

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1009344

Application #: 13DRB-70405

Project Name: SUNPORT PARK

Agent: Peter Butterfield, Architect

Phone #:

Your request was approved on 3-27-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: address comments

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): adjust curb at wall

PLATS:

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 6, 2013

Project# 1009344

13DRB-70405 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PETER BUTTERFIELD, ARCHITECT agent for LAXMI MANAGEMENT LLC requests the referenced/ above action for LOT 4-B, BLOCK 4-B, **SUNPORT PARK**, zoned I-P and located on the east side of TRANSPORT ST SE between SUNPORT BLVD SE and WOODWARD RD SE, containing approximately 1.9 acres. (M-15)

AMAFCA No comments provided
COG No comments provided
TRANSIT No comments provided
ZONING ENFORCEMENT No comments provided
NEIGHBORHOOD COORDINATION No affected Neighborhoods
APS No comments provided
POLICE DEPARTMENT No comments provided
FIRE DEPARTMENT No comments provided
PNM ELECTRIC no adverse comments
NMGCO No comments provided
COMCAST No comments provided
CENTURYLINK No comments provided
ENVIRONMENTAL HEALTH No comments provided
M.R.G.C.D No comments provided
OPEN SPACE DIVISION No comments provided
CITY ENGINEER Comments, if any, will be provided at the meeting
TRANSPORTATION DEVELOPMENT

The Site Plan shows a large amount of construction (landscaping, paving, curbing, parking, etc.) within the existing construction maintenance easement. Prior to constructing anything within a construction maintenance easement, written permission from Street Maintenance (Contact: Phil Romo, 857-8021) must be obtained.

Provide recording information for all existing easements.

Demonstrate that the signs and landscaping do not interfere with the sight distance of the entrances. Please add the following note to the Landscaping Plan: "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

Clearly demonstrate the ADA pathway from the public sidewalk to the building. Show all ramps.

Provide details for all proposed ramps.

Ramps within City of Albuquerque right of way must have truncated domes.

All internal sidewalks must be a minimum of 6 feet in width.

Define the width and length of all parking stalls.

PARKS AND RECREATION

ABCWUA

PLANNING DEPARTMENT

Zoning Enforcement needs to confirm compliance with the Site Plan for Subdivision and the requirements of the Zoning Code.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

4. **Project# 1009204**
13DRB-70427/ 70428 MAJOR –
PRELIMINARY AND FINAL PLAT
APPROVAL


[TO BE DEFERRED TO 4/24/13]

BRASHER AND LORENZ INC agent(s) for ACEQUIA JARDIN LLC request(s) the referenced/ above action(s) for the northerly portion of Lot 33, **ALVARADO GARDENS UNIT 1** zoned SU-1/ PRD, located on RIO GRANDE BLVD NW between MATTHEW AVE NW and DON FERNANDO DR NW containing approximately 1.0667 acres. (G-12, G-13)[*Deferred from 2/27/13*] **DEFERRED TO 4/24/13 AT THE AGENT'S REQUEST.**


5. **Project# 1009344**
13DRB-70405 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

PETER BUTTERFIELD, ARCHITECT agent for LAXMI MANAGEMENT LLC requests the referenced/ above action for LOT 4-B, BLOCK 4-B, **SUNPORT PARK**, zoned I-P and located on the east side of TRANSPORT ST SE between SUNPORT BLVD SE and WOODWARD RD SE, containing approximately 1.9 acres. (M-15) [*Deferred from 2/6/13, 3/6/13, 3/20/13*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION AND TO PLANNING FOR COMMENTS.**

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

6. **Project# 1002202**
13DRB-70489 AMENDED SDP FOR
SUBDIVISION
13DRB-70488 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

CLIFF A SPIROCK RLS 4972 agent(s) for WINROCK PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) A1A1, **WINROCK CENTER ADDITION**, zoned SU-3, located on PENNSYLVANIA BETWEEN I-40 AND INDIAN SCHOOL containing approximately 49.82 acre(s). (J-19) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR COMMENTS. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMPLETION OF SITE PLAN AND UTILITY COMPANIES SIGNATURES.**

7. **Project# 1000363**
13DRB-70459 EPC APPROVED SITE
PLAN FOR SUBDIVISION
13DRB-70487 PRELIMINARY/FINAL
PLAT APPROVAL 

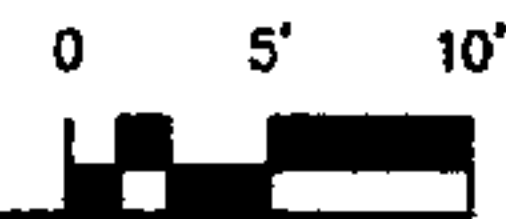
BOHANNAN HUSTON INC and CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE request(s) the referenced above action(s) for portions of easements and right of way adjacent to **BALLOON FIESTA PARK**, zoned SU-2/ ROS, located on the north side of ALAMEDA BLVD NE between SAN MATEO BLVD NE and the NORTH DIVERSION CHANNEL containing approximately 348.77 acre(s). (B-17, C-17) [*Deferred from 3/6/13*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR HYDROLOGY COMMENTS, UTILITY COMPANIES SIGNATURES AND AGIS DXF.**



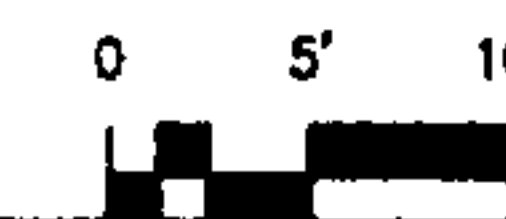
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



BUILDING COLORS	
①	THE CORNICE: THE CORNICE CROWNS THE BUILDING, AND CREATES A SILHOUETTE AGAINST THE SKY. A LIGHT COLOR IS USED TO ACCENTUATE THE SHADOW LINES THAT THE CORNICE PROVIDES. COLOR: PPG 116-1 TURBAN SHELL (LIGHT TAN/BIEGE)
②	THE ARCH AND SUPPORTS: THE ARCH DEFINES THE FAÇADE OF THE BUILDING, AND CREATES DEPTH AND RHYTHM ON THE FAÇADE. EDGES TO BE AS CRISP AS POSSIBLE. TEXTURE TO BE SMOOTH. COLOR: PPG 415-4 SUMMER SUEDE (MEDIUM BROWN)
③	BUILDING INFILL: THE BUILDING INFILL IS A WARM NEUTRAL TONE THAT HARMONIZES WITH THE BOLDER COLORS OF THE ARCH AND SUPPORTS. THE INFILL ALSO PROVIDES A GROUND FOR THE WINDOWS AND FRAMES. TEXTURE IS SMOOTH TO MEDIUM FINISH. COLOR: PPG 215-4 GOLD BUFF (GOLD TAN)
④	THE BASE: THE BASE ANCHORS THE BUILDINGS TO THE SITE, AND PROVIDES A SUBSTANTIAL FEEL TO THE BUILDING. THE COLOR SELECTED HARMONIZES WITH THE WINDOW AND DOOR FRAMES. TEXTURE TO BE SMOOTH TO MEDIUM WITH INCISED BANDING. COLOR: PPG 415-6 RUFFLED CLAM (DARK TAN)
	WINDOW AND DOOR FRAMES: ALL FRAMES ARE PAINTED AND BE A SINGLE COLOR THROUGHOUT. THE COLOR HARMONIZES WITH THE SUPPORTS AND PROVIDES COUNTERPOINT CONTRAST TO THE BUILDING INFILL. COLOR: PPG DURANAR STATUARY BRONZE SATIN FINISH
	WINDOW GLASS: GLASS IS TO BE INSULATED, LOW E COLOR IS TO BE BRONZE

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Project Name: SUNPORT PARK
Agent: Peter Butterfield, Architect Phone #:

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DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009344

TO: Application No. 13 DRB - 70405

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

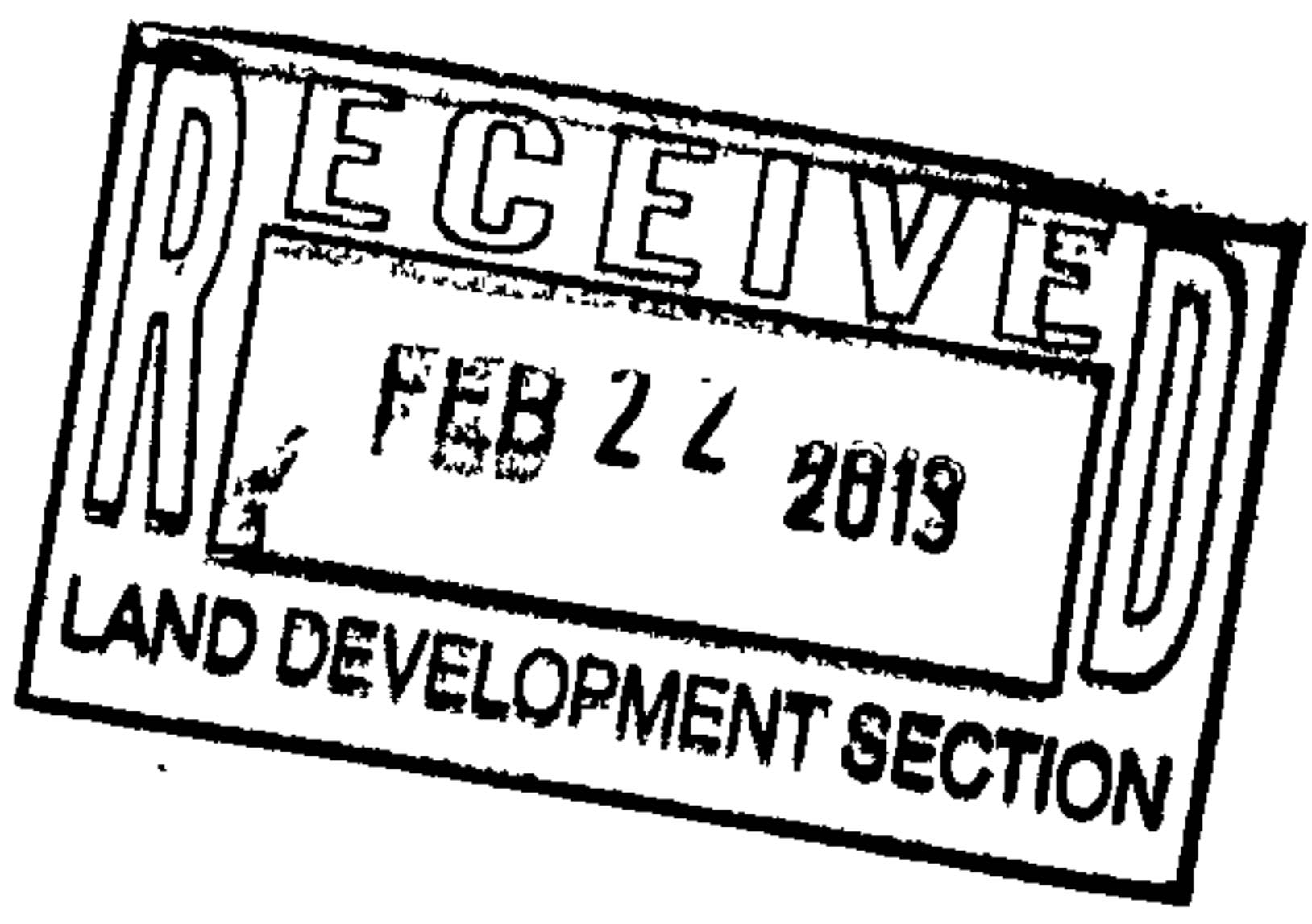
Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 3-6-13

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Reduced size of building, modified increased on site parking. Replaced sheets A1 - site plan, landscape plan, grading plan, building elevations, site utility plan



CONTACT NAME: Peter Butterfield

TELEPHONE: 332 9323 EMAIL: PeterButterfield@Q.com

WRITTEN SUMMARY

The proposed project is a limited service four story hotel building with early-stage guest areas. Each story is approximately 10 feet high. The building is located on a 6.0-acre site in the Sunport area of Albuquerque, New Mexico. The proposed use of the building will be a limited service hotel. All elements of the site plan and building elevations comply with the aesthetic requirements of the Sunport Area Development Plan for Sunport and City Center.

PROJECT DATA

LOCAL JURISDICTION: ALBUQUERQUE, NEW MEXICO
 PROJECT NAME: HAMPTON INN AND SUITES - ABQSP #12-101
 PROJECT ADDRESS: 1300 WOODWARD BLVD SE, ALBUQUERQUE, NM 87102
 PROJECT OWNER: HAMPTON HOTELS & RESORTS
 PROJECT ARCHITECT: PETER BUTTERFIELD ARCHITECT
 PROJECT ENGINEER: TRANSPORTATION DESIGN
 PROJECT DATE: 1-9-13

PROJECT NUMBERS

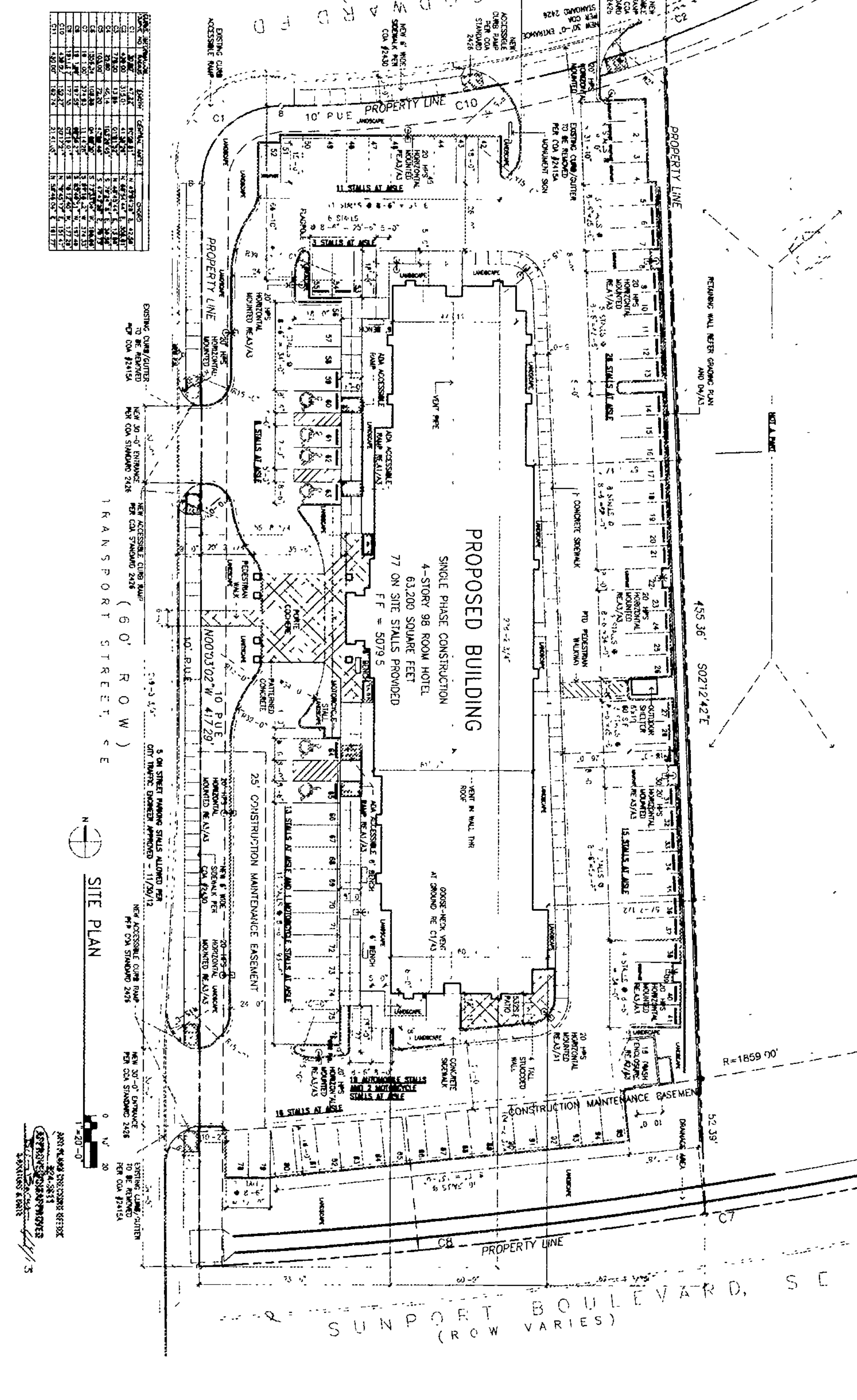
APPLICABLE TO THE PROJECT: 1300 WOODWARD BLVD SE, ALBUQUERQUE, NM 87102
 PROJECT NUMBER: 1300 WOODWARD BLVD SE, ALBUQUERQUE, NM 87102
 PROJECT DATE: 1-9-13

