

SHARED PARKING AND ACCESS AGREEMENT

THIS SHARED PARKING AND ACCESS AGREEMENT (this "Agreement") is entered into as of January 1, 2018, by and between Rio Grande Hotel Investment, LLC, a New Mexico limited liability company, as Managing Tenant, on behalf of the tenants in common which are collectively the owners of 100% of the undivided interests in the Hotel Albuquerque Parcel (as defined below) (collectively, "Hotel Albuquerque"), Hotel Chaco, LLC, a New Mexico limited liability company ("Chaco"), 1905/1909 Investment, LLC, a New Mexico limited liability company ("Bellamah"), and Sawmill 20th Street, LLC, a New Mexico limited liability company ("Sawmill").

WHEREAS, Hotel Albuquerque is the owner of that certain parcel of real estate located at 800 Rio Grande Blvd., NW, Albuquerque, New Mexico, (the "Hotel Albuquerque Parcel") described as follows:

Tracts lettered "A" and "B" of SHERATON OLD TOWN INN COMPLEX, in the City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 12, 1977, as Document Number 77-77062, recorded in Vol. D 8, Folio 54, records of Bernalillo County, New Mexico.

WHEREAS, Chaco is the owner of that certain parcel of real estate located at 2000 Bellamah Avenue, NW, Albuquerque, New Mexico (the "Chaco Parcel") described as follows:

Tract lettered "D" of SHERATON OLD TOWN INN COMPLEX, in the City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 12, 1977, as Document Number 77-77062, recorded in Vol. D 8, Folio 54, records of Bernalillo County, New Mexico.

WHEREAS, Bellamah is the owner of that certain parcel of real estate located at 1909 Bellamah Avenue, NW, Albuquerque, New Mexico (the "Bellamah Parcel") described as follows:

A certain tract of land located within the corporate limits of the City of Albuquerque, New Mexico, comprising Tract 340A2A1C and portions of Tracts 340A2A1A2B & 340A2A2B, all on Middle Rio Grande Conservancy District Map No. 35, being more particularly described as follows:

BEGINNING at the Southeast corner of the parcel herein described, being the point of intersection of the North right of way line of Bellamah Avenue, NW and the west right of way line of 19th Street NW;

Thence N 83° 29' 00" W, a distance of 542.45 feet along the North right of way line of Bellamah Avenue NW;

Thence N 04° 41' 22" E, a distance of 98.57 feet;

Thence along the arc of a curve to the right with Delta= 00° 06' 44", R= 432.78 feet and L= 0.85 feet;

Thence S 88° 14' 07" E, a distance of 16.46 feet;

Thence along the arc of a curve to the right with Delta= 09° 46' 28", R= 400.00 feet and L=68.24 feet;

Thence N 01° 33' 32" E, a distance of 86.92 feet to a point on the South edge of the Atchison, Topeka and Santa Fe Railway Company Industry Tract 45;

Thence S 88° 31' 32" E, a distance of 369.28 feet along the South edge of the Atchison, Topeka and Santa Fe Railway Company Industry Tract 45;

Thence along the arc of a curve to the left with Delta= 12° 32' 00", R=433.75 feet and L=94.88 feet to a point on the West right of way line of 19th Street NW;

Thence S 00° 06' 06" E, a distance of 294.13 feet along the West right of way line of 19th Street to the Point of Beginning.

WHEREAS, Sawmill is the owner of that certain parcel of real estate located at 800 20th Street, NW (also designated as 1904 Bellamah Ave, NW), Albuquerque, New Mexico (the "Sawmill Parcel") described as follows:

Tract Lettered "A" of the Lands of Stewart-Walker, Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 14, 1989 in Plat Book C38, folio 123.

WHEREAS, each party desires to grant to each other party certain non-exclusive and perpetual easements for parking, access, ingress and egress on its respective Parcel. The Albuquerque Parcel, the Chaco Parcel, the Bellamah Parcel and the Sawmill Parcel are herein referenced each as "Parcel" and collectively, as the "Parcels".

NOW, THEREFORE, for and in consideration of Ten Dollars, in hand paid by each party to the other, the respective undertakings set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. Shared Parking. Each party hereby grants to each other party for the use of such parties and the successors, assigns, tenants, invitees, customers, agents, employees, licensees and guests of such parties, a non-exclusive reciprocal easement on each party's respective Parcel for parking of automobiles and other like vehicles. The granting party reserves to itself, its successors and assigns, the same rights for itself, its tenants, their employees; invitees, guests together with each and every right not inconsistent with those granted by this Agreement.

2. Shared Access. Each party hereby grants to each other party for the use of such parties and the successors, assigns, tenants, invitees, customers, agents, employees, licensees and guests of such parties, a non-exclusive reciprocal easement on each party's respective Parcel for access, ingress, and egress as pedestrians and for access, ingress,

and egress of automobiles and other like vehicles belonging to or in the custody of such other party and such other party's tenants, their employees, invitees and guests. The granting party reserves to itself, its successors and assigns, the same rights for itself, its tenants, their employees, invitees, guests together with each and every right not inconsistent with those granted by this Agreement.

3. Parking Designation. The parties hereto shall not segregate parking rights or significantly impair access on its respective Parcel. The foregoing will not, however, impair the right of any party to declare exclusive parking areas on its Parcel for items such as employee parking, valet parking, handicap spaces, motorcycle spaces, bicycle spaces, loading or designated timed areas or to take commercially reasonable actions to prevent parking in areas which are not designated parking spaces; provided, however, a party may not designate exclusive parking areas on Parcels owned by another party.

