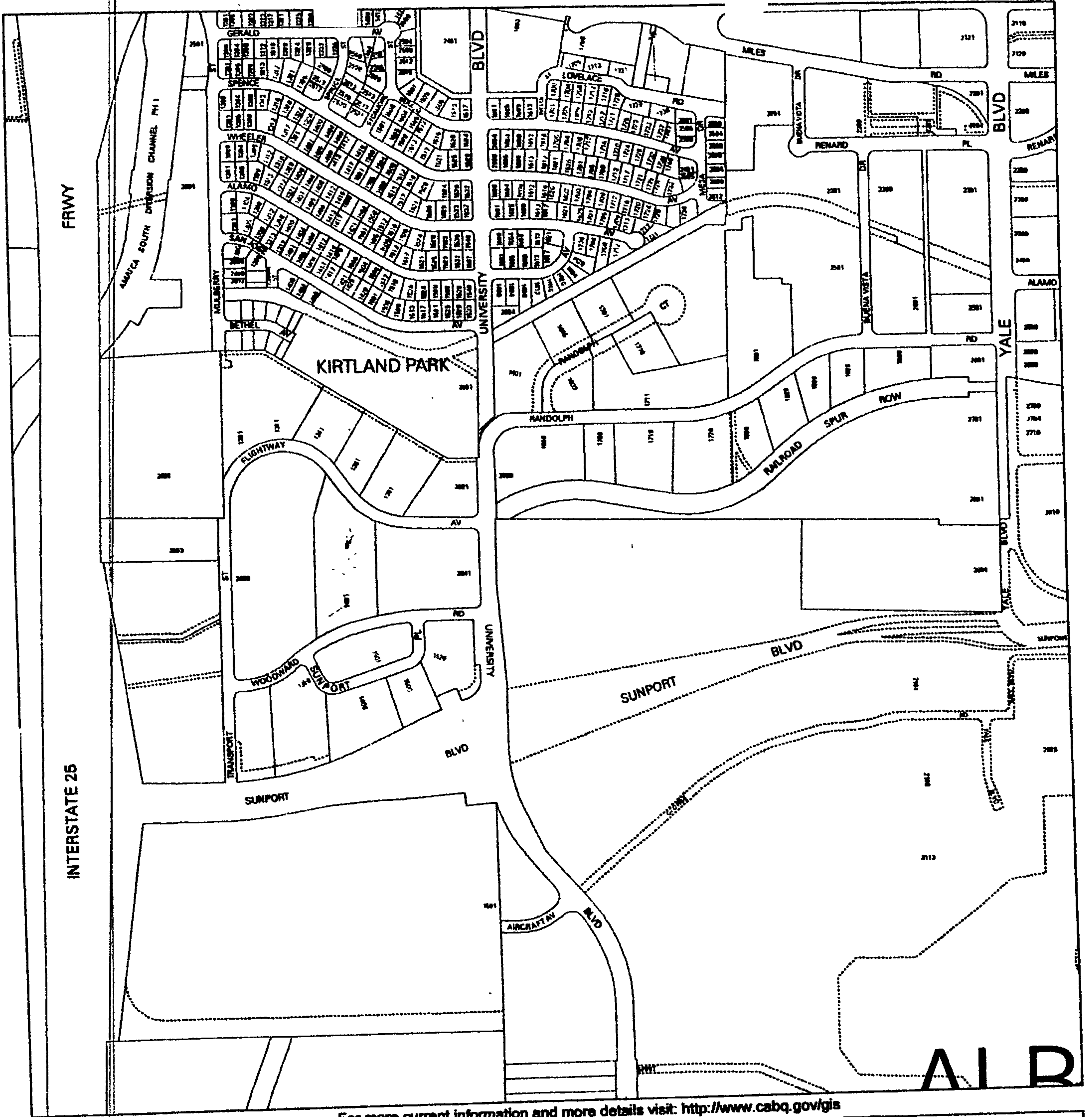
Sincerely,

Richard Dineen
Planning Director

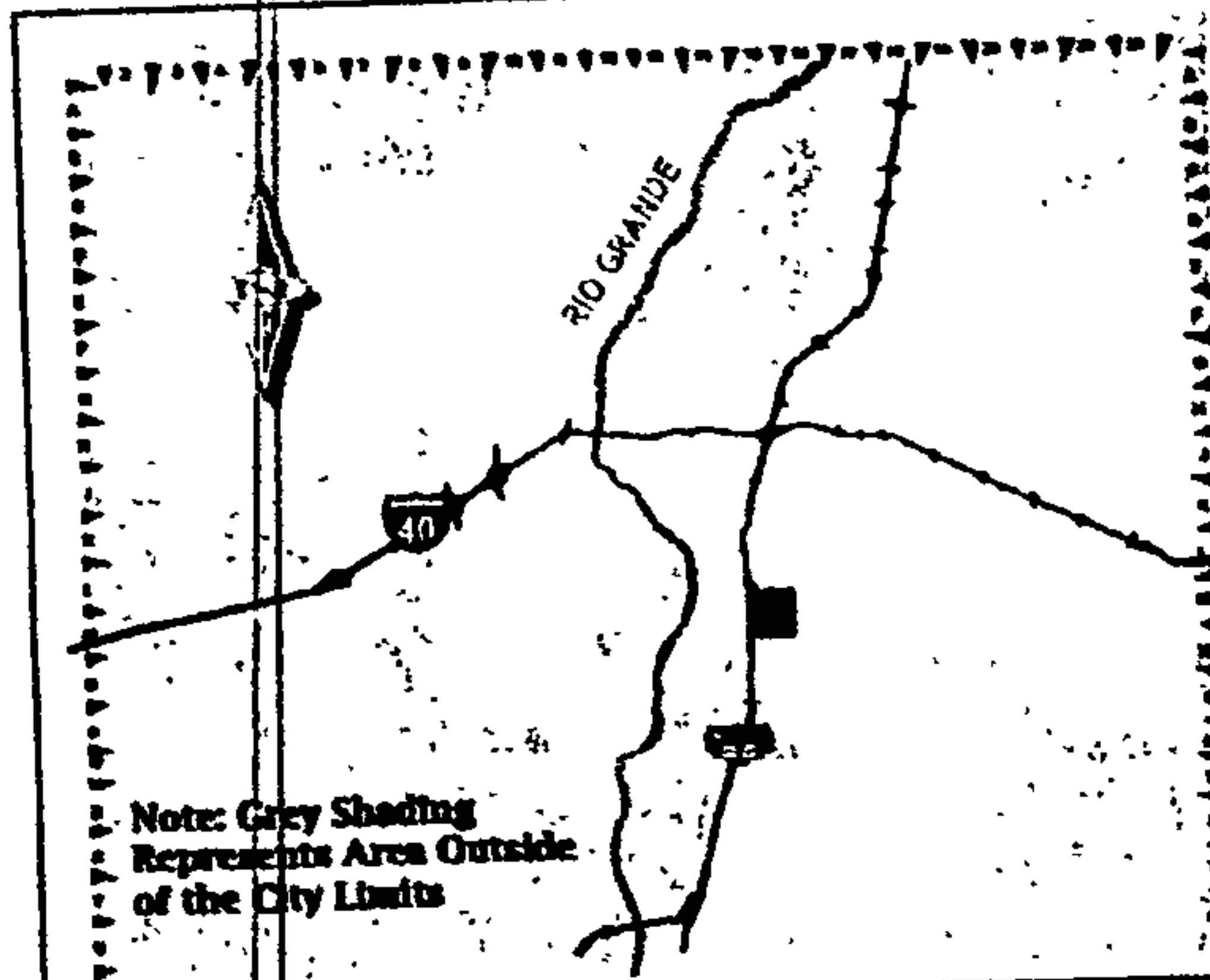
RD/CT/ac

cc: Alfredo Barrenechea, NMHCR LLC, 322 Wellesley SE, Albuquerque, NM 87106

