



PLAN SNAPSHOT REPORT IIA-EXT-2026-0001 FOR CITY OF ALBUQUERQUE

Plan Type: IIA Extension	Project: PR-2021-005746 (PR-2021-005746)	App Date: 02/11/2026
Work Class: IIA Extension	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Project is seeking an IIA extension for the property as starting construction of the project was delayed. The owner of the property was finishing other projects concurrently and will begin construction in the next few months. This 1-year extension will allow relocation and hotel to be constructed.

Parcel: 101706233314940107 Main	Address: 5910 Jefferson St Ne Main Albuquerque, NM 87109 <hr/> 5910 Jefferson St Ne Albuquerque, NM <hr/> 5910 Jefferson St Ne Albuquerque, NM 87109	Zone:
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Owner/Developer Deepesh Kholwadwala 4875 Pan American Freeway Albuquerque, NM 87109 Business: (505) 238-9381 Mobile: (505) 238-9381	Agent Luke P Soule 15 Frost Rd Frost Rd Sandia Park, NM 87047 Business: (505) 503-5639	Applicant Luke P Soule 15 Frost Rd Frost Rd Sandia Park, NM 87047 Business: (505) 503-5639	Engineer rio grande engineering david SOULE 9916 greene street albuquerque, NM 87114 Business: (505) 321-9099
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Plan Custom Fields

Linked DRC Number	Linked Preliminary/Final It is included. Plat or Site Plan	Existing Project Number(s) PR-2021-005746 SI-2023-01893
Proposed Zoning NR-BP	Number of Existing Lots1	Number of Proposed Lots 1
Total Area of Site in Acres 1.48565	Site Address/Street 5910 Jefferson Street NE	Site Location Located Between Streets Jefferson SE, The Lane at 25NE, and I-25
Case History	New Construction Completion Deadline Feb 11 2027 12:00AM	Do you request an interpreter for the hearing? No
Lot and/or Tract Number 1A1	Block Number 0000	Subdivision Name and/or Unit Number FRATERNAL ORDER OF POLICE
Legal Description LT 1-A-1 PLAT FOR LOTS 1-A-1 AND 1-B-1 FRATERNAL ORDER OF POLICE ADDITION (BEING COMPRISED OF LOTS 1-A AND 1-BFRATERNAL ORDER OF POLICE ADDITION) CONT 1.4572 AC	Existing Zone District NR-BP	Zone Atlas Page(s) E-17
Acreage 1.4572	Calculated Acreage 1.46141	Council District 4
Community Planning Area(s) North I-25	Development Area(s) Change	Current Land Use(s) 15 Vacant
Balloon Landing Preferred Area Within Balloon Landing Area	Pre-IDO Zoning District IP	Pre-IDO Zoning Description
Major Street Functional Classification 3 - urban minor arterial	FEMA Flood Zone X	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Luke_Soule_2/11/2026.jpg	02/11/2026 10:58	Soule, Luke		Uploaded via CSS

PLAN SNAPSHOT REPORT (IIA-EXT-2026-00001)

1. Submittal has been reviewed and is ready to be processed Renee Zamora 02/18/2026 16:52

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00078256	IIA Extension	\$350.00	\$350.00
	Technology Fee - Plan Review	\$24.50	\$24.50
Total for Invoice INV-00078256		\$374.50	\$374.50
Grand Total for Plan		\$374.50	\$374.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	03/04/2026	IIA Extension

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		02/18/2026 8:50	
Associate Project Number v.1	Generic Action		02/18/2026 8:50
Screen for Completeness v.1	Generic Action		02/18/2026 16:52
Verify Payment v.1	Generic Action		02/19/2026 8:15
Application Review v.1		02/19/2026 8:15	
DFT Meeting v.1	Hold Meeting	02/19/2026 8:15	02/19/2026 8:15
IIA Extension v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		

INFRASTRUCTURE IMPROVEMENTS AGREEMENT
(Procedure B-No Work Order)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS

Project Name: 5901 Jefferson Hotel
Project Number: ~~PR-2021-05746~~ 632479 *JH*

THIS AGREEMENT is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Jefferson 25 Land QOZB, LLC ("Developer"), a New Mexico Limited Liability Company [state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.], whose email address is Jeff@amcdevelopment.net, whose address is 500 Fourth Street NW Ste. 275 (Street or PO Box) Albuquerque, New Mexico (City, State), 87102 (Zip Code) and whose telephone number is 505-259-0991, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lot 1-A-1, Fraternal Order of Police Addition recorded on November 24, 2021, attached, pages 1 through 4, as Document No. 2021138745 in the records of the Bernalillo County Clerk, State of New Mexico (the "Developer's Property"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] Jefferson 25 Land QOZB, LLC ("Owner").

The Developer has submitted and the City has approved a preliminary plat or Site Plan identified as SI-2023-01893 describing Developer's Property ("Developer's Property").

5901 Jefferson Hotel JH
As a result of the development of the Developer's Property, the Integrated Development Ordinance ("I.D.O.") requires the Developer, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Developer's Property, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Plan.

2. Improvements and Construction Deadline. The Developer agrees to install and complete the public and/or private improvements described in the approved Infrastructure List ("Improvements"), to the satisfaction of the City, on or before the Construction Completion Deadline as shown in paragraph 6 at no cost to the City. Although the Improvements are required, they are below the threshold level to be governed by the Work Order process. Permits are to be obtained from the Municipal Development Department Construction Services Division for work in the City Right-of-Way.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Developer meets the requirements of this Agreement, the Construction Completion Deadline can



be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City’s Development Hearing Officer (“DHO”), unless the DHO grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority (“ABCWUA”) dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. The Developer agrees to comply with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pay the staking fees, testing fees, and other related City fees required for work in the City ROW.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the Improvements shall be performed by New Mexico Registered Surveyor. The City may monitor the construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey.

B. Construction Inspection Methods. Inspection of the construction of the Improvements shall be performed by a New Mexico Registered Professional Engineer with the ability to make in-person observations of the improvements. The City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports, and related data as required for project close out and a Certification of Substantial Compliance for the project to the City, which the City requires for review and approval. The City retains the right to perform its own general overall inspection of the construction project at any time prior to/and including final acceptance of the Improvements.

C. Field Testing. Field testing of the construction of the Improvements shall be performed by a certified testing laboratory under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. The City may monitor the field testing and the

Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review.

D. Additional Testing. The City retains the right to request additional testing which the City Engineer deems is necessary or advisable, and the Developer shall pay the cost for the additional testing.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Developer's Property, a financial guaranty is not required. If final plat approval is requested, the Developer must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's I.D.O. requirements, the Developer has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Loan Reserve Letter
Amount: \$68,577.73
Name of Financial Institution or Surety providing Guaranty:
Bank of Albuquerque
Date City first able to call Guaranty (Construction Completion Deadline):
May 9, 2026
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: July 9, 2026
Additional information: _____

7. Notice of Start of Construction. Before construction begins, the Developer shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Developer's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Chapter 2). If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Developer has provided to assure the materials and workmanship, as required by the I.D.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the

Developer will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat.

10. Reduction of Financial Guaranty Upon Partial Completion. The Developer shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Developer must follow the procedures and meet the requirements detailed in the DPM, Chapter 2.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Developer must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the I.D.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein. The indemnification required hereunder shall not be limited as a result of the

specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Developer's Property or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has entered into an Infrastructure Improvement Agreement with the City. Thereafter, if the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Developer shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City Legal Department on this form.

22. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the Owner must execute the Power of Attorney below.

DEVELOPER:

By [Signature]:

Name [Print]: Jeffrey J. Jesionowski

Title: Manager

Dated: 5-15-24

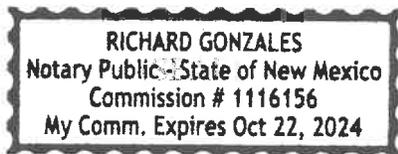
DEVELOPER'S NOTARY

STATE OF New Mexico)

) ss.

COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 15 day of May, 2024, by [name of person:] Jeffrey J. Jesionowski, [title or capacity, for instance, "President" or "Owner":] Manager of [Developer:] Jefferson 25 Land QOZB, LLC.



[Signature]
Notary Public
My Commission Expires: 10/22/24

CITY OF ALBUQUERQUE



FINANCIAL GUARANTY AMOUNT

April 23, 2024

Type of Estimate: I.I.A. Procedure B with FG -- Non Work Order

Project Description: Hotel at 5910 Jefferson Street NE
Project ID #: 632479 PR-2021-005746

Requested By: David Soule

Approved Estimate Amount: \$ 42,671.45

Contingency Amount: 10.00% \$ 4,267.15

Subtotal: \$ 46,938.60

PO Box 1293

NMGRT: 7.625% \$ 3,579.07

Subtotal: \$ 50,517.66

Albuquerque

Engineering Fee: 6.60% \$ 3,334.17

New Mexico 87103

Testing Fee: 2.00% \$ 1,010.35

Subtotal: \$ 54,862.18

www.cabq.gov

FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ 68,577.73

APPROVAL:

DATE:

Notes: This is a non work order IIA

ENGINEERS ESTIMATE OF PROBABLE COST FOR 5910 JEFFERSON
 UPDATED 04/23/2024

ITEM	DESCRIPTION	UNIT	unit cost	QUANTITY	TOTAL
ON-SITE PAVING					
801.055	EXST WL, 6"-14", w/FIT,REM&DISP	LF	8.15	205.00	\$1,670.75
701.010	TRCH, BF, F-15" SAS<8'	LF	27.18	205.00	\$5,571.90
801.003	8" WL PIPE W/O FIT	LF	58.21	216.00	\$12,573.36
801.059	NON PRESS CONN, w/FIT,WL	EA	2445.64	2.00	\$4,891.28
801.065	DI FIT, MJ, 4"-14" WL	LB	4.89	220.00	\$1,075.80
801.118	EXT FH, REM&REL	EA	1,222.82	1.00	\$1,222.82
801.114	FH. 41/2'	EA	4,987.24	1.00	\$4,987.24
801.081	6" GATE VLV	EA	1524.45	3.00	\$4,573.35
801.105	VLV BOX A	EA	846.19	3.00	\$2,538.57
				SUBTOTAL	\$39,105.07

ITEM	DESCRIPTION	UNIT		QUANTITY	
PROJECT MISC					
	SURVEY	%		1.43	\$559.20
	MOBILIZATION	%		4.26	\$1,665.88
	TRAFFIC CONTROL AN BARRICADING	%		3.43	\$1,341.30
					\$3,566.38

				TOTAL	\$42,671.45
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Approved as basis of financial guaranty, April 23, 2024



The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		Approval of Creditable Items:	Date
							Inspector	City Cnst Engineer		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA. Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER		DEVELOPMENT FACILITATION TEAM APPROVALS	
DAVID SOULE			
NAME (print)	03/15/24	<i>Whitney Rubin</i>	03/15/24
RIO GRANDE ENGINEERING			
FIRM	PLANNING - date		PARKS & RECREATION - date
<i>DMH</i>	03/15/24	<i>Ernest Amigo</i>	03/15/24
3/13/2024	TRANSPORTATION DEVELOPMENT - date		AMAFCA - date
	03/21/24	<i>DMH</i>	03/15/24
SIGNATURE - date	UTILITY DEVELOPMENT - date		CODE ENFORCEMENT - date
	03/21/24	<i>Shahab Biagar</i>	03/15/24
	CITY ENGINEER - date		HYDROLOGY - date
DESIGN REVIEW COMMITTEE REVISIONS			

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



LOAN RESERVE LETTER
May 14, 2024

City of Albuquerque
City Engineer
Planning Department
Plaza del Sol
600 2nd St NW
Albuquerque, NM 87102

RE: **Loan Reserve for Jefferson 25 Land QOZB, LLC**
City of Albuquerque Project No.: 632479
Project Name: Hotel at 5910 Jefferson Street NE – PR-2021-05746

To whom it may concern:

This is to advise the City of Albuquerque ("City") that, at the request **Jefferson 25 Land QOZB, LLC, BOKF, NA dba Bank of Albuquerque** ("Financial Institution") in **Albuquerque, NM**, holds as a loan reserve the sum of **Sixty-Eight Thousand, Five Hundred-Seventy-Seven Dollars and 73cents (\$68,577.73)** ("Loan Reserve") for the exclusive purpose of providing the financial guaranty which the City requires **Jefferson 25 Land QOZB, LLC** ("Developer") to provide for the installation of the improvements which must be constructed at **5910 Jefferson Street NE**, Project No. **632479** ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Integrated Development Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Developer, which was recorded on May 20 2024, 2020 in the records of the Clerk of Bernalillo County, New Mexico in Book Mist. 202403103 pages 1 to 14 ("Agreement").

1. **Reduction of Reserve.** If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as a result of the Developer's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2. **Liability of Financial Institution.** Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Developer and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4. herein.

3. **Draw on Reserve.** If by May 9, 2026, the improvements described in the Agreement have not

been fully installed, inspected, approved and accepted by the City, then, upon presentation between May 9, 2026 and July 9, 2026, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO or the CAO's authorized designee, which shall state that the Developer has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or
- C. Expiration of the date July 9, 2026; or
- D. Written termination of this Loan Reserve Letter, signed by the City Engineer or an authorized representative.

Very truly yours,
BOKF, NA dba Bank of Albuquerque



By: Darin Davis
Title: Senior Vice President

ACCEPTED:
CITY OF ALBUQUERQUE

By: _____

Title: City Engineer _____

Dated: _____

been fully installed, inspected, approved and accepted by the City, then, upon presentation between May 9, 2026 and July 9, 2026, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO or the CAO's authorized designee, which shall state that the Developer has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or
- C. Expiration of the date July 9, 2026; or
- D. Written termination of this Loan Reserve Letter, signed by the City Engineer or an authorized representative.

Very truly yours,
BOKF, NA dba Bank of Albuquerque

By: Darin Davis
Title: Senior Vice President

ACCEPTED:

CITY OF ALBUQUERQUE

DocuSigned by:

By: Shahab Biazar
C7E1CB5481E9488...

Title: City Engineer

Dated: 5/20/2024 | 8:03 AM MDT

DS
KU DS
jmw



*Rio Grande
Engineering*

PO BOX 93924
ALBUQUERQUE, NM 87199
(505) 321-9099

RE: IIA Extension

Lot 1-A-1, Fraternal Order of Police Add.

5910 Jefferson St

To whom it may concern,

This letter seeks to obtain an IIA extension for the property. The justification for the extension is that starting construction of the project was delayed. The owner of the property was finishing other concurrent construction on other projects and will begin construction on this project in the next few months. The 1-year extension will allow relocation and hotel to be constructed.

Copied below is the relevant IDO Section 14-16-6-4(W)(4):

6-4(W)(4) Extensions of Period of Validity

6-4(W)(4) (a) Permits or approvals for which Table 6-4-3 shows an expiration may be granted 1 time extension not to exceed the original period of validity for that permit or approval by the ZEO, with the following exceptions.

