



**Environmental
Planning
Commission**

**Agenda Number: 04
Project Number: 1000216
Case #: 16EPC-40054
November 10, 2016**

Staff Report

Agent	DAC Enterprises, Inc.
Applicant	Mountain West Lodging, LLC
Request	Site Development Plan for Building Permit Amendment
Legal Description	Tract A-3-A, J. Group Addition
Location	San Antonio Dr. NE between I-25 and San Pedro Dr. NE
Size	Approximately 2 acres
Existing Zoning	SU-1 C-1 Uses and Motel
Proposed Zoning	No Change

Staff Recommendation

APPROVAL of Case #16EPC-40054 based on the Findings beginning on Page 9, and subject to the Conditions of Approval beginning on Page 11.

**Staff Planner
Michael Vos, AICP - Planner**

Summary of Analysis

The request is a Site Development Plan for Building Permit Amendment to expand an existing hotel on San Antonio Dr. NE between I-25 and San Pedro Dr. NE.

The applicant proposes an addition of approximately 22,566 square feet to house 26 new guest rooms at the rear of the existing building, as well as approximately 345 square feet at the front of the building for an expanded breakfast area. The existing building is approximately 37,669 square feet in size and three stories tall. The addition will also be three stories in height. Displaced parking is recovered with new parking provided on-site.

The site is not governed by a Sector Development Plan.

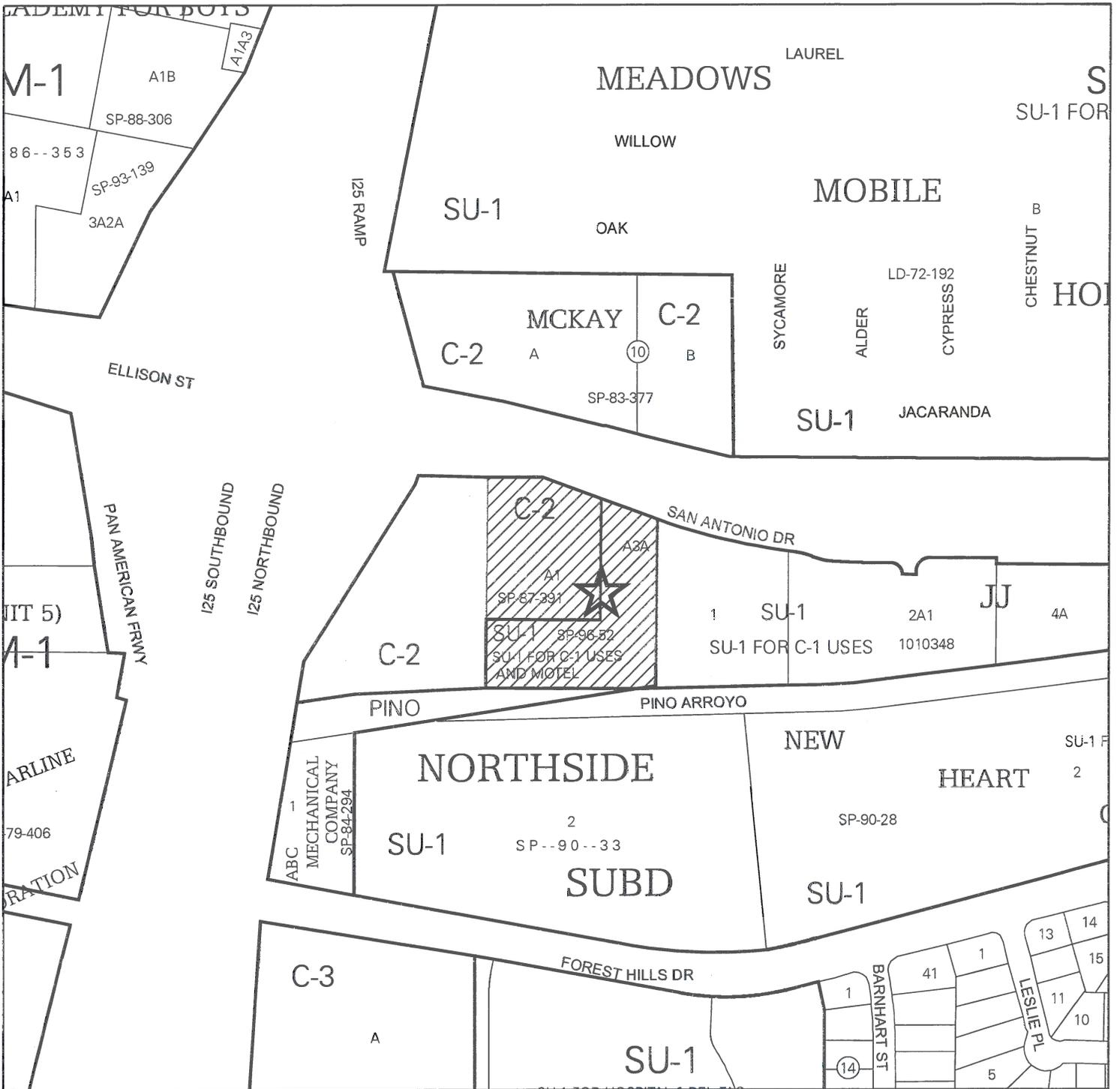
The Academy Acres North NA, Albuquerque Meadows Resident’s Association, and District 4 Coalition of NAs were notified of this request. There is no known opposition to the request.

Staff recommends approval based on the findings and subject to the conditions outlined in the staff report.



City Departments and other interested agencies reviewed this application from 10/03/2016 to 10/19/2016

Agency comments used in the preparation of this report begin on Page 13.



ZONING MAP

Note: Grey shading indicates County.



1 inch = 300 feet

Project Number:
 1000216
 Hearing Date:
 11/10/2016
 Zone Map Page: E-18
 Additional Case Numbers:
 16EPC-40054





LANDUSE

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

AGRI Agriculture
 COMM Commercial - Retail
 CMSV Commercial - Service
 DRNG Drainage
 MFG Manufacturing
 MULT Multi-Family or Group Home
 PARK Park, Recreation, or Open Space
 PRKG Parking
 PUBF Public Facility
 SF Single Family
 TRAN Transportation Facility
 VAC Vacant Land or Abandoned Buildings
 WH Warehousing & Storage

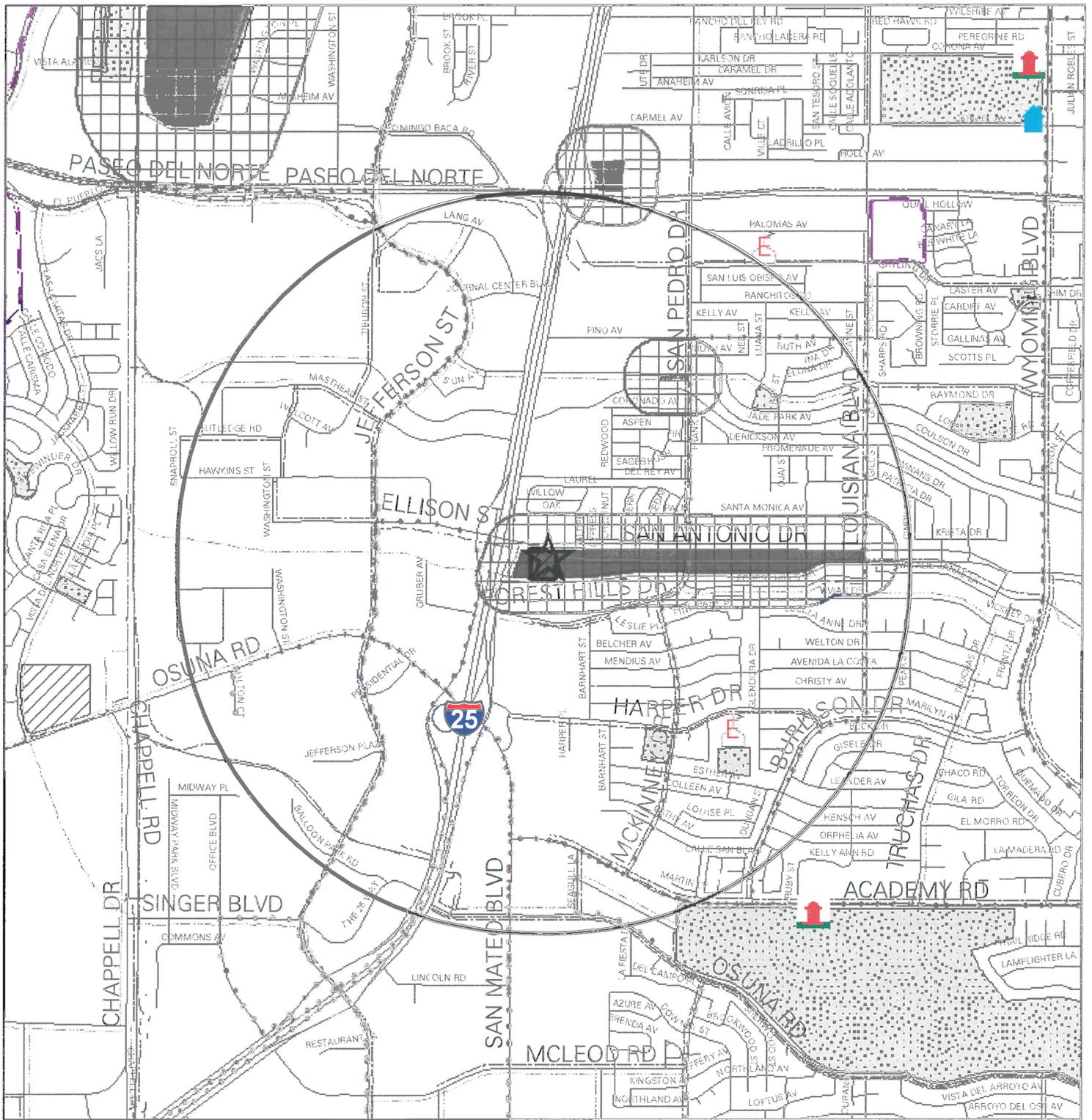


1 inch = 300 feet

Project Number:
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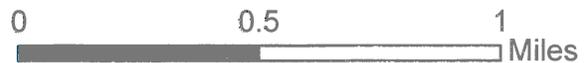
Zone Map Page: E-18
 Additional Case Numbers:
16EPC-40054



Public Facilities Map with One-Mile Buffer

- | | | | |
|---|---|--|---|
|  COMMUNITY CENTER |  FIRE |  APS Schools |  Landfill Buffer (1000 feet) |
|  MULTI-SERVICE CENTER |  POLICE |  Proposed Bike Facilities |  Landfills designated by EHD |
|  SENIOR CENTER |  SHERIFF |  ABQ Bike Facilities |  Developed County Park |
|  LIBRARY |  SOLID WASTE |  ABQ Ride Routes |  Undeveloped County Park |
|  MUSEUM |  Albuquerque City Limits | |  Developed City Park |
| | | |  Undeveloped City Park |

Project Number: 1000216



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 C-1 Uses and Motel	Established Urban Area; Facility Plan for Arroyos; Bikeways & Trails Facilities Plan	Commercial Service – Hotel
<i>North</i>	C-2	Established Urban	Commercial Service – Hotel
<i>South</i>	C-1 and SU-1 Office and Institutional Uses	Established Urban Area; Facility Plan for Arroyos; Bikeways & Trails Facilities Plan	Drainage and Vacant
<i>East</i>	SU-1 C-1 Uses	Same	Commercial Service
<i>West</i>	C-2	Same	Commercial Service and Retail

II. INTRODUCTION

Proposal

The request is for a Site Development Plan for Building Permit Amendment for an approximately 2 acre site described as Tract A-3-A, J. Group Addition (the “subject site”). The subject site is located on San Antonio Dr. NE between Interstate 25 and San Pedro Dr. NE.

