

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

July 30, 2025

Ronald R. Bohannon, P.E.  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109

**Re: Aloft Hotel Sunport**  
**1501 Aircraft Ave. SE**  
**Traffic Circulation Layout**  
Engineer's Stamp 7/18/2025 (M15D057)

Dear Mr. Bohannon,

The TCL submittal received 6/30/2025 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293  
Albuquerque  
NM 87103

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, to ABQ Plan for CO for Transportation to evaluate.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** Akshar Hospitality, LLC Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

Zone Atlas Page: M-15-Z DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: 1501 Aircraft Avenue SE

**Applicant:** Tierra West LLC on behalf of Akshar Hospitality, LLC Contact: Derek Bohannan

Address: 5571 Midway Park Pl NE, Albuquerque NM 87109

Phone#: 505-858-3100 Fax#: \_\_\_\_\_ E-mail: derek@volopervidi.com

### Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: NR-BP/NR-BP

Project Type: New: (x) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

Proposed Use (mark all that apply): Residential: ( ) Office: (x) Retail: ( ) Mixed-Use: ( )

Describe development and Uses: 104-Unit limited service hotel, to be built at the NE section of  
parking facility known as "Airport Parking I-25 & Sunport"

Days and Hours of Operation (if known): 24 hours a day, 7 days a week

### Facility

Building Size (sq. ft.): 44,210 SF GFA

Number of Residential Units: \_\_\_\_\_

Number of Commercial Units: \_\_\_\_\_

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* \_\_\_\_\_

Expected Number of Employees (if known):\* 25

Expected Number of Delivery Trucks/Buses per Day (if known):\* \_\_\_\_\_

Trip Generations during PM/AM Peak Hour (if known):\* ITE-11th ed. 310-Hotel (61/45)  
PM-31Enter/30Exit AM-25Ent/20Exit

Driveway(s) Located on: Street Name Aircraft Ave

Adjacent Roadway(s) Posted Speed: Street Name Sunport Blvd Posted Speed 35 mph

Street Name University Blvd Posted Speed 40 mph

## Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Commuter  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: n/a  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 13,472 (2016 TAQA) Volume-to-Capacity Ratio: .25-.50  
COG ID# 26650 (if applicable)

Adjacent Transit Service(s): Bus Route 222 Nearest Transit Stop(s): Bus Stop Route 222 on Spirit Drive

Is site within 660 feet of Premium Transit?: NO

Current/Proposed Bicycle Infrastructure: Paved Multiple Use Trail along University Corridor closed to automotive traffic.  
(bike lanes, trails) Also designated bike lanes along University. Proposed paved trail along Sunport.

Current/Proposed Sidewalk Infrastructure: Sidewalk or Paved trail along adjacent roadways

## Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

## TIS Determination

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No ☒ Borderline [ ]

Thresholds Met? Yes [ ] No ☒

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

Notes:

 P.E.

2/11/2022

TRAFFIC ENGINEER

DATE

## **Submittal**

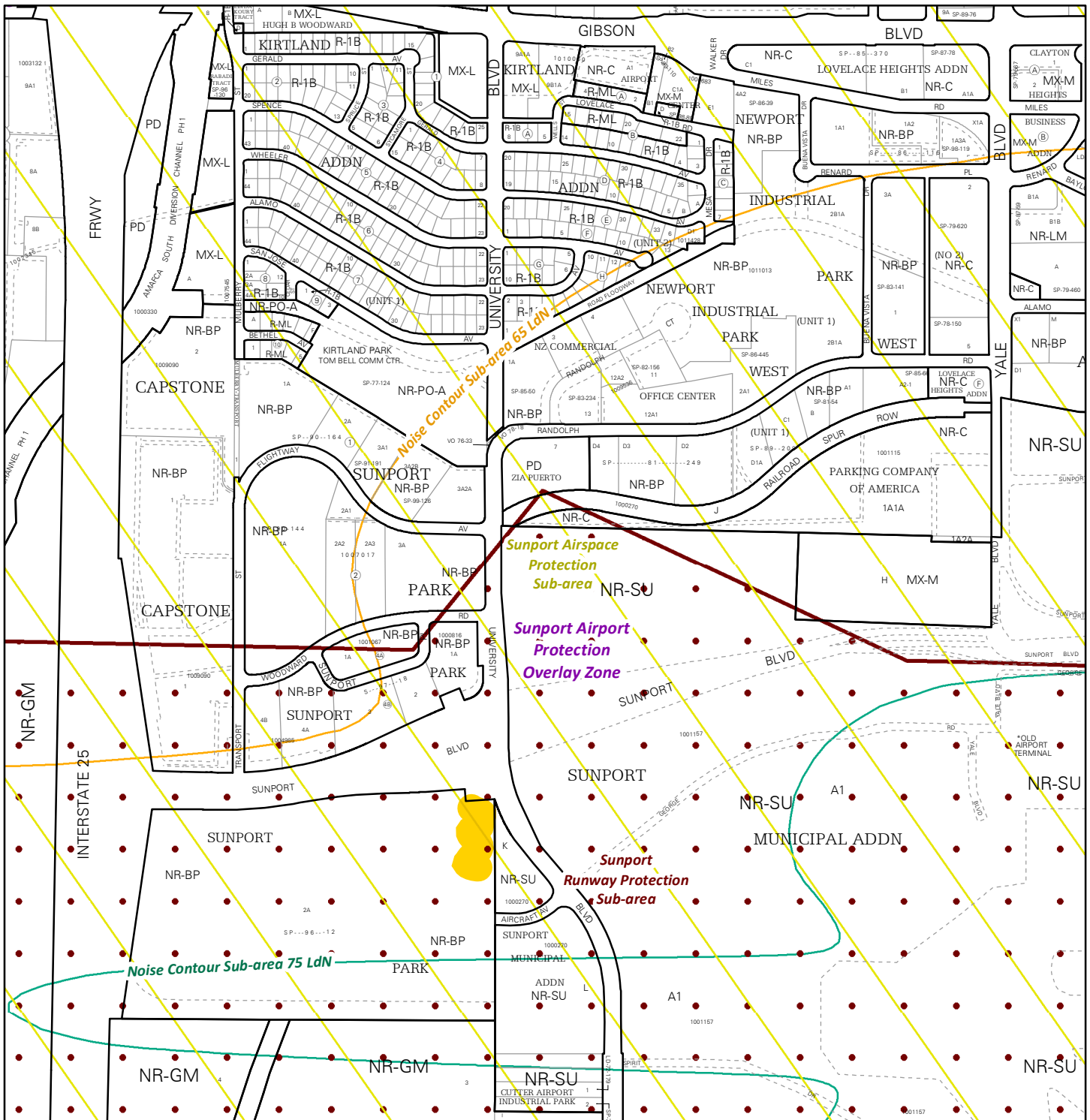
The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

### **Site Plan/Traffic Scoping Checklist**

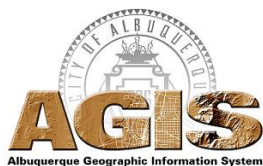
Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
4. Location of nearby multi-use trails, if applicable ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.