1. Impact fee assessments shall not be extended.
2. Any Permit – Sign for an electronic sign shall not be extended.
3. Additional extensions for Preliminary Plats may be granted, but the Preliminary Plat may be required to come into compliance with any applicable standards adopted since the original application was accepted as complete.

6-4(W)(4)(b) The ZEO must determine whether the application for a time extension meets both of the following requirements:

1. The applicant submitted a letter of justification for the requested time extension before the expiration of the original permit or approval.

2. Circumstances beyond the control of the applicant have prevented construction, use, or occupancy of the property pursuant to 14-16-6-4(W)(2)(d).

6-4(W)(4)(c) An extension of a Site Plan – EPC may require an update of any Traffic Impact Study (TIS) prepared for that Site Plan if the prior TIS is more than 5 years old and the City Engineer determines that background or anticipated traffic volumes or patterns in the surrounding area have changed since the TIS was prepared.

Thank you,

Luke Soule

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**

OFFICIAL NOTIFICATION OF DECISION

JEFFERSON 25 LAND QOZB, LLC C/O ARGUS
INVESTMENT REALTY, LLC
500 4th St NW, Ste. 275
Albuquerque, NM 87102

Project# PR-2021-005746
Application#
SI-2023-01893 – SITE PLAN ADMINISTRATIVE DFT

LEGAL DESCRIPTION:

For all or a portion of:

**Lot 1A1, FRATERNAL ORDER OF POLICE
ADDITION, zoned NR-BP, located at 5910
Jefferson NE, between Jefferson Plaza and
Bear Canyon Arroyo containing
approximately 1.45 acre(s). (E-17)**

On March 6, 2024, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application based on the Findings noted below:

1. This is a request to construct a 64,715 square foot, 5-story hotel at 5910 Jefferson NE.
2. An Infrastructure List was submitted and approved with the Site Plan.
3. The property is zoned NR-BP. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
4. The applicant obtained a shared parking agreement from the neighboring property owner resulting in an excess of parking stalls required by IDO section 5-5.
5. The applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

6. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:

- a. 6-5(G)(3)(a) *The Site Plan complies with all applicable provisions of 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.*

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed hotel is a permissive use under this zoning designation (NR-BP).

Per IDO 5-1, Dimensional Standards for NR-BP, the Site Plan as proposed meets the dimensional standards for the NR-BP zone district, including minimum lot width, maximum building coverage, setback and building height requirements.

IDO 4-3(D)(15) & 4-3(E)(3) - Use-Specific Standards for the hotel use are met and must continue to be met.

IDO 5-5 Parking and Loading Standards and Requirements for the proposed hotel are met, with 231 shared parking spaces provided while 226 shared parking spaces are required.

IDO 5-6 Landscaping, Buffering, and Screening Standards and Requirements are met, with 26% landscape coverage of the subject property, meeting the 15% minimum coverage requirement per 5-6(C)(2)(a) of the IDO; 12,930 square feet of vegetation coverage is provided, meeting the minimum coverage requirement of 5,669 square feet per 5-6(C)(2)(c) of the IDO; 2,020 square feet of ground-level plant coverage, meeting the minimum coverage requirement of 1,417 square feet per 5-6(C)(2)(c) of the IDO; 8 parking lot trees are provided while 6 trees are required per 5-6(F) of the IDO.

IDO 5-8 Outdoor and Site Lighting requirements are met.

IDO 5-11 Building Design, including façade design are met, with 53 linear feet of trellises and 18 linear feet of planters provided, as well as 4 wall plane projections, 3 changes in parapet height, and 2 outdoor seating areas being provided.

- b. 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 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 site has access to a full range of urban services including utilities, roads and emergency services. Additionally, an Infrastructure List was approved with this Site Plan. The project, therefore, will not burden the existing systems.

- c. *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 standards applicable in the zone district the subject property is in.*

The subject property is not located within an approved Master Development Plan; therefore, this criterion does not apply.

- d. *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 property is not located within an approved Framework Plan; therefore, this criterion does not apply.

Conditions:

- a) The recorded IIA must be submitted prior to final sign-off.
b) The Project and Application numbers must be added to the site plan.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **MARCH 22ND, 2024**. The date of the the DFT staff's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive a notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Official Notice of Decision
Project # PR-2021-005746 Application# SI-2023-01893
Page 4 of 4

Sincerely,

A handwritten signature in black ink, appearing to read 'JWaffey', written in a cursive style.

For Alan Varela,

JW/rw

Modulus Architects & Land Use Planning, Inc., 8220 San Pedro Dr. NE, Ste. 520, Albuquerque, NM 87113

Letter of Authorization

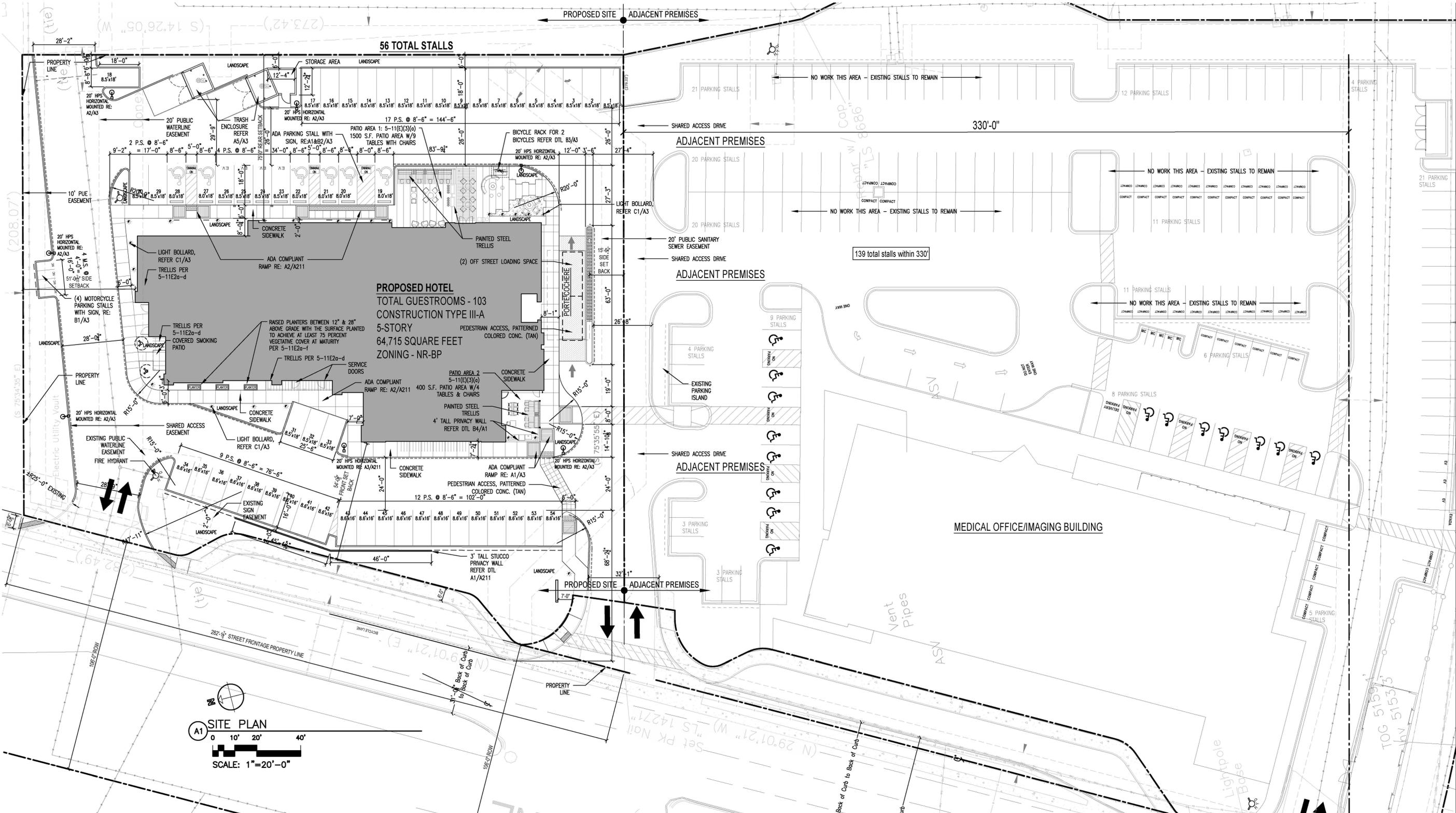
I, Deepesh Kholwadwala, owner of Lot 1-A-1, Fraternal Order of Police Subdivision, 5910 Jefferson hereby authorize Rio Grande Engineering of New Mexico, LLC to act as our agent regarding the submittal and approval process for the extension of IIA agreement and associated city actions required to obtain

Property Owners:



JEFFERSSON25 LAND QOZB,LLC

Date 2/11/26



(A1) SITE PLAN
0 10' 20' 40'
SCALE: 1"=20'-0"



PARKING CALCULATIONS	HOTEL
TOTAL GUESTROOMS	103
TOTAL PARKING STALLS REQUIRED	103
TOTAL STALLS PROVIDED ON SITE	54
TOTAL EV CHARGING STALLS	4
TOTAL EV CREDIT	44
TOTAL CREDITED STALLS	58
SHARED PARKING CALCULATIONS	
103 STALLS (HOTEL) + 173 STALLS (MEDICAL OFFICE) = 228 STALLS REQUIRED	
122 PLANNING DEPT. ADMINISTRATION LETTER DATED SEPTEMBER 11, 2023	
TOTAL ADJACENT SITE STALLS:	173 STALLS
TOTAL ON SITE STALLS PROVIDED:	58 STALLS
TOTAL STALLS PROVIDED:	231 STALLS
ADDITIONAL HOTEL PARKING REQUIREMENTS	
TOTAL MOTORCYCLE STALLS REQUIRED	3
TOTAL MOTORCYCLE STALLS PROVIDED	4
TOTAL BICYCLE STALLS REQUIRED	2
TOTAL BICYCLE STALLS PROVIDED	2
TOTAL ADA STALLS REQUIRED	4
TOTAL ADA STALLS PROVIDED (1 VAN ACCESSIBLE)	6

FAÇADE DESIGN DATA	
5-11(E)(2) Façade Design	FAÇADE & FEATURE LENGTH CALCULATIONS
5-11(E)(2)(a) General	
(2) Each street-facing façade shall incorporate at least 2 of the following features along at least 30 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 40 feet.	FAÇADE LENGTH: 172' / 30% = 51.6 LINEAR FEET
d. Portals, arcades, canopies, trellises, awnings over windows or other elements that provide shade or protection from the weather.	TRELLIS LENGTH PROVIDED: 53 LINEAR FEET (31% OF FAÇADE LENGTH)
f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.	PLANTER LENGTH PROVIDED: 18 LINEAR FEET (12% OF FAÇADE LENGTH)
	TOTAL FAÇADE FEATURE LENGTH PROVIDED: 82 LINEAR FEET (43% OF FAÇADE LENGTH)

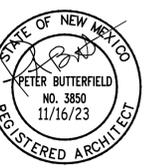
PROJECT DATA	
LT 1-A-1 PLAT FOR LOTS 1-A-1 AND 1-B-1 FRATERNAL ORDER POLICE ADDITION (BEING COMPREHENSIVE OF LOTS 1-A AND 1-B FRATERNAL ORDER OF POLICE ADDITION) CONT 1.4572 AC ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO	
ZONING: NR-BP	WALL PLANE PROJECTIONS: 4 PROVIDED
3. Each street-facing façade longer than 100 feet incorporate at least 1 of the following additional features.	CHANGE IN PARAPET HEIGHT: 3 PROVIDED
g. Wall plane projections or recesses of at least 1 foot in depth at least every 100 feet of façade length and extending for at least 25 percent of the length of the façade.	5-11(E)(3) Outdoor Seating and Gathering Areas
e. A projecting awning, hip feature, or change in parapet height at least every 100 feet of façade length.	5-11(E)(3)(a) General
	1. For all other uses, each primary building containing more than 30,000 square feet of gross floor area shall provide at least 1 outdoor seating and gathering area for every 30,000 square feet of building gross floor area
	OUTDOOR SEATING 2 AREAS PROVIDED AREA 1 - 1500 S.F. AREA 2 - 400 S.F.
	TOTAL GROSS FLOOR AREA: 63,476 S.F. SITE AREA: 14,402 S.F. PERCENTAGE OF A LOT THAT IS COVERED BY BUILDING FOOTPRINT: 22.7%

WRITTEN PROJECT SUMMARY	
THE PROPOSED PROJECT IS LIMITED SERVICE FIVE STORY HOTEL BUILDING WITH ON-HUNDRED THREE (103) GUEST SUITES. THE FIRST STORY IS 14,155 S.F. AND EACH UPPER STORY IS APPROXIMATELY 12,640 S.F. FOR A TOTAL BUILDING AREA OF 64,715 SQUARE FEET. THE PROPOSED USE OF THE BUILDING WILL BE A SHORT TERM STAY HOTEL WHICH IS ALLOWED WITHIN NR-BP PERMISSIVE USES.	
DRAWING INDEX	
1 AS-1 SITE PLAN	
2 LS01 LANDSCAPE PLAN	
3 CO01 GRADING AND DRAINAGE PLAN	
4 CO02 UTILITY PLAN	
5 A-1 BUILDING ELEVATIONS	
6 A-2 BUILDING ELEVATIONS	
7 A-3 ARCHITECTURAL DETAILS	

PROJECT NUMBER:	PR-2021-005746	
Application Number:	SI-2023-01893	
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.		
DFT SITE DEVELOPMENT PLAN APPROVAL:		
Ernest Arroyo	18/07/2024	18/07/2024
Traffic Engineering, Transportation Division	Date	Date
19/08/2024	Date	Date
ABCWUA	Date	* Environmental Health Department (conditional) Date
17/07/2024	Date	Date
Parks and Recreation Department	Date	Solid Waste Management Date
18/07/2024	Date	18/07/2024 Date
Hydrology	Date	* Planning Department Date

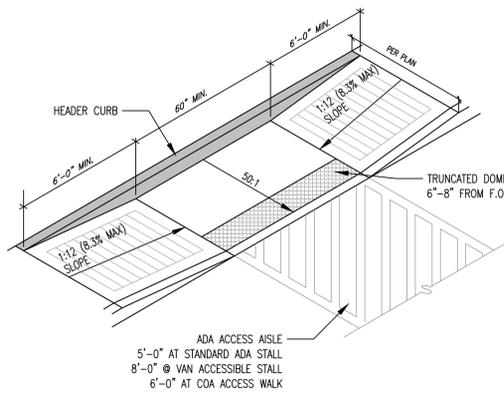
DRAWING NAME
REVISIONS

Site Development Plan For Building Permit
Proposed 98 Room Hotel
5910 Jefferson St NE, Albuquerque, NM
AS-1
11/16/23