4. Policies. Each Party shall have the exclusive right to set policies, rules and regulations regarding parking spaces on its Parcel in its sole discretion, including the right to regulate hours of use, restrict types of vehicles, impose reasonable nondiscriminatory controls in order to comply with all statutes, laws, ordinances and land use controls, such as designating parking areas, driveway areas, providing stop signs and other similar traffic controls. Each Party shall cause its tenants, their employees, invitees and guests to strictly observe such policies at all times.

5. Other Agreements. This Agreement is in addition to, and does not serve to replace (i) the easement for reciprocal access for maintenance of the Common Improvements granted by that certain Declaration of Reciprocal Use Easement and Encroachment Agreement dated December 11, 2013, recorded December 12, 2013 as Document No. 2013132393, records of Bernalillo County, New Mexico, and (ii) the easement and access rights granted by that certain Shared Parking and Access Agreement dated August 6, 2014, recorded August 14, 2014, as Document No. 2014064037, records of Bernalillo County, New Mexico.

6. Remedies. The damages that would result from the breach of this Agreement would be impossible to calculate. Therefore, the parties hereto hereby agree that any party shall be entitled to injunctive relief (without the posting of any bond or other security) against another party with respect to the enforcement of this Agreement. Such injunctive relief shall be in addition to any other remedies available hereunder, whether at law or in equity. Should a party commence any action against another party to enforce any obligations hereunder, the prevailing party shall be entitled to recover from the non-prevailing party its costs and reasonable attorneys' fees. No Party shall have liability to another party for compensatory, special or consequential damages.

7. Insurance. Each party shall name the other parties as an additional insured on their general liability policies of insurance and upon request, shall provide each other party with certificates of insurance showing such parties as an additional insured.

8. Indemnification. Each Party shall indemnify, defend and hold the other parties harmless from any loss, cost, liability or expense (including, without limitation, reasonable attorneys' fees) that may be incurred by, or asserted against, such party which involves any matter relating to indemnifying party or the indemnifying party's agents' (including its tenants, their employees, invitees or guests) use of the Agreement.

9. Maintenance. Responsibility for the maintenance, operation, management and repair of the parking areas will be vested in the owner(s) of the Parcels upon which parking areas are located, and their respective successors and assigns.
10. Subordination. The parties hereto intend that this Agreement be superior to any and all mortgages, liens or encumbrances (hereinafter collectively, "**mortgage**" or "**mortgages**") now placed on the Parcels. As to any mortgage hereafter placed on the Parcels, the mortgage will be deemed subordinate to this Agreement, to insure that this Agreement survives any foreclosure of any such mortgage, provided that nothing in this Agreement will affect the lien or validity of any such mortgage.
11. No Dedication. The easements declared by this Agreement are not intended nor will they create any prescriptive rights in the public to the easements conveyed and granted in this Agreement.
12. Covenants to Run with Land. This Agreement and the covenants and conditions contained in this Agreement will inure to the benefit of and be binding upon each party hereto and their successors and assigns. The easements, restrictions, benefits and obligations in this Agreement will create mutual and reciprocal benefits and servitudes upon all Parcels, which easements are perpetual and will run with and benefit all of the land included in the Parcels.
13. Notice. Any notice to be given as provided in this Agreement will be in writing and will be deemed to have been given when deposited in the United States mail, postage prepaid addressed, to the owner of each Parcel at the address provided for property tax notices.
14. Term. Easements, rights and privileges established by this Agreement will remain in effect until terminated by the written agreement of all of the parties hereto or their successors or assigns. The easements created by this Agreement will run with the Parcels indefinitely and perpetually.
15. Governing Law. The laws of the State of New Mexico will govern this Agreement.

SIGNATURES BEGIN ON NEXT PAGE

HOTEL ALBUQUERQUE:
RIO GRANDE HOTEL INVESTMENT, LLC,
a New Mexico limited liability company

By: _____
James M. Long
Its: Managing Member

Its: Managing Tenant

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 1/31 2018, by
James M. Long, Managing Member of Rio Grande Hotel Investment, LLC, a New
Mexico limited liability company, in the capacity set forth above.

Katherine Swanson
Notary Public

11/28/2020
My commission expires:



CHACO:

HOTEL CHACO, LLC

a New Mexico limited liability company

By: RIO GRANDE HOTEL INVESTMENT, LLC,
a New Mexico limited liability company

Its: Managing Member

By:

James M. Long

Its: Managing Member

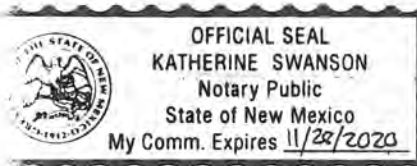
STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 1/31 2018, by
James M. Long, Managing Member of Rio Grande Hotel Investment, LLC, a New
Mexico limited liability company, in the capacity set forth above.

Katherine Swanson
Notary Public

11/28/2020
My commission expires:



BELLAMAH:

1905/1909 INVESTMENT, LLC
a New Mexico limited liability company

By: SAWMILL BELLAMAH PROPERTIES, LLC
a New Mexico limited liability company

Its: Sole Member

By: Bell Tower Investment, LLC
a New Mexico limited liability company

Its: Managing Member

By: James M. Long
Its: Managing Member

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 11/31 2018, by
James M. Long, Managing Member of Bell Tower Investment, LLC, a New Mexico
limited liability company, in the capacity set forth above.