Include.



For more current information and more details visit: <http://www.cabq.gov/gis>



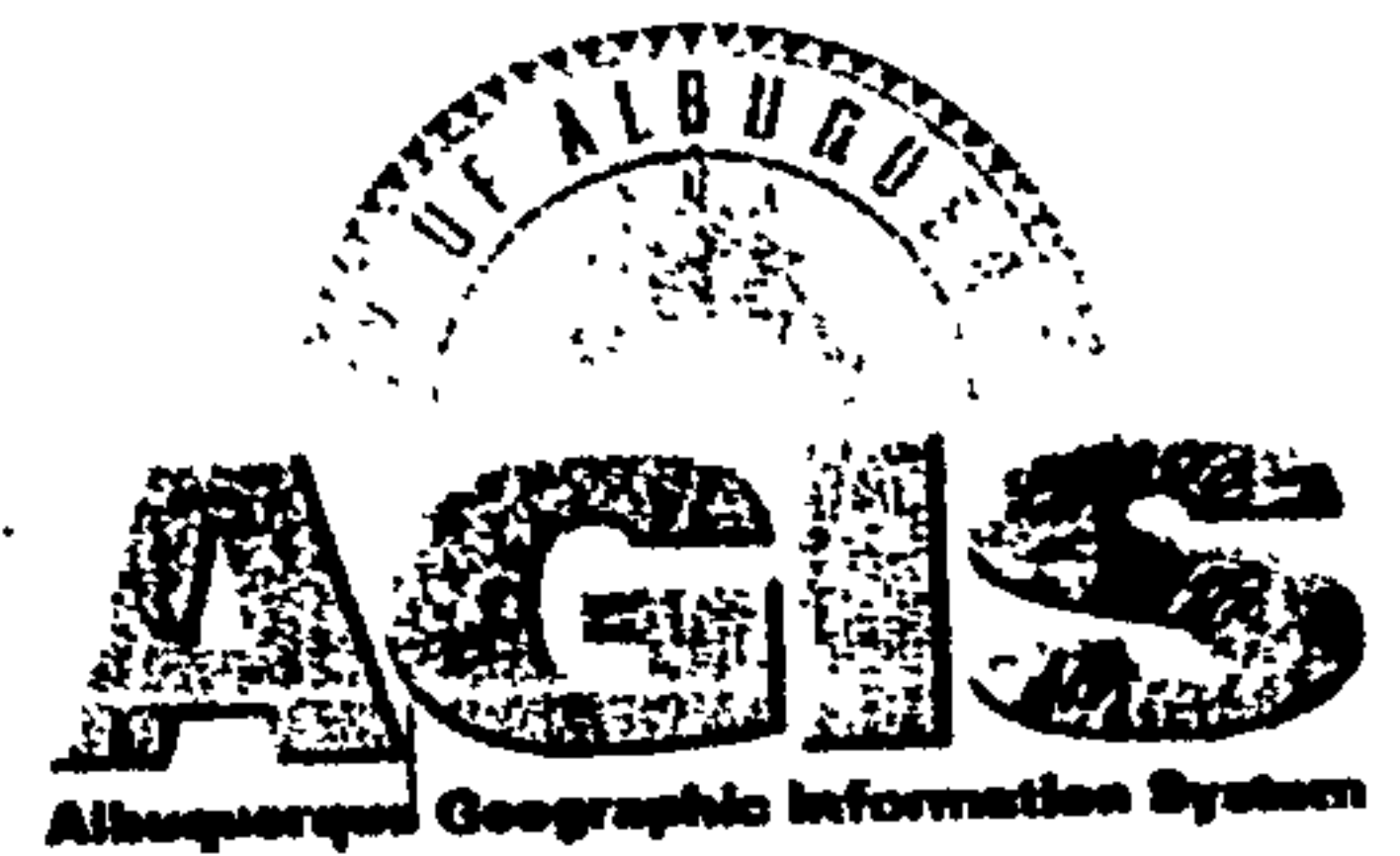
Note: Grey Shading Represents Area Outside of the City Limits