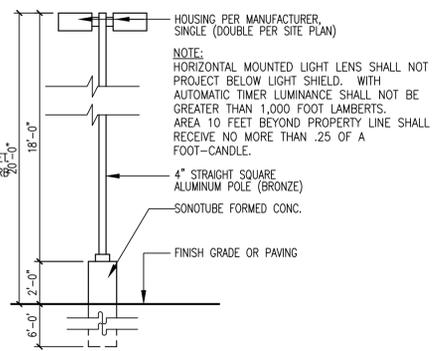


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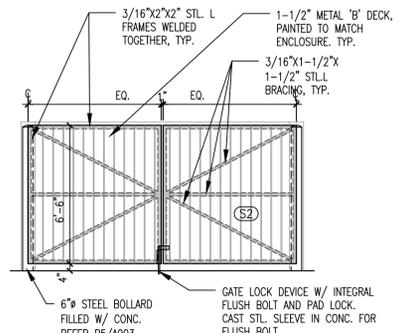
REVISIONS



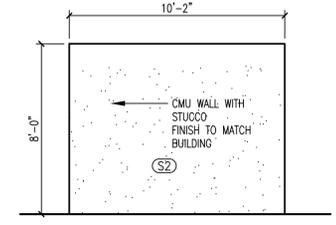
A1 ADA COMPLAINT RAMP
1/2"=1'-0"



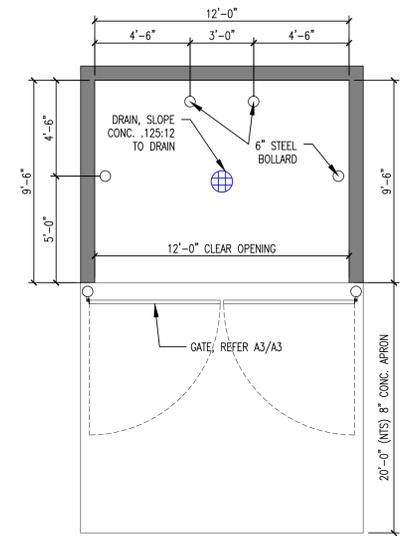
A2 LIGHT POLE DETAIL
1/4"=1'-0"



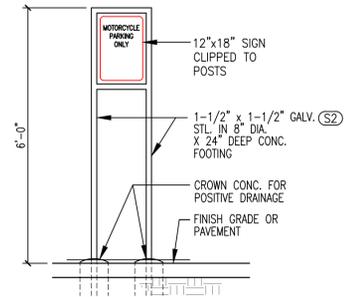
A3 TRASH GATE ELEVATION
1/4"=1'-0"



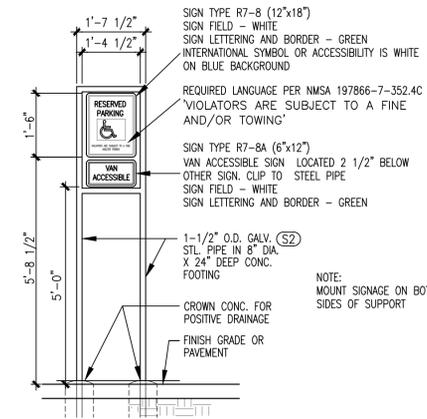
A4 TRASH ENCLOSURE WALL ELEVATION
1/4"=1'-0"



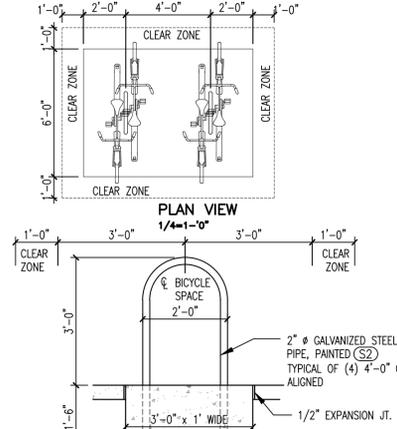
B4 TRASH ENCLOSURE PLAN
1/4"=1'-0"



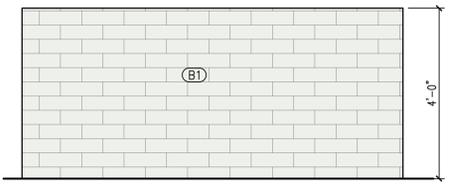
B1 MOTORCYCLE SIGN ELEVATION
1/2"=1'-0"



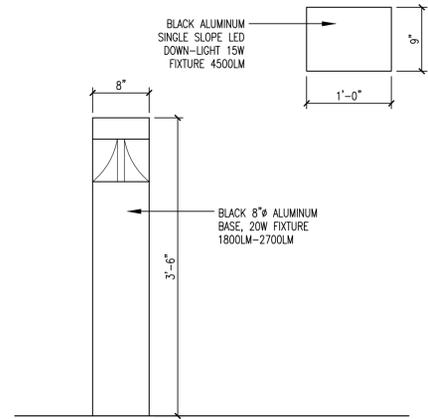
B2 H.C. SIGN ELEVATION
1/2"=1'-0"



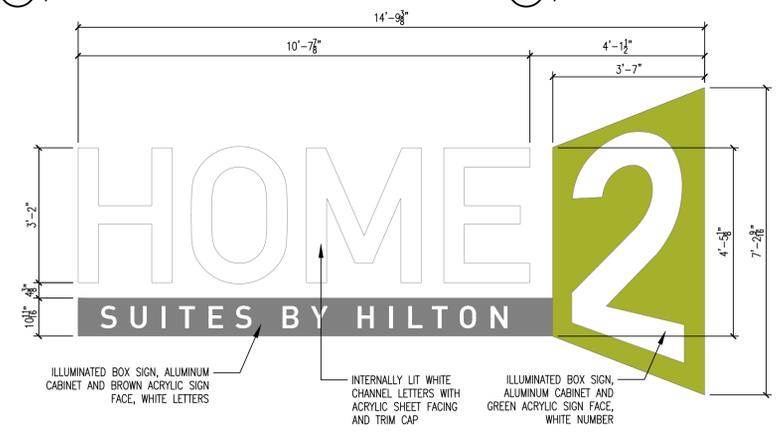
B3 BICYCLE RACK
1/2"=1'-0"



B4 PRIVACY WALL
1/2"=1'-0"



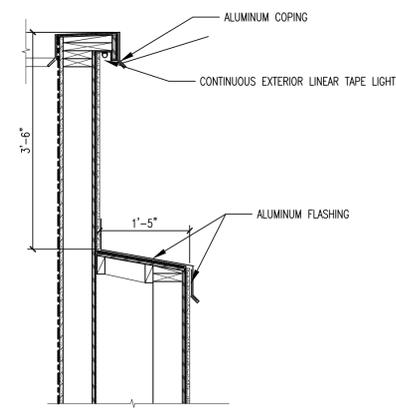
C1 LIGHT BOLLARD & EXTERIOR WALL SCENCE
1"=1'-0"



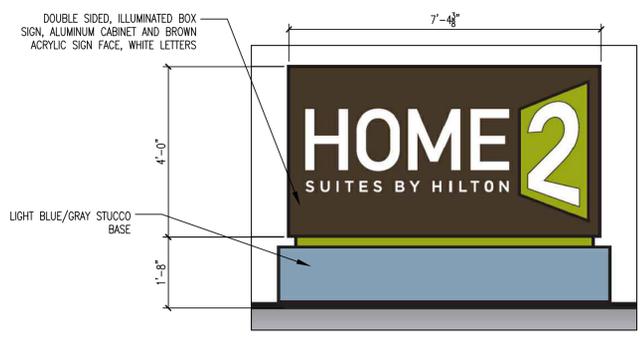
C2 EXTERIOR WALL MOUNTED SIGN (AREA 112 SQ. FT.)
1/2"=1'-0"



C4 EXTERIOR WALL MOUNTED SIGN (AREA 98 SQ. FT.)
1/2"=1'-0"



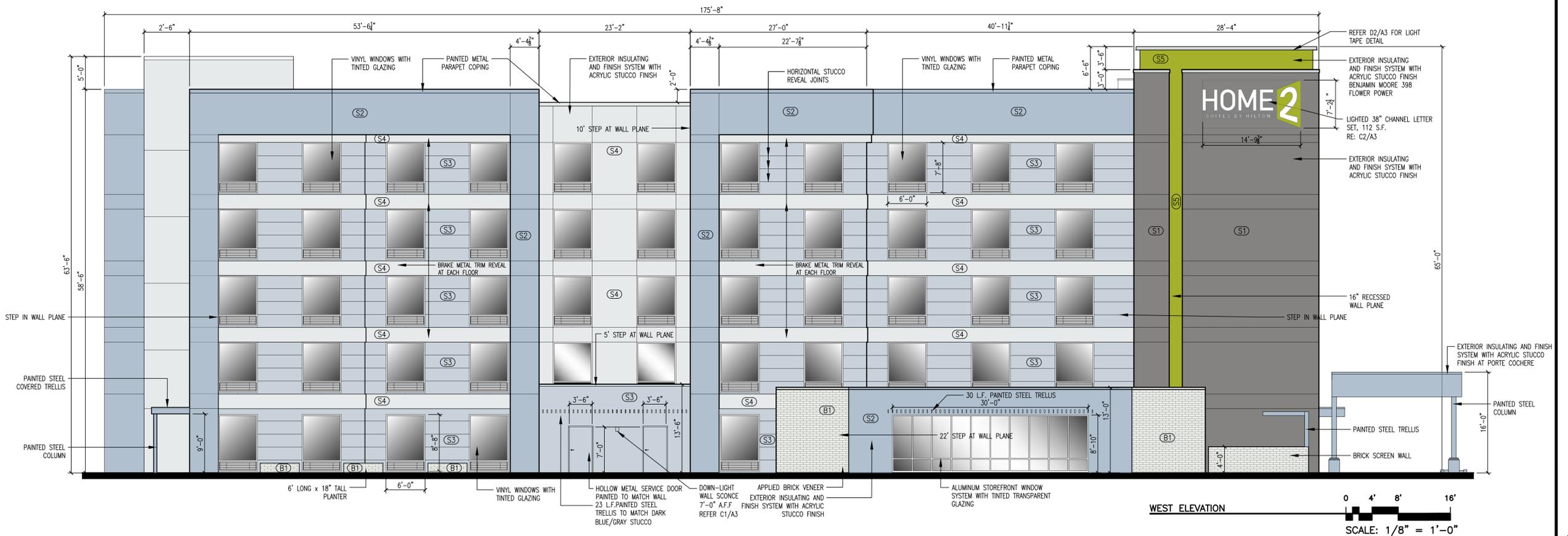
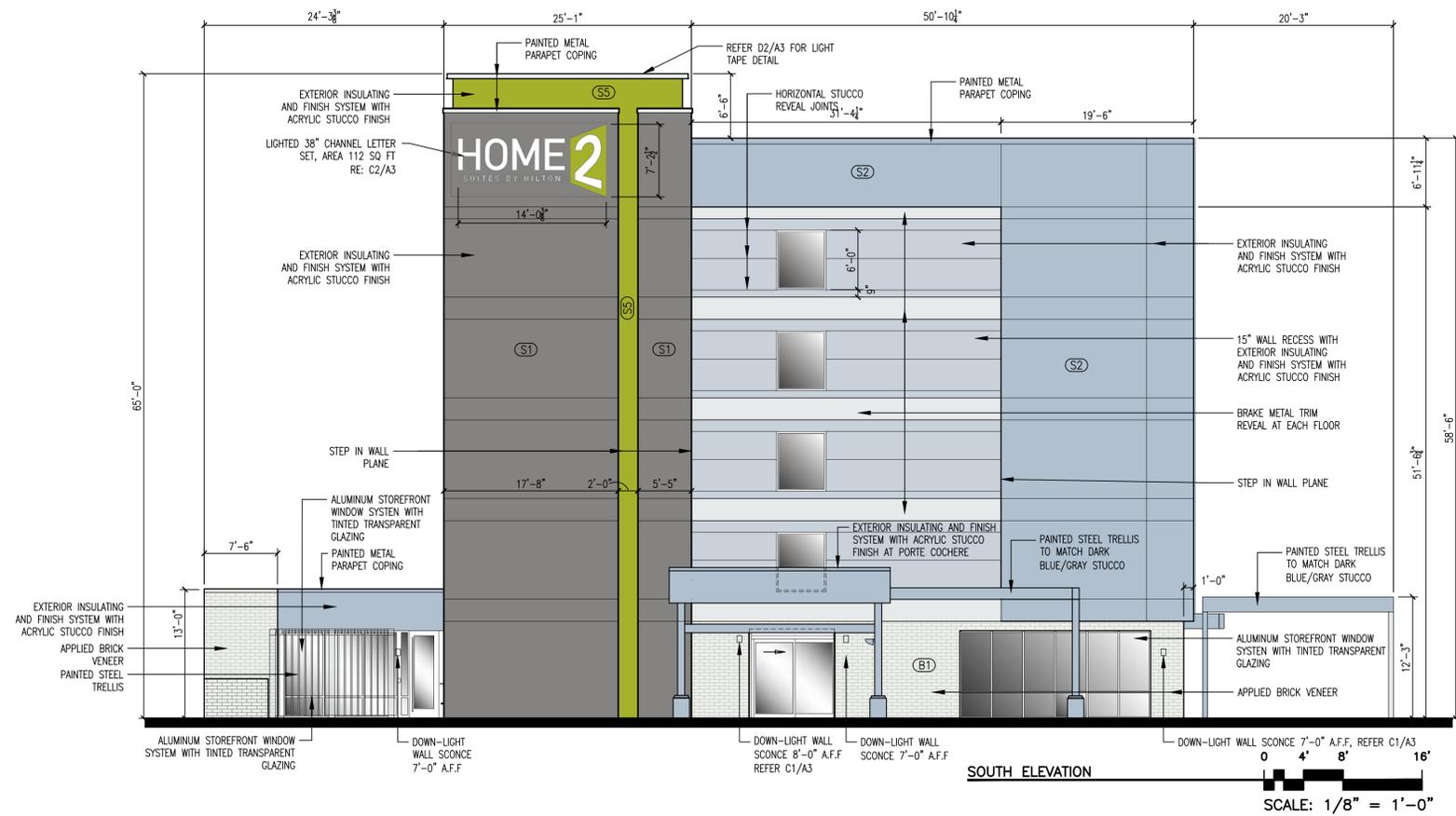
D2 TOWER ACCENT LIGHT
3/4"=1'-0"



C4 EXTERIOR WALL MOUNTED SIGN (AREA 63.2 SQ. FT.)
1/2"=1'-0"

MARK	MATERIAL	COLOR	MANUFACTURER & No.	COLOR NAME	LEGEND
(S1)	STUCCO FINISH	DARK GRAY	BENJAMIN MOORE CC544	OVERCOAT	
NOTES: TOWER					
(S2)	STUCCO FINISH	DARK BLUE/GRAY	BENJAMIN MOORE CC770	DENIM WASH	
NOTES: BIKE RACK, TRELIS, DUMPSTER ENCLOSURE/GATES					
(S3)	STUCCO FINISH	MEDIUM BLUE/GRAY	BENJAMIN MOORE CC938	ICE SCULPTURE	
NOTES: WALL FIELD					
(S4)	STUCCO & PAINT FINISH	LIGHT BLUE/GRAY	BENJAMIN MOORE CC212660	GRAY CLOUD	
NOTES: PAINT METAL TRIM TO MATCH, REAR TOWER					
(S5)	STUCCO FINISH	GREEN	BENJAMIN MOORE 398	FLOWER POWER	
NOTES: TOWER ACCENT					
(B1)	BRICK VENEER	LIGHT GRAY/WHITE			
NOTES: ACCENT AT FIRST FLOOR					