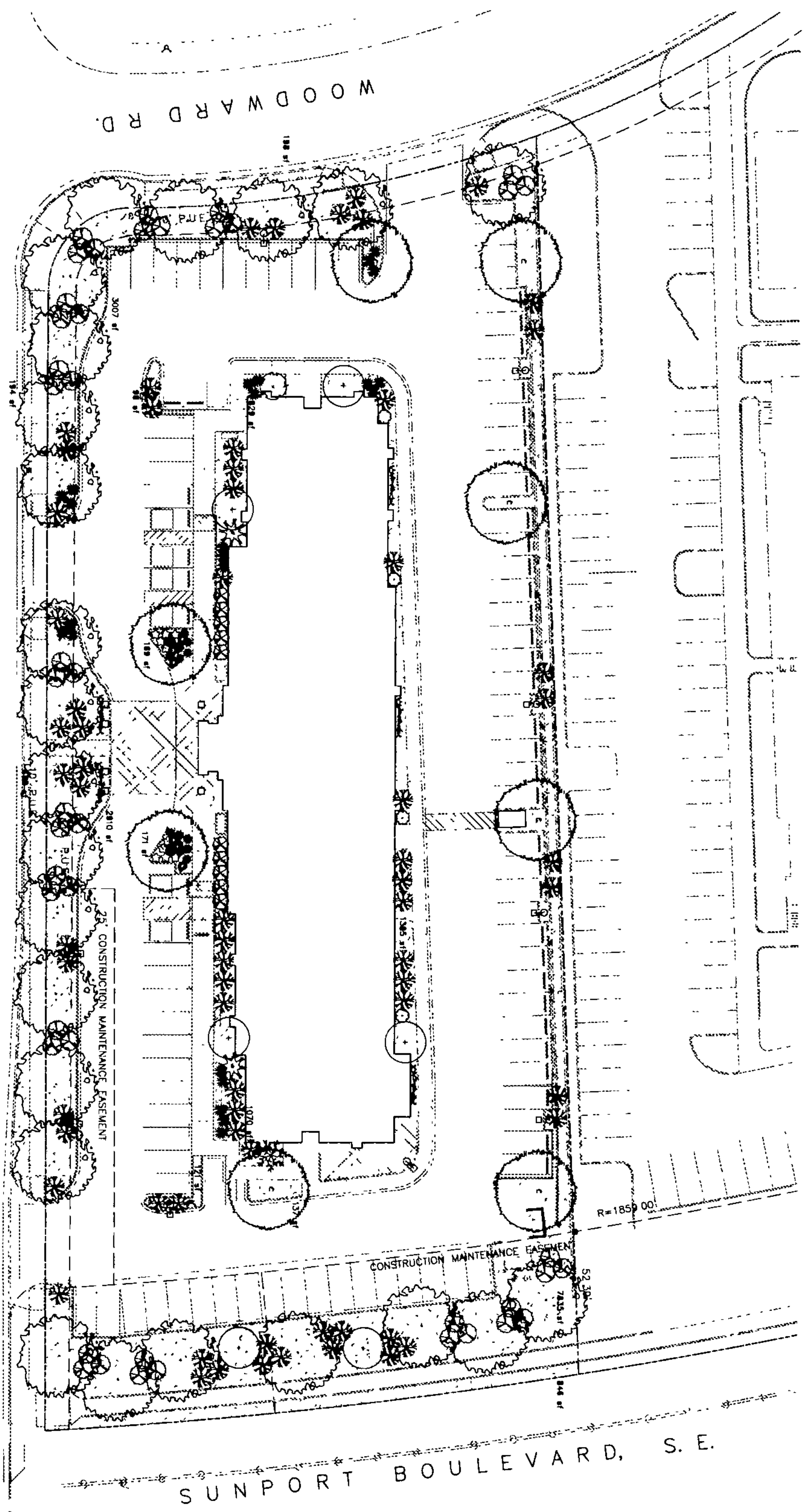
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 PROJECT ARCHITECT: PETER BUTTERFIELD ARCHITECT
 PROJECT ENGINEER: TRANSPORTATION DESIGN
 PROJECT DATE: 1-9-13





PLANT LEGEND

All plants listed are standard American Standard for Nursery Stock. Installation and maintenance instructions are provided. In cases where Type 2 plants have been printed for reference, measurement should be by spread of roots rather than by the height of the plant.

SHADE TREES

- AUTUMN PURPLE ASH 24
Water (N) Allergy (H) 60' x 60' maturity
- BLUE OAK 8
Quercus macrocarpa
Water (N) 12'-14' tall x 60' x 60' maturity

SHRUBS/ORNAMENTAL GRASSES

- NEW MEXICO OLIVE 8
Olea elaeagnifolia
Water (N) Allergy (L) 15' maturity
- PANNEY COTONEASTER 1
Cotoneaster paniculata
Water (N) Allergy (L) 14' tall
- BUTTERNUT WASH 1
Liquidambar styraciflua
Water (N) Allergy (L) 10' maturity
- ROSE OF SHARON 2
Rosa rugosa
Water (N) Allergy (L) 10' x 10' maturity

INDIAN HAWTHORN

- INDIAN HAWTHORN 10
1 Gal. 18"-24" tall x 6' maturity
Water (N) Allergy (L) 36" tall

RED VICCA

- RED VICCA 23
1 Gal. 18"-24" tall x 4' maturity
Water (N) Allergy (L) 25" tall

POTENTILLA

- POTENTILLA 10
1 Gal. 18"-24" tall x 3' maturity
Water (N) Allergy (L) 36" tall

BLUE WIST SPERCA

- BLUE WIST SPERCA 12
1 Gal. 18"-24" tall x 3' maturity
Water (N) Allergy (L) 36" tall

TAM JUNIPER

- TAM JUNIPER 80
1 Gal. 18"-24" tall x 3' maturity
Water (N) Allergy (L) 22" tall

BANK'S ROSE

- BANK'S ROSE 5
1 Gal. 18"-24" tall x 3' maturity
Water (N) Allergy (L) 36" tall

HANDSCAPES

- ENLARGED GRAVEL & BOULDERS
3/4" GRAY GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
- DENOTES EVERGREEN PLANT MATERIAL

GRAPHIC SCALE



peter butterfield architect
13013 glenwood hills ct. ne
albuquerque nm 87111 (ph) 505 332 8323 (fax) 212 0801

LANDSCAPING PLAN
The Hilltop
LANDSCAPE ARCHITECTS & GARDENERS
Cort, L.P. #28458
7908 Edin NE
Albuquerque, NM 87154
Ph. (505) 898-8890
Fax (505) 898-7737
www.hilltoplandscaping.com

Hampton Inn and Suites - ABQSP #12-101
1300 Woodward Rd. SE
Albuquerque, NM
L001
01-01-15

LANDSCAPE NOTES
 Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.
 It is the intent of this plan to comply with the City of Albuquerque Water Conservation Ordinance and Water Waste Ordinance. Landscaping and Water Waste Ordinance planting restrictions shall be followed in all areas of the site. Landscaping and Water Waste Ordinance planting restrictions shall be followed in all areas of the site.
 Water management is the responsibility of the Property Owner. All landscape areas shall be designed to be water efficient. Landscaping and Water Waste Ordinance planting restrictions shall be followed in all areas of the site.
 Plant beds shall achieve 75% live ground cover at maturity.
 Gravel over Filter Fabric is a minimum depth of 3" and be placed in all landscape areas which are not designated to receive native species.

IRRIGATION NOTES
 Irrigation shall be a complete underground system with Trees to receive 1 inch of water (50" length) with 3 loops at a time radius of 4.5' from the trunk, placed in place. Native shrubs shall have emitters 12" on center. Trees shall be spaced (2) 10' apart. Drip Emitters shall be placed in the drip line of the trees. Trees shall be spaced (2) 10' apart. Drip Emitters shall be placed in the drip line of the trees. Trees shall be spaced (2) 10' apart. Drip Emitters shall be placed in the drip line of the trees.
 Run time per each shrub drip valve will be approximately 15 minutes per shrub. Run time per each tree drip valve will be approximately 15 minutes per tree. Run time per each tree drip valve will be approximately 15 minutes per tree. Run time per each tree drip valve will be approximately 15 minutes per tree.
 Plant of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.
 Location of controller to be field determined and power source for controller to be provided by others.
 Irrigation maintenance shall be the responsibility of the Property Owner. Water and Power source shall be the responsibility of the Developer/Builder.

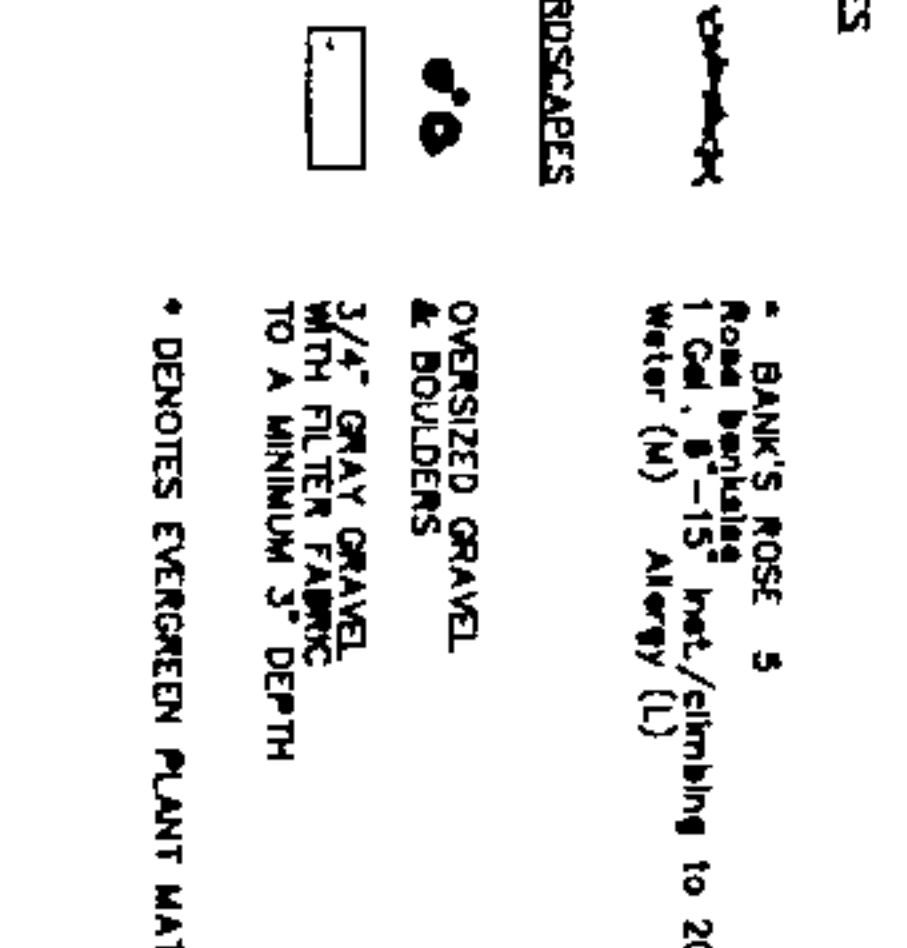
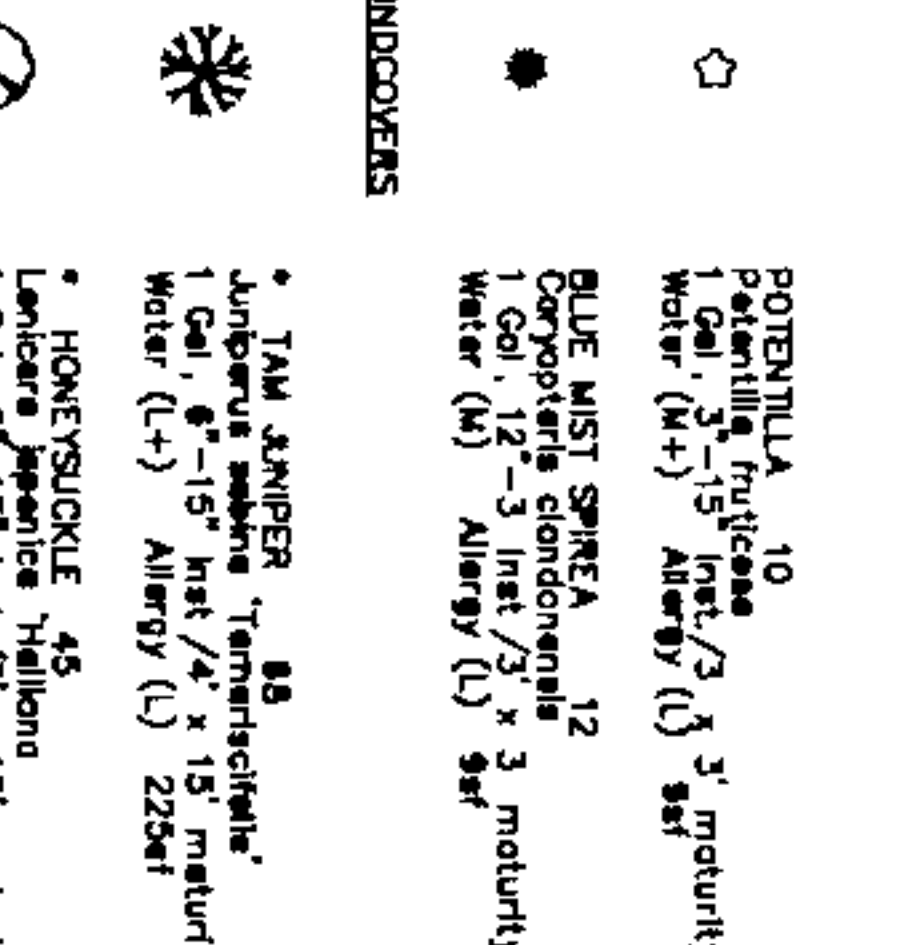
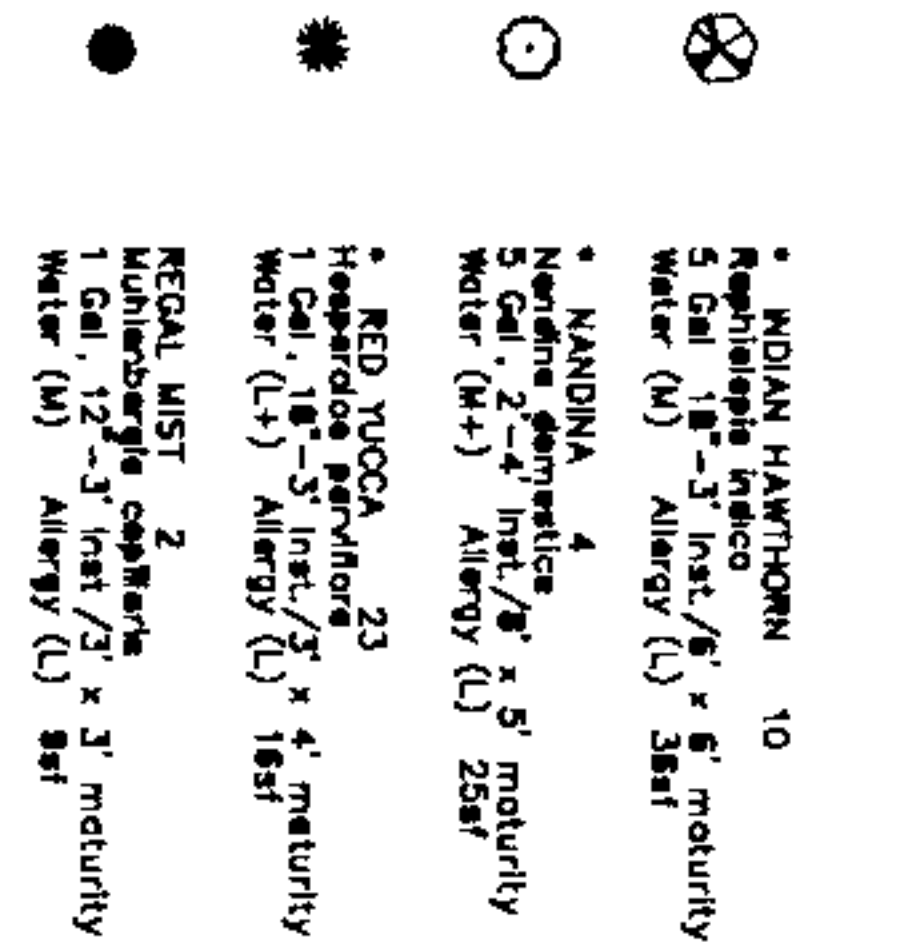
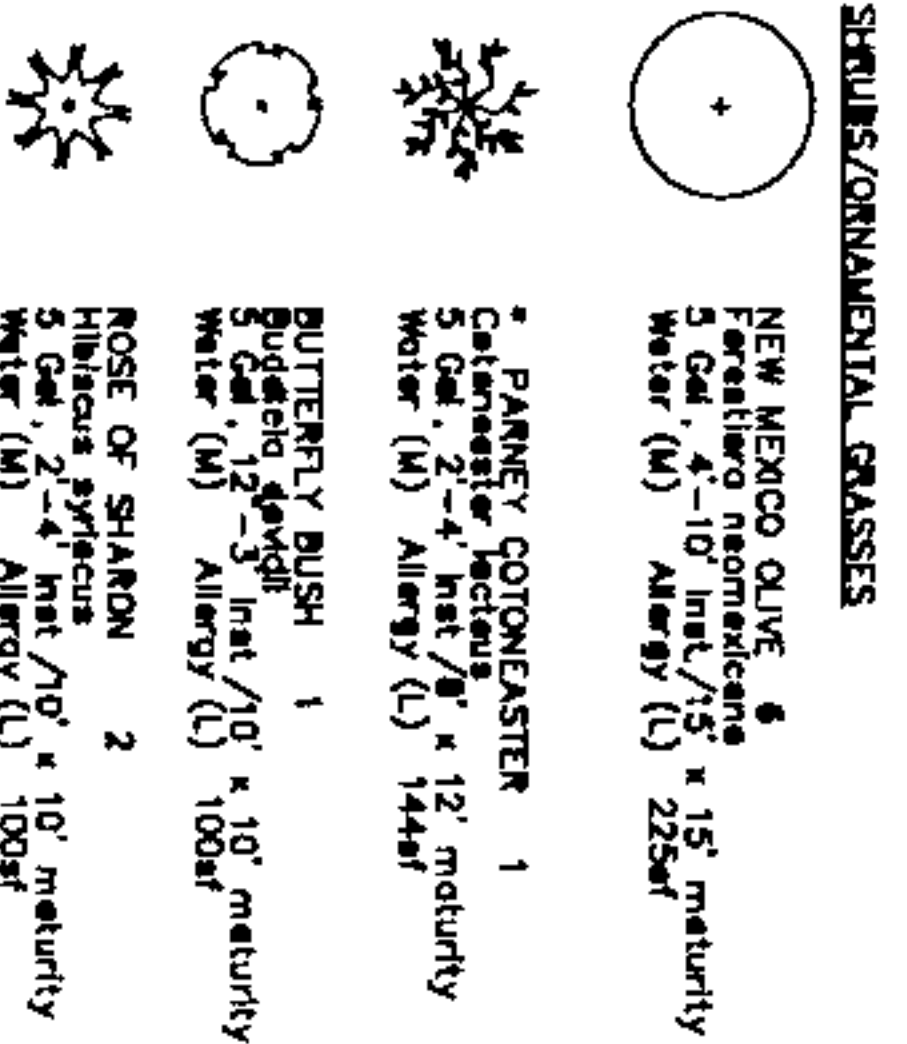
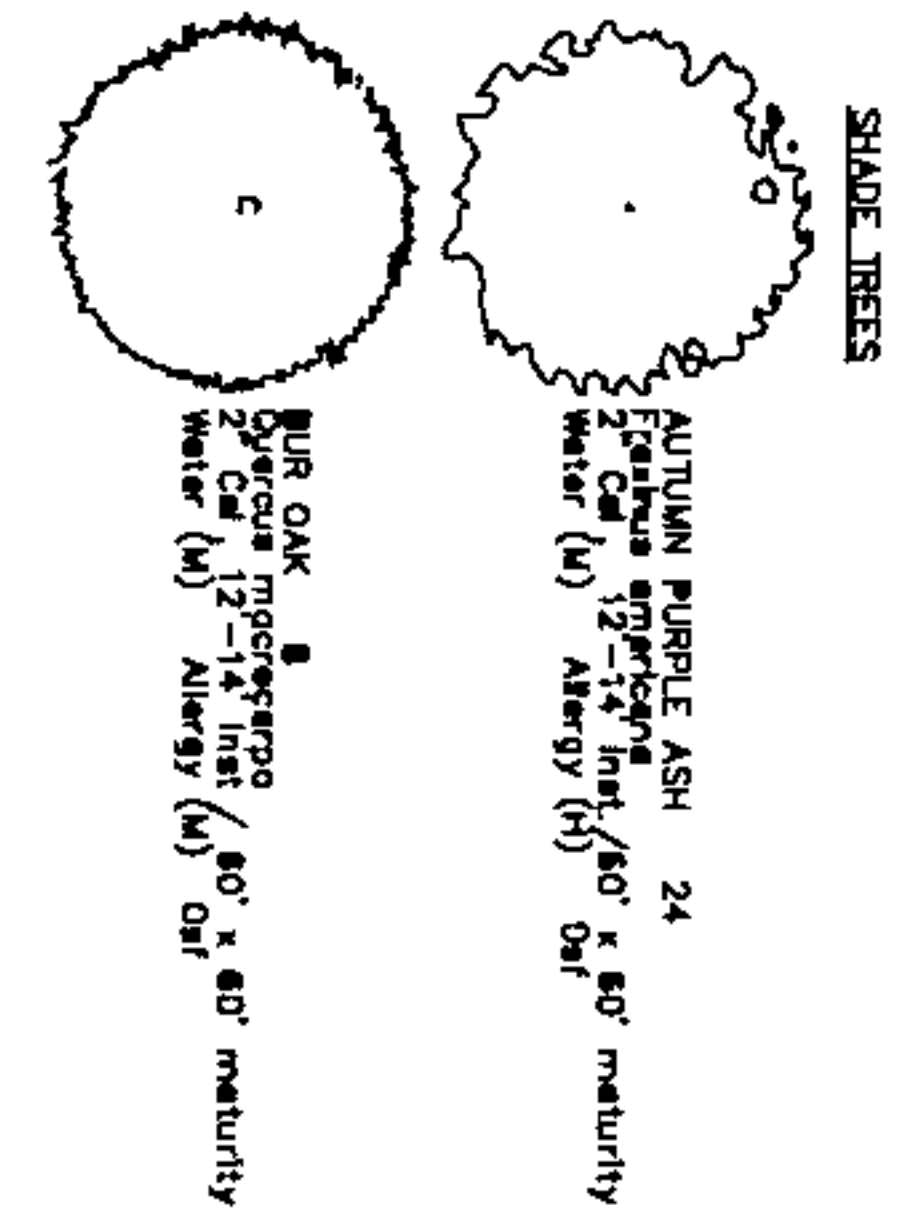
STREET TREE REQUIREMENTS - Minimum 2" Caliber
 Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:
 Name of Street: WOODWARD/TRANSPORT/SUNPORT
 Required 24
 Provided 24

PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliber
 Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:
 1 Shade tree per 10 spaces
 Required 9
 Provided 9

NOTE TO CLIENT
 The Designer does not assume a Grading and Drainage plan during the design process or the final site plan. The Designer reserves the right to apply design stabilization materials where the specified gravel will not be suitable. The Designer does not assume a Grading and Drainage plan during the design process or the final site plan. The Designer reserves the right to apply design stabilization materials where the specified gravel will not be suitable. The Designer does not assume a Grading and Drainage plan during the design process or the final site plan. The Designer reserves the right to apply design stabilization materials where the specified gravel will not be suitable.

PLANT LEGEND

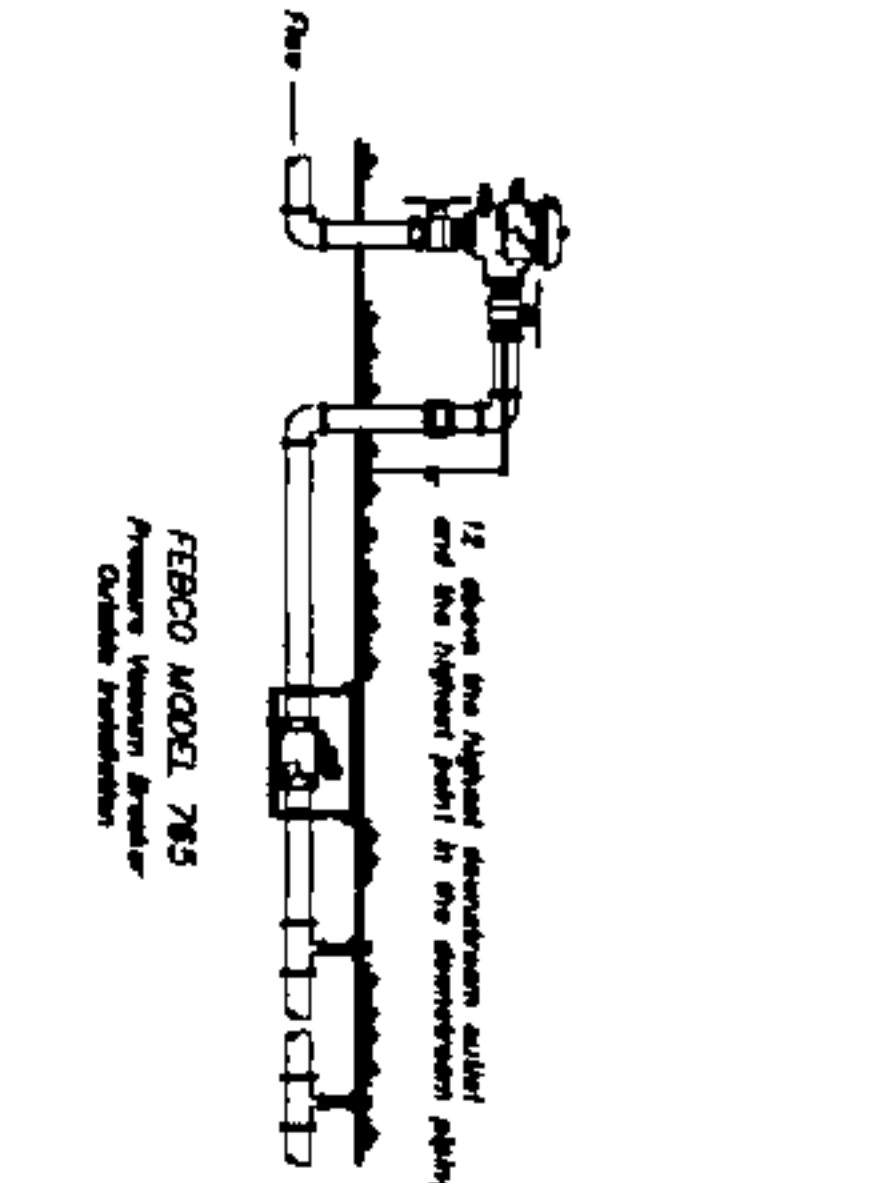
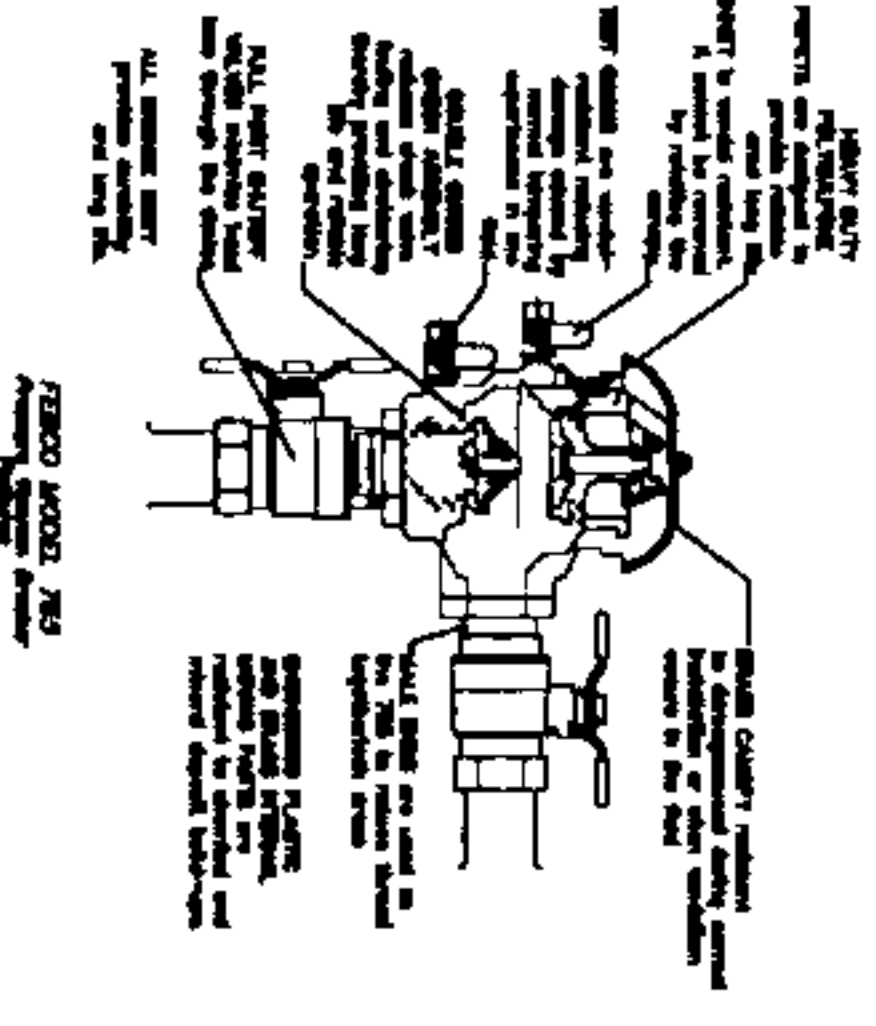
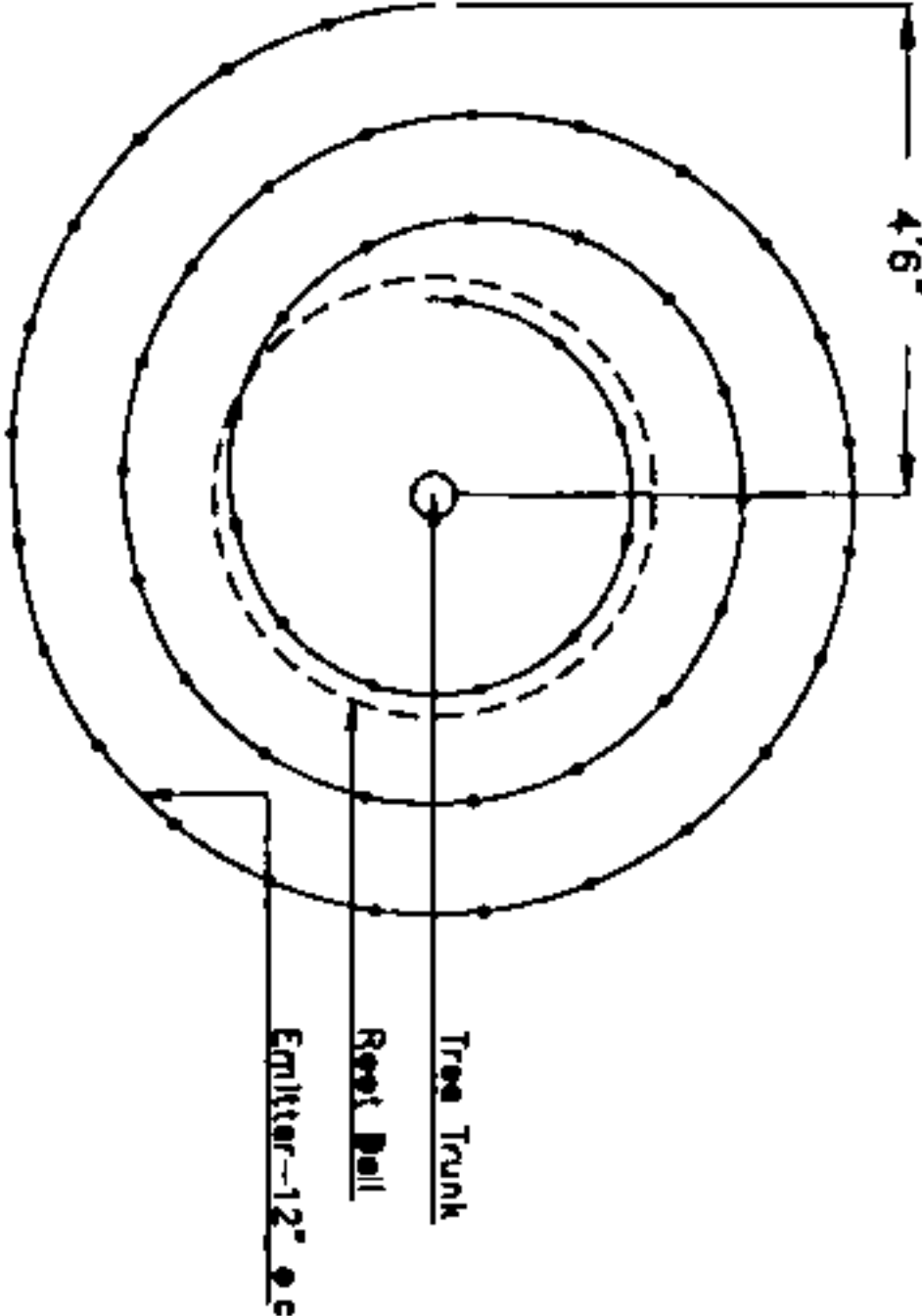
All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type 0 plants have been printed for reference, measurement should be by spread of roots rather than by the height of the plant.