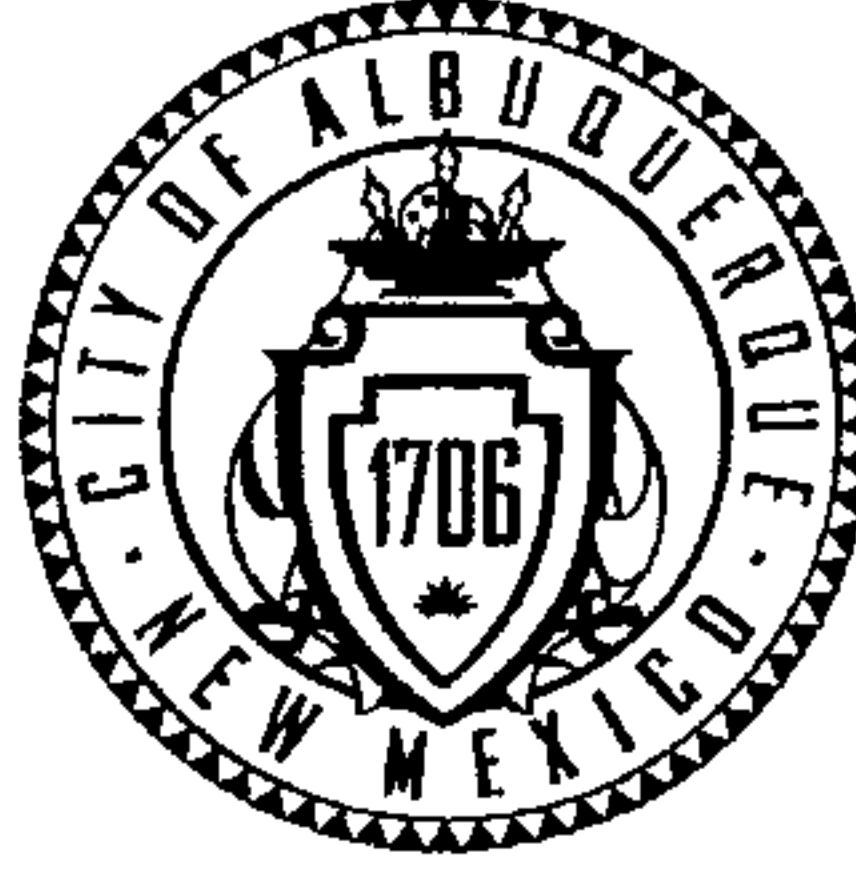
Address Map Page:

M-15-Z

Map amended through: 10/1/2007

These addresses are for information purposes only and are not intended for address verification.





City of Albuquerque
Planning Department
Development Review Division
OF DECISION
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: February 22, 2008

OFFICIAL NOTIFICATION

FILE: **Project# 1007017**
08EPC-40005 INDUSTRIAL
PARK MASTER
DEVELOPMENT PLAN
08EPC-40006 SITE
DEVELOPMENT - BUILDG
PRMT

Kassam Hospitality
200 Trimble Blvd., NE
Albuq. NM 87123

LEGAL DESCRIPTION: for all
or a portion of lot 2-A, block 2,
Sunport Park, zoned IP, located
on WOODWARD RD SE
between University Blvd. SE and
Transport St. SE containing
approximately 4.5 acres. (M-15)
Carol Toffaleti, Staff Planner

On February 21, 2008 the Environmental Planning Commission voted to defer Project 1007017/08EPC 40005, a master development plan to the Environmental Planning Commission Public Hearing on March 20, 2008.

On February 21, 2008 the Environmental Planning Commission voted to approve Project 1007017/ 08EPC 40006, a *Site Development Plan for Building Permit*, for Lot 2-A-3, Block 2, Sunport Park, zoned IP, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. A site development plan for building permit is proposed for Lot 2-A-3, Block 2, Sunport Park, a site of approximately 1.82 acres located on Woodward Road SE west of University Blvd., zoned IP (Industrial Park). The project is an extended-stay hotel catering to business travelers. The hotel has 119 rooms, 4 stories, is 56' by 314' and has a total square footage of 66,500 sf.
2. The subject site is in the Developing Urban area of the Comprehensive Plan and within the Sunport Blvd. Design Overlay Zone, which regulates signage.