The applicant proposes to construct an approximately 22,566 square foot addition at the rear of an existing hotel to accommodate 26 new guest rooms, along with a 345 square foot expansion to the breakfast area at the front of the hotel. Existing parking spaces will be displaced by development of the new addition, but will be replaced by additional new parking proposed on the westernmost portion of the property that is currently vacant.

The subject site’s SU-1 C-1 Uses and Motel is zoned to allow the existing use, which will remain the same after this project is complete.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the EPC has decision-making authority for site development plan approval in SU-1 zones, pursuant to 14-16-2-22(A)(1) of the Zoning Code. The EPC is the final decision-making body unless the EPC decision is appealed. If appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council, which would make the final administrative

decision pursuant to Zoning Code Section 14-16-4-4-(A)(2) Appeal. This is a quasi-judicial matter.

Context

The subject site is in the Established Urban Area of the Comprehensive Plan and is the location of an existing hotel that will be expanded if this application is approved.

The subject site is located on the south side of San Antonio Drive and east of Interstate 25. South of the subject site is the South Pino Arroyo, and across the arroyo is a vacant tract of land that is zoned for office and institutional uses.

On the north side of San Antonio Drive are two hotels and a Denny's restaurant, and west of the subject site are a fourth hotel and a Cracker Barrel restaurant. To the east of and sharing a driveway with the subject site are offices for various State of New Mexico agencies.

Farther to the northeast is the Albuquerque Meadows Mobile Home Park, and additional single-family residential in the Albuquerque Acres subdivision is farther to the southeast of the subject site.

History

The City operated a municipal landfill between 1968 and 1970 on the site and on adjoining tracts. The landfill was bordered by the north edge of San Antonio Dr., the South Pino Arroyo to the south, I-25 to the west and Louisiana Blvd. to the east. Its depth is approximately 25-30 feet.

The EPC approved a zone change from SU-1 for C-1 Uses to SU-1 for C-1 Uses and Motel on November 16, 1995 (Z-95-112). A conceptual site plan was included for informational purposes only. A certificate of zoning was issued on July 9, 2001, and the existing hotel was approved for a site development plan for building permit by EPC on July 19, 2001. This current request is to amend the 2001 approved site development plan to allow for an additional 26 guest rooms.

During the prior approvals for the subject site, it was found that "The request is consistent with the Comprehensive Plan policies for land use in the Established Urban Area."

An Administrative Amendment was approved in 2003 for changes to signage height and area for a new hotel chain that took over the property. The number of signs remained the same, and no more changes to the signage are being proposed by this request.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. The LRRS designates San Antonio Drive as a Minor Arterial.

The Comprehensive Plan designates Interstate 25 as an Express Transit Corridor with the intent to create a network of roadways dedicated to developing higher speeds with fewer interruptions to travel for the car and public transportation.

Trails/Bikeways

The Pino Arroyo Trail (a paved multi-use trail) is located along the southern edge of the subject site.

Transit

The nearest bus stop is on the west side of I-25, which is serviced by ABQ Ride route #141.

Public Facilities/Community Services

See the Public Facilities Map in the packet for detail regarding these items.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site is zoned SU-1 C-1 Uses and Motel. The SU-1 zone “provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.” The C-1 zone is suitable for office, service, institutional, and limited commercial uses, and motels have been explicitly added to the zoning designation of the subject site.

Development of SU-1 properties is governed by approved site development plans per Section 14-16-2-22 SU-1 Special Use Zone. Prior approvals for the subject have been for the existing hotel that is located on the property. This request for an amendment to the site development plan for building permit to allow an expansion to the existing hotel, and the request has been reviewed by staff in accordance with the standards set forth by the SU-1 and C-1 zones, as well as any use-specific regulations as specified by the Comprehensive Zoning Code.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

Policy II.B.5.a: The Developing Urban and Established Urban areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to five dwelling units per acre.

Policy II.B.5.a is furthered by this request because it adds additional guest rooms to a previously approved use, which was found to be “consistent with the Comprehensive Plan

policies for land use in the Established Urban Area.” The area surrounding the subject site is characterized by a wide range of urban land uses such as other hotels, restaurants, offices, and single-family residential, and this range of urban land uses will not be diminished by the proposed site development plan amendment.

Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The existing neighborhood area includes the hotel that is proposed for expansion by this request, as well as three additional hotels that are all visible from the nearby Interstate 25. Two free-standing family restaurants are located within walking distance of the hotel. The hotel is located close to the Balloon Fiesta Park and the proposed expansion will provide additional lodging for the Balloon Fiesta event. The site design will comply with all required design standards and mitigation of the abandoned landfill; as such the location, intensity, and design are compatible with the existing neighborhood and the request furthers Policy II.B.5.d.

Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The request is to expand an existing hotel in the Established Urban Area of the Comprehensive Plan. The subject site will be serviced by existing infrastructure and the size and mass of the proposed building is of a design that will preserve the integrity of the existing commercial neighborhood. Policy II.B.5.e is furthered by this request.

Policy II.B.5.1: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The request furthers Policy II.B.5.1 because the proposed design incorporates all appropriate C-1 regulations and the site is planned to match the existing building that was previously approved by the Environmental Planning Commission. Stone accents on the building and other architectural details help visually reduce the mass of the building. The proposed building addition will fit the design of the surrounding area.

Facility Plan for Arroyos (Rank II)

The Facility Plan for Arroyos was adopted in 1986 and establishes guidelines and procedures in order to create a multi-purpose network of recreational trails and open space among arroyos.

The subject site is located along the South Pino Arroyo, which is designated as a Major Open Space Link under the plan. Major Open Space Links are scheduled for the development of corridor plans that will locate recreational trails forming continuous east-to-west connections between peripheral major public open spaces such as the Sandia Foothills, the West Mesa Escarpment and the Rio Grande Bosque. The plan states that the South Pino Arroyo has the potential to link Sims Park in the foothills with the Rio Grande Bosque by way of the North Diversion Channel (p. 33).

Items from the plan that pertain to the subject site include encouraging development within a quarter mile of the arroyo, trail access for pedestrians, and design guidelines promoting a “highly visible and extensively used network of recreational trails adjacent to arroyos (pg. 55).” A connection to the South Pino Arroyo trail exists on the subject site and will remain between the trail and hotel building with the proposed site development plan for building permit amendment. However, a condition to encourage an additional connection between the trail and the outdoor patio space and parking lot on the proposed site development plan would further promote a visible trail network and offer better access to pedestrian and bicycle amenities on the subject site.

Bikeways & Trails Facility Plan (Rank II)

The updated Bikeways & Trails Facilities Plan was adopted in May 2015, which consolidated the 1993 Trails & Bikeways Facility Plan and 2000 Comprehensive On-Street Bicycle Plan. The purpose of the plan is to ensure a well-connected, enjoyable, and safe non-motorized transportation and recreation system throughout Albuquerque.

The approved site development plan for building permit for the subject site included a bicycle and pedestrian access point to the Pino Arroyo paved multi-use trail south of the subject site. A connection remains to the trail from the expanded hotel building, but an additional access point to the outdoor patio space and parking lot would offer a more well-connected non-motorized transportation system, especially for bicyclists who need to travel from the trail to the bicycle parking provided at the front of the hotel.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

The request is for a 22,566 square foot addition to an existing hotel for 26 new guest rooms on an approximately 2 acre site. An additional 345 square feet will be added to expand the breakfast area at the front of the existing building. Staff has reviewed the attached site development plan for conformance with applicable goals and policies of the Comprehensive Plan, Facility Plans, and Zoning Code in accordance with Section 14-16-3-11 of the Zoning Code, which states, “...Site Development Plans are expected to meet the requirements of adopted city policies and procedures.”

Site Plan Layout / Configuration

The subject site, Tract A-3-A, is located on the south side of San Antonio Dr. NE east of I-25. The site is configured in a “backwards L shape” with a narrow street frontage that expands to a much wider space behind an adjacent property. The existing building is located on the east site of the property with the proposed building addition proposed at the south end and expanding west. Existing parking spaces will be displaced by the proposed building addition, but new parking at the far west end of the site will make up for those losses. A pathway connecting the rear entrance of the hotel to the South Pino Arroyo trail will remain. A sidewalk fronts the entire building, and two patio spaces are provided. A small parking area is located to the north of the existing building and will remain unchanged with this request. The dumpster is located at the

westernmost edge of the property, and based on comments from Solid Waste will need to be increased in size to accommodate the increased square footage of the hotel. Staff has recommended a condition of approval to ensure compliance with Solid Waste requirements.

The new building addition is setback approximately 20 feet from the nearest property line at the rear. The setbacks meet the minimum requirements as set forth by the Zoning Code.

Vehicular Access, Circulation and Parking

The site is accessed via a driveway at the northeast corner of the site that is shared with the office building to the east.

Because the zoning of the subject site is SU-1, off-street parking is determined by the EPC pursuant to Zoning Code §14-16-2-22, Special Use Zone. The minimum code requirement for the proposed project is one parking space for every rental unit in the hotel, or 86 spaces for the proposed project. The applicant has provided 90 spaces. Four designated disabled spaces are required with four provided.

Three motorcycle spaces are required and provided, and a bicycle rack is proposed with space for 5 bicycles as required.

A traffic impact study (TIS) was not required for the building expansion.

Pedestrian and Bicycle Access and Circulation, Transit Access

The subject site is proposed to have a pedestrian connection to the public sidewalk along San Antonio Drive along the driveway at the northeast corner of the subject site.

Additional pedestrian connections are proposed along the north side of the main parking area to the Cracker Barrel restaurant to the west of the subject site, as well as to the South Pino Arroyo trail at the south side of the site. As stated in the policy analysis, an additional connection to the trail from the parking lot and new patio space would provide better connectivity for pedestrians, and especially bicyclists who need access to the bicycle parking located at the front of the hotel. Staff has recommended a condition of approval to work with the relevant City departments to add this connection, if feasible.

Walls/Fences

No new walls are being requested by this application for a site development plan for building permit amendment.

Lighting and Security

Proposed parking lot lighting will be pole-mounted with a maximum height of 16 feet. The lighting will not have an off-site luminance greater than 1000 footlamberts and will not trespass off-site.

Landscaping

Landscaping is required by the zoning code in the amount of 15% of the net lot area (lot area less building footprints). The landscaping plan indicates a total of 20,676 square feet of new or existing landscaped area with this project, which is nearly 25% of the gross lot area; however, the net lot area is incorrectly calculated so the exact percentage of net lot area is unknown. Staff has recommended a condition of approval to correct the landscape calculations prior to final sign-off by the Development Review Board.