LANDSCAPE CALCULATIONS

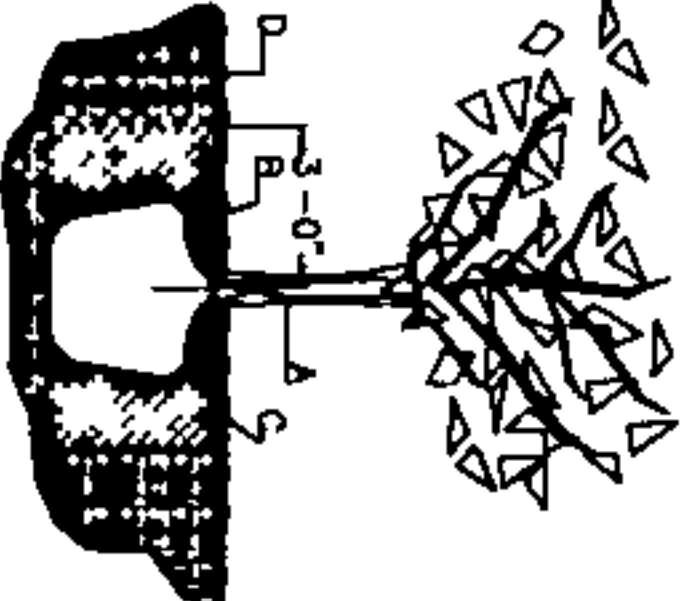
TOTAL LOT AREA	82784	square feet
TOTAL BUILDINGS AREA	18330	square feet
NET LOT AREA	64454	square feet
LANDSCAPE REQUIREMENT	135	square feet
TOTAL LANDSCAPE REQUIREMENT	8863	square feet
TOTAL BED PROVIDED	18883	square feet
GROUNDCOVER REQ	795	square feet
TOTAL GROUNDCOVER REQUIREMENT	14747	square feet
TOTAL GROUNDCOVER PROVIDED	13300	square feet
TOTAL PONDING AREA	0	square feet
TOTAL SOD AREA (mean 20% of landscape required)	0	square feet
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	18883	square feet

Netform Spiral Detail



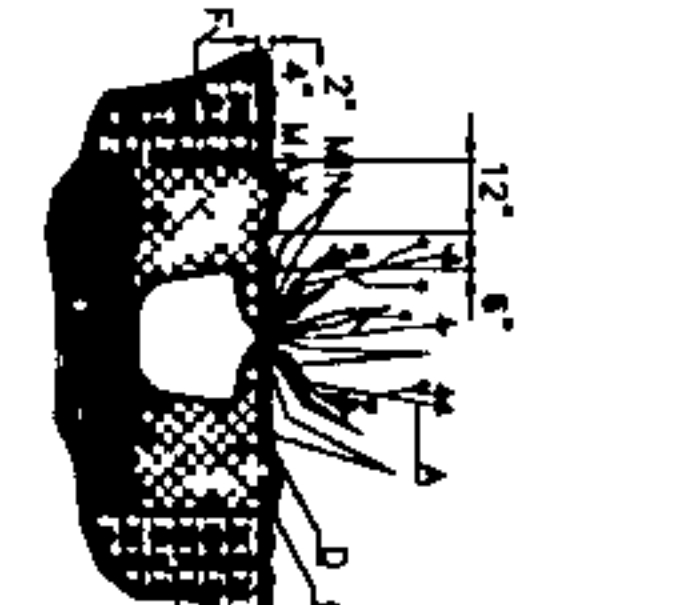
TREE PLANTING DETAIL

- GENERAL NOTES**
- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING
 - TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND ONLY THIS REPRESENTS THE LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL
 - PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE
 - PRIOR TO BACKFILLING ALL BURIAL SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL
- CONSTRUCTION NOTES**
- TREE
 - BACKFILL WITH EXISTING SOIL
 - DEPTH OF GRAVEL MULCH
 - UNDISTURBED SOIL

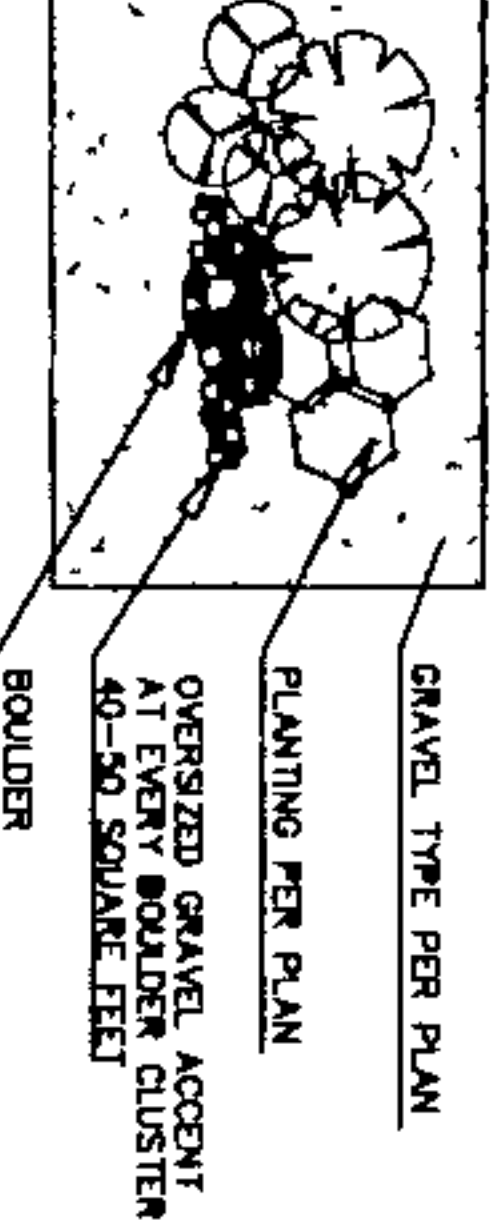


SHRUB PLANTING DETAIL

- GENERAL NOTES**
- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT
- CONSTRUCTION NOTES**
- SHRUB
 - BACKFILL WITH EXISTING SOIL
 - EARTH BERM AROUND WATER RETENTION BASIN
 - DEPTH OF GRAVEL MULCH
 - FINISH GRADE
 - UNDISTURBED SOIL



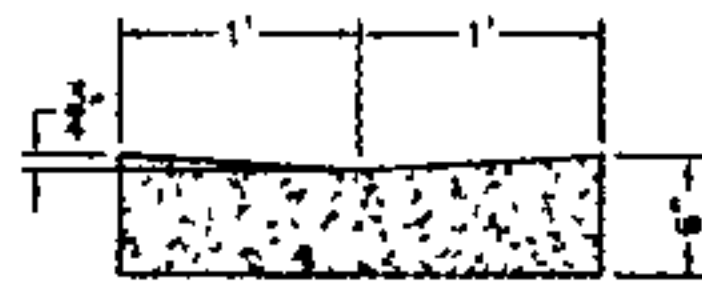
GRAVEL ACCENT DETAIL



ACS STA "SDC 11-2A"
 Y = 383,571.93
 X = 1,474,274.10
 G-C 0 99967527
 Δz = -00 13.24"
 NEW MEXICO STATE
 PLANE GRID, CENTRAL
 ZONE (NAD 1987)

BEGIN 2' ALLEY GUTTER
 @ 0.40%
 SEE DETAIL THIS SHEET

TRANSPORT STREET, SE
 (60' ROW)



CONCRETE ALLEY GUTTER DETAIL
 NTS

END 2' ALLEY GUTTER
 @ 0.40%
 SEE DETAIL THIS SHEET

CONTRACTOR SHALL
 COORDINATE W/PHM FOR
 RELOCATION OF OVERHEAD
 POLE AND ANCHOR
 PRIOR TO BEGINNING ANY
 CONSTRUCTION

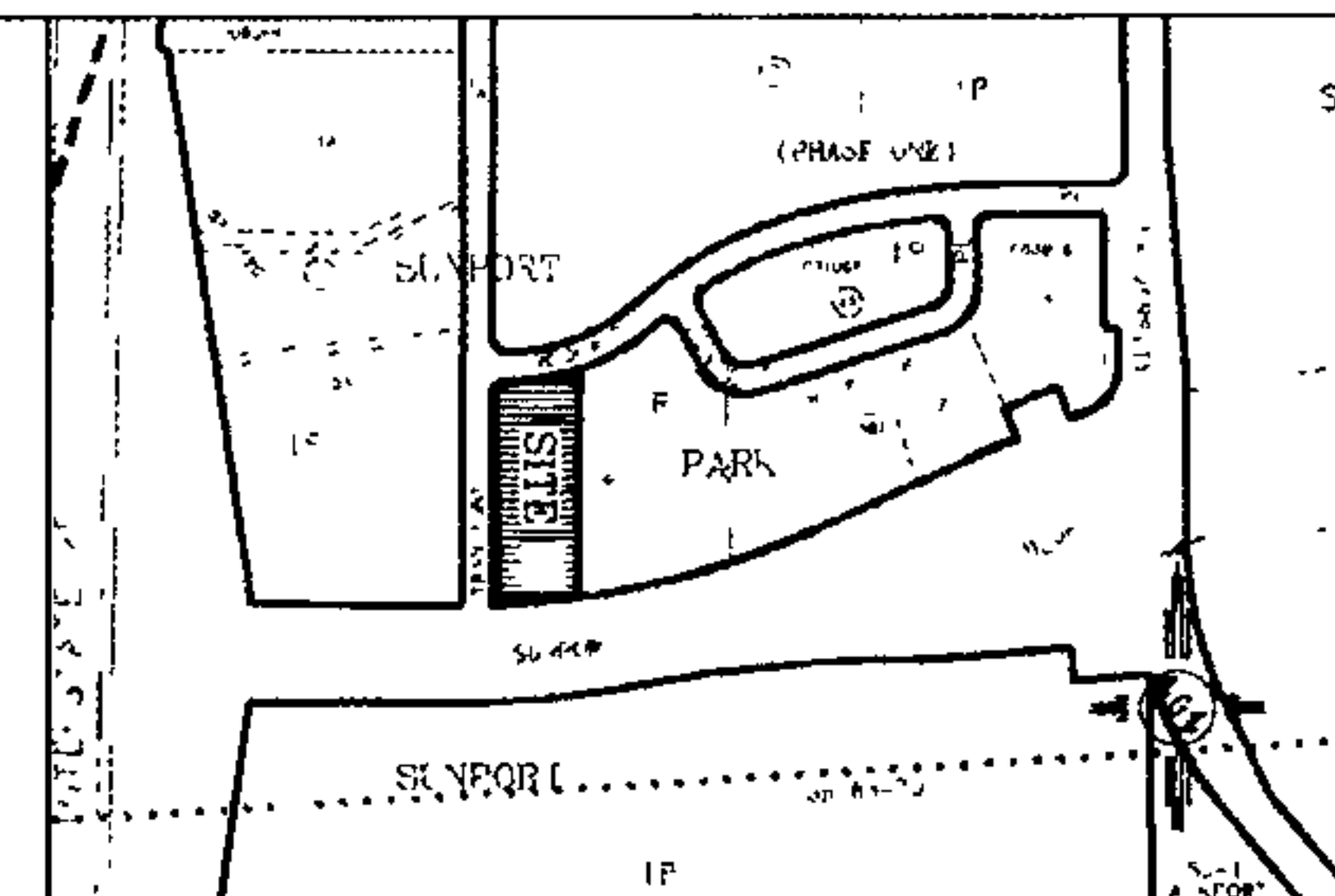
REMOVE AND DISPOSE OF
 EX INLET AND RCP PIPE
 BUILD 1-TYPE A W/LET
 GRATE=5073 88
 18" CLASS IV RCP INV OUT=5068 31

REMOVE AND DISPOSE OF EX SD MH
 BUILD 1-TYPE E SD MH
 RIM=5074 43
 NEW 18" CLASS IV RCP INV IN=5068 70
 EX. RCP INV OUT=5068 59

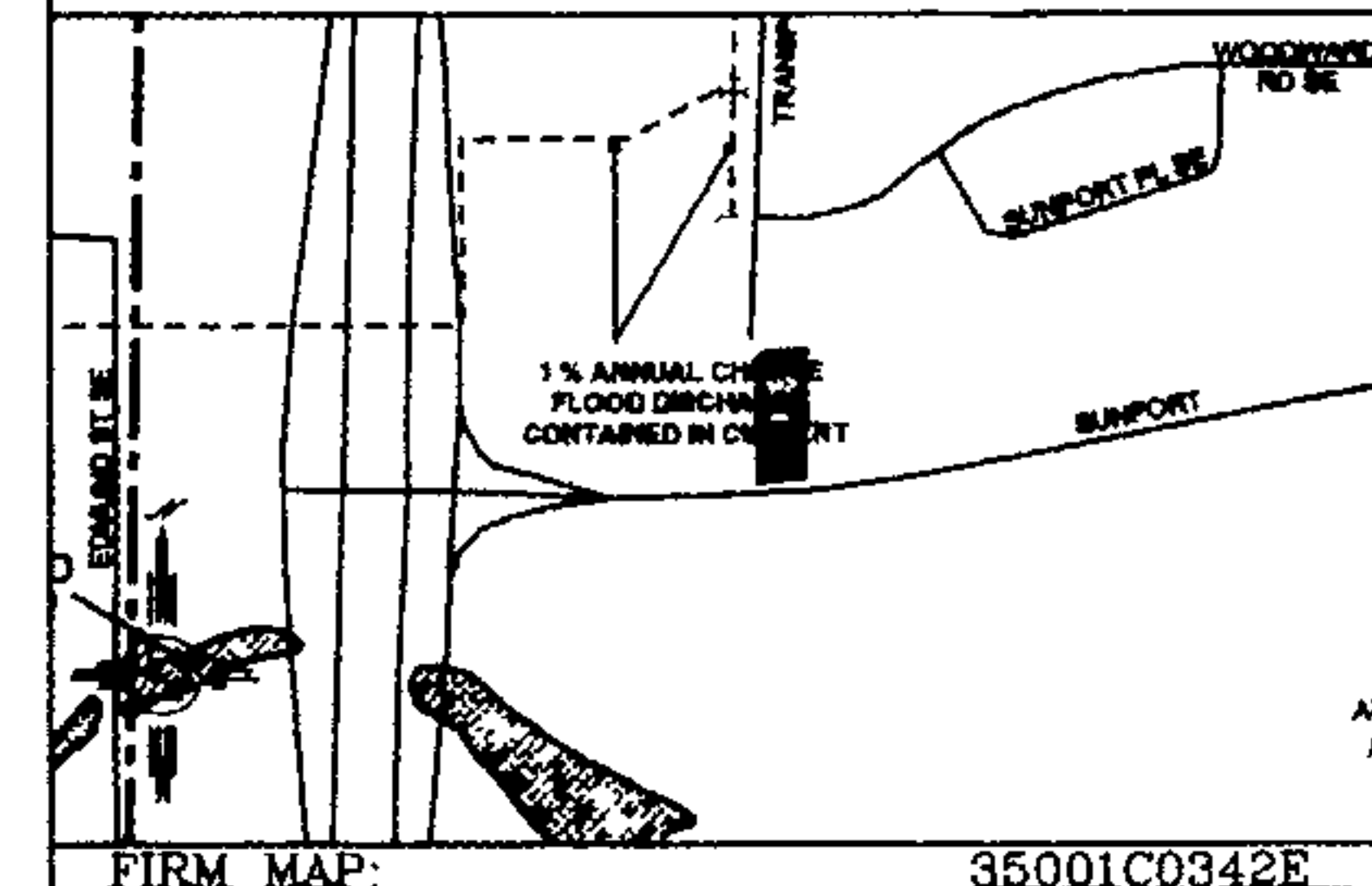
SUNPORT BOULEVARD, SE
 (ROW VARIES)

