



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

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input checked="" type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	

BRIEF DESCRIPTION OF REQUEST

Site plan review and approval for a new hotel at 2026 Central Ave SW

APPLICATION INFORMATION

Applicant/Owner: Mark Cumbow - Alvarado Hotel & Genesis World, LLC		Phone: (505) 362-8903
Address: 310 Rio Grande Blvd NW		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87104
Professional/Agent (if any): JAG Planning & Zoning - Juanita Garcia		Phone: (505) 362-8903
Address: P.O. Box 7857		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: Owner	List all owners: Genesis Worldwide Resorts	

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

Lot or Tract No.: Tract 145 A & 145 B	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.: 38	UPC Code: 1013058127241
Zone Atlas Page(s): J-13	Existing Zoning: MX-M	Proposed Zoning: No change
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 1.0903

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2026 Central SW | Between: Rio Grande Blvd NW | and: San Pasquale SW

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

ZA-80, LUC-91-16, PR-2023-009688, SD-2024-00049, VA-2024-00079 & VA-2024-0082

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 04/22/2024
Printed Name: Juanita Garcia	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM P2: SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT) as of 12/25/2022 **SITE PLAN ADMINISTRATIVE – DFT**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

SITE PLAN DOCUMENTATION

- ✓ 1) DFT Application form completed, signed, and dated
- ✓ 2) Form P2 with all the submittal items checked/marked
- ✓ 3) Form SP with signatures from Hydrology, Transportation, and ABCWUA
- ✓ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ✓ 5) Site Plan and related drawings (include a Site Plan key of the sheets submitted)
- N/A 6) Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)
- ✓ 7) Infrastructure List, if required for building of public infrastructure
- N/A 8) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C) (The Sensitive Lands Site Analysis form can be obtained online at):
https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf
- N/A 9) Responses to climatic and geographic responsive design considerations (Recommended to promote sustainability, but not required. The Climatic and Geographic Responsiveness form can be obtained online at): [https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2\(D\)ClimaticGeographic_Responsiveness.pdf](https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic_Responsiveness.pdf)

SUPPORTIVE DOCUMENTATION

- ✓ 10) Completed Site Plan Checklist
- ✓ 11) Letter of authorization from the property owner if application is submitted by an agent
- ✓ 12) Justification letter describing and justifying the request per the criteria in IDO Section 16-6-5(G)(3)
- N/A 13) Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P). *Note: If requesting more than allowed by deviation, a Variance – ZHE or Waiver – DHO will be required, as applicable*
- N/A 14) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)

- N/A 15) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone
- N/A 16) Architectural Review Committee approval letter if the site is located within a Master Development Plan area or a Framework Plan area

PUBLIC NOTICE DOCUMENTATION

- 17) Sign Posting Agreement
- 18) Proof of a Pre-Submittal Neighborhood Meeting per IDO 6-4(C)(1)(b) for new building or multiple new buildings that include a total of more than 100 multi-family residential dwelling units or more than 50,000 square feet of non-residential development
- Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - Completed neighborhood meeting request form(s)
 - If a meeting was requested or held, copy of sign-in sheet and meeting notes
- 19) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)
- Office of Neighborhood Coordination notice inquiry response
 - Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - Proof of emailed notice to affected Neighborhood Association representatives

FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form P2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Site Plan and related drawings
- ___ 5) Infrastructure List, if require
- ___ 6) Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ___ 7) Letter of authorization from the property owner if application is submitted by an agent
- ___ 8) Solid Waste Department signature on Site Plan
- ___ 9) Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ___ 10) Approved Grading and Drainage Plan
- ___ 11) Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)

FORM PLT: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: Tract A, LANDS OF ALVARADO
HOTEL, LLC 2026 Central SW

Hydrology:

- Sensitive Lands Analysis (5-2(C)) Approved NA
- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Regina Chan 2/21/2024
 Hydrology Department Date

Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA

Ernest Armijo 2/20/2024
 Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement: 230602 Approved NA
- Development Agreement: Approved NA
- If None Explain: _____

[Signature] 2/29/2024
 ABCWUA Date

- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File**) Approved

Signatures on Plat:

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA*** Yes NA
- NM Gas*** Yes
- PNM *** Yes
- COMCAST*** Yes
- MRGCD*** Yes NA

* Prior to Final Plat submittals (include a copy of the recorded IIA)
 ** DXF file required for Preliminary/Final Plat and Final Plat approval submittals and not required for Preliminary Plat application
 *** Signatures required for Preliminary/Final Plat and Final Plat applications and not required for Preliminary Plat application

FORM SP: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

Legal Description & Location: 2024 Central S.W. Tract 145A & 145B MRGCD MAP 38

Request Description: _____

Hydrology:

- Sensitive Lands Analysis (5-2(C)) Approved NA
- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Tregina Cho
Hydrology Department

4/24/2024
Date

Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- MRCOG Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Ernest Armijo
Transportation Department

4/24/2024
Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

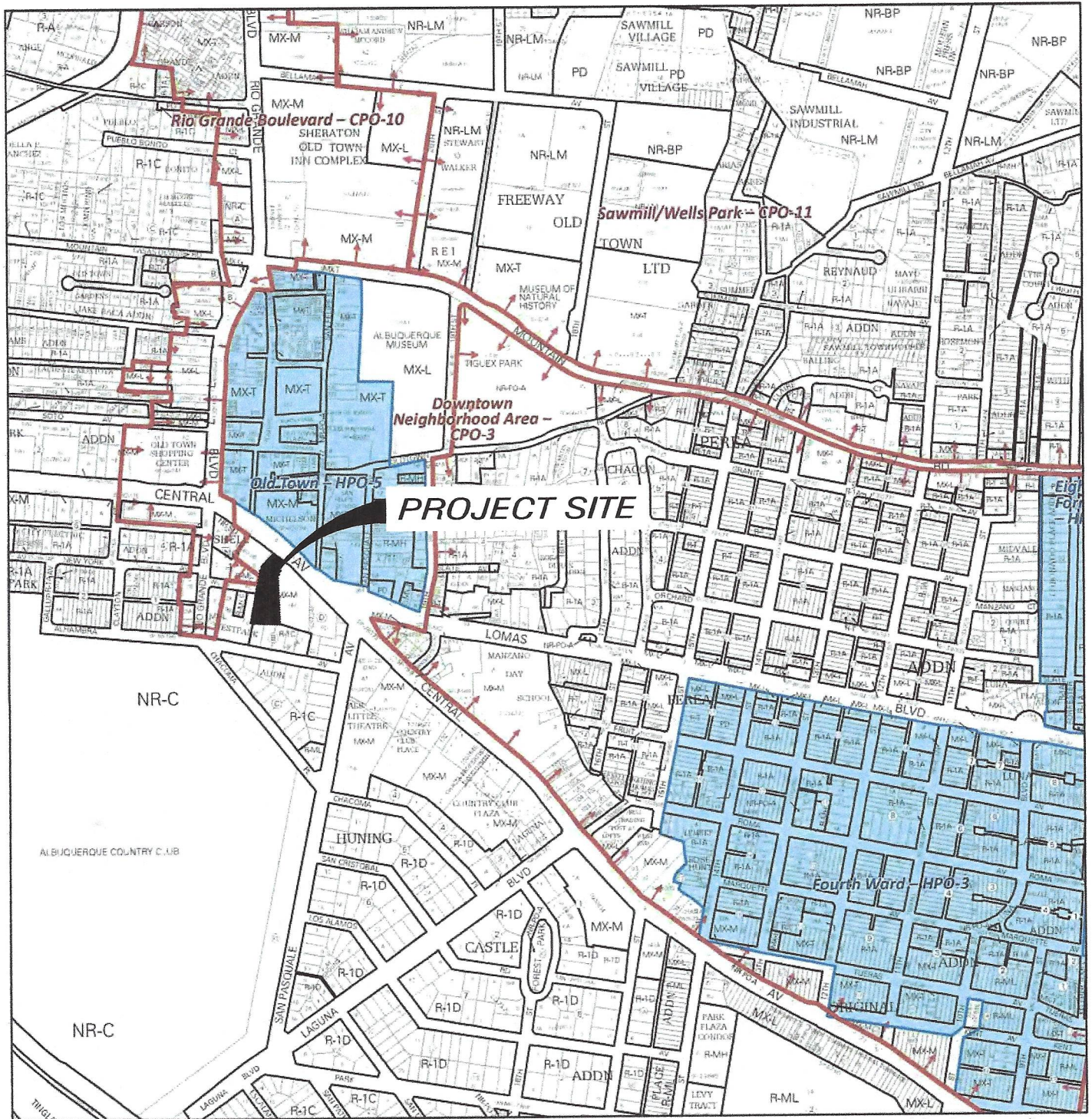
- Request for Availability submitted? Yes No NA
- Availability Statement/Serviceability Letter Number _____
- Note: Commitment for service is required prior to application approval.

ABCWUA

Date

- Infrastructure Improvements Agreement (IIA*) Approved NA
- Solid Waste Department Signature on the Plan Approved NA
- Fire Marshall Signature on the Plan Approved NA

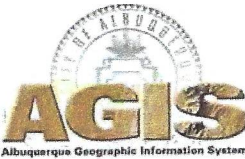
* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)



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

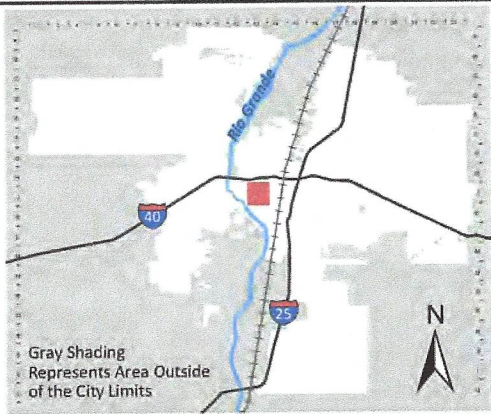


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).


Zone Atlas Page:
J-13-Z

- Easement
- 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

- Escarpment
- Petroglyph National Monument



Gray Shading Represents Area Outside of the City Limits



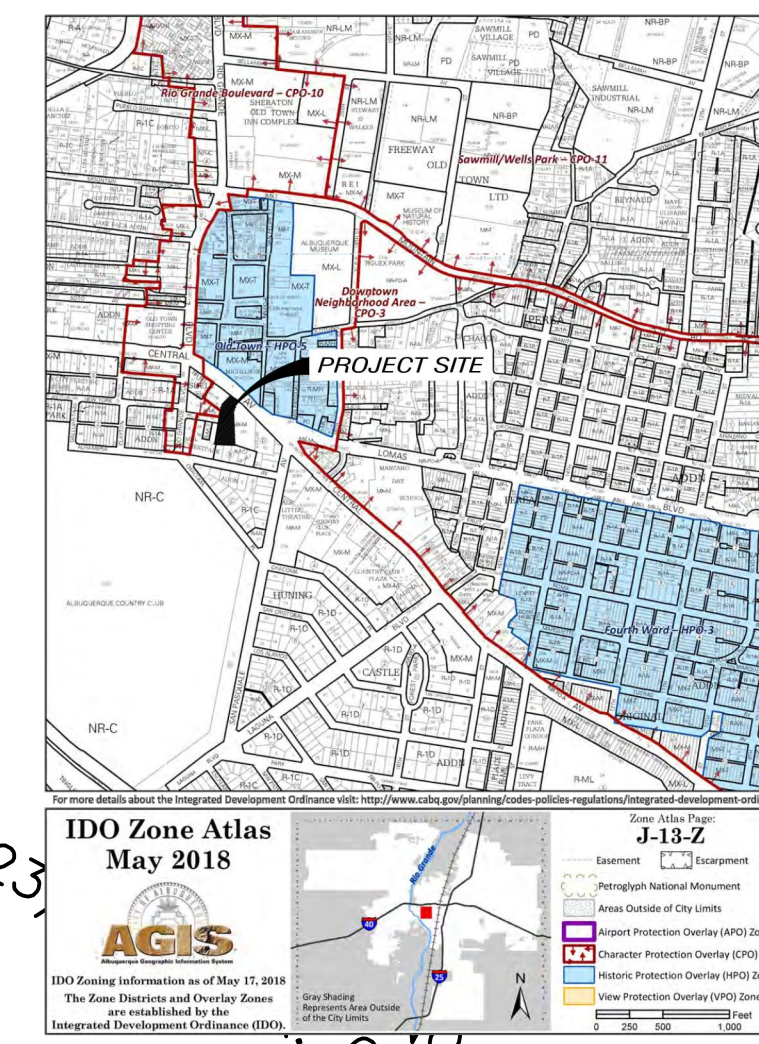
0 250 500 1,000 Feet

The project has been approved by the City of Albuquerque. For more information, visit us at www.g2grp.com

LOT 7A, BLK. B
WESTPARK ADDITION
5/21/1998, BK. 98C, PG. 146

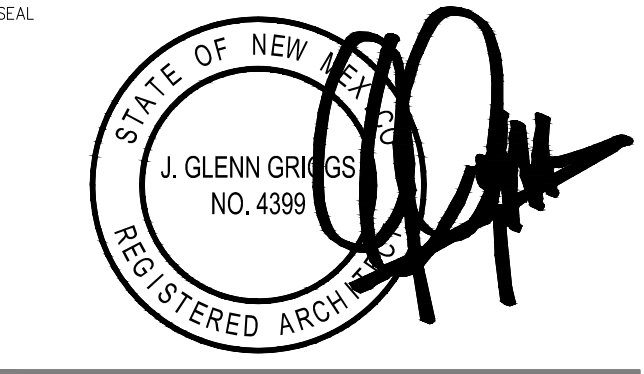
PER QUITCLAIM DEED
FILED 11/28/1984
BK D226-A, PG 500-552
NOT SHOWN ON
M.R.G.C.D. MAP 43

LOT C
SHELL SUBD. NO. 1
4/23/1969, BK. C07, PG. 58

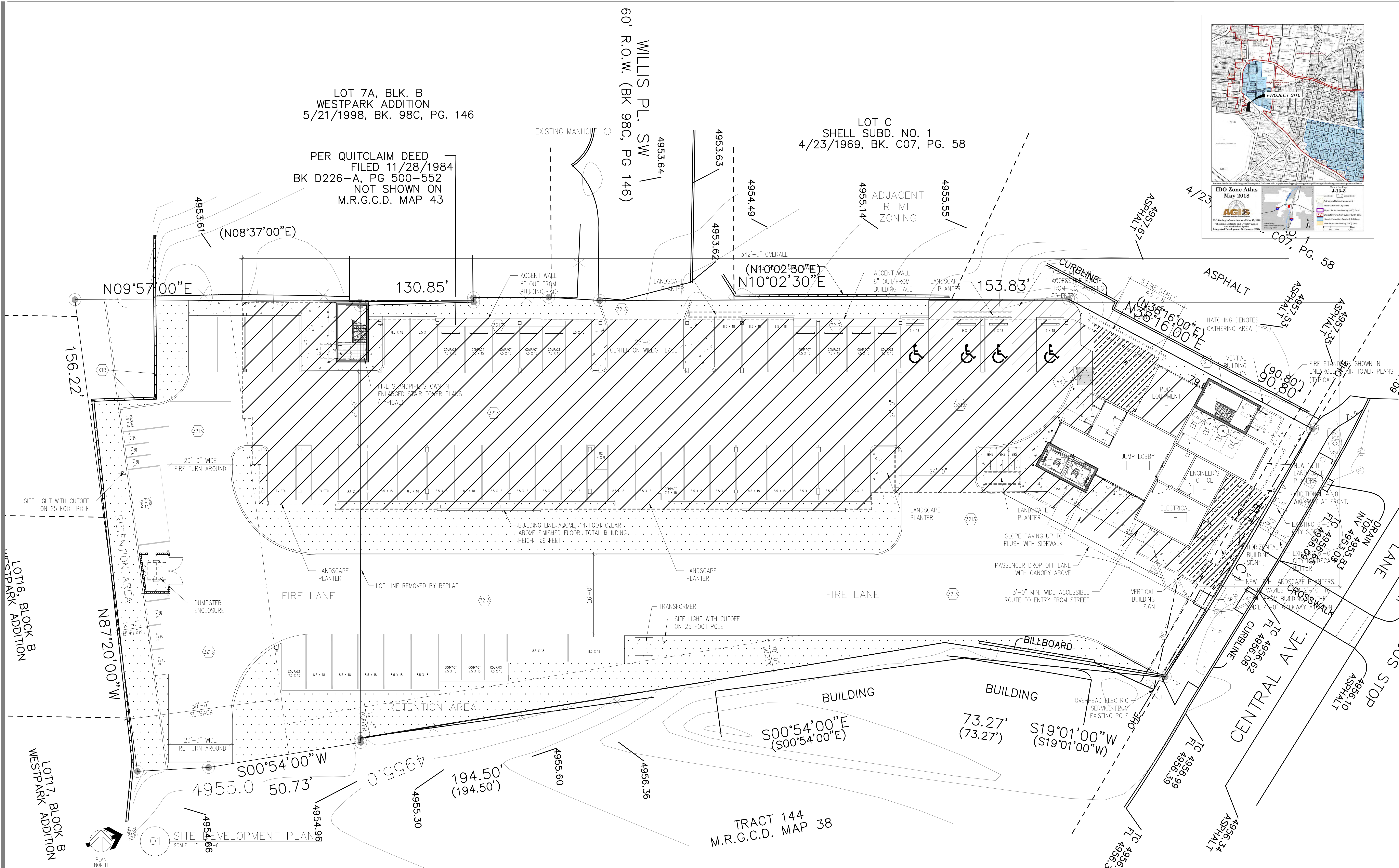


hospitality
design
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DALLAS/FT WORTH, TEXAS
76102-2800
www.g2grp.com



3.08-CONSULTANT SEAL



CAMBRIA
hotels
DEVELOPED BY
GATEHOUSE CAPITAL
FOR ALVARADO HOTELS

2026 CENTRAL AVENUE
ALBUQUERQUE, NM

60%
DESIGN DEVELOPMENT
BRAND SUBMITTAL

NOV. 20, 2023

DATE (Y/M/D)	REVISION DESCRIPTION
01/17/23	30% BRAND SUBMITTAL
02/16/23	01 REVISED 30% DESIGN SUBMITTAL WITH REVISED OWNER DIRECTION
07/31/23	60% DESIGN DEVELOPMENT BRAND SUBMITTAL
11/20/23	60% DESIGN DEVELOPMENT BRAND RESUBMITTAL, WITHOUT INTERIOR DESIGN

SITE DATA

SITE AREA:
Tract 145-a (0.2924 acres) and tract 145-b (0.8156 acres) have been replatted into one tract comprising 1.0982 acres (47,860 SF).

ZONING:
Property is in a MX-M moderate intensity zone and not in an overlay zone. Project is on a premium transit corridor. Project abuts a parcel zoned RT-C on the south and a parcel zoned R-ML to the west, separated by an existing 6' high CMU wall.

LANDSCAPING:
10% of parking lot area in a premium transit corridor shall be landscaped.
LANDSCAPED AREA PROVIDED: 10,010 SF (20.9%) (Excluding Landscape Planters)

SETBACKS: UC-MS-PT (min-max)
FY - 0'/5'
SY 0'/15' (5' @ R-ML)
RY 0'(50' @ R1-C)

BUILDING DATA

PROPOSED USE:
MIXED-USE:
Hotel (R-2) over a Parking Structure (S-2)

FLOOR	AREA (SF)	ROOM COUNT
R-2 (Hotel)		
FLOOR 4	19,843	28
FLOOR 3	21,402	46
FLOOR 2	21,402	41
FLOOR 1	2,373	0
SUB-TOTAL	65,020	115
S-2 (Parking Garage)		
FLOOR 1	19,029	0
TOTAL	84,049	

BUILDING HEIGHT (ALLOWABLE): 65'-0"
BUILDING HEIGHT (DESIGNED): 60'-0"

PARKING DATA

TOTAL PARKING REQUIRED (TPR) 77

REDUCTIONS: Within a Premium Transit area and proximate to a Transit stop (50% Reduction minimum allowed) -38

Motorcycle parking (Per Table 5-5-4) 2
Bicycle parking (Per Table 5-5-5) 3

REDUCED PARKING REQUIRED 44

PARKING PROVIDED: 64

Full size parking spaces 32
Compact parking spaces (25% of tpr) 15
Motorcycle parking 6
Bicycle parking 3
Electric vehicle parking (2x2) 4
Accessible parking: 4

LOADING SPACE PROVIDED 1

LEGEND

— DENOTES ADA ACCESSIBLE ROUTE FROM:
1. PUBLIC WAY (CENTRAL AVE.) TO BUILDING ENTRY.
2. ACC. PARKING TO BUILDING ENTRY.

— BOUNDARY LINE PER SURVEY

— SETBACK LINE

— BUILDING OVERHEAD

— CONC SIDEWALK

— GATHERING AND SEATING AREA

— LANDSCAPED AREA (XX% OF SITE)

COMPLIANCE WITH 5-11(E)

5-11(E)(1) GROUND FLOOR HEIGHT
- Clear height (to 1st floor): 14'-0"

5-11(E)(2)(a) FACADE DESIGN

1. Agreed.

2. Each street facing facade shall incorporate 2 of the following features: (3 provided)
- Windows on upper floors.
- Arcades, Trellises,
- Raised planters between 12" and 28" (18" high provided).

3. N/A - Street facing facade is less than 100 feet in length.

4. N/A - There are no accessory buildings.

5-11(E)(2)(b) URBAN CENTERS ... AND PREMIUM TRANSIT CENTERS

#1 Windows on the upper floors shall be recessed not less than 2".

#2 Each ground floor of a street facing facade shall include 30% of its surface in transparent windows and/or doors.

#3 Each street facing facade shall incorporate at least 3 of the following features: (3 provided)
- Windows on the upper floors.
- Arcades, Trellises,
- Raised planters between 12" and 28" (18" h provided).

#4 Each street facing facade longer than 50' shall incorporate 2 of the following additional features: (2 provided)
- Offset, reveal or pilaster no less than 2' in width, projecting at least 6" in depth and repeating every 25' of facade length.
- Three dimensional cornice, different in material from the primary facade and project at least 3" from the facade a cornice shall be no shorter than 18".

#5 Outdoor Seating and Gathering Areas.
- Two areas provided.

KEY NOTES

(XTR) EXISTING TO REMAIN AND BE PROTECTED

(S213) CONC. PAVING - REFER CIVIL

(4R) CONC. CURB AND GUTTER - REFER CIVIL

(4B) ADA RAMP - REFER CIVIL

(33) C.I.P. CONCRETE COLUMN SIDEWALK

(S-1) COMPACTED STONE LANDSCAPING

(S217) WHEEL STOP (TYP)

(S212) LANDSCAPE PLANTER: EITHER 18" ON CENTRAL AVE OR 24" PLANTERS AT GARAGE AREA

(S-1) Outdoor Seating and Gathering Area 400 SF

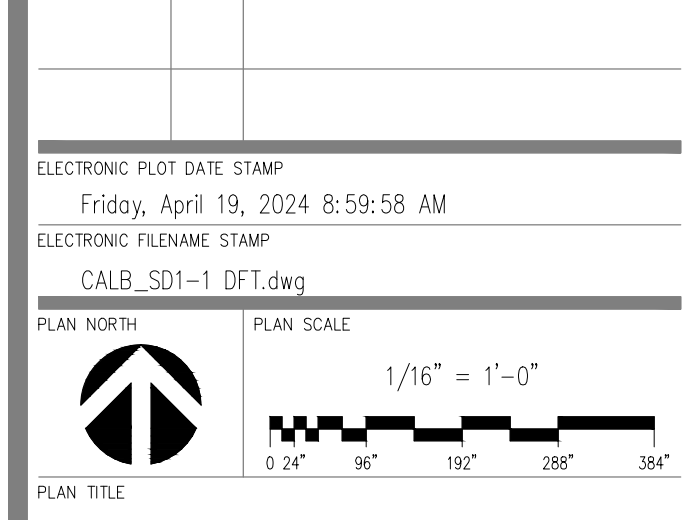
PROJECT NUMBER:

Application Number:

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DEVELOPMENT PLAN APPROVAL:

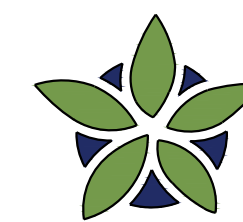
Department	Date
Traffic Engineering, Transportation Division	
ARBWUA	
Parks and Recreation Department	
Hydrology	
Code Enforcement	
*Environmental Health Department (conditional)	
Solid Waste Management	
Planning Department	



SITE DEVELOPMENT
PLAN

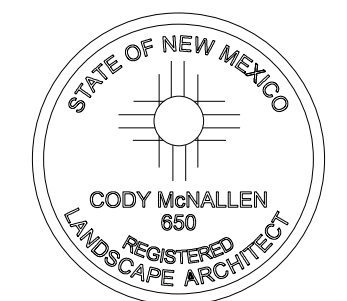
SD1-1

P:\2023 - Central Albuquerque\Project Drawings\CALB\SD1-1-DF.dwg
Date: April 19, 2024 8:59:58 AM



YELLOWSTONE LANDSCAPE

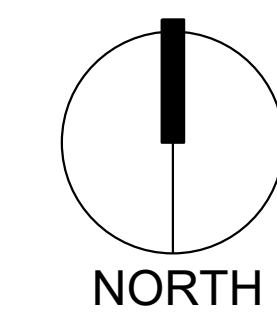
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com