Parking lot trees are required at the rate of one tree for each ten spaces; nine parking lot trees are required. Twelve are provided. The Zoning Code requires that no parking space be over 100 feet from a tree [14-16-3-10 (F)(1)(b)]. This requirement is also met. Street trees are provided (existing) along San Antonio Dr. in accordance with the Street Tree Ordinance.

Grading, Drainage, Utility Plans

The subject site is designed to drain to inlets provided within the parking area and elsewhere on the property. These inlets connect to stormwater lines that then drain to the adjacent arroyo.

Water lines for domestic service and fire protection are proposed to connect to the existing line placed within San Antonio Dr. Sanitary sewer lines are proposed to connect to the sanitary sewer line used by the existing hotel and located in the front parking area of the subject site. This line then connects to a manhole at San Antonio Drive.

A new fire hydrant is proposed at the west end of the new building addition.

Architecture

The architecture of the request is designed to match the existing hotel on the subject site. The base of the building is lined with stone and the upper portions are tan stucco.

The buildings are three-story with a maximum height of 42 feet, which complies with the angle requirements of Section 14-16-3-3 Supplementary Height, Area, and Use Regulations of the Zoning Code.

Signage

Signage complies with the existing site development plan for building permit and no additional signage is added to the plan with this request. The site plan does not reference what the existing approved signage is, or how it should be addressed if future amendments are requested, so staff has recommended a condition of approval that a note be added prior to final sign-off to regulate signs in size and number as they exist on the site or otherwise regulated by the C-1 zone.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Commenting agencies reviewed this request from October 3, 2016 to October 19, 2016. Most comments have been addressed or will be ensured through the recommended conditions of

approval and the Development Review Board process for final sign-off. Major comments included required updates to the solid waste enclosure, drainage impacts, and compliance with Environmental Health regulations for the former landfill.

Neighborhood/Public

The Academy Acres Neighborhood Association, Albuquerque Meadows Resident's Association, and District 4 Coalition of Neighborhood Associations, as well as property owners within 100 feet of the subject site were notified of this request. A facilitated meeting was not recommended or held. As of the writing of this report, no comments have been received regarding the request.

V. CONCLUSION

This request is for a site development plan for building permit for Tract A-3-3, J. Group Addition, an approximate 2 acre site located on San Antonio Drive NE between Interstate 25 and San Pedro Drive NE. The site is zoned SU-1 C-1 Uses and Motel, thus the existing and proposed hotel use is allowed by the zoning.

The proposed project consists adding 22,566 square feet to the existing 37,669 square foot building for 26 new guest rooms. 345 square feet are also proposed to expand the breakfast area. 90 parking spaces are proposed on-site along with three motorcycles spaces and five bicycle spaces. The applicant is proposing to utilize the existing driveway at the northeast corner of the site. A refuse container within an enclosure is proposed at the western edge of the subject site. The enclosure will need to be expanded to meet Solid Waste requirements. The site has adequate landscaping and meets the requirements of the Comprehensive Zoning Code.

Representatives from the Academy Acres Neighborhood Association, Albuquerque Meadows Resident's Association, and District 4 Coalition of Neighborhood Associations, as well as property owners within 100 feet of the subject site were notified of this request. A facilitated meeting was not recommended nor held. There is no known opposition to this request.

Staff recommends approval based on the findings and subject to the conditions as listed in the staff report.

FINDINGS - (16EPC-40054) November 10, 2016 Site Development Plan for Building Permit Amendment

1. This is a request for a site development plan for building permit amendment for Tract A-3-A, J. Group Addition located on San Antonio Drive NE and containing approximately 2 acres.
2. The subject site was zoned SU-1 C-1 Uses and Motel on November 16, 1995 (Z-95-112).
3. The existing hotel was approved for a site development plan for building permit on July 19, 2001. The request is to amend the previously approved site development plan.
4. The applicant is proposing an addition of approximately 22,566 square feet to the existing 37,669 square foot hotel for 26 new guest rooms, as well as 345 square feet to expand the breakfast area.
5. The existing and requested hotel expansion is a permissive use under the current zoning of the subject site.
6. The Albuquerque/Bernalillo County Comprehensive Plan, Facility Plan for Arroyos, Bikeways and Trails Facility Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Established Urban Area of the Comprehensive Plan.
8. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
 - a. Policy II.B.5.a: The Developing Urban and Established Urban areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to five dwelling units per acre.

Policy II.B.5.a is furthered by this request because it adds additional guest rooms to a previously approved use, which was found to be “consistent with the Comprehensive Plan policies for land use in the Established Urban Area.” The area surrounding the subject site is characterized by a wide range of urban land uses such as other hotels, restaurants, offices, and single-family residential, and this range of urban land uses will not be diminished by the proposed site development plan amendment.

- b. Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The existing neighborhood area includes the hotel that is proposed for expansion by this request, as well as three additional hotels that are all visible from the nearby

Interstate 25. Two free-standing family restaurants are located within walking distance of the hotel. The hotel is located close to the Balloon Fiesta Park and the proposed expansion will provide additional lodging for the Balloon Fiesta event. The site design will comply with all required design standards and mitigation of the abandoned landfill; as such the location, intensity, and design are compatible with the existing neighborhood and the request furthers Policy II.B.5.d.

- c. Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The request is to expand an existing hotel in the Established Urban Area of the Comprehensive Plan. The subject site will be serviced by existing infrastructure and the size and mass of the proposed building is of a design that will preserve the integrity of the existing commercial neighborhood. Policy II.B.5.e is furthered by this request.

- d. Policy II.B.5.1: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The request furthers Policy II.B.5.1 because the proposed design incorporates all appropriate C-1 regulations and the site is planned to match the existing building that was previously approved by the Environmental Planning Commission. Stone accents on the building and other architectural details help visually reduce the mass of the building. The proposed building addition will fit the design of the surrounding area.

9. The subject site is adjacent to the South Pino Arroyo, which is subject to the Facility Plan for Arroyos. Items from the plan that pertain to the subject site include encouraging development within a quarter mile of the arroyo, trail access for pedestrians, and design guidelines promoting a “highly visible and extensively used network of recreational trails adjacent to arroyos (pg. 55).” A connection to the South Pino Arroyo trail exists on the subject site and will remain between the trail and hotel building with the proposed site development plan for building permit amendment. However, a condition to encourage an additional connection between the trail and the outdoor patio space and parking lot on the proposed site development plan would further promote a visible trail network and offer better access to pedestrian and bicycle amenities on the subject site.
10. The subject site is adjacent to an existing multi-use trail subject to the Bikeways and Trails Facility Plan. The approved site development plan for building permit for the subject site included a bicycle and pedestrian access point to the Pino Arroyo paved multi-use trail south of the subject site. A connection remains to the trail from the expanded hotel building, but an additional access point to the outdoor patio space and parking lot would offer a more well-connected non-motorized transportation system, especially for bicyclists who need to travel from the trail to the bicycle parking provided at the front of the hotel.

11. Representatives from the Academy Acres Neighborhood Association, Albuquerque Meadows Resident's Association, and District 4 Coalition of Neighborhood Associations, as well as property owners within 100 feet of the subject site were notified of this request. A facilitated meeting was not recommended nor held. There is no known opposition to this request.

RECOMMENDATION - 16EPC-40054 – November 10, 2016 – Site Development Plan for Building Permit Amendment

APPROVAL of 16EPC-40054, a request for Site Development Plan for Building Permit Amendment for Tract A-3-A, J. Group Addition, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 16-EPC-40054 – November 10, 2016 - Site Development Plan for Building Permit Amendment

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. A landfill mitigation plan must be submitted to, reviewed, and approved by the Environmental Health Department prior to final sign-off by DRB.
4. An additional trail connection between the Pino Arroyo Trail and the proposed patio and parking area should be added if feasible to increase pedestrian and bicycle connectivity and allow bicycle access from the trail to the bicycle parking located at the front of the hotel. The applicant shall work with Parks and Recreation and other applicable City departments to determine feasibility and complete this connection.
5. The proposed solid waste enclosure shall meet the minimum specifications, comply with comments, and location approved by the Solid Waste Department – Refuse Division.
6. A note shall be added to the plans regarding sign regulations referencing the approved size and number and how to address future compliance if changes are requested.
7. The landscaping plan shall be updated to reflect the correct landscape calculations.
8. Minor errata shall be corrected:

- a. Plans shall be updated to show the correct zone designation.
 - b. Correct the date of approval for vacation of the public drainage easement.
 - c. The note on the plans for the sidewalk on the north side of the parking lot shall be updated to reflect a portion needing to be improved.
9. Conditions of Approval from Transportation Development:
- a. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
 - b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
10. Conditions of Approval from Public Service Company of New Mexico:
- a. An existing overhead distribution line is located along San Antonio NE at the northern boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of those easements.
 - b. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697
 - c. 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 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. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
11. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.


Michael Vos, AICP
Planner

Notice of Decision cc list:

DAC Enterprises, Inc., 1521 Edith Blvd NE, ABQ, NM 87102
Mountain West Lodging, LLC, P.O. Box 91720, ABQ, NM 87199

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No Comments Received

Office of Neighborhood Coordination

Long Range Planning

No comment

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

1. 16EPC-40054 Amended Site Development Plan for Building Permit
 - a. An availability statement is required prior to approval. The submittal shall include an approved Fire 1 Plan from the City fire marshal's office.
 - i. An availability request form can be filled out by following the link:
http://www.abcwua.org/Availability_Statements.aspx
 - b. The proposed fire hydrant and fire hydrant leg are to be deemed private. This private fire hydrant shall be painted safety orange.

ENVIRONMENTAL HEALTH DEPARTMENT

My comments for the Landfill group of the Environmental Health Department are that a mitigation plan should be submitted and approved prior to approval of the plan by EPC. The plan will need to coordinate with Park and Recreations review due to the changes in drainage and multiuse trail.

The submitted paperwork indicates that EHD is reviewing a mitigation plan. This plan has not yet been submitted.

PARKS AND RECREATION

Planning and Design

Defer to City Engineer for prevention of drainage impacts to this site. The site is immediately north and adjacent to the City’s South Pino Arroyo Trail. In the recent past the trail has suffered damage from previous drainage issues impacting with erosion and settling due to the drainage and former landfill use. This request may result in additional runoff flows onto and adjacent to the trail surface if not designed to prevent this offsite impact.

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Square footage of property will require a double refuse enclosure for adequate service, built to COA minimum requirements. Need complete/detailed spec. sheet for proposed refuse enclosure, i.e., 6” concrete filled bollards (not 4”), sanitary drain, etc. All drainage grates (#8)/Manhole covers in truck path, must be able to withstand 57,000 lb refuse truck. Do not plant anything next to proposed refuse enclosure that will create an overhang.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Transit Corridor?	Transit Route?	Current Service/Stops	Comments/Support/Requests
No	No	Nearest service is the Route 34 commuter from Central NE heights to base	No Comment

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

NMDOT

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1000216 Amended Site Development Plan for Building Permit (addition to Homewood Suites, 5400 San Antonio NE between I-25 and Forest Hills Dr NE) 16EPC-40054

1. An existing overhead distribution line is located along San Antonio NE at the northern boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of those easements.