Katherine Swanson
Notary Public

11/28/2020
My commission expires:



SAWMILL:

SAWMILL 20TH STREET, LLC
a New Mexico limited liability company

By: SAWMILL BELLAMAH PROPERTIES, LLC
a New Mexico limited liability company

Its: Sole Member

By: Bell Tower Investment, LLC
a New Mexico limited liability company

Its: Managing Member

By: James M. Long
Its: Managing Member

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 1/31 2018, by James M. Long, Managing Member of Bell Tower Investment, LLC, a New Mexico limited liability company, in the capacity set forth above

Katherine Swanson
Notary Public

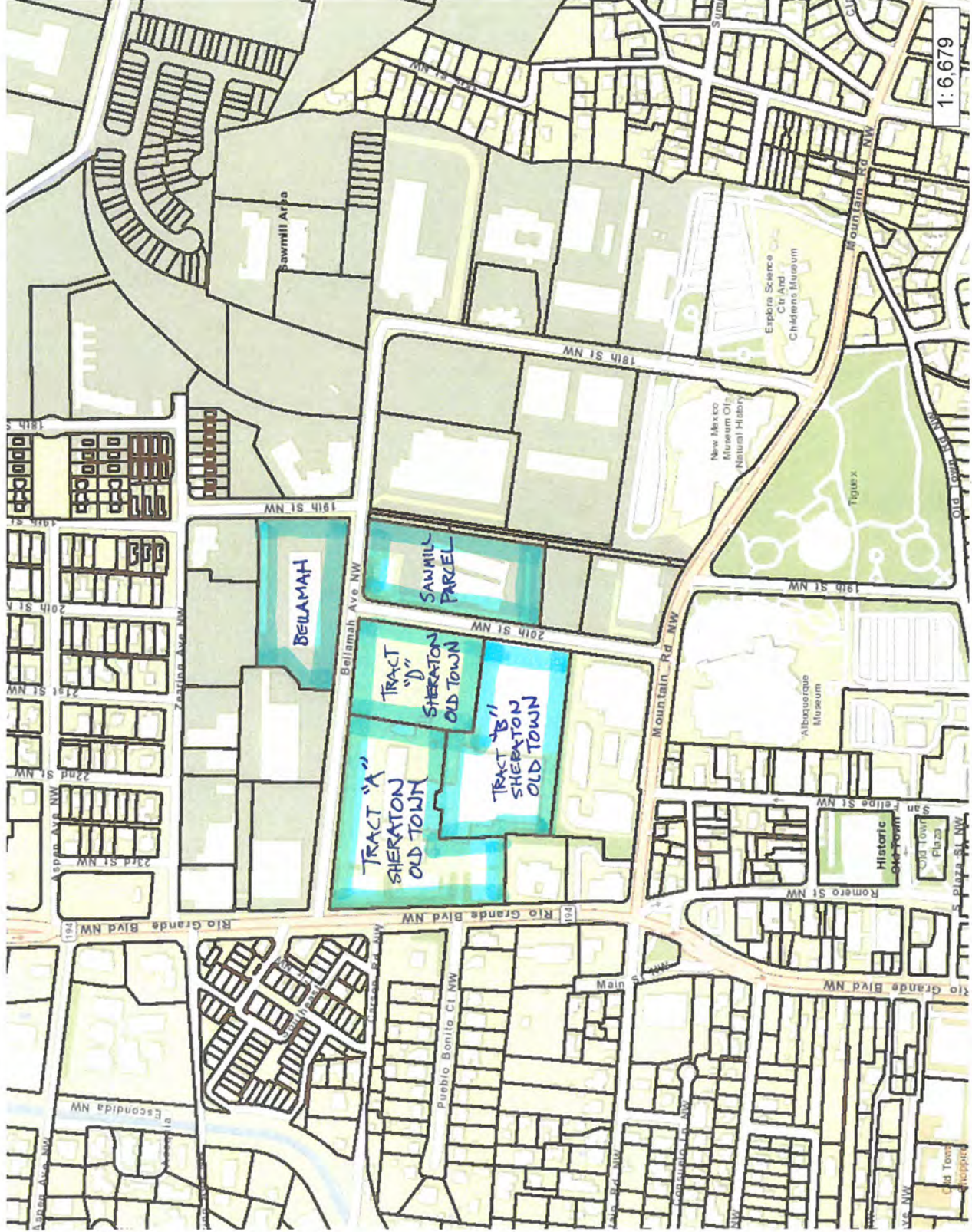
11/28/2020
My commission expires:





Legend

- ☐ Bernalillo County Parcels
- ☐ Municipal Limits
- ☐ Corrales
- ☐ Edgewood
- ☐ Los Ranchos
- ☐ Rio Rancho
- ☐ Tijeras
- ☐ UNINCORPORATED
- ☐ World Street Map



1:6,679

Notes

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
1/24/2018
© City of Albuquerque

LEGEND

---	PROPERTY LINE
---	EXISTING EASEMENT (ALL EASEMENTS ARE EXISTING)
⊙ ⊙ ⊙	24'-0" MAX HT. POLE LIGHT, DOUBLE. FULL CUT-OFF, DARK COLOR TO COORDINATE WITH EXISTING FIXTURES
⊙ ⊙	24'-0" MAX HT. POLE LIGHT, SINGLE. FULL CUT-OFF, DARK COLOR TO COORDINATE WITH EXISTING FIXTURES

PROJECT NUMBER:	1000318
APPLICATION NUMBER:	DRB Amendment to Existing Site Development Plan
Is an Infrastructure List Required? (x) Yes () No If yes, then a set of approved DRB 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:	07-09-14
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
Allen Peter	07/09/14
UTILITIES DIVISION	DATE
Carol S. Dumont	09-03-14
PARKS AND RECREATION DEPARTMENT	DATE
Ante a. Jene	7-9-14
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
DRB CHAIRPERSON	06-23-14
FIRE MARSHALL	DATE
Paul Chas	9-4-14