Date: 10/26/2023
Revisions:
△ 02/28/2024
△
△
△
△

Drawn by: E.G.
Reviewed by: CM

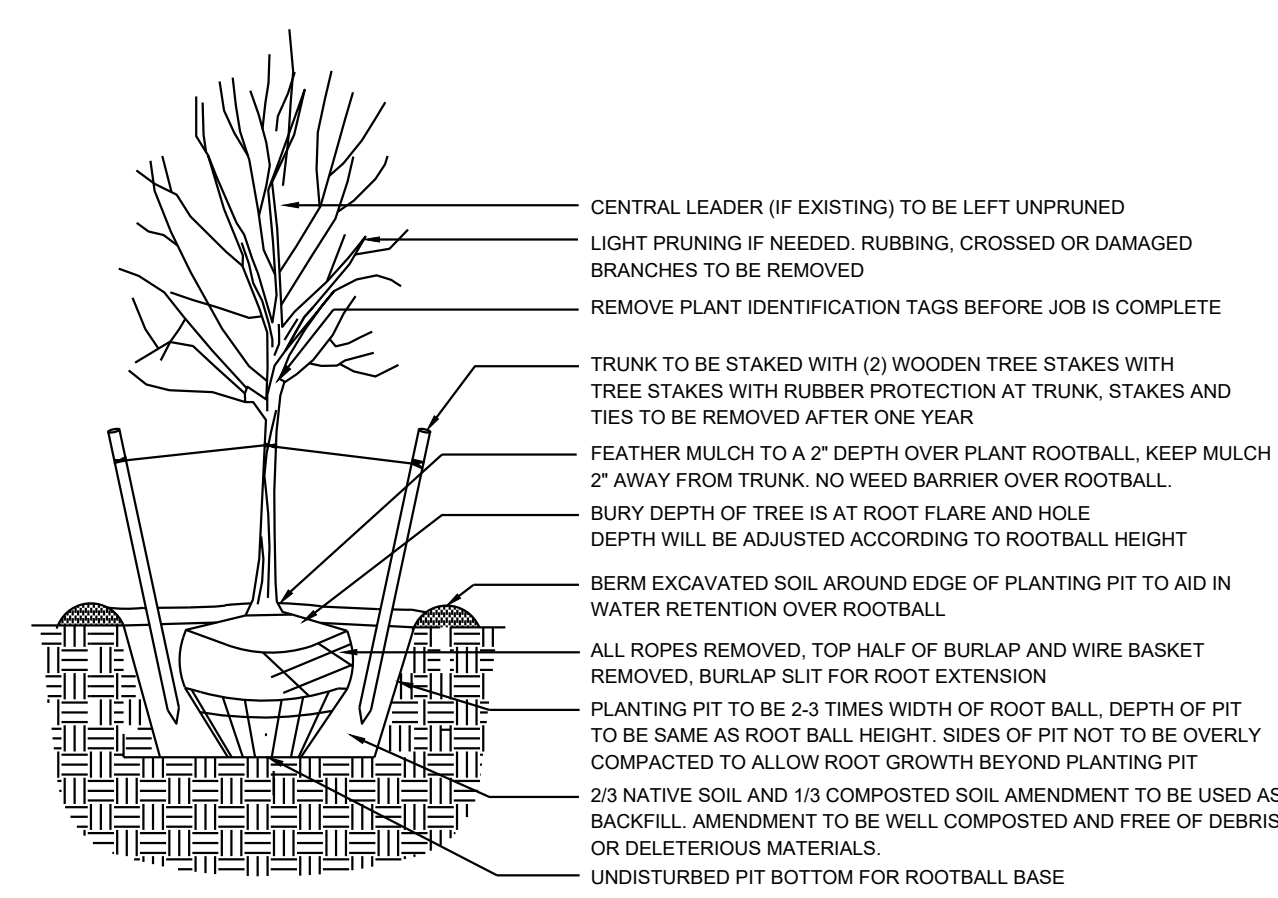
Cambria Hotel 2026 Central Ave SW Albuquerque, New Mexico



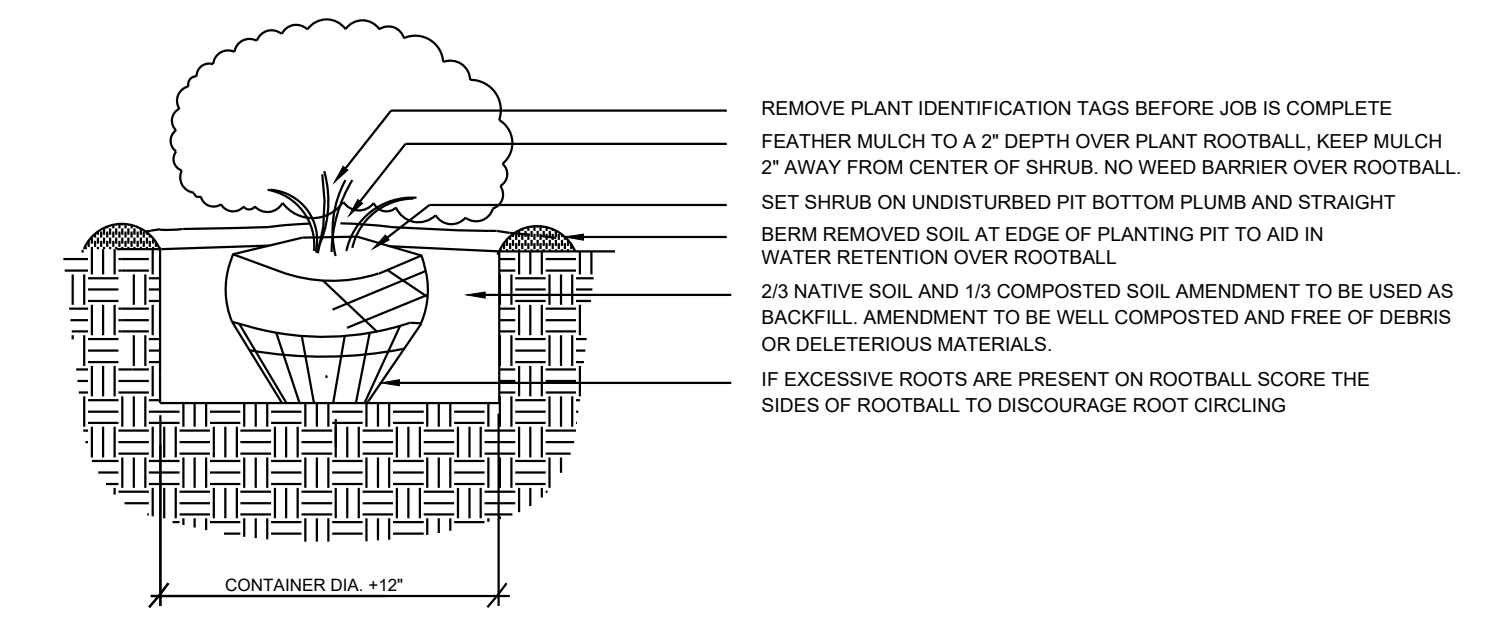
Scale: 1" = 20'
10 0 20 40

Sheet Title:
Landscape Plan

Sheet Number:
LS-01



2 TREE PLANTING DETAIL



1 SHRUB PLANTING DETAIL

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.
- PURSUANT TO 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.
- PURSUANT TO 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.

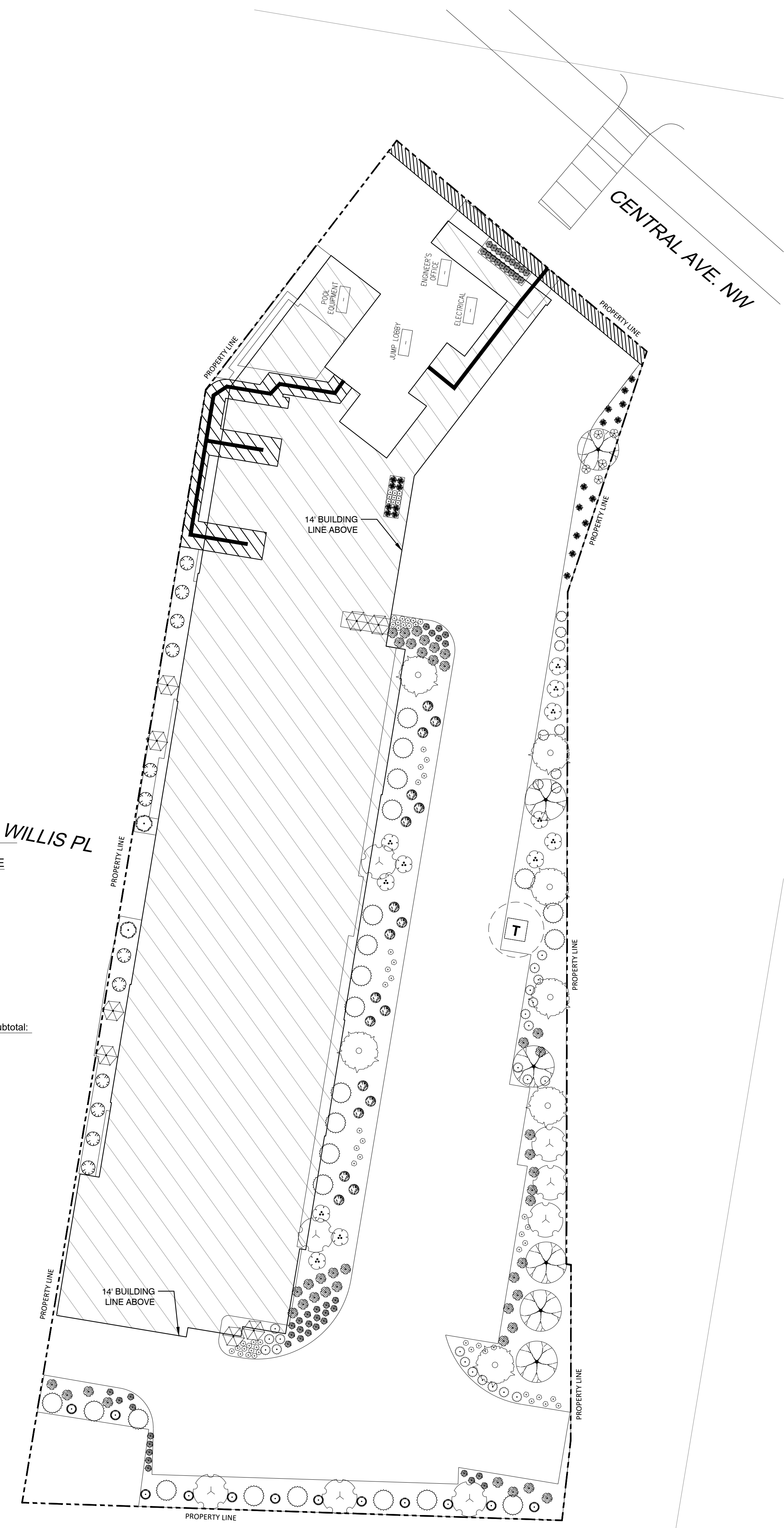
LANDSCAPE DATA

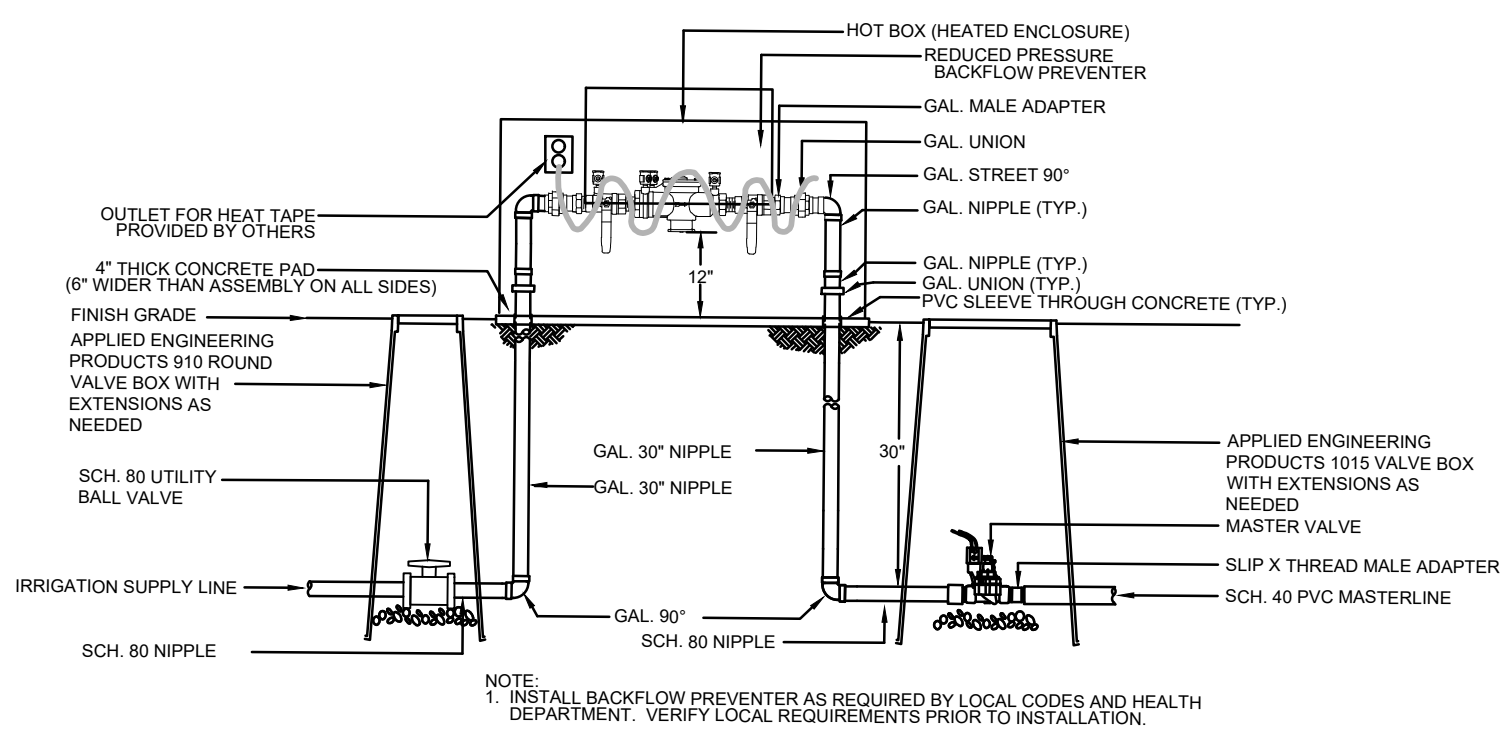
IDO UPC#	101906403903830134	ZONING DESIGNATION			
GROSS LOT AREA (SF)	48,174	MX-L			
BUILDING AREA (SF)	3,304				
NET LOT AREA (SF)	44,870				
MINIMUM LANDSCAPE AREA (SF) - MINIMUM 15% OF NET LOT AREA*	6,731	REQUIRED	PROVIDED		
TOTAL VEGETATIVE COVERAGE (SF) @ PLANT MATURITY (75% OF LANDSCAPE AREA)	5,048		11,156	25%	
VEGETATIVE COVERAGE (SF) OF GROUND-LEVEL PLANTS (25% OF TOTAL, MINIMUM)	1,262		5,091	76%	
			4,289	85%	
* 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		REQUIRED	PROVIDED		
GRAVEL OR CRUSHER FINES (SF)		MAX. 75%	10,136	90%	
* PER IDO 14-16-5-6(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		REQUIRED	PROVIDED		
STREET FRONTAGE (LF)			67		
STREET TREES		2.7	2		
* PER IDO 14-16-5-6(D)(1)(a), TREES THAT ARE PLANTED WITHIN 20 FEET OF THE BACK OF CURB OF THE ADJUTING STREET MAY FULFILL THIS REQUIREMENT.					
EDGE BUFFER LANDSCAPE		REQUIRED	PROVIDED		
TREES					
* SEE IDO 14-16-5-6(E)(2), 14-16-5-6(E)(3), AND 14-16-5-6(E)(4) FOR COMPLETE EDGE BUFFER STANDARDS.					
PARKING LOT EDGES					
WITHIN 30' OF FRONT LOT LINE - CONTINUOUS 3' HT EVERGREEN SHRUBS			PROVIDED		
WITHIN 20' SIDE AND REAR LOT EDGES (LF)					
TREES PER (2 PER 25 LF); 156 LF	12.4		12		
SHRUBS (6 PER 25 LF); 156 LF	37.4		32		
PARKING LOT INTERIOR		REQUIRED	PROVIDED		
PARKING STALLS			14		
PARKING LOT AREA (SF)			2,312		
LANDSCAPED AREA (10% OF PARKING LOT AREA)*	231		3,425		
TREES (1 PER 10 PARKING SPACES)	1.4		2		
* PER IDO 14-16-5-6(F)(2), FOR PARKING LOTS CONTAINING 50 OR FEWER SPACES, MINIMUM IS 10% OF PARKING LOT AREA.					
COOL SEASON GRASS		REQUIRED	PROVIDED		
NO MORE THAN 10% OF REQUIRED LANDSCAPE AREA			0	0%	
ADDITIONAL REQUIREMENTS FOR MULTI-FAMILY DWELLING		REQUIRED	PROVIDED		
1 TREE PER GROUND FLOOR DWELLING UNIT					
1 TREE PER SECOND FLOOR DWELLING UNIT*					
* PER IDO 14-16-4-3(B)(8), IN DT-UC-MS-PT AREAS, SECOND FLOOR DWELLING UNIT TREES ARE NOT REQUIRED.					
TOTALS		REQUIRED	PROVIDED		
TREES		16	20		
** 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.					

PLANT SCHEDULE

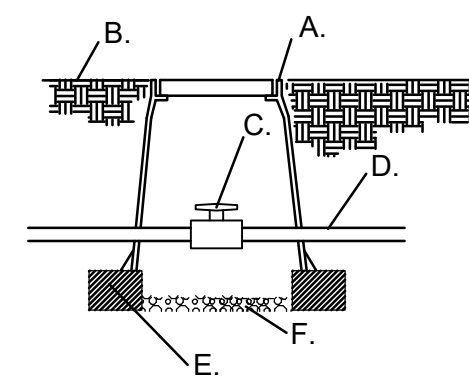
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X W	COVERAGE
DECIDUOUS TREE						
	6	CERCIS RENIFORMIS 'OKLAHOMA' / OKLAHOMA RED BUD	2" B&B	L-M	15' X 12'	113
EVERGREEN TREE						
	2	JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER	15 GAL	LOW	20' X 5'	20
	12	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	15 GAL	LOW	12' X 3'	7
DESERT ACCENT						
	12	DASYLIION TEXANUM / TEXAS SOTOL	5 GAL	RW	5' X 5'	20
PERENNIAL						
	21	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL	MEDIUM	2' X 2'	3
	5	CENTRANTHUS RUBER / RED VALERIAN	1 GAL	MEDIUM	1.5' X 2.5'	5
	8	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES' / WHIRLING BUTTERFLIES GAURA	1 GAL	MEDIUM	3' X 3'	7
	64	PENSTEMON PINIFOLIUS / THREADLEAF BEARDTONGUE	1 GAL	LOW	1' X 1.5'	2
ORNAMENTAL GRASS						
	18	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	MEDIUM	30" X 2'	3
	36	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	MEDIUM	2' X 2'	3
	43	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY	1 GAL	MEDIUM	3' X 3'	20
DECIDUOUS SHRUBS						
	18	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA	5 GAL	LOW	3' X 3'	7
	22	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER	5 GAL	MEDIUM	3' X 3'	7
	24	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL	LOW	6' X 6'	28
EVERGREEN SHRUBS						
	7	CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY	5 GAL	LOW	8' X 12'	113
	12	NANDINA DOMESTICA 'MOON BAY' TM / HEAVENLY BAMBOO	5 GAL	MEDIUM	3' X 4'	13
	8	ROSMARINUS OFFICINALIS / ROSEMARY	5 GAL	LOW	6' X 6'	28
	8	VAUQUELINIA CALIFORNICA / ARIZONA ROSEWOOD	5 GAL	LOW	12' X 10'	79

Shrub Subtotal:
4,289Plant
Coverage:
5,091



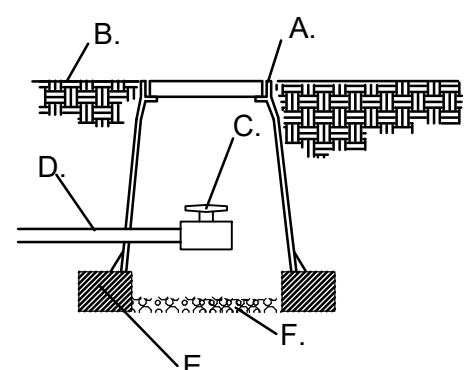


1 RP BACKFLOW/MASTER VALVE DETAIL N.T.S.



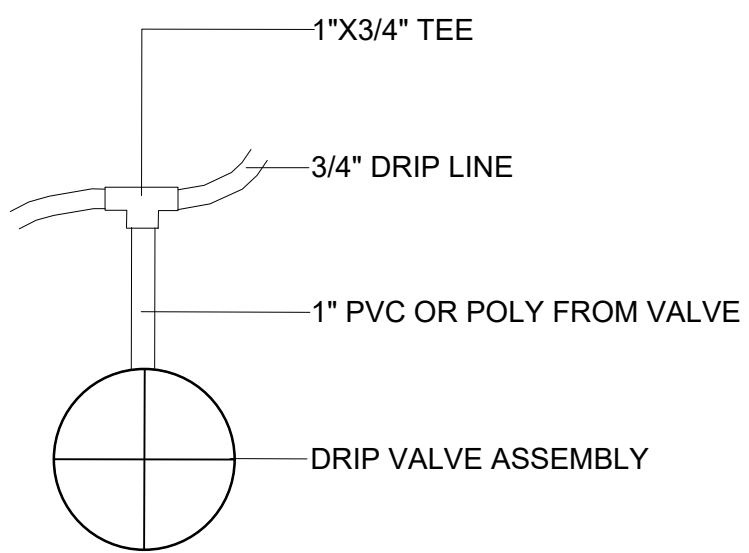
- A. APPLIED ENGINEERING PRODUCTS 910 ROUND VALVE BOX WITH EXTENSIONS AS NEEDED
- B. FINISH GRADE
- C. SCH. 80 UTILITY BALL VALVE
- D. MAINLINE/24" BURY
- E. 8" X 8" X 16" CMU CONCRETE BLOCK
- F. 4" LAYER OF 3/4" GRAVEL

2 MAINLINE ISOLATION VALVE DETAIL N.T.S.

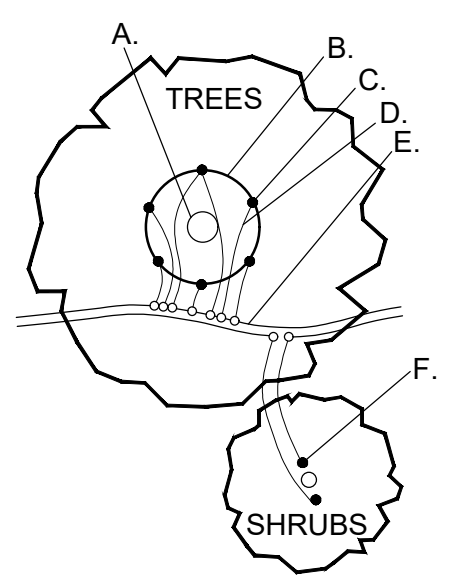


- A. APPLIED ENGINEERING PRODUCTS 910 ROUND VALVE BOX WITH EXTENSIONS AS NEEDED
- B. FINISH GRADE
- C. SCH. 80 UTILITY BALL VALVE
- D. MAINLINE/24" BURY
- E. 8" X 8" X 16" CMU CONCRETE BLOCK
- F. 3/4" GRAVEL SUMP UNDER MANUAL DRAIN TO BE A MINIMUM OF 12" DEEP

3 MANUAL DRAIN VALVE DETAIL N.T.S.

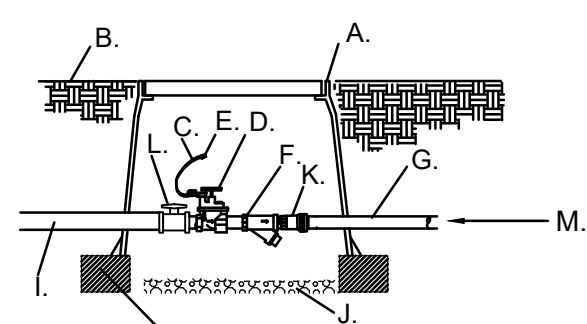


4 DRIP VALVE DETAIL N.T.S.



- A. TREE TRUNK/ ROOT CROWN
 - B. 24" CIRCLE FROM TRUNK
 - C. EMITTERS
 - D. 1/4" DISTRIBUTION LINE
 - E. PE DRILINE
 - F. EMITTER PLACED WITHIN 6" OF PLANT STEM
- NOTE: INSTALL EMITTERS ABOVE THE ROOT BALL IF PLANT IS INSTALLED ON A SLOPE.