2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697

3. 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 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. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



Looking south from the subject site across the South Pino Arroyo.

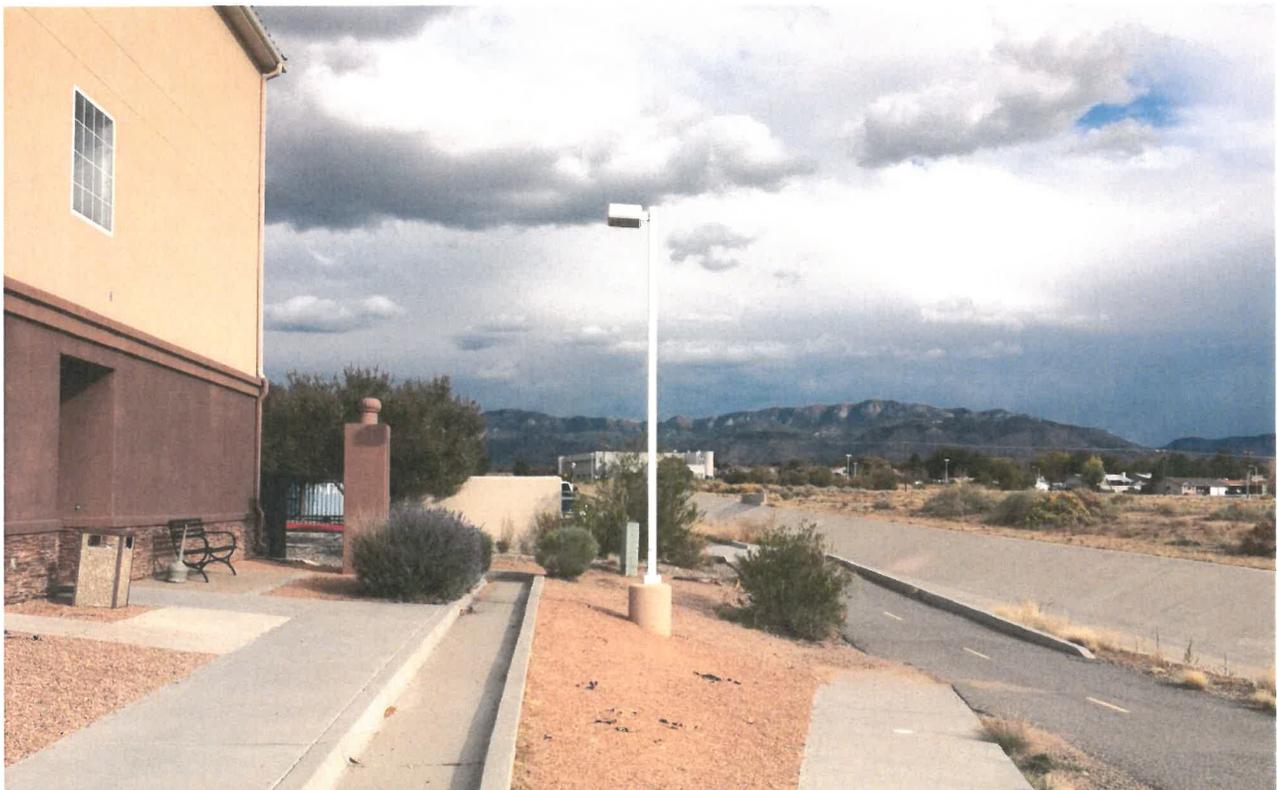
West view from the subject site behind neighboring hotel toward the Cracker Barrel restaurant.





View of the existing hotel on the subject site.

East view at the rear of the subject site showing the existing connection to the multi-use trail.





Northerly view toward the hotels located across San Antonio Drive.

Northeast view showing the access drive shared with the adjacent office building.



HISTORY

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 17, 1995.

OFFICIAL NOTIFICATION OF DECISION

Akshar Management, Inc.
P.O. Box 2650
Gallup, NM 87305

FILE: Z-95-112

LEGAL DESCRIPTION: Lot A-3, J Group Addition, located on the south side of San Antonio Drive NE between Pan American Freeway and San Pedro Drive NE, containing approximately 1.97 acres (D-18).

On November 16, 1995, the Environmental Planning Commission voted to approve Z-95-112, your request for a zone map amendment from SU-1 for C-1 Permissive Uses to SU-1 for C-1 Permissive Uses and Motel, based on the following Findings and subject to the following Condition:

FINDINGS:

1. The request is consistent with the Comprehensive Plan policies for land use in the Established Urban Area. The amended land use, therefore, meets the criteria for approval found in Resolution 270-1980.
2. Motel development is consistent with prior Commission actions and should not negatively effect protection of environment and the public health, safety, and welfare.
3. The prior use of this site as a landfill creates significant development constraints and potential hazards.
4. Special use zoning is appropriate to ensure adequate site plan control to address the unusual circumstances of this site.
5. Any future site plan submitted for this property must show how the potential problems of development on a landfill have been dealt with.
6. A replat is required in order to establish zoning boundaries.

CONDITION:

1. A replat is required.

FINAL APPROVAL OF A SITE DEVELOPMENT PLAN REQUIRES FINAL SIGN-OFF BY THE DEVELOPMENT REVIEW BOARD (DRB). THE APPLICANT IS RESPONSIBLE FOR APPLYING FOR THIS ACTION. BUILDING PERMITS CANNOT BE ISSUED UNTIL FINAL SIGN-OFF HAS OCCURRED. APPLICATIONS FOR DRB ARE AVAILABLE FROM AND ARE TO BE SUBMITTED TO THE PLANNING DEPARTMENT, 4TH FLOOR, CITY/COUNTY BUILDING.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY DECEMBER 1, 1995, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

CITY OF ALBUQUERQUE
DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

AKSHAR Management, Inc.
PO Box 2650
Gallup NM 87305

July 9, 2001

CERTIFICATION OF ZONING

FILE: Z-95-112
DATE OF FINAL ACTION: November 16,
1995
LEGAL DESCRIPTION: Lot A-3, J Group
Addition, located on the south side of San
Antonio Drive NE between Interstate 25 and
San Pedro, containing approximately 1.97
acres. (K-10) Dave Carlson, Staff Planner

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED AND THE CONDITION OF APPROVAL
MET, THE ZONING ON THE ABOVE CITED PROPERTY IS NOW CHANGED AS FOLLOWS:

FROM SU-1 FOR C-1 USES TO SU-1 FOR C-1 USES AND MOTEL

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. You should take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

Sincerely,


For Robert McCabe
Planning Director

RM/rb

cc: Zoning
Neal Weinberg/AGIS

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: July 20, 2001

Sam Patel
P.O. Box 91720
Albuq. NM 87199

OFFICIAL NOTIFICATION OF DECISION

FILE: 01128 00675
LEGAL DESCRIPTION: for Tract A-3-A, J
Group Addition, zoned SU-1 for C-1, located on
San Antonio Avenue NE between I-25 and San
Pedro Avenue, containing approximately 2 acres.
(E-18) Deborah Stover, Staff Planner

On July 19, 2001, the Environmental Planning Commission voted to approve 01128 00675, a request for site development plan for building permit, for Tract A-3-A, J-Group Addition, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for a hotel on Tract A-3-A, J-Group Addition, located on San Antonio Avenue NE between Interstate-25 and San Pedro.
2. This request is in conformance with the goals and polices of the *Comprehensive Plan* by locating a commercial use within an existing commercially zoned area and by providing employment and service uses located to complement residential areas and sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
3. The site is located on the former City of Albuquerque's San Antonio Landfill. Landfill gases, which consist of methane and volatile organics, have been found to exist within this landfill. Mitigation measures are required.
4. This submittal will be adequate with some changes and additions to the plan.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

OFFICIAL NOTICE OF DECISION

01128 00675

JULY 19, 2001

PAGE 2

2. A letter stating that the owner of the property shall adhere to the recommendations of the landfill gas expert without limitations shall be submitted prior to final approval.
3. The conditions set forth in the letter dated June 6, 2001 from the City of Albuquerque Assistant City Attorney's Office must be adhered to. Resolution of the issues in the letter written by Assistant City Attorney Mr. Curran shall be addressed in writing prior to final approval.
4. The number of bicycle spaces provided for the site shall reflect at least the minimum required by the zoning code and be stated on the plan.
5. Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles. A pedestrian walkway from the hotel leading to the restaurant to the west shall be shown. A pedestrian walkway from San Antonio to the hotel shall be shown. A pedestrian connection to the future path along the arroyo (consistent with the Parks and Recreation comment) that is an ADA accessible paved connection from the south end of the building to the Pino Arroyo shall be added.
6. The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 16 feet high. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
7. All building materials and colors shall be specified on the site plan.
8. The building mounted sign on the south facing side of the building shall be dimensioned and colors and materials of the sign shall be noted on the site plan.
9. The location of the monument sign shall be shown on the site plan and colors and materials of the sign shall be noted on the site plan.
10. The refuse container shall be compatible in design, color and material with building architecture. The gates are to be opaque with no chain link allowed.
11. No chainlink, razor wire or plastic/vinyl fencing is permitted.
12. No freestanding cell towers or antenna shall be permitted. Any proposed antenna shall be integrated into the building architecture.

OFFICIAL NOTICE OF DECISION

01128 00675

JULY 19, 2001

PAGE 3

13. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All ground mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
14. The square footage of the hotel shall be provided on the site plan.
15. The site plan shall meet the conditions of approval as set forth by the Environmental Health Department that the following shall be reviewed and certified by a professional engineer with expertise in landfill gases:
 - a. All underground utilities shall prevent the migration of landfill gas into the proposed hotel, as well as into the existing feeder line including city utility.
 - b. Any penetrations into the ground such as light poles shall be constructed so that any existing landfill gas does not exit the ground surface to cause a risk to the public. Venting of landfill gas shall be above the breathing zone.
 - c. Design of the pool, and spa shall be designed by a professional engineer with expertise in landfill gas to ensure that these features do not leak into the underlying landfill materials. The applicant shall show written documentation of this design.
 - d. Ponding of water on the site shall be immediately conveyed off site or must be contained in a waterproof liner system, which prohibits the introduction of water into the landfill materials.
 - e. All water (drinking and landscape) and sewer lines on the property shall be placed in a waterproof liner system trench (es), which prohibits the introduction of water into the landfill materials.
 - f. The proposed landscape plan shall be reviewed by a professional engineer with expertise in landfill gas to determine whether the watering of each proposed type of vegetation, including the turf areas, may exacerbate introduction of irrigation water into the underlying landfill materials. The applicant shall show written documentation of this review.
 - g. The applicant shall submit building plans to EHD that include the mitigation of the landfill gas issues described above prior to submission of the building plans to Planning Department for building permit.
16. Public Works Department conditions shall be met:
 - a. Construction of a deceleration lane for the San Antonio entrance.
 - b. Construction of a 6-foot sidewalk on San Antonio.
 - c. Construction of 25-foot corner radii with handicapped ramps.
 - d. Provision of a cross access easement for access drive across adjacent parcel.
 - e. Provision of pedestrian access from hotel to street.
 - f. Provision of 10-foot end islands with 15-foot corner radii in the parking areas, per DPM standards.
 - g. Provision of 6-foot sidewalks in areas where parked cars overhang the sidewalk.
 - h. The site plan shall show that the driveway lines up with the existing median pass-through.