GENERAL SHEET NOTES

- THIS SUBMITTAL IS TO AMEND THE EXISTING SITE DEVELOPMENT PLAN FOR THE SHERATON OLD TOWN INN COMPLEX (#1000318).
- IN A SEPARATE EPC SUBMITTAL, TRACT D WILL BE REMOVED FROM THE OVERALL SITE DEVELOPMENT PLAN ASSOCIATED WITH THE EXISTING HOTEL ALBUQUERQUE. THE PRIMARY REASON FOR REMOVING TRACT D IS TO ESTABLISH SEPARATE ZONING THAT IS MORE ALIGNED WITH THE NEW HOTEL OBJECTIVES. SEE SITE DEVELOPMENT PLAN FOR TRACT D FOR MORE INFORMATION. IT IS ANTICIPATED THAT THERE WILL BE A SHARED PARKING AGREEMENT BETWEEN THE EXISTING HOTEL (TRACTS A & B) AND TRACT D TO SUPPORT PARKING DEMAND ON TRACT D, BEYOND WHAT IS PROVIDED ON THE TRACT.
- PHASES OF DEVELOPMENT: THE MODIFICATIONS TO THE PARKING AREA WILL BE MADE IN ONE PHASE IN ASSOCIATION WITH DEVELOPMENT OF TRACT D.

PROJECT DATA

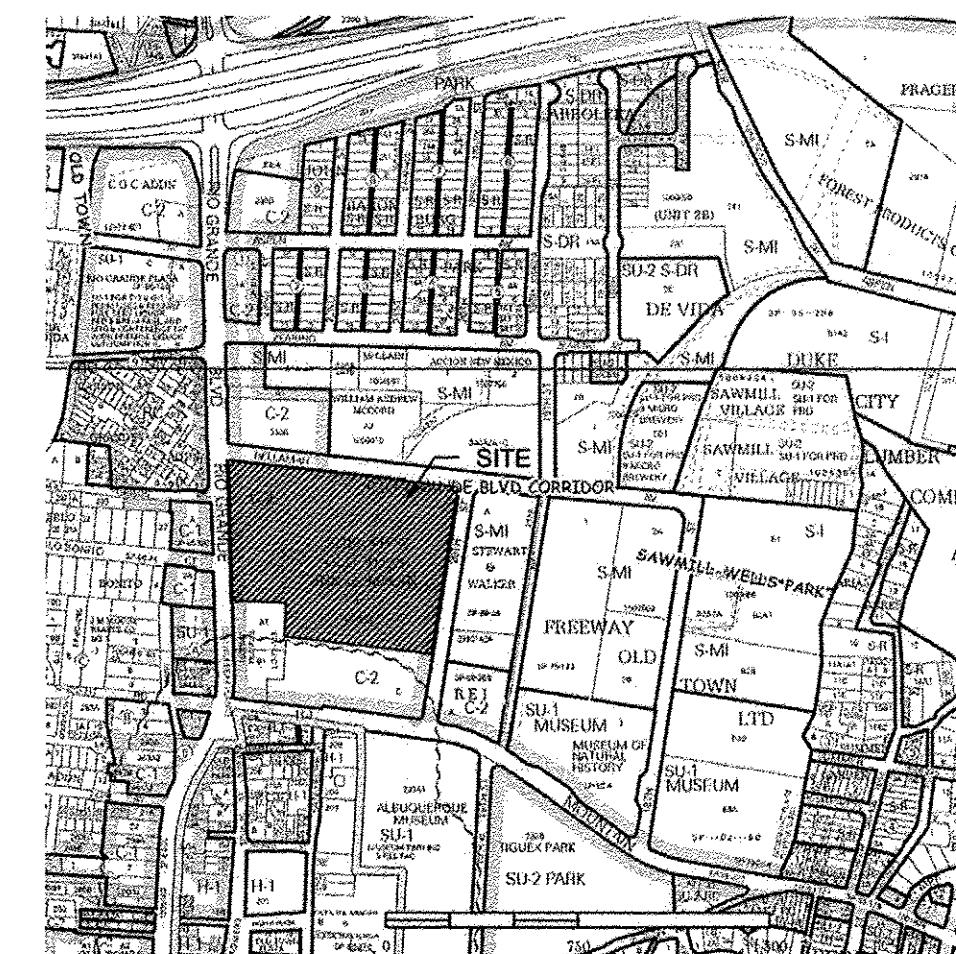
ADDRESS: 800 RIO GRANDE BLVD. NW, ALBUQUERQUE, NM 87104
LEGAL DESCRIPTION: TRACTS A, B, AND D OF SHERATON OLD TOWN INN COMPLEX, IN THE CITY OF ALBUQUERQUE, NEW MEXICO
ZONE ATLAS PAGE: J-13
SITE AREA:
TRACTS A & B: 9,606 AC
TRACT D: 2,634 AC
ZONING: C-2
EXISTING BUILDING FOOTPRINT:
HOTEL TOWER / BALLROOM: 93,628 SF
CHAPEL: 2,498 SF
POOL HOUSE: 624 SF
LANDSCAPING: REFER TO SHEET SDP-2.1 FOR LANDSCAPE PLAN

