

**SITE INFORMATION**  
SITE AREA: 5.6 ACRES (APPROXIMATELY)  
LEGAL DESCRIPTION: PORTION OF LOT A, BALLOON FIESTA PARK  
CURRENT ZONING: SU-2 FOR BALLOON PARK MUSEUM AND RELATED USES  
LAND USE: PARK, ACTIVE AND PASSIVE RECREATION, AND HOT AIR BALLOONING ACTIVITIES  
BUILDING AREA: 18,000 GSF  
APPLICABLE PLANS: BALLOON FIESTA PARK MASTER DEVELOPMENT PLAN, AND NORTH I-25 SECTOR DEVELOPMENT PLAN  
PHASING: DESCRIBED IN DETAIL ON SHEET 2.

**PARKING REQUIREMENTS:**  
STANDARD SPACES REQUIRED - 87  
ACCESSIBLE SPACES REQUIRED - 4  
MOTORCYCLE SPACES REQUIRED - 3

STANDARD SPACES PROVIDED - 87  
ACCESSIBLE SPACES PROVIDED - 4  
MOTORCYCLE SPACES PROVIDED - 3

PARKING FOR THE PILOTS' PAVILION IS PROVIDED IN THE GOLF TRAINING CENTER AREA, ONE OF THE FIVE MAJOR DESIGNATED PARKING AREAS. ACCESSIBLE AND MOTORCYCLE PARKING SIGNAGE (12"x18" MOUNTED ON POLE) SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY'S DEVELOPMENT PROCESS MANUAL.

BICYCLE PARKING IS PROVIDED AT A RATE OF 1 SPACE PER 20 VEHICLES.  
BICYCLE SPACES REQUIRED - 5  
BICYCLE SPACES PROVIDED - 8

#### NOTES:

- THE BALLOON FIESTA MASTER DEVELOPMENT PLAN REQUIRES ALL BUILDINGS LARGER THAN 10,000 SQUARE FEET TO BE APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION. THE MAIN STREET PROMENADE IS ALSO REQUIRED BY THE MASTER DEVELOPMENT PLAN TO BE APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION.
- THIS SITE PLAN FOR BUILDING PERMIT IS DESIGNED TO BE CONSISTENT WITH THE APPROVED MASTER DEVELOPMENT PLAN FOR BALLOON FIESTA PARK.
- THE MAXIMUM BUILDING HEIGHT FOR THE SID CUTTER PILOTS' PAVILION IS 34 FEET. THE FAA AND ALBUQUERQUE INTERNATIONAL BALLOON FIESTA, INC. HAVE GIVEN THEIR CONDITIONAL APPROVAL OF THIS BUILDING HEIGHT, WHICH IS AN AMENDMENT TO THE MASTER DEVELOPMENT PLAN. THE NORTH I-25 SECTOR DEVELOPMENT PLAN LIMITS THE MAXIMUM HEIGHT OF BUILDINGS AT BALLOON FIESTA PARK TO 39 FEET.
- THIS SITE PLAN FOR BUILDING PERMIT INCLUDES THE SID CUTTER PILOTS' PAVILION. FUTURE DEVELOPMENT OF THE MAIN STREET PROMENADE (VENDORS CONCOURSE) SHALL BE APPROVED AT A LATER DATE THROUGH THE EPC PROCESS. THIS FUTURE SITE PLAN FOR BUILDING PERMIT SHALL BE COORDINATED WITH THE BALLOON FIESTA PARK COMMISSION AND THE AIBF PRIOR TO SUBMITTING TO THE EPC FOR APPROVAL.
- PAVEMENT IN THE PAVILION AREA SHOULD INCLUDE MATERIALS SUCH AS BRICK, STONE OR CONCRETE PAVERS, OR AGGREGATE CONCRETE, ETC. AND SHOULD INCORPORATE ART AND PATTERNS WHICH REFLECT REGIONAL AND/OR BALLOONING THEMES. ALL PAVEMENT MATERIALS LOCATED WITHIN PARKING AREAS, DRIVE AISLES, AND/OR PEDESTRIAN PATHS SHALL BE ADA COMPLIANT.
- SIGNAGE SHALL COMPLY WITH THE APPROVED MASTER DEVELOPMENT PLAN DESIGN STANDARDS FOR THIS SITE. BUILDING SIGNS SHALL NOT EXCEED 20% OF THE FACADE TO WHICH IT IS APPLIED. THE SIGN MAY BE BACKLIT OR LIT WITH ACCENT LIGHTING.
- ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF §14-16-3-9, AREA REGULATIONS OF THE CITY COMPREHENSIVE ZONING CODE, AND THE

#### MASTER DEVELOPMENT PLAN DESIGN STANDARDS.

- ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
- PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT. CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION.
- ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER C.O.A. STANDARD DRAWINGS: SIDEWALK (2430), RAMPS (2440), CURB CUTS (2426), CURB AND GUTTER (2417A).