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT



ZONE ATLAS M-15-Z



FIRM MAP: 35001C0942E

LEGAL DESCRIPTION

LOTS 4-A, BLOCK 4-B, SUNPORT PARK

NOTES

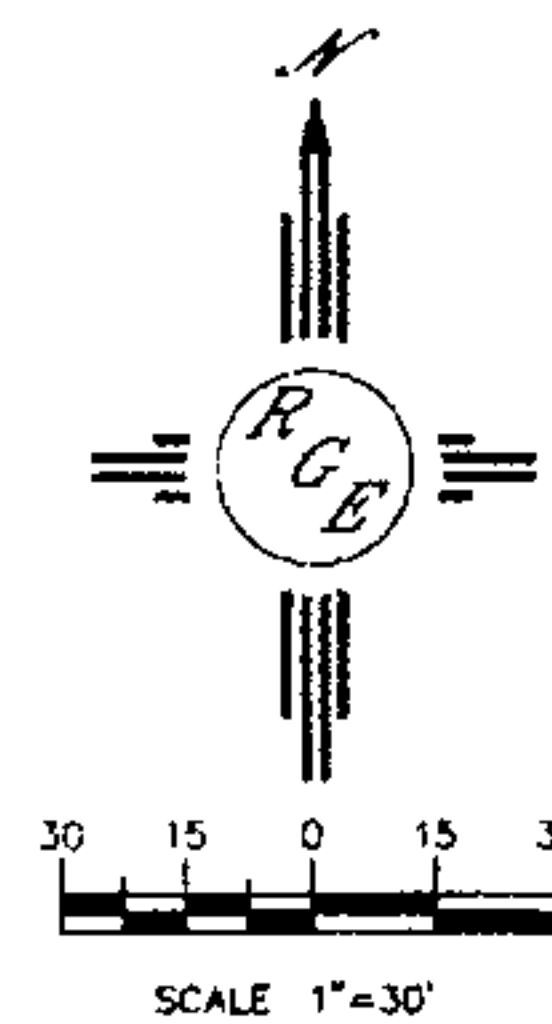
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED

LEGEND

- 5414 — EXISTING CONTOUR
- 5415 — EXISTING INDEX CONTOUR
- 5416 — PROPOSED CONTOUR
- 5418 — PROPOSED INDEX CONTOUR
- SLOPE 1% — SLOPE 1%
- 4048.25 • EXISTING SPOT ELEVATION
- 4048.25 • PROPOSED SPOT ELEVATION
- BOUNDARY — BOUNDARY
- CENTERLINE — CENTERLINE
- RIGHT-OF-WAY — RIGHT-OF-WAY
- PROPOSED CURB — PROPOSED CURB
- EXISTING CURB — EXISTING CURB
- WATER BLOCK — WATER BLOCK
- PROPOSED RETAINING WALL (DESIGN BY OTHERS) — PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- ▭ HC RAMP 12:1 SLOPE MAX

CAUTION

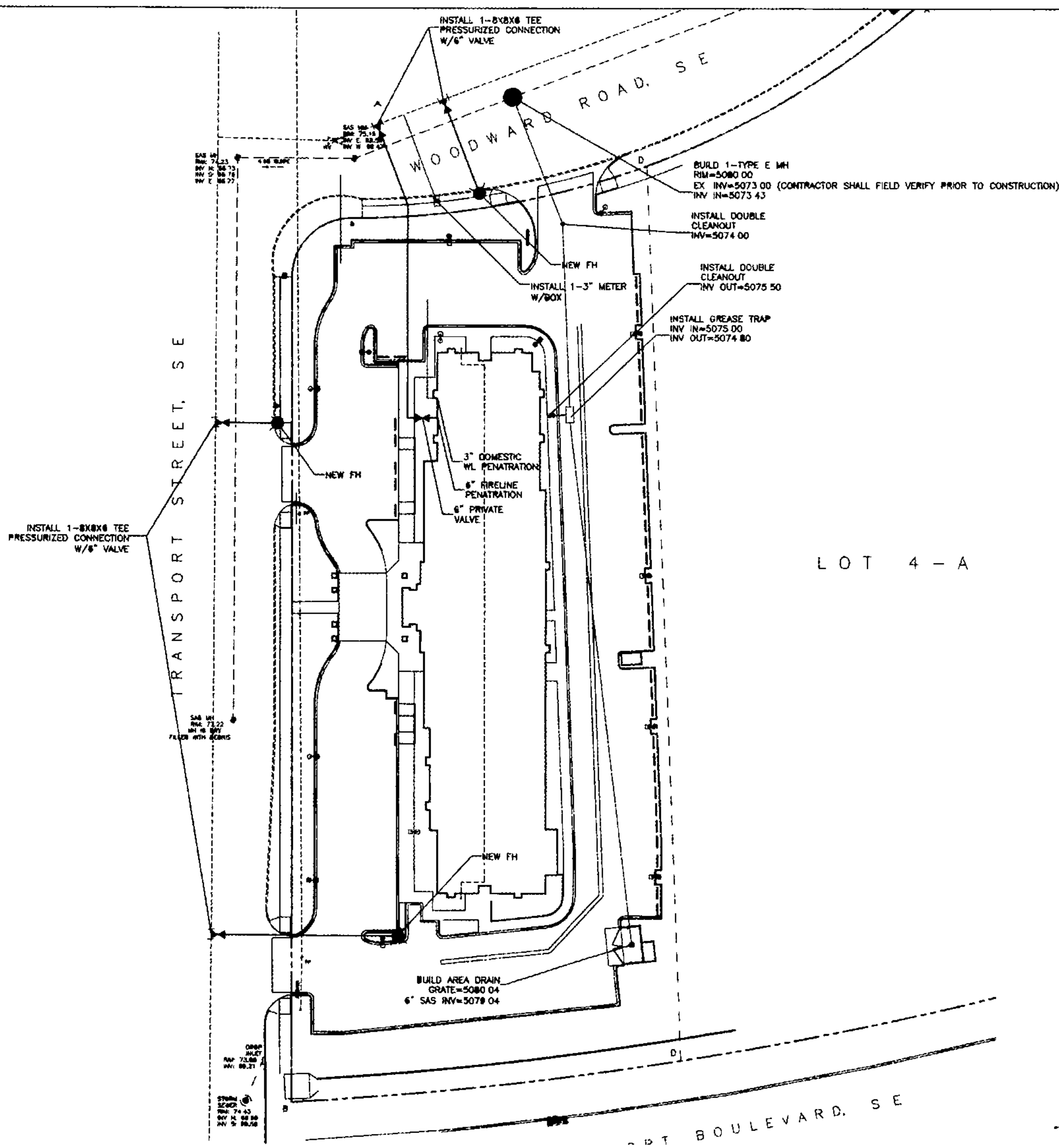
EXISTING UTILITIES ARE NOT SHOWN
 IT SHALL BE THE SOLE RESPONSIBILITY
 OF THE CONTRACTOR TO CONDUCT ALL
 NECESSARY FIELD INVESTIGATIONS PRIOR
 TO ANY EXCAVATION TO DETERMINE THE
 ACTUAL LOCATION OF UTILITIES & OTHER
 IMPROVEMENTS



ENGINEER'S SEAL 	HAMPTON INN @ SUNPORT	DRAWN BY: WCNJ DATE: 1-03-12
	GRADING AND DRAINAGE PLAN	21226-LAYOUT-7-05 12
		SHEET # —
DAVID SOULE P.E. #14522	1806 CENTRAL AVENUE SE SUITE 101 ALBUQUERQUE, NM 87108 (505) 472-0939	JOB # 21226

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 82-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE TO UNDERGROUND FACILITIES.
 - CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND LOCATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA IF THEY ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 82-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 82, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 82, ARTICLE 11 NMSA 1978.
16. CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES 3 DAYS IN ADVANCE OF CONSTRUCTION.



GENERAL NOTES

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.

NOTES

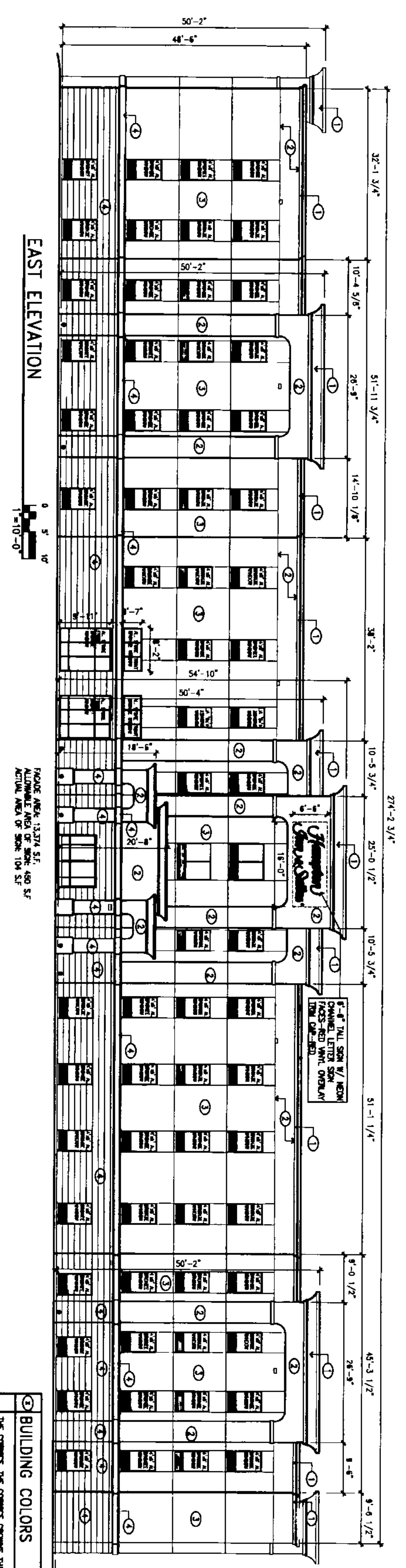
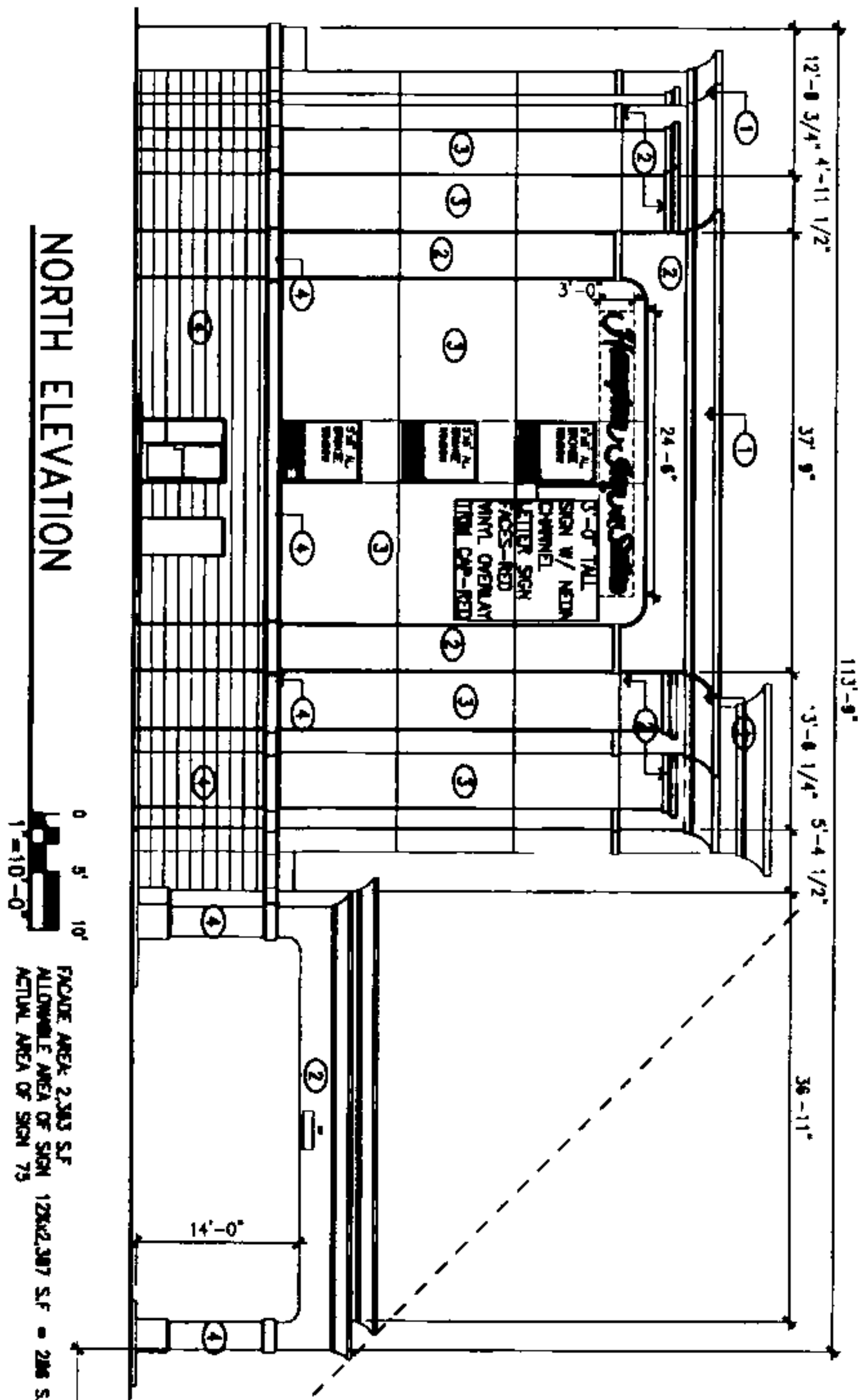
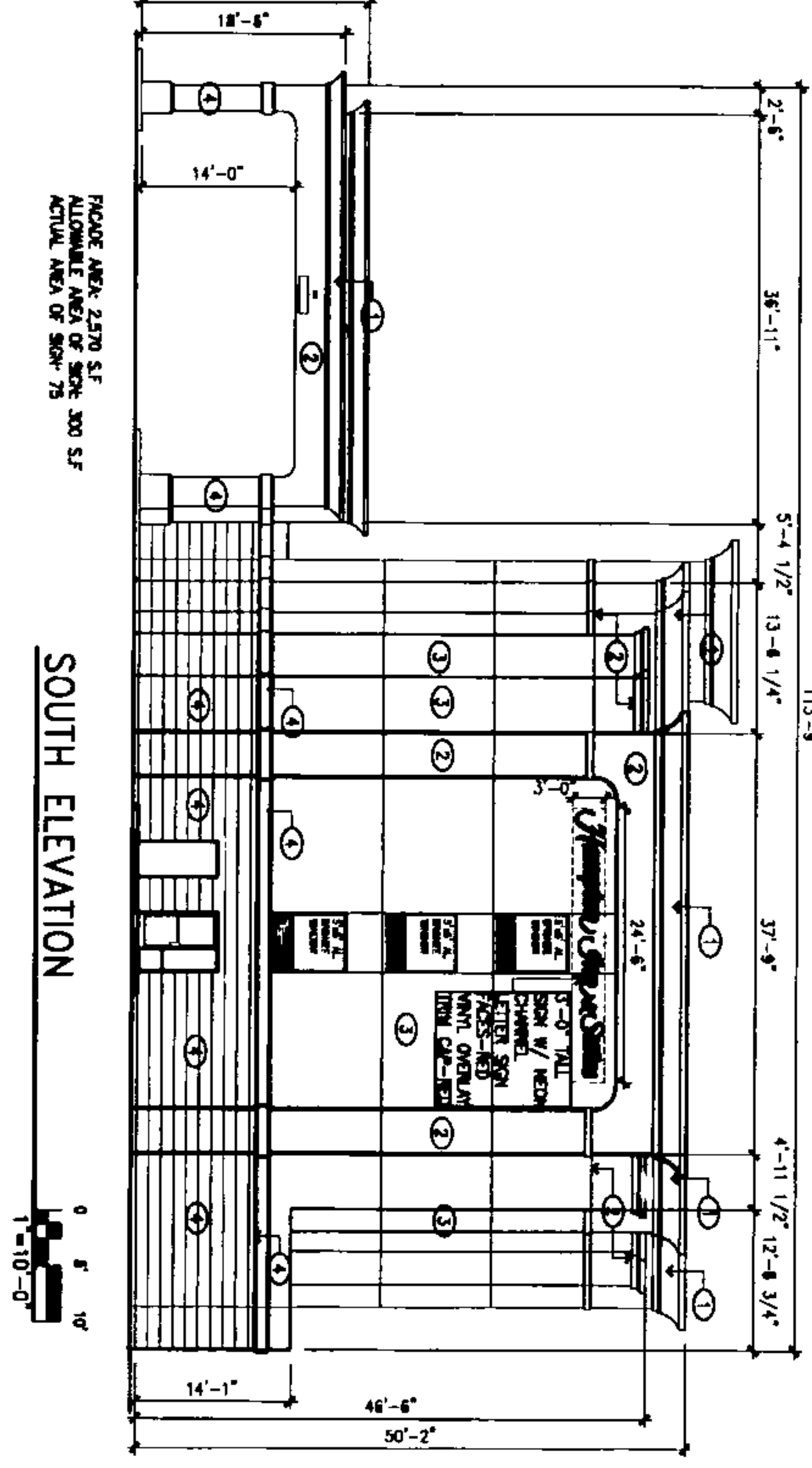
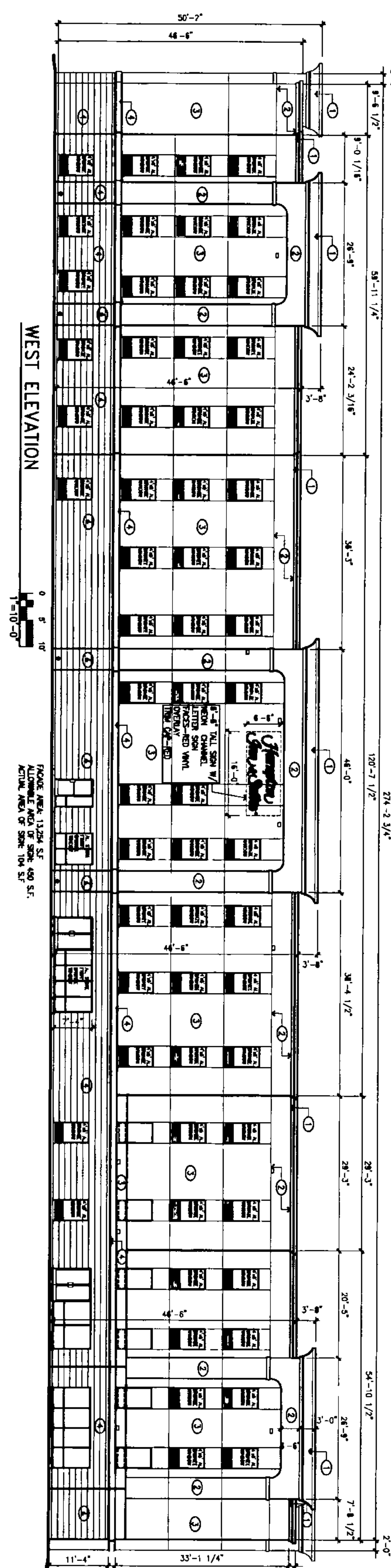
1. WATER SHUT-OFF SHALL BE COORDINATED WITH ABC/WUA.
2. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
3. NOTIFY ABC/WUA THREE(3) WORKING DAYS IN ADVANCE OF EXECUTION OF THE WATER SHUT-OFF PLAN.
4. BOTH THE NEW FH AND 2" METER SHALL BE CRATED PAPER EASEMENTS TO THE COA.

