

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form
NING **Z**
 Annexation or Map Amendment
 Sector Plan
 Text Amendment
 Special Exception **E**

BDIVISION **S**
 DRB Major Subdivision *
 DRB Minor Subdivision
 Variance (Non-Zoning) **V**
 Vacation (Public * & Private)

Supplemental form
SITE DEVELOPMENT PLAN **P**
 for Subdivision Purposes *
 for Building Permit
 Plan Amendment *
 Administrative Amendment
 Master Development Plan
APPEAL / PROTEST of... **A**
 Planning Director, Zoning
 Enforcement Officer, Zoning
 Hearing Examiner, DRB, EPC,
 Zoning Board of Appeals, LUCC

* Notification of the Recognized Neighborhood Association is required

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: AMERICAN PROPERTY MANAGEMENT COMPANY PHONE: 505-836-6700
 ADDRESS: 2929 COOES BLVD. SW #310 FAX: 505-836-1700
 CITY: ALBUQUERQUE, NM STATE NM ZIP 87170 E-MAIL: NA
 Proprietary interest in site: OWNER
 AGENT (if any): DEKKER / PERICK / SABATINI PHONE: 505-761-9700
 ADDRESS: 6801 JEFFERSON BLVD. NE #100 FAX: 505-761-4228
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: DPSTABQ.COM

PROPERTY INFORMATION:

DESCRIPTION OF REQUEST: PROJECT ADMINISTRATIVE AMENDMENT TO SDPPP TO MODIFY LANDSCAPING AT PARKING LOTS & ALONG RIO GRANDE BLVD.
 Lot or Tract No. TRACTS A & B Block: _____ Unit: _____
 Subdiv. / Addn. SUBDIVISION OLD TOWN INN COMPLEX
 Current Zoning: C-2 Proposed zoning: SOME
 Zone Atlas page(s): 1-13 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 9.12 AC Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 UPC No. 101305815048922009/101305817445222007 MRGCD Map No. _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 LOCATION OF PROPERTY BY STREETS: On or Near: ON RIO GRANDE BLVD., EAST SIDE 800
 Between: BELLAVANT AVE N.W. and MOUNTAIN RD N.W.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 2-71-23
2-71-60-2A-71-172
AA-00074-00000-00327 AA-00134-00000-00560 1000318

NATURE: Final Approval DATE 12-05-00
 (Print) TIMOTHY M. GRATTAN _____ Applicant Agent

FOR OFFICIAL USE ONLY

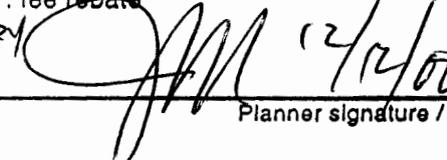
Form revised May 2000

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers
00134 - 00000 - 01718

 Hearing date _____

S.F. Fees
AA \$ 730.-
(4) \$ _____
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____
 Total \$ 30.-

AGENTS COPY

 Planner signature / date 12/12/00

Project # 1000318

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) **6** copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Letters of non-objection from owners of any adjacent residential properties within 100 feet.
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

*DO NOT
MAY - PLEASE
REFER TO MR. PINSON*

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ATTACHED* Proposed amended Site Plan with changes circled and noted (folded to fit into an 8.5" x 14" pocket) **5** copies
- DRB signed Site Plan being amended (folded to fit into an 8.5" x 14" pocket) **1** copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Letters of non-objection from owners of any adjacent residential properties
- NA* Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if change is less than 2% of square footage.)
- PA* Sign Posting Agreement (Not required if change is less than 2% of square footage.)
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule) *30.*
- Any original and/or related file numbers are listed on the cover application

Site development plan w/ original signatures (DRB)

*Letter DATE
TO: Janet Stephens DRB chair -*

*"No Site Plan, never has been. Research doesn't provide previous approved site plan
/s/*

