



February 17th, 2026

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

RE: SENSITIVE LANDS ANALYSIS FOR PARCEL 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARKSUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PARK) CONT 1.0347 AC

Dear Development Facilitation Team

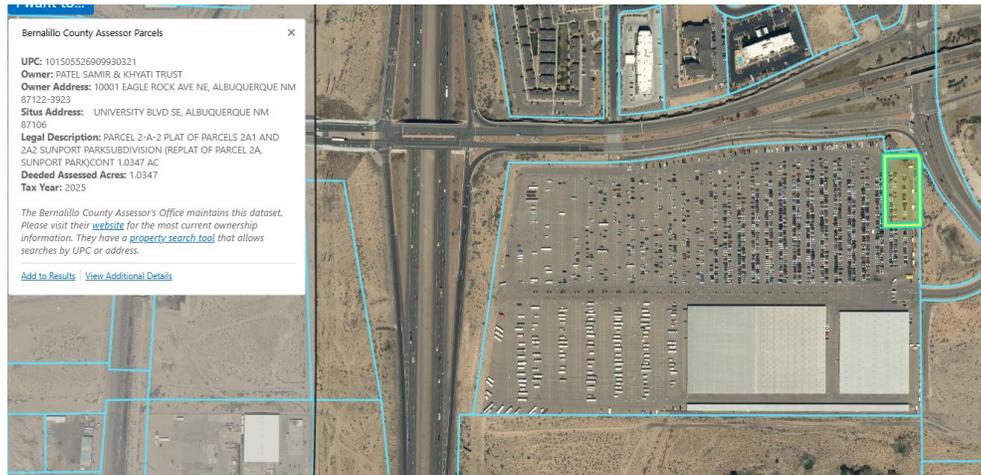
This report outlines the constraints identified within the proposed Site Plan – Administrative application. The subject site is located on University Blvd, south of Sunport Blvd and is legally described as PARCEL 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARKSUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PARK) CONT 1.0347 AC (the subject site).

The subject site is zoned Non-Residential – Business Park and is currently vacant and has been previously developed. The subject site was previously part of an existing overnight car park. The site was subdivided into two parcels for the intent of future development of the proposed hotel.

Tierra West, LLC has performed a Sensitive Lands Analysis Report land, documenting the below:

Item:	Presence:	Commentary:
Floodplains and Flood Hazard	Area of minimal flood hazard.	The site is an area with minimal flood risk.
Steep Slopes	None	The overall site is not in an area with steep slopes
Unstable Soils	None	Based on USDS Web Soil Survey Data, the site soils are mainly sandy.
Wetlands (Constant supply of water)	None	No areas of standing water are present on site.
Arroyo	None	No Arroyos were identified.
Irrigation Facilities	None	No irrigation facilities were identified.
Escarpment	None	No areas of escarpment were identified.
Large stands of mature trees	None	No trees present.
Archeological sites	None	No archaeological issues have been uncovered.

The sensitive lands analysis has found that none of the above features have been determined to constrain the development of the site. Additionally, none of the above features have been determined to be present on this site.



If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Sergio Lozoya
Sr. Planner

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sl/RRB