OFFICIAL NOTICE OF DECISION

01128 00675

JULY 19, 2001

PAGE 4

17. A 10' wide buffer area with Austrian pine, Desert willow, Pinon pine, and drought tolerant shrubs shall be placed at the west end of the parking lot near the pond area. The remainder of the ponding area shall be planted with native seed. No manual irrigation shall take place in this area. The seed mixture shall be a fast-growing reclamation combination that is composed of Indian rice grass, Sand dropseed, Galleta, and Alkalai sacation along with Desert marigold and California poppy.
18. Trees shall be provided throughout the parking areas at a rate of 1 for every 10 parking spaces to provide shade.
19. The species of turf to be planted shall be stated on the plan.
20. An outdoor patio space that is a minimum of 250-500 square feet in size with seating shall be provided. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
21. On the east elevation of the building there are 6 panels that are recessed back 1 foot on the upper floor there shall be a balcony at each of the 6. The balcony does not have to be usable but it should project out 2 feet minimum.
22. Two colors of stucco shall be used on different panels of the building on both the east and west elevations and also the drive-thru. A horizontal band of color shall be added.
23. One ADA compliant parking space shall be located near the rear west side entrance.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY AUGUST 3, 2001 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTICE OF DECISION

01128 00675

JULY 19, 2001

PAGE 5

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,


for Robert R. McCabe, AIA, APA
Planning Director

RM/DS/ac

cc: Irene Minke, Academy Acres North NA, 6504 Dungan NE, Albuquerque, NM 87109
Roberta Lipman, Academy Acres North NA, 6503 Mendius NW, Albuquerque, NM 87109

1000216
7-19-01
Hawthorn Suites
E-1A

1991 IBC "Minimum Administrative Code" 502.3 and paragraph
Any applications or permit applications shall be "void" until they have been
approved by the appropriate "order" or "title" jurisdiction of the City of Albuquerque,
NM that be deemed necessary and appropriate.

ERC

ERC # 01123 00375
DRB # 02DRB-00948

CASE NUMBER: 2-
Permit # 000016

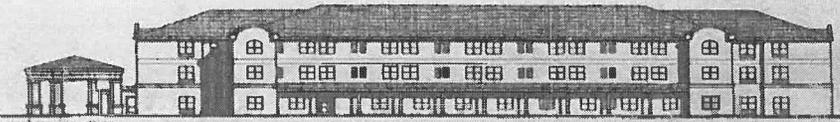
The plan is submitted with the required site development plan
approved by the Department of Planning (DPD) and
approved by the Planning and Zoning Department (P&Z) of
the City of Albuquerque, New Mexico.

SITE DEVELOPMENT PLAN

Project Name	Hawthorn Suites
Site Location	Albuquerque, NM
Site Area	11,176 sq. ft.
Proposed Use	Residential
Proposed Density	12 units/acre
Proposed Parking	12 spaces

APPROVED AND CONDITIONAL ACCEPTANCE as appearing by the
Department of Planning (DPD) on 12-11-01

PLAT 007049-498

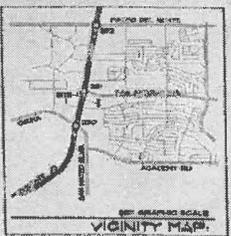


Hawthorn Suites Limited Albuquerque New Mexico

DRAWING INDEX

CU	SITE PLAN
CU.1	DRAINAGE PLAN
CU.2	DRAINAGE PLAN
CU.3	DRAINAGE PLAN
DRV.1	LPS ABAYEMENT SYSTEM PLAN
DRV.2	LPS VENTING SYSTEM SECT B C
DRV.3	LPS VENTING SYSTEM SECT F - ELEV
DRV.4	LPS DETAILS
LI	LANDSCAPING PLAN
AI.1	LEVEL ONE FLOOR PLAN
AI.2	LEVEL TWO FLOOR PLAN
AI.3	LEVEL THREE FLOOR PLAN
AS.1	EXTERIOR ELEVATIONS
AS.1	PARTIAL FLOOR PLAN
AS.2	ROOM PLANS
AS.1	GUESTROOM BATH ELEVATIONS
AS.2	GUESTROOM ELEVATIONS
AS.3	GUESTROOM AND CABINETS ELEVATIONS
AS.4	CABINET ELEVATIONS
AS.1	BUILDING SECTION
AS.2	BUILDING SECTION
AS.3	BUILDING SECTION
AS.4	STAIR AND LANDSCAPE SECTIONS
AS.5	BUILDING SECTION
SO.1	STRUCTURAL DETAILS
SO.2	STRUCTURAL DETAILS
SO.3	FOUNDATION PLAN AND DETAIL
SO.1	ROOF FRAMING PLAN
SO.2	ROOF LEVEL SHEAR WALL LOCATIONS
SO.1	LEVEL THREE FRAMING PLAN
SO.2	LEVEL THREE SHEAR WALL LOCATIONS
SO.1	LEVEL TWO FRAMING PLAN
SO.2	LEVEL TWO SHEAR WALL LOCATIONS
SO.1	STRUCTURAL DETAILS
ME.1	LEVEL ONE MECHANICAL PLAN
ME.2	LEVEL TWO AND THREE MECHANICAL PLAN
ME.3	MECHANICAL PLUMBING PLANS
ME.4	MECHANICAL PLUMBING PLANS
ME.5	MECHANICAL PLUMBING PLANS
EL.1	LEVEL ONE ELECTRICAL PLAN
EL.2	LEVEL TWO AND THREE ELECTRICAL PLAN
EL.3	PARTIAL FLOOR ELECTRICAL PLAN
EL.4	ROOM ELECTRICAL PLANS
EL.1	ELECTRICAL PLANS
EL.2	LEVEL ONE REFLECTED CEILING PLAN
EL.3	LEVEL TWO AND THREE REFLECTED CEILING PLANS

* DRAWN BY OTHER COMPANIES, ENGINEERS OR FIRMS



DISCLOSURE:

THE DEVELOPER OF THIS PROJECT HAS ASSIGNED
THE DEVELOPMENT OF THIS PROJECT TO THE ASSOCIATE
PROPERTY OWNER OF A FUTURE LIMITED PARTNERSHIP
PROPERTY OF THE CITY OF ALBUQUERQUE, NEW MEXICO
AND THE CITY OF ALBUQUERQUE, NEW MEXICO. THE
ASSOCIATE PROPERTY OWNER HAS ASSIGNED THE
PROPERTY TO THE CITY OF ALBUQUERQUE, NEW MEXICO
AND THE CITY OF ALBUQUERQUE, NEW MEXICO.

ENVIRONMENTAL APPROVAL

THESE PLANS ARE HEREBY APPROVED AS NOTED.

APPROVED FOR THE CITY OF ALBUQUERQUE, NEW MEXICO

DATE

ADDRESS:
1000216
7-19-01
Hawthorn Suites
E-1A

ARCHITECT:
S. D. D. B. J. P. O.

ENGINEER:
S. D. D. B. J. P. O.

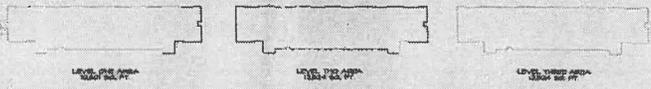
PLUMBER:
S. D. D. B. J. P. O.

ELECTRICIAN:
S. D. D. B. J. P. O.

MECHANICAL:
S. D. D. B. J. P. O.

LANDSCAPER:
S. D. D. B. J. P. O.

(AS REQUIRED BY THE MOST CURRENT VERSION
OF THE UNIFORM BUILDING CODE FOR ENVIRONMENTAL
WITHIN 100 FEET OF LANDFILLS)



Hawthorn Suites LTD
general conditions
Albuquerque, NM

OWNER	DRB
DESIGNER	ALBUQUERQUE
DATE	11 17 2001
SCALE	AS SHOWN
APPROVED	6 18 2001



leon isilver + associates
architects
+ consultants
P.O. Box 10000, Suite 1201
Albuquerque, NM 87110
Tel: 505.871.1183

job no: **417**
sheet

NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED AND TO BE COMPLETED WITHIN THE PERIOD OF 90 DAYS FROM THE DATE OF COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE, NEW MEXICO.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE, NEW MEXICO.
3. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ORDINANCES AND REGULATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE, NEW MEXICO.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE, NEW MEXICO.

PARKING LOT LIGHTS

- (1) 150 WATT HIGH PRESSURE SOD LIGHTS 14' HIGHER THAN FINISHED GRADE
- (2) 150 WATT HIGH PRESSURE SOD LIGHTS 14' HIGHER THAN FINISHED GRADE

ARCHITECT
VERNA ARCHITECTURE
1000 10TH AVENUE N.W.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: 505-263-1111
FAX: 505-263-1112

OWNER
HAWTHORN SUITES LIMITED
1000 10TH AVENUE N.W.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: 505-263-1111
FAX: 505-263-1112

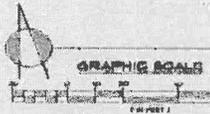
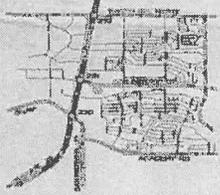
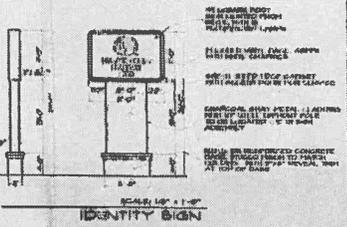
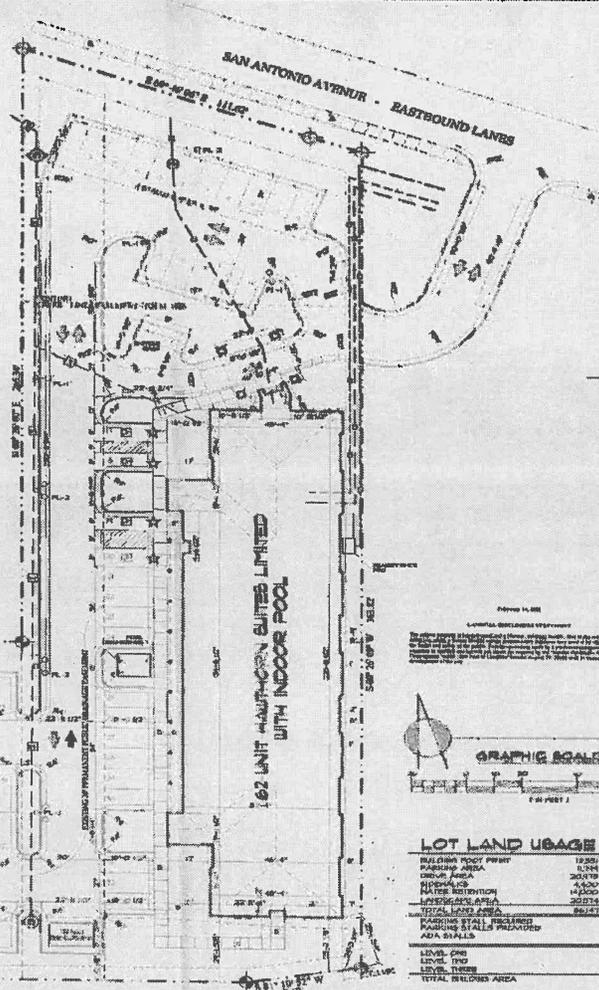
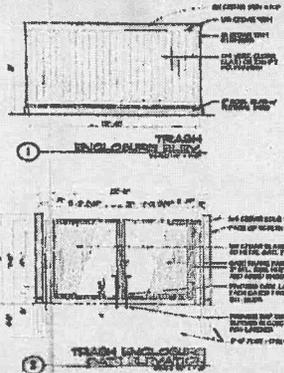
FRANCHISE
EXISTING AND PROPOSED
SCALE: 1" = 100'-0"

ADDRESS
1000 10TH AVENUE N.W.
ALBUQUERQUE, NEW MEXICO 87102

PRIORITY
ALL REGULATIONS AND ORDINANCES OF THE CITY OF ALBUQUERQUE, NEW MEXICO, STATE AND LOCAL AGENCIES SHALL APPLY TO THIS PROJECT.