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FEBRUARY 21, 2008
PROJECT #1007017
PAGE 2 OF 6

3. The request is accompanied by a Master Development Plan with design standards for Lots 2-A-1, 2-A-2 and 2-A-3. The proposed hotel on Lot 2-A-3 is Phase I development of the larger site.
4. The proposed hotel development furthers the following applicable goals and policies of the Comprehensive Plan:
 - a. Policies II.B.5.e and II.B.5.i, because it is on a vacant site contiguous to existing infrastructure and relatively distant from residences to the north, which minimizes potential traffic impacts on the residential environment.
 - b. Policy II.B.5.1, because the proposed architectural design is appropriate to Sunport industrial park and the height, materials and colors of the building are compatible with existing buildings in the surrounding area, including the hotels to the south of the site.
 - c. The Activity Center Goal and Policy II.B.7.a, because it will increase the concentration of economic activities in the vicinity of the Sunport Special Activity Center and is consistent with the market area, access and land use characteristics for this type of center.
 - d. Economic Development Policies II.D.6.a and II.D.6.d, because it will create new employment opportunities convenient to areas of need and will promote tourism.
5. The subject site is within two landfill buffer zones (Schwartzman and Yale).
6. Property-owners within 100' were notified of the proposal. No recognized neighborhood association is affected by the request. No comments were received.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. There is the potential for this project to be impacted by the presence of landfill gas generated by two former landfills (Schwartzman and Yale Landfills). The developers of this site are required to follow the most current version of *the City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones*. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department (EHD), Environmental Services Division.

4. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
Conditions of approval for the proposed Master Development Plan and Site Development Plan for Building Permit shall include:
- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. For this proposal (proposed Lot 2-A-3) a Traffic Impact Study (TIS) is not required (under threshold for number of rooms). However, when future development occurs on either proposed Lot 2-A-1 or Lot 2-A-2 a Traffic Impact Study (TIS) will be required.
 - d. The proposed site drive connecting Lots 2-A-2 and 2-A-3 at the north end to be 24' wide (two-way access).
 - e. Provide signing and striping that clearly marks the drive aisles around the facility as one-way.
 - f. Site drives to be located and designed per DPM.
 - g. Provide cross access agreements!
 - h. Site plan shall comply and be designed per DPM Standards.
 - i. Prior to application to the DRB for signoff a revised Utility Plan will be required showing how fire flows can be met! A looped water line will be required.
5. The required off-street parking shall be provided. If a portion will be provided on another site in the vicinity other than a site which is part of the same master development plan as this site, the applicant shall submit a shared parking agreement to Code Enforcement for their approval prior to DRB sign-off subject to the Comprehensive Zoning Code. The applicant may satisfy its off street parking requirements via a parking easement over sites which are subject to the same master development plan and/or an appropriately approved parking variance.

6. The building height shall comply with IP zoning regulations as measured from all property lines.
7. The proposed monument sign shall be eliminated and replaced with a permanent identification sign as per the general sign regulations 14-16-3-5(B)(4)(g) with a maximum sign face area of 20 square feet.
8. Correct typographical errors and references to the Sunport Blvd. Design Overlay Zone on Sheet 1.

**OFFICIAL NOTICE OF DECISION
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PROJECT #1007017
PAGE 4 OF 6**

9. Label or key the retaining wall on the north side of the southern vehicular entrance. Indicate the length and color of retaining walls and provide a typical elevation with a design that complies with Section 14-16-3-19(B).
10. Show the location of car/vanpool preferred parking on the site development plan.
11. The dimensions of parking spaces, including the width of disabled spaces and the length of conventional spaces along the east property line, shall meet zoning standards.
12. The parking calculations shall include the number of compact spaces allowed and provided.
13. Provide dimensions of all parking-related signage.
14. Add a minimum of one pedestrian connection between the east parking area and the walkway around the building.
15. The legend shall include the material and color of crosswalks, which shall be of a permanent material distinct from vehicular paving.
16. Add seating to open space per 14-16-3-18(C)(4).
17. Indicate the materials and common color names for the gazebo.
18. The material and color of lightpoles and fixtures shall be indicated. Add a note stating that fixtures shall be fully shielded.
19. On Sheet 1 (the SDP), add two lightpoles in the east parking area as shown on the utility plan. In general, the location of lightpoles on the site development plan and the utility plan shall be consistent.
20. All pedestrian walkways shall be adequately illuminated with pedestrian-scale lighting, for safety and security. Eliminate one fixture on the lightpole at the northeast corner of the open space, and add other area and walkway lighting as necessary.
21. The following changes shall be made to the Landscape Plan:

- a. Show the proposed retaining walls, the benches along the east façade and stormwater measures (to be coordinated with the grading and drainage plan). Adjust landscaping as appropriate.
- b. The utility easements (overhead and underground) shall be labeled to ensure there is no conflict with the placement of trees and shrubs.
- c. Correct the text of the note on Sustainability, which calls for the use of stormwater for irrigation.

