
SUNDRAM LTD DBA BAYMONT INN & SUITES

2601 Mulberry St SE, Albuquerque, NM 87106 | 505-400-9128 | devanbp@gmail.com

July 1, 2020

Jay Rodenbeck or Maggie Gould
Planning Department
City of Albuquerque
600 2nd St NW
Ground Floor
Albuquerque, NM 87102

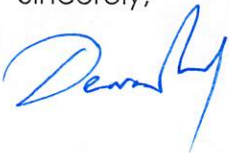
Dear Jay Rodenbeck or Maggie Gould:

Enclosed is the application for Administrative Review of the site 2601 Mulberry St SE. I'm requesting to replace the current chain link fence (6 feet height) with wrought iron fence with same height (6 feet). My request is based on the fact that chain link fence is hard to maintain with homeless people breaking into the property.

Add a missing unidirectional Ramp per COA Std. Dwg. 2426 and Sidewalk per COA Std. Dwg 2430, to Tie to Existing Sidewalk on the south side of the entrance on the north side of the property.

The staff was not able to find the notice of decision on the previous Administrative amendment.

Sincerely,



Devan Patel



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: DEVAN PATEL Owner SUDRAM LTD dba BAYMONT INN		Phone: 505-400-9128
Address: 2601 MULBERRY ST SE		Email: devanbp@gmail.com
City: ALBUQUERQUE	State: NM	Zip: 87106
Professional/Agent (if any): N/A	Phone:	
Address:	Email:	
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

site plan!
 Administrative Amendment to replace chainlink fence with wrought iron fence 6' HEIGHT + 4" spacing on fence. Add ramp + sidewalk[#] miting on Noert entrance

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: TRACT A	Block:	Unit:
Subdivision/Addition: KIRTLAND Addition Unit 1	MRGCD Map No.:	UPC Code: 101505511346521403
Zone Atlas Page(s): M-15-Z	Existing Zoning: SU-1 / MX-L	Proposed Zoning: N/A
# of Existing Lots: N/A	# of Proposed Lots: N/A	Total Area of Site (acres): 1.9313 Acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **2601 MULBERRY ST SE** Between: **I-25** and: **GIBSON**

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

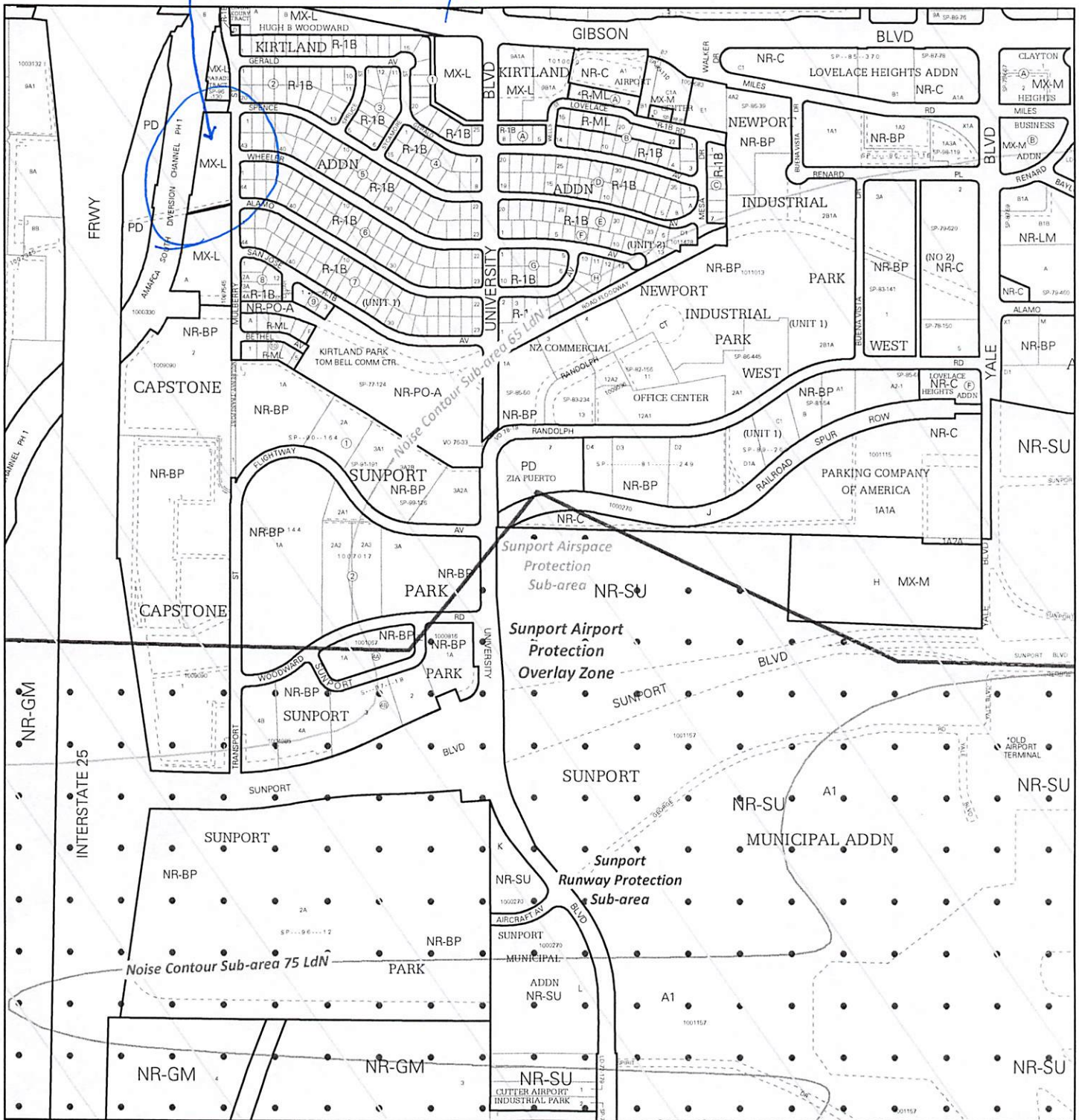
Signature: <i>Devan Patel</i>	Date: 7-1-20
Printed Name: DEVAN PATEL	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2020-00555	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project # PR-2020-004067