PARKING CALCULATIONS

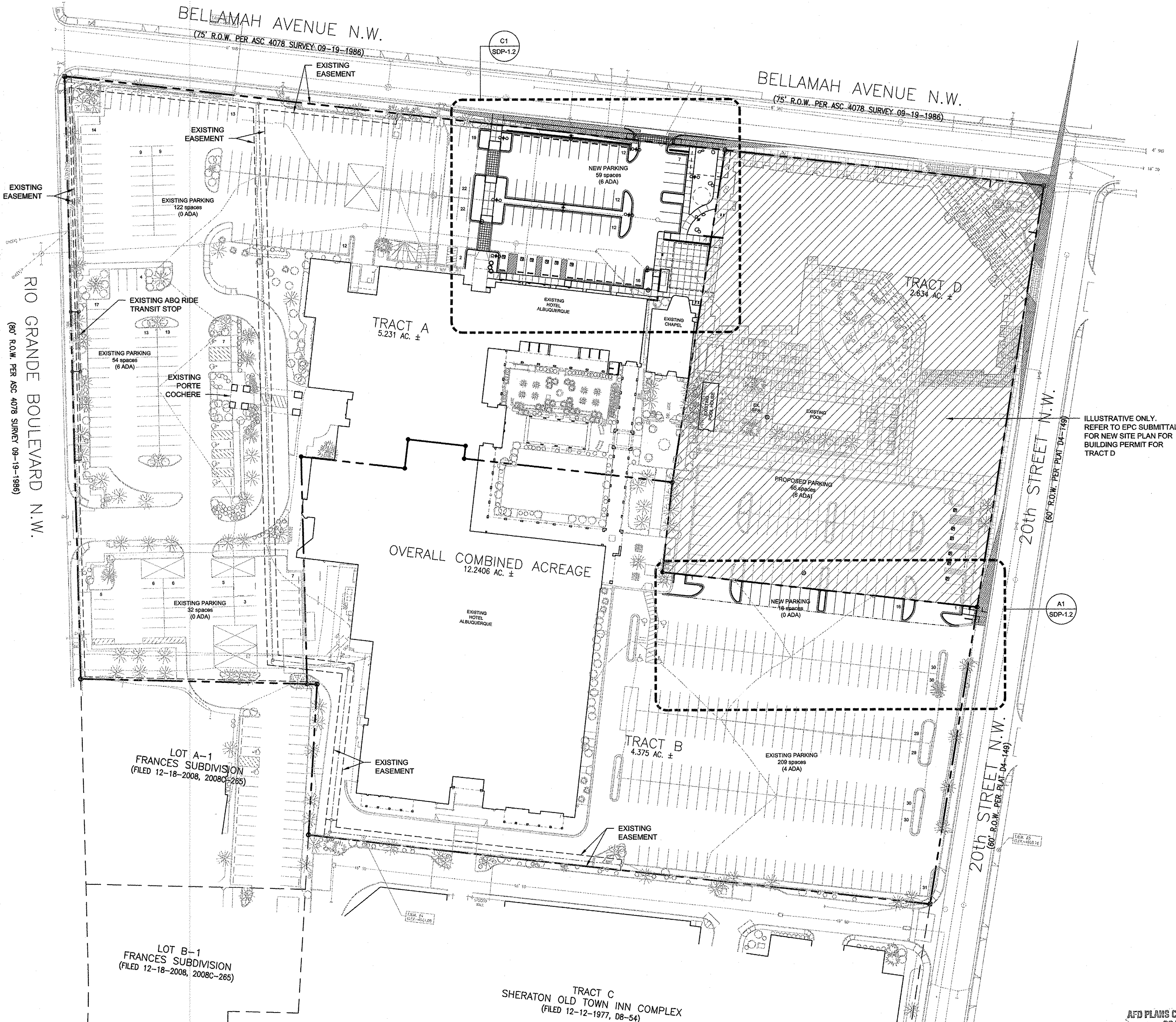
TOTAL PARKING SPACES REQUIRED PER CODE:
1 SPACE PER GUEST ROOM = 188 SPACES

TOTAL EXISTING PARKING:	TRACTS A & B	TRACT D
STANDARD CAR SPACES	504	0
ACCESSIBLE SPACES	19	0
TOTAL CAR SPACES	523	0
MOTORCYCLE SPACES	10	0
TOTAL PROPOSED PARKING:	TRACTS A & B	*TRACT D IS TO BE REMOVED FROM THIS SITE DEVELOPMENT PLAN IN A SEPARATE ACTION
STANDARD CAR SPACES	478	
ACCESSIBLE SPACES	16	
TOTAL CAR SPACES	494	
MOTORCYCLE SPACES	10	