- d. Change the title of the table of calculations to “Landscape calculations” and complete it to show total required and provided: landscape area, parking area trees, living vegetative groundcover and street trees (see 14-16-3-10(E)(1), (G)(1) and (G)(3) in the Zoning Code and Street Tree Ordinance).
 - e. Include all proposed plants, including grasses, flowers, vines and groundcovers, in the plant list.
 - f. Replace *Fraxinus Pennsylvanica* (ash) with a species that has lower allergen potential.
 - g. Correct the height of *Pistachia Chinensis* (Chinese Pistache) to 60’. Replace the proposed Chinese Pistache along the north boundary of the site with a smaller shade tree, if it will interfere with the overhead PNM transmission lines.
 - h. Provide a detail of the irrigation system and add a note stating the number and type of emitters, the flow and runtime for trees and shrubs, per City guidelines.
 - i. Consolidate all the notes in one area of the plan.
 - j. Delete the second note about the landscaping contractor’s right to substitute plants and the note about groundcover in the ground cover key.
 - k. Correct typographical errors.
22. A Grading and Drainage Plan shall be submitted prior to DRB sign-off that includes: retaining walls; cross-sections of the site where there is a grade difference of over 4’; and the location and description of measures for the capture, conveyance and use of stormwater runoff on the site.
23. The Utility Plan shall label existing power, communication lines as overhead and shall indicate any existing and proposed gas easements.
24. The Elevations shall be amended as follows:
- a. Provide common color names for building walls.
 - b. Reword Note 4 for clarity and provide any necessary information on material and color(s).
 - c. Indicate whether the doors on the north façade are service or public entrances. Provide the material and color of doors on the east and north facades.
 - d. Provide the material and method of illumination for building-mounted signage.
 - e. Show the location and design of any proposed building-mounted lighting.
26. DRB shall not approve the site development plan for building permit until such time as an EPC master development plan, including all of the property described

in an application for master development plan as outlined in case 08EPC 40005, is approved and this site development plan for building permit shall comply with such master development plan.

OFFICIAL NOTICE OF DECISION
FEBRUARY 21, 2008
PROJECT #1007017
PAGE 6 OF 6

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MARCH 7, 2008 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

Richard Dineen

Planning Director

RD/CT/ac

cc: Alfredo Barrenechea, NMHCR LLC, 322 Wellesley SE, 'Albuq. NM 87106

**NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR
NEIGHBORHOOD NOTIFICATION LETTERS**

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS** PRIOR TO FILING THE APPLICATION TO THE **PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

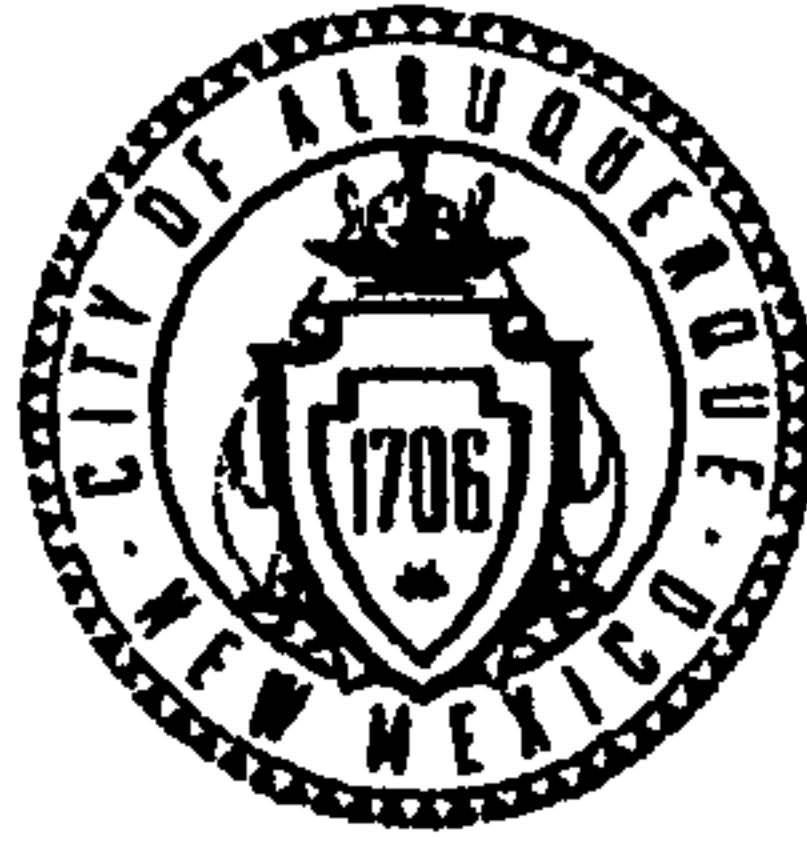
The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [] ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- [X] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- [] Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- [] Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

(Below this line for ONC use only)

Date of Inquiry: Dec 28, 2007 Time Entered: 3:15 PM ONC Rep. Initials: DL



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: December 28, 2007

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on December 28, 2007
(date)

TO CONTACT NAME: Alfredo Barrenecheu
COMPANY/AGENCY: NMHCR, LLC
ADDRESS/ZIP: 322 Wellesley Dr. SE. 87106
PHONE/FAX #: 401-0135

Contacted the Office of Neighborhood Coordination requesting the contact names for **ALL Affected Neighborhood and/or Homeowner Associations** affected by their request concerning a Zoning Action or Site Development Plan, etc. at Lot 2-A Block 2 Sunport Park
Located on Woodward Rd. between University Blvd, Transport St. Flightway and I-25

zone map page(s) M-15.