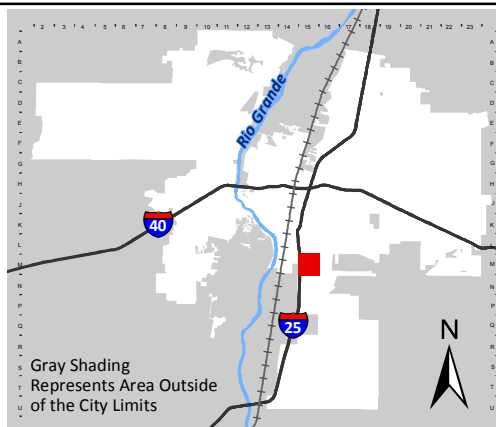


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



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



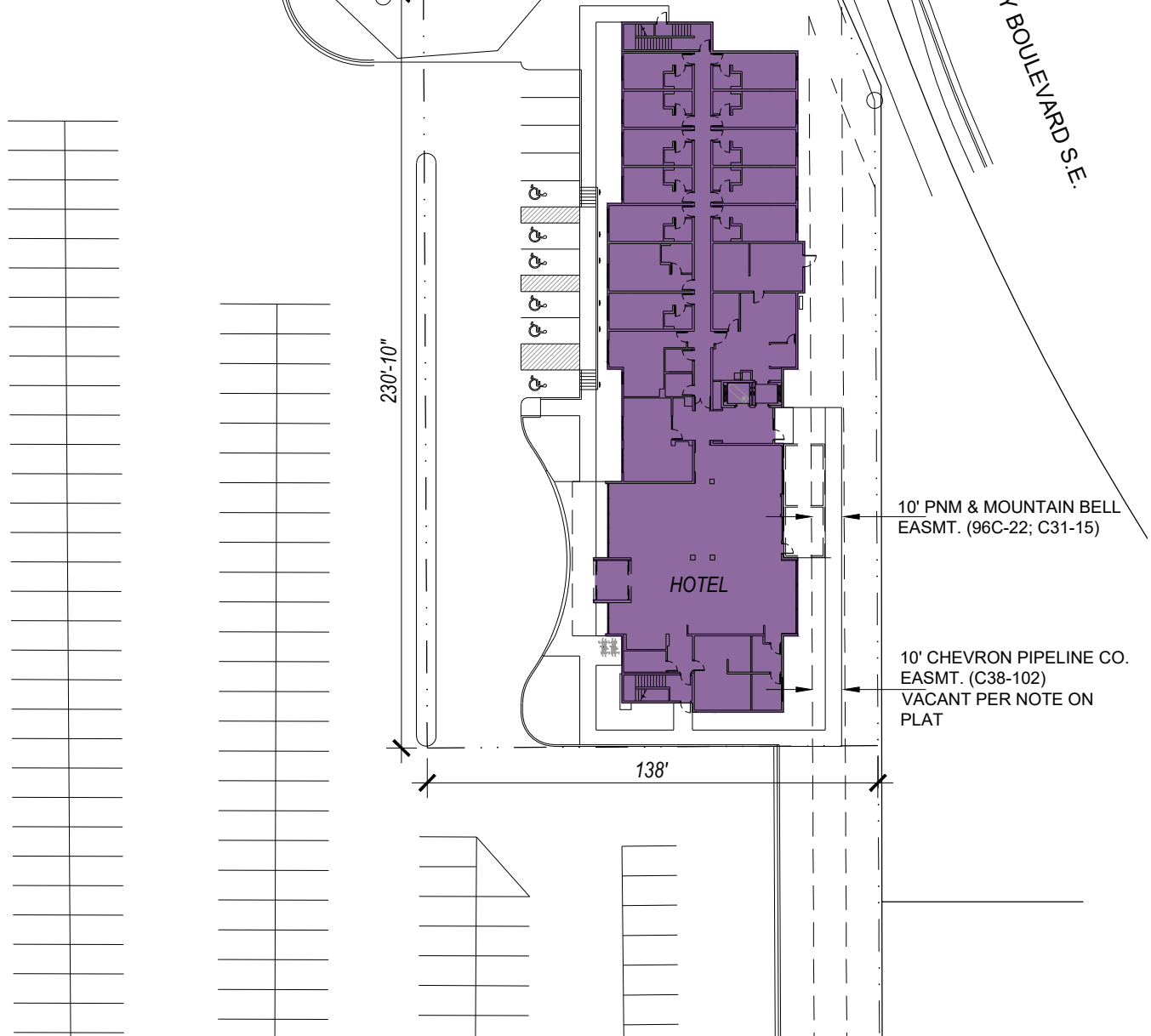
Zone Atlas Page:  
**M-15-Z**

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

0 250 500 1,000 Feet

SUNPORT BOULEVARD S.E.

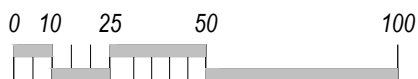
UNIVERSITY BOULEVARD S.E.



# Sunport Hotel

SCALE: 1"=50'-0"

10/14/21



4TH FLOOR =	30 ROOMS =	11,000 S.F.
3RD FLOOR =	30 ROOMS =	11,000 S.F.
2ND FLOOR =	30 ROOMS =	11,000 S.F.
1ST FLOOR =	10 ROOMS =	11,210 S.F.
TOTAL =	100 ROOMS =	44,210 S.F.



**DESIGN 2 FUNCTION, LLC**

P.O. BOX 93368  
ALBUQUERQUE  
NEW MEXICO 87199-3368  
info@design2functionllc.com  
505-823-6481

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## LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- STRIPING
- SITE LIGHTING
- 4' TALL FENCE
- EMERGENCY ROUTE
- EASEMENT

SUNPORT BLVD SE.

UNIVERSITY BLVD SE.

AIRCRAFT AVE.

NEW EMERGENCY ACCESS DBL  
SWING GATE W/ KNOX BOX

20' WATERLINE & GAS EASEMENT

SIGHT TRIANGLE (TYP)

PERMANENT ROADWAY EASEMENT

PRIVATE ACCESS EASEMENT

TRAFFIC CIRCULATION  
LAYOUT APPROVED

Ernest Arroyo 7/30/2025  
Signed Date

## SIGHT TRIANGLE NOTE:

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

## PRIVATE ONSITE WORK NOTE:

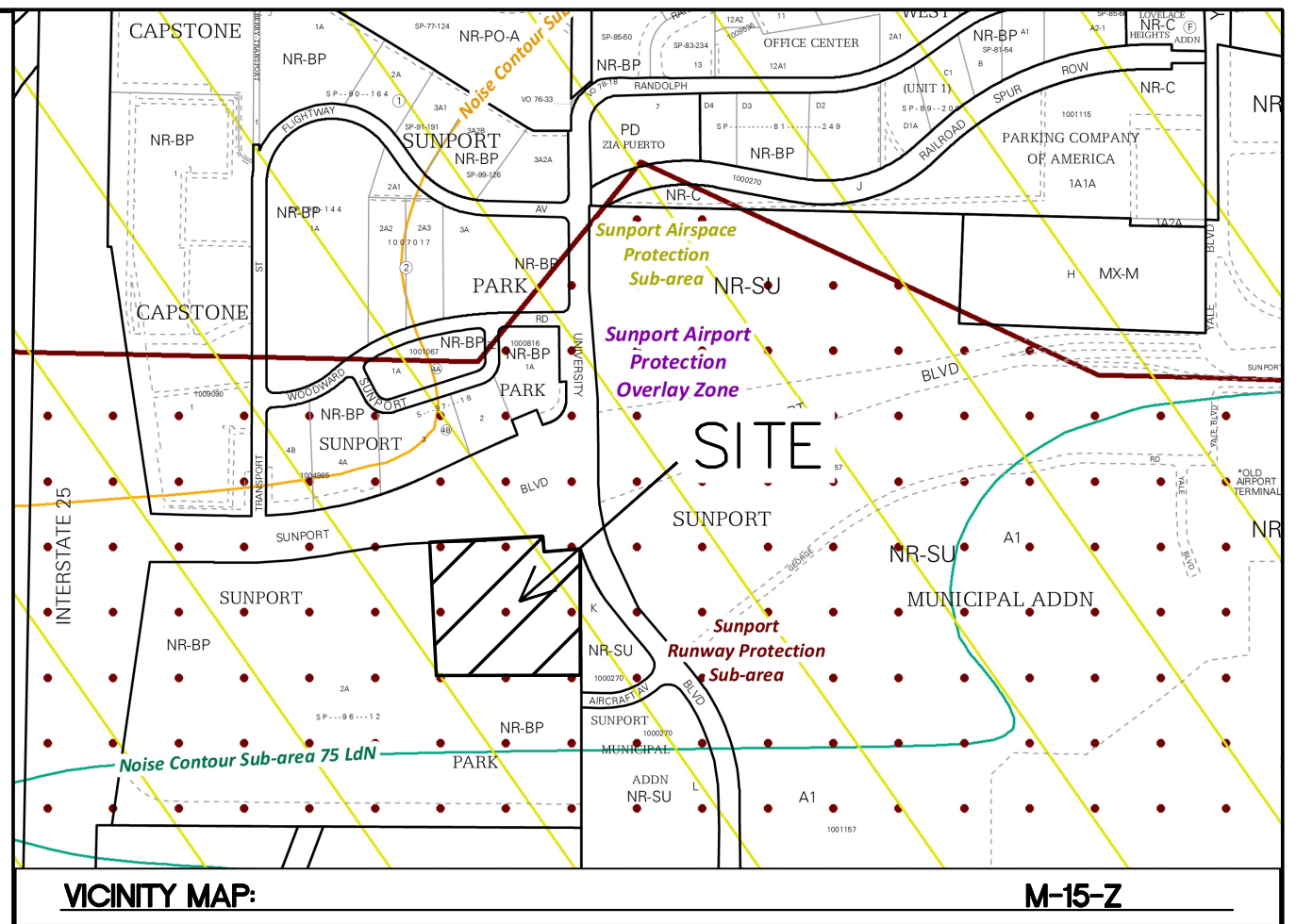
ALL PROPOSED IMPROVEMENTS SHOWN INSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PRIVATE ONSITE WORK AND WILL REQUIRE BUILDING PERMIT AND/OR GRADING PERMIT APPROVAL TO CONSTRUCT.