SITE "2601 MULBERRY ST SE"

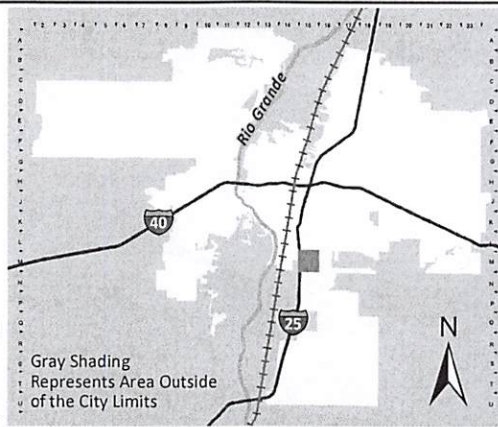


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
M-15-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside
of the City Limits



0 250 500 1,000
Feet

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO


- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.


ALTERNATIVE SIGNAGE PLAN

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - Sign Posting Agreement

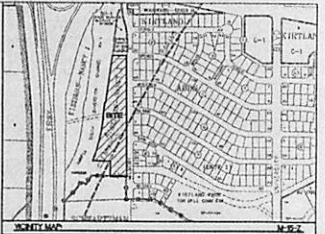
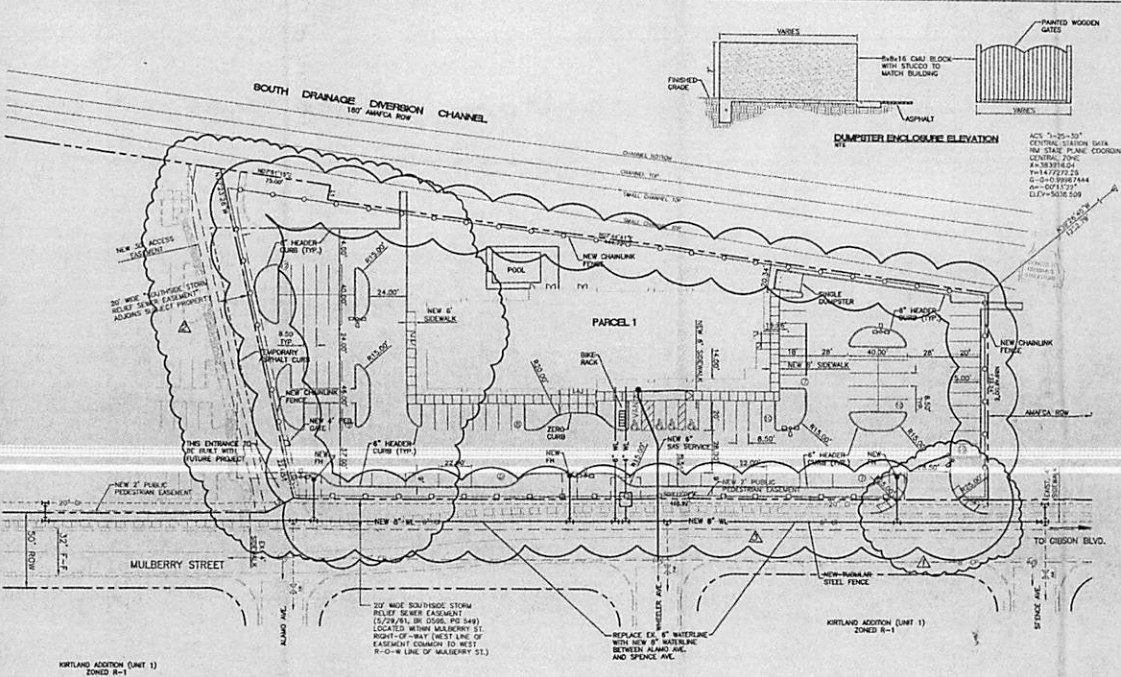
I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 	Date: 7-1-20
Printed Name: DEVAN PATEL	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers	
	-	
	-	
	-	
Staff Signature:		
Date:		