LEGEND

○	EXISTING SAS MANHOLE
●	PROPOSED SAS MANHOLE
○	PROPOSED SAS CLEANOUT
— 6" SAS —	PROPOSED SANITARY SEWER LINE
— SAS —	SANITARY SEWER SERVICE LINE
— 12" WL —	EXISTING WATER LINE
⊠	PROPOSED METER
⊠	PROPOSED VALVE W/BOX
●	PROPOSED FIRE HYDRANT
— WL —	WATER SERVICE LINE
— 8" WL —	PROPOSED WATER LINE
— SS —	PROPOSED STORM SEWER LINE
=====	EXISTING CURB & GUTTER
=====	PROPOSED CURB & GUTTER
— — — — —	CENTERLINE
— — — — —	RIGHT-OF-WAY
— — — — —	DRY UTILITY TRENCH
— — — — —	BOUNDARY LINE
- - - - -	EASEMENT



ENGINEER'S SEAL 	HAMPTON INN SUNPORT	DRAWN BY: WCM/J DATE: 1-03-12
	MASTER UTILITY PLAN	21226-LAYOUT-7-08-12
DAVID SOULE P.E. #14522	 Rio Grande Engineering 1806 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 TEL: 772-4999	SHEET # — JOB # 21226



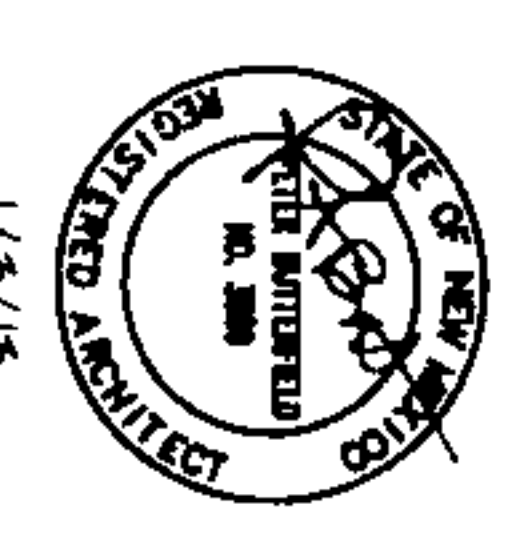
BUILDING COLORS	
1	THE CORNICE, THE CORNICE CHANGING THE BUILDING, AND CREATES A SILHOUETTE AGAINST THE SKY. A LIGHT COLOR IS USED TO ACCENTUATE THE WINDOW LINES THAT THE CORNICE PROVIDES. COLOR: PPG 116-1 TUMBLIN' SHILL (LIGHT TAN/NECK)
2	THE ARCH AND SURROUNDING THE ARCH DEFINES THE FLOOR OF THE BUILDING AND PROVIDES A SUBTLE CONTRAST TO THE BUILDING. COLOR: PPG 415-4 SHAMER SLICE (MEDIUM BROWN)
3	BALANCE METAL, THE BUILDING METAL IS A WARM NEUTRAL TONE THAT HARMONIZES WITH THE BOLDER COLORS OF THE ARCH AND SURROUNDING. THE METAL ALSO PROVIDES A GROUNDING FOR THE WINDOWS. COLOR: PPG 215-4 GOLD BUFF (GOLD TAN)
4	THE BRICK, THE BRICK ANCHORS THE BUILDING TO THE SITE, AND PROVIDES A SUBSTANTIAL FEEL TO THE BUILDING. THE COLOR SELECTED HARMONIZES WITH THE WINDOW AND DOOR FINISHES. COLOR: PPG 415-4 REFLECTED OVAL (DARK TAN)
5	WINDOW AND DOOR FINISHES: ALL FINISHES ARE PAINTED AND BE A SINGLE COLOR THROUGHOUT THE COLOR HARMONIZES WITH THE SUPPORTS AND PROVIDES CONTRAST TO THE BUILDING COLOR. PPG DUNHAM STAINLESS BRONZE SATIN FINISH
6	WINDOW GLASS: GLASS IS TO BE INSULATED, LOW E COLOR IS TO BE BRONZE

SHEET NO

Hampton Inn and Suites - ABQSP #12-101
 1300 Woodward Drive SE
 Albuquerque, NM
 A2

DRAWING NAME
 REVISIONS

1/3/15



peter butterfield
 architect 13013 glenwood hills ct. ne
 albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Peter Butterfield, Architect PHONE: 332 9323
 ADDRESS: 13013 Glenwood Hills Ct. Ne FAX: 212 0901
 CITY: ABQ STATE NM ZIP 87111 E-MAIL: PeterButterfield@a.com

APPLICANT: Ajay Janiwala PHONE: 710-2804
 ADDRESS: 2231 Yale Blvd SE FAX: _____
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: ajay.janiwala@netzero.com
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Site development plan for Bldg permit for 4-story 98 unit Hotel

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. A-B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Sunport Park
 Existing Zoning: IP Proposed zoning: IP MRGCD Map No _____
 Zone Atlas page(s): M-15 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
DRB 96-131, V-88-105, 1009344, 1009396, 1300, 1009396

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? yes
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.9
 LOCATION OF PROPERTY BY STREETS: On or Near: Corner of transport and Woodward RD SE
 Between: _____ and _____

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 6/26/12

SIGNATURE Peter Butterfield DATE 1/31/13
 (Print Name) Peter Butterfield Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

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

Application case numbers	Action	S.F.	Fees
<u>13 DRB - 70405</u>	<u>SBP</u>	_____	<u>\$ 385.00</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 480.00</u>

Hearing date Feb. 6, 2013

[Signature]

1-11-13
Staff signature & Date

Project # 1009344

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **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) **24 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **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) **24 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
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 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30DAYS after the 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.

Peter Battistfeld
 Applicant name (print)
[Signature]
 Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12 - DRB - 70405

Form revised October 2007
[Signature] 1-11-13
 Planner signature / date
 Project # 1009344

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from Jan. 22, 2013 to Feb. 6, 2013

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] (Applicant or Agent) 1/11/13 (Date)

I issued 2 signs for this application, 1-11-13 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1009344



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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APPLICANT: Ajay Janiwala PHONE: 710-2804
 ADDRESS: 2231 Yale Blvd SE FAX: _____
 CITY ABQ STATE NM ZIP 87102 E-MAIL: ajay.janiwala@netzero.com
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Site development plan for Bldg permit for 4-story 98 unit Hotel

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. A-B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Sunport Park
 Existing Zoning: IP Proposed zoning: IP MRGCD Map No _____
 Zone Atlas page(s): M-15 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
DRB 96-131, V-88-105, 1009344, 1009396, 1300, 1009396

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? yes
 No. of existing lots: 1 No. of proposed lots 1 Total site area (acres): 1.9
 LOCATION OF PROPERTY BY STREETS: On or Near: Corner of transport and Woodward RD SE
 Between: _____ and _____

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 6/26/12

SIGNATURE Peter Butterfield DATE 1/31/13
 (Print Name) Peter Butterfield Applicant: Agent:

FOR OFFICIAL USE ONLY

- 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

Application case numbers
13DRB-70405

Action	S.F.	Fees
<u>SBP</u>	_____	\$ <u>385.00</u>
<u>CME</u>	_____	\$ <u>20.00</u>
<u>ADV</u>	_____	\$ <u>75.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
Total		\$ <u>480.00</u>

Hearing date Feb. 6, 2013

1-11-13
 Staff signature & Date

Project # 1009344

FORM P(2): SITE PLAN REVIEW - D. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)

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) 24 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.

Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)

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) 24 copies
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 24 copies for DRB public hearings
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
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- TIS/AQIA Traffic Impact Study form with required signature
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.

Your attendance is required.

AMENDED SITE DEVELOPMENT PLAN

FOR SUBDIVISION or BUILDING PERMIT (DRB10)

Maximum Size: 24" x 36"

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 24 copies
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 24 copies
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- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the 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.

Peter Butterfield
 Applicant name (print)
[Signature] 1/11/13
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12-DRB-70405

[Signature] 1-11-13
 Planner signature / date
 Project # 1009344

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from Jan. 22, 2013 To Feb. 6, 2013

5. REMOVAL

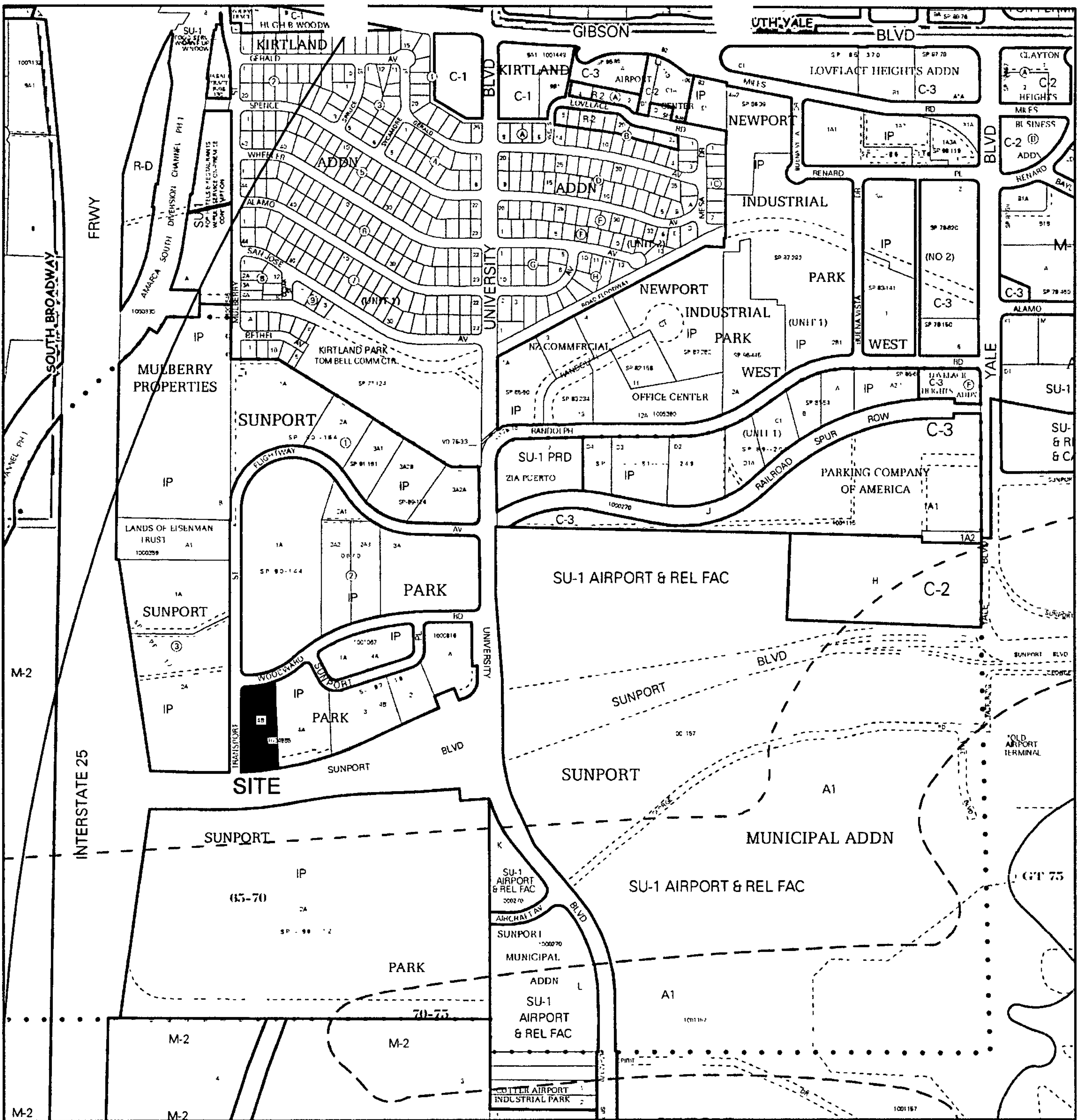
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] (Applicant or Agent) 1/11/13 (Date)

I issued 2 signs for this application, 1-11-13 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1009344



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

AGIS
Albuquerque Geographic Information System

Map amended through: 4/2/2012

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-15-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

peter butterfield architect

• 505 332 9323 • fax 212 0901 • 13013 Glenwood Hills Ct. NE • Albuquerque New Mexico 87111 •

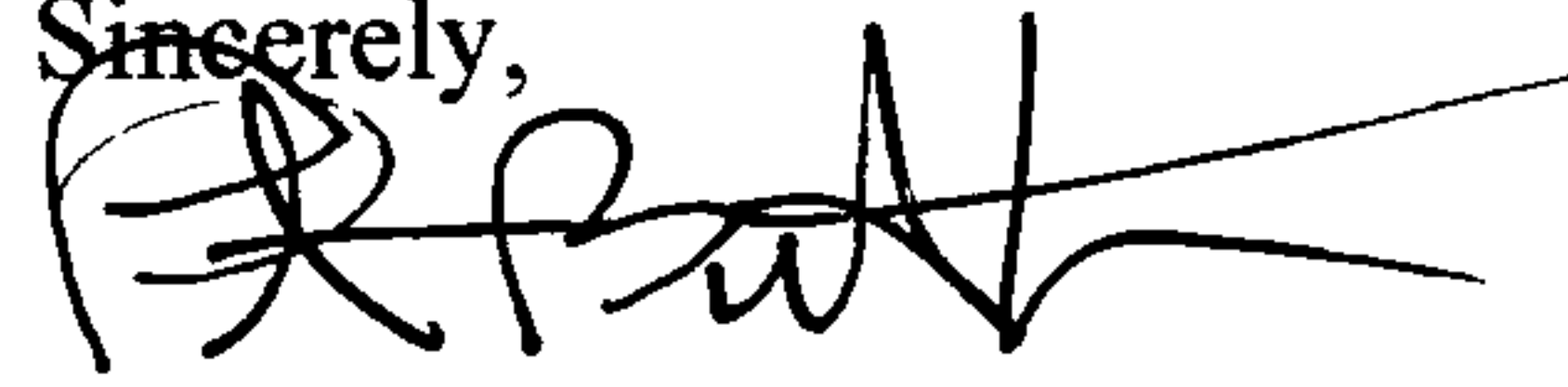
January 3, 2013

To Whom It May Concern:

We are submitting plans to DRB for a site plan for building permit as directed by the Sunport Park Blocks 4-A and 4-B Site development Plan for subdivision (file # DRB-96-131).