5 EMITTER PLACEMENT DETAIL N.T.S.



- F. "WYE" STRAINER STRAINER SHALL BE INSTALLED TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER
- G. LATERAL LINE/24" BURY
- H. 8" X 8" X 16" CMU CONCRETE BLOCK
- I. MASTERLINE/24" BURY
- J. 4" LAYER OF 3/4" GRAVEL
- K. PRESSURE REGULATOR
- L. SCH. 80 TRUE UNION BALL VALVE
- M. SCH. 40 PVC LATERAL LINE

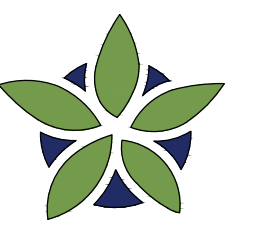
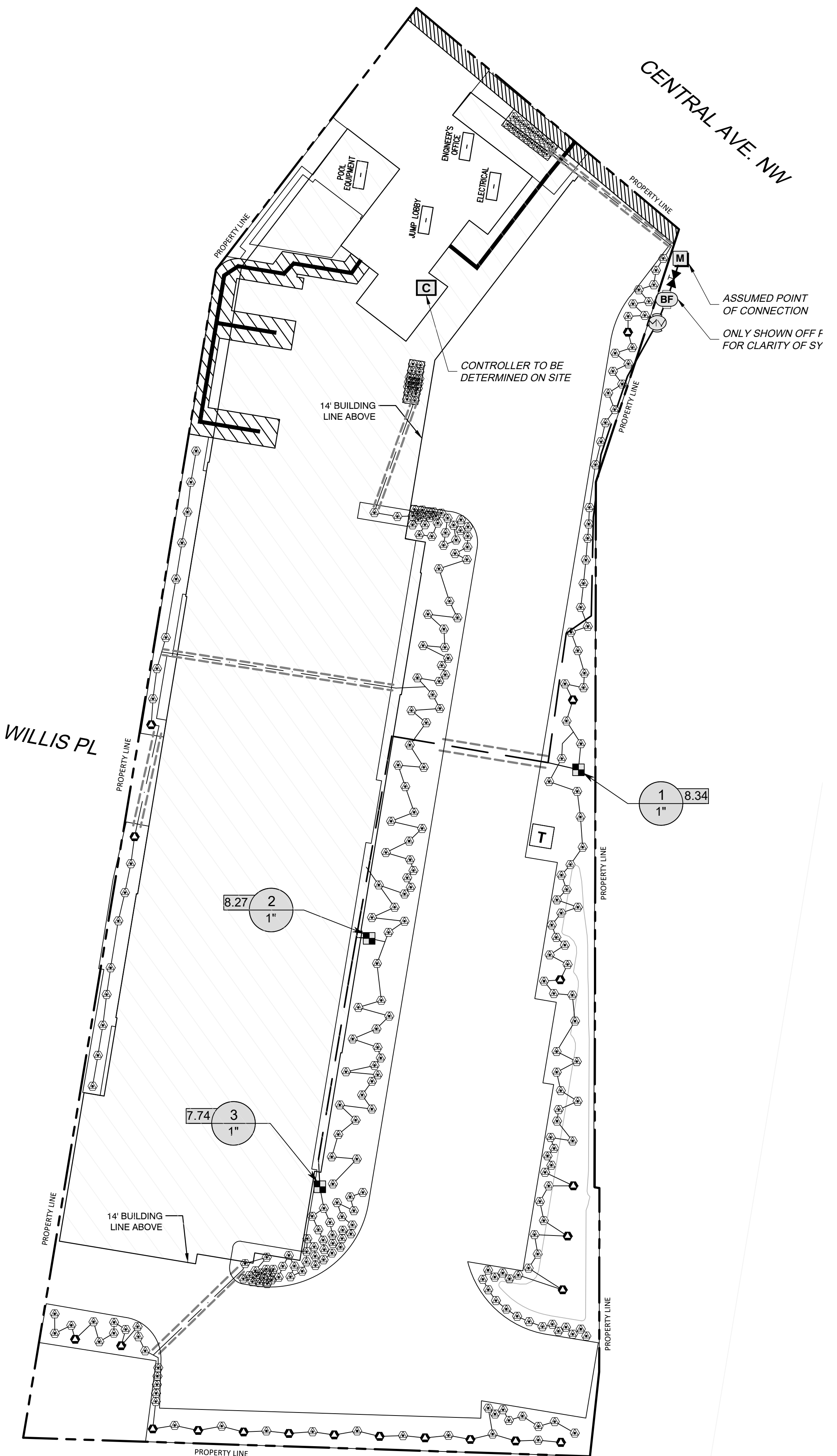
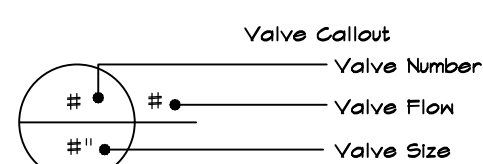
6 DRIP VALVE WITH FILTER & PRESSURE REGULATOR N.T.S.

IRRIGATION NOTES

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH LABOR, MATERIALS AND EQUIPMENT TO INSTALL PROPOSED IRRIGATION SYSTEM AS SHOWN PER PLAN AND DETAILS.
2. IF ANY ERRORS OR DISCREPANCIES APPEAR ON THE PLAN, THEY MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION OF THE IRRIGATION SYSTEM BEGINS.
3. LANDSCAPE INSTALLER SHALL PERFORM PRESSURE/GPM TEST AT POINT OF CONNECTION BEFORE INSTALLING IRRIGATION SYSTEM TO VERIFY PSI AND GPM FOR THE SITE.
4. IRRIGATION SYSTEM HAS BEEN DESIGNED TO A MINIMUM STATIC PRESSURE OF 75 PSI AND 50 GPM. IF THE PSI/GPM ARE LOWER THAN 75/50 THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
5. THE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND MAKE ANY NECESSARY FIELD ADJUSTMENTS WITH GENERAL CONTRACTOR.
6. THE LOCATION OF IRRIGATION EQUIPMENT IS APPROXIMATE AND SHALL BE LOCATED IN THE LANDSCAPE AREAS. ANY IRRIGATION EQUIPMENT AND PIPING SHOWN OUTSIDE OF LANDSCAPE AREAS ARE FOR GRAPHIC CLARITY ONLY.
7. THE LANDSCAPE CONTRACTOR SHALL PROVIDE TO OWNER AN ACCURATE AS-BUILT IRRIGATION PLAN WHEN THE WORK IS COMPLETED. AS-BUILT DOCUMENTS SHOULD BE UPDATED WEEKLY FOR ACCURATE RECORDING OF IRRIGATION SYSTEM.
8. VALVE LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT. VALVE BOX LIDS TO BE TAN IN GRAVEL AREAS AND GREEN IN SOD/SEED AREAS.
9. ALL PLANTS WITHIN THE PROPERTY LINE SHALL BE IRRIGATED BY LOW FLOW POINT-SOURCE DRIP IRRIGATION SYSTEM.
10. ALL PLANTS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY BUBBLER IRRIGATION SYSTEM PER COA SPEC. ALL PLANTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ZONED SEPARATELY FROM THE PLANTS WITHIN THE PROPERTY LINE.
11. POWER FOR IRRIGATION SYSTEM TO BE PROVIDED BY THE GENERAL CONTRACTOR. 110V POWER IS REQUIRED AT THE LOCATIONS OF THE IRRIGATION CONTROLLER AND BACKFLOW PREVENTER.
12. BACKFLOW PREVENTER MUST BE TESTED AND CERTIFIED BEFORE FINAL ACCEPTANCE OF THE JOB.
13. CONTROLLER LOCATION IS APPROXIMATE AND THE FINAL LOCATION WILL BE DETERMINED IN THE FIELD.
14. SLEEVES TO BE INSTALLED, AS SHOWN PER PLAN, BEFORE HARDSCAPE IS INSTALLED. THE LANDSCAPE CONTRACTOR MUST BE GIVEN A MINIMUM OF 72 HOUR NOTICE BEFORE SLEEVE LOCATIONS ARE PAVED OVER.
15. WATER METER TO BE PROVIDED BY OTHERS.

IRRIGATION SCHEDULE CAMBRIA

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	DRIP CONTROL VALVE RAIN BIRD XCZ-100-PRF. MEDIUM FLOW DRIP CONTROL KIT. 3 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.	3
⊙	DRIP EMITTER - SHRUB (2) NDS TAE 20 DRIP EMITTERS	305
⊙	DRIP EMITTER - TREE (6) NDS TAE 20 DRIP EMITTERS	20
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊗	MAIN SHUT OFF VALVE SPEARS SCH80 PVC COMPACT BALL VALVE	1
⊙	MASTER VALVE 1-1/2" RAIN BIRD PEB. 1IN. 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
⊙	REDUCED PRESSURE BACKFLOW PREVENTER 1-1/2" FEBCO 825Y	1
⊙	CONTROLLER - RAIN BIRD ESP4ME3 4-22 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1
⊙	WATER METER 1" CITY MAIN	1
---	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE	
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	
---	PIPE SLEEVE: PVC CLASS 200 SDR 21	



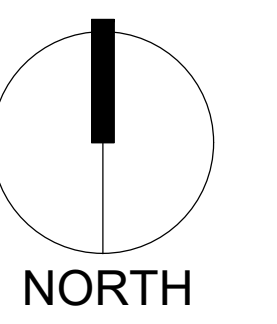
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design@yellowstonelandscape.com



Date: 10/26/2023
Revisions:
△ 02/28/2024
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Drawn by: E.G.
Reviewed by: CM

Cambria Hotel
2026 Central Ave SW
Albuquerque, New Mexico

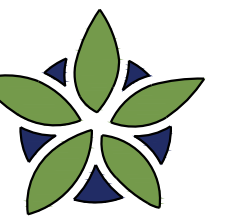


Scale: 1" = 20'
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Sheet Title:
Irrigation Plan

Sheet Number:

LI-01



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Revisions:

△ 02/28/2024

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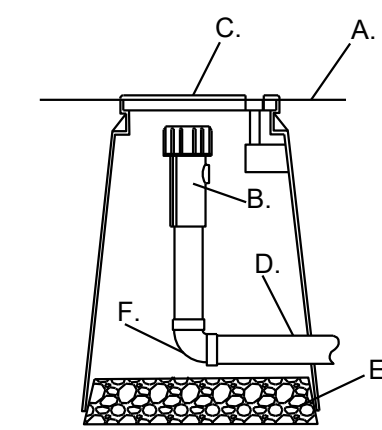
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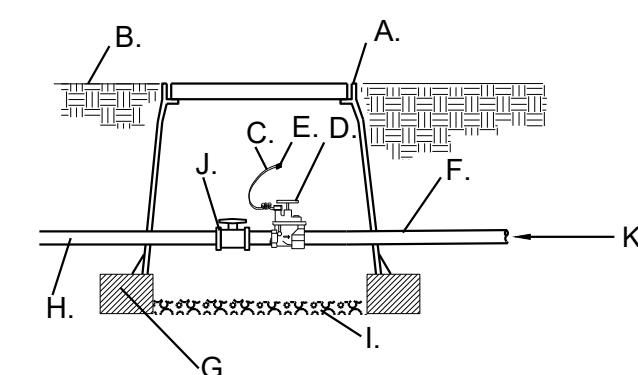
Drawn by: E.G.

Reviewed by: CM



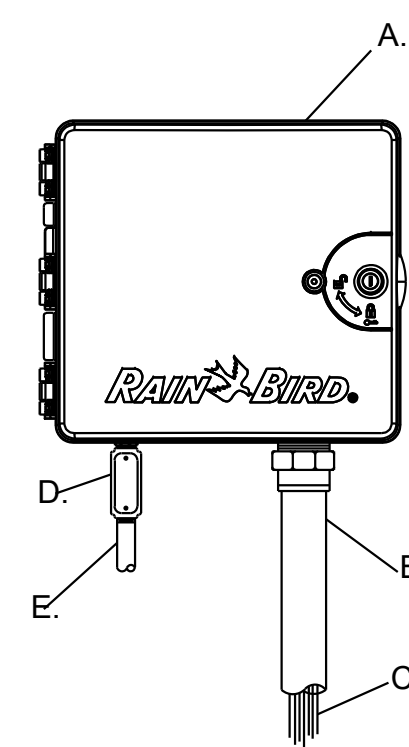
- A. FINISH GRADE
- B. END FLUSH CAP
- C. 6" ROUND BOX WITH LID
- D. 3/4" POLY DRIP PIPE
- E. 2" DEPTH OF GRAVEL
- F. 90° FITTING

7 END FLUSH CAP N.T.S.



- A. APPLIED ENGINEERING PRODUCTS 1320 VALVE BOX WITH EXTENSIONS AS NEEDED
- B. FINISH GRADE
- C. 24" WIRE LOOP
- D. AUTOMATIC VALVE- SEE IRRIGATION LEGEND.
- E. DRY SPLICE CONNECTOR OR EQUAL
- F. LATERAL LINE/24" BURY
- G. 8" X 8" X 16" CMU CONCRETE BLOCK
- H. MASTERLINE/24" BURY
- I. 4" LAYER OF 3/4" GRAVEL
- J. SCH. 80 TRUE UNION BALL VALVE
- K. SCH. 40 PVC LATERAL LINE

8 AUTOMATIC VALVE N.T.S.



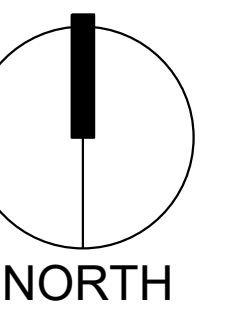
- A. CONTROLLER (see plan for model)
- B. 2" PVC SCH. 40 CONDUIT AND FITTINGS
- C. WIRES TO REMOTE CONTROL VALVES
- D. JUNCTION BOX
- E. 1" PVC SCH. 40 CONDUIT AND FITTINGS TO POWER SUPPLY

9 WALL MOUNTED AUTOMATIC CONTROLLER N.T.S.

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15. WATER METER TO BE PROVIDED BY OTHERS.

Cambria Hotel
2026 Central Ave SW
Albuquerque, New Mexico

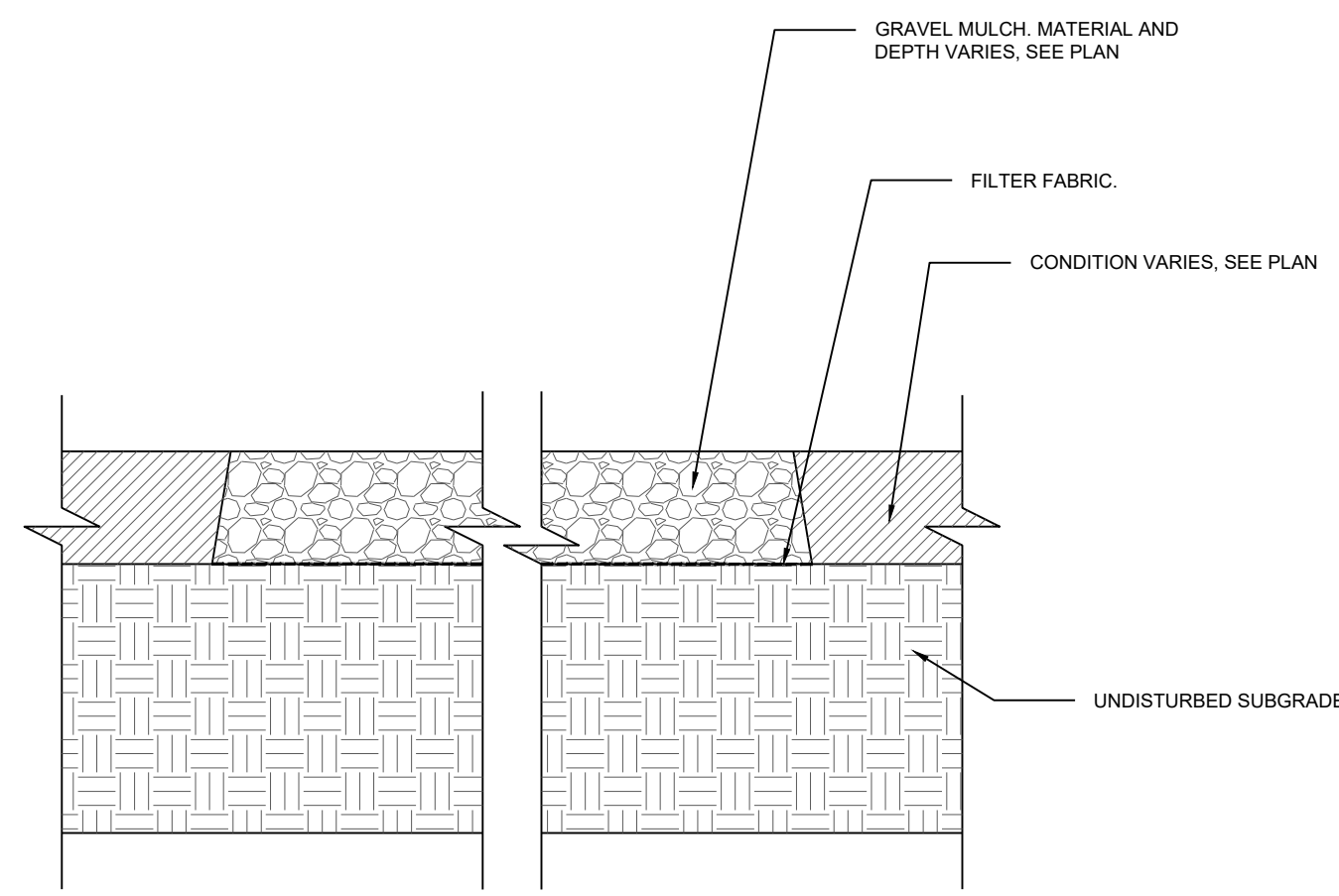


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Sheet Title:
**Irrigation
Details**

Sheet Number:

LI-02



1 GRAVEL MULCH WITH FILTER FABRIC

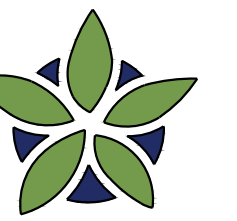
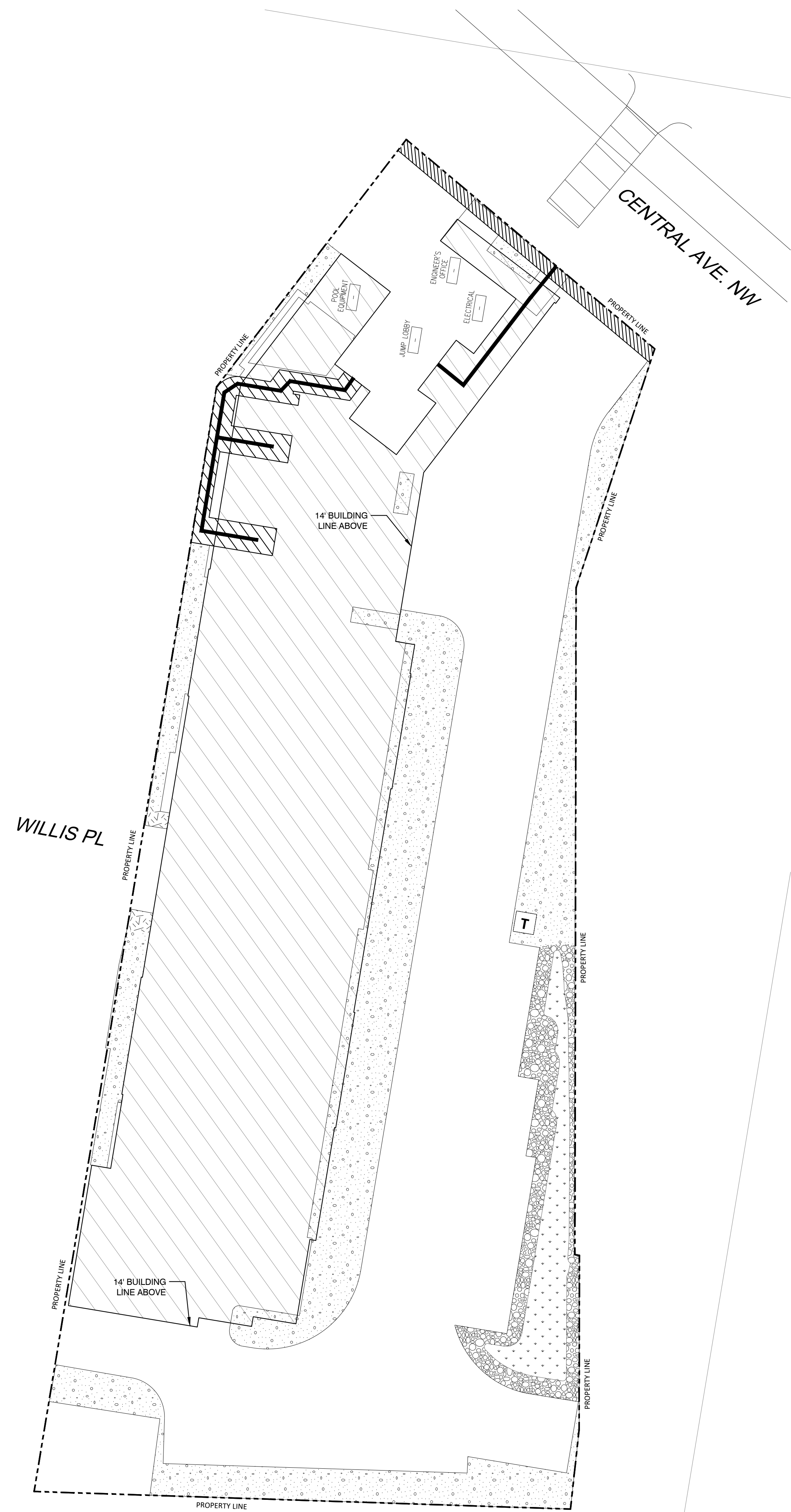
N.T.S.

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. PURSUANT TO 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.
7. PURSUANT TO 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.
8. PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
9. 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.
10. 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.
11. 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.
12. 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.

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION
	AMARETTO 5/8 - 1 1/4" GRAVEL 3" DEPTH OVER FILTER FABRIC
	NATIVE MULCH BARK 3" DEPTH OVER FILTER FABRIC
	BLUE SAIS 2-4" ANGULAR COBBLE 4" DEPTH OVER FILTER FABRIC
	NATIVE SEED REVEGETATION



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LANDSCAPE

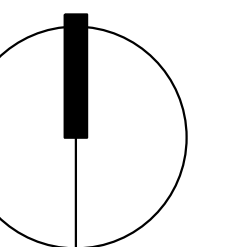
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Date: 10/26/2023
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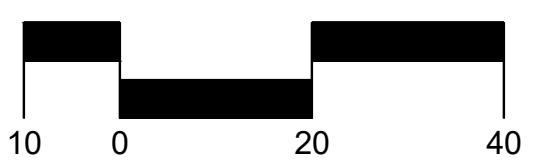
Drawn by: E.G.
Reviewed by: CM

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NORTH

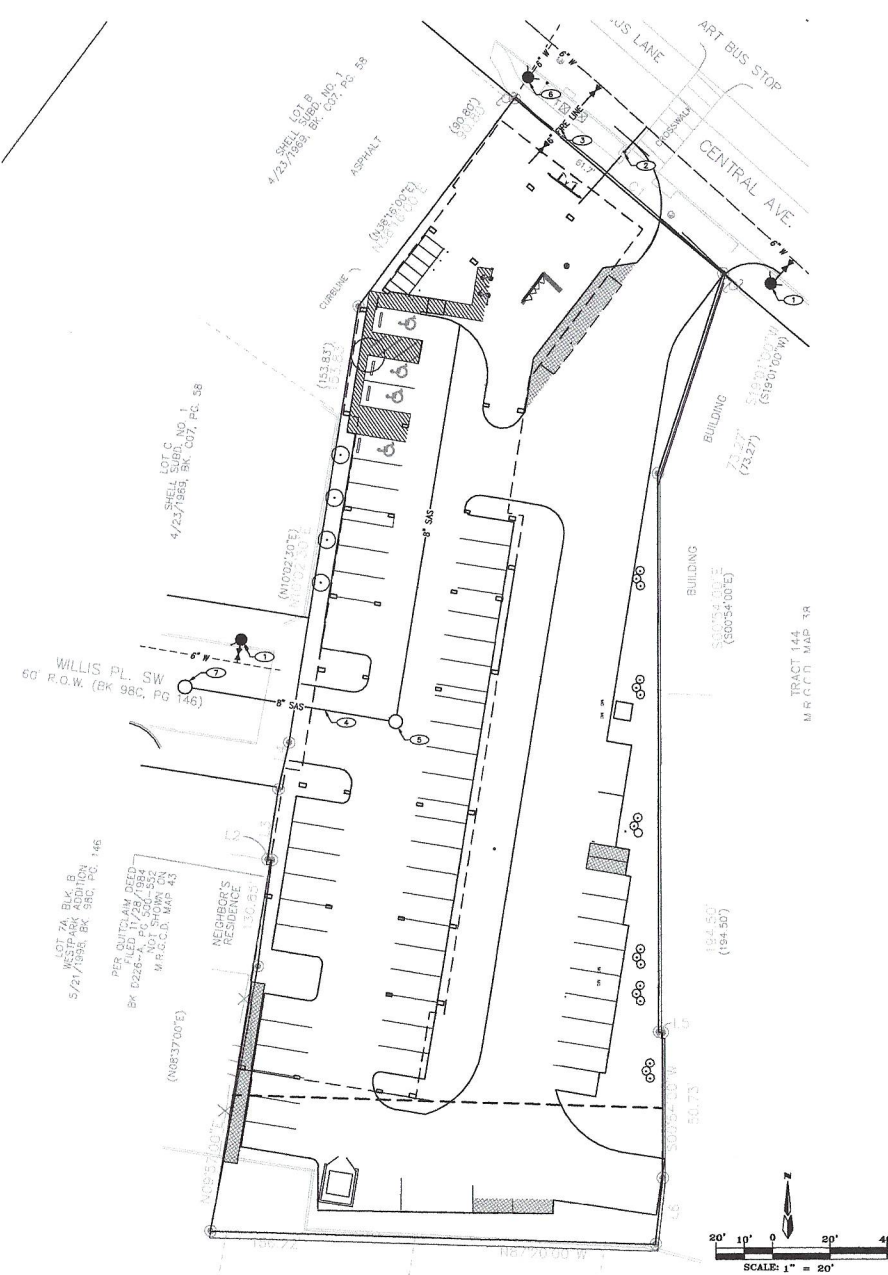
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Sheet Title:
Materials Plan

Sheet Number:

LS-02



- KEYED NOTES**
1. NEW FIRE HYDRANT
 2. NEW 2" WATER SERVICE
 3. NEW 6" FIRE LINE
 4. NEW 8" FIRE SERVICE
 5. NEW 4" MANHOLE
 6. EXISTING FIRE HYDRANT
 7. EXISTING MANHOLE

- LEGEND**
- FIRE HYDRANT
 - WATER VALVE
 - EX SAS MANHOLE
 - PROP SAS MANHOLE
 - PROPOSED SANITARY SEWER
 - EX SANITARY SEWER
 - PROPOSED WATER LINE
 - EX WATER LINE