SUBMITTAL As Is



LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- CASEMENT
- PROPOSED SIDEWALK
- PROPOSED 20' HIGH LIGHTS
- PROPOSED 18' HIGH LIGHTS
- NEW FIRE HYDRANTS

SITE DATA-PARCEL 1 (RED ROOF INN) PARCEL 1

PROPOSED USAGE:	HOTEL
LOT AREA:	84,128 SF (1,913 ACRES)
BUILDING AREA:	12,439 SF 1ST FLOOR (11,926 SF 2004)
BUILDING TYPE:	V-1
PARKING/DRIVEWAY:	46,132 SF 6
LANDSCAPE AREA:	81,507 SF 6
LANDSCAPE REQUIRED:	10,384 SF 6
PARKING PROVIDED:	80 SPACES
PARKING REQUIRED (V/UNT):	74 SPACES
HC PARKING PROVIDED:	4 SPACES
HC PARKING REQUIRED:	1 SPACE (VA ACCESSIBLE)
FLOOR/AREA RATIO:	0.17

LINE TABLE

LINE	LENGTH	BEARING
11	8.53	S79°40'45"E
12	20.72	S72°58'27"E



GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

- PROJECT DATA**
- EXISTING LIGHTING IS METAL HALIDE MULTI-VAPOR LAMPS ON 18' HIGH POLES NEAR RESIDENTIAL LAMPS ON 20' HIGH POLES TOWARDS THE WEST OF THE PROJECT THROUGH THE PARKING LOT.
 - BUILDING ELEVATIONS AND SIGNAGE WILL BE SUBMITTED TO EPIC ONCE THE ZONE CHANGE IS APPROVED. APPROXIMATE HEIGHT OF HOTEL BUILDING WILL BE 3 STORY AND 54' HIGH.
 - LANDSCAPING:** ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBMISSION PURPOSES WILL BE REQUIRED AS AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED PARCEL 1 THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WASTE DISBURSANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - AN ENCROACHMENT AGREEMENT FOR LANDSCAPING WILL BE SUBMITTED TO PARCO FOR FINAL APPROVAL.
 - SEE LANDSCAPE PLAN FOR LIMITS OF LANDSCAPING.
 - NO STANDARD, GENERAL FRANCHISE DESIGN BUILDING ELEVATIONS ARE PERMITTED.
 - NO FREESTANDING CELL TOWERS OR SIMILAR ANTENNAE ARE ALLOWED. ANTENNAE SHALL BE INTEGRATED INTO BUILDING ARCHITECTURE.
 - ALL SITE PLANS FOR BUILDING PERMIT MUST BE APPROVED BY EPIC.