- 10 ELECTRICAL SERVICE
- 11 NATURAL GAS SERVICE
- 12 TELEPHONE SERVICE
- 13 WATER SERVICE
- 14 SANITARY SEWER SERVICE
- 15 HANDICAPPED STAIR MARKER
- 16 FIRE HYDRANT
- 17 HANDICAPPED PARKING SIGN
- 18 MANHOLE
- 19 INCOMING TRAFFIC DIRECTION

LEGEND



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

NOTE: ON DIMENSIONS OTHER THAN 0'-0" TO 10'-0" INCHES (24" MAX), PLEASE REFER TO DIMENSIONS ON SCALE AT EPT.

LOT LAND USAGE

BUILDING FOOTPRINT	12,250 S.F.	73.4%
PARKING AREA	13,770 S.F.	82.4%
DRIVE AREA	30,070 S.F.	182.5%
LANDSCAPE	4,000 S.F.	24.1%
WATER TREATMENT	1,000 S.F.	6.0%
LANDSCAPE AREA	20,574 S.F.	123.8%
TOTAL LAND AREA	80,000 S.F.	480.0%
PARKING STALLS REQUIRED	68	400.0%
PARKING STALLS PROVIDED	4	2.0%
ADA STALLS	4	2.0%
LEVEL ONE	12,250 S.F.	73.4%
LEVEL TWO	12,250 S.F.	73.4%
LEVEL THREE	12,250 S.F.	73.4%
TOTAL BUILT-UP AREA	36,750 S.F.	229.7%

Hawthorn Suites Limited
site plan
albuquerque, new mexico

drawn	1/2/2008
checked	LRL/owner
date dwn	18.10.2008
date checked	18.10.2008
plan date	01.28.2008
approved	
1.001	1.001
revisions:	

architect's seal

1001 blavier + associates architects + consultants
1000 10th Avenue NW
Albuquerque, NM 87102
Phone: 505-263-1111
Fax: 505-263-1112

job no 417

sheet C1.1

ZONING

Refer to Section 14-16-2-22 of the Comprehensive Zoning Code for specifics regarding the SU-1 (Special Use Zone) and Section 14-16-2-16 of the Comprehensive Zoning Code for specifics regarding the C-1 (Neighborhood Commercial Zone).

APPLICATION INFORMATION



SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): DAC ENTERPRISES, INC (ROBERT ROMERO) PHONE: 505-892-0484
 ADDRESS: 1521 EDITH BLVD NE FAX: 505-247-4530
 CITY: ALBUQUERQUE STATE NM ZIP 87102-1611 E-MAIL: R. Iramero 505@qual.com
 APPLICANT: MOUNTAIN WEST LOGGING, LLC (VINODH PERUMAL) PHONE: 505-879-7168
 ADDRESS: P.O. BOX 91720 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: VINODH@TMSNM.COM
 Proprietary interest in site: OWNER List all owners: VINODH PERUMAL

DESCRIPTION OF REQUEST: AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT TO ALLOW NEW ADDITION OF 216 ROOMS TO EXISTING HOTEL

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. TR A-3A, A3B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: J GROUP ADDITION
 Existing Zoning: SU-1-C USES & MOTEL Proposed zoning: SAME MRGCD Map No. _____
 Zone Atlas page(s): E-18 UPC Code: 101806222448920135

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
EPC# 01128-00675 & DRB# 02DRB948/Z-95-112

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 1 No. of proposed lots: NA Total site area (acres): 1.9743
 LOCATION OF PROPERTY BY STREETS: On or Near: 5400 SAN ANTONIO NE
 Between: I-25 N FWY NE and FOREST HILLS DR NE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: 07/19/16

SIGNATURE Doug Crandall DATE 09/16/2016
 (Print Name) DOUG CRANDALL Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- 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

116EPC 40054

Action

ASBP
ADV
CMF

S.F.

Fees

\$ 255.00
 \$ 75.00
 \$ 50.00
 \$ _____
 \$ _____
 Total
 \$ 380.00

Hearing date

November 10, 2016
9-27-16

Project #

1000316

Revised: 11/2014

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"
 - IP MASTER DEVELOPMENT PLAN (EPC11)
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
(Folded to fit into an 8.5" by 14" pocket.) **20 copies**
 - Site Plans and related drawings reduced to 8.5" x 11" format (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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

 - Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
 - Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
 - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
 - Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
 - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
 - Registered engineer or architect's stamp on the Site Development Plans
 - Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)
 - ✓ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - ✓ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
 - ✓ Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - ✓ Zone Atlas map with the entire property(ies) clearly outlined
 - ✓ Letter briefly describing, explaining, and justifying the request
 - ✓ Letter of authorization from the property owner if application is submitted by an agent
 - ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ✓ Sign Posting Agreement
 - ✓ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ✓ Traffic Impact Study (TIS) form with required signature
 - ✓ Fee (see schedule)
 - ✓ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

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

DOUG CRANDALL
 DARE ENTERPRISES, INC AGENT
 Applicant name (print)
 Doug Crandall - 09/16/2016
 Applicant signature / date



<input type="checkbox"/> Checklists complete	Application case numbers	Form revised November 2010
<input type="checkbox"/> Fees collected	10EPC-90054	 9-27-16
<input type="checkbox"/> Case #s assigned	_____	Planner signature / date
<input type="checkbox"/> Related #s listed	_____	Project #: 1000816

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: DAC ENTERPRISES, INC DATE OF REQUEST: 9/14/16 ZONE ATLAS PAGE(S): E-18

CURRENT:

ZONING SU-1/C-1 USES & motel
PARCEL SIZE (AC/SQ. FT.) 86147 sq ft

LEGAL DESCRIPTION:

LOT OR TRACT # Lot A3A BLOCK # _____
SUBDIVISION NAME J Group ADDN'
NORTHSIDE SUBD'

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 86 ROOMS
BUILDING SIZE: 60363 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE Doug Crandall DATE 9/14/16

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Tony Zed
TRAFFIC ENGINEER

9-14-16
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / _____ DATE _____
-FINALIZED / / TRAFFIC ENGINEER

LETTER OF AUTHORIZATION

June 6, 2016

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
Albuquerque, NM

Re: AMENDMENT SITE DEVELOPMENT PLAN FOR BUILDING PERMIT-Tract A-3-A & A-3-B, J Group
Addition, 5400 San Antonio NE

Dear Ms. Hudson:

This letter certifies that the undersigned is the owner of the above referenced property. By this letter, I authorize DAC Enterprises, Inc., to act as my agent in seeking approval of an amendment to my existing Site Development Plan for Building Permit for this property.

If you should have any questions, please feel free to contact me at 505-831-4200.

Sincerely,

 09/21/16.
Vinodh Perumal
MOUNTAIN WEST LODGING LLC

[Handwritten signature]

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 16-132 Date: 7/19/16 Time: 2:00 pm

Address: 5400 SAN ANTONIO NE

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Kym Dicome Other: _____
 Transportation: Gary Sandoval Other: _____
 Code Enforcement: Ben McIntosh Other: VINCENT MONTANO
 Fire Marshall: Antonio Chinchilla Other: EPC GONZALEZ

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

Zone Map Amendment EPC Approval City Council Approval
 Sector Dev. Plan Amendment EPC Approval City Council Approval
 Site Dev. Plan for Subdivision EPC Approval DRB Approval Admin Approval
 Site Dev. Plan for Bldg. Permit EPC Approval DRB Approval Admin Approval
 Other _____

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SU-1 for C-1 Use & Motel
 Proposed Use/Zone: 350 sf building addition to existing motel
 Applicable Plans: No Sector Dev or Area Plans
 Applicable Design Regulations: _____
 Previously approved site plans/project #: Project #1000316
 Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts Given:
 Zone Map Amendment Process R-270-1980 AA Process EPC Schedule

Additional Notes:
An EPC approved site plan is included with the file for this site. A total of 37,573 sf was approved for the site in 2001. A 2003 AA for signage was approved. Does this count as an AA?
• EXISTING SITE PLAN MUST BE AMENDED THRU EPC TO ADD 20K+ SF.

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.



 PRT CHAIR



 APPLICANT OR AGENT

*****Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.** Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

PARKING WILL BE DISPLACED W/ NEW ADDITION?

68 REQ'D 69 PROVIDED?

EPC HAS DISCRETION OVER PARKING - BUT THERE ARE ALWAYS CONCERNS OVER THAT ISSUE.

ACCOMMODATE FIRST PUSH ORDINANCE

LANDFILL. BUFFER AREA MUST ADDRESS THOSE ISSUES.

September 16, 2016

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
Albuquerque, NM

Re: Site Development Plan - Lot A3, J Group Addition, Project #1000216 (Zone Atlas Page D-18-Z)

Dear Chair Hudson and Commissioners

This is a request for approval of a Site Development Plan at the above referenced parcel. The property is zoned SU-1 for C-1 uses and a motel. The original site plan was approved (Z-95-112) for use as a motel. Applicant is asking to add 26 rooms to the existing 60 units approved in 1995. The site is not governed by any Sector Development Plan.

EPC Conditions

There were no conditions attached to the original approval, except to require that the site be re-platted. There was, however, concern regarding the fact that the site was once a landfill. Finding #5 of the approval stated that “[a]ny future site plan for this property must show how the potential problems of development on a landfill have been deal with.” That concern was also discussed at the Planning Review Team (PRT) meeting held on July 16th.

Applicant’s engineer has been in contact with the Environmental Health Department (EHD) regarding the required Landfill Mitigation Plan. It is unclear as to how long it will take for the EHD to review and approve the applicant’s mitigation plan. However, if this site plan amendment request is approved by the Environmental Planning Commission (EPC), a remediation plan consistent with landfill construction will be completed and signed off before submittal to the Development Review Board.