PROJECT NO: 2026 CENTRAL AVE. S.W. ALBUQUERQUE, NM

CONCEPTUAL UTILITY PLAN

CAMBRIA HOTEL

PROJECT NO: U1

PROJECT NO: PERMIT

GROUP: REH

DESIGNED BY: APPROVED BY: REH / REH

DATE: MAY 31, 2023

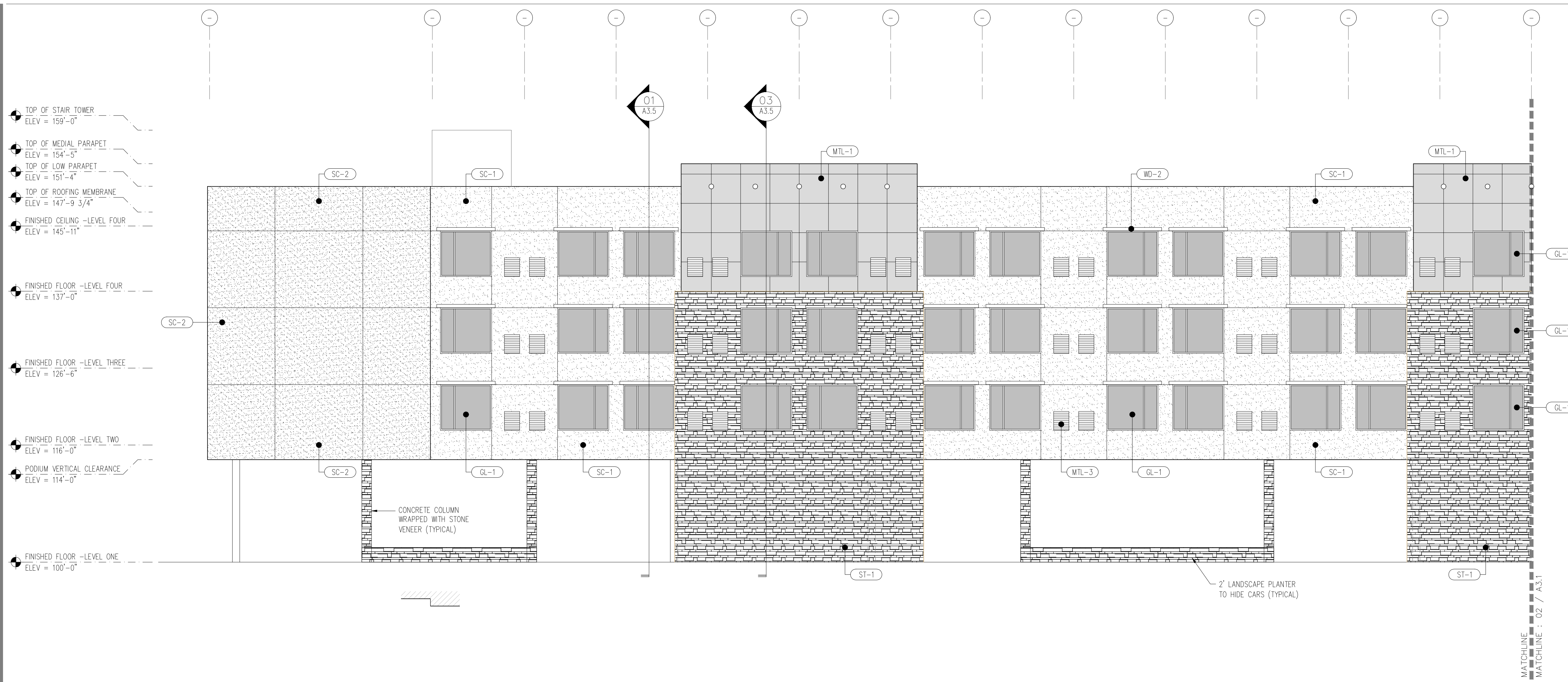
AS NOTED

DATE:

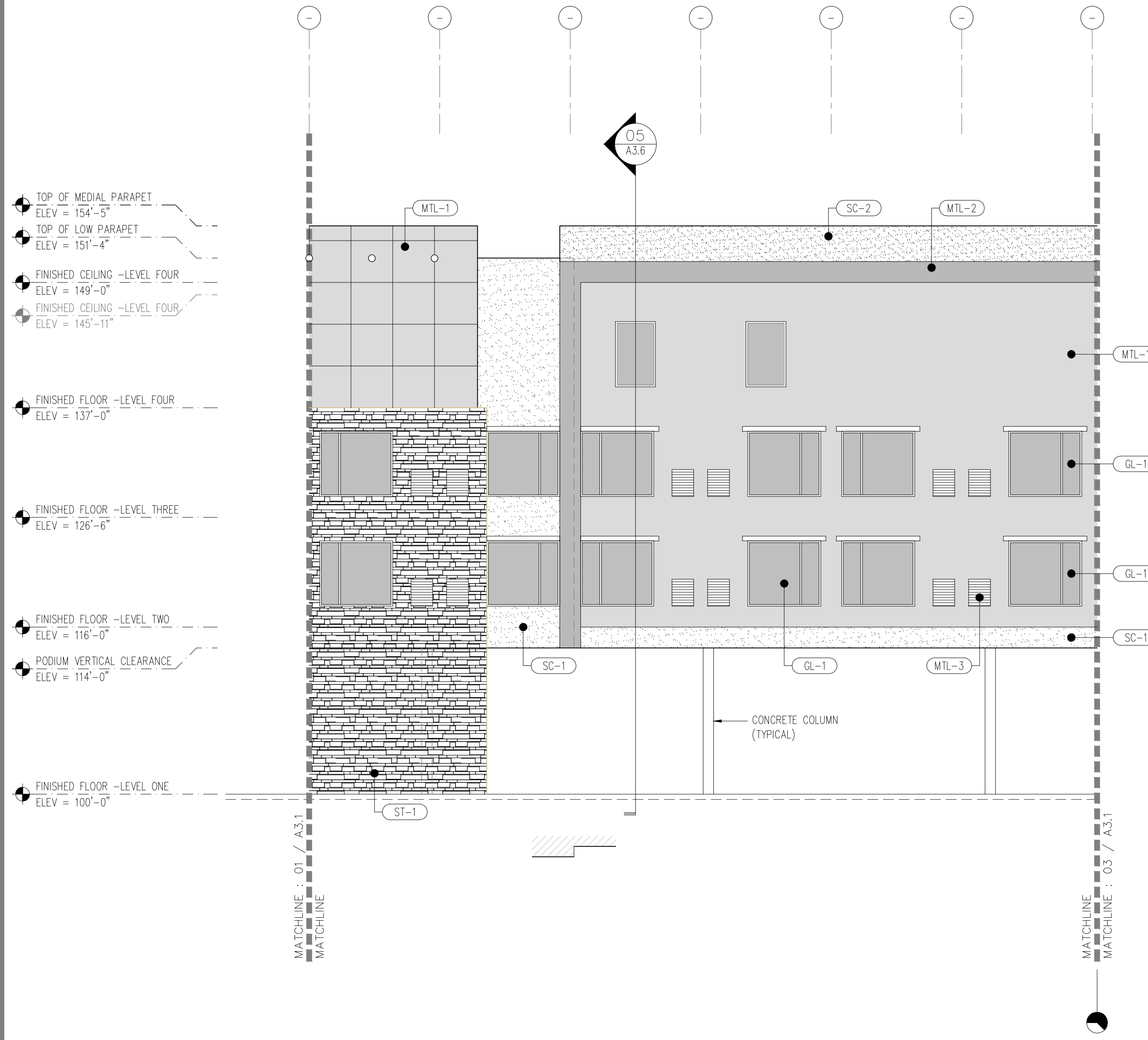
ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR VERIFICATION OF THE UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR VERIFICATION OF THE UTILITIES.

The model has been prepared by the design team responsible for this information, and is not to be used for any other purpose.

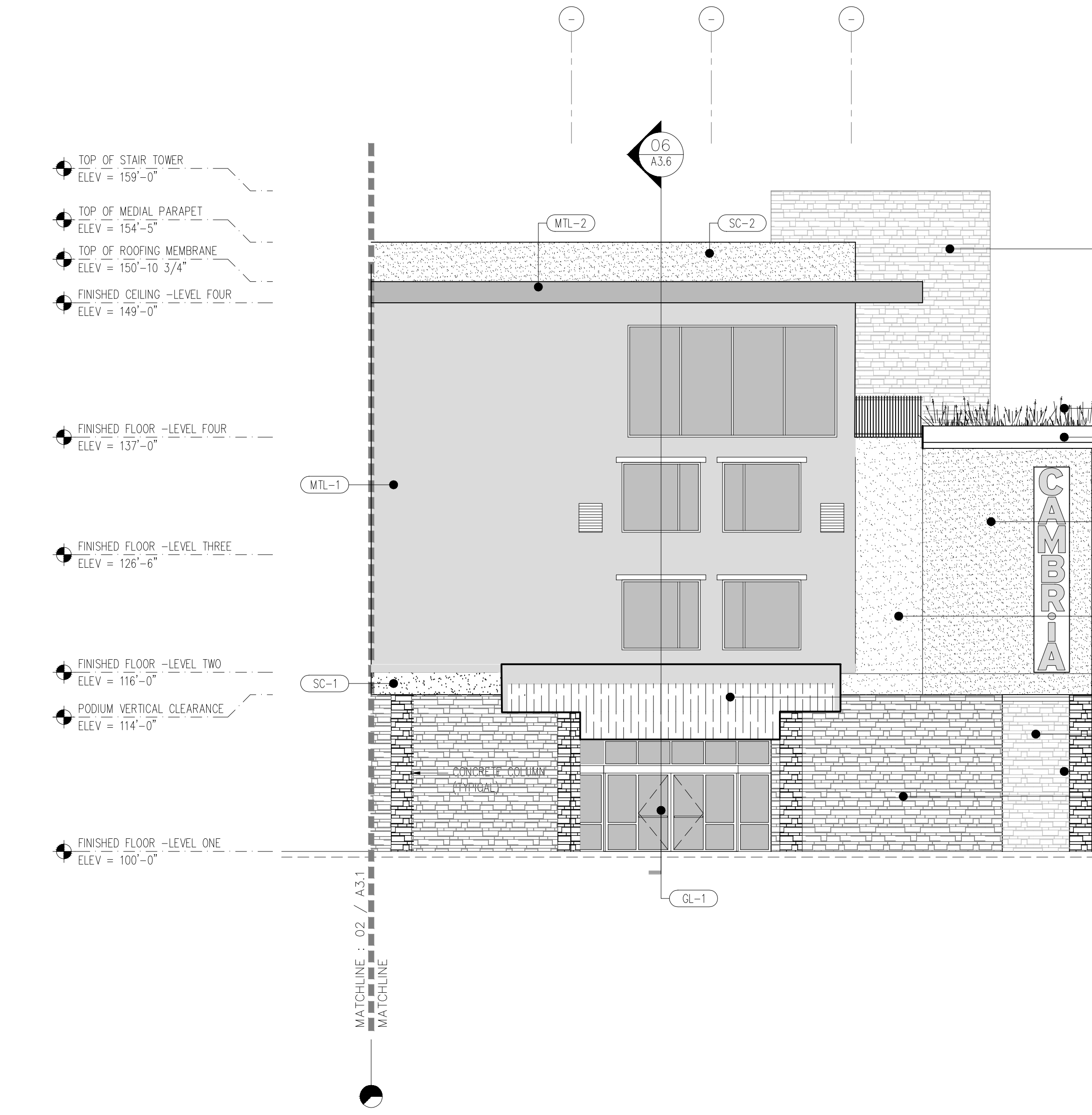
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 Date: April 19, 2024 9:10:39 AM



01 EXTERIOR ELEVATION
 EAST FACADE
 SCALE: 1/8" = 1'-0"



02 EXTERIOR ELEVATION
 EAST FACADE
 SCALE: 1/8" = 1'-0"



03 EXTERIOR ELEVATION
 EAST FACADE - LEG
 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH NOTES

EXTERIOR FINISHES KEYNOTE LEGEND

	GL-1	VISION GLASS
	SP-1	SPANDREL GLASS
	MTL-1	METAL PANEL SYSTEM
	MTL-2	COLORIZED METAL ACCENT PANELS
	MTL-3	ALUMINUM PTAC LOUVER
	LTS-1	LED LIGHT STRIPS
	SC-1	STUCCO - COLOR 1
	SC-2	STUCCO - COLOR 2
	P-1	PAINT - TO MATCH PT-1
	ST-1	STONE

EXTERIOR FINISHES SCHEDULE		
FINISH TAG	MATERIAL	ITEM DESCRIPTION
GL-1	VISION GLASS	VISION GLASS WITH LOW-E FILM APPLIED, KAWNEER CLEAR ANODIZED FINISH AA 4325
SP-1	SPANDREL GLASS	SPANDREL GLASS, 3 MM/8CG3.5 BOY GREY
MTL-1	METAL PANEL SYSTEM	COLOR TO MATCH SW 6256 SERIOUS GREY
MTL-2	COLORIZED METAL ACCENT PANELS	COLOR TO MATCH SW 6346 PENNY WISE
MTL-3	ALUMINUM PTAC LOUVER	AGX-AEL 42 CLEAR ANODIZED, RELIABLE PRODUCTS
LTS-1	LED LIGHT STRIPS	LED LIGHT STRIPS, xxxxxxx
SC-1	STUCCO	STUCCO, COLOR TBD
SC-2	STUCCO	STUCCO, COLOR TBD
P-1	PAINT	PAINT, TBD
ST-1	STONE	LEDGE STONE - COLOR AND TEXTURE - TBD
	PRE-ENGINEERED ORNAMENTAL ROOF STRUCTURE	

KEY PLAN

PLAN NORTH

PLAN SCALE
 1/8" = 1'-0"

PLAN TITLE



hospitality
 design
 management

DALLAS FT. WORTH - MEMPHIS
 972.242.8895
 www.g2group.com

PRELIMINARY
 NOT FOR REGULATORY APPROVAL
 PERMITTING OR CONSTRUCTION

DATE: CONSULTANT LOGO

CAMBRIA
 hotels
 DEVELOPED BY
 GATEHOUSE CAPITAL
 FOR ALVARADO HOTELS

2026 CENTRAL AVENUE
 ALBUQUERQUE, NM

60%
 DESIGN DEVELOPMENT
 BRAND SUBMITTAL

NOV 20, 2023

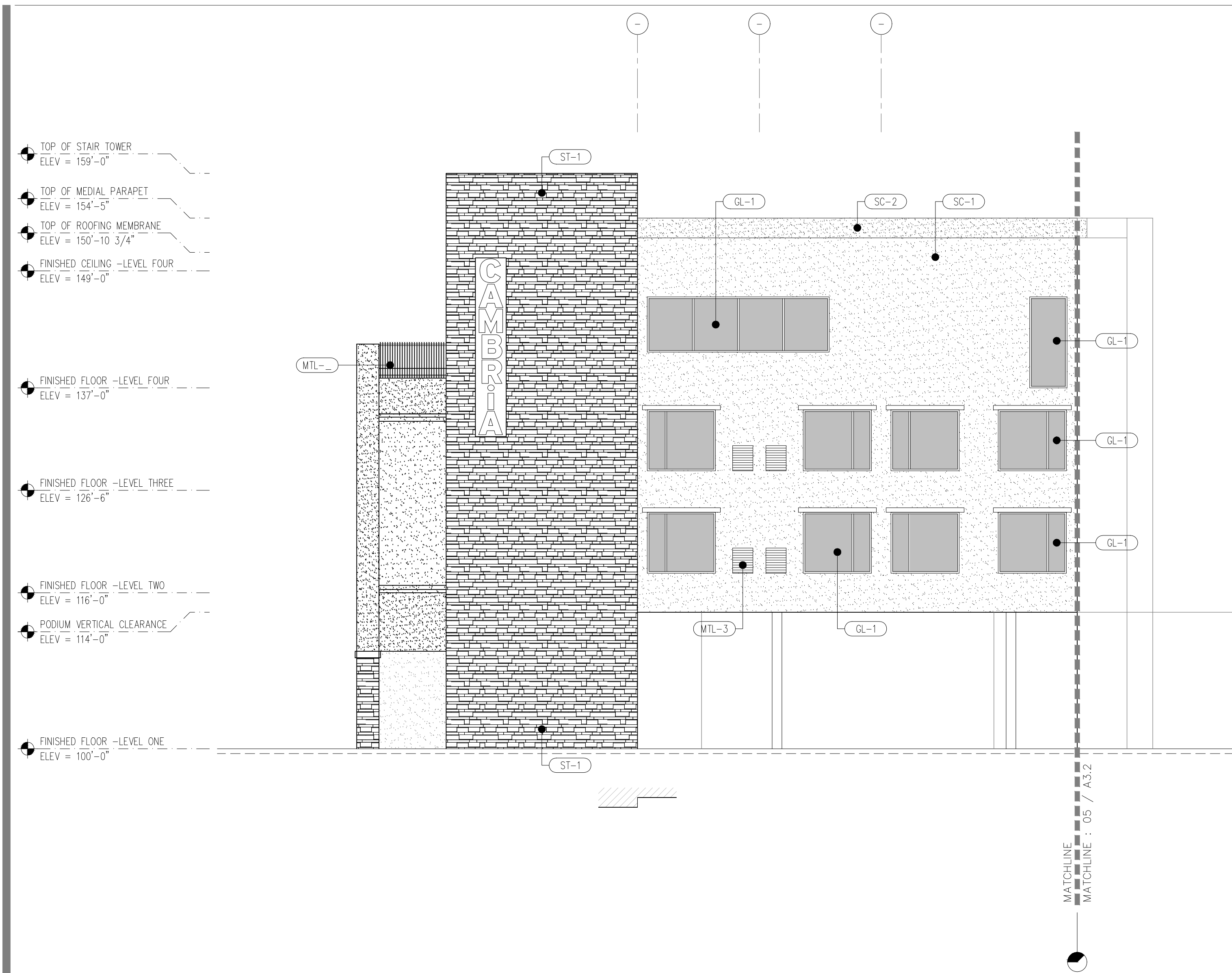
DATE (YY/MM/DD)	REVISION DESCRIPTION
01/17/23	30% BRAND SUBMITTAL
02/16/23	01 REVISED 30% DESIGN SUBMITTAL WITH REVISED OWNER DIRECTION
07/31/23	60% DESIGN DEVELOPMENT BRAND SUBMITTAL
11/20/23	60% DESIGN DEVELOPMENT BRAND RESUBMITTAL, WITHOUT INTERIOR DESIGN

ELECTRONIC PLOT DATE STAMP
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 CALB_A3-1.dwg

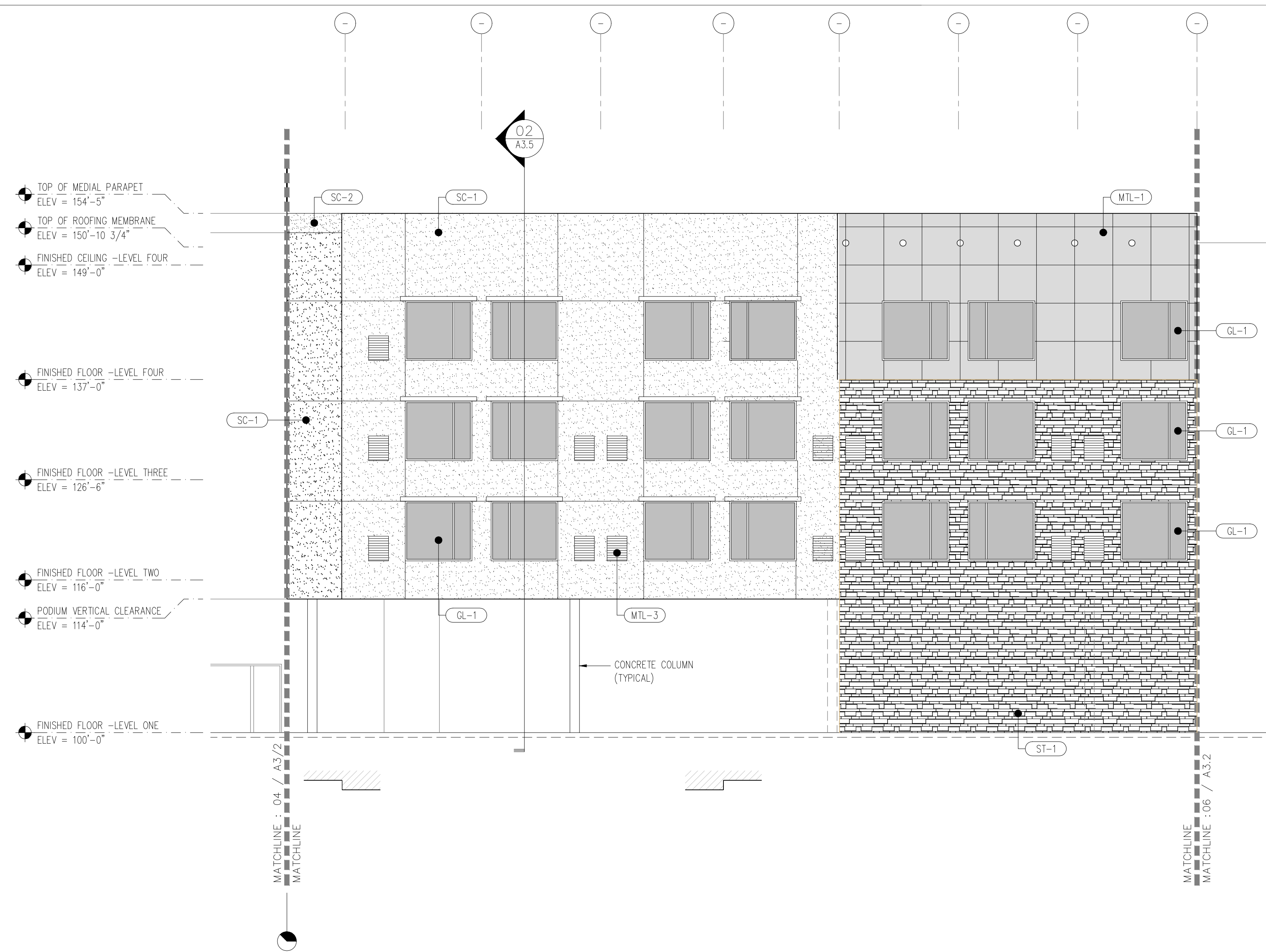
EXTERIOR ELEVATIONS

PLAN NUMBER
 A3.1

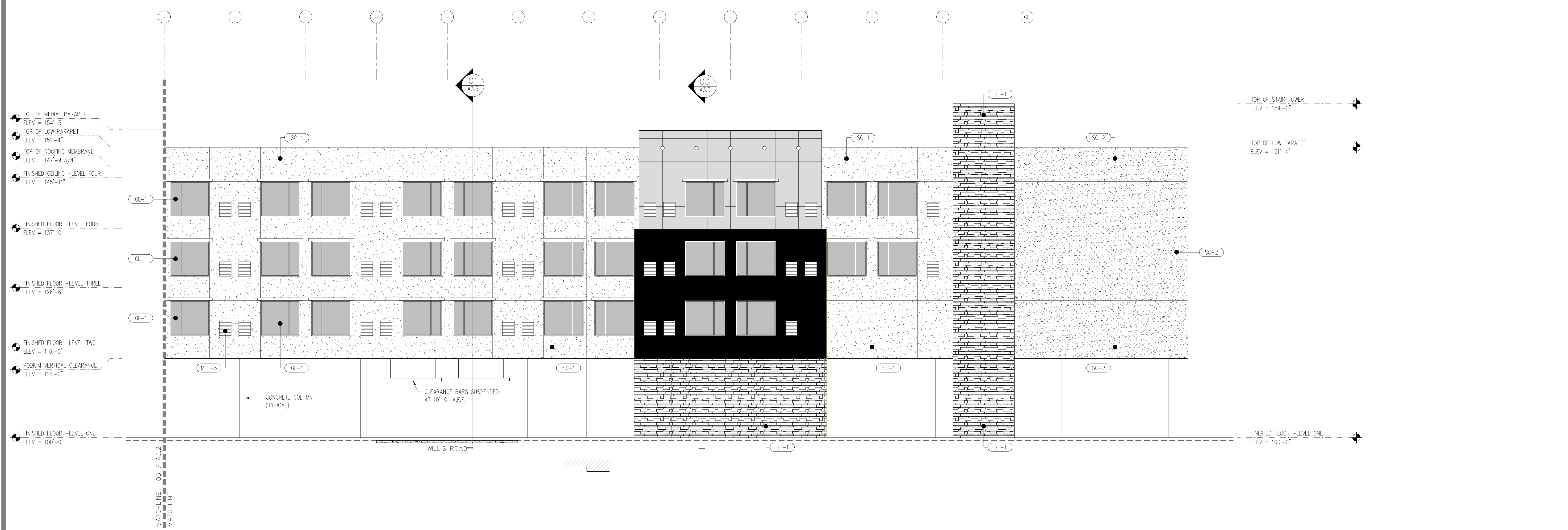
The work has been prepared by the design professional for the project and is not to be used for any other project.