- A TRANSPORTATION MANAGEMENT PLAN FOR PARTICIPATION IN A TRANSPORTATION MANAGEMENT ASSOCIATION, CONTAINING SEVERAL ELEMENTS APPLICABLE TO A HOTEL DEVELOPMENT, SHALL BE APPROVED BY THE TRAFFIC DEPARTMENT.
- ALL SIGNS SHALL HAVE INDIVIDUALLY LIT LETTERS OR BACKLIT LOGOS. NO OTHER BACKLIT LOGOS, PLASTIC OR FABRIC SIGNS WILL BE PERMITTED.
- ANY DAMAGED AREAS OF THE EXISTING SIDEWALK SHALL BE REPLACED TO ENSURE A UNIFORM SURFACE WITH THE NEW V SIDEWALK TRAIL.
- NO ARCHITECTURAL ELEMENTS, LANDSCAPING OR SLOPES GREATER THAN A 1:6 SLOPE SHALL OCCUR WITHIN 2' OF THE EDGE OF A PUBLIC CASEMENT.

ADMINISTRATIVE DEVELOPMENT PLAN ASSIGNMENT

FILE NO. *20-011*

Approved by [Signature]

2/1/12

PLANNING DIVISION, P.E. 1788

CASE NUMBER Z- 98-14

This plan is submitted with the specific site development plan for submission purposes developed by the Environmental Planning Commission (EPC) and that the findings and conditions in the Official Index, Notification of Decision have been complied with.

All items also require review and approval by the Environmental Planning Commission.

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	Date
Parks and Recreation	Date
Public Works, Water Utilities Division	Date
City Engineer, Engineering Division / AAAPCA	Date
APPROVAL AND CONDITIONAL ACCEPTANCE is so specified by the Development Process Manual.	
City Planner, Albuquerque / Bernolito	Date
City Planning Division	
PLN2 (10708) 4/98	

SOLID WASTE DATE

ENGINEER'S SEAL	RED ROOF INN	DATE
	AMENDED SITE PLAN FOR BUILDING PERMIT	8/1/12
		2634542.DWG
		SHEET 7
		5 OF 9
		JOB # 890314

TRINIDAD HENRY, LLC
8009 JEFFERSON AVE
ALBUQUERQUE, NEW MEXICO 87113
(505)908-3100

RONALD E. BOHANNAN
P.E. 1788

AREA / PROPERTY LINE MARKED WITH EXISTING CHAINLINK FENCE TO BE REPLACED WITH WROUGHT IRON FENCE 6' HEIGHT.

PROJECT DATA

- EXISTING LIGHTING IS METAL HALIDE MULTI-WATT LAMPS ON 15' HIGH POLES NEAR RESIDENTIAL LAMPS ON 20' HIGH POLES TOWARDS THE WEST OF THE PROJECT THROUGH THE PARKING LOT.
- RELANDSCAPING: BUILDING ELEVATIONS AND SIGNAGE WILL BE SUBMITTED APPROXIMATE HEIGHT OF HOTEL BUILDING WILL BE 3 STORY AND 54' HIGH.
- LANDSCAPING: ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL BE REQUIRED FOR AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED PARCEL. THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WASTE WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- AN ENCROACHMENT AGREEMENT FOR LANDSCAPING WILL BE SUBMITTED TO AMCA FOR FINAL APPROVAL.
- SEE LANDSCAPE PLAN FOR LIMITS OF LANDSCAPING.
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- ANY CHANGED AREAS OF THE EXISTING SIDEWALK SHALL BE REPLACED TO ENSURE A UNIFORM SURFACE WITH THE NEW & ASPHALT TRAIL.
- NO ARCHITECTURAL ELEMENTS, LANDSCAPING OR SLOPES GREATER THAN A 1% SLOPE SHALL OCCUR WITHIN 2' OF THE EDGE OF A PUBLIC EASEMENT.

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EXISTING
- PROPOSED SIDEWALK
- PROPOSED 20' HIGH LIGHTS
- PROPOSED 15' HIGH LIGHTS
- NEW FIRE HYDRANTS

SITE DATA - PARCEL 1 (RED ROOF INN) PHASE 1

PROPOSED USAGE: HOTEL
 LOT AREA: 84,136 SF (1,913 ACRES)
 BUILDING AREA: 13,499 SF (310 ACRES)
 BUILDING TYPE: V-1
 PARKING/SURFACE: 49,132 SF #
 LANDSCAPING AREA: 21,540 SF #
 LANDSCAPING REQUIRED: 10,984 SF #
 PARKING PROVIDED: 80 SPACES
 PARKING REQUIRED: 74 SPACES
 HO PARKING PROVIDED: 4 SPACES
 HO PARKING REQUIRED: 1 SPACES
 FLOOR/AREA INCH: 6:17