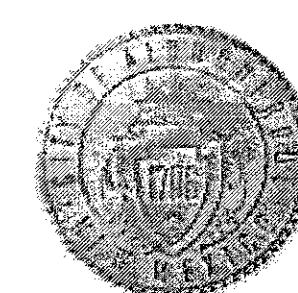
AFD PLANS CHECKING OFFICE  
324-3611  
APPROVED/DISAPPROVED  
HYDRAULIC(S) ONLY  
SIGNATURE & DATE

PROJECT NUMBER: 1000363  
APPLICATION NUMBER: 14DRB-70190 / 14EPC-40017

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (X) NO. IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION  
DATE: 6/11/14  
ABQ/TRA  
DATE: 06/11/14  
PARKS AND RECREATION DEPARTMENT  
DATE: 6-11-14  
CITY ENGINEER  
DATE: 6-11-14

\*ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)  
DATE: 06/05/14  
SOLIDWASTE MANAGEMENT  
DATE: 6-11-14  
DRB CHAIRPERSON, PLANNING DEPARTMENT  
DATE: 6-11-14



## BALLOON FIESTA PARK SID CUTTER PILOTS' PAVILION

**OWNER**  
CITY OF ALBUQUERQUE

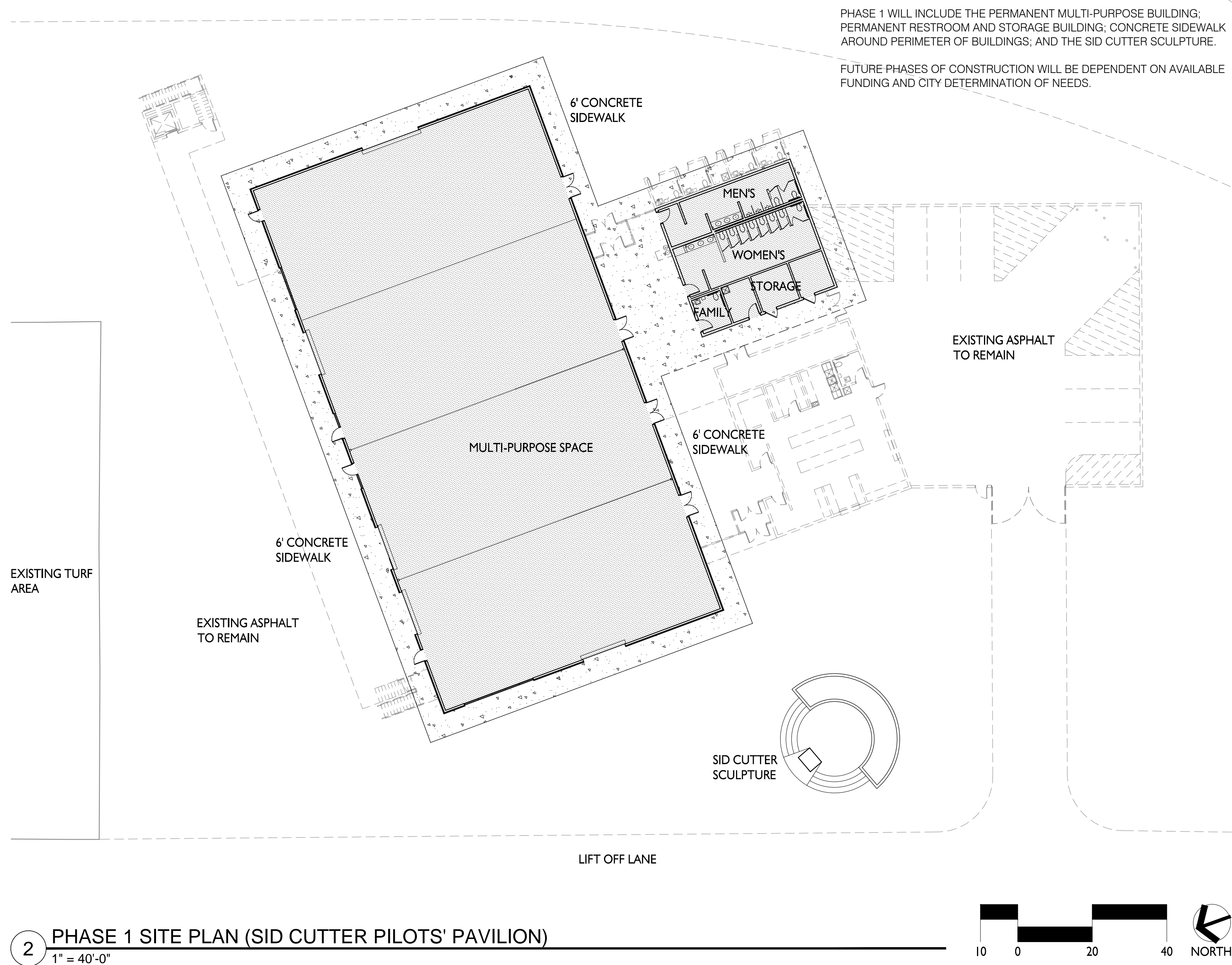
**PROJECT TEAM**  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING  
ARCHITECTURE  
LEE GAMESKY ARCHITECTS PC  
ENGINEERING  
BOHANNAN HUSTON

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
SITE PLAN

SCALE: 1" = 40'  
NORTH

SHEET 1 OF 6  
MAY 13, 2014





THE SID CUTTER SCULPTURE, AS ILLUSTRATED ABOVE, IS APPROXIMATELY 5' SQUARE AT THE BASE, AND APPROXIMATELY 12' TALL. THE SCULPTURE IS BEING CREATED BY LOCAL ARTIST, SONNY RIVERA, IN COLLABORATION WITH THE CUTTER FAMILY. AS SUCH, REFINEMENTS TO THE SCULPTURE AND SETTING MAY OCCUR DURING THE CREATIVE PROCESS.

3 SID CUTTER SCULPTURE



BALLOON FIESTA PARK  
**SID CUTTER  
PILOTS' PAVILION**

**OWNER**  
CITY OF ALBUQUERQUE

**PROJECT TEAM**  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING  
ARCHITECTURE  
LEE GAMELSKY ARCHITECTS PC  
ENGINEERING  
BOHANNAN HUSTON

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
**PHASE I SITE PLAN**