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

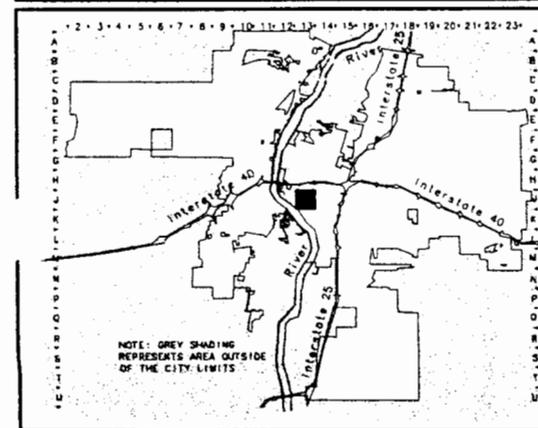
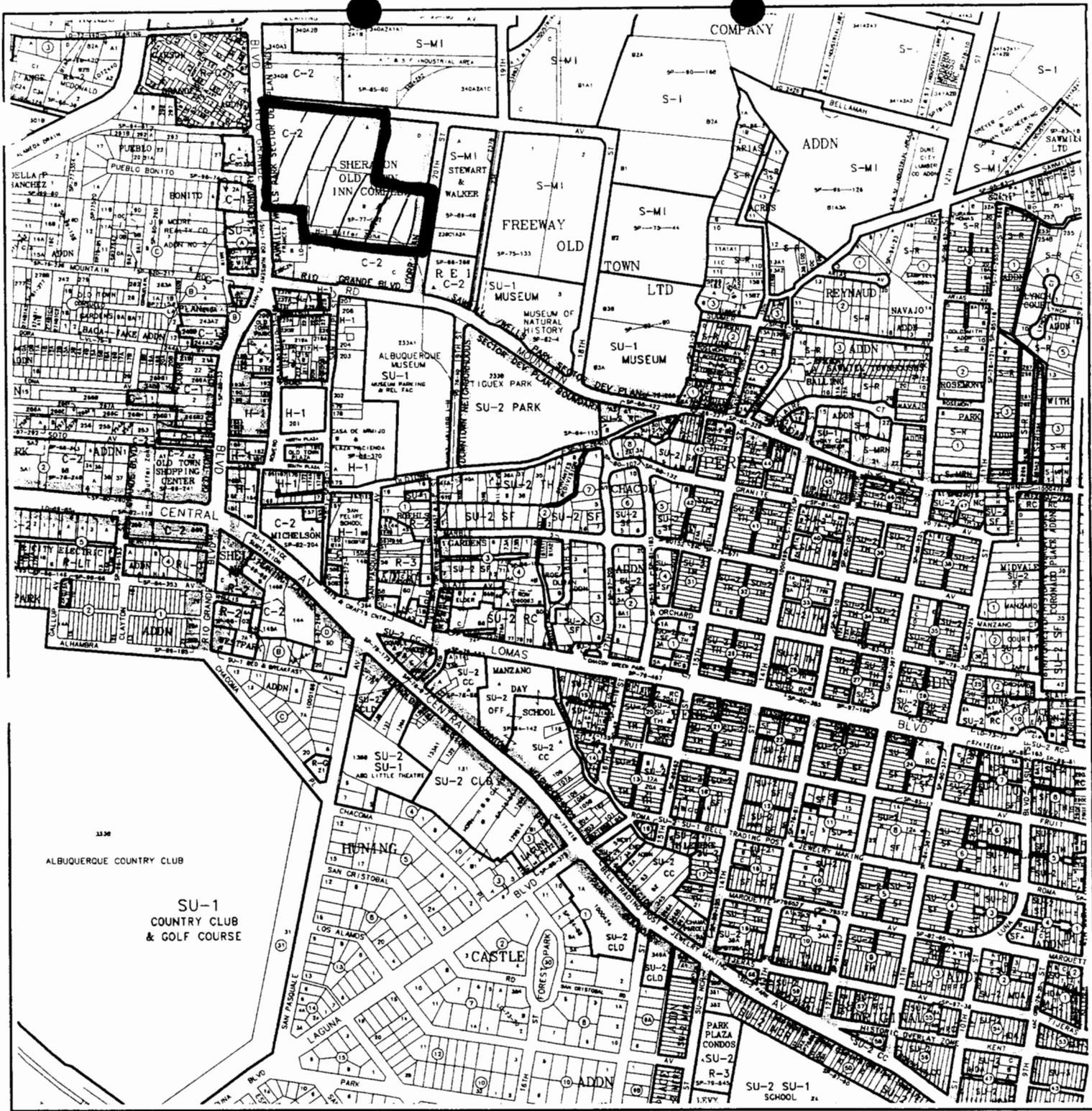
Tim GATTAN
Tim Gatt
Applicant name (print)
12-5-00
Applicant signature / date



Form revised September 2000

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
00134 - 00000 - 01718
_____-_____-_____
_____-_____-_____