Our records indicate that as of December 28, 2007, there were **No Affected**
(date)

Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina R. Carmona

OFFICE OF NEIGHBORHOOD COORDINATION

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: MMHCR LLC DATE OF REQUEST: 12/28/07 ZONE ATLAS PAGE(S): M-15-2

CURRENT: ZONING IP LEGAL DESCRIPTION: LOT OR TRACT # 2-A BLOCK # 2
PARCEL SIZE (AC/SQ. FT.) 4.38 SUBDIVISION NAME Sunport Park

REQUESTED CITY ACTION(S):
ANNEXATION [] SECTOR PLAN [] SITE DEVELOPMENT PLAN:
COMP. PLAN [] ZONE CHANGE [] A) SUBDIVISION BUILDING PERMIT
AMENDMENT [] CONDITIONAL USE [] B) BUILD'G PURPOSES [] ACCESS PERMIT []
C) AMENDMENT [] OTHER []

PROPOSED DEVELOPMENT: NO CONSTRUCTION/DEVELOPMENT [] # OF UNITS: _____
NEW CONSTRUCTION BUILDING SIZE: 61,849 (sq. ft.) 120± ROOM HOTEL
EXPANSION OF EXISTING DEVELOPMENT []

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Alfredo Barrenechea DATE 12-28-07
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []
THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] DATE 12-28-07
TRAFFIC ENGINEER

Air Quality Impact Analysis (AQIA) May Be Required:
Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO
Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.
[Signature] DATE 12-28-07
APPLICANT

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

Agreement Number _____

Date of Agreement _____

Shared Parking Agreement

In conjunction with the development of a Candlewood Suites Hotel, located between Flightway and Woodward for which the legal description is attached as Exhibit A, Property (1) (“the Beneficiary Property”), the City of Albuquerque has allowed, and Kassam Hospitality (“Owner”) has elected to reduce off-street-street parking requirements based upon Section 14-16-3-1-D-6 of the Zoning Ordinance of the City of Albuquerque and currently known proposed tenant uses. The approved site plan, as shown on Exhibit B, includes parking and the reduced parking calculations, as shown on Exhibit C attached hereto. Under this site plan and using the proposed tenant uses, 119 spaces are required and 113 spaces are provided.

Based upon Section 14-16-3-1-D-4 (a) and (b) of the Zoning Ordinance of the City of Albuquerque, six (6) spaces shall be provided by the property located at 1501 Sunport Pl SE, Albuquerque, NM for which the legal description is attached as Exhibit A, Property (2) (“the Benefactor Property”), for the benefit of the Beneficiary Property. The availability of said parking spaces shall be guaranteed by this legally binding Agreement. The Benefactor Property is located approximately sixty (60) feet directly south of Property (1) across Woodward Road and contains a total of nine (9) excess parking spaces, based on its present use as a hotel, of which six (6) spaces shall be dedicated for the use of Beneficiary Property. Together, the Beneficiary and Benefactor Properties shall be referred to as the “Properties.”

The Owner, and its successors and assigns, agrees that it will not change the tenant uses at the Properties in a manner that increases the number of required parking spaces unless additional spaces are provided. In the event that there are changes to the tenant uses, which would increase the number of required parking spaces at the Properties, the parking calculation shall be updated by the Owner to reflect such change and presented to the City.

Furthermore, the Owner agrees that the Properties shall operate an open/shared parking arrangement, whereby, the Owner shall not segregate property access/parking rights or significantly impair access to parking on the Properties by users of any portion of the Properties.

The foregoing shall not, however, impair the right of the Owner or its successors to declare exclusive parking areas for such items as employee parking, handicap spaces, loading, designated timed areas such as "15 minute" temporary parking areas, or any other areas set forth on any site plan of the Beneficiary Property approved by the City, or to take commercially reasonable actions to prevent parking in areas which are not designated parking spaces on the site plan.

No sale or transfer of all or any portion of the properties shall be deemed to void or violate this Agreement. The terms of this Agreement shall bind the Owners, successors, and assigns. This Agreement can be amended by the mutual consent of the Owner and the City of Albuquerque. THIS AGREEMENT SHALL BE FILED AND RECORDED FOR

THE PROPERTIES DESCRIBED IN EXHIBIT A WITH THE BERNALILLO
COUNTY CLERK'S OFFICE PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR
THE PROPERTY WHICH IS LEGALLY DESCRIBED IN EXHIBIT A, PROPERTY
(1).

PARKING AGREEMENT

IN WITNESS WHEREOF, the parties have executed this Agreement on the date noted below.

Al Kassam (Kassam)
Owner (applicant)

2/10/08
Date

Al Kassam (Kassam)
Owner (off-site parking area)

2/10/08
Date

City of Albuquerque,
Planning Director

Date


Approved as to Form – City Attorney

Date

STATE OF NEW MEXICO)
) ss.
County of Bernalillo)

The foregoing instrument was acknowledged before me this 19 day of February, 2008 by Al Kassam, on behalf of the Owner.

My Commission Expires
10-14-2009



Notary Public
OFFICIAL SEAL
DANIEL RAEL
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10-14-2009

STATE OF NEW MEXICO)
) ss.
County of Bernalillo)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by _____ of the City of Albuquerque on behalf of the City.