04 EXTERIOR ELEVATION
WEST FACADE - LEG
SCALE: 1/8" = 1'-0"



05 EXTERIOR ELEVATION
WEST FACADE
SCALE: 1/8" = 1'-0"



06 EXTERIOR ELEVATION
WEST FACADE
SCALE: 1/8" = 1'-0"



hospitality
design
management

DALLAS TX 75201-4600
WWW.G2GROUPINC.COM

PRELIMINARY
NOT FOR REGULATORY APPROVAL
PERMITTING OR CONSTRUCTION

DATE: 04/19/2024

DATE: 04/19/2024

CAMBRIA
hotels
DEVELOPED BY
GATEHOUSE CAPITAL
FOR ALVARADO HOTELS

2026 CENTRAL AVENUE
ALBUQUERQUE, NM

60%
DESIGN DEVELOPMENT
BRAND SUBMITTAL

NOV 20, 2023

DATE (Y/M/D)	REVISION DESCRIPTION
01/17/23	30% BRAND SUBMITTAL
02/16/23	01 REVISED 30% DESIGN SUBMITTAL WITH REVISED OWNER DIRECTION
07/31/23	60% DESIGN DEVELOPMENT BRAND SUBMITTAL
11/20/23	60% DESIGN DEVELOPMENT BRAND RESUBMITTAL, WITHOUT INTERIOR DESIGN

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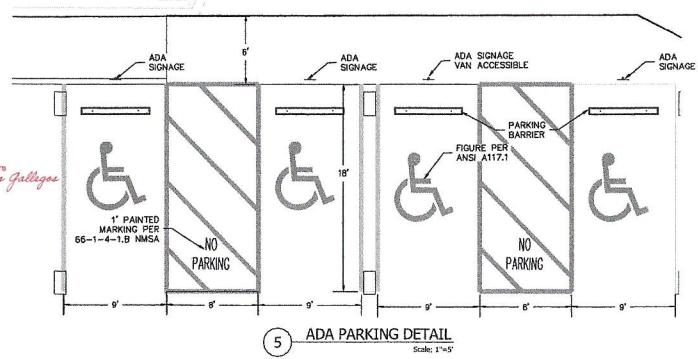
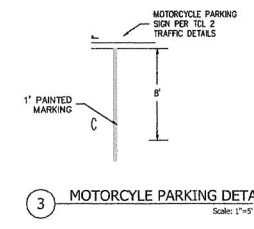
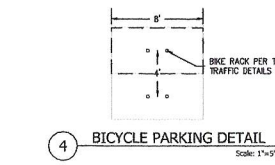
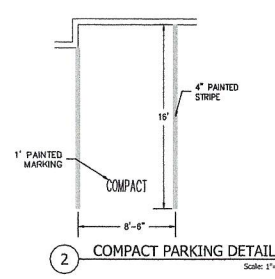
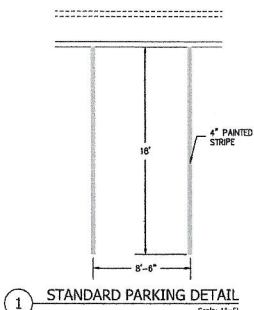
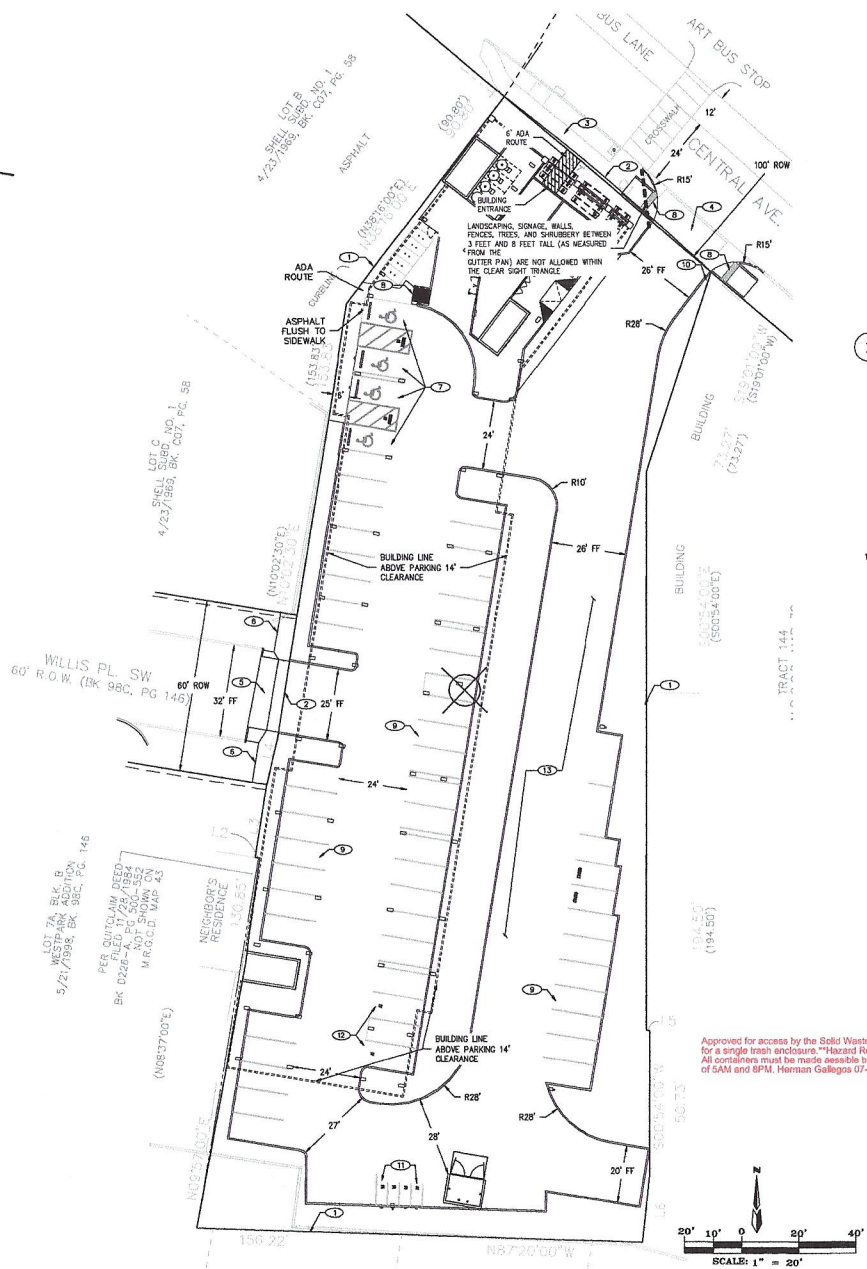
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PLAN NORTH
PLAN SCALE
1/8" = 1'-0"

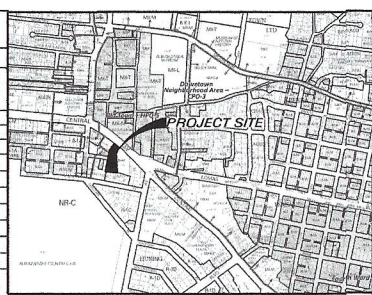
PLAN TITLE

EXTERIOR ELEVATIONS

PLAN NUMBER
A3.2



SITE DATA	
LOCATION	2026 CENTRAL AVE. S.W. ALBUQUERQUE, NM
LEGAL DESCRIPTION	TRACTS 145A AND 145B MRGCD MAP 38
CURRENT ZONING	MX-M
ZONE ATLAS PAGE	2-12
BUILDING AREA	3,304 SF
NUMBER OF ROOMS / BEDS	116 ROOMS/184 BEDS
PARKING	2/3 ROOMS OR 1/4 BEDS=78 SPACES
-50% REDUCTION PER 5-SIC(S)(1)	
-50% REDUCTION PER 5-SIC(S)(2)	
-10% REDUCTION PER 5-SIC(S)(3)	
-50% MAXIMUM REDUCTION PER 4-SIC(S)(1)	
REQUIRED PARKING	39 SPACES W/ 3 ADA
PARKING PROVIDED	57 SPACES
STANDARD SPACES=47 SPACES	
SMALL CAR SPACES=2 SPACES	
ADA SPACES=4 SPACES (1 VAN) 2 EV SPACES=4 SPACES	
REQUIRED MC PARKING	2 SPACES
PROVIDED MC PARKING	4 SPACES
REQUIRED BICYCLE PARKING	4 SPACES
PROVIDED BICYCLE PARKING	4 SPACES



- GENERAL NOTES**
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS
 - CURB DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED
 - WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
 - SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
 - SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT
 - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STD DWG 2445
- KEYED NOTES**
- PROPERTY LINE
 - RIGHT OF WAY
 - EXISTING SIDEWALK
 - NEW CURB RETURN DRIVEWAY ENTRANCE PER COA SPECIFICATIONS AND STD DWG 2420
 - NEW DRIVEPAD ENTRANCE PER COA SPECIFICATIONS AND STD DWG 2425A
 - 6" CONC. SIDEWALK WITH 1.5% (2% MAX) CROSS SLOPE PER SP2-SITE DETAILS
 - ADA PARKING PER DETAIL
 - HANDICAP RAMP W/TRUNCATED DOME SURFACE PER DETAIL
 - STANDARD PARKING SPACE (TYP.)
 - STOP SIGN R-1
 - MOTORCYCLE PARKING PER DETAIL
 - EV VEHICLE PARKING
 - ASPHALT PAVING PER SECTION PER TCL 2 TRAFFIC DETAILS

NEW MEXICO
STATE ENGINEERING BOARD
21850
11/27/2011

PROJECT NO: 2026 CENTRAL AVE. S.W. ALBUQUERQUE, NM

PROJECT NAME: CAMBRIA HOTEL

PROJECT PHASE: PERMIT

DESIGNED BY: REH

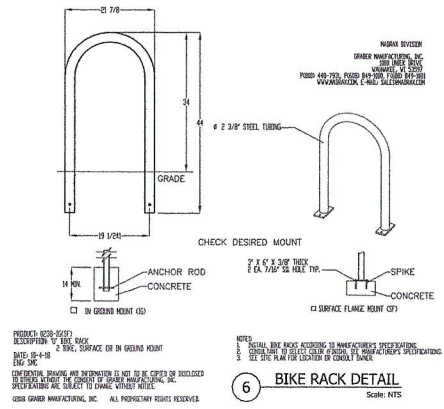
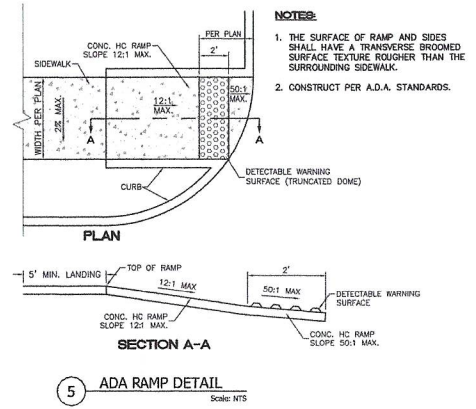
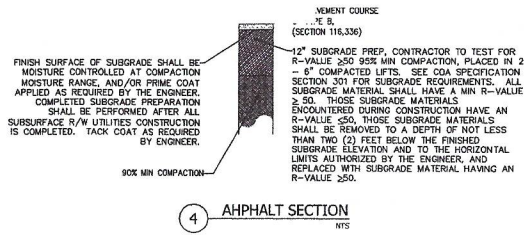
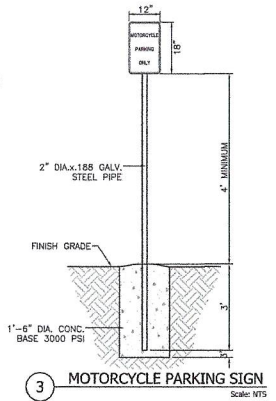
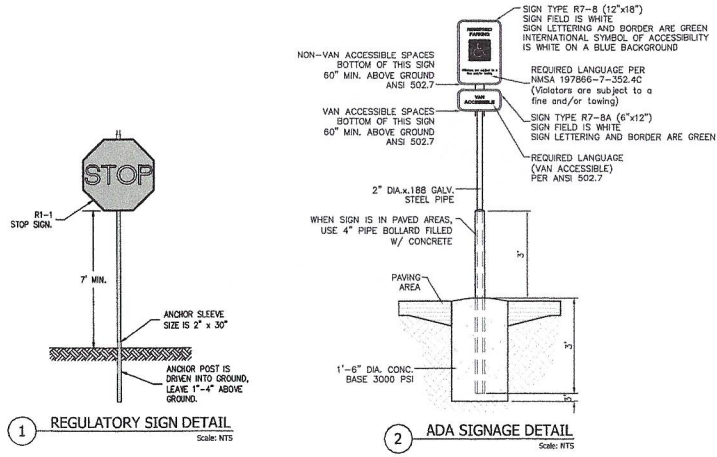
APPROVED BY: REH

DATE: JUNE 7, 23

SCALE: AS NOTED

TCL 1





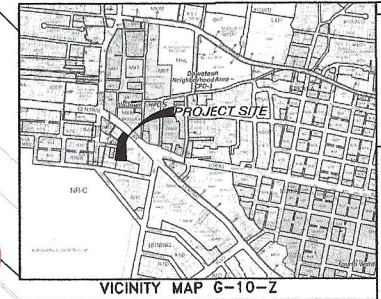
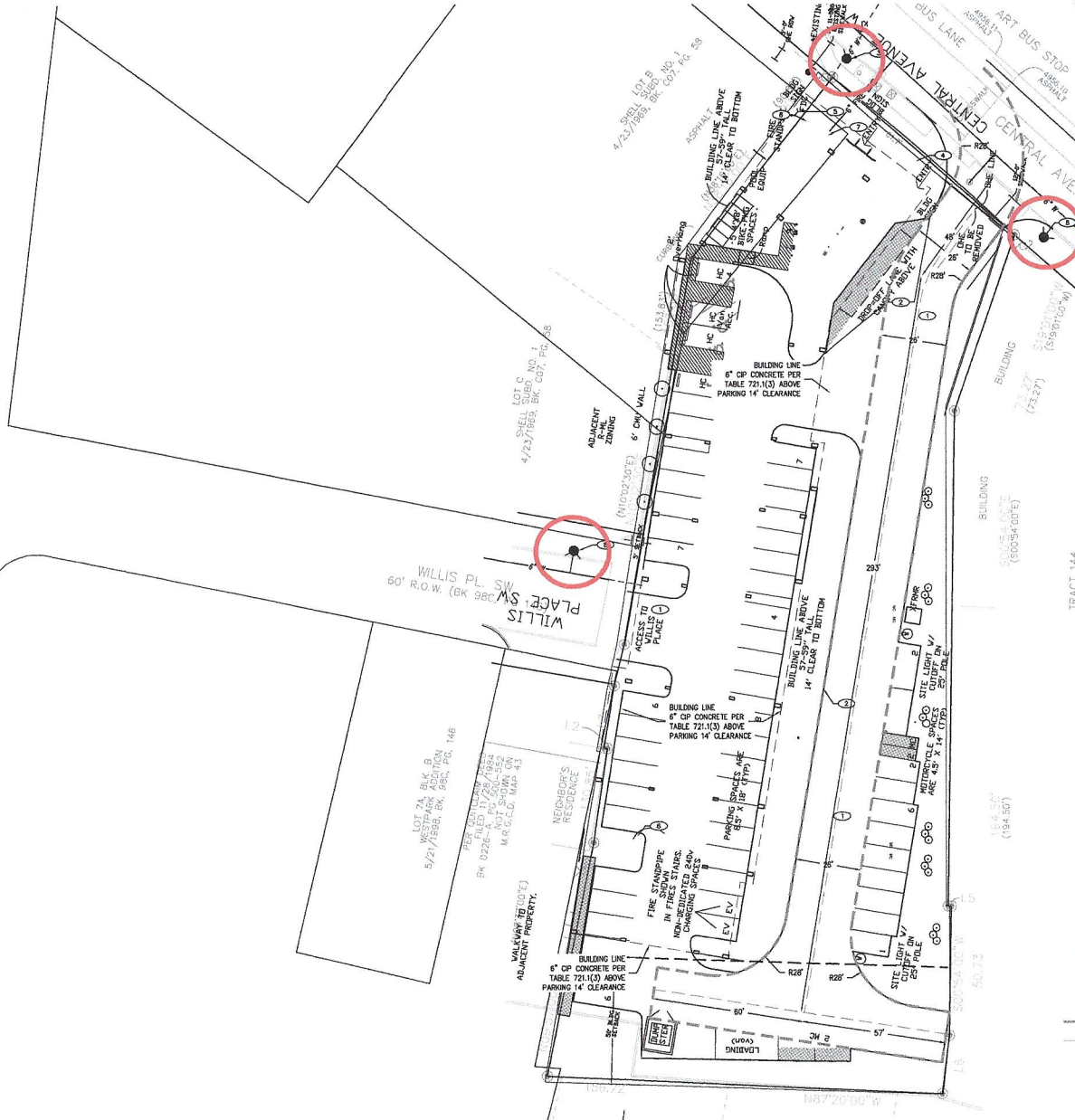
PROJECT LOCATION:
**2026 CENTRAL AVE. S.W.
ALBUQUERQUE, NM**

PROJECT TITLE:
**TRAFFIC CIRCULATION AND LAYOUT
CAMBRIA HOTEL**

PROJECT PHASE:
PERMIT
DESIGN: REH / REH
DATE: JUNE 7, 23
SCALE: AS NOTED

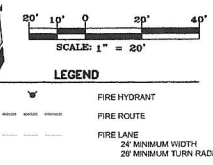


TCL 2



- GENERAL NOTES**
- FIRE FLOW REQUIREMENTS:
 - 1.A. OCCUPANCY GROUP: R-1, B, S-2
 - 1.B. CONSTRUCTION TYPE: II-B
 - 1.C. FIRE AREA SQUARE FOOTAGE: 65,000
 - 1.D. FIRE FLOW PER TABLE B105.1: 5,250 gpm
 - 1.E. AUTOMATIC SPRINKLERS PER FIRE DEPT.: 50% of TABLE B106.1
 - 1.F. REQUIRED FIRE FLOW PER FIRE DEPT.: 2,025 gpm @ 4HR DURATION
 - 1.G. NUMBER OF HYDRANTS REQUIRED: 3
 - 1.H. BUILDING HEIGHT: 3-STORY
 - 1.I. FIRE LANE: 60'
 - TWO ENTRANCES PROVIDED
 - ALL FIRE APPARATUS ACCESS ROUTE SURFACES SHALL BE CAPABLE OF SUPPORTING 75,000 POUNDS
 - FIRE ACCESS ROUTES SHALL NOT EXCEED 10 PERCENT IN GRADE
 - REFERENCE 2015 INTERNATIONAL FIRE CODE APPENDIX B, C AND D FOR CODE CRITERIA

- KEYED NOTES**
- ASPHALT PAVING WITH 75,000 LB CAPACITY
 - CONCRETE CURB, PAINT RED, WHITE PAINT STENCIL 'NO PARKING' FIRE LANE' AT 20' O.C.
 - EXISTING FIRE HYDRANT
 - PROMISES STREET ADDRESS 4' HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
 - FIRE DEPARTMENT CONNECTION
 - CLASS 1 STANDPIPE PER 2015 IFC 905.3
 - FIRE RISER
 - NEW FIRE HYDRANT



PROJECT: 2026 CENTRAL AVE. S.W. ALBUQUERQUE, NM

PROJECT: FIRE ACCESS PLAN

PROJECT NUMBER: CAMBRIA HOTEL

DATE: APR. 17, 23

AS NOTED



BUILDING DATA

FLOOR	AREA (SF)	ROOM COUNT
FLOOR 4	19,843	27
FLOOR 3	21,402	46
FLOOR 2	21,402	42
FLOOR 1	2,373	0
TOTAL	65,020	115

PARKING REQUIRED

HOTEL	116 ROOMS
REQUIREMENT	77
-Per Table 5-5-1 Hotel or Motel UC-MS-PT: > OF 2/3 ROOMS (77) OR 1/4 BEDS (184/4=62)	
GENERAL REDUCTION	-16
-Per 5-5(C)(5)(a) 20% Reduction	
REDUCTION Proximity to Transit	-23
-Per 5-5(C)(5)(c)1. 30% Reduction	
REDUCTION	-8
-Per 5-5(C)(5)(c)2. 10% Reduction	
Maximum reduction allowed is 50%	<u>-39</u>
PARKING REQUIRED	39

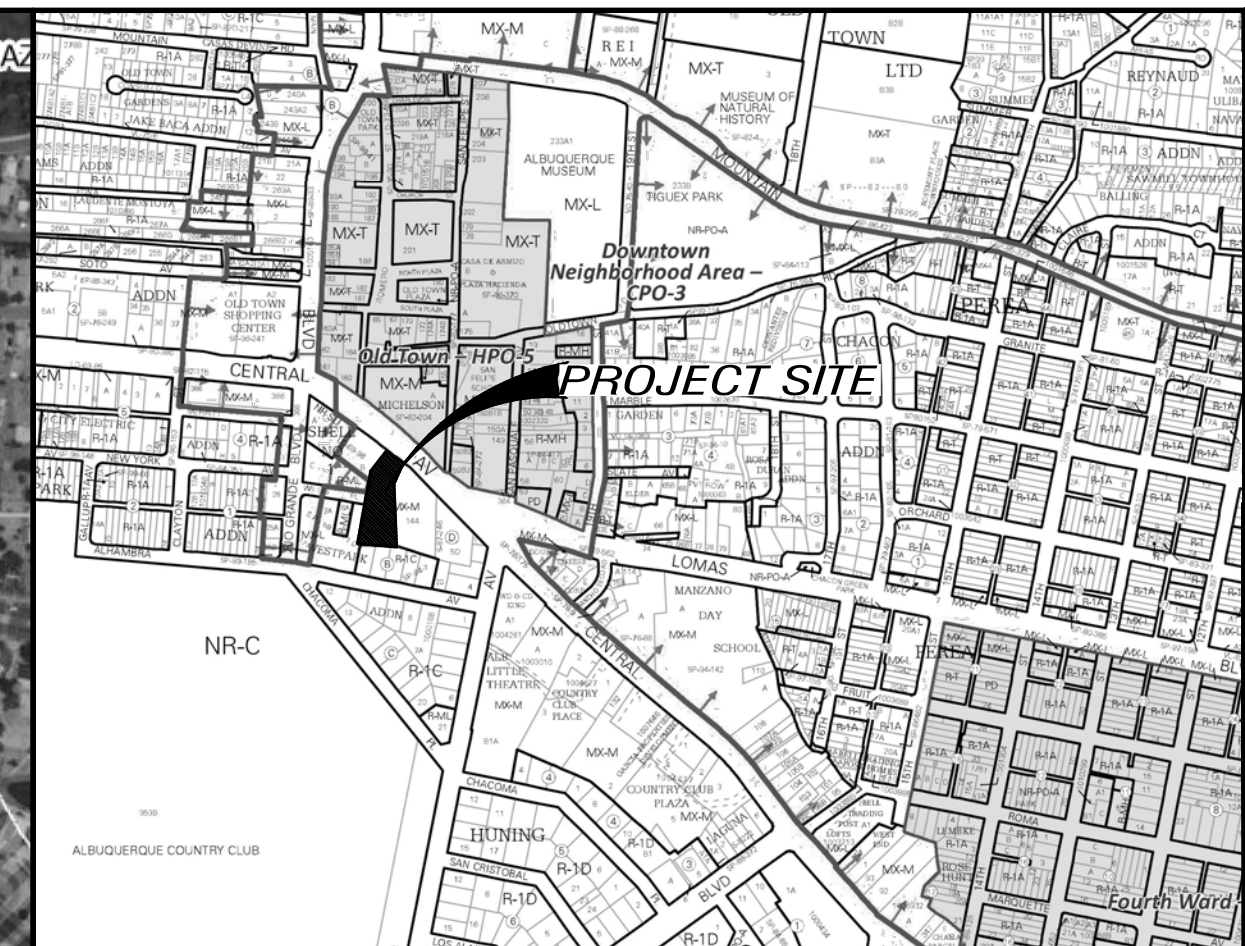
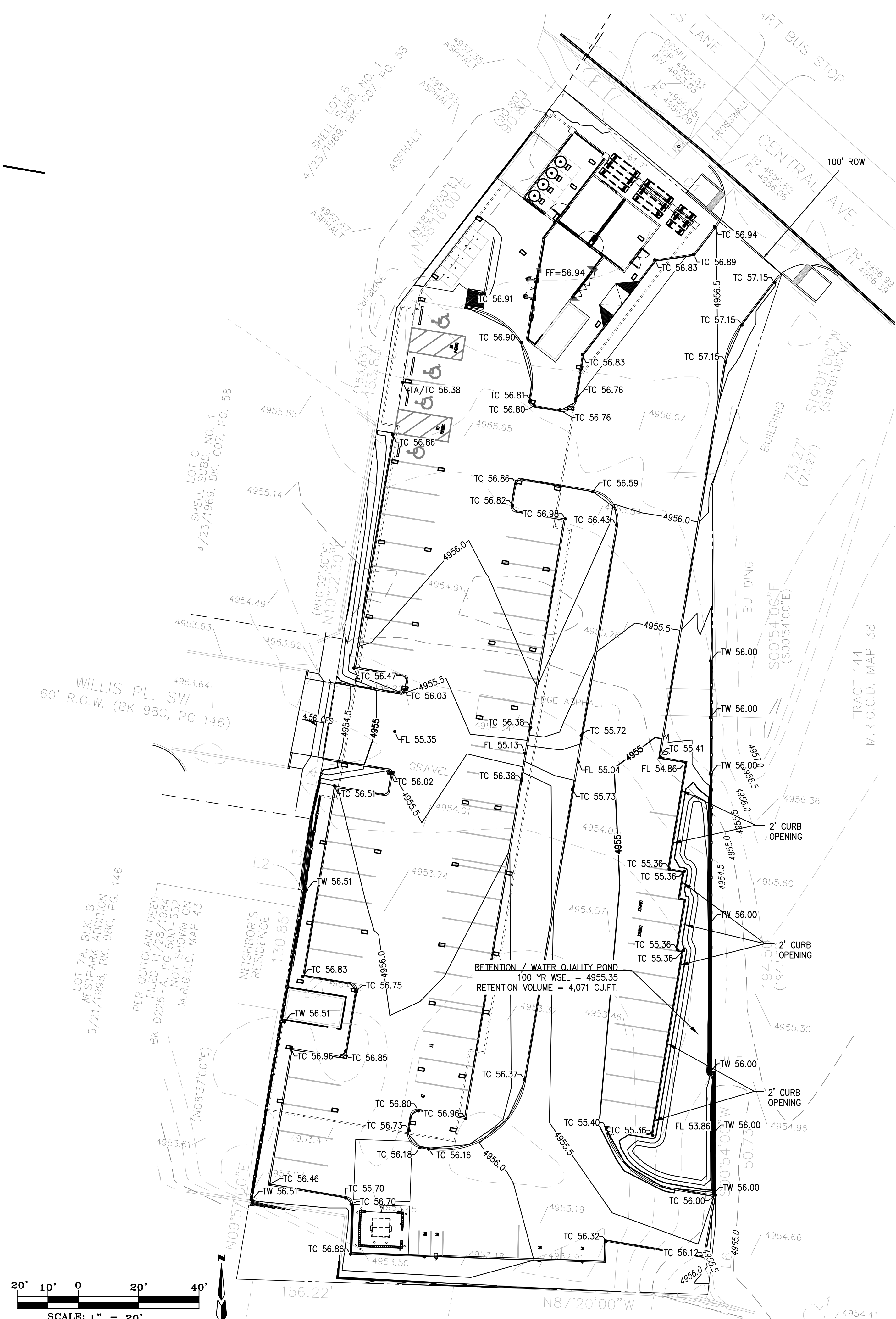
PARKING PROVIDED

PARKING REQUIRED	
	39
MOTORCYCLE PARKING	4
-Per 5-5(D)(1) 116 = 4 SPACES	
BICYCLE PARKING	5
-Per 5-5(E)(1) HOTEL = 4+1	
ELECTRIC VEHICLE PARKING	4
-Per 5-5(E)(1) EVERY EV SPACE COUNTS AS 2 PARKING SPACES.	
INCLUDING REQ'D ACCESSIBLE PRKG:	4
-Per ADA STANDARDS: 4 PER 100 ONE OF WHICH IS VAN ACCESSIBLE	
TOTAL PARKING REQUIRED	52
TOTAL PARKING PROVIDED	63

"FIRE 1" DATA

BUILDING HEIGHT (MAX): 59'-0"
 BUILDING CLEAR HEIGHT (TO BOTOTM): 14'-0"

REFERENCE THE 2009 INTERNATIONAL FIRE CODE APPENDIX B, C AND D FOR CODE CRITERIA



FIRM MAP NO. 35001C0331H

VICINITY MAP J-13-Z

DRAINAGE INFORMATION

LOCATION & DESCRIPTION
THE PROPOSED SITE IS A DEVELOPED TRACT ON CENTRAL AVE, THAT HAS BEEN PREVIOUSLY GRADED AS A SIGNIFICANT PARKING AREA.