## PUBLIC WORK NOTE:

ALL PROPOSED IMPROVEMENTS SHOWN OUTSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PUBLIC OFFSITE WORK AND WILL REQUIRE DRC WORK ORDER APPROVAL TO CONSTRUCT.

## PAVEMENT SURFACE NOTE:

ALL DRIVE AISLES AND PARKING SPACES SHALL BE ASPHALT UNLESS OTHER WISE LABELED.



UPC: 101505518105930320  
PARCELS 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT  
PARK SUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PAR)

## SITE DATA

PROPOSED USAGE: HOTEL  
LOT AREA: 1.0347 AC  
ZONING: NR-BP  
TOTAL NO. ROOMS/UNITS: 108 UNITS  
1 SPACE PER 2 BEDS: 79

BUILDING AREA 57,952 SF

## BUILDING SETBACK

FRONT 20'  
REAR 10'  
SIDE 10'

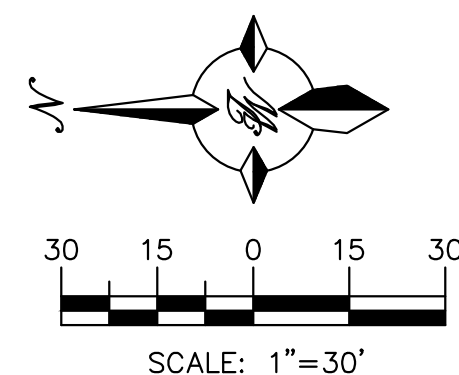
PARKING REQUIREMENTS:  
TOTAL PARKING REQUIRED 108  
TOTAL PARKING PROVIDED 111

ACCESSIBLE PARKING SPACES REQUIRED 6 SPACES  
ACCESSIBLE PARKING SPACES PROVIDED 6 SPACES  
BICYCLE PARKING REQUIRED = 3 SPACES (2 SPACES + 1 SPACE/6,000SF)  
BICYCLE PARKING PROVIDED = 3 SPACES

MOTORCYCLE PARKING REQUIRED = 4 SPACES  
MOTORCYCLE PARKING PROVIDED = 4 SPACES

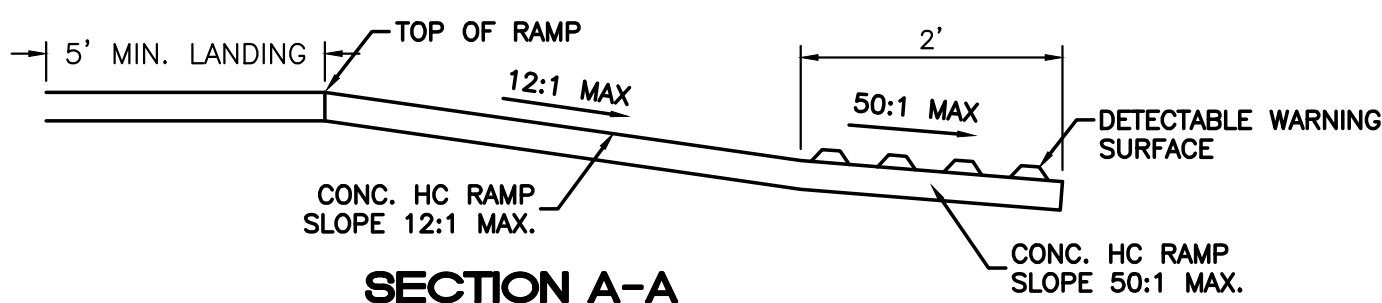
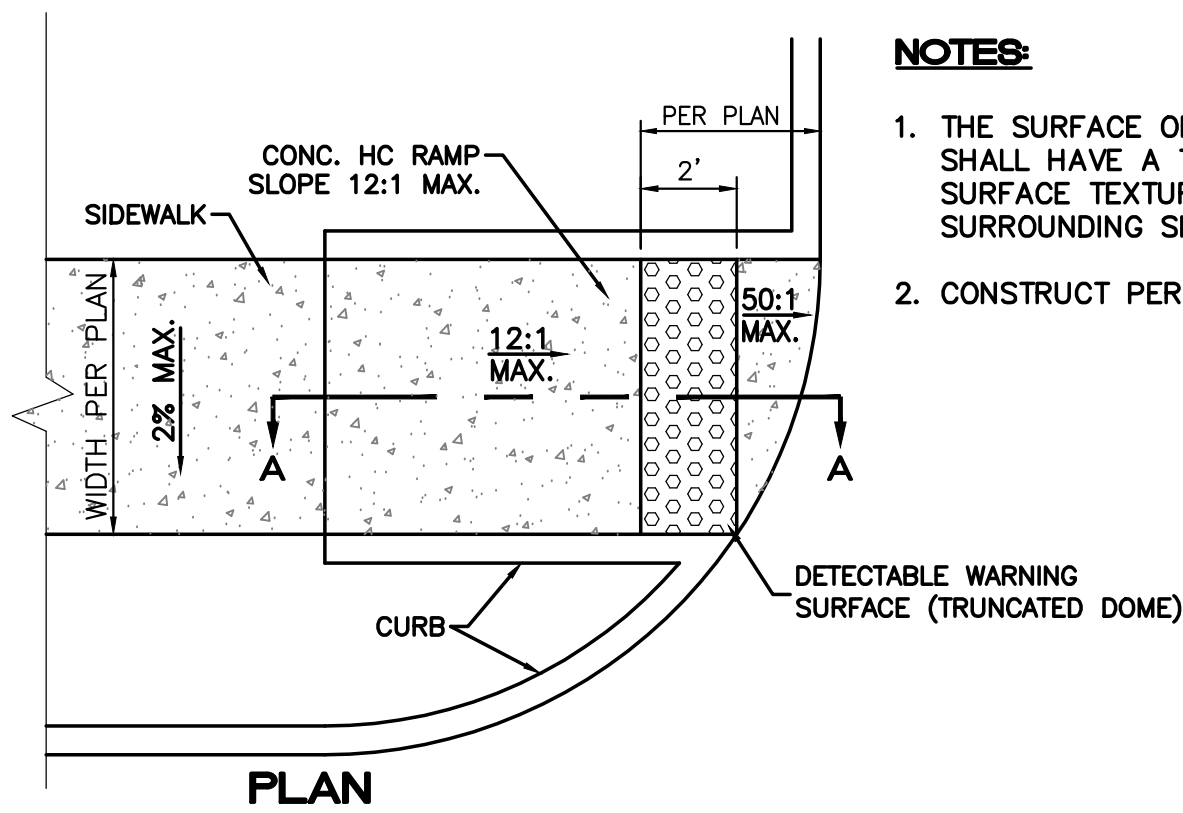
## KEYED NOTES