LOCATION	REQUIREMENT	ALLOWABLE SIGNAGE AREA	PROPOSED SIGNAGE AREA
WEST	SHALL NOT EXCEED THE 15% OF FACADE AREA, INCLUSIVE OF DOOR AND WINDOW OPENINGS.	10,253x15% = 1,537 SF	112 S.F.
SOUTH	SHALL NOT EXCEED THE 15% OF FACADE AREA, INCLUSIVE OF DOOR AND WINDOW OPENINGS.	4,906x15% = 735 SF	112 S.F.
EAST	SHALL NOT EXCEED THE 15% OF FACADE AREA, INCLUSIVE OF DOOR AND WINDOW OPENINGS.	10,795x15% = 1,619 SF	98 S.F.
NORTH	SHALL NOT EXCEED THE 15% OF FACADE AREA, INCLUSIVE OF DOOR AND WINDOW OPENINGS.	4,591x15% = 688 SF	98 S.F.



pba

peter butterfield architect

13013 glenwood hills ct. ne

albuquerque nm 87111

(ph) 505 514 1364



DRAWING NAME

REVISIONS



Site Development Plan For Building Permit
Proposed 98 Room Hotel
5910 Jefferson St NE, Albuquerque, NM

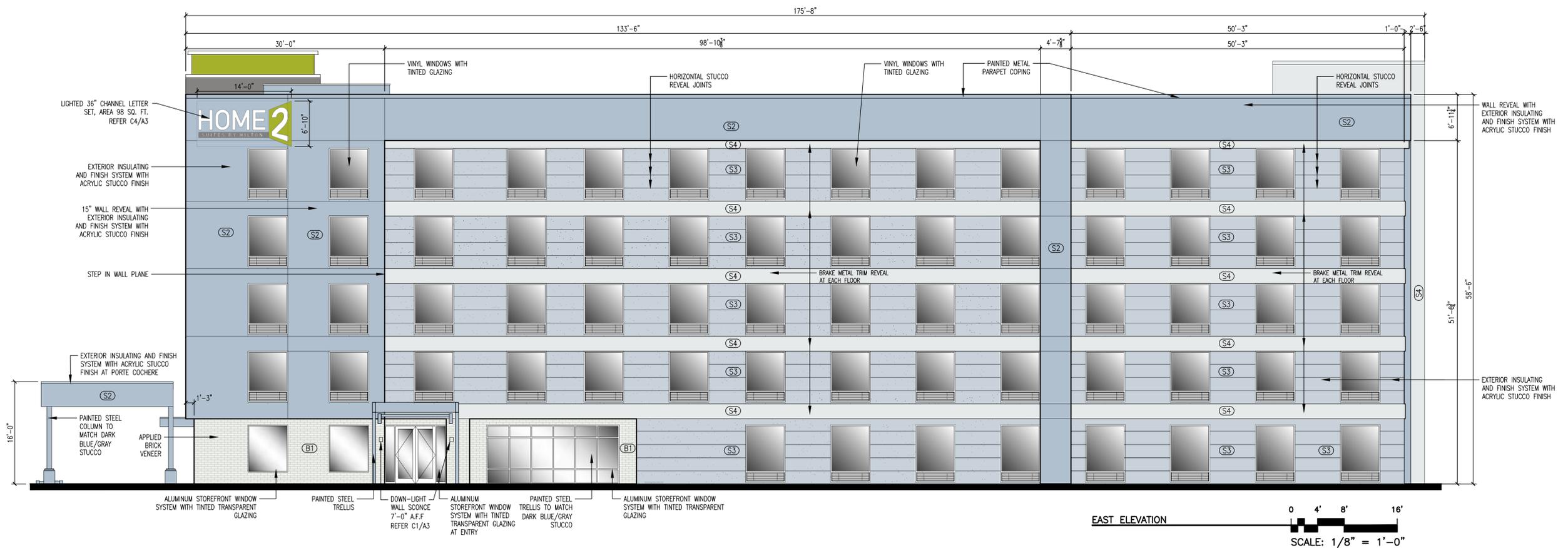
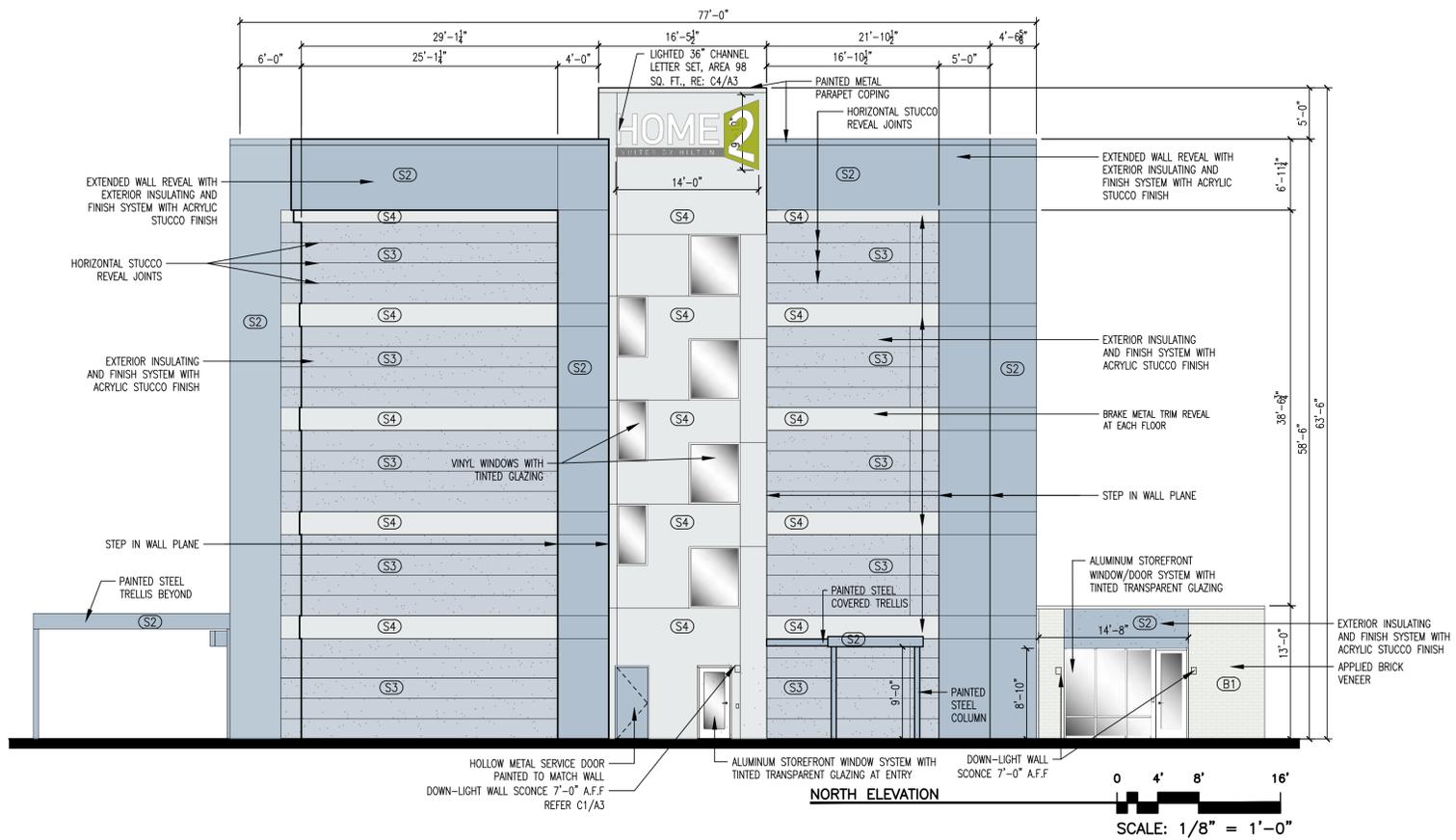
SHEET NO.

A-1

11/16/23

MARK	MATERIAL	COLOR	MANUFACTURER & No.	COLOR NAME	LEGEND
(S1)	STUCCO FINISH	DARK GRAY	BENJAMIN MOORE CC544	OVERCOAT	
NOTES: TOWER					
(S2)	STUCCO FINISH	DARK BLUE/GRAY	BENJAMIN MOORE CC770	DENIM WASH	
NOTES: BIKE RACK, TRELIS, DUMPSTER ENCLOSURE/GATES					
(S3)	STUCCO FINISH	MEDIUM BLUE/GRAY	BENJAMIN MOORE CC938	ICE SCULPTURE	
NOTES: WALL FIELD					
(S4)	STUCCO & PAINT FINISH	LIGHT BLUE/GRAY	BENJAMIN MOORE CC212660	GRAY CLOUD	
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(S5)	STUCCO FINISH	GREEN	BENJAMIN MOORE 398	FLOWER POWER	
NOTES: TOWER ACCENT					
(B1)	BRICK VENEER	LIGHT GRAY/WHITE			
NOTES: ACCENT AT FIRST FLOOR					

LOCATION	REQUIREMENT	ALLOWABLE SIGNAGE AREA	PROPOSED SIGNAGE AREA
WEST	SHALL NOT EXCEED THE 15% OF FAÇADE AREA, INCLUSIVE OF DOOR AND WINDOW OPENINGS.	10,253x15% = 1,537 SF	112 S.F.
SOUTH	SHALL NOT EXCEED THE 15% OF FAÇADE AREA, INCLUSIVE OF DOOR AND WINDOW OPENINGS.	4,906x15% = 735 SF	112 S.F.
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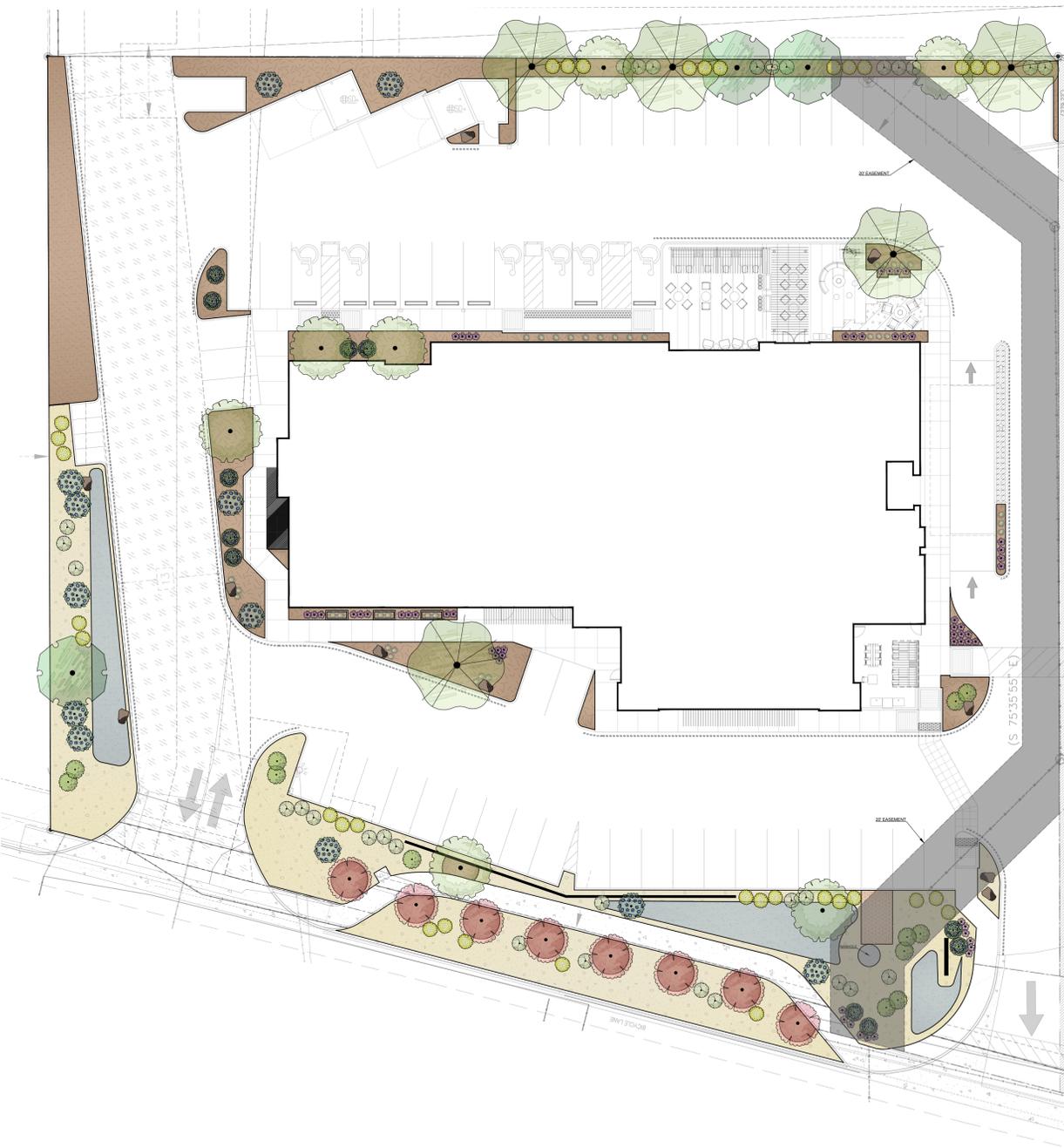


DRAWING NAME

REVISIONS



SHEET NO.