FLOODPLAIN STATUS
THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0331H, DATED AUGUST 16, 2012 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN.

EXISTING DRAINAGE
THE SITE DRAINS WITH FREE DISCHARGE TO WILLIS PLACE. PER DPM PART 6-5(C) THE DISCHARGE FROM THE SITE IS LIMITED TO 2.75 CFS/ACRE OR THE SITE MUST RETAIN THE FIRST 1/2 INCH OF RUNOFF.

DEVELOPED CONDITION
THE SITE WILL BE IMPROVED WITH 114 ROOM HOTEL. THE SITE RUNOFF WILL BE ROUTED TO THE POND DEPICTED TO RETAIN 48% OF THE TOTAL RUNOFF. THE OVERFLOW DISCHARGE TO WILLIS PLACE FROM THE POND WILL HAVE A PEAK FLOW OF 4.56 CFS OR 4.15 CFS/AC.

METHODOLOGY
THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE WEIGHTED E METHOD.

PRECIPITATION
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 2 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, CHAPTER 6.

EQUATIONS:
WEIGHTED E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$ / (Total Area)
FLOW = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

BASIN	AREA (sf)	TREATMENT A %	TREATMENT B %	TREATMENT C %	TREATMENT D %	WEIGHTED E	VOLUME (cu.-ft.)	FLOW (cfs)	CFS/AC		
EXISTING	47916	0%	0%	40%	19166	60%	28750	1.8100	7227	4.21	3.82
PROPOSED	47916	0%	0%	15%	7187	85%	40729	2.1350	8525	4.56	4.15

REQUIRED WATER QUALITY VOLUME

SITE DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

SITE DEPICTED HEREON SHALL BE RESPONSIBLE FOR MAINTAINING WATER QUALITY RUNOFF RETENTION ON THE SITE IMMEDIATELY PRIOR TO DISCHARGE. THE VOLUME SHALL BE EQUAL TO:
IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 40,729 SQ.FT.
REQUIRED VOLUME = 40729 * 0.42/12 = 1,425 CU.FT.
VOLUME PROVIDED = 4,071 CU.FT.



GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO 8.
- ANY EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEEDED OR LANDSCAPED.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

CONSTRUCTION NOTES

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

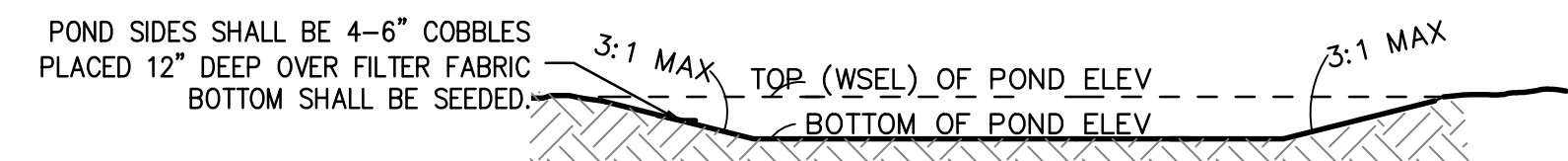
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

EROSION CONTROL NOTES

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

LEGEND

- SLOPE/FLOW ARROW
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- GRADE BREAK
- 5000 EXISTING CONTOUR
- 5000 EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL



PROJECT ADDRESS: 2026 CENTRAL AVE. S.W. ALBUQUERQUE, NM

CLIENT NAME: CAMBRIA HOTEL

PROJECT NUMBER: GRADING AND DRAINAGE PLAN

PROJECT PROGRESS: PERMIT

DRAWN BY: REH

CHECKED BY: REH / APPROVED BY: REH

DATE: JULY 5, 23

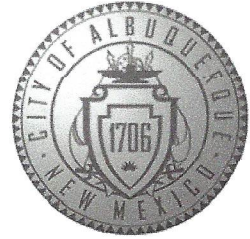
SCALE: AS NOTED

SHEET: GD 1

PROJECT NAME: CAMBRIA HOTEL

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 13, 2023

Ron Hensley, P.E.
THE Group
300 Branding Iron Rd. SE
Rio Rancho, NM 87124

**RE: Cambria Hotel
2026 Central Ave. SW
Grading & Drainage Plan
Engineer's Stamp Date: 07/05/23
Hydrology File: J13D219**

Dear Mr. Hensley:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 07/06/2023, the Grading & Drainage Plan is approved for Building Permit, Grading Permit, and or action by the Development Facilitation Team (DFT) on Site Plan for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

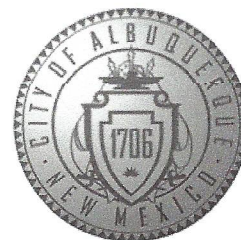
PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 4/18/24
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DFT Project No.: _____
DFT Application No.: _____

INFRASTRUCTURE LIST
(Rev. 2-16-18)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST
PARKSIDE AT CARMEL
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
TR 145 B, MRGCD MAP 38
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		6"	Paving Water Line, Hydrant, Services and Appurtances	Willis Pl.	Rio Grande Blvd.	Site	/	/	/
		1	Fire Hydrant	Central Ave.	Central Ave.	NW Sitte Corner	/	/	/
							/	/	/
							/	/	/
							/	/	/
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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		
							Private		City Cnst Engineer
							Inspector	P.E.	
							/	/	/
							/	/	/
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

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 Engineer's Certification for Grading & Drainage is required for release of Certificate of Occupancy
- 2 _____
- 3 _____

AGENT / OWNER **DEVELOPMENT FACILITATION TEAM APPROVALS**

<p><u>Ron E. Hensley P.E.</u> NAME (print)</p> <p><u>THE Group</u> FIRM</p> <p><i>Ron E. Hensley</i> 4/18/24 SIGNATURE date</p>	<p>_____ PLANNING - date</p> <p>_____ TRANSPORTATION DEVELOPMENT - date</p> <p>_____ UTILITY DEVELOPMENT - date</p> <p>_____ CITY ENGINEER - date</p>	<p>_____ PARKS & RECREATION - date</p> <p>_____ AMAFCA - date</p> <p>_____ CODE ENFORCEMENT - date</p> <p>_____ HYDROLOGY - date</p>
--	---	--

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



April 22, 2024

Development Facilitation Team (DFT)
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Facilitation Team:

JAG Planning & Zoning, agent for Alvarado Hotel LLC and Genesis World LLC, Mark Cumbow, respectfully requests your consideration for the approval of a site development plan for the construction of a new, four-story, 114-room, approximately 64,647 gross-square-foot hotel building located at 2026 Central Ave SW and 2034 Willis Place SW, legally described as **Tract 145 A & Tract 145 B, MRGCD Map 38**, containing approximately 1.07 acres.

The subject site currently has a subdivision application that is pending final approval from DFT staff and recording with the County Clerk's Office (PR-2023-009688). Once the plat is recorded, the new legal description for the site will be **Tract A, Lands of Alvarado Hotel, LLC**. and will contain approximately 1.0903 acres. Along with the subdivision application, the applicant was granted a waiver to the DPM regarding sidewalk width (VA-2024-00013) and to the Landscape Buffer (VA-2024-00079). The waiver to the sidewalk width is expected to expire with the demolition of the building abutting Central Ave. This site plan application will require the demolition of the building abutting Central Ave in order to allow for the construction of the hotel. The property currently contains two buildings that are expected to be demolished in conjunction with a building permit.

The subject property is currently zoned MX-M and most of the surrounding lots are also zoned MX-M. There are lots butting the site that are zoned R-ML and MX-L to the west and R-1C to the south. This portion of Central Ave is designated as a "Main Street" and as a "Premium Transit Center Area" in the Comprehensive Plan. The site is also designated as an Area of Change within the Comprehensive Plan.

As demonstrated on the color renderings, the design and selected materials of the building exterior include stucco, stone, aluminum louvers, and colorized accent panels to provide a

modern design for the area. The building is positioned within and complies with the MX-M development envelope, which includes a front-yard setback of 5'-0", a rear-yard setback of 15'-0", and side-yard setbacks of 0'-0". The proposed building height of 51'-0" is also within the MX-M allowable maximum of 65'-0" since the site is within a Main Street.

The site will have an additional 4' pedestrian walkway adjacent to the existing 6' wide public side walk to support pedestrian and street activation along Central Ave. The ground floor of the building will be setback along the front property line and will have a cantilevered patio on the upper floor, which will also contribute to supporting pedestrian and street activity.

The site will have 68 off-street parking spaces (46 required) with the majority of the off-street parking located beneath the building since the site is smaller in size and narrow. Vehicular entrances will be along Central Ave and Willis Place SW. The vehicular circulation pattern has been approved by Planning Transportation, the Fire Marshal's Office and the Solid Waste Department. The site is immediately adjacent to an Albuquerque Rapid Transit (ART) stop along Central Ave, which will serve as an amenity to customers staying at the proposed hotel.

The site plan demonstrates location of landscaping throughout the site, which includes landscape buffers adjacent to the site. An irrigation plan and types of plantings have been provided to demonstrate the types of plants that are to be expected. In addition, raised planters will be provided along the front of the property to add to the pedestrian setting.

The location of the building has been pushed as close to Central Ave as possible to allow separation between the hotel and the adjacent single family residential development. In addition, taller trees and the latest solid wall allowed without a variance requirement will be planted along the south landscape buffer to allow for privacy.

The proposed hotel will adhere to Section 5-9(C)(2), of the IDO related to Neighborhood Edges since the building will be located "50' away from the primary or accessory building within 50 feet in any direction of any lot line of a protected lot." As depicted on the site plan, the proposed site plan exceeds this requirement with having the building edge 50 feet from the south property line and not just the buildings.

Neighborhood Association Notification

Information provided by the Office of Neighborhood Coordination demonstrates two neighborhood associations adjacent to the subject site. A neighborhood meeting was held

regarding the proposed site plan and meeting notes are provided with this application. Overall, the attendees were in favor of the proposed hotel; however, there were a couple of adjacent property owners who were concerned with the building height and the potential situation of having customers look into their yard.

We respectfully request the approval of this site plan and believe the request complies with the requirements of the IDO and underlying MX-M zoning. There are no requested deviations to the underlying MX-M zoning in this request. As required in IDO Section 14-16-6-5(G) 3, this proposed project complies with all of the review and decision criteria. The existing infrastructure will need modification to allow for adequate capacity for the proposed development, and the subject property is not within an approved Master Development Plan.

Thank you for your consideration on this matter.

Sincerely,



Juanita Garcia

Principal

JAG Planning & Zoning, LLC



LETTER OF AUTHORIZATION

Subject Property: 2026 Central Ave SW and 2034 Willis PL SW, Tract 145 A & 145 B, MRGCD Map 38, containing approximately 1.0903 acres

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for the site plan approval through the Development Facilitation Team (DFT) associated with this property.

A handwritten signature in black ink that reads "Mark R. Cumbow".

04-04-24

Mark Cumbow

Date

Alvarado Hotel, LLC & Genesis World Resorts LLC

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

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

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

Andrew Garcia
(Applicant or Agent)

4/22/2024
(Date)

I issued _____ signs for this application, _____ (Date), _____ (Staff Member)

PROJECT NUMBER: _____

**2026 Central Avenue SW
Pre-Application NA Notice to and
Facilitated Meeting with West Park NA**



Russell B <rbplanning505@gmail.com>

2026 Central Ave SW and 2034 WILLIS PL SW Public Notice Inquiry Sheet Submission

2 messages

Carmona, Dalaina L. <dcarmona@cabq.gov>
To: "RBPlanning505@gmail.com" <RBPlanning505@gmail.com>

Wed, Apr 12, 2023 at 8:42 AM

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
West Park NA	Dylan	Fine	definition22@hotmail.com	2111 New York Avenue SW	Albuquerque	NM	87104	6508147834
West Park NA	Roxanne	Witt	westparkna@gmail.com	2213 New York Avenue SW	Albuquerque	NM	87104	5054005447

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, April 11, 2023 7:07 PM
To: Office of Neighborhood Coordination <RBPlanning505@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Administrative Decision

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Russell Brito

Telephone Number

5059342690

Email Address

RBPlanning505@gmail.com

4/12/23, 9:02 PM

Gmail - 2026 Central Ave SW and 2034 WILLIS PL SW Public Notice Inquiry Sheet Submission

Company Name

RBPlanning

Company Address

PO Box 6041

City

Albuquerque

State

NM

ZIP

87197

Legal description of the subject site for this project:

Lot: 145A Block: 0000
Subdivision: MRGCD MAP 38
and
Lot: 145B Block: 0000
Subdivision: MRGCD MAP 38

Physical address of subject site:

[2026 Central Ave SW](#) and [2034 WILLIS PL SW](#)

Subject site cross streets:

Central Ave between Rio Grande Blvd and San Pasquale Ave


Other subject site identifiers:

This site is located on the following zone atlas page:

J-13

Captcha

x

 **Zone Atlas J-13 - Central Ave SW.pdf**
596K

Russell B <rbplanning505@gmail.com>
To: "Carmona, Dalaina L." <dcarmona@cabq.gov>

Wed, Apr 12, 2023 at 12:49 PM

Thanks, Dalaina!

- Russell
[Quoted text hidden]



Neighborhood Meeting Request ↗



Russell B <rbplanning505@gmail.com>
to definition22 ▾

Wed, Apr 12, 10:22 PM ☆ ↶ ⋮

Dear Dylan Fine,

This is a Neighborhood Meeting Request for a proposed hotel at 2026 Central Avenue SW between Rio Grande Blvd and San Pasquale Ave.

Attached you will find the CABQ Neighborhood Meeting Request form, zone atlas page J-13 with the property identified (Site), an elevation rendering of the proposed hotel as viewed from Central Avenue, and a site plan showing the ground floor footprint and landscape plan.

Please review the attached and feel free to contact me if you have any questions. Per the City's notification requirements, please respond within 15 days if you would like to learn more about the project at a Neighborhood Meeting.

Sincerely,

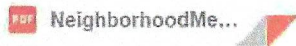
Russell Brito



One attachment • Scanned by Gmail ⓘ



Neighborhood Meeting Request
for a Proposed Project in the City of Albuquerque
Date: 4/12/2023
To: Dylan Fine
From: Russell Brito (rbplanning505@gmail.com)
Subject: Neighborhood Meeting Request
Attachments: Neighborhood Meeting Request Form, Zone Atlas Page J-13, Elevation Rendering, Site Plan



[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 12 April 2023

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: West Park NA

Name of NA Representative*: Dylan Fine

Email Address* or Mailing Address* of NA Representative¹: definition22@hotmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: rbplanning505@gmail.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2026 Central Avenue SW
Location Description Central Avenue between Rio Grande Blvd and San Pasquale Ave
2. Property Owner* Alvarado Hotel LLC and Genesis Worldwide Resorts LLC
3. Agent/Applicant* [if applicable] RBPlanning
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Redevelopment of the site into a new hotel.

5. This type of application will be decided by*: City Staff

OR at a public meeting or hearing by:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)
- City Council

6. Where more information about the project can be found*⁴:
rbplanning505@gmail.com
-

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-13
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:
 Deviation(s) Variance(s) Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)*: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum: See attached
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] Approximately 1.07 acre
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] Central Avenue Main Street Corridor
 2. Current Land Use(s) [vacant, if none] Hospitality, event hall
-

Useful Links

Integrated Development Ordinance (IDO):

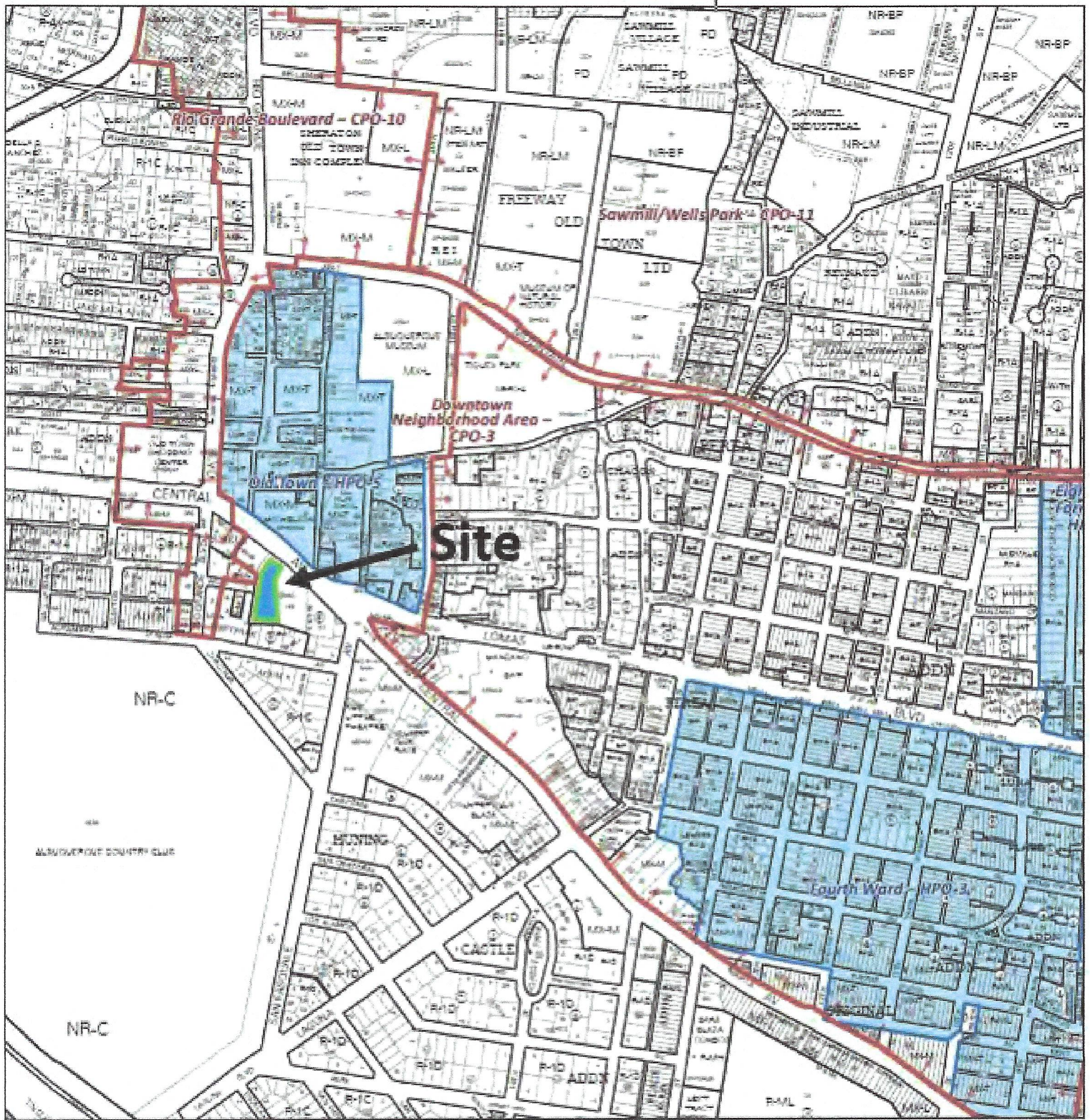
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

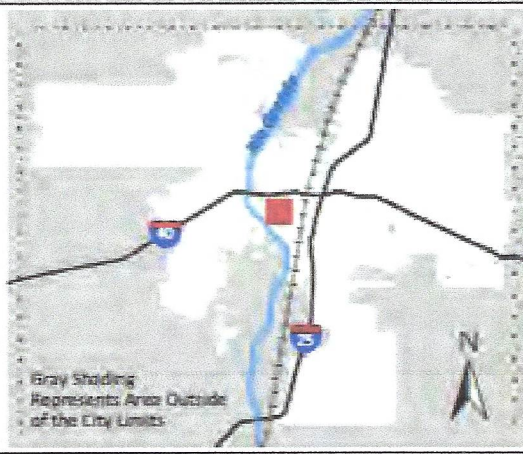


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

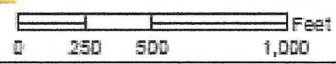


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



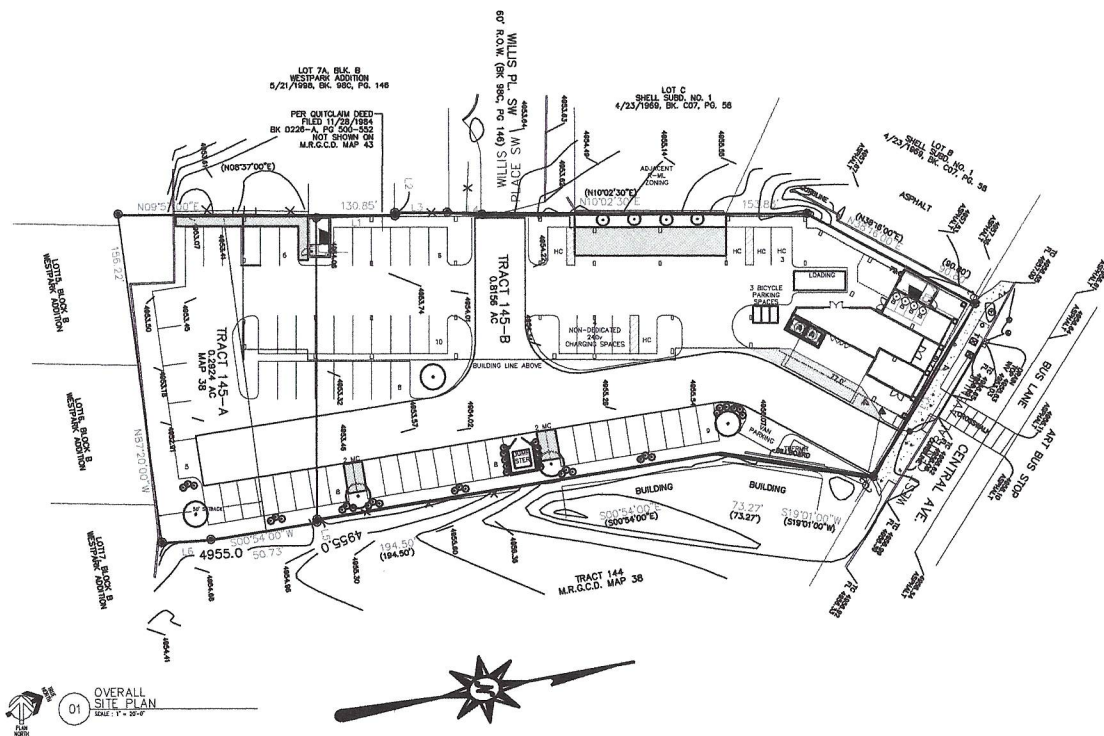
Zone Atlas Page: J-13-Z

- 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





1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ALLEY UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRACT UNLESS OTHERWISE NOTED.
 11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BLOCK UNLESS OTHERWISE NOTED.
 12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DISTRICT UNLESS OTHERWISE NOTED.
 13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COUNTY UNLESS OTHERWISE NOTED.
 14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STATE UNLESS OTHERWISE NOTED.
 15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE NATION UNLESS OTHERWISE NOTED.



01 OVERALL SITE PLAN
 SCALE: 1" = 20'-0"

PLAN NOTES

KEY PLAN



hospitality
 design
 management

10141 E. 10th Avenue
 Suite 100
 Denver, CO 80231
 www.g2hdm.com

PRELIMINARY
 NOT FOR REGULATORY APPROVAL
 PERMITTING OR CONSTRUCTION

SD-CAM-141-LOG

SD-CAM-141-SEA

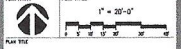
CAMBRIA
 hotels
 DEVELOPED BY
 GATEHOUSE CAPITAL
 FOR ALVARADO HOTELS

CENTRAL AVENUE
 ALBUQUERQUE, NM

30%
 BRAND
 SUBMITTAL
 JANUARY 17, 2023

SHEET NO. 1
 TOTAL SHEETS: 1

DESIGN: PAUL BASS STUMP
 Monday, January 16, 2023 10:28:02 AM
 SETTING: Final Plot
 D:\B_1521-1_Site Plan.dwg



OVERALL SITE PLAN

PLAN NUMBER
 SD 1-1



Neighborhood Meeting Request ▾



Russell B <rbplanning505@gmail.com>
to westparkna@gmail.com ▾

Wed, Apr 12, 10:21 PM ☆ ↶ ⋮

Dear Roxanne Witt,

This is a Neighborhood Meeting Request for a proposed hotel at 2026 Central Avenue SW between Rio Grande Blvd and San Pasquale Ave.

Attached you will find the CABQ Neighborhood Meeting Request form, zone atlas page J-13 with the property identified (Site), an elevation rendering of the proposed hotel as viewed from Central Avenue, and a site plan showing the ground floor footprint and landscape plan.

Please review the attached and feel free to contact me if you have any questions. Per the City's notification requirements, please respond within 15 days if you would like to learn more about the project at a Neighborhood Meeting.