GRAPHIC SCALE
 30 15 0 15 30
 SCALE: 1" = 30'

REVISIONS

DATE	DESCRIPTION	BY
01/10/14	REMOVE EXISTING SIGN AND CHANGE SIGN TO SIGNAGE PER NEW PLAN	EPIC
01/10/14	ADD ACCESS DRIVE TO SURFACE PARCELS 1, 2 AND 4	EPIC
01/10/14	CHANGE ENTRANCE AND SITE OF SIGNAGE PER NEW PLAN	EPIC

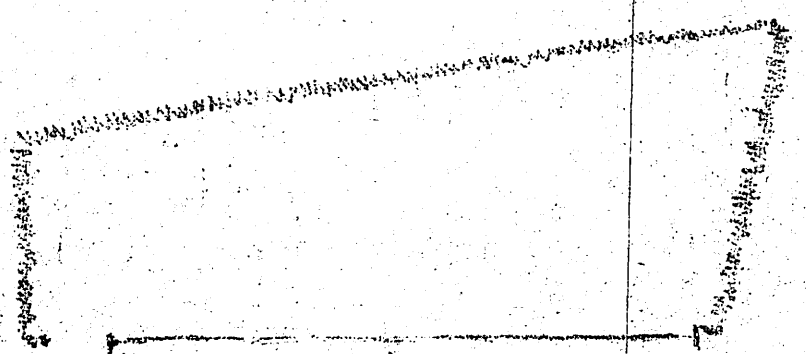
RED ROOF INN
 AMENDED SITE PLAN FOR BUILDING PERMIT
 SHEET # 5 OF 9
 YVESIRA HWY, LLC
 8308 JEFFERSON RD
 ALBUQUERQUE, NEW MEXICO 87113
 505/968-3100
 JOB # 890304



WROUGHT IRON FENCE ILLUSTRATION

SIDEWALK per COA Std. Dwg. 2430 and RAMP per COA Std. Dwg. 2426, TIE TO EXISTING SIDEWALK.

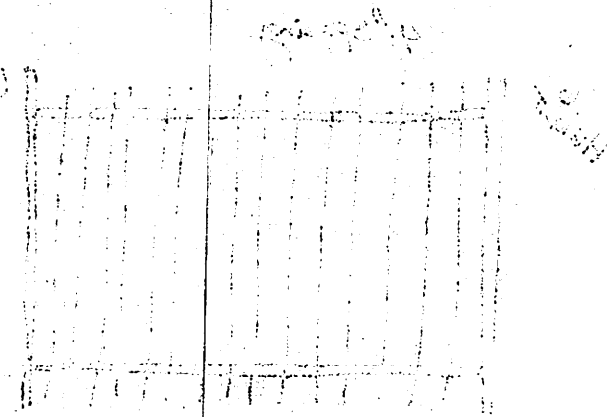
WITH PROPOSED IRON FENCE & WINDMILL
 AFTER PROPOSED LINE WINDMILL WITH EXISTING CHAINLINK FENCE TO BE REMOVED