EXCESS PARKING ON SITE: 306 SPACES

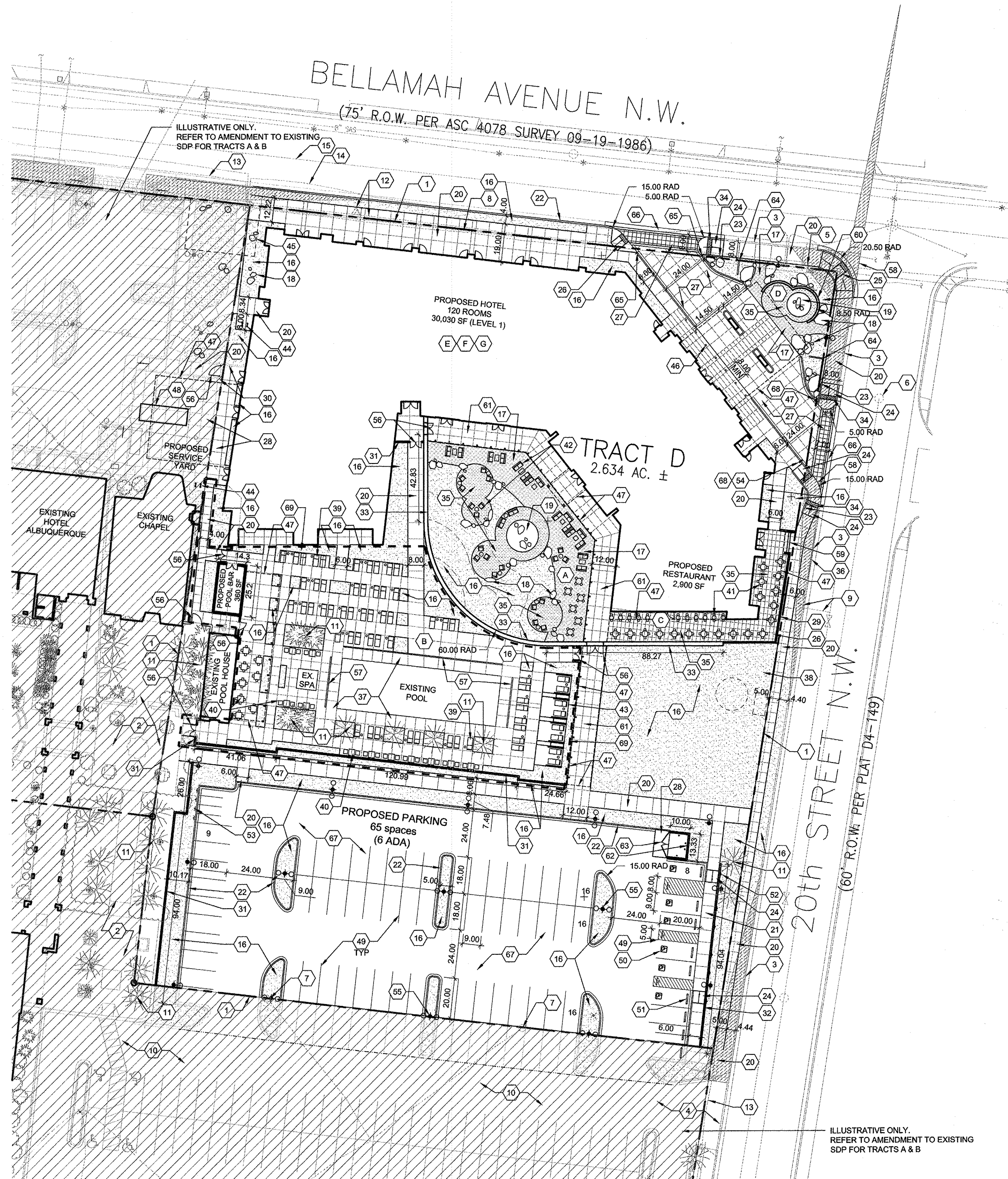


VICINITY MAP
ZONING MAP J-13



AFD PLANS CHECKING OFFICE
624-3514
APPROVED
SIGNATURE & DATE

SITE PLAN
1" = 50'-0"
0 50' 100'



SITE PLAN
1" = 30'-0"

*NOTE:
30 SCALE APPROVED BY COA PLANNING 2/14/2014

GENERAL SHEET NOTES

- THIS SUBMITTAL ILLUSTRATES THE DESIGN INTENT FOR A NEW HOTEL TO BE CONSTRUCTED ON TRACT D OF THE SHERATON OLD TOWN INN COMPLEX (#1000318), ALONG WITH ASSOCIATED SITE, LANDSCAPE, GRADING, AND UTILITIES IMPROVEMENTS.
- IN A SEPARATE EPC SUBMITTAL, TRACT D WILL BE REMOVED FROM THE OVERALL SITE DEVELOPMENT PLAN ASSOCIATED WITH THE EXISTING HOTEL ALBUQUERQUE. THE PRIMARY REASON FOR REMOVING TRACT D IS TO ESTABLISH SEPARATE ZONING THAT IS MORE ALIGNED WITH THE NEW HOTEL OBJECTIVES.
- SEE SHEET SDP-1.2 FOR NEW DESIGN STANDARDS THAT WILL APPLY TO TRACT D. IT IS ANTICIPATED THAT THERE WILL BE A SHARED PARKING AGREEMENT BETWEEN THE EXISTING HOTEL, (TRACTS A & B) AND TRACT D TO SUPPORT PARKING DEMAND FOR THE NEW HOTEL BEYOND WHAT IS PROVIDED ON THE TRACT.
- PHASES OF DEVELOPMENT: THE PROPOSED MODIFICATIONS TO THE POOL AREA WILL BE MADE IN A FUTURE PHASE. SEE PHASING DIAGRAM ON SDP-1.2.
- COURTYARD WALL (KEYNOTE #33) MAY NOT BE ONE CONTINUOUS MATERIAL BREAKS WITH OTHER MATERIALS OR ARTISTIC ELEMENTS MAY BE INCORPORATED.
- SITE LIGHTING SHALL CONSIST OF A COMBINATION OF BUILDING MOUNTED LIGHT FIXTURES AND POLE MOUNTED LIGHT FIXTURES. SEE PLAN FOR POLE LOCATIONS.
- MECHANICAL AND ELECTRICAL EQUIPMENT WILL BE SCREENED FROM VIEW WITHIN THE ENCLOSED SERVICE YARD AREA. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10' OF CLEARANCE IN FRONT OF EQUIPMENT DOOR, AND 5'-6' OF CLEARANCE ON REMAINING THREE SIDES.