- UNIDIRECTIONAL ACCESSIBLE RAMP TO SIDEWALK, SEE DETAILS SHEET 26
- ACCESSIBLE PARKING W/ WHEEL STOP & SIGN PER ADA STANDARDS, SEE DETAIL SHEET 19
- STANDARD CURB AND GUTTER PER COA STD DWG 2415A, DETAIL SHEET 25
- 5' CONCRETE WALK PER COA STD DWG 2430 FLUSH WITH ASPHALT, SEE DETAIL SHEET 25
- MONUMENT SIGN
- TRASH DUMPSTER W/RECYCLE, SEE DETAIL SHEET 28
- NOT USED
- LOADING AREA
- ADA PUBLIC ACCESS PATHWAY TO BE FLUSH
- ADA ACCESSIBLE ROUTE
- NOT USED
- SECONDARY EMERGENCY ACCESS
- EMERGENCY VEHICLE ACCESS EASEMENT



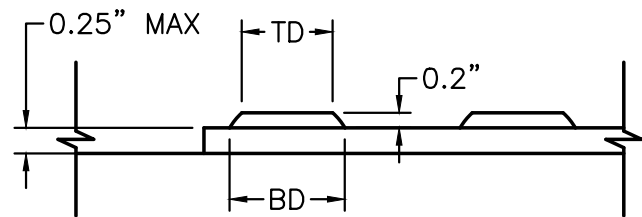
ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	ALOFT HOTEL ALBUQUERQUE, NM TRAFFIC CIRCULATION LAYOUT   TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY MR
		DATE 07/18/2025
		SHEET # 18 JOB # 2021133



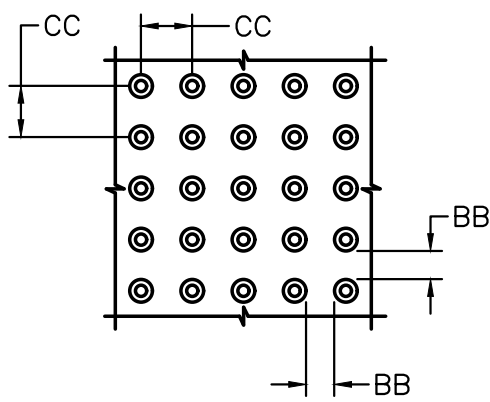


UNIDIRECTIONAL HC RAMP  
NOT TO SCALE

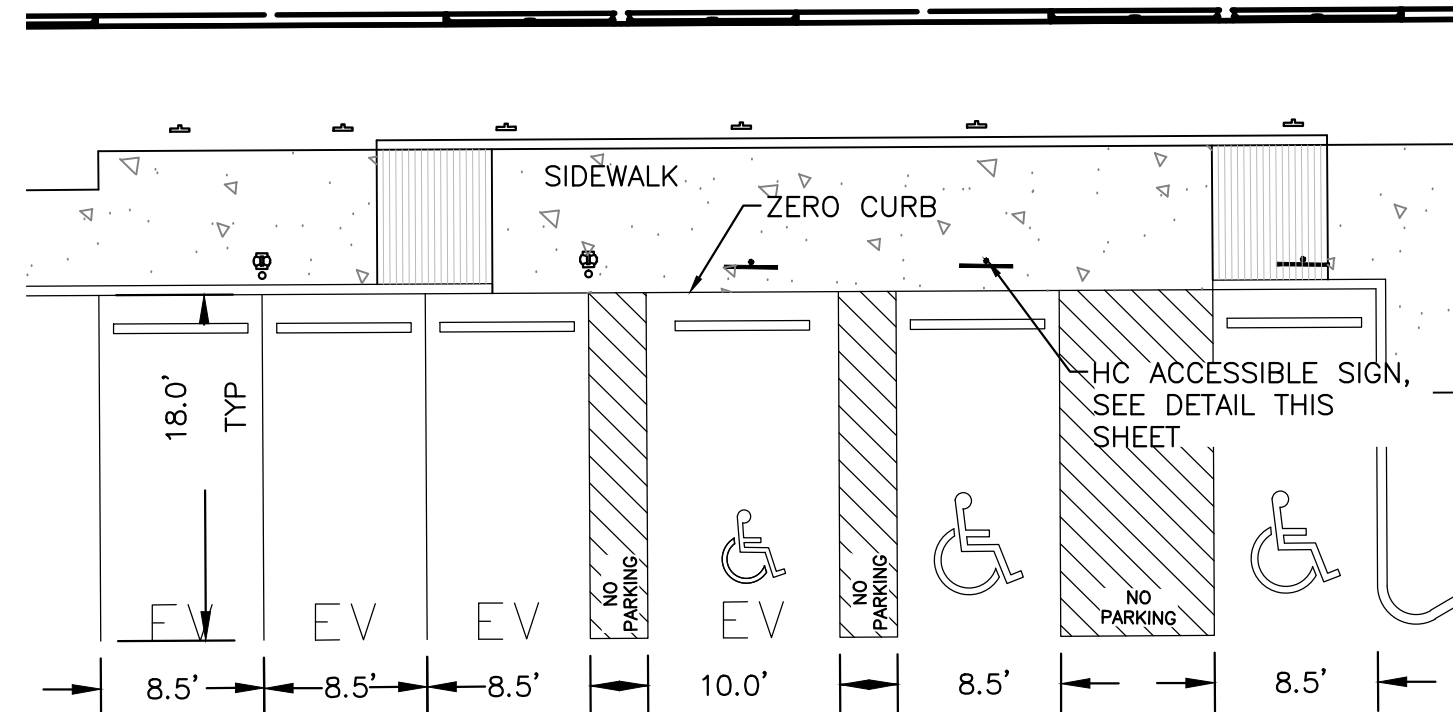
- NOTES:**
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
  2. CONSTRUCT PER A.D.A. STANDARDS.