JAA *12/12/00*
Planner signature / date
Project # 1000318

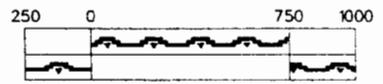


CITY OF
Albuquerque

A Bureau **G** Geographic **I** Information **S** System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

J-13-Z

Map Amended through August 15, 2000

December 4, 2000

Dekker/Perich/Sabatini
architecture
interiors
planning
engineering

Richard Dineen
Planning Department
600 2nd St., NW, Plaza del Sol, 3rd Flr
Albuquerque, New Mexico 87102

Re: Administrative Amendment; Site Development Plan for Building Permit. Sheraton Old Town SDPBP, located at 800 Rio Grande Blvd. NW

Dear Richard:

On behalf of our client, American Properties Management Company, we are submitting the attached application for an **Administrative Amendment to the Site Development Plan for Building Permit (SDPBP) for Sheraton Old Town at 800 Rio Grande NW.**

Background

There have been two (2) Administrative Amendments on this SDPBP to date; AA-00134-00000-00327 dated 3/13/00 and AA-00134-00000-00560 dated 4/28/00. This site is within the boundaries of the Old Town Historical Zone and as such falls under the review of LUCC.

The 2 AAs previously approved are included in this submittal for tracking the historical record of the SDPBP approvals.

Three (3) main amendments are being proposed:

1. The landscaping at the West and East parking areas are reduced in scope and re-arranged to better meet the functional needs of the property and the pedestrian access within the site. Landscaping along Rio Grande Blvd. has been reduced in scope. This is in anticipation of further development on the design of improvements along Rio Grande from Old Town to I-40. It is the intent of our client to improve the Rio Grande frontage in concert with other improvements along Rio Grande in order to achieve a consistent and unified street frontage. The amended landscaping meets the City of Albuquerque minimum standard requirements and has been reviewed and approved by LUCC.
2. The hardscape site walls at the Southwest corner of the property have been reduced in scale. The entry feature at the SW drive entry to the property remains as previously approved by AA.
3. On-site pedestrian walks from Rio Grande and the West parking lot to the building entry have been re-arranged to allow for better pedestrian circulation on the site.

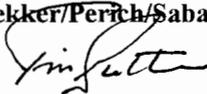
Due to the consolidation of the previous amendments into one site plan, and the conversion of Landscape plans to CAD, the attached SDPBP amendment does not have the original signatures from DRB. The current request AA incorporates all the relevant amendments previously made, as well as the proposed design for the site

We believe these amendments are in substantial conformance with the SDPBP originally approved by the EPC and LUCC.

Please feel free to call me if you have any questions. Thank you in advance for your consideration of this matter.

Very truly yours,

Dekker/Perich/Sabatini Ltd.


Tim Grattan
Associate

■ ■ ■
6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Memorandum

Date: December 12, 2000

To: Lenora Chavez
City of Albuquerque – Planning Department
From: Tim Grattan

Re: **Sheraton Old Town**

Ms. Chavez;

We are submitting a request for Administrative Amendment to the site plan for the Sheraton Old Town at 800 Rio Grande Blvd. This site is somewhat unique in that there does not appear to exist a signed Site Development Plan for Building Permit. This site was first developed in 1970 and we are not aware of a site development plan ever existing. When we began work on this project last year, we met with Planning and the representative of LUCC to establish an “as built” site plan to use as a base plan for future reference and amendments. This site plan was administratively approved by Planning and a copy of this is included in the submittal.

Mr. Dineen is aware of the revisions we are requesting on this AA. He has indicated to me that he will review our submittal as is.

Please call me at 761-9700 if you have any questions.

Regards:

Tim Grattan
Associate

6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761-9700
fax 761-4222
dps@dpsabq.com

**AMERICAN
PROPERTY**

MANAGEMENT CORP.

5 December 2000

City of Albuquerque
Albuquerque, New Mexico

Re: Letter of Agency

To Whom It May Concern:

This letter hereby authorizes Tim Gratten or his designee with Dekker/Perich/Sabatini to act as an authorized agent in reference to the Administrative Amendment Requirement for the Sheraton Old Town Project located at 800 Rio Grande Boulevard, NW, Albuquerque, New Mexico 87104.

Should you have any questions regarding this Letter of Agency, please call me at 836.6700.

Sincerely,

NEW MEXICO HERITAGE HOTELS

A handwritten signature in cursive script that reads "Pamela Bazant Jung".

Pamela Bazant Jung
New Mexico Heritage Hotels