Plant Schedule

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X W	COVERAGE
DECIDUOUS TREES						
	5	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2" B&B	MEDIUM	40' x 40'	1256
	3	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	2" B&B	MEDIUM	20' x 20'	314
	8	LAGERSTROEMIA 'CHEROKEE' / CHEROKEE RED CRAPE MYRTLE	15 GAL	MEDIUM	10' x 12'	113
	7	MALUS 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" B&B	MEDIUM	25' x 20'	314
DECIDUOUS SHRUBS						
	11	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA	5 GAL	LOW	3' x 5'	20
	12	HIBISCUS SYRIACUS / ROSE OF SHARON	5 GAL	MEDIUM	10' x 10'	79
	12	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	LOW+	2' x 6'	28
EVERGREEN SHRUBS						
	30	ARTEMISIA FILIFOLIA / SAND SAGEBRUSH	5 GAL	RW	4' x 4'	13
	34	ERICAMERIA LARIOFOLIA / TURPENTINE BUSH	5 GAL	LOW	3' x 4'	13
GRASSES						
	35	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL	LOW	3' x 3'	7
GROUNDCOVERS						
	57	TEUCRIMUM ARNOIANUM / CREEPING GERMANDER	1 GAL	MEDIUM	6" x 24"	3

Material Schedule

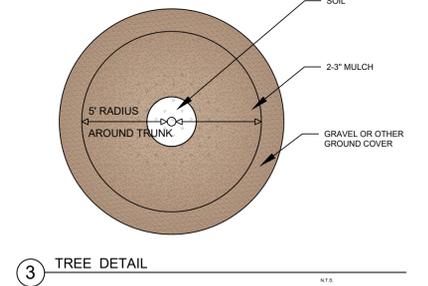
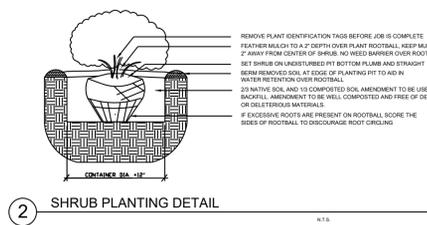
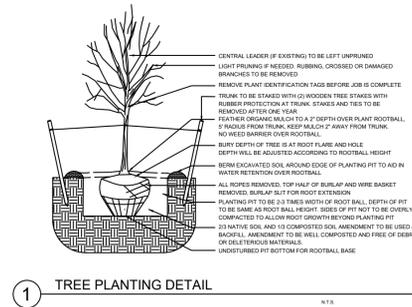
SYMBOL	DESCRIPTION	QTY
	LARGE BOULDER	10
SYMBOL DESCRIPTION		
	MOUNTAINAIR BROWN CRUSHER FINES 3" DEPTH OVER FILTER FABRIC	
	MOUNTAINAIR BROWN 7/8" 3" DEPTH OVER FILTER FABRIC	
	NATIVE MULCH SHREDDED WOOD MULCH 3" DEPTH NO FILTER FABRIC	
	GEOGRID PAVING SYSTEM INSTALLED BY OTHERS	
	2-4" BLUE SAIS 4" DEPTH OVER FILTER FABRIC	

GENERAL NOTES

- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
- GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
- ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
- PER 5-6(C)(4)(a) A MINIMUM OF 5 SPECIES MUST BE USED IN THE LANDSCAPED AREA.
- PER 5-6(C)(4)(b) ONLY TREES AND SHRUBS SELECTED FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE OF LOW WATER USE, DROUGHT TOLERANT, OR XERIC SPECIES AND SHOWN ON A LANDSCAPE PLAN CAN COUNT TOWARD THE REQUIREMENTS OF THIS SUBSECTION 14-16-5-6(C) (GENERAL LANDSCAPING STANDARDS), EXCEPT THAT, UPON PRESENTATION OF EVIDENCE, THE RELEVANT DECISION-MAKING BODY MAY AUTHORIZE ALTERNATIVE SPECIES OR CULTIVARS THAT MEET ALL OF THE FOLLOWING REQUIREMENTS:
 - MEET THE INTENDED PURPOSE OF THAT TYPE OF LANDSCAPING.
 - ARE NOT HAZARDOUS.
 - ARE NOT IDENTIFIED AS INVASIVE ON A CITY OR STATE PLANT LIST.
 - ARE NOT LISTED IN THE CITY'S WEED IDENTIFICATION HANDBOOK.
 - ARE EQUALLY HARDY TO THE NEW MEXICO CLIMATE.
- PER 5-3(D)(3)(a) 3, SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(ii) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELLIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.
- PER 5-6(F)(1)(i) 1 OF THE IDO, ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.
- PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
- PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
- PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
- PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
- PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
- CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

LANDSCAPE DATA

IDO UPC#	101906403903830134	ZONING DESIGNATION	MX-L	
GROSS LOT AREA (SF)	64,715			
BUILDING AREA (SF)	14,329			
NET LOT AREA (SF)	50,386			
MINIMUM LANDSCAPE				
AREA (SF) - MINIMUM 15% OF NET LOT AREA*	7,558	12,446	25%	
TOTAL VEGETATIVE COVERAGE (SF) @ PLANT MATURITY (75% OF LANDSCAPE AREA)	5,668	13,076	173%	
VEGETATIVE COVERAGE (SF) OF GROUND-LEVEL PLANTS (25% OF TOTAL, MINIMUM)	1,417	2,752	49%	
* PER IDO 14-16-5-6(C)(2)(b), IN DT-UC-MS-PT AREAS, MINIMUM IS 10% OF NET LOT AREA.				
** FOR MULTI-FAMILY DWELLING, MINIMUM IS 25% OF NET LOT AREA. SEE 14-16-4-3(B)(8) FOR DETAILS.				
PLANTING AREA MULCH				
GRAVEL OR CRUSHER FINES (SF)	REQUIRED	PROVIDED		
	MAX. 75%	10,068	70%	
* PER IDO 14-15-5-6(C)(5) The use of gravel or crusher fines as ground cover is limited to a maximum 50 percent in DT-UC-MS areas.				
STREET TREES - 1 PER 25 LF				
STREET FRONTAGE (LF)	REQUIRED	PROVIDED		
STREET TREES	186	8		
* PER IDO 14-15-5-6(D)(1)(a) TREES THAT ARE PLANTED WITHIN 20 FEET OF THE BACK OF CURB OF THE ABUTTING STREET MAY FULFILL THIS REQUIREMENT.				
PARKING LOT INTERIOR				
PARKING STALLS	REQUIRED	PROVIDED		
PARKING LOT AREA (SF)	-	56		
LANDSCAPED AREA (10% OF PARKING LOT AREA)*	1,132	1,809		
TREES (1 PER 10 PARKING SPACES)	5,6	12		
* PER IDO 14-16-5-6(F)(2), FOR PARKING LOTS CONTAINING 50 OR FEWER SPACES, MINIMUM IS 10% OF PARKING LOT AREA.				
TOTALS				
TREES	REQUIRED	PROVIDED		
	14	23		
** PER IDO 14-16-5-6(C)(3)(a), IF AREAS REQUIRED TO BE LANDSCAPED BY 2 OR MORE PROVISIONS OF THIS SECTION 14-16-5-6 OVERLAP EACH OTHER, THE PROVISION REQUIRING THE GREATER AMOUNT OF LANDSCAPING SHALL APPLY, AND LANDSCAPING PROVIDED THAT MEETS THE GREATER REQUIREMENT SHALL COUNT TOWARD FULFILLING THE OVERLAPPING REQUIREMENTS.				



www.yellowstonelandscape.com
 P O Box 10597
 Albuquerque, NM 87184
 505.898.9615
 design@yellowstonelandscape.com

Date: 4/4/2023
 Revisions:
 ▲ 6/29/2023
 ▲ 1/16/2024
 ▲ 2/6/2024
 ▲ 6/5/2024

Drawn by: DD
 Reviewed by: CM

5910 Jefferson
 Landscape Design
 Albuquerque, NM

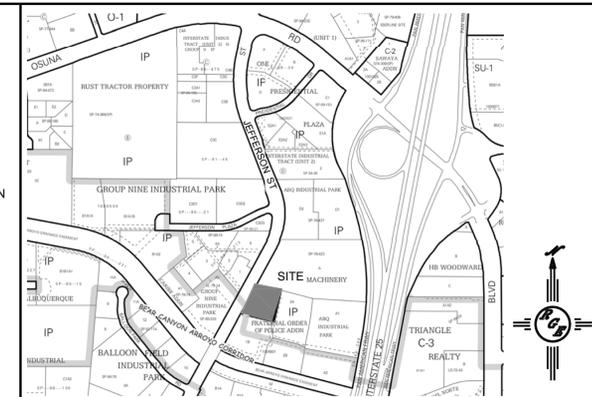
NORTH
 Scale: 1" = 20'

Sheet Title:
Landscape Plan

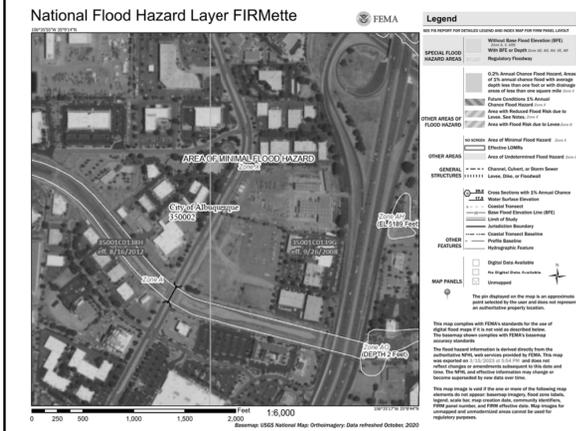
Sheet Number:
LS-01

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.



VICINITY MAP: E-17-Z



FIRM MAP:

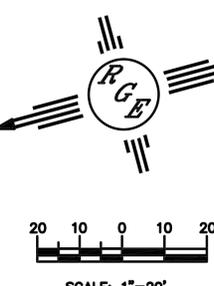
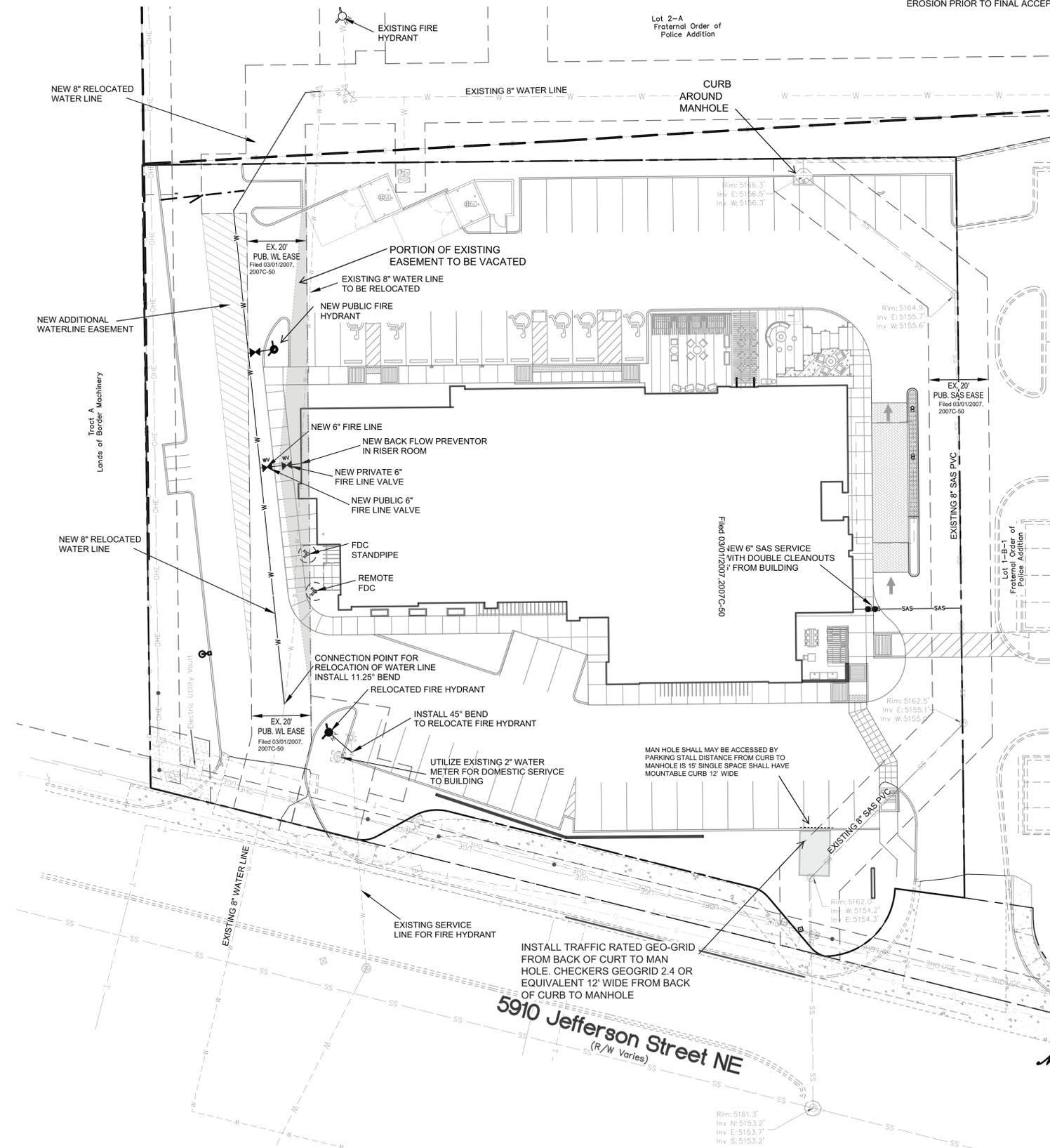
LEGAL DESCRIPTION:

LOT 1-A-1, FRATERNAL ORDER OF POLICE ADDITION
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

1. COORDINATE WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACK FLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR SITE. CONTACT CROSS CONNECTION SECTION AT 505.289.3454
2. COORDINATION WITH THE WATER AUTHORITY PRE TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH THE WATER AUTHORITY SEWER USE ORDINANCE. CONTACT PRE-TREATMENT ENGINEER AT 505.289.3439

LEGEND

- SS --- SS --- EXISTING SEWER LINE
- W --- W --- EXISTING WATER LINE
- SAS - SAS - SAS - SAS - SAS - PROPOSED SEWER LINE
- W - W - W - W - W - PROPOSED WATER LINE
- ⊗ EXISTING WATER VALVE
- ⊕ EXISTING FIRE HYDRANT
- ⊙ EXISTING SEWER MANHOLE
- ⊗ EXISTING WATER METER
- BOUNDARY
- ▨ PROPOSED ADDITIONAL EASEMENT



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	LOT 1-A-1, FRATERNAL ORDER OF POLICE ADD. 5910 Jefferson Street NE	DRAWN BY DEM
	UTILITY PLAN	DATE 5-13-23
		5910 Jefferson St (near Site) (eng)
1/30/24		SHEET # C1
DAVID SOULE P.E. #14522	P.O. BOX 53924 ALBUQUERQUE, NM 87199 (505) 321-8099	JOB #

Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment				100-Year, 6-hr. Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	10-day Volume (ac-ft)				
			Treatment A (%)	Treatment B (%)	Treatment C (%)	Treatment D (%)								
ALLOWED PER DMP	63640	1.461	0%	0	0.0%	0.000	38.0%	0.409	77%	1.125	2.083	0.254	6.13	0.404
NORTH BASIN	36900	0.847	0%	0	5.0%	0.042	11.0%	0.083	84%	0.712	2.111	0.149	3.47	0.244
SOUTH BASIN	26740	0.614	0%	0	6.0%	0.037	12.0%	0.074	72%	0.442	1.849	0.095	2.23	0.154
TOTAL PROPOSED														

Equations:
 Weighted E = Ea'Aa + Eb'Ab + Ec'Ac + Ed'Ad / (Total Area)
 Volume = Weighted D * Total Area
 Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

First flush requirement = impervious * 0.34/12
 First flush provided Deficit
 north basin south basin
 878 545 cubic feet
 411 577
 519.0 75.0