ADJACENT TO
 CHAINLINK FENCE

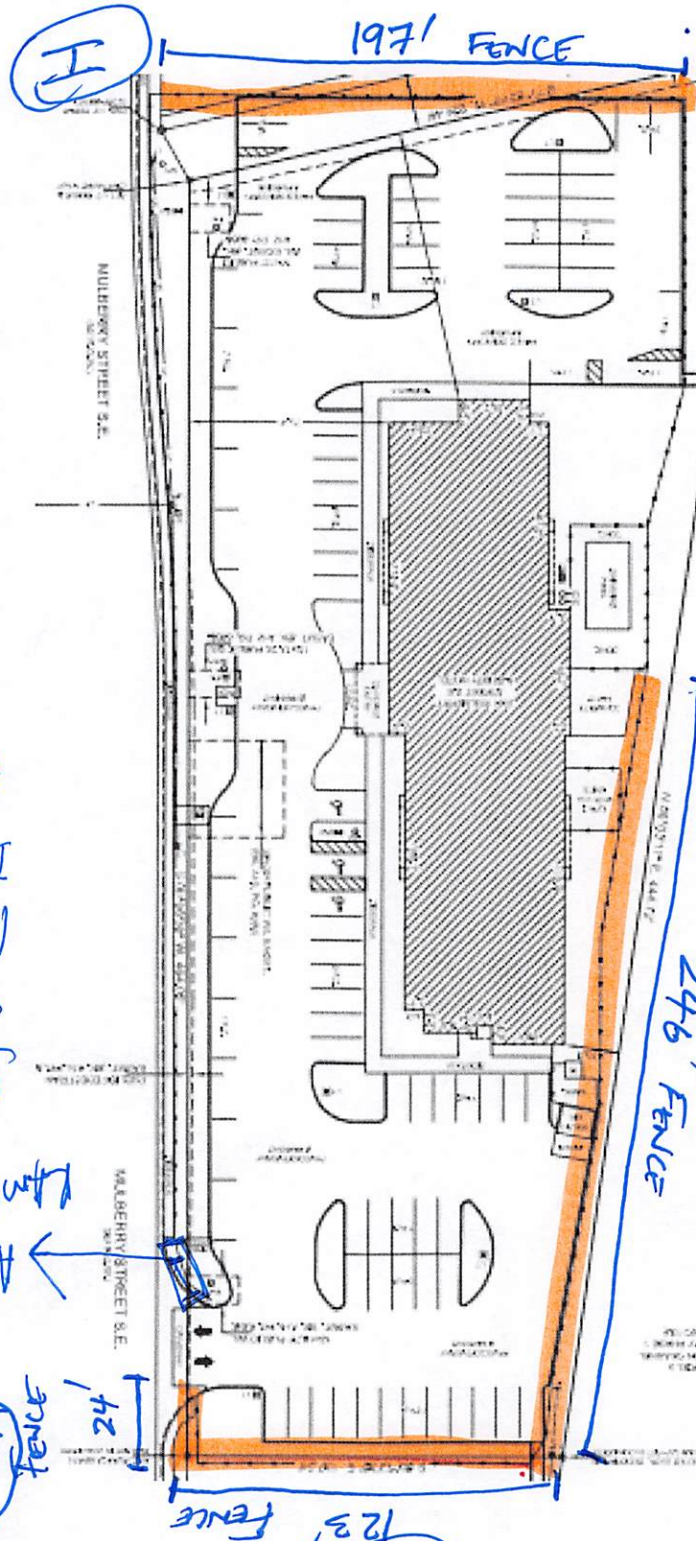
EXISTING WINDMILL
 IRON FENCE

ADJACENT TO
 CHAINLINK FENCE
 CHAINLINK FENCE
 CHAINLINK FENCE
 CHAINLINK FENCE



EXISTING WINDMILL
 IRON FENCE

HIGHLIGHTED AREA IN ORANGE HAS EXISTING 6' CHAIN LINK FENCE + WILL BE REPLACED WITH 6' WROUGHT IRON FENCE WITH 4" SPACING.



EXISTING SIDEWALK.
 Dwg 2426, Tie To
 Ramp per COA Std.
 Std. Dwg 2430 and
 Sidewalk per COA

Ramp + Sidewalk 4'
 Add Unidirectional

6' HEIGHT ALL
 fence

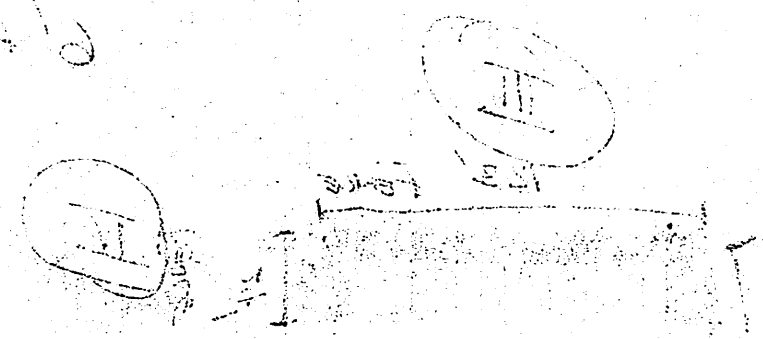
IV

III

II

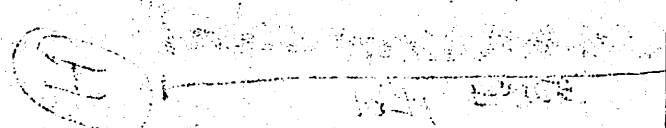
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