Summary of Request

As noted, applicant is proposing to add 26 units (22,710 square feet) to the existing motel. This is a three story motel and the addition will contain 8 new units on the first floor and 9 units each on the second and third floor. There is also a small guest breakfast area added near the entrance to the building. Some existing parking will be displaced with the new addition, but new parking will be provided elsewhere on the lot in an area that is currently vacant. This new parking area will also be addressed in the Landfill Mitigation Plan.

Although there were no specific site plan requirements or specific findings regarding development, basic requirements for hotels and motels and other allowed uses in the C-1 zone are provided as follows:

Parking - One parking space is required for each rental unit, or 86 space. Applicant has provided 89 spaces. In addition, four handicap, three motorcycle and four bicycle spaces are identified on site.

Landscaping - Fifteen percent of the net site must be landscaped according to the standard regulations. Existing landscaping is 20,573 SF or 23.9%. The proposed landscaping adds an additional 17,404 SF, or 20.20%. The landscaping plan for the entire site is generally compliant with the requirements found in Section 14-16-3-10 of the *Zoning Code*.

Site Lighting - Lighting does not have an off site luminance of greater than 1000 footlamberts and does not trespass off site and directly on to any public right of way or residential zone. All light poles are identified on the site plan and do not exceed 20' in height.

Signage - Signage complies with the existing site development plan and no additional signage is added to the existing site plan.

Height - Building height is 42' and complies with the angle requirements of Section 14-16-3-3 of the *Zoning Code*.

Setbacks - The new addition is in compliance with applicable setback regulations for the C-1 zone.

Albuquerque/Bernalillo Comprehensive Plan (Comprehensive Plan)

This site is located within the Established Urban Area of the *Comprehensive Plan*. The original decision of approval of the zone map amendment and accompanying site development plan stating in Finding #1 that “[t]his request is consistent with Comprehensive Plan policies in the Established Urban Area.” Further, Finding #2 states: “Hotel development is consistent with prior Commission actions and should adequately protection of environment and the public health, safety and welfare.”

Although no specific citations of specific polices were noted in the decision, the following are relevant for the site plan.

Policy a “*The Developing Urban and Established areas shall allow a full range of urban land uses, resulting in a gross density of up to five dwelling units per acre.*” This is an addition to an approved use and the addition is designed to match the existing approved building design.

Policy 5.d. - *"The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural and recreational concern."* This motel is visible from the I-25 freeway. Two other motels are located across the street and another next door to this site. There are at least two free standing family restaurants within walking distance of the motel. The motel is located near the Balloon Fiesta area and will provide additional lodging for this event. The site design complies with all environmental standards including lighting and the mitigation of an abandoned landfill. As such, its location, intensity and design are compatible with existing neighborhood values.

Policy 5.e. - *"New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured."* All infrastructure is available to the site and the size and mass of the building is of a design so as to preserve the integrity of the surrounding commercial neighborhood.

Policy 5.i. - *"Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area."* Possible Techniques, #1 is to "[a]chieve [this Policy] through sector plans and Zoning Ordinance." As noted above, the site plan incorporates all appropriate C-1 regulations and the site design matches that as has been approved by the EPC.

Applicant believes that this site plan complies with all relevant goals, design requirements and policies of the the *Albuquerque/Bernalillo County Comprehensive Plan*.

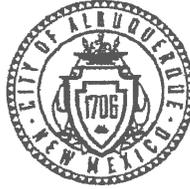
Applicant respectfully requests approval of this site plan. I look forward to addressing the commission to answer any other questions that may arise.

Sincerely,



Doug Crandall, Principal
DAC Enterprises, Inc.

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

September 2, 2016

Robert E. Romero
 DAC Enterprises, Inc.
 1521 Edith Blvd. NE/87102-1611
 Phone: 505-842-0484 Fax: 505-247-4530
 E-mail: r.romero505@gmail.com

Dear Robert:

Thank you for your inquiry of **September 2, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) TR A3A, NORTHSIDE SUBDIVISION LOCATED ON 5400 SAN ANTONIO DRIVE NE BETWEEN I-25 FREEWAY NE AND FOREST HILLS DRIVE NE** zone map **E-18**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this submittal and the contact names are as follows:

ACADEMY ACRES NORTH N.A. (AAN)

*Jacob Tellier, P.O. Box 90181/87199 821-0393 (h)

Irene Minke, P.O. Box 90181/87199 828-9810 (h)

ALBUQUERQUE MEADOWS RESIDENT'S ASSN. (AMR) "R"

Robert G. Stetson, 7112-154 Pan American Frwy. NE/87109 440-7701 (c)

Harvey Hopkins, 7112-294 Pan American Frwy. NE/87109 410-428-9903 (c)

DISTRICT 4 COALITION OF N.A.'S

*Michael Pridham, 6413 Northland Ave. NE/87109 321-2719 (h) 872-1900 (c)

Tony Huffman, 9712 Sand Verbena Trl. NE/87122 259-9723 (c)

Please note that according to *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at dllcarmona@cabq.gov.

Sincerely,

Dalaina L. Carmona

Dalaina L. Carmona

Senior Administrative Assistant

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT TO
 BOTH CONTACTS OF EACH
 NA/HOA FOR THIS
 PLANNING SUBMITTAL.**

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 09/02/16 Time Entered: 11:24 a.m. Rep. Initials: DLC

DAC Enterprises, Inc.

Zoning & Land Use Services

September 16, 2016

CERTIFIED MAIL
DISTRICT 4 COALITION OF NEIGHBORHOOD ASSO
Michal Pridham
6413 Northland Ave. NE
Albuquerque, NM 87109

Re: Request for Amended Site Development Plan for Building Permit-Homewood Suits
5400 San Antonio Dr. NE

Dear Mr. Pridham:

DAC Enterprises, Inc. has been authorized to represent Veena Investments, Inc., regarding the above referenced request zoned SU-1 for C-1 uses and motel. Veena Investments d/b/a Homewood Suits is proposing to add a wing to the existing motel in order to accommodate 26 rooms for a total room count of 86 rooms. The addition is proposed on an existing vacant portion of the property west of the current building. The proposed development meets the parking requirement and will also comply with all requirements of the SU-1 zone as imposed by the Environmental Planning Commission, including landscaping, building height and all other attendant regulations of that zone category.

A copy of the proposed site plan is enclosed for your review. Also enclosed is Zone Map E-18 in order to help you locate the development. The application will be filed with the Environmental Planning Commission, City of Albuquerque by the September 29, 2016 deadline for a public hearing on November 10, 2016.

DAC representatives are available to present this request to you and/or your association. If you should have any questions in the mean time, please feel free to call on me at 842-0484.

Sincerely,

Robert E. Romero
Robert E. Romero, Associate

Cc: Tony Huffman, 9712 Sand Verbena Trl. NE Albuquerque

7010 2780 0003 0000 2260 0260

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
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ALBUQUERQUE, NM 87109	
OFFICIAL USE	
Postage	\$3.30
Certified Fee	\$2.70
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.47

0101 18
Postmark Here
SEP 16 2016
09/16/2016

Sent To: MICHAEL PRIDHAM
Street, Apt. No., or PO Box No.: 6413 NORTHLAND AVE NE
City, State, ZIP+4: ALBUQ., NM 87109

PS Form 3800, August 2006 See Reverse for Instructions

7010 2780 0000 2260 0277

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ALBUQUERQUE, NM 87102	
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Postage	\$3.30
Certified Fee	\$2.70
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.47

0101 18
Postmark Here
SEP 16 2016
09/16/2016

Sent To: TONY HUFFMAN
Street, Apt. No., or PO Box No.: 9712 SAND VERBENA TR/ NE
City, State, ZIP+4: ALBUQ. NM 87109

DAC Enterprises, Inc.

Zoning & Land Use Services

September 16, 2016

CERTIFIED MAIL
 ALBUQUERQUE MEADOWS RESIDENT'S ASSOCIATION
 Robert G. Stetson
 7112-154 Pan American Frwy NE
 Albuquerque, NM 87109

Re: Request for Amended Site Development Plan for Building Permit-Homewood Suites
 5400 San Antonio Dr. NE

Dear Mr. Stetson:

DAC Enterprises, Inc. has been authorized to represent Veena Investments, Inc., regarding the above referenced request zoned SU-1 for C-1 uses and motel. Veena Investments d/b/a Homewood Suites is proposing to add a wing to the existing motel in order to accommodate 26 rooms for a total room count of 86 rooms. The addition is proposed on an existing vacant portion of the property west of the current building. The proposed development meets the parking requirement and will also comply with all requirements of the SU-1 zone as imposed by the Environmental Planning Commission, including landscaping, building height and all other attendant regulations of that zone category.

A copy of the proposed site plan is enclosed for your review. Also enclosed is Zone Map E-18 in order to help you locate the development. The application will be filed with the Environmental Planning Commission, City of Albuquerque by the September 29, 2016 deadline for a public hearing on November 10, 2016.

DAC representatives are available to present this request to you and/or your association. If you should have any questions in the mean time, please feel free to call on me at 842-0484.

Sincerely,



Robert E. Romero, Associate

Cc: Harvey Hopkins, 7112-294 Pan American Frwy NE Al

7010 2780 0003 2260 0307

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Total Postage & Fees	\$6.47	\$6.47	
Sent To: HARVEY HOPKINS			
Street, Apt. No., or PO Box No.: 7112-294 PAN AM FWY NE			
City, State, ZIP+4: ALBUQ, NM 87109			

DAC Enterprises, Inc.
Zoning & Land Use Services

September 16, 2016

CERTIFIED MAIL
ACADEMY ACRES NORTH NEIGHBORHOOD ASS
Jacob Tellier
P.O. Box 90181
Albuquerque, NM 87199

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Total Postage & Fees	\$2.70

Postmark Here
SEP 16 2016
0101 18
09/16/2016

Sent To
JACOB TELLIER / IRENE MINKE
Street, Apt. No.,
or PO Box No. P.O. BOX 90181
City, State, ZIP+4 ALBUQ. NM 87199

Re: Request for Amended Site Development Plan for Building Permit-Homewood Suites
5400 San Antonio Dr. NE

Dear Mr. Tellier:

DAC Enterprises, Inc. has been authorized to represent Veena Investments, Inc., regarding the above referenced request zoned SU-1 for C-1 uses and motel. Veena Investments d/b/a Homewood Suites is proposing to add a wing to the existing motel in order to accommodate 26 rooms for a total room count of 86 rooms. The addition is proposed on an existing vacant portion of the property west of the current building. The proposed development meets the parking requirement and will also comply with all requirements of the SU-1 zone as imposed by the Environmental Planning Commission, including landscaping, building height and all other attendant regulations of that zone category.

A copy of the proposed site plan is enclosed for your review. Also enclosed is Zone Map E-18 in order to help you locate the development. The application will be filed with the Environmental Planning Commission, City of Albuquerque by the September 29, 2016 deadline for a public hearing on November 10, 2016. .

DAC representatives are available to present this request to you and/or your association. If you should have any questions in the mean time, please feel free to call on me at 842-0484.