EXCESS DISCHARGE FROM ALLOWED (10-DAY VOLUME) 267.6

Where for 100-year, 6-hour storm (zone 2)
 Ea= 0.62 Eb= 0.9 Ec= 1.03 Ed= 2.33
 Qa= 1.71 Qb= 2.36 Qc= 3.05 Qd= 4.34

DRAINAGE NARRATIVE
 THIS SITE IS A DEVELOPMENT OF A PREVIOUSLY ANALYZED SITE. THE OVERALL DEVELOPMENT (FRATERNAL ORDER OF POLICE E17-D11) WAS ANALYZED BY TIERRA WES THIS SITE IS LOCATED IN PROPOSED DRAINAGE BASIN 1. THE ALLOWABLE DISCHARGE FOR THIS BASIN IS BASED UPON 77% D AND 23% C. THIS BASIN INCLUDES A PORTION OF UPLAND FLOW THAT ENTERS OUR SITE. THIS FLOW IS DISCHARGED TO JEFFERSON VIA THE EXISTING DRIVEWAYS. OUR SITE EXCEEDS THE ASSUMED BY 0.43 CFS. WE RETAIN 986 CUBIC FEET FOR WATER QUALITY. THIS VOLUME EXCEEDS THE EXCESS FLOW FROM THIS SITE. THEREFORE THE DISCHARGE WILL CONFORM TO THE DESIGN OF THE MASTER DRAINAGE PLAN. THE SITE IS DEFICIT 594 CUBIC FEET OF RETENTION VOLUME. THIS VOLUME IS NOT ATTAINABLE DUE TO WATER AND SEWER EASEMENT THAT CAN NOT BE UTILIZED FOR PONDING. A FEE IN LIEU OF \$4,762 SHALL BE PAID. THIS DEVELOPMENT CONFORMS TO THE APPROVED MASTER DRAINAGE PLAN AND THE CITY OF ALBUQUERQUE DRAINAGE ORDINANCE

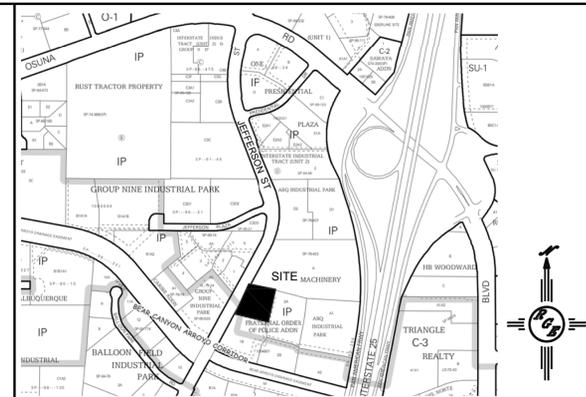
**Private Drainage Facilities within City Right-of-Way
 Notice to Contractor
 (Special Order 19 ~ "SO-19")**

- Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
- An excavation permit will be required before beginning any work within City Right-Of-Way.
- All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
- Prior to any excavation, the contractor must contact **New Mexico One Call**, dial "811" (or (505) 260-1990) for the location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be 95%.
- Maintenance of the facility shall be the responsibility of the owner of the property being served.
- Work on arterial streets may be required on a 24-hour basis.
- For excavation and barricading inspections, contact DMD Construction Services Division.

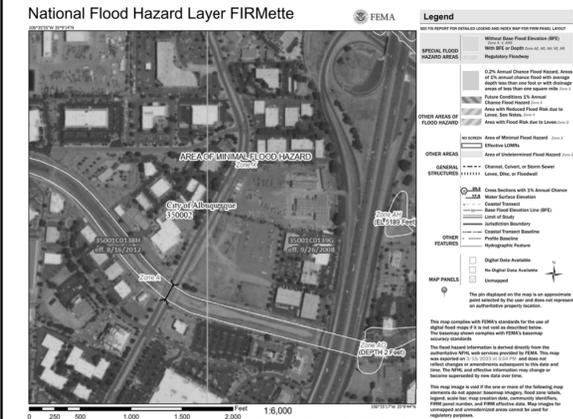


EROSION CONTROL NOTES:

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VICINITY MAP: E-17-Z



FIRM MAP:

LEGAL DESCRIPTION:

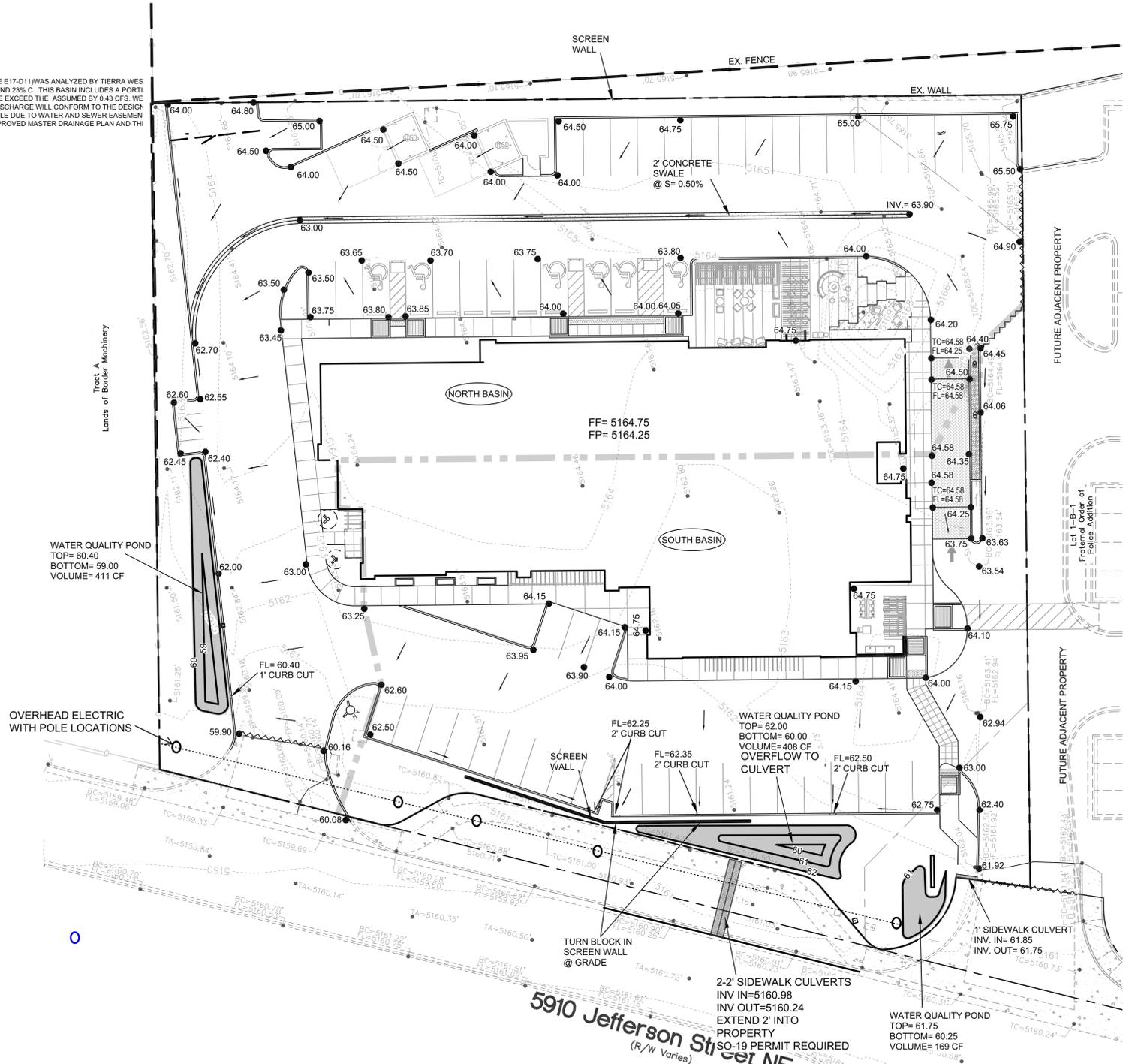
LOT 1-A-1, FRATERNAL ORDER OF POLICE ADDITION
 CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

NOTES:

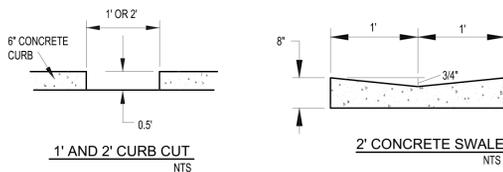
- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
- ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
- SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.

LEGEND

-----	EXISTING CONTOUR
-----	EXISTING INDEX CONTOUR
-----	PROPOSED CONTOUR
-----	PROPOSED INDEX CONTOUR
•	EXISTING SPOT ELEVATION
•	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	ADJACENT BOUNDARY
---	EXISTING CURB AND GUTTER
---	PROPOSED GRADE BREAK
---	PROPOSED CURB CUT
---	PROPOSED 6" CURB
---	PROPOSED FLOW DIRECTION
---	PROPOSED PONDING
---	BASIN BOUNDARY

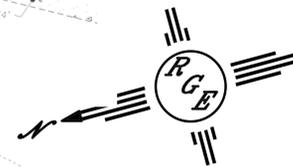


REV. 01/22/21



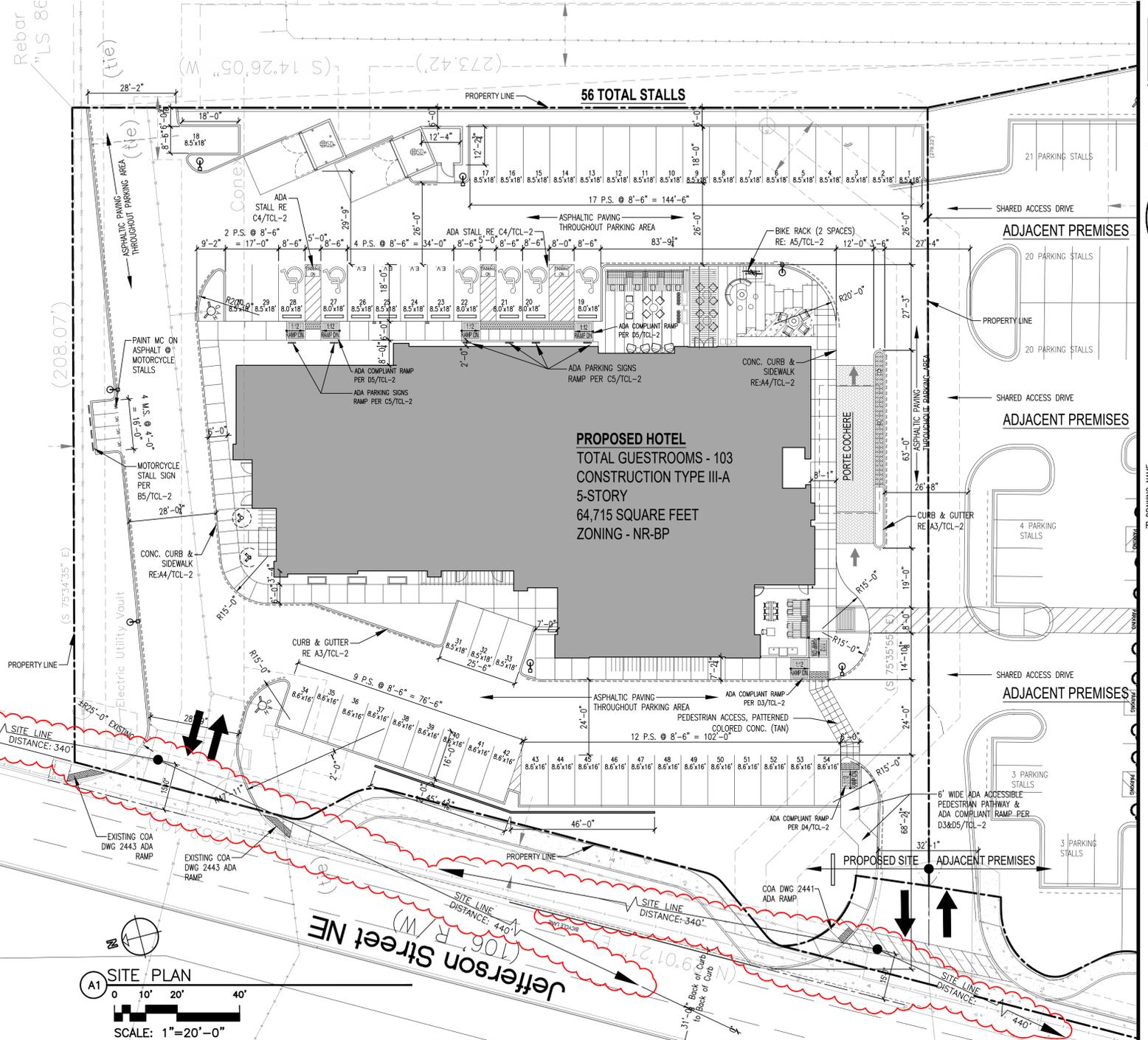
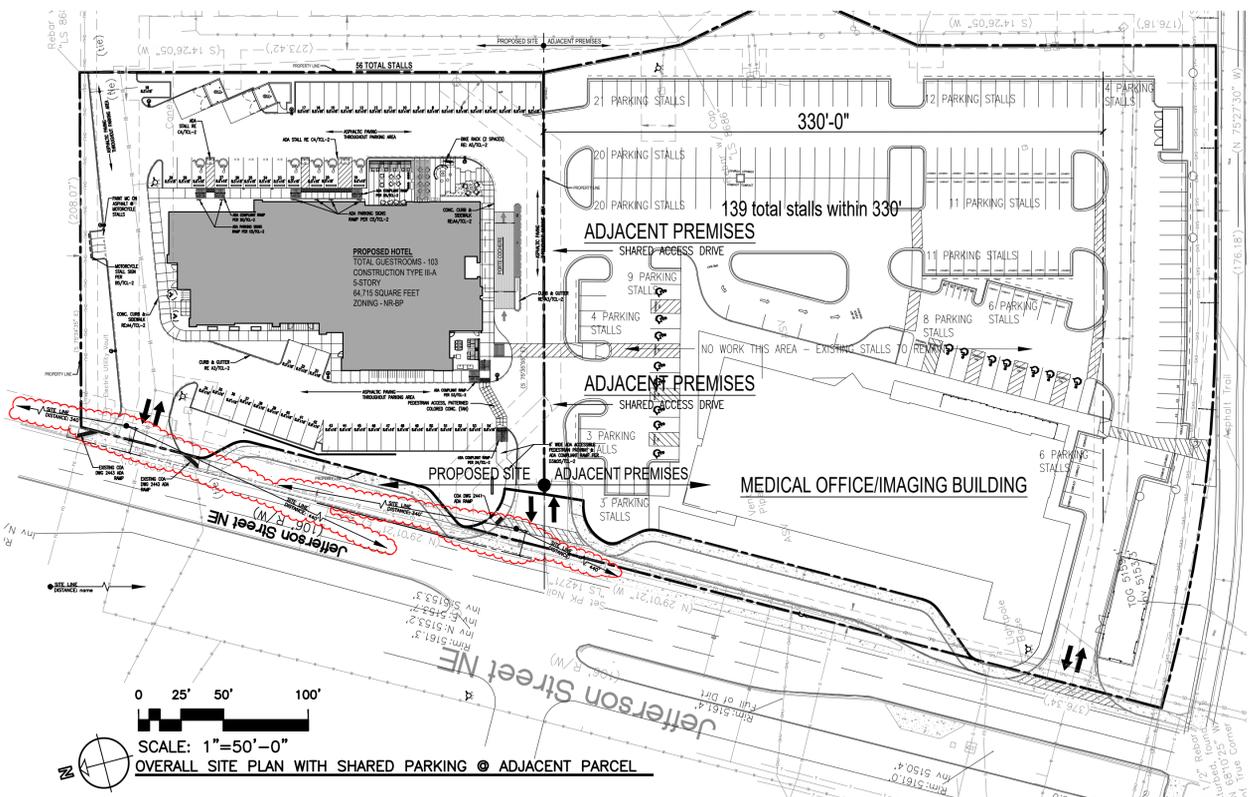
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SCALE: 1"=20'