SHEET KEYED NOTES

- PROPERTY LINE
- EXISTING SIDEWALK TO REMAIN
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING CURB CUT TO REMAIN
- EXISTING STREET LIGHT
- EXISTING SANITARY SEWER MANHOLE / CLEAN-OUT AND LINE TO REMAIN
- EXISTING ELECTRICAL POLE TO BE REMOVED OR RELOCATED
- EXISTING ELECTRICAL OVERHEAD LINE TO BE REMOVED OR RELOCATED
- EXISTING FIRE HYDRANT AND WATER LINE TO REMAIN
- EXISTING ASPHALT PAVING
- EXISTING TREES TO REMAIN
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING CABLE TV LINE
- EXISTING STORM DRAIN
- LANDSCAPE AREA, SEE SDP-2.1
- STABILIZED CRUSHER FINES, SEE SDP-2.1
- BOULDERS, COLOR: LOCAL, AS AVAILABLE
- ART FEATURE
- CONCRETE SIDEWALK, PER COA DPM STD. 2415A (IN ROW, 2415B INTERNAL)
- CONCRETE CURB AND GUTTER, PER COA DPM STD. 2415A (IN ROW, 2415B INTERNAL)
- CONCRETE HEADER CURB, PER COA DPM STD. 2415B
- CONCRETE ACCESSIBLE RAMP, TYPE A, SEE C1/SDP-1.2
- CONCRETE ACCESSIBLE RAMP, TYPE B, PER COA DPM STD. 2441
- CONCRETE ACCESSIBLE RAMP, TYPE C, SEE D1/SDP-1.2
- HEAVY DUTY DECORATIVE CONCRETE PAVING, COLOR: NONE, CREAM, TAN, OR BROWN; ALT MATERIAL: STONE OR CONCRETE PAVERS
- REINFORCED CONCRETE PAVING IN SERVICE YARD, COLOR: NONE
- DECORATIVE CONCRETE PAVING WITH TURN-DOWN EDGE, 4'-0" RAIL MOUNTED AT EDGE. SEE ARCH SHEET 5.2
- 10'-3" HT WALL, SEE ARCH SHEET 5.2
- 7'-0" HT WALL, SEE ARCH SHEET 5.3
- 3'-0" HT CMU WALL WITH CAP AND STUCCO FINISH, COLOR: CREAM, TAN, OR BROWN; ALT MATERIAL: ADOBE BRICK WALL WITH CAP OR CAST-IN-PLACE CONCRETE
- 10'-6" HT WALL, SEE ARCH SHEET 5.3
- DETECTABLE WARNING SURFACE
- DECORATIVE CONCRETE PAVING, COLOR: NONE, CREAM, TAN, OR BROWN; ALT MATERIAL: STONE OR CONCRETE PAVERS
- LOADING ZONE FOR RESTAURANT, INDICATED BY CURB PAINT AND SIGNAGE. DELIVERY VEHICLES TO USE NEARBY RAMP FOR BLDG. ACCESS.
- POOL DECKING, CONCRETE COLOR: NONE, CREAM, OR TAN; ALT MATERIAL: STONE, COLOR: GRAY, CREAM, OR TAN
- PROPOSED UNDERGROUND CISTERN LOCATION
- POOL LOUNGE FURNITURE
- POOL TABLES / CHAIRS
- RESTAURANT TABLES / CHAIRS
- HOTEL CLUB FURNITURE
- POOL CABANAS
- BIKE RACKS
- PROPOSED WATER UTILITY EASEMENT, SEE CIVIL
- BOLLARD, METAL TO MATCH BUILDING; ALT MATERIAL: STONE, COLOR: BROWN, TAN, OR GRAY
- OVERHEAD STRUCTURE, SEE ARCHITECTURAL SHEETS
- COMPACTOR, 34 CU. YD. CAPACITY, SEE A1/SDP-1.2 FOR ENCLOSURE GATE ELEVATION
- PARKING STRIPING
- ADA PAVEMENT MARKING
- PARKING BUMPER
- ACCESSIBLE PARKING SIGN, SEE C1/SDP-1.2
- MOTORCYCLE PARKING SIGN, SEE C1/SDP-1.2
- STOP SIGN, SEE C1/SDP-1.2
- DECORATIVE PEDESTRIAN GATE
- POOL TRENCH DRAIN
- CLEAR SIGHT TRIANGLE
- CONCRETE STAIRS
- 6'-0" HT WALL, SEE ARCH SHEET 5.2
- DECORATIVE STONE PAVING, COLOR: GRAY, CREAM, OR TAN; ALT MATERIAL: CONCRETE OR CONCRETE PAVERS
- 7'-0" HT DUMPSTER ENCLOSURE WALL, CMU WITH CAP AND STUCCO FINISH, COLOR: CREAM, TAN, OR BROWN; ALT MATERIAL: ADOBE BRICK WALL WITH CAP
- DUMPSTER ENCLOSURE GATE, SEE B1/SDP-1.2
- MONUMENT SIGN, SEE ARCH SHEET 5.12
- ONE WAY SIGN, SEE C1/SDP-1.2
- CONCRETE PRIVATE ENTRANCE DIVE, PER COA STD. 2426
- NEW ASPHALT PAVING
- DO NOT ENTER SIGN, SEE C1/SDP-1.2
- CONSTRUCTION PHASE LINE

SITE PATIO / AMENITIES

- A HOTEL COURTYARD - 5,663 SF
- B POOL DECK - 11,624 SF
- C RESTAURANT TERRACE - 1,857 SF
- D VALET AREA PATIO - 404 SF
- E LEVEL 5 ROOFTOP TERRACE - 11,894 SF
- F LEVEL 4 TERRACE - 2,037 SF
- G LEVEL 2 TERRACE - 2,729 SF

ATD PLANS CHECKING OFFICE
APPROVED
DATE

PROJECT NUMBER: 1000318

APPLICATION NUMBER: DRB Site Development Plan-Building Permit

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION
UTILITIES DIVISION
PARKS AND RECREATION DEPARTMENT
CITY ENGINEER
SOLID WASTE MANAGEMENT

FIRE MARSHALL
DRB CHAIRPERSON, PLANNING DEPARTMENT

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT (ALL EASEMENTS ARE EXISTING)
- 24'-0" MAX HT. POLE LIGHT, DOUBLE, FULL CUT-OFF, DARK COLOR TO COORDINATE WITH EXISTING FIXTURES
- 24'-0" MAX HT. POLE LIGHT, SINGLE, FULL CUT-OFF, DARK COLOR TO COORDINATE WITH EXISTING FIXTURES