The proposed project is a four story ninety-eight unit limited service hotel approximately sixty-three thousand square feet. The existing zoning is I-P. All elements of the site plan and building elevations meet the requirements of the Sunport Boulevard Design Overlay Zone and the Sunport Park Blocks 4-A and 4-B Site development Plan for subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Butterfield', with a long horizontal stroke extending to the right.

Peter Butterfield, Architect

Laxmi Management llc

Ajay jairwala

2231 yale blvd SE

Albuquerque NM 87102

505-710-2804

July 10, 2012

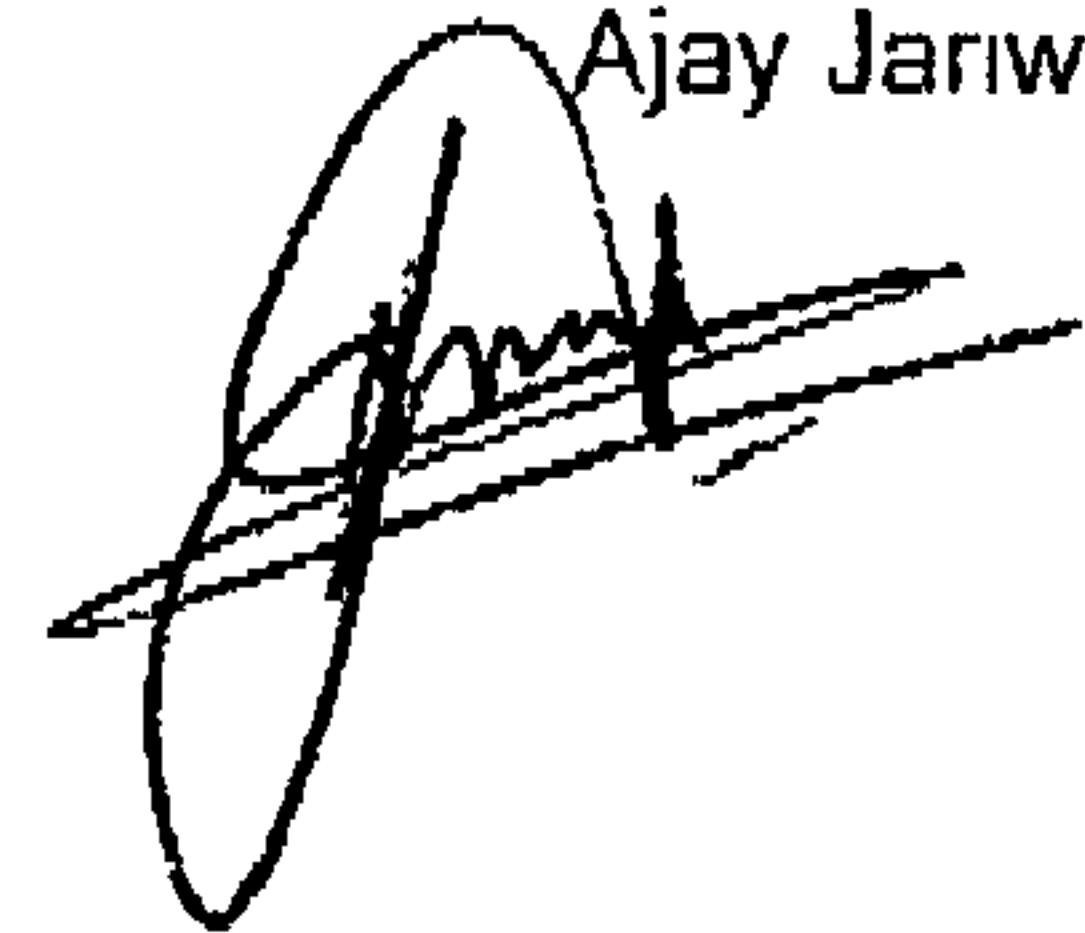
To Whom It May Concern;-

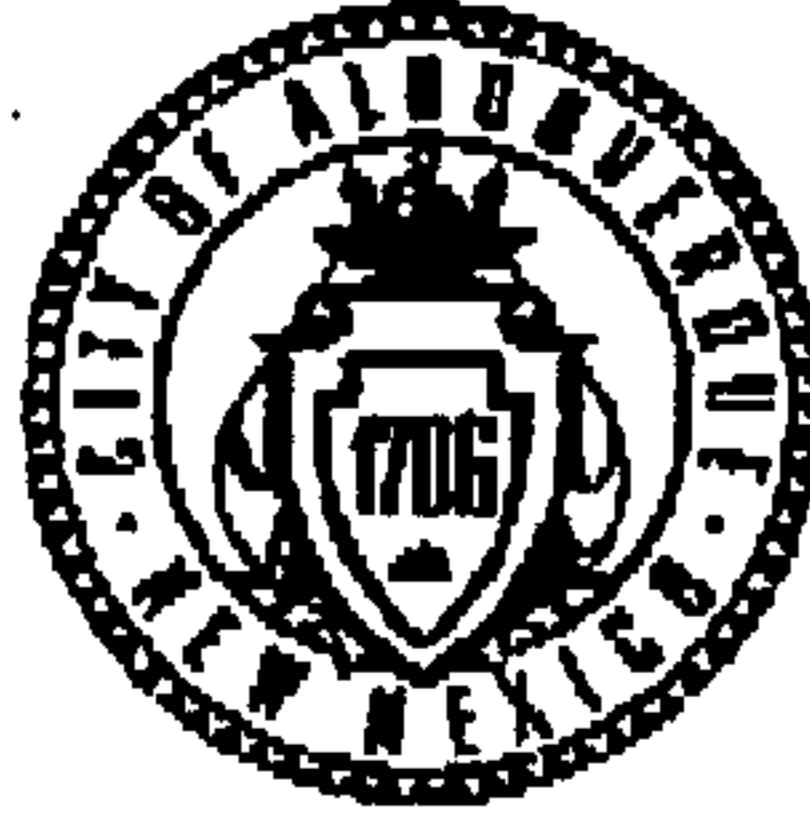
Reference :- 1300 WOODWARD SE,(Lot 4-B)

Laxmi Managemnet llc, owner of the above referenced property designates Peter Butterfield Architect as its agent to represent for the city of abq Zoning Hearing Examiners Special Exception and the Development Review Board (DRB) application processes.

Laxmi Management llc

Ajay Jariwala

A handwritten signature in black ink, appearing to read 'Ajay Jariwala', written over a horizontal line.



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The
Neighborhood and/or
Homeowner 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.

December 17, 2012

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

This letter will serve to notify you that on **December 17, 2012:**

Contact Name: PETER BUTTERFIELD

Company or Agency: PETER BUTTERFIELD ARCHITECT
13013 GLENWOOD HILLS COURT NE/87111
PHONE: 505-332-9323/FAX: 505-212-0901

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOT 4-B, SUNPORT PARK, LOCATED AT 1300 WOODWARD ROAD SE, BETWEEN THE SOUTHEAST CORNER OF WOODWARD ROAD SE AND TRANSPORT STREET SE** zone map **M-15**.

Our records indicate that as of December 17, 2012, there were no Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@caba.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 1/3/13
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
6. **Previously approved Development Plan (if applicable)**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
 1.0 - 5.0 acres 1" = 20'
 Over 5 acres 1" = 50'
 Over 20 acres 1" = 100' *[Other scales as approved by staff]*
3. Bar scale
4. North arrow
5. Scaled vicinity map
6. Property lines (clearly identify)
7. Existing and proposed easements (identify each)
8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

- A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: 98 provided: _____

Handicapped spaces (included in required total) required: 34 provided: 36
Motorcycle spaces (in addition to required total) required: 3 provided: 3
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 0 provided: 0
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
- E. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Backflow prevention detail
- 10. Planting Beds, indicating square footage of each bed
- 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 12. Responsibility for Maintenance (statement)
- 13. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- 16. Planting or tree well detail
- 17. Street Tree Plan as defined in the Street Tree Ord.

SHEET # 3 PRELIMINARY GRADING PLAN

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 UTILITY PLAN

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff). **1:10**
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation (north, south, east, & west).
 - 2. Facade dimensions including overall height and width
 - 3. Location, dimensions, materials, and colors of principle facade elements- windows, doors, etc.
 - 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Peter Butterfield DATE OF REQUEST: 1/2/13 ZONE ATLAS PAGE(S): M-15

CURRENT:

ZONING I-P

PARCEL SIZE (AC/SQ. FT.) 1.9 Ac / 82,764 SF

LEGAL DESCRIPTION:

LOT OR TRACT # 4 B BLOCK # _____

SUBDIVISION NAME Sunport Park

REQUESTED CITY ACTION(S):

ANNEXATION []

ZONE CHANGE []: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN []

AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []

BUILDING PERMIT [] ACCESS PERMIT []

BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []

NEW CONSTRUCTION []


EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 1

BUILDING SIZE: 63,000 (sq. ft.) 98 ROOMS

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE 

DATE 1/2/13

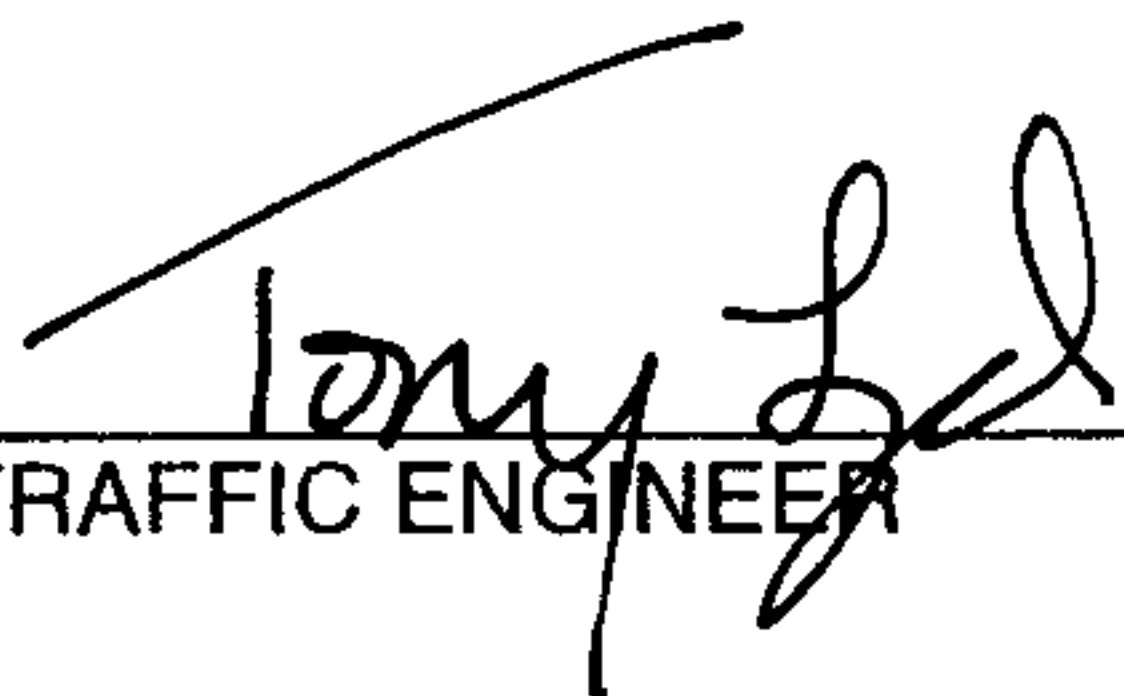
(To be signed upon completion of processing by the Traffic Engineer)

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.**


TRAFFIC ENGINEER

1-2-13
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** 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 / /
-FINALIZED / /

TRAFFIC ENGINEER

DATE

REQUEST FOR ON-STREET PARKING

Per Section 14-16-3-1(E)(6)(d) of the Zoning Code, where parking spaces are provided on a public street and abut the property, one half of the parking may be counted toward the off-street parking requirement of a building or use on such property provided the on-street parking spaces are approved by the Traffic Engineer, in conjunction with a site plan approval for off-street parking.

Notification Requirement: The Planning Department, by regular mail, shall notify all property owners within 250 feet of the property for which on-street parking credit is sought. Such property owners may submit written comments to the Planning Director or his designee, regarding the request for on-street parking credit within 10 days from the date the notice was mailed.

Comments received by the Planning Director that meet the requirements of Section 14-16-3-1(E)(6)(d) shall be considered by the Traffic Engineer prior to the final determination of whether to grant credit for on-street parking.

Applicant/Agent Peter Butterfield
Site Address 1300 Woodward Rd. SE
Project No. (if available) or other identifier _____

ROUTING

1. Initial Contact
(Building, Zoning, Planning)

Kristal Metro 10-9-12
Name Date

2. Initial Review and Determination by Traffic Engineer

Project does does not qualify for consideration of on-street parking.

[Signature] 10-22-12
Traffic Engineer Date

3. Notification

10-23-12 Ernie Gomez
Date notices were mailed out Property Researcher

4. Final Action by Traffic Engineer

The request for credit for 5 on-street parking spaces is Approved Denied

[Signature] 11/30/12
Traffic Engineer Date

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

01/11/2013 Issued By: BLDAVM 176534

Category Code **910**
2013 070 405

Application Number: 13DRB-70405, Major - Sdp For Building Permit

Address:

Location Description: CORNER OF TRANSPORT AND WOODWARD SE

Project Number: 1009344

Applicant

AJAY JARILWALA

2231 YALE BLVD SE
ALBUQUERQUE NM 87102

Agent / Contact

PETER BUTTERFIELD
PETER BUTTERFIELD
13013 GLENWOOD HILLS CT NE
ALBUQUERQUE NM 87111
505-332-9323

Application Fees	
APN Fee	\$75.00
Conflict Mgmt Fee	\$20.00
DRB Actions	\$385.00
TOTAL:	\$480.00

City of Albuquerque Treasury
Date: 1/11/2013 Office: ANNEX
Stat ID: WS0000008 Cashier: TRSSIV
Batch: 1274 Trunc #: 7
Permit: 2013070405
Receipt Num 00087152
Payment Total: \$480.00
0900 APN Fee \$75.00
0901 Conflict Mgmt Fee \$20.00
0903 DRB Actions \$385.00
Check Tendered : \$480.00

SUNPORT BOULEVARD DESIGN OVERLAY ZONE

The Sunport Boulevard Design Overlay Zone is intended to provide specialized sign controls for the area surrounding Sunport Boulevard between Interstate 25 and Yale Boulevard. Except where different provisions are specified below, signs within this area shall comply with the General Sign Regulations (Section 40.E.) of the Zoning Code.

1. No off-premise signs are allowed. An existing off-premise sign may remain at any location for so long as the sign continues to be maintained at that location. A sign being replaced shall be considered an existing and maintained sign as long as the sign or its replacement is down for 60 days or less, and the new sign is of the same size, height, location and orientation of sign face.
2. On-premise signs shall meet the following standards:
 - a. Location:
 1. Signs shall be limited to wall signs and free-standing signs.
 - b. Number:
 1. One wall sign shall be permitted per facade per business.
 2. One free-standing sign shall be permitted per street frontage per premises, except on premises larger than 12 acres a second free-standing sign is permitted on any given street frontage greater than 1,500 linear feet.
 - c. Size:
 1. Except as noted below, the size of wall signs shall not exceed the following:

<u>For facade area of:</u>	<u>Allowable sign size:</u>
under 2,500 sq. ft.	12% of the facade area to which they are applied
2,500-5,000 sq. ft.	300 sq. ft.
5,001-7,500 sq. ft.	350 sq. ft.
7,501-10,000 sq. ft.	400 sq. ft.
10,001 sq. ft. and up	450 sq. ft.
 2. The size of wall signs can be increased by 30% over that allowed in 2.c.1., provided that they may not exceed 15% of the area of the facade to which they are applied, if there are no free-standing signs on the premises.
 3. The size of a free-standing sign shall not exceed 75 square feet.
 - d. Height:
 1. Height of a wall sign shall not exceed the height of the wall to which it is attached.
 2. Except as noted below, the height of a free-standing sign shall not exceed 12 feet.
 3. Within 200 feet of a moving through lane of Sunport Boulevard, one of the allowed free-standing signs may have a height not exceeding 26 feet or the height of the adjoining portion of Sunport Boulevard, whichever is greater, on premises over five acres in size.
 - e. Signs that are portable, fixed on a movable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or movable vehicles, or made easily movable in any manner are not permitted.
 - f. Signs located on rocks, trees or other natural features are not permitted.
 - g. Signs located on cooling towers, storage tanks, water towers, smokestacks, chimneys, or similar structures are not permitted.
 - h. No illuminated sign or any illuminated element of a sign may turn on and off or change in brightness except for time and temperature displays. No sign or any part of a sign may move or rotate.
 - i. The base of a free-standing sign shall be surrounded by a landscaped area of at least 36 square feet containing a minimum of 75% live plant material.