ENGINEER'S SEAL	LOT 1-A-1, FRATERNAL ORDER OF POLICE ADD. 5910 Jefferson Street NE GRADING AND DRAINAGE PLAN	DRAWN BY DEM
		DATE 3-20-23
DAVID SOULE P.E. #14522	 RIO BOX 53294 ALBUQUERQUE, NM 87199 (505) 321-8099	SHEET # C1
		JOB #



TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo 11/16/2023
Signed Date

SITE LEGEND	
	SIGN
	FIRE HYDRANT
	WATER VALVE
	SAS MANHOLE
	TELEPHONE MANHOLE
	WATER METER
	POWER POLE
	LIGHT POLE (2' DIA BASE)
	BOLLARD
	WATER LINE
	UNDERGROUND POWER LINE
	GAS LINE
	SAS LINE
	OVERHEAD POWER LINE

ADA SITE NOTES

SIGNAGE (NMBC 1110.1 AND ANSI 502.7)

- A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE
- CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE).
- SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-8A).
- SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010). VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN
- THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)
- IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)
- ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD REQUIRES THE BOTTOM OF THE MUTCD R7-8 SIGN TO BE 84" ABOVE THE GROUND.
- IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.

PAVEMENT MARKINGS (NMBC 1110.3)

- PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E

C.O.A. GENERAL NOTES

- WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED PLANS.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER
- ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMP AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA
- MAXIMUM SLOPE PERMITTED AT ADA STALLS AND ACCESS AISLES IS 2% (1:50)
- ALL BROKEN OR CRACKED ASPHALT TRAIL MUST BE REPLACED WITH NEW ASPHALT PER COA DRAWING 2415C
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER COA DRAWING 2430

PARKING REQUIREMENTS:

PARKING CALCULATIONS	
TOTAL GUESTROOMS	HOTEL 103
TOTAL PARKING STALLS REQUIRED	103
TOTAL STALLS PROVIDED ON SITE	54
TOTAL EV CHARGING STALLS	4
TOTAL EV CREDIT	+4
TOTAL CREDITED STALLS	58

SHARED PARKING CALCULATIONS
103 STALLS (HOTEL) + 175 (MEDICAL OFFICE) = 228 STALLS REQUIRED
122 (PLANNING DEPT.)
ADMINISTRATION LETTER
DATED SEPTEMBER 11, 2023

TOTAL ADJACENT SITE STALLS:	
TOTAL ON SITE STALLS PROVIDED:	58 STALLS
TOTAL STALLS PROVIDED:	231 STALLS

ADDITIONAL HOTEL PARKING REQUIREMENTS

TOTAL MOTORCYCLE STALLS REQUIRED	3
TOTAL MOTORCYCLE STALLS PROVIDED	4
TOTAL BICYCLE STALLS REQUIRED	2
TOTAL BICYCLE STALLS PROVIDED	2
TOTAL ADA STALLS REQUIRED	4
TOTAL ADA STALLS PROVIDED	6

(1 VAN ACCESSIBLE)

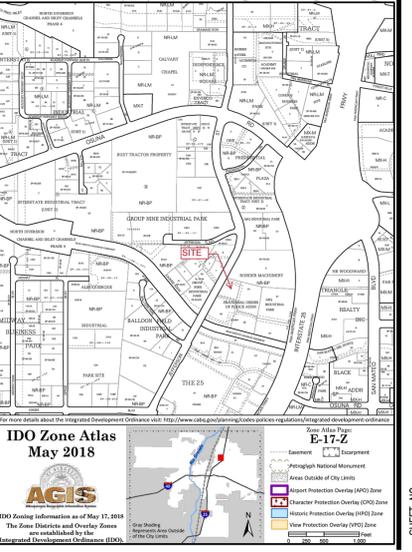
EXECUTIVE SUMMARY

THE PROPOSED PROJECT IS LIMITED SERVICE FIVE STORY HOTEL BUILDING WITH ONE HUNDRED THREE (103) GUEST SUITES. THE FIRST STORY IS 14,155 S.F. AND EACH UPPER STORY IS APPROXIMATELY 12,640 S.F. FOR A TOTAL BUILDING AREA OF 64,715 SQUARE FEET. THE PROPOSED USE OF THE BUILDING WILL BE A SHORT TERM STAY HOTEL WHICH IS ALLOWED WITHIN NR-BP PERMISSIVE USES.

ZONING DATA

LT 1-A-1 PLAT FOR LOTS 1-A-1 AND 1-B-1 FRATERNAL ORDER OF POLICE ADDITION (BEING COMPRISED OF LOTS 1-A AND 1-FRATERNAL ORDER OF POLICE ADDITION) CONT 1.4572 AC
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

OCCUPANCY TYPE: HOTEL

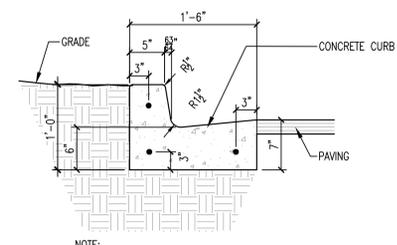


TRAFFIC APPROVAL PLAN - NOT FOR CONSTRUCTION
CONTRACTOR NOTE: ELEMENTS OF THIS DRAWING ARE INCORPORATED IN SITE PLAN A001 WHICH IS TO BE USED FOR CONSTRUCTION

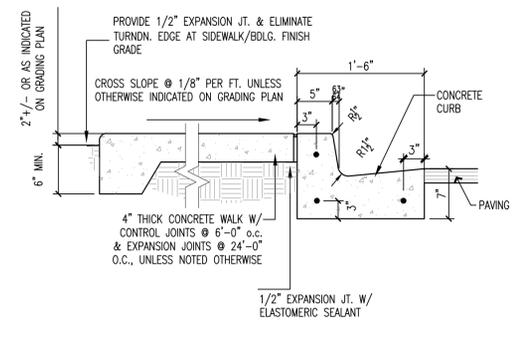
TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Amigo Signed 11/16/2023 Date

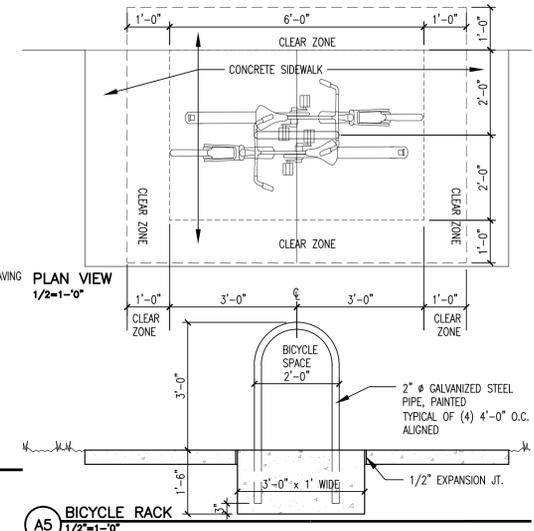
NOTE:
 PROVIDE CONTROL JOINTS @ 6'-0" O.C. MAX. (MATCH CONTIGIOUS SIDEWALK) AND DOWELED EXPANSION JOINTS @ 24'-0" O.C. MAX. UNLESS SHOWN OTHERWISE. CURB AND GUTTER JOINTING SHALL REFLECT THE JOINTING OF ADJACENT FLATWORK.



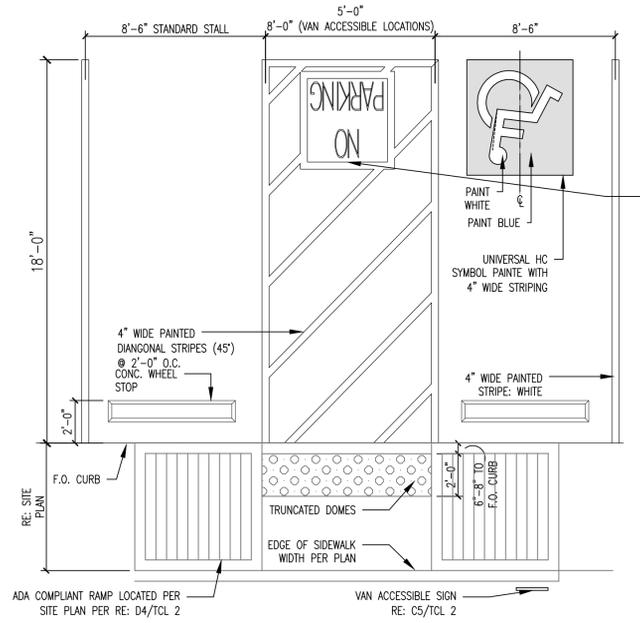
A3 CONCRETE CURB & GUTTER
 1/4"=1'-0"



A4 SIDEWALK SECTION
 1/4"=1'-0"



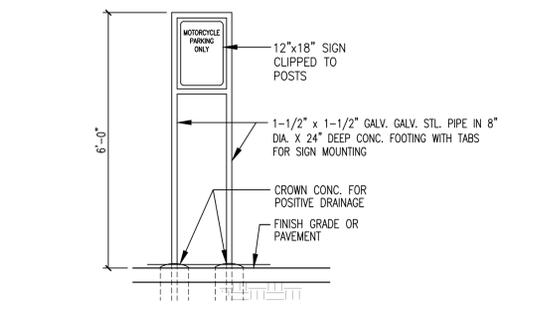
A5 BICYCLE RACK
 1/2"=1'-0"



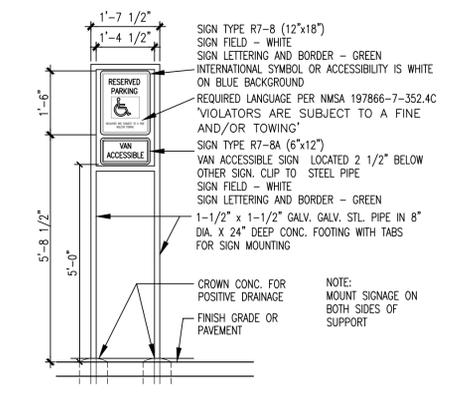
C4 TYPICAL ADA PARKING STALLS DETAIL
 1/4"=1'-0"

ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)

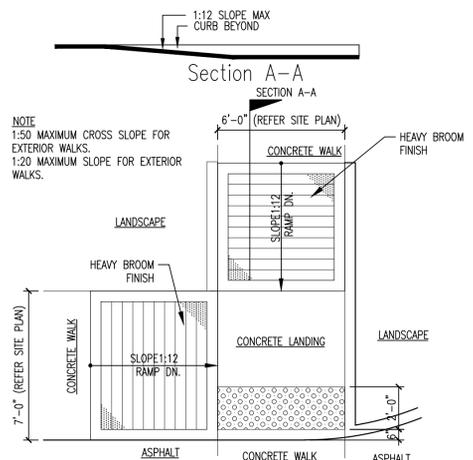
- NOTES:
- RAMPS SHALL NOT BE PLACED IN HANDICAP ACCESS AISLE, BUT SHALL BE PLACED WITHIN THE SIDEWALKS
 - ACCESS AISLE MAY NOT EXCEED 2% IN ANY DIRECTION.
 - HANDICAP ACCESS RAMPS MAY NOT EXCEED A SLOPE OF 8%
 - MINIMUM WIDTH OF HANDICAP ACCESS RAMPS IS 3'-0"
 - SIDES OF RAMPS MAY NOT EXCEED SLOPE OF 10% UNLESS HANDRAIL IS PROVIDED.
 - HANDICAP PARKING SHALL MEET ALL OTEHR APPLICABLE CITY AND ADA CODE REQUIREMENTS



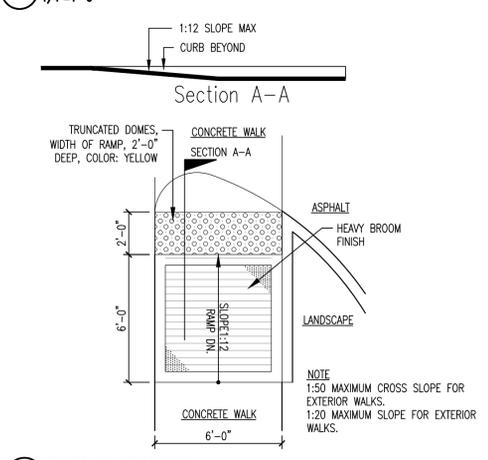
B5 MOTORCYCLE SIGN ELEVATION
 1/2"=1'-0"



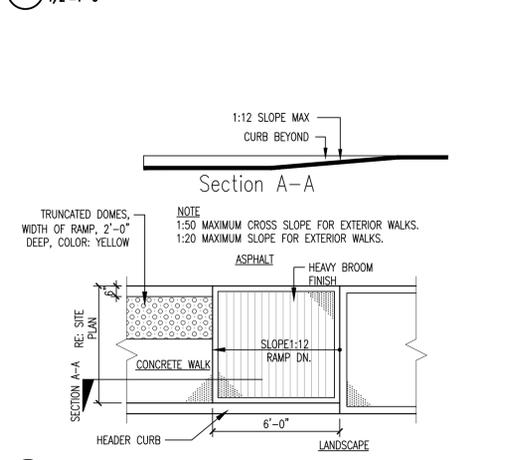
C5 H.C. SIGN ELEVATION
 1/2"=1'-0"



D3 RAMP @ SIDEWALK
 1/4"=1'-0"



D4 RAMP @ SIDEWALK
 1/4"=1'-0"



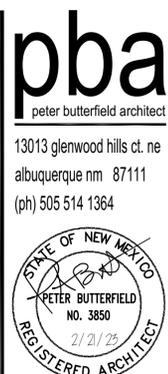
D5 ACCESSIBLE SIDEWALK RAMP
 1/4"=1'-0"

