

January 30th, 2026

Development Facilitation Team
Aloft Hotel
UNIVERSITY BLVD SE
Albuquerque, NM 87106

**RE: DFT – SITE PLAN ADMINISTRATIVE
ALOFT HOTEL AT UNIVERSITY BLVD SE
PARCEL 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARKSUBDIVISION (REPLAT OF PARCEL
2A, SUNPORT PARK) CONT 1.0347 AC
IDO ZONE ATLAS PAGE M-15-Z**

Development Facilitation Team,

Tierra West LLC respectfully submits this application requesting DFT – Site Plan Administrative review and approval for the proposed Aloft Hotel located on University Blvd SE in Albuquerque, New Mexico. The subject property is legally described as Parcel 2-A-2, Plat of Parcels 2A1 and 2A2, Sunport Park Subdivision (Replat of Parcel 2A, Sunport Park), containing approximately 1.0347 acres. The proposed development is consistent with the applicable zoning, overlay requirements, and development standards established by the Integrated Development Ordinance (IDO) and other adopted City regulations.

Planning Context

The subject site is zoned Non-Residential – Business Park. The purpose of the NR-BP zone district is to accommodate wide range of non-residential uses such as offices, commercial, research, and other high-intensity uses. There are parcels zoned NR-BP Park to the north, NR-SU to the east, and NR-GM to the south and west. See Figure 1: Zoning.

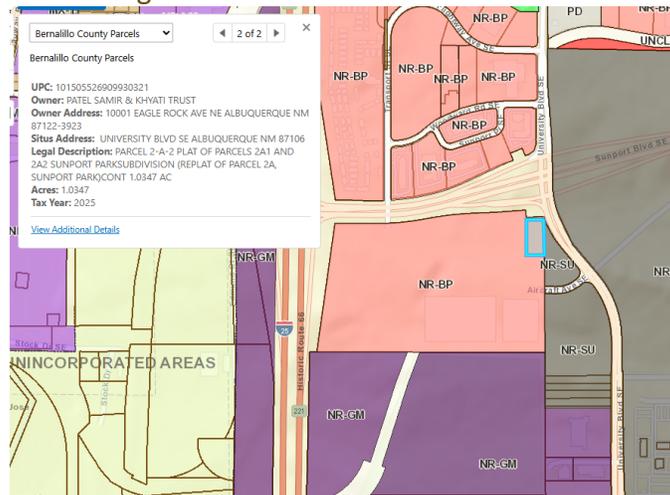


Figure 1: Zoning

The site is currently vacant. To the south of the site is bound by a golf course, to the north on the other side of Sunport BLVD SE is a mixed combination of Commercial Services which serve as hotels highlighted in pink, multi-family housing highlighted in orange, and Industrial which serve as both manufacturing and distribution centers highlighted in purple. West of the site in the beige are unincorporated areas, see Figure 2: Land Use