Sincerely,

Russell Brito



One attachment • Scanned by Gmail ⓘ



[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 12 April 2023

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: West Park NA

Name of NA Representative*: Roxanne Witt

Email Address* or Mailing Address* of NA Representative¹: westparkna@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: rbplanning505@gmail.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2026 Central Avenue SW
Location Description Central Avenue between Rio Grande Blvd and San Pasquale Ave
2. Property Owner* Alvarado Hotel LLC and Genesis Worldwide Resorts LLC
3. Agent/Applicant* [if applicable] RBPlanning
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Redevelopment of the site into a new hotel.

5. This type of application will be decided by*: City Staff

OR at a public meeting or hearing by:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)
- City Council

6. Where more information about the project can be found*⁴:
rbplanning505@gmail.com
-

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} J-13
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)*: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum: See attached
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] Approximately 1.07 acre
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] Central Avenue Main Street Corridor
 2. Current Land Use(s) [vacant, if none] Hospitality, event hall
-

Useful Links

Integrated Development Ordinance (IDO):

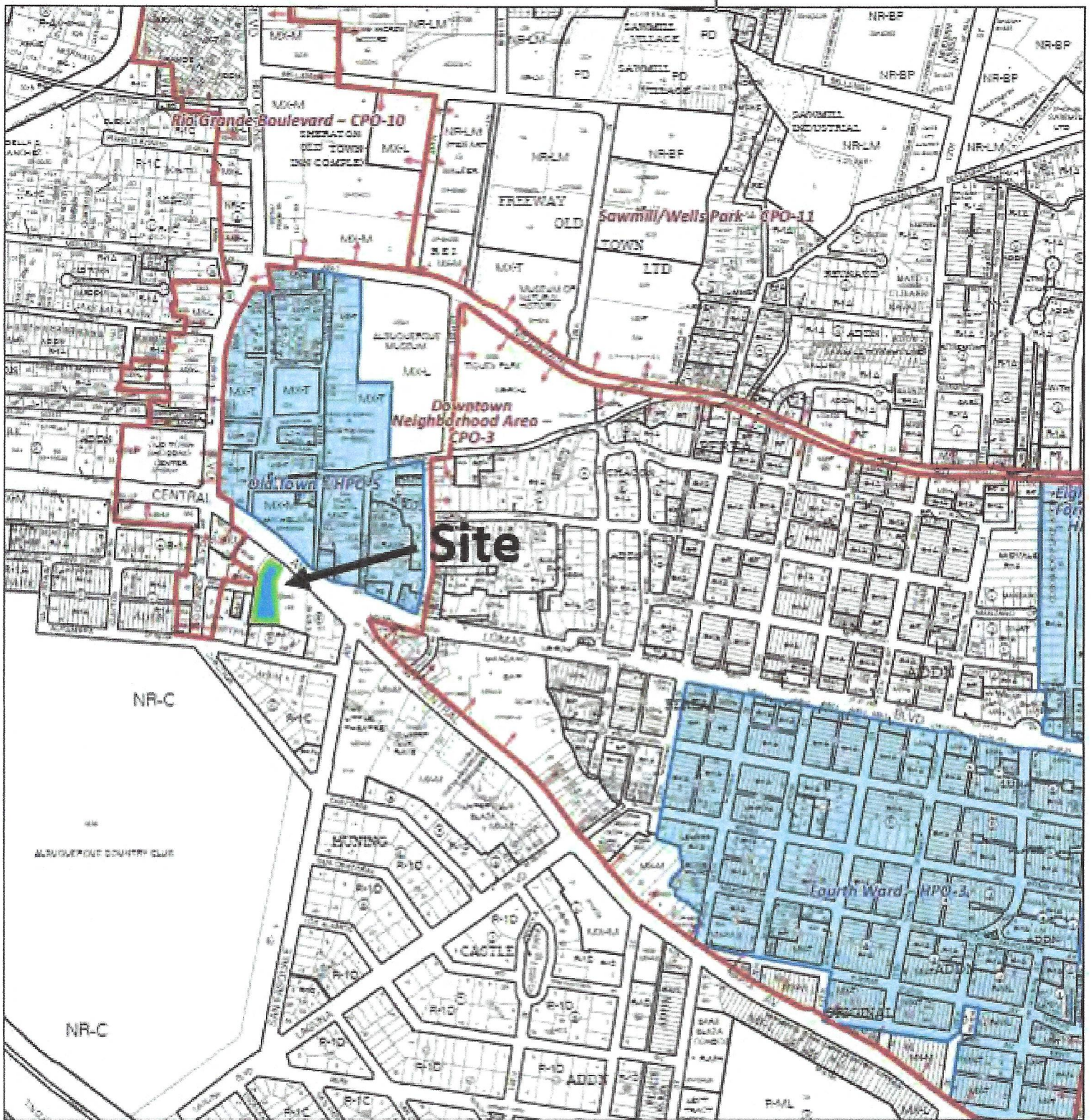
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

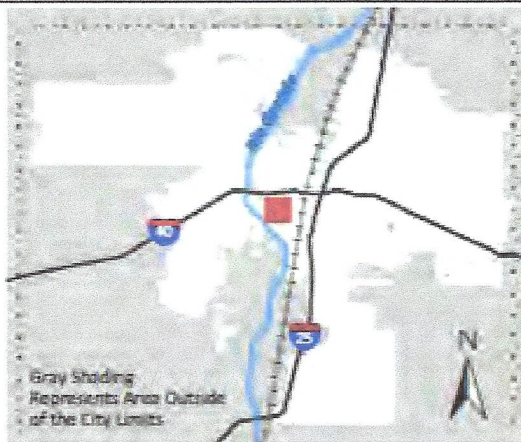


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
J-13-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







Meeting Request ▶ Inbox ×



West Park Neighborhood

to me ▾

Tue, Apr 25, 7:45 PM

Hello,

Yes, we would like to have a meeting about this project. We have an in-person meeting coming up on 5/7 at 4:00-5:30 PM at Case de Suenos. Would you be able to attend on that date?

If not, let me know and we can arrange a Zoom meeting at another time.

Thank you!

Roxanne Witt

2026 Central Ave Neighborhood Meeting

Project: Site Plan – Administrative for Mixed-Use Development on Central Ave east of Rio Grande Blvd

Property Description/Address: 2026 Central Ave SW

Date Submitted: 15 March 2024

Submitted By: Russell Brito, RBPlanning

Meeting Date, Time: 12 March 2024, 5:30PM – 7:00PM

Facilitator: Russell Brito, RBPlanning (self-administered per CABQ ADR)

Applicant: Alvarado Hotels

Agent: Russell Brito, RBPlanning

Neighborhood Associations: Historic Old Town Association, West Park NA

Background Summary

Redevelopment of properties along Albuquerque’s Central Avenue Main Street and Premium Transit Corridor is expected and facilitated by the City’s underlying mixed-use zoning along the roadway.

This is a pre-application Neighborhood Meeting regarding the submittal of a Site Plan – Administrative for a site on Central Ave between Rio Grande Blvd and San Pasqual Ave per its existing MX-M zone district. The uses proposed for the multi-story building 114 hotel rooms, related amenities, swimming pool, a restaurant/bar, and will include all required parking on-site.

Introduction and Overview: Russell Brito, RBPlanning

Russell provided an overview of the CABQ Integrated Development Ordinance (IDO), its zoning allowances, and the applicable site plan review process. He then provided an overview of project information as required and detailed in IDO Section 6-4(B)(6), including scope of uses, approximate square footages for different uses, general site layout, design guidelines, architectural style, conceptual elevations, and conceptual landscaping plans. See attached slide show.

Outcomes

Areas of Concern:

- The front setback from the abutting, existing sidewalk may create a crowded situation for pedestrians and hotel guests near the ART station crosswalk ramp.
- The location of windows facing the rear of the site towards single-family homes.

Areas of Agreement:

- The City’s IDO processes require a sequenced set of actions for the redevelopment of the subject site: 1. subdivision replat to combine two existing lots into one, 2. four-foot sidewalk width waiver, 3. administrative site plan.
- The owners/applicant commit to explore, if technically and legally possible:
 - Private walkway abutting the public sidewalk as a safe area for hotel guests and pedestrians.
 - Raising the height of the neighbors’ walls along the rear lot line of the project site.
 - Planting taller trees in the rear landscape buffer.

Meeting Specifics

Questions are in *Italics*. Answers are not italicized.

Q: *Where is the post office in relation to the site?*

A: It is located to the east of the site.

Q: *Is the parking completely open?*

A: Parking will be screened by walls and landscape.

Q: *Will the access drive from central be two-way?*

A: Yes, the existing width of the curb cut that allows two cars to safely pass each other will remain.

Q: *Is the adjacent pawn shop land part of this project?*

A: It will not be part of the project. It is a different owner.

Q: *What is happening to the existing warehouse at the back of the property?*

A: That building will be removed. When developed, the new hotel building will be setback 50 feet from the rear lot line shared with the single-.

Q: *Will this existing reception hall building be incorporated into the new hotel?*

A: No, the existing building will be demolished.

Q: *If this building is coming down, why can't the sidewalk be made wider?*

A: The building is still in use. The actions required for redevelopment require replat subdivision of the two lots, which requires infrastructure improvements (wider sidewalk)

Q: *What will be the front setback from the lot line/back of sidewalk?*

A: The setback will be 5 to 7 feet.

Q: *What is the façade material?*

A: Stucco and stone.

Q: *Is this a corporate design? What is your design theory?*

A: It is the owner's choice; it is a more modern design.

Q: *Will there be trees along the back of the site?*

A: Yes, there will be several trees planted in the required 15-foot landscape buffer.

Q: *Is there enough room between the building and the sidewalk to "widen" the sidewalk?*

A: There may be room for an abutting "walkway" on the private side of the lot line.

Q: *Will the owners/applicant be willing to build a private three-foot "walkway" abutting the public sidewalk to provide more room for hotel guests and pedestrians?*

A: Yes, the owners/applicant will consider doing that if there is adequate room to meet code, have some front landscape, and maintain the integrity of the site design. The Cumbows will check with their architect.

Q: *Can we specify a taller rear wall abutting the single-family houses?*

A: The owners/applicant will consider raising the wall if it is technically and legally possible. The owners/applicant also commits to planting taller trees in the rear landscape buffer.

Q: *Will the hotel include bicycle parking, and will it be secure?*

A: Required bicycle parking will be provided in the tuck-under parking area.

Q: *Is the east property line of the project site the wall of the adjacent pawn shop?*

A: The pawn shop is set back about five feet from the lot line.

Q: *Will the billboard remain?*

A: Yes, it has a long-term lease.

Anticipated Application Date: April 2024

Names & Affiliations of Attendees:

Steve Hiatt, Historic Old Town Association

Kathy Hiatt, Historic Old Town Association

J.J. Mancini, Historic Old Town Association

Sylvia Ramos Cruz, Historic Old Town Association

Jesse Ehrenberg, Historic Old Town Association

Richard and Theresa Asenap, West Park NA

Peter Rice, Downtown ABQ News

Andrew Connors, Historic Old Town Association, Albuquerque Museum

George Griego, Central Grill and Coffee

Mark and LeeAnn Cumbow, owners/applicant

Juanita and Andrew Garcia, JAG Planning and Zoning

Russell Brito, RBPlanning

2026 Central Ave SW

Neighborhood Meeting for Site Plan - Administrative

12 March 2024

Alvarado Hotels

Meeting Facilitation and Guidelines

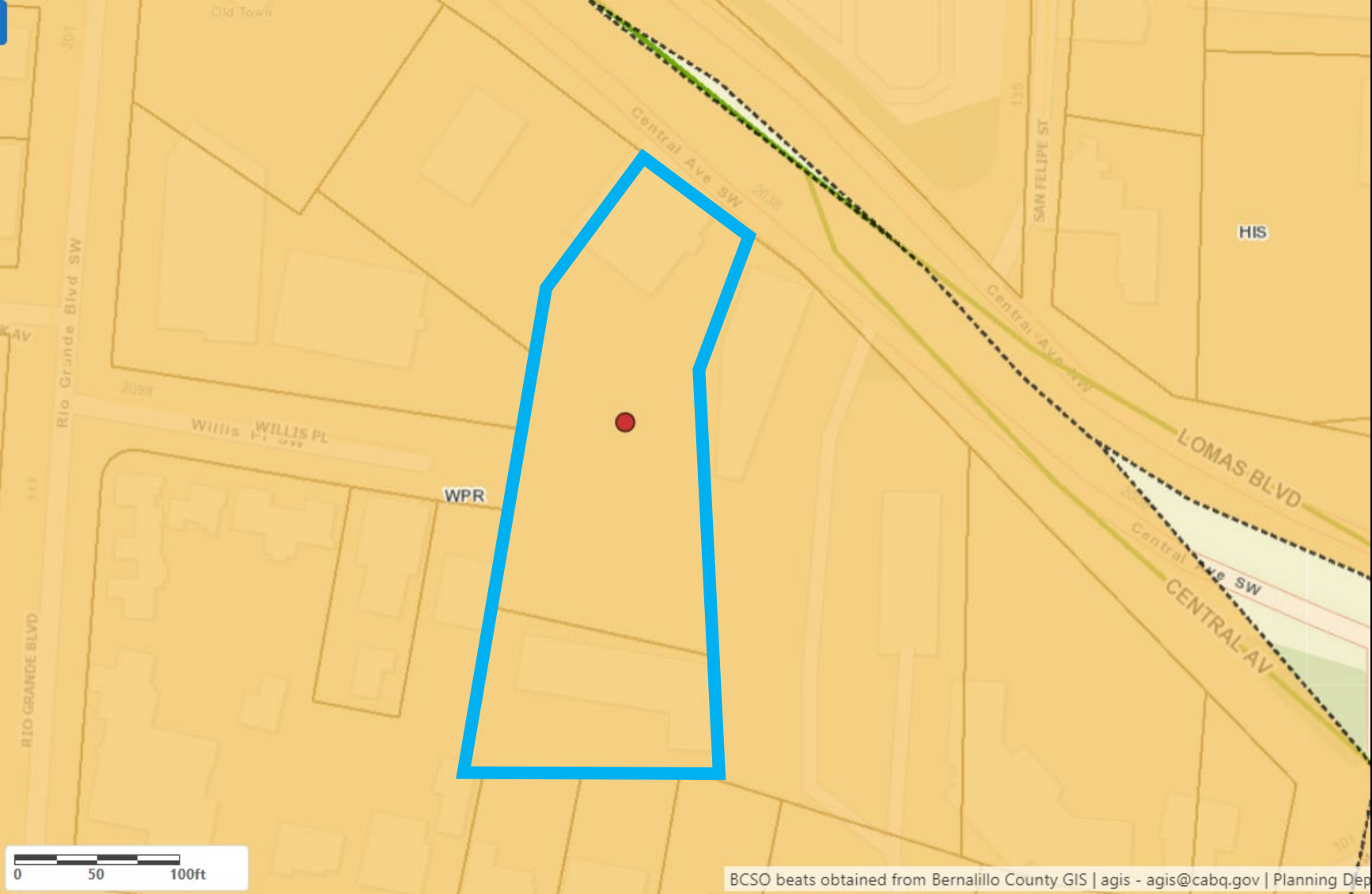
CABQ Alternative Dispute Resolution (ADR) notified:

- Could not accommodate our facilitator request
- May self-administer Neighborhood Meeting

Please

- Sign in
- Be respectful
- Keep questions to the subject matter
- Take and share notes with larger group
- Expect a meeting report from RBPlanning

Neighborhood Associations



Integrated Development Ordinance

Table 6-1-1: Summary of Development Review Procedures																
DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission																
ZHE = Zoning Hearing Examiner LUHO = Land Use Hearing Officer																
X = Required [] = Public Hearing < > = Quasi-judicial Hearing																
R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD = Appeal Review and Decide																
Subsection	Mtgs		Public Notice				Review and Decision-making Bodies						Specific Procedures			
	6-4(B)	6-4(C)	6-4(K)(2)	6-4(K)(3)	6-4(K)(4)	6-4(K)(5)	6-4(K)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(J)		6-2(I)	6-2(A)	
Application Type	Neighborhood	Pre-application	Email	Mailed	Posted Sign	Published	Web Posting	City Staff ⁽¹⁾	DHO	EPC	LC	ZHE	LUHO	City Council ⁽²⁾		
Site Plan – Administrative ^[4]	X ^[5]		X		X		X	D						<AR>	<AD>	6-5(G)

Site Plan Review by CABQ Staff

Table 6-1-1: Summary of Development Review Procedures																
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Site Plan Review Procedure

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Site Plan – Administrative ^[4]	X ^[5]		X		X		X	D						<AR>	<AD>	6-5(G)

Site Plan – Administrative

City Staff / ZEO
Review and Decide



q

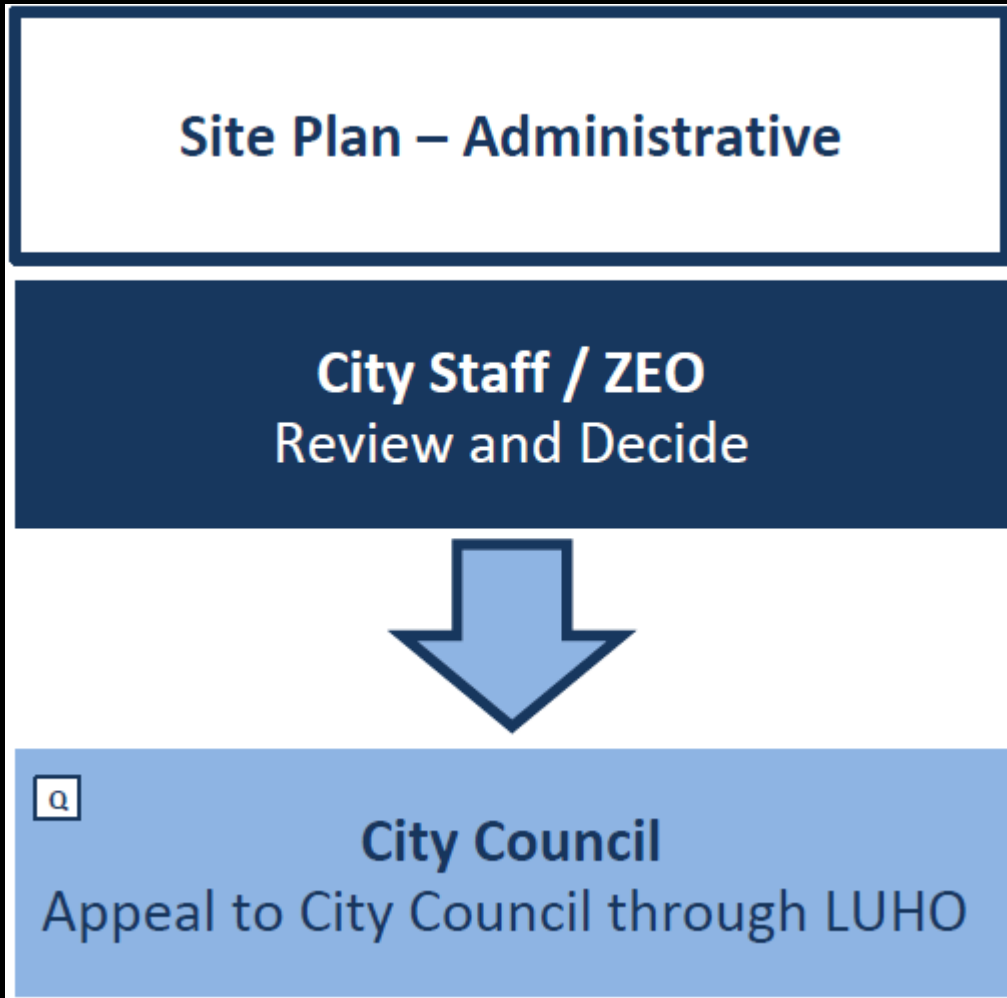
City Council
Appeal to City Council through LUHO

6-5(G) Site Plan – Administrative

- All new mixed-use development
- CABQ staff shall administratively review the site plan application for compliance with zoning standards

6-5(G)(2) Procedure

- Pre-submittal **Neighborhood Meeting**
- Zoning Enforcement Officer (ZEO) reviews and makes decision per Review and Decision Criteria



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

An application for Site Plan – Administrative shall be approved if it meets these criteria:

- The Site Plan complies with all applicable standards in the Integrated Development Ordinance (IDO) and the Development Process Manual (DPM)
- City infrastructure has capacity to serve the proposed development or applicant agrees to install required infrastructure and public improvements

Neighborhood Meeting

Table 6-1-1: Summary of Development Review Procedures																
DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission																
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Application Type	Neighborhood	Pre-application	Email	Mailed	Posted Sign	Published	Web Posting	City Staff ⁽¹⁾	DHO	EPC	LC	ZHE	LUHO	City Council ⁽²⁾		
Site Plan – Administrative ^[4]	X ^[5]		X		X		X	D						<AR>	<AD>	6-5(G)

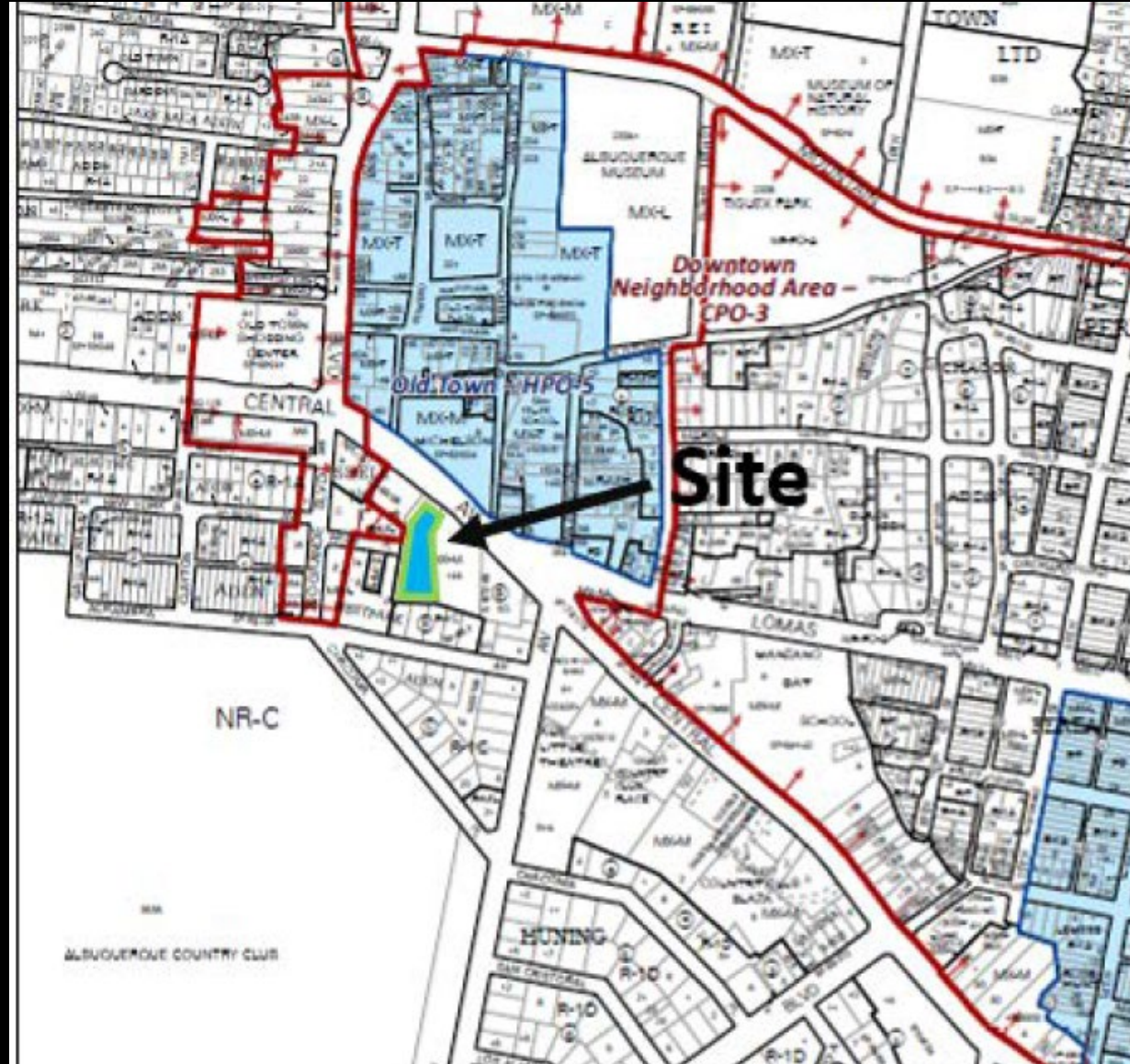
Neighborhood Meeting

6-4(B)(6) At the pre-submittal neighborhood meeting, the applicant shall provide information about the proposed project, including but not limited to the scope of uses, approximate square footages for different uses, general site layout, design guidelines, architectural style, conceptual elevations, and conceptual landscaping plans.