My Commission Expires:

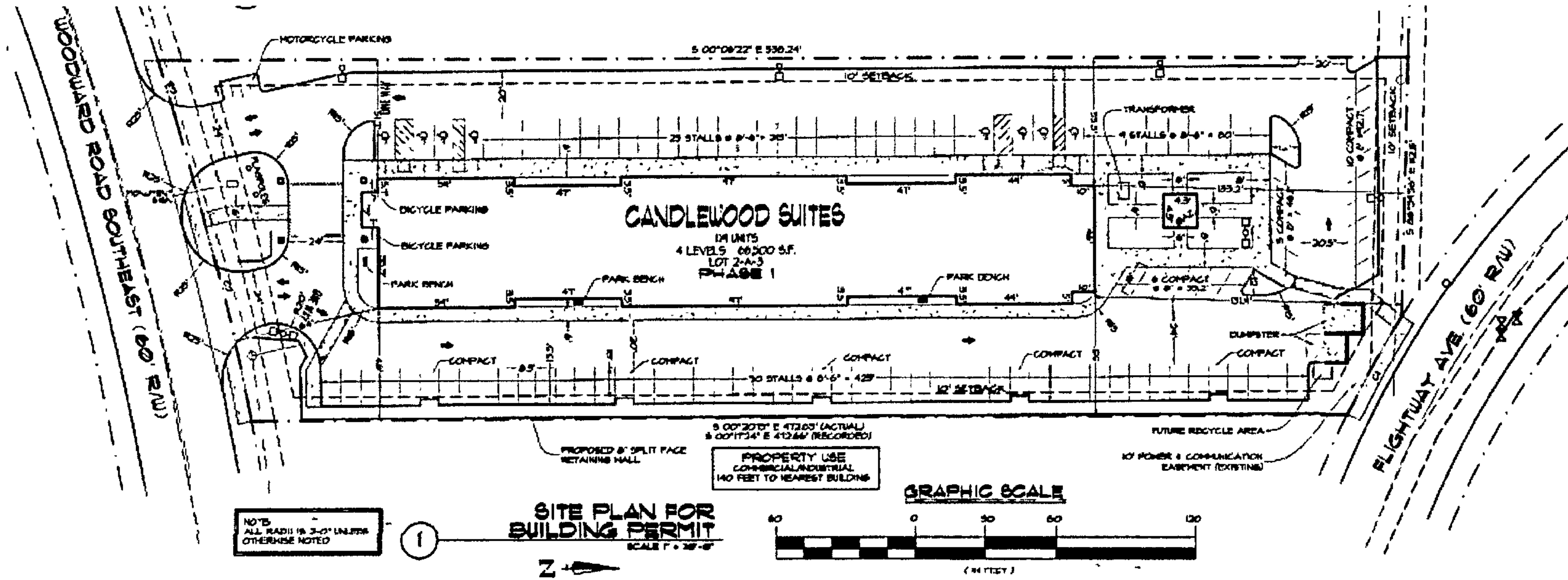
Notary Public

Parking Agreement
EXHIBIT A

Property (1) Beneficiary Property Legal Description: Lot 2-A-3 Block 2 Sunport Park

Property (2) Benefactor Property Legal Description: Lot 1A Plat of Lot 1-A Block 4 Sunport Park