PROJECT DATA

ADDRESS: 800 RIO GRANDE BLVD. NW, ALBUQUERQUE, NM 87104, TRACT D
LEGAL DESCRIPTION: TRACT D OF SHERATON OLD TOWN INN COMPLEX, IN THE CITY OF ALBUQUERQUE, NEW MEXICO
ZONE ATLAS PAGE: J-13
SITE AREA: TRACT D: 2.634 AC
CURRENT ZONING: C-2
PROPOSED ZONING: SU-1 FOR HOTEL AND RELATED USES
BUILDING FOOTPRINT: NEW HOTEL: 29,970 SF (GFA)
POOL BAR: 363 SF
LANDSCAPING: REFER TO SHEET SDP-2.1 FOR LANDSCAPE PLAN

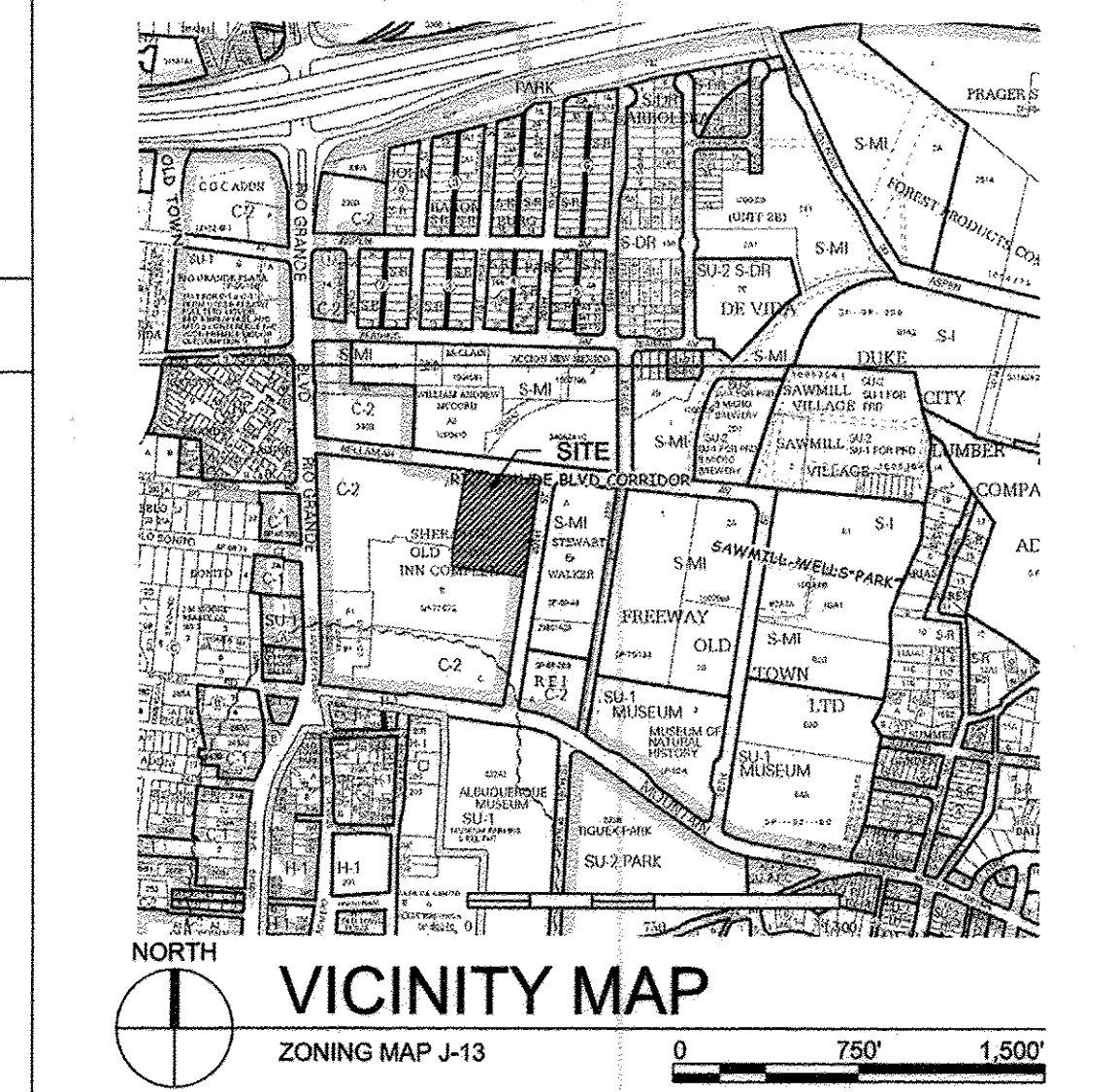
PARKING CALCULATIONS

TOTAL PARKING SPACES REQUIRED PER CODE:
1 SPACE PER GUEST ROOM = 120 SPACES

TOTAL PROPOSED PARKING:	TRACT D
STANDARD CAR SPACES	59
ACCESSIBLE SPACES	6
TOTAL CAR SPACES	65
MOTORCYCLE SPACES	4 (4 REQUIRED)
BICYCLE PARKING	8 (6 REQUIRED)

EXCESS PARKING ON ADJACENT TRACTS A AND B: 306 SPACES

TOTAL # SHARED SPACES (TRACTS A, B, & D): 55



VICINITY MAP
ZONING MAP J-13

architecture
interiors
landscape
planning
engineering
Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT
Gensler

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT

PROJECT

New Hotel
800 Rio Grande Blvd. NW
Albuquerque, NM 87104
Tract D

DRB SUBMITTAL
June 24, 2014

REVISIONS
6-24-14 Revised Per EPC Conditions 5-8-14

DRAWN BY: CM
REVIEWED BY: MB / WG
DATE: 6.24.2014
PROJECT NO.: 13-0020
DRAWING NAME: SITE PLAN

SHEET NO.
SDP-1.1
OF