**DOMES SECTION**  
BD - BASE DIAMETER 0.9" MIN  
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX

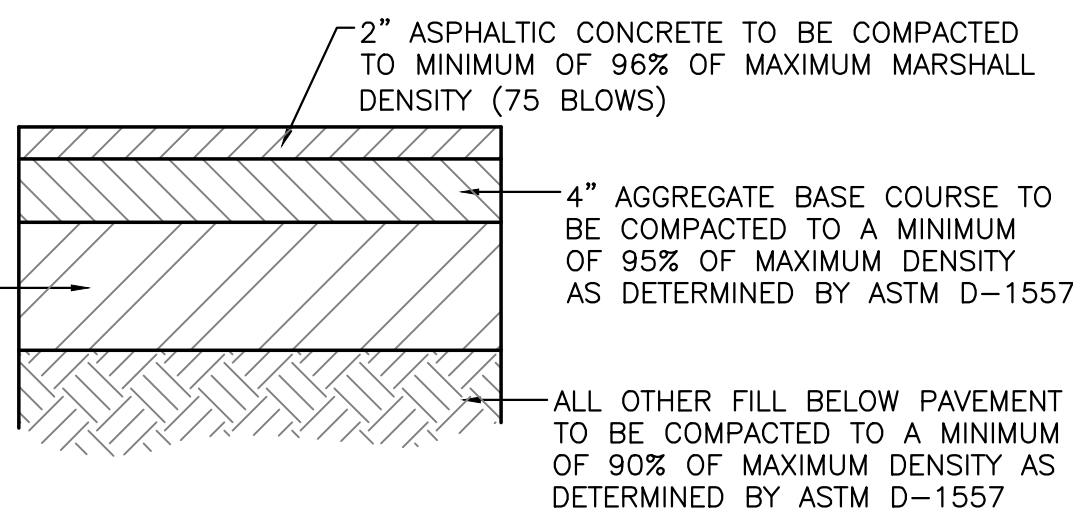
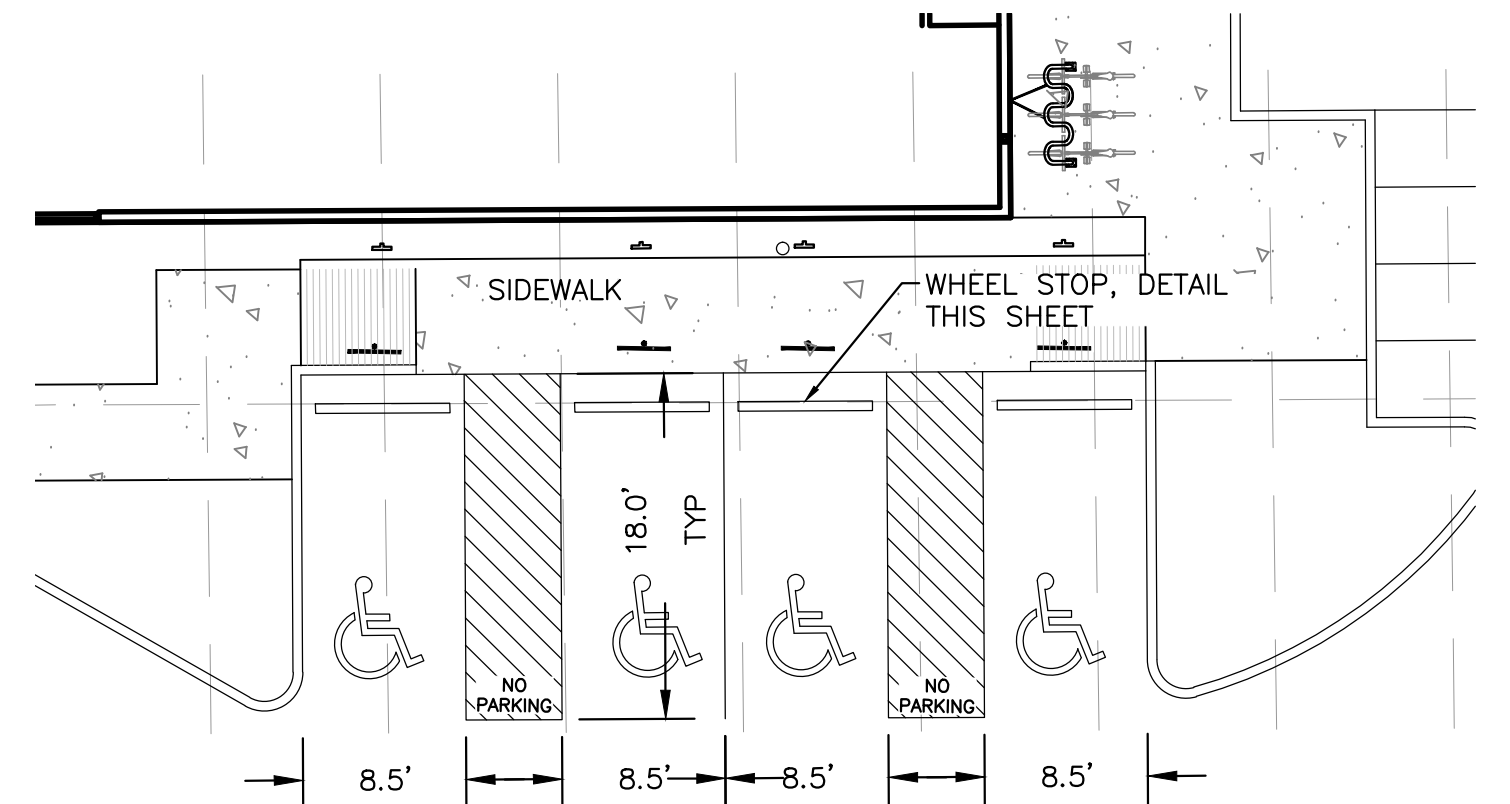


**DOMES SPACING**  
CC - CENTER TO CENTER SPACING 2.35"  
BB - BASE TO BASE SPACING 1.48" MIN

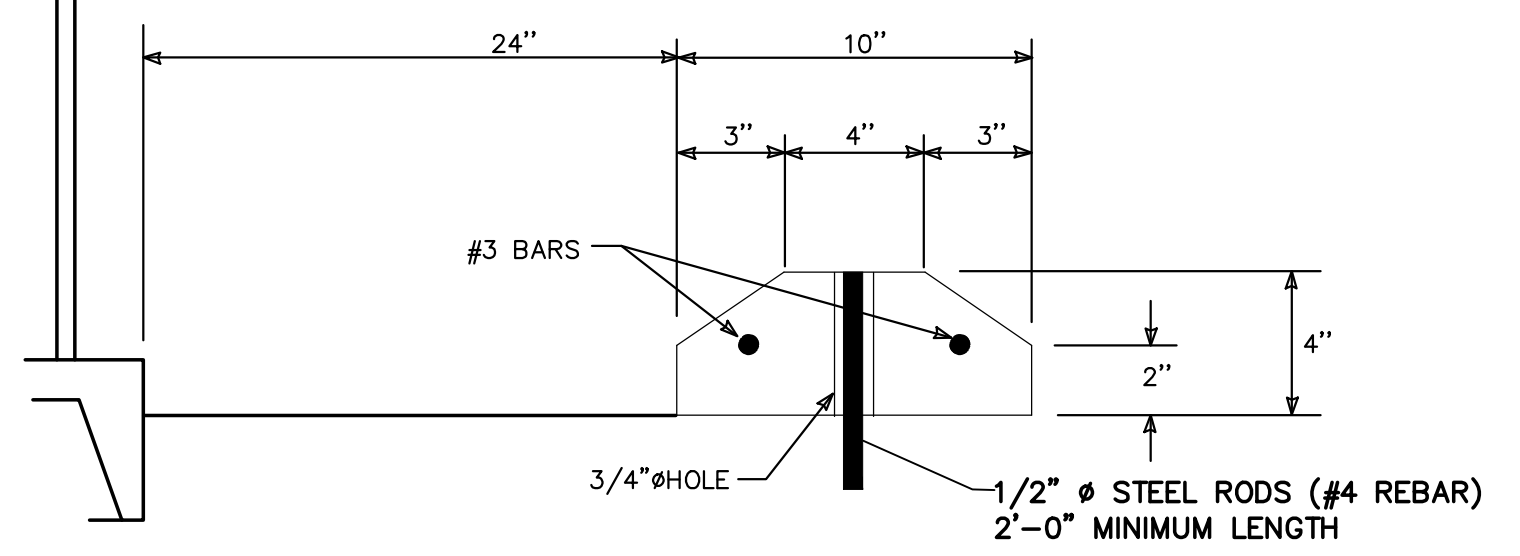
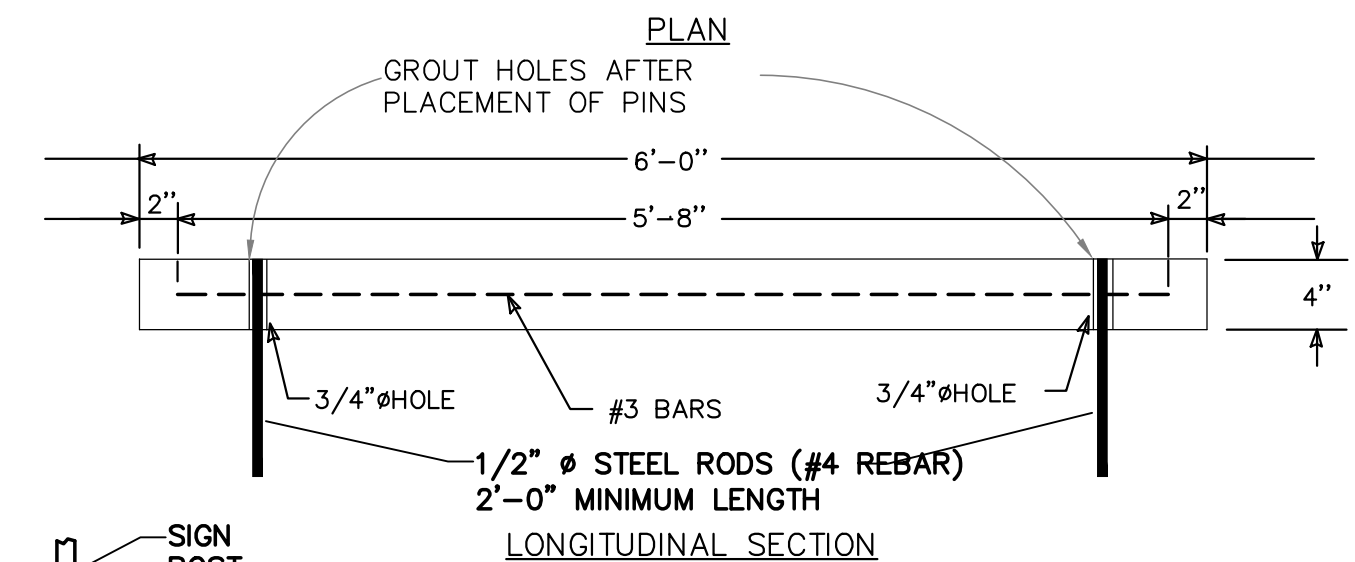
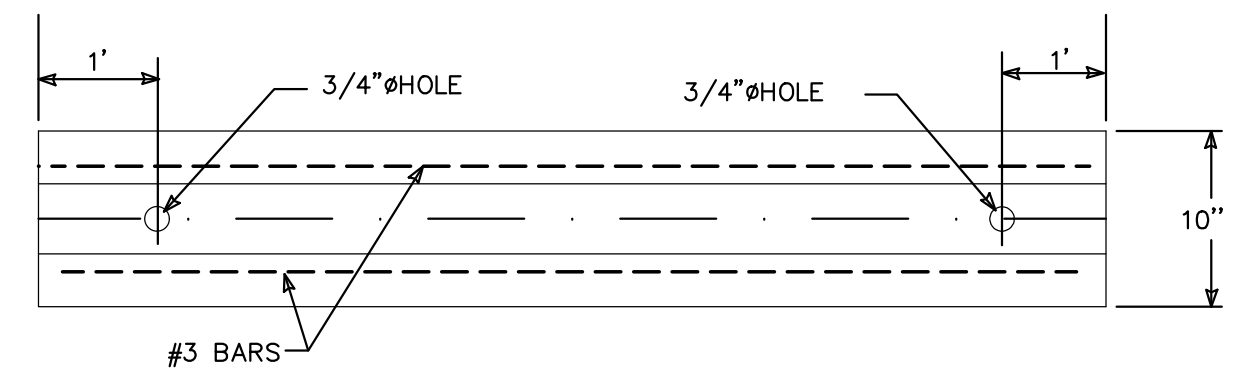