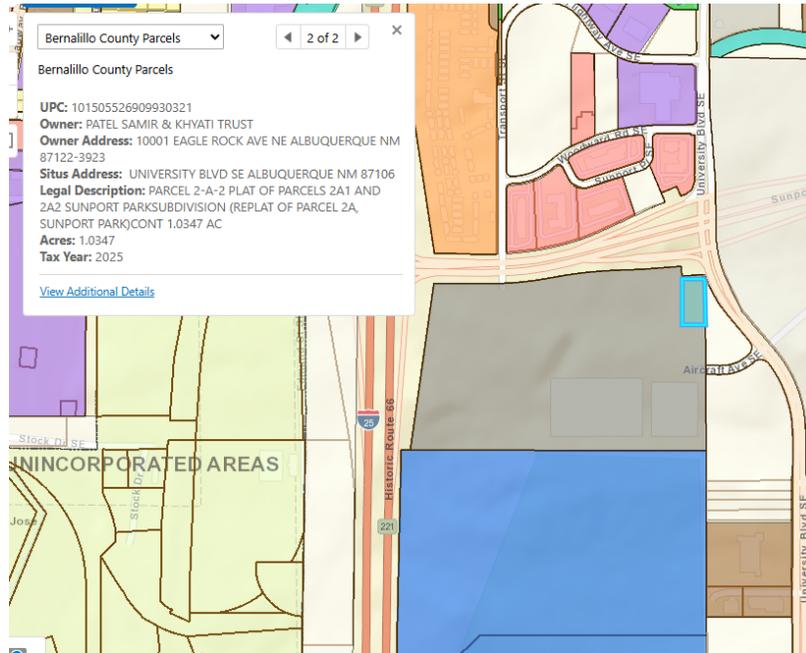


Figure 2: Land Use

The subject site is within the Airport Protection Overlay Zone (APO) (IDO Subsection 3-3). Within the APO the site is located within the Noise Contour Sub-area Day-night Noise Level 65 DNL. The proposed Aloft Hotel serves as permissive use as listed under IDO Table 3-3-2: Permissive Uses between the 65 DNL and 75 DNL contours of the APO Noise Contour Sub-area, and under IDO, see Figure 3: APO.

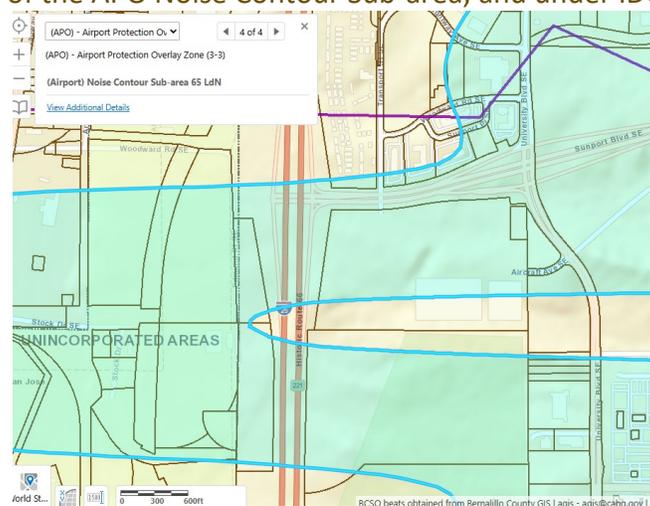


Figure 3: APO 65 LdN Overlay

The site is currently located within a landfill buffer area Sensitive lands include landfill gas buffer areas, which comprise closed or operating landfills and the areas of potential landfill gas migration surrounding them. Development within landfill gas buffer areas, as established by Interim Guidelines for Development within City Designated Landfill Buffer Zones of the City Environmental Health Department and as shown on the Official Zoning Map, shall follow the Interim Guidelines to mitigate health hazards due to methane and other byproduct gases. All development within a landfill gas buffer requires a Landfill Gas Mitigation Approval pursuant to Subsection 14-16-6-4(S)(5) to ensure that potential health and safety impacts are addressed. We have coordinated our landfill gas mitigation plans with the City Environmental Health Department and have received approval for our proposed mitigation plans.

6-5(G)(3) Review and Decision Criteria

An application for Site Plan – Administrative shall be approved if it meets all of the following criteria:

6-5(G)(3)(a) The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

This request complies with all applicable standards in IDO, DPM, and other City Regulations.

6-5(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.

The applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.

6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.

The subject site is not within an approved Master Development Plan and meets IDO standards applicable to the Non-Residential – Business Park zone districts the subject property is in.

6-5(G)(3)(d) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.

The subject site is not within an approved Framework Plan; however, the Site Plan meets applicable IDO standards regarding the APO requirement that land use and development at or around public airport facilities comply with FAA (Federal Aviation Administration) regulations according to IDO section 3-3(A) and NR-BP district standards according to IDO section 2-5(B0(3)).

Conclusion

Based on the applicable review criteria outlined in **IDO Section 6-5(G)(3)**, the proposed Aloft Hotel complies with all relevant IDO standards, infrastructure requirements, and overlay provisions. Tierra West LLC respectfully requests approval of the **DFT – Site Plan Administrative** application. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Lozoya', with a long horizontal flourish extending to the right.

Sergio Lozoya
Senior Planner

JN: 2021133