Sincerely,

Robert E. Romero
Robert E. Romero, Associate

Cc: Irene Minke, P.O. Box 90181, Albuquerque, NM 87199

SITE PLAN REDUCTIONS

ADDITION TO EXISTING
Homewood Suites
 5400 San Antonio Dr. NE
 Albuquerque, NM 87109
 EPC SUBMITTAL

TABLE OF CONTENTS

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CONCEPTUAL UTILITY PLAN	C-2
BUILDING ELEVATIONS	A-1
PREVIOUSLY APPROVED DEVELOPMENT PLAN SHEET #1	-
PREVIOUSLY APPROVED DEVELOPMENT PLAN SHEET #2	-

PROJECT DATA

LEGAL DESCRIPTION:
 TRACT NUMBERED A-3A OF J GROUP ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACTS A-3A AND A-3-B OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 26, 1995, IN MAP BOOK 96-C, FOLIO 91.
 THE PARCEL DESCRIBED HERE ON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING FILE NO. 156780 AND AN EFFECTIVE DATE OF DECEMBER 6, 2015.

AREA SUMMARY

GRASS ADDITION BUILDING AREA
 FIRST FLOOR = 7,887 SF
 SECOND FLOOR = 7,822 SF
 THIRD FLOOR = 7,822 SF
 TOTAL AREA = 22,511 SF

CODE DATA

INTERNATIONAL BUILDING CODE (IBC) 1509
 UNIFORM MECHANICAL CODE (UMC) 2009
 UNIFORM PLUMBING CODE (UPC) 2012
 NATIONAL ELECTRICAL CODE (NEC) 2014
 STATE OF NEW MEXICO ENERGY CONSERVATION CODE 2009
 NM BUILDING CODE 2009
 OCCUPANCY GROUP: R-1
 TYPE OF CONSTRUCTION: VA (AUTO-SPRINKLED)
 ZONING: S-1C1
 ZONE ATLAS: E-19-Z

ALLOWABLE AREA

PER INTERNATIONAL BUILDING CODE (IBC) 2009
 TABLE 503, TYPE VA
 5 FLOORS = 12,000 SF
 AUTOSPRINKLED
 + 1 FLOOR FOR 24,000 SF
 22,811 SF = 24,000 SF

PARKING ANALYSIS

TOTAL PARKING SPACES PROVIDED = 60 SPACES
 ACC. PARKING SPACES REQUIRED = 4 SPACES
 VAN ACC. PARKING SPACES REQUIRED = 1 SPACE
 ACCESSIBLE PARKING SPACES PROVIDED = 4 SPACES
 MOTORCYCLE PARKING SPACES PROVIDED = 3 SPACES
 BICYCLE PARKING CALCULATIONS:
 60 PARKING SPACES / 20 = 4.5
 BICYCLE PARKING SPACES PROVIDED = 5 SPACES

BICYCLE PARKING CALCULATIONS

60 SPACES / 20 = 5 SPACES

OUTDOOR SPACE CALCULATIONS

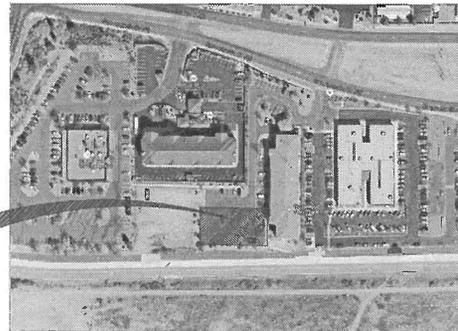
22,811 SF X 2.5% = 1,148 SF
 OUTDOOR SPACE REQUIRED = 1,148 SF
 OUTDOOR SPACE PROVIDED = 1,380 SF

PROJECT TEAM

ARCHITECT: TAFAZUL HUSSAIN
 AFRA CONSTRUCTION & DESIGN
 2501 YALE BLVD. SE, SUITE 102
 ALBUQUERQUE, NEW MEXICO 87106
 Ph: (505) 242-1745
 Fax: (505) 242-1745
 CONTACT: TAFAZUL HUSSAIN
 EMAIL: thussain@afra-design.com

CIVIL: DAVID SOLLE
 1600 Central Ave. NE #201
 Albuquerque, NM 87106-4481
 TEL: (505) 872-6999
 CONTACT: DAVID SCHULTE
 EMAIL: dschulte@afra-design.com

LANDSCAPE: THE HILLTOP
 7708 EDITH BLVD. NE
 ALBUQUERQUE, NEW MEXICO 87109
 TEL: (505) 886-0860
 FAX: (505) 886-7707
 CONTACT: CHARLIE DENTON
 EMAIL: cdenton@hilltoplandscaping.com



SITE LOCATION

VICINITY MAP
 NO SCALE



AFRA CONSTRUCTION & DESIGN 2501 Yale Blvd. SE, Suite 102 - Albuquerque, NM 87106 - Tel: 505-242-1745, Fax: 505-242-1737

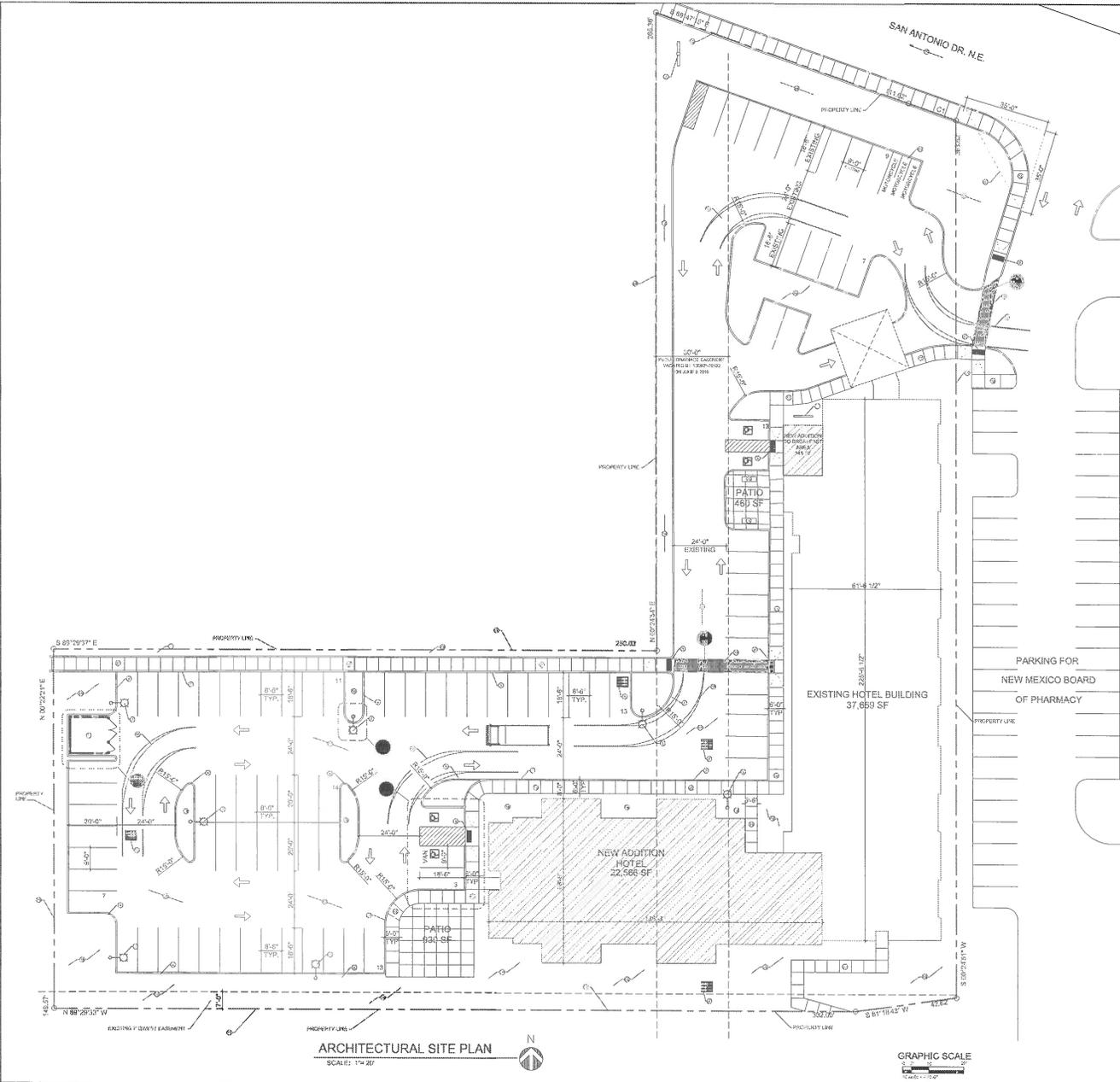
COVER SHEET

Afra Construction & Design
 2501 Yale Blvd. SE, Suite 102
 Albuquerque, NM 87106-4481
 Ph: (505) 242-1745
 Fax: (505) 242-1737

ADDITION TO EXISTING
Homewood Suites
 5400 San Antonio Dr. NE
 Albuquerque, NM 87109

CS-1

9/22/2016



ARCHITECTURAL SITE PLAN
SCALE: 1/4"=30'

GRAPHIC SCALE
0 10 20 30 40 50

PROJECT DESCRIPTION

A 3 STORY, 26 GUEST ROOM ADDITION TO EXISTING HOTEL WITH FITNESS CENTER, GUEST LAUNDRY AND STORAGE. LOCATED ON 93-164.

LEGAL DESCRIPTION

TRACT NUMBERED A-3-A OF J. JOSEPH ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACTS A-3-A AND A-3-B OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 26, 1995, IN MAP BOOK 86-C, FOLIO 71.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HANOVER FILE NO. 108783 AND IN EFFECTIVE DATE OF DECEMBER 8, 2015.

GENERAL INFORMATION

ALL REQUIRED INFRASTRUCTURE WILL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS AND DRAWINGS.

DHNE PADS - AND SIDEWALK ADA STD DWG 2430 CURB AND GUTTER C&A STD DWG 2411 S.A.B.B WHEEL CHAIR RAMPS C&A STD DWG 2442 AND 2441 PAVEMENT C&A STD DWG 2468

THE PROPOSED RETAINING WALLS WILL BE COLORED TO MATCH THE BUILDING ST-1000. EQUIP MOUNTED EQUIPMENT SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SCREENING SCREENING EQUIP MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 5'-0" CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5'-6" OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.

THE DEVELOPER SHALL CONTACT FINNS NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE RELOCATION THE PROJECT. PADS STANDARD FOR PUBLIC UTILITY ASSESSMENTS FOR DISTRIBUTION IS 10' IN WIDTH TO ENSURE ADEQUATE SAFE CLEARANCES. CONTACT UTILITIES SERVICE PHONE NUMBERS

ALL LANDSCAPE SHALL BE AT GRADE WITH PARKING AREAS.

PARKING CALCULATIONS

TOTAL GROSS BUILDING AREA (WITH ADDITION) = 22,710 SF
EXISTING BUILDING BY ROOMS
NEW ADDITION BY ROOMS
TOTAL GUEST ROOMS: 86

TOTAL PARKING SPACES REQUIRED = 86 SPACES
TOTAL PARKING SPACES PROVIDED = 90 3 SPACES