DRAWING NAME
 REVISIONS

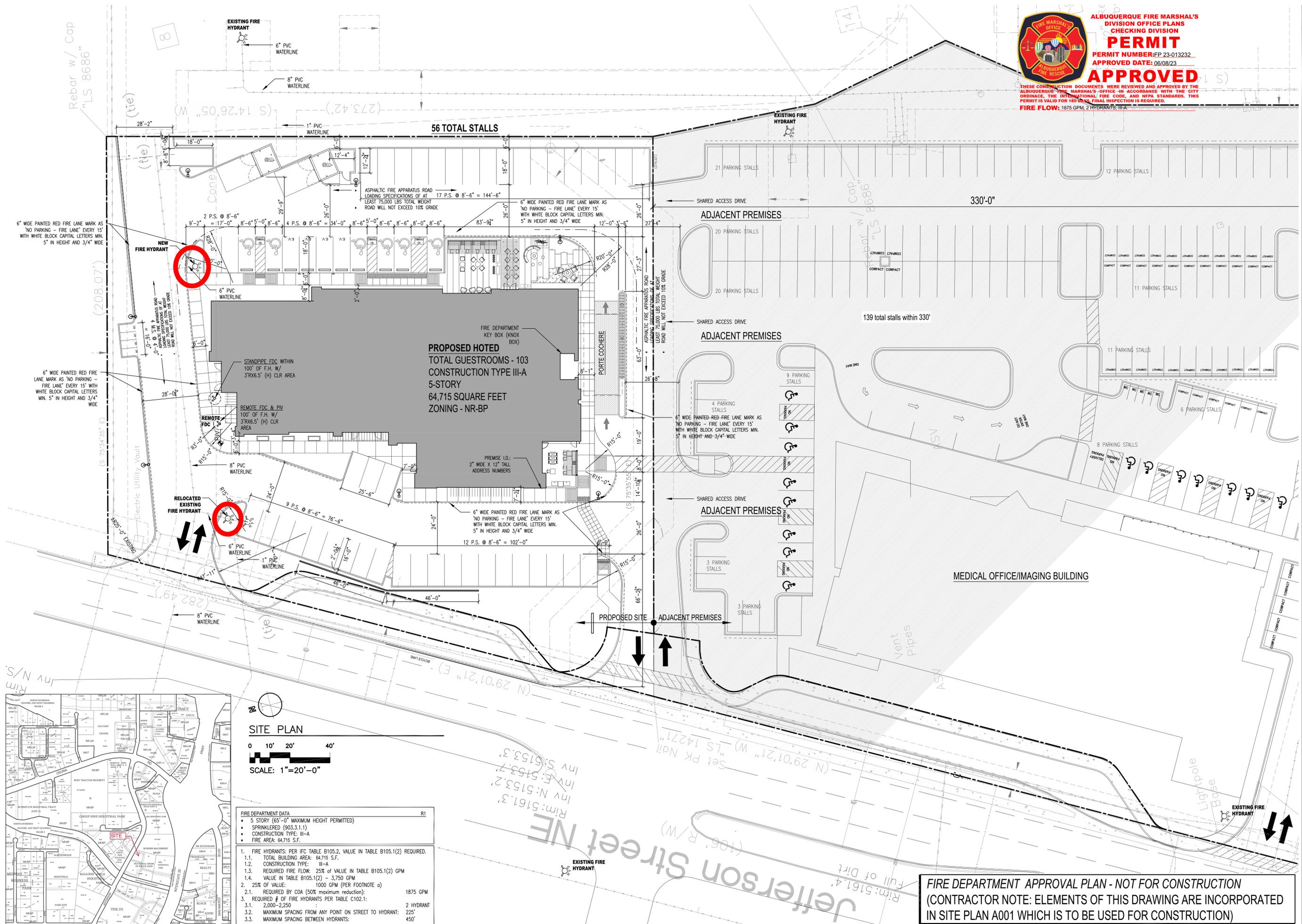


**ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION**
PERMIT
PERMIT NUMBER: FP 23-013232
APPROVED DATE: 06/08/23
APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.
FIRE FLOW: 1875 GPM, 2 HYDRANTS, III-A



13013 glenwood hills ct. ne
albuquerque nm 87111
(ph) 505 514 1364



SITE PLAN
0 10' 20' 40'
SCALE: 1"=20'-0"

FIRE DEPARTMENT DATA		R1
• 5 STORY (65'-0" MAXIMUM HEIGHT PERMITTED)		
• SPRINKLERED (903.3.1.1)		
• CONSTRUCTION TYPE: III-A		
• FIRE AREA: 64,715 S.F.		
1. FIRE HYDRANTS: PER IFC TABLE B105.2, VALUE IN TABLE B105.1(2) REQUIRED.		
1.1. TOTAL BUILDING AREA: 64,715 S.F.		
1.2. CONSTRUCTION TYPE: III-A		
1.3. REQUIRED FIRE FLOW: 25% OF VALUE IN TABLE B105.1(2) GPM		
1.4. VALUE IN TABLE B105.1(2) - 3,750 GPM		
2. 25% OF VALUE: 1000 GPM (PER FOOTNOTE a)		
2.1. REQUIRED BY COA (50% maximum reduction):	1875 GPM	
3. REQUIRED # OF FIRE HYDRANTS PER TABLE C102.1:	2 HYDRANT	
3.1. 2,000-2,250		
3.2. MAXIMUM SPACING FROM ANY POINT ON STREET TO HYDRANT:	225'	
3.3. MAXIMUM SPACING BETWEEN HYDRANTS:	450'	

FIRE DEPARTMENT APPROVAL PLAN - NOT FOR CONSTRUCTION
(CONTRACTOR NOTE: ELEMENTS OF THIS DRAWING ARE INCORPORATED IN SITE PLAN A001 WHICH IS TO BE USED FOR CONSTRUCTION)

DRAWING NAME
REVISIONS

Proposed Hotel - Home 2 Suites
5910 Jefferson St NE
Albuquerque, NM
Fire-1
5/25/23 Fire 1



DRAWING NAME

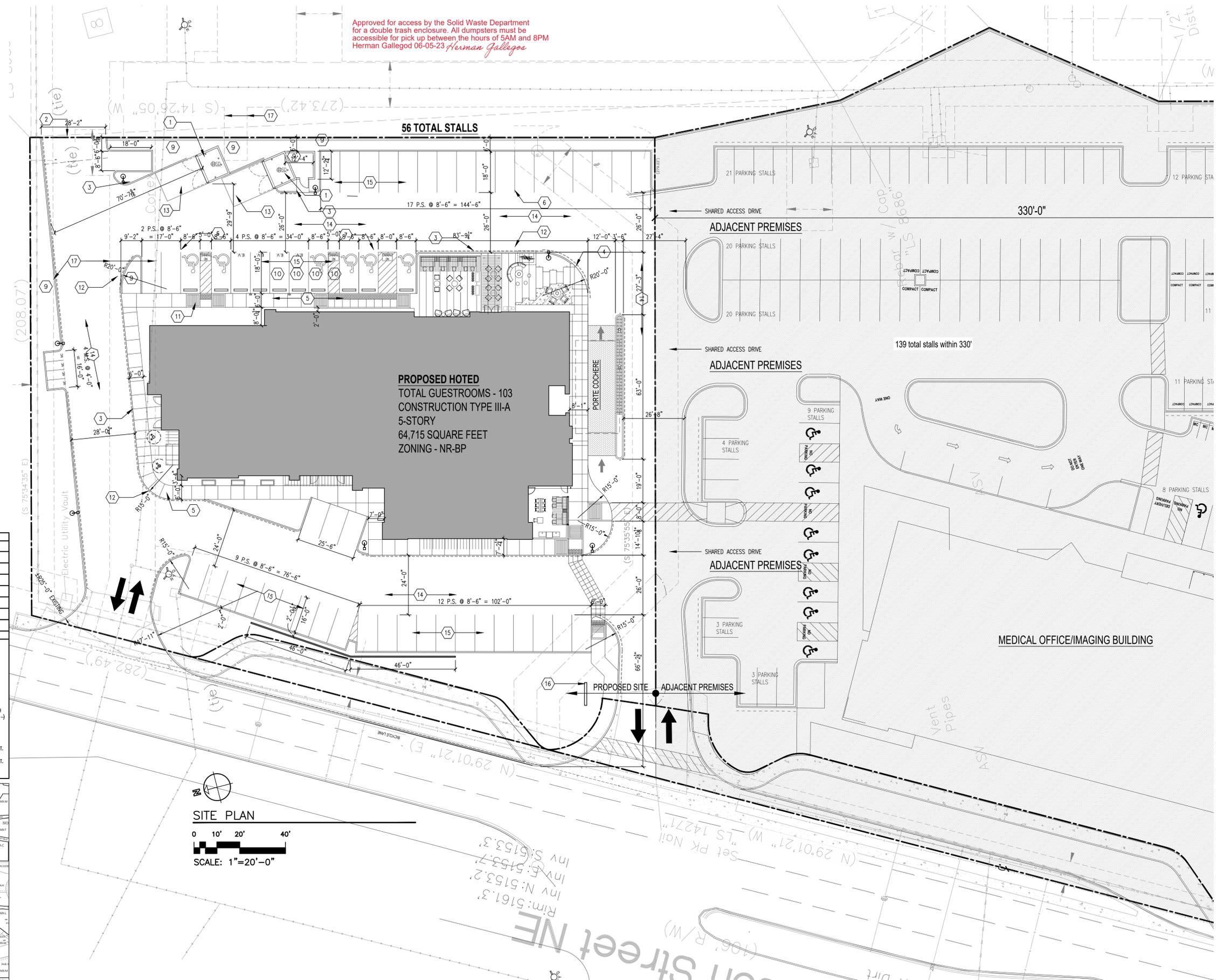
REVISIONS

SHEET NO.

SW-1

5/25/23 SOLID WASTE

Approved for access by the Solid Waste Department for a double trash enclosure. All dumpsters must be accessible for pick up between the hours of 5AM and 8PM Herman Gallegod 06-05-23 Herman Gallegos

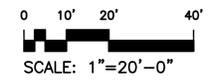


SITE LEGEND		
⊙	SIGN	⊙ LIGHT POLE (2" DIA BASE)
⊙	FIRE HYDRANT	● BOLLARD
⊙	WATER VALVE	— WATER LINE
⊙	SAS MANHOLE	— UNDERGROUND POWER LINE
⊙	TELEPHONE MANHOLE	— GAS LINE
⊙	WATER METER	— SAS LINE
⊙	POWER POLE	— OVERHEAD POWER LINE
⊙	NEW LIGHT BOLLARD	— NEW POLE MNT LIGHT

- SITE PLAN KEYED NOTES**
1. SINGLE UNIT DUMPSTER ENCLOSURE WITH AREA DRAIN TO GREASE INTERCEPTOR
 2. SHARED ACCESS EASEMENT
 3. CURB, 6" HIGH CONCRETE AND CUTTER REFER
 4. CURB, 6" HIGH CONCRETE AND CUTTER REFER @ SIDEWALK
 5. CONCRETE SIDEWALK, WIDTH AS NOTED
 6. 4" WIDE PAINTED PARKING STALL STRIPING, TYP. COLOR: WHITE
 7. TYP. ACCESSIBLE PARKING SPACE W/ LOADING ZONE
 8. PRECAST CONCRETE WHEEL STOP AT HC STALLS & AS NOTED
 9. LANDSCAPE AREA, REFER TO LANDSCAPE PLAN
 10. ELECTRIC VEHICLE CHARGING STATION STALL
 11. ACCESSIBLE CURB RAMP
 12. 6" WIDE PAINTED RED FIRE LANE MARK AS "NO PARKING - FIRE LANE" EVERY 15' WITH WHITE BLOCK CAPITAL LETTERS MIN. 5" IN HEIGHT AND 3/4" WIDE (---) ON PAVING OR FACE OF CURB AT CURB LOCATIONS, REFER FIRE-1 PLAN
 13. 20' LONG 8" THICK CONCRETE APRON AT DUMPSTER ENCLOSURE, MAXIMUM SLOPE 1:12
 14. NEW ASPHALTIC PAVING FOR HEAVY DUTY OVER PREPARED SUBGRADE (AS SITE CONDITIONS REQUIRE-VERIFY WITH GEOTECHNICAL ENGINEER) PER GEOTECHNICAL REPORT.
 15. NEW ASPHALTIC PAVING FOR STANDARD DUTY OVER PREPARED SUBGRADE (AS SITE CONDITIONS REQUIRE-VERIFY WITH GEOTECHNICAL ENGINEER) PER GEOTECHNICAL REPORT.
 16. MONUMENT SIGN
 17. UTILITY EASEMENT



SITE PLAN



Set PK Nail
Inv N: 5153.2
Inv E: 5153.7
Inv S: 5153.3
Rim: 5161.3

SOLID WASTE DEPARTMENT APPROVAL PLAN - NOT FOR CONSTRUCTION
(CONTRACTOR NOTE: ELEMENTS OF THIS DRAWING ARE INCORPORATED IN SITE PLAN A001 WHICH IS TO BE USED FOR CONSTRUCTION)

Proposed Hotel
5910 Jefferson St NE
Albuquerque, NM

PR-2021-005746_SI-2023-01893_Site_Plan_Approved_3-6-24_Sheet_1

Final Audit Report

2024-08-19

Created:	2024-07-18
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAhThIWoHtnMVSy5JPz6TH2XBHg29XxDnI

"PR-2021-005746_SI-2023-01893_Site_Plan_Approved_3-6-24_Sheet_1" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature
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-  Document emailed to Tiequan Chen (tchen@cabq.gov) for signature
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-  Document emailed to David G. Gutierrez (dggutierrez@abcwua.org) for signature
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-  Document emailed to Jeff Palmer (jppalmer@cabq.gov) for signature
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-  Document e-signed by Whitney Phelan (wphelan@cabq.gov)
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-  Email viewed by Ernest Armijo (earmijo@cabq.gov)
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 Document e-signed by Tiequan Chen (tchen@cabq.gov)

Signature Date: 2024-07-18 - 9:49:21 PM GMT - Time Source: server

 Document e-signed by David G. Gutierrez (dggutierrez@abcwua.org)

Signature Date: 2024-08-19 - 2:09:33 PM GMT - Time Source: server

 Agreement completed.

2024-08-19 - 2:09:33 PM GMT



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

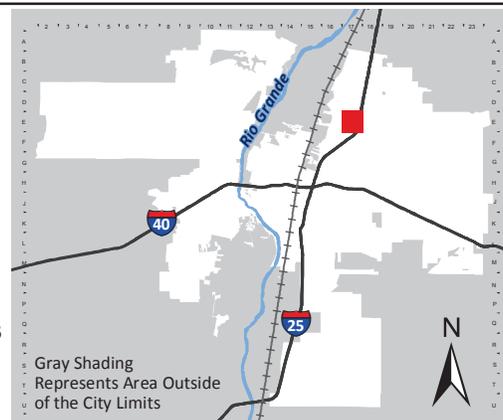
IDO Zone Atlas May 2018



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:
E-17-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