- NOTES:**
- 1) INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED ON THE PAVEMENT AT REAR OF SPACE, WHITE SYMBOL ON BLUE BACKGROUND.
  - 2) PARKING SPACE LINES AND DIAGONAL STRIPING TO BE PAINTED BLUE.
  - 3) ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED.

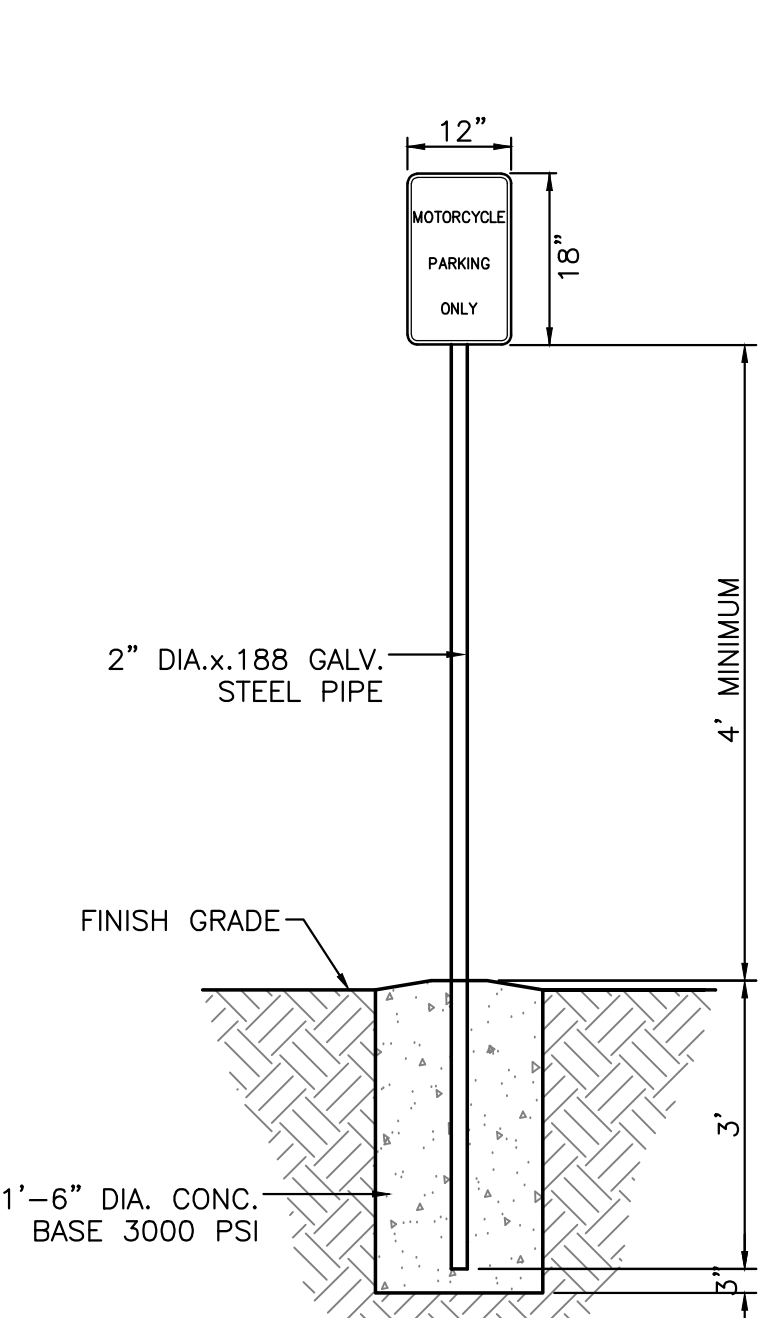
**HC PARKING DETAILS**  
1"=10'



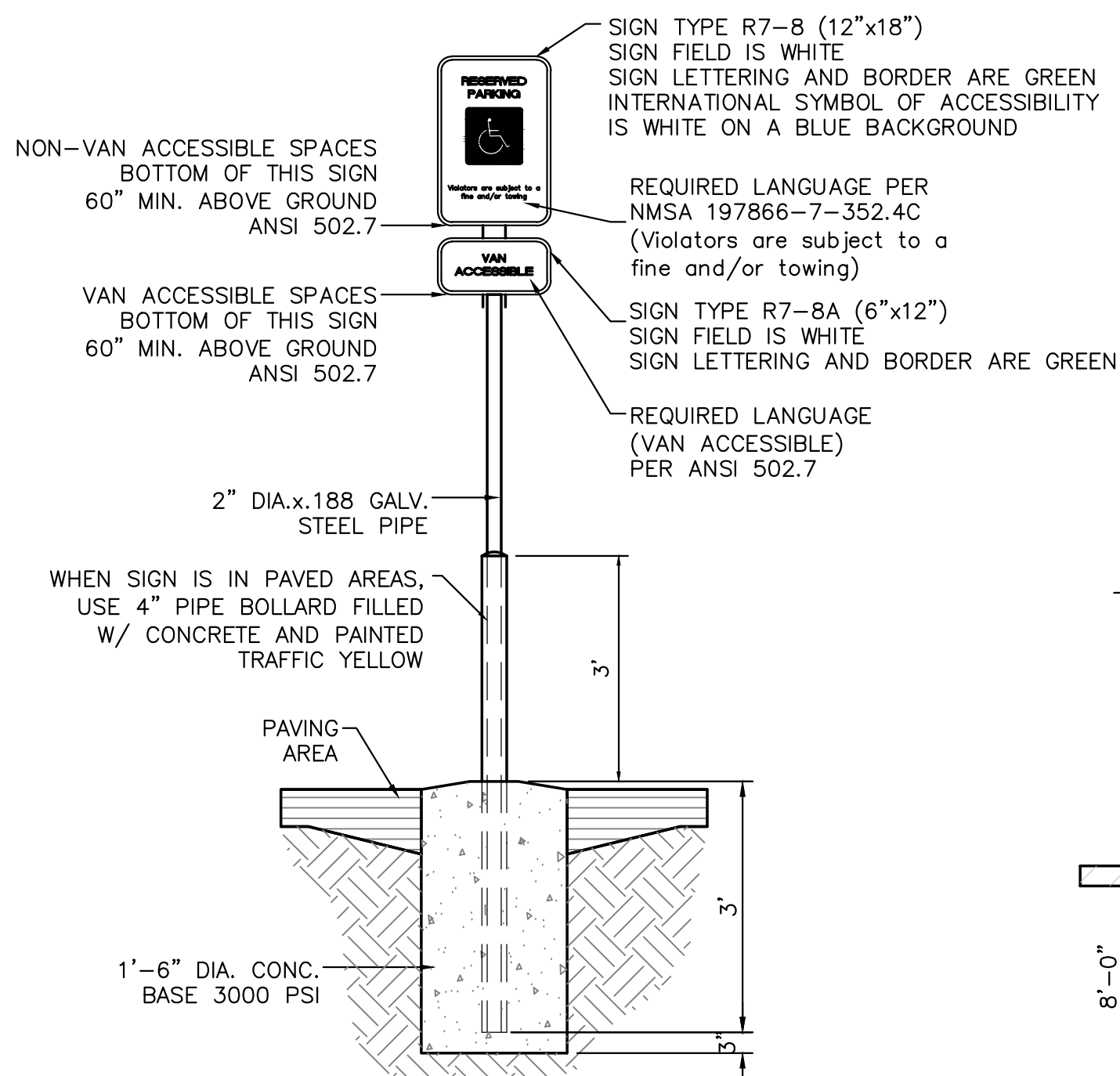
**AUTOMOBILE PARKING  
TYPICAL PAVING SECTION**  
1" = 1'