**Parking Agreement
EXHIBIT B
Approved Site Plan**



NOTE:
ALL RADII IS 3'-0" UNLESS
OTHERWISE NOTED

①

**SITE PLAN FOR
BUILDING PERMIT**
SCALE 1" = 30'-0"



PROPERTY USE
COMMERCIAL/INDUSTRIAL
140 FEET TO NEAREST BUILDING

GRAPHIC SCALE



**Parking Agreement
EXHIBIT C
Parking Calculations**

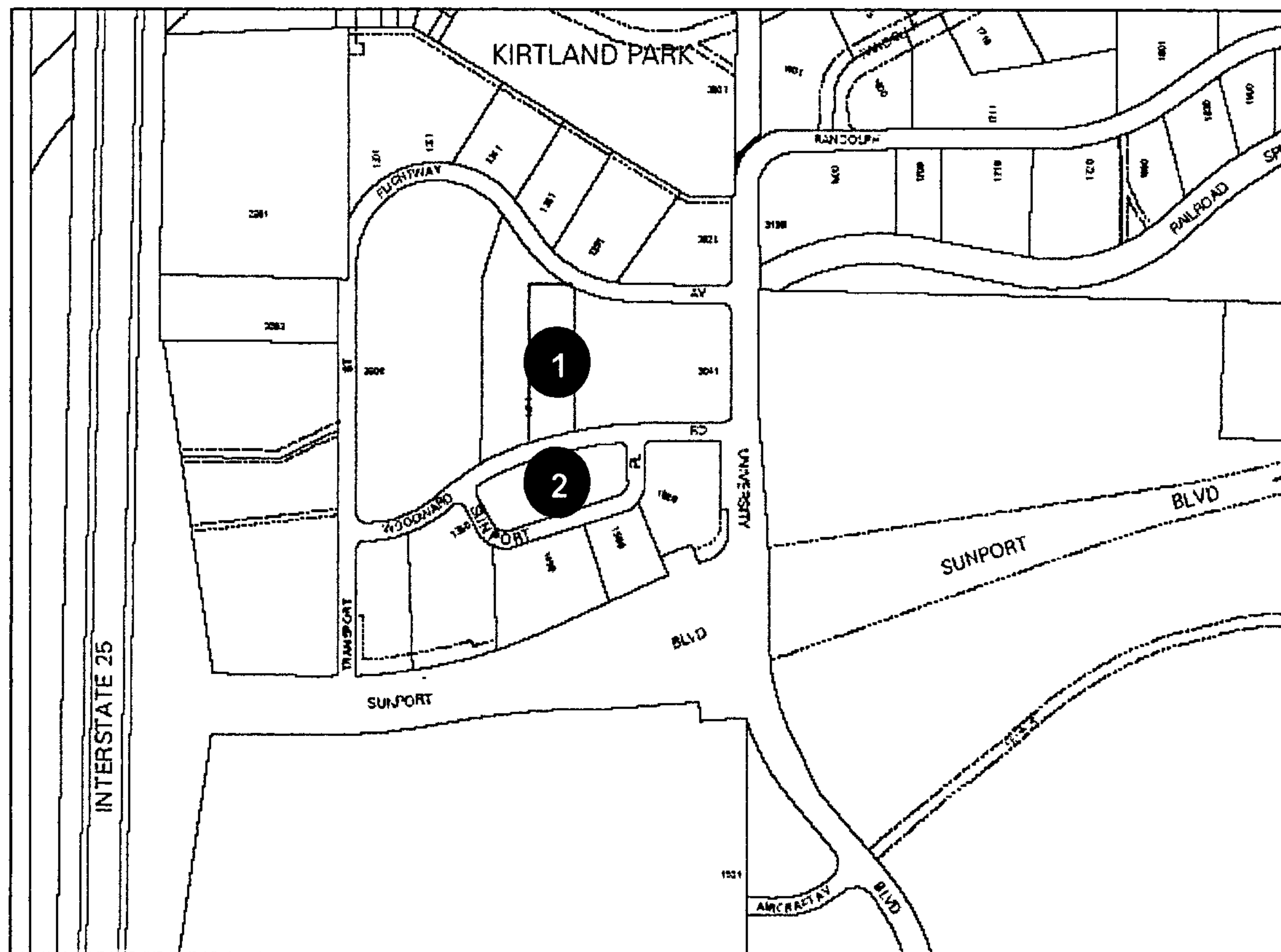
#	Property	Address	Legal	General Land Use Classification	Total Spaces Required	Total Spaces Available	Total Spaces Provided for the Benefit of Candlewood Suites
1	Candlewood Suites	N/A	Lot 2-A-3 Block 2 Sunport Park	Hotel	119	113	N/A
2	Holiday Inn Select	1501 Sunport Pl SE	Lot 1A Plat of Lot 1-A Block 4 Sunport Park	Hotel	120	129	6

Property (1) "Candlewood Suites" is deficient six (6) parking spaces.

Property (2) "Holiday Inn Select" has a surplus of nine (9) parking spaces.

Property (2) "Holiday Inn Select" Located at 1501 Sunport Pl SE in Albuquerque, New Mexico agrees to provide Property (1) "Candlewood Suites" with six (6) parking spaces which shall be available at all times for the benefit of Candlewood Suites under the terms and conditions of this Agreement.

Parking Agreement
EXHIBIT D
Excerpt from Zone Atlas Map Page M-15-Z
Showing Location of the Properties



Property (1) "Candlewood Suites" is deficient six (6) parking spaces.
Property (2) "Holiday Inn Select" has a surplus of nine (9) parking spaces.

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

06/03/2008 Issued By: E08375

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*

Permit Number: 2008 070 255 **Category Code 910**

Application Number: 08DRB-70255, Epc Approved Sdp For Build Permit

Address:

Location Description: WOODWARD RD SE BETWEEN UNIVERSITY AND TRANSPORT SE

Project Number: 1007017

Applicant
Kassam Hospitality

Agent / Contact
Nmhc Lic

200 Trimble Blvd Ne
Albuquerque NM 87108
994-2255

322 Wellesley Dr Se
Albuquerque NM 87108
401-0135

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	
TOTAL:		\$20.00

City Of Albuquerque
Treasury Division

6/3/2008 12:02PM LOC: ANNX
WSH 006 TRANSH 0029
RECEIPT# 00092840 00092840
PERMITH 2008070255 TROCCS
Trans Amt \$375.00
Conflict Manag. Fee \$20.00
Thank You

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

06/03/2008 Issued By: E08375



Permit Number: 2008 070 258 **Category Code 910**

Application Number: 08DRB-70258, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: WOODWARD RD SE BETWEEN UNIVERSITY AND TRANSPORT SE

Project Number: 1007017

Applicant
Kassam Hospitality

Agent / Contact
Nmhor Llc

200 Trimble Blvd Ne
Albuquerque NM 87106
984-2255

322 Wellesley Dr Se
Albuquerque NM 87106
401-0135

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$355.00
TOTAL:		\$355.00

City Of Albuquerque
Treasury Division

6/3/2008 12:02PM LOC: ANHX
WS# 006 TRAN# 0029
RECEIPT# 00092840-00092841
PERMIT# 2008070258 TRSCOE
Trans Amt \$375.00
DRB Actions \$355.00
CK \$375.00
CHANGE \$0.00

Thank You