CITY of ALBUQUERQUE
EIGHTH COUNCIL

COUNCIL BILL NO. C/S R-453 ENACTMENT NO. 110-1992

SPONSORED BY: Alan B. Armijo

1 RESOLUTION
2 ADOPTING AND MAPPING THE SUNPORT BOULEVARD DESIGN OVERLAY
3 ZONE.

4 WHEREAS, the Council, the governing body of the City, has the authority
5 to adopt plans for physical development within the planning and platting
6 jurisdiction of the City, as authorized by New Mexico statutes and by the City
7 Charter as allowed under home rule provisions of the New Mexico Constitution;
8 and

9 WHEREAS, Sunport Boulevard, the planned arterial street running directly
10 between I-25 and the Albuquerque International Airport, will be one of the most
11 important street segments in Albuquerque, equally important to Coors Boulevard
12 where the City does not allow off-premise signs and has special limitations as
13 to on-premise signs; and

14 WHEREAS, this short arterial street will become a major entrance to
15 Albuquerque, and its appearance as well as the appearance of the City from it
16 will be of the greatest importance to Albuquerque; and

17 WHEREAS, the present sign regulations are so permissive as to potentially
18 cause major damage to views along this road; and

19 WHEREAS, although land along this route is largely vacant to date,
20 development in the near future can be anticipated; and

21 WHEREAS, the alignment for the new section of Sunport Boulevard,
22 established by Enactment 167-1991, should be protected by sign controls to
23 disallow off-premise signs and to limit on-premise signs within the Sunport
24 corridor; and

25 WHEREAS, the Environmental Planning Commission has recommended a
26 Design Overlay Zone regulation...

Underscored Material - New
[Bracketed Material] - Deletion

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WHEREAS, the Environmental Planning Commission recommendation included revised sign regulations for the Sunport Corridor and extension of the boundary to include property west of I-25; and

WHEREAS, the impending construction of Sunport Boulevard is a changed condition which justifies this overlay zoning.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

That the area shown on the attached Exhibit 1, "Sunport Design Overlay Zone Boundary," is zoned with the Design Overlay Zone in addition to the previously mapped zones, and the regulations which apply as a result of this overlay zone are those specified on the attached Exhibit 2, "Sunport Design Overlay Zone," both of which exhibits are made a part hereof.

Underscored Material - New
[Bracketed Material] - Deletion

1 PASSED AND ADOPTED THIS 3th DAY OF August, 1992.
2 BY A VOTE OF 8 FOR AND 0 AGAINST.

3 Yes: 8
4 Excused: Armijo

5
6 Pauline K. Gubbels
7 Pauline K. Gubbels, President
8 City Council

9 APPROVED THIS 12th DAY OF August, 1992.

10
11
12 Louis E. Saavedra
13 Louis E. Saavedra, Mayor
14 City of Albuquerque

15 ATTEST:
16 [Signature]
17 City Clerk

Underscored Material - New
[Bracketed Material] - Deletion

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DESIGN GUIDELINES

The purpose of these Design Guidelines is to provide a framework to assist developers and designers to understand the Owner's goals and objectives for high quality development. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for Sunport Park. These standards are to be used as a supplement to the City of Albuquerque Comprehensive City Zoning Code and other pertinent City ordinances. These standards shall apply to all properties within Blocks 4A and 4B of the Sunport Park. Current zoning is IP. Plans must meet or exceed IP zoning requirements.

LANDSCAPE CONCEPT

The development of an overall landscape concept will establish a framework that unifies the individual sites within the Sunport Park. To achieve a totally unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. The landscape concept and the selection of the proper plant materials are extremely important as strong unifying elements for the project. These standards are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance and landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

The following are minimum standards for the development of specific site landscape plans:

REQUIREMENTS

Each individual lot owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way.

A minimum of 20 percent of the site area (minus the building square footage) shall be devoted to landscape materials with an emphasis placed on areas with streetside exposure.

Seventy-five percent of the required landscape area shall be covered with living vegetative materials. The area and percentage is calculated based on the mature canopy size of all plant materials.

All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, shredded bark, or similar material which extends completely under the plant material.

Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers shall be either 6" x 6" concrete, brick (side by side), or 1/8" x 4" steel construction.

To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten parking stalls with no stall being more than 85 feet from a tree.

Seventy-five percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least twenty-five feet.

A landscape strip of no less than 10 feet shall be maintained between a parking area and the street right-of-way.

Minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper, or be 10 to 12 feet in height; shrubs and groundcovers shall be a one gallon container; and, turf grasses shall be capable of providing complete ground coverage within one growing season after installation.

An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.

All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds through the use of pervious filter material.

Landscaped areas shall be a minimum of 36 s.f., and the minimum dimension shall be 4'.

SUGGESTIONS

A maximum of 20 percent of the provided landscape area may be covered with turf grasses. Areas of turf should be located at prominent visual points to create view corridors into specific sites.

The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale, or form to highlight these areas.

PLANT PALETTE

The plant materials for this project were selected based on qualities such as, cold hardiness, fast growth rate, minimal maintenance requirements, water conservation, aesthetic appeal, etc.

Street Trees

Fraxinus spp.
Gleditsia spp.
Picea pungens
Pinus nigra
Pinus sylvestris

Ash varieties
Honey locust varieties
Blue Spruce
Austrian Pine
Scotch Pine

peter butterfield architect

• 505 332 9323 • fax 212 0901 • 13013 Glenwood Hills Ct. NE • Albuquerque New Mexico 87111 •

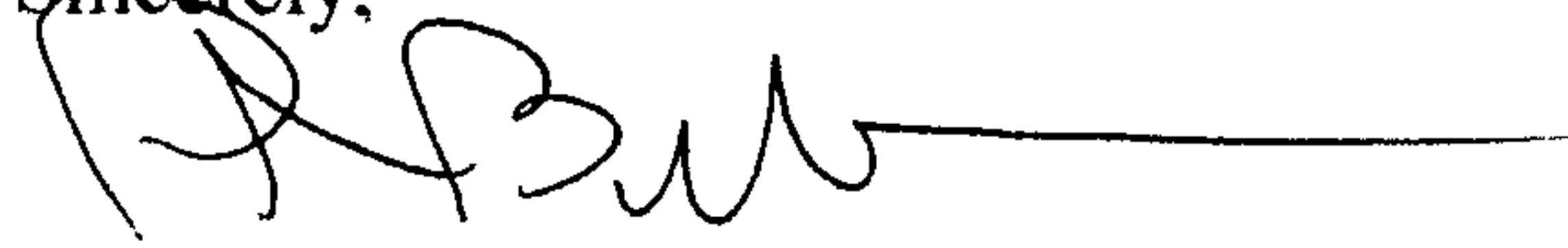
February 12, 2013

To Whom It May Concern:

We are submitting plans to DRB for a site plan for building permit as directed by the Sunport Park Blocks 4-A and 4-B Site development Plan for subdivision (file # DRB-96-131).

The proposed project is a four story eighty-eight unit limited service hotel approximately sixty-one thousand square feet. The existing zoning is I-P. All elements of the site plan and building elevations meet the requirements of the Sunport Boulevard Design Overlay Zone and the Sunport Park Blocks 4-A and 4-B Site development Plan for subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Butterfield', followed by a horizontal line extending to the right.

Peter Butterfield, Architect



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009344

TO: Application No. 13 DRB -70405

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

3/27/13

NEXT HEARING DATE: _____

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Revised grading plan, site distance exhibit per Nilo, letter explaining changes

CONTACT NAME:

Peter Butterfield

TELEPHONE:

332 9323

EMAIL:

PeterButterfield@Q.com

March 22, 2013

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

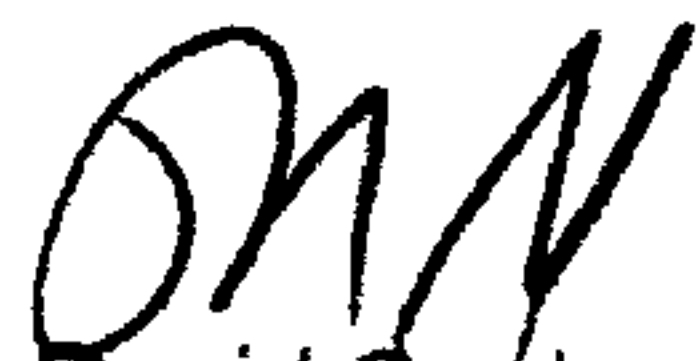
**RE: Revisions
Hampton Inn at Sunport
PROJECT # 1009344
Albuquerque, New Mexico**

Dear Mr. Cloud:

Rio Grande Engineering has resubmitted the grading plan based upon DMD request not to have walls within easement and allowance to recontouring the area. Wilford Gallegos concurrence email is pending and will be forwarded upon receipt. We have added supplemental site distance exhibits to demonstrate the existing clear sight distance triangles shown on site plan are adequate. A note has been placed on the landscape plan addressing the restriction of plants 3-8' within the clear sight areas. Rather than submit new plans, we will include the revised landscape plan and grading plan within the mylars presented at the hearing.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009344

TO: Application No. 13 DRB - 70405

ALL MEMBERS

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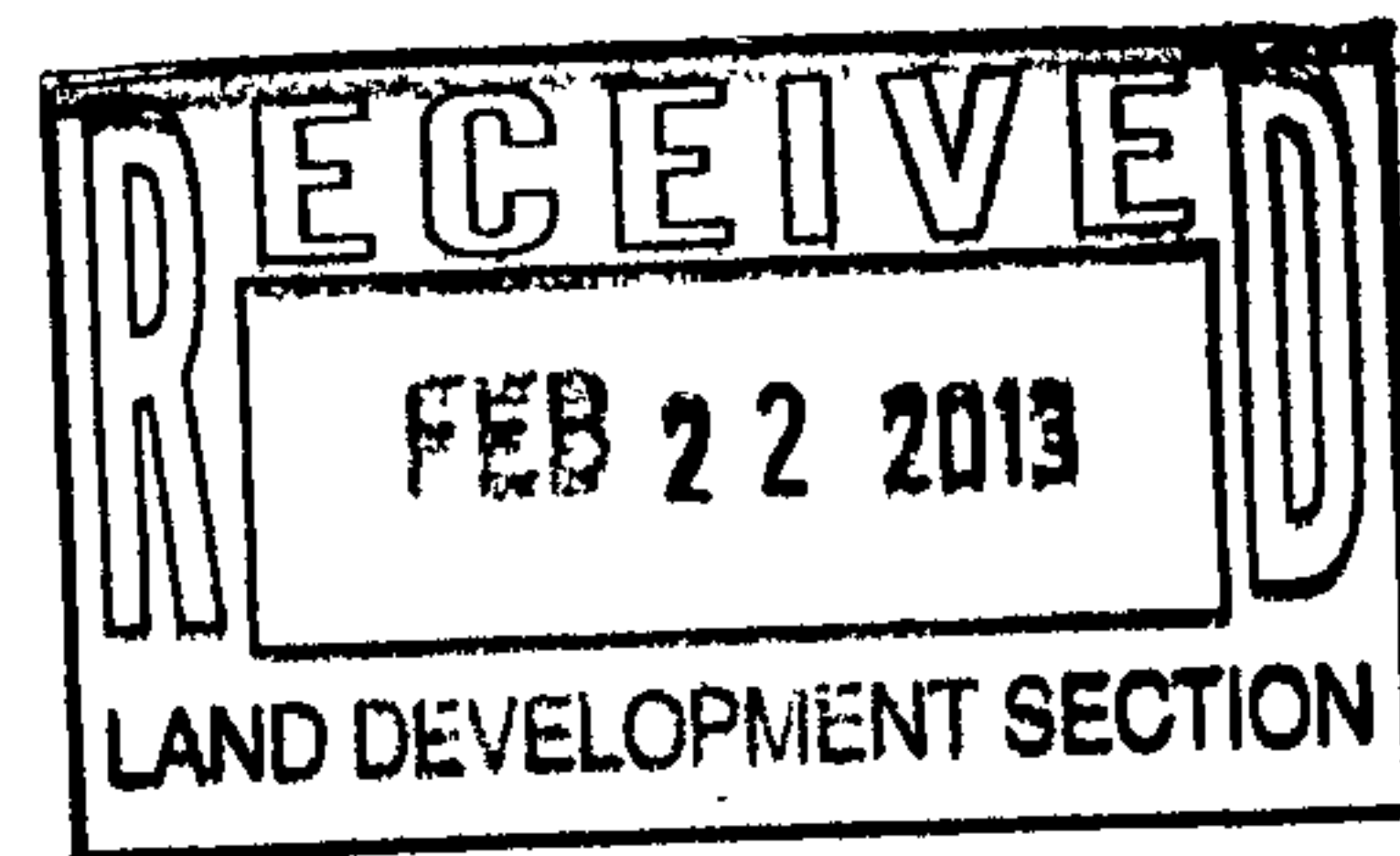
NEXT HEARING DATE: 3-6-13

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Reduced size of building, ^{modified} increased on site

parking. Replaced sheets A1 - site plan, landscape plan, grading

plan, building elevations, site utility plan



CONTACT NAME: Peter Butterfield

TELEPHONE: 332 9323 EMAIL: PeterButterfield@Q.com

peter butterfield architect

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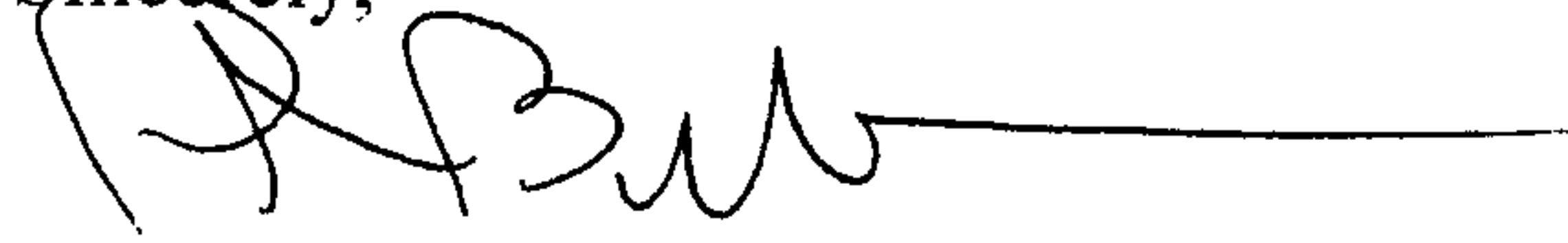
February 12, 2013

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Sincerely,

A handwritten signature in black ink, appearing to read 'P. Butterfield', followed by a horizontal line extending to the right.

Peter Butterfield, Architect

Jack W. Cloud

From: Turner, Jonathan C.
Sent: Tuesday, March 05, 2013 12:07 PM
To: Jack W. Cloud; David A. Kilpatrick
Subject: Zoning comments for DRB Hearing- 3/6/13

Project #1009344
13DRB-70405

Reviewed- The Traffic Engineer's approval of 5 on-street parking spaces and with 86 off-street parking spaces provided on site complies with the *off-street parking* requirements of the Zoning Code section 14-16-3-1.

The height of the proposed building as shown complies with the 45 degree angle plane requirements of the IP zone 14-16-2-19(C)(1)

Jonathan Turner
Senior Zoning Enforcement Inspector
600 2nd St NW Suite 500
Albuquerque, NM 87102
(505)924-3457
(505)924-3967 fax



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009344

TO: Application No. 13 DRB -70405

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 3-20-13

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: modified site plan, added site details,
modified landscape plan, grading plan, and landscape
details

CONTACT NAME: Peter Butterfield

TELEPHONE: 332 9323 EMAIL: PeterButterfield@Q.com

PROJECT

1009344

App #

Action

Date

13-70405

OBP

2-6-13