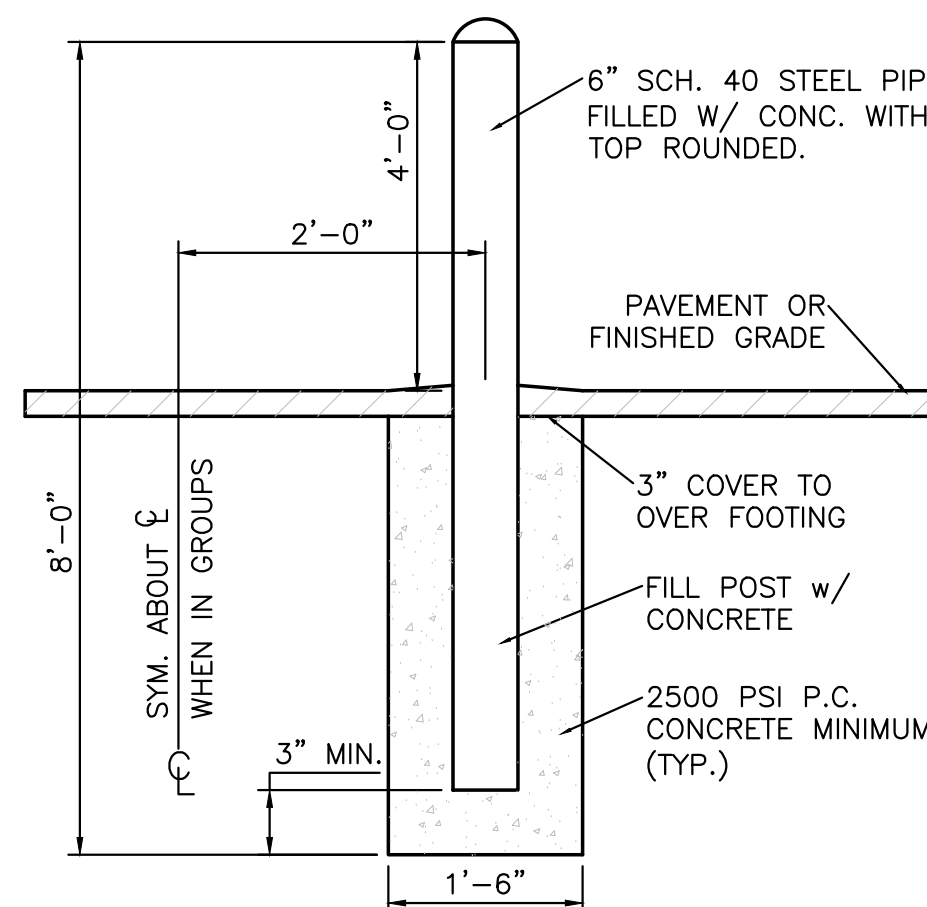
**WHEEL STOP**



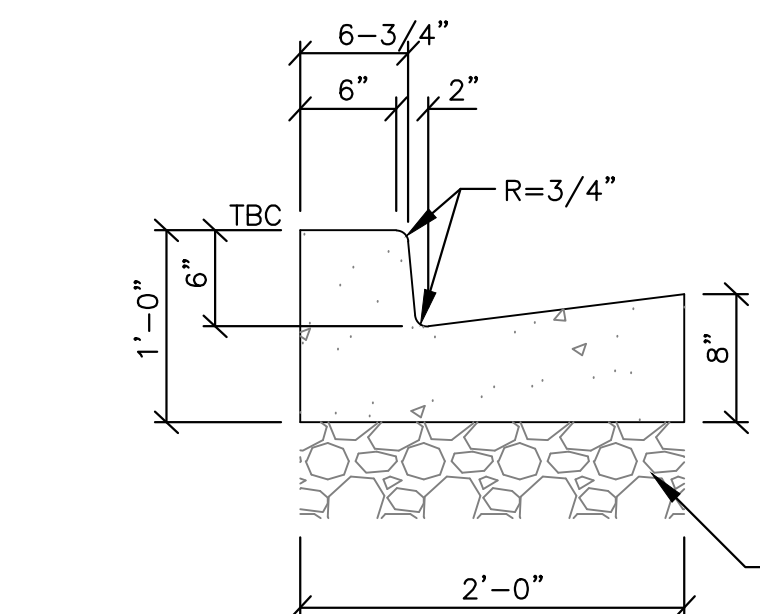
**MOTORCYCLE PARKING SIGN**  
NTS



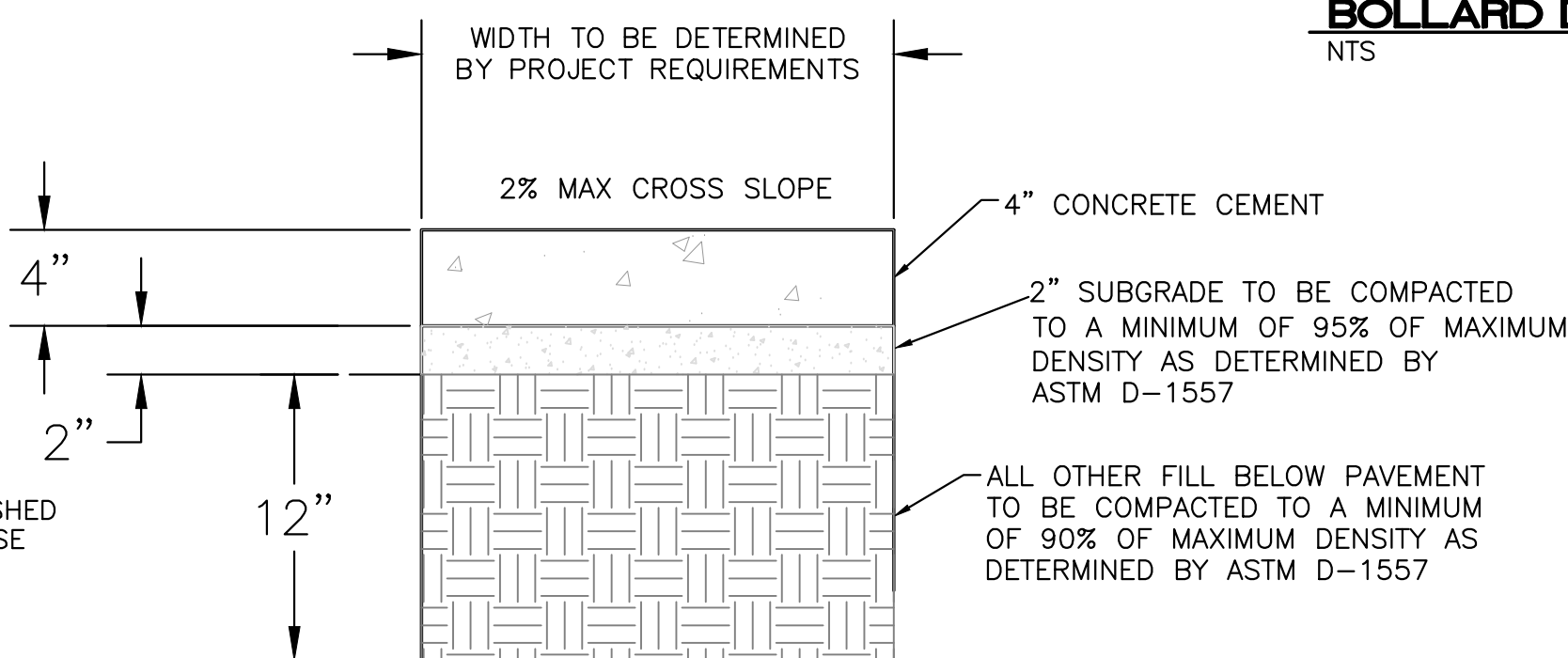
**ACCESSIBLE PARKING SIGN**  
NTS



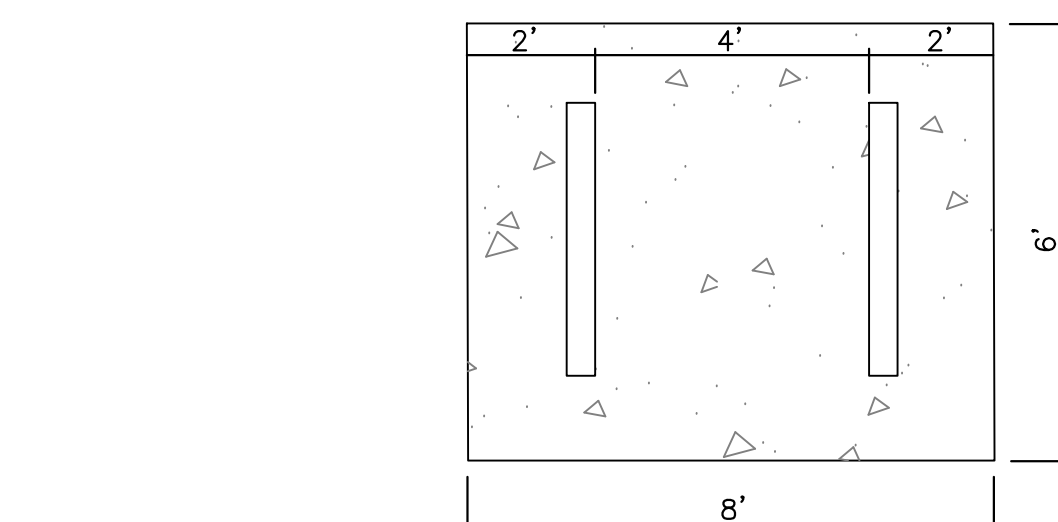
**BOLLARD DETAIL**  
NTS



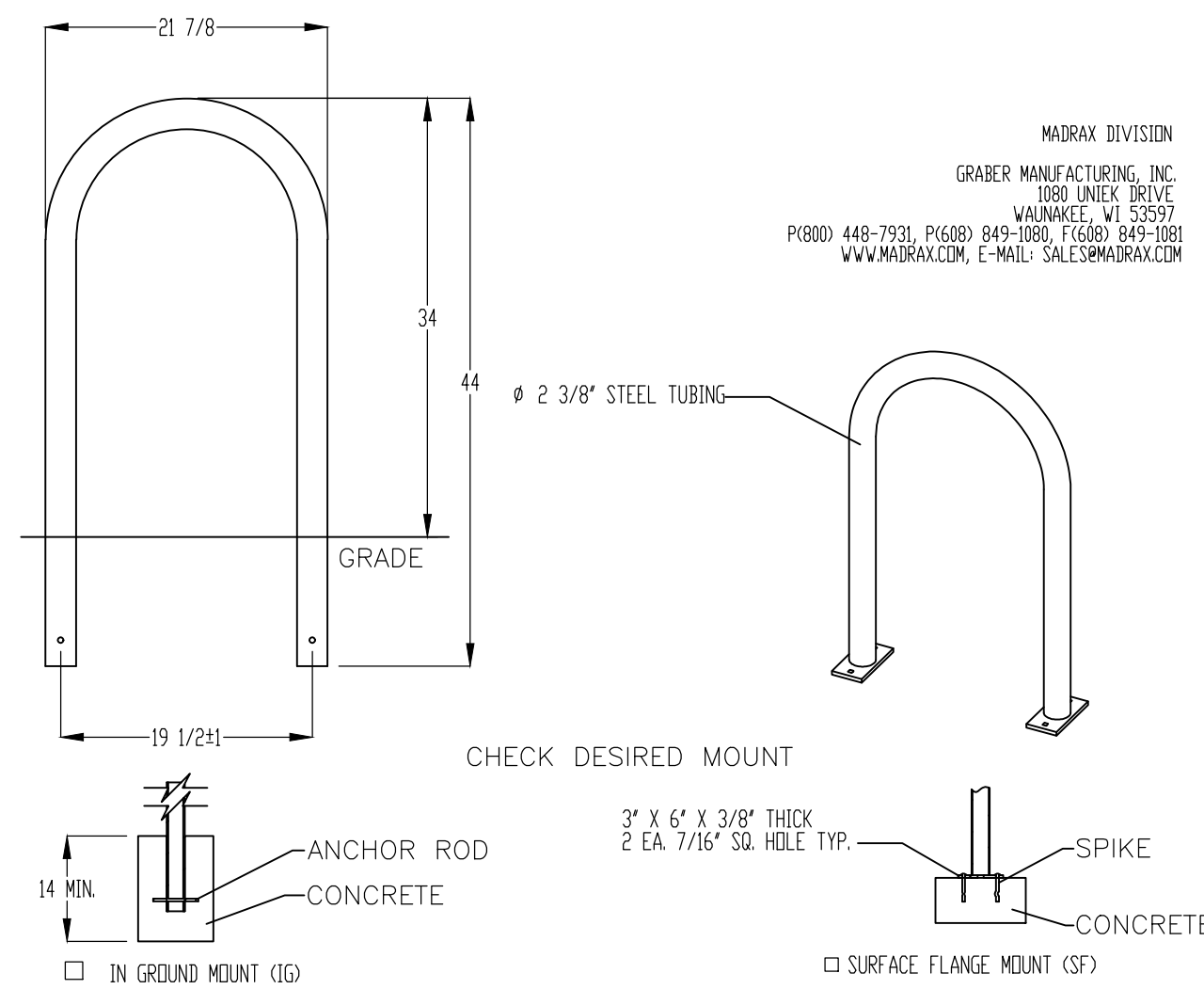
**STANDARD CURB AND GUTTER**  
NTS



**CONCRETE SIDEWALK SECTION**



**BIKE RACK PLAN VIEW**



**BIKE RACK DETAIL**  
SCALE: NONE

- NOTES:**
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  2. CONSULTANT TO SELECT COLOR & FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
  3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
  4. BIKE RACK SHALL HAVE A 1-FT CLEAR ZONE ALL AROUND.
  5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	<b>ALOFT HOTEL ALBUQUERQUE, NM TRAFFIC CIRCULATION LAYOUT - DETAILS</b>	DRAWN BY MR
		DATE 07/18/2025
	<div></div> <div>TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>	SHEET # <b>19</b>
		JOB # 2021133