Site Location

2026 Central Ave SW

Central Ave
between
Rio Grande Blvd
and
San Pasqual Ave



Uses: Scope & Approximate Square Footages

Building Area: ~64,647 Square Feet

- 114 Hotel Rooms
- Jump Lobby: 2,380 sf
- Lobby/Restaurant: 1,322 sf
- Bar: 200 sf
- Meeting room: 1,050 sf
- Conference room: 435 sf
- Balcony: 1,053 sf
- Fitness center: 650 sf
- Pool: 625 sf
- Parking: 68 spaces (46 required)

Design: IDO Development Standards

- MX-M Dimensional Standards
 - Setbacks: Front 0 ft, Side 0 - 5 ft, Rear 50 ft
 - Height: 60 ft (65 feet allowed)
- Access and Connectivity
- Parking and Loading
- Landscape, Buffering, and Screening
- Walls and Fences
- Outdoor and Site Lighting
- Neighborhood Edges
- Building Design
- Signs

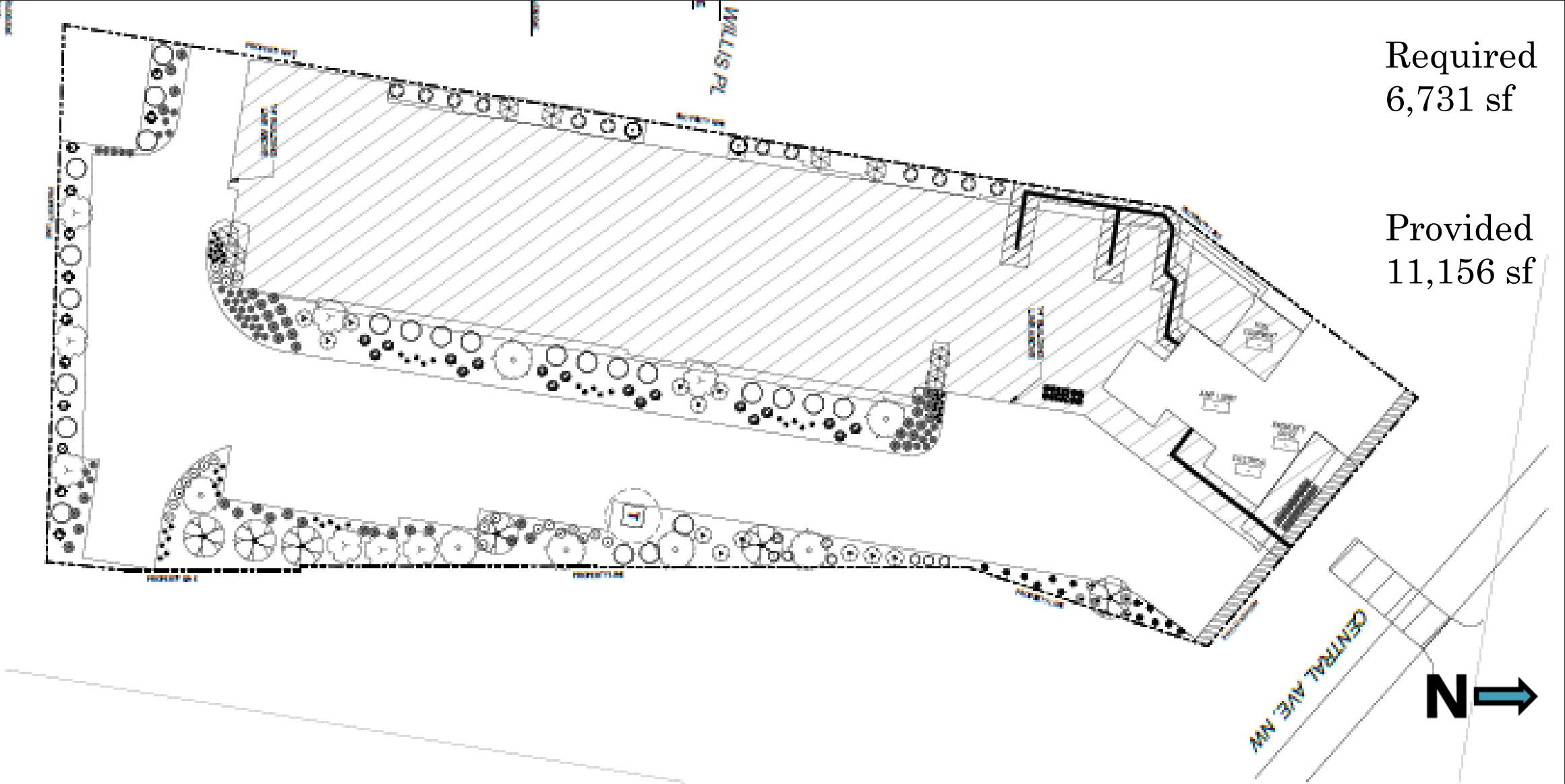
Architectural Style and Conceptual Elevations



Architectural Style and Conceptual Elevations



Conceptual Landscape Plan



Thank You

Pre-Application
Neighborhood Meeting Report

Application Type: Site Plan Administrative.
Project Name : Cambria Hotel.
Property Address: 2026 Central SW.
Date Submitted: May 8, 2023
Submitted By: Tyson R. Hummell
Meeting Date/Time: May 7, 2023, 4:00 pm – 5:30 pm
Meeting Location: At Proposed Site
Facilitator: Tyson R. Hummell
Applicant Team: Russell Brito, RBPlanning
Mark Cumbow, Alvarado Hotels
LeeAnne Cumbow, Alvarado Hotels
Community Stakeholders: Please see attached sign in sheet

Project Application Summary:

The Applicant seeks a site plan approval for an upscale, boutique hotel located at 2026 Central SW. The property is currently zoned MX. No additional variances, exceptions or approvals are required.

Preliminary plans include:

1. 115 guest rooms
2. 75 covered parking spaces (below structure)
3. Small bar with balcony on North side of building (facing Central)
4. Privacy wall, 15 foot vegetative landscape buffer, and 50 foot setback from the South property line to southernmost guest rooms.
5. Building anticipated to be four (4) stories.

1. Discussion:

- a. The Applicant/Development Team addressed:
 - i. Project purpose and intent;
 - ii. Vision for mixed use business activities;
 - iii. Proposed Project Compliance with City Ordinance; including:
 - a. Height, layout, ingress, egress, parking, noise mitigation and light pollution.
 - b. All proposed project characteristics and uses are specifically designed and intended to comply with City Ordinance.

2. Community Perspective:

- a. Community would prefer a lower building, but understand that four stories might be allowed by Ordinance.*
- b. Community is concerned about increased traffic and parking demand, associated with the proposed project. They are especially concerned with excess traffic and parking, spilling over into the community. *
- c. Community requested that steps be taken to mitigate noise and light pollution for neighboring residential properties.*
- d. Community requested that the South wall be made tall as possible, to promote privacy. *
- e. Community. does not currently oppose this development. However, they do have reservations and will continue to follow this project, as it progresses toward approval.*

**Applicant acknowledges concern and expressed either willingness to consider or plan to address.*

3. Conclusions.

- a. There were no unresolved points of contention.
- b. Generally, the Parties expressed tentative consensus with regard to this project.
- c. Community will continue to follow this project, as it progresses toward approval, and may raise additional concerns, if or when appropriate.
- d. All Parties suggested collaborative ideas for future commercial endeavors and stewardship of the land.

Next Steps: The subject application will be submitted.

Applicant Team Participants: Russell Brito, RBPlanning
Mark Cumbow, Alvarado Hotels
LeeAnne Cumbow, Alvarado Hotels

Neighbors and Community Participants: See attached sign in sheet

West Park Neighborhood Association

Special Meeting

Sunday, May 7

Sign-in

Roxanne Britt

Richard & Terese Asena
rasena
tasena

Matt CELESKEY

matt.celeskey@

Melissa Lauer & Denise Williams

MLauer

Melvin Andrews

arch.plan@

DERRICK ARCHULETA

Tyson Hummel

thummell@cc

Jose Simbana

jose.simban

Ellen Griffiths

ellen.j.griffiths

Niki Brito

Juniper02025@

Peter Rice

downtownobque

Elaine Faust

efavst@swcp.c

Russell Brito

rbplanning@

LEE Ann Cumbow

mrcumbow

Marc Cumbow

Angelo Mitchell

amithchessegu

John Wellos

John Wellos

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Administrative Decisions Requiring Emailed
Notice to a Neighborhood Association**

Date of Notice*: 4/20/2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Historic Old Town Association

Name of NA Representative*: David Gage

Email Address* or Mailing Address* of NA Representative¹: secretary@albuquerqueoldtown.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2026 Central Ave SW and 2034 Willis Pl SW
Location Description Central Ave btwn Rio Grande and San Pasquale
2. Property Owner* Alvarado Hotel LLC and Genesis Worldwide Resorts LLC
3. Agent/Applicant* [if applicable] JAG and RBPlanning
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Site Plan
 - Other: _____

Summary of project/request²*: _____

Site Plan - Administrative for redevelopment of the site as new mixed-use
per the existing MX-M zoning.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided administratively by the Development Facilitation Team (DFT)

Application materials: <https://www.cabq.gov/planning/development-review-services/site-plan-admin-dft>

To contact staff, email PLNDRS@cabq.gov or call the Planning Department at 505-924-3946.

6. Where more information about the project can be found*⁴: RBPlanning505@gmail.com
-

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-13
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Applicant's team presented required information about this application for redevelopment of the site as a new hotel in accordance with all applicable standards, regulations and processes. The team heard and answered questions and responded to comments, including agreement to accommodate landscape screening and a walkway if technically and legally possible. There was consensus that such redevelopment is per the City's intent for the Central Avenue Corridor and must meet all applicable IDO requirements.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 1.0765 acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Commercial, warehouse
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: West Park NA _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Administrative Decisions Requiring Emailed
Notice to a Neighborhood Association**

Date of Notice*: 4/20/2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Historic Old Town Association

Name of NA Representative*: J.J. Mancini

Email Address* or Mailing Address* of NA Representative¹: president@albuquerqueoldtown.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2026 Central Ave SW and 2034 Willis PI SW
Location Description Central Ave btwn Rio Grande and San Pasquale
2. Property Owner* Alvarado Hotel LLC and Genesis Worldwide Resorts LLC
3. Agent/Applicant* [if applicable] JAG and RBPlanning
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Site Plan
 - Other: _____

Summary of project/request²:
Site Plan - Administrative for redevelopment of the site as new mixed-use
per the existing MX-M zoning.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided administratively by the Development Facilitation Team (DFT)

Application materials: <https://www.cabq.gov/planning/development-review-services/site-plan-admin-dft>

To contact staff, email PLNDRS@cabq.gov or call the Planning Department at 505-924-3946.

6. Where more information about the project can be found*⁴: RBPlanning505@gmail.com
-

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-13
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Applicant's team presented required information about this application for redevelopment of the site as a new hotel in accordance with all applicable standards, regulations and processes. The team heard and answered questions and responded to comments, including agreement to accommodate landscape screening and a walkway if technically and legally possible. There was consensus that such redevelopment is per the City's intent for the Central Avenue Corridor and must meet all applicable IDO requirements.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 1.0765 acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Commercial, warehouse
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: West Park NA [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Administrative Decisions Requiring Emailed
Notice to a Neighborhood Association**

Date of Notice*: 4/20/2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Historic Old Town Association

Name of NA Representative*: J.J. Mancini

Email Address* or Mailing Address* of NA Representative¹: president@albuquerqueoldtown.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2026 Central Ave SW and 2034 Willis PI SW
Location Description Central Ave btwn Rio Grande and San Pasquale
2. Property Owner* Alvarado Hotel LLC and Genesis Worldwide Resorts LLC
3. Agent/Applicant* [if applicable] JAG and RBPlanning
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Site Plan
 - Other: _____

Summary of project/request²*: _____

Site Plan - Administrative for redevelopment of the site as new mixed-use
per the existing MX-M zoning.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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[Note: Items with an asterisk (*) are required.]

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Application materials: <https://www.cabq.gov/planning/development-review-services/site-plan-admin-dft>

To contact staff, email PLNDRS@cabq.gov or call the Planning Department at 505-924-3946.

6. Where more information about the project can be found*⁴: RBPlanning505@gmail.com
-

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-13
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
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 Deviation(s) Variance(s) Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Applicant's team presented required information about this application for redevelopment of the site as a new hotel in accordance with all applicable standards, regulations and processes. The team heard and answered questions and responded to comments, including agreement to accommodate landscape screening and a walkway if technically and legally possible. There was consensus that such redevelopment is per the City's intent for the Central Avenue Corridor and must meet all applicable IDO requirements.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 1.0765 acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Commercial, warehouse

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

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Cc: West Park NA _____ [Other Neighborhood Associations, if any]

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[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Administrative Decisions Requiring Emailed
Notice to a Neighborhood Association**

Date of Notice*: 4/20/2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: West Park NA

Name of NA Representative*: Dylan Fine

Email Address* or Mailing Address* of NA Representative¹: definition22@hotmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2026 Central Ave SW and 2034 Willis PI SW
Location Description Central Ave btwn Rio Grande and San Pasquale
2. Property Owner* Alvarado Hotel LLC and Genesis Worldwide Resorts LLC
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4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Site Plan
 - Other: _____

Summary of project/request²:
Site Plan - Administrative for redevelopment of the site as new mixed-use
per the existing MX-M zoning.

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Application materials: <https://www.cabq.gov/planning/development-review-services/site-plan-admin-dft>

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6. Where more information about the project can be found*⁴: RBPlanning505@gmail.com
-

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1. Zone Atlas Page(s)*⁵ J-13
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Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Applicant's team presented required information about this application for redevelopment of the site as a new hotel in accordance with all applicable standards, regulations and processes. The team heard and answered questions and responded to comments, including agreement to accommodate landscape screening and a walkway if technically and legally possible. There was consensus that such redevelopment is per the City's intent for the Central Avenue Corridor and must meet all applicable IDO requirements.

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 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 1.0765 acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Commercial, warehouse
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Cc: Historic Old Town Association [Other Neighborhood Associations, if any]

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[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Administrative Decisions Requiring Emailed
Notice to a Neighborhood Association**

Date of Notice*: 4/20/2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: West Park NA

Name of NA Representative*: Roxanne Witt

Email Address* or Mailing Address* of NA Representative¹: westparkna@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2026 Central Ave SW and 2034 Willis PI SW
Location Description Central Ave btwn Rio Grande and San Pasquale
2. Property Owner* Alvarado Hotel LLC and Genesis Worldwide Resorts LLC
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4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Site Plan
 - Other: _____

Summary of project/request²*: _____

Site Plan - Administrative for redevelopment of the site as new mixed-use
per the existing MX-M zoning.

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- a. Location of proposed buildings and landscape areas.*
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- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 1.0765 acres
 2. IDO Zone District MX-M
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<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Historic Old Town Association [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>



Russell B <rbplanning505@gmail.com>

2026 Central-2034 Willis PL_ Neighborhood Meeting Inquiry Sheet Submission

2 messages

Office of Neighborhood Coordination <onc@cabq.gov>
 To: "RBPlanning505@gmail.com" <RBPlanning505@gmail.com>

Fri, Feb

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip
Historic Old Town Association	president@albuquerqueoldtown.com	J.J.	Mancini	president@albuquerqueoldtown.com	400 Romero Street NW	Albuquerque	NM	8710
Historic Old Town Association	president@albuquerqueoldtown.com	David	Gage	secretary@albuquerqueoldtown.com	400 Romero Street NW	Albuquerque	NM	8710
West Park NA	westparkna@gmail.com	Roxanne	Witt	westparkna@gmail.com	2213 New York Avenue SW	Albuquerque	NM	8710
West Park NA	westparkna@gmail.com	Dylan	Fine	definition22@hotmail.com	2111 New York Avenue SW	Albuquerque	NM	8710

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer question postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-9: #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-dev-public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood at <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, February 15, 2024 6:54 PM
To: Office of Neighborhood Coordination <RBPlanning505@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Site Plan - Administrative

Contact Name

Russell Brito

Telephone Number

5059342690

Email Address

RBPlanning505@gmail.com

Company Name

RBPlanning

Company Address

PO Box 6041

City

Albuquerque

State

NM

ZIP

87197

Legal description of the subject site for this project:

MAP 38 TR 145 B
and
MAP 38 TR 145 A

Physical address of subject site:

[2026 CENTRAL AVE SW ALBUQUERQUE NM 87104](#) and [2034 WILLIS PL SW ALBUQUERQUE NM 87104](#)

Subject site cross streets:

Central Ave between Rio Grande Blvd and San Pasquale Ave

Other subject site identifiers:

2/20/24, 5:51 PM


Gmail - 2026 Central-2034 Willis PL_ Neighborhood Meeting Inquiry Sheet Submission

This site is located on the following zone atlas page:

J-13

Captcha

x

 J-13.pdf
198K

Russell B <rbplanning505@gmail.com>

To: Office of Neighborhood Coordination <onc@cabq.gov>

Mon, Feb 19, 2024 at 12:27 PM

Thank you, Suzie!

- Russell

[Quoted text hidden]



Russell B <rbplanning505@gmail.com>

Neighborhood Meeting Inquiry for Site Plan - Administrative

1 message

Russell B <rbplanning505@gmail.com>
To: secretary@albuquerqueoldtown.com

Tue, Feb 20, 2024 at 6:53 PM

Mr. Gage,

Please find attached a CABQ Neighborhood Meeting Inquiry for a pending submittal of a Site Plan - DFT application to the City Planning Department. A zone atlas page showing the site's location and a site plan and elevation drawing are included as well.


Thank you,

- Russell Brito

 image.png

4 attachments

 **NeighborhoodMeetingRequest- Central Ave - HOTA Gage.pdf**
218K

 **Zone Atlas J-13 - Central Ave SW.pdf**
596K

 **2026 Central Ave SW Site Plan.pdf**
358K

 **View to West from Central Avenue.pdf**
1234K



Russell B <rbplanning505@gmail.com>

Neighborhood Meeting Inquiry for Site Plan - Administrative

5 messages

Russell B <rbplanning505@gmail.com>
To: president@albuquerqueoldtown.com

Tue, Feb 20, 2024 at 6:52 PM

Mr. Mancini,

Please find attached a CABQ Neighborhood Meeting Inquiry form related to a pending submittal of a Site Plan - DFT application to the City Planning Department. A zone atlas page showing the site's location and a site plan and elevation drawing are included as well.

Thank you,

- Russell Brito

RBPlanning

4 attachments **NeighborhoodMeetingRequest- Central Ave - HOTA Mancini.pdf**
222K **Zone Atlas J-13 - Central Ave SW.pdf**
596K **2026 Central Ave SW Site Plan.pdf**
358K **View to West from Central Avenue.pdf**
1234K

J.J. Mancini <oldtownabqneighborhood@gmail.com>
To: Russell B <rbplanning505@gmail.com>

Thu, Feb 22, 2024 at 8:38 PM

Russell,

Are we able to request a meeting and presentation on this project?

[Quoted text hidden]

--

J.J. Mancini
President
Historic Old Town Association
president@albuquerqueoldtown.com
AlbuquerqueOldTown.com

J.J. Mancini <oldtownabqneighborhood@gmail.com>
To: Russell B <rbplanning505@gmail.com>

Fri, Feb 23, 2024 at 12:35 PM

Hi Russell,

We would like to request a neighborhood meeting.



Russell B <rbplanning505@gmail.com>

Neighborhood Meeting Inquiry for Site Plan - Administrative

1 message

Russell B <rbplanning505@gmail.com>

Tue, Feb 20, 2024 at 6:56 PM

To: definition22@hotmail.com

Mr. Fine,

Please find attached a CABQ Neighborhood Meeting Inquiry for a pending submittal of a Site Plan - DFT application to the City Planning Department. A zone atlas page showing the site's location and a site plan and elevation drawing are included as well.


Thank you,

- Russell Brito

 image.png

4 attachments

 **NeighborhoodMeetingRequest- Central Ave - WP Fine.pdf**
213K

 **Zone Atlas J-13 - Central Ave SW.pdf**
596K

 **2026 Central Ave SW Site Plan.pdf**
358K

 **View to West from Central Avenue.pdf**
1234K



Russell B <rbplanning505@gmail.com>

Neighborhood Meeting Inquiry for Site Plan - Administrative

4 messages

Russell B <rbplanning505@gmail.com>

Tue, Feb 20, 2024 at 6:54 PM

To: West Park Neighborhood <westparkna@gmail.com>

Ms. Witt,

Please find attached a CABQ Neighborhood Meeting Inquiry for a pending submittal of a Site Plan - DFT application to the City Planning Department. A zone atlas page showing the site's location and a site plan and elevation drawing are included as well.

Thank you,

- Russell Brito

4 attachments **NeighborhoodMeetingRequest- Central Ave - WP Witt.pdf**
219K **Zone Atlas J-13 - Central Ave SW.pdf**
596K **2026 Central Ave SW Site Plan.pdf**
358K **View to West from Central Avenue.pdf**
1234K

West Park Neighborhood <westparkna@gmail.com>

Sun, Feb 25, 2024 at 5:20 PM

To: Russell B <rbplanning505@gmail.com>, West Park Neighborhood <westparkna@gmail.com>

Hi Russell,

Are there any changes in the design, etc., that would be new and/or different information from what was presented at the meeting last year?

Sincerely,

Roxanne Witt
West Park Neighborhood Association, President

[Quoted text hidden]

Russell B <rbplanning505@gmail.com>

Sun, Feb 25, 2024 at 6:14 PM

To: West Park Neighborhood <westparkna@gmail.com>

Ms. Witt,

The building location, height, and massing remain the same. The parking area on the east side of the building has been redesigned to provide for better fire and rescue access with a "hammerhead" turn-around area, but that appears to be most notable adjustment required by the City.

The Historic Old Town Association (HOTA) was also noticed and they are requesting a neighborhood meeting. Once that meeting is scheduled, West Park NA and HOTA will be invited to attend.

4/21/24, 5:32 PM

Gmail - Neighborhood Meeting Inquiry for Site Plan - Administrative

Thank you,

- Russell Brito

RBPlanning

[Quoted text hidden]

West Park Neighborhood <westparkna@gmail.com>

To: Russell B <rbplanning505@gmail.com>

Thu, Feb 29, 2024 at 11:37 AM

Sounds great! I will await receiving the invitation.

Best,

Roxanne

[Quoted text hidden]



Russell B <rbplanning505@gmail.com>

Pre-Application Neighborhood Meeting

1 message

Russell B <rbplanning505@gmail.com>

Sun, Mar 3, 2024 at 10:58 PM

To: president@albuquerqueoldtown.com, secretary@albuquerqueoldtown.com, West Park Neighborhood <westparkna@gmail.com>, definition22@hotmail.com

Dear NA Representatives,

Alvarado Hotels invites you to a Pre-Application Neighborhood Meeting for a proposed project at 2026 Central Avenue SW. The meeting will be held:

Tuesday March 12, 2024

5:30PM

Old Town Reception Hall, 2026 Central Ave SW

Per the CABQ Integrated Development Ordinance, the information about a pending Site Plan - Administrative application will include:

- 6-4(B)(6) At the pre-submittal neighborhood meeting, the applicant shall provide information about the proposed project, including but not limited to the scope of uses, approximate square footages for different uses, general site layout, design guidelines, architectural style, conceptual elevations, and conceptual landscaping plans.

Sincerely,

- Russell Brito

RBPlanning



Russell B <rbplanning505@gmail.com>

Site Plan - Administrative Application - 2026 Central Ave SW

1 message

Russell B <rbplanning505@gmail.com>
To: secretary@albuquerqueoldtown.com

Sun, Apr 21, 2024 at 5:11 PM

Dear Neighborhood Association Rep,

Please find attached notice of application for a Site Plan - Administrative at 2026 Central Ave SW.

Thank you,

Russell Brito

 image.png

2 attachments

 **2026 Central Ave SW Neighborhood Meeting - Report and Slides.pdf**
1558K

 **Emailed-Mailed-Notice-Administrative-HOTA Gage.pdf**
415K



Russell B <rbplanning505@gmail.com>

Site Plan - Administrative Application - 2026 Central Ave SW

1 message

Russell B <rbplanning505@gmail.com>
To: president@albuquerqueoldtown.com

Sun, Apr 21, 2024 at 5:10 PM

Dear Neighborhood Association Rep,

Please find attached notice of application for a Site Plan - Administrative at 2026 Central Ave SW.

Thank you,

Russell Brito

RBPlanning

2 attachments

 **Emailed-Mailed-Notice-Administrative-HOTA Mancini.pdf**
307K

 **2026 Central Ave SW Neighborhood Meeting - Report and Slides.pdf**
1558K



Russell B <rbplanning505@gmail.com>

Site Plan - Administrative Application - 2026 Central Ave SW

1 message

Russell B <rbplanning505@gmail.com>

To: definition22@hotmail.com

Sun, Apr 21, 2024 at 5:14 PM

Dear Neighborhood Association Rep,

Please find attached notice of application for a Site Plan - Administrative at 2026 Central Ave SW.

Thank you,

Russell Brito

RBPlanning

2 attachments



2026 Central Ave SW Neighborhood Meeting - Report and Slides.pdf
1558K



Emailed-Mailed-Notice-Administrative-WPNA Fine.pdf
301K



Russell B <rbplanning505@gmail.com>

Site Plan - Administrative Application - 2026 Central Ave SW

1 message

Russell B <rbplanning505@gmail.com>

Sun, Apr 21, 2024 at 5:12 PM

To: West Park Neighborhood <westparkna@gmail.com>

Dear Neighborhood Association Rep,


Please find attached notice of application for a Site Plan - Administrative at 2026 Central Ave SW.

Thank you,

Russell Brito

 image.png

2 attachments

 **Emailed-Mailed-Notice-Administrative-WPNA Witt.pdf**
306K

 **2026 Central Ave SW Neighborhood Meeting - Report and Slides.pdf**
1558K

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 20 Feb 2024

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: West Park

Name of NA Representative*: Dylan Fine

Email Address* or Mailing Address* of NA Representative¹: definition22@hotmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: RBPlanning505@gmail.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2026 Central Ave SW and 2034 Willis PI SW
Location Description Central Ave btwn Rio Grande Blvd and San Pasquale
2. Property Owner* Alvarado Hotel LLC and Genesis Worldwide Resorts LLC
3. Agent/Applicant* [if applicable] RBPlanning
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Site Plan

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

Other: _____

Summary of project/request^{3*}:

Site Plan - Administrative for redevelopment of the site as new mixed-use per the site's existing MX-M zoning.

5. This application will be decided administratively by the Development Facilitation Team (DFT)

Application materials: <https://www.cabq.gov/planning/development-review-services/site-plan-admin-dft>

To contact staff, email PLNDRS@cabq.gov or call the Planning Department at 505-924-3946.

6. Where more information about the project can be found^{4*}:

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)⁵ J-13

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project^{*}:

Deviation(s) Variance(s) Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] 1.0765 acres
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
 2. Current Land Use(s) [vacant, if none] Commercial, warehouse
-

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Historic Old Town Association [Other Neighborhood Associations, if any]

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[Note: Items with an asterisk (*) are required.]

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Date of Request*: 20 Feb 2024

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: West Park

Name of NA Representative*: Roxanne Witt

Email Address* or Mailing Address* of NA Representative¹: westparkna@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: RBPlanning505@gmail.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

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 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

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1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 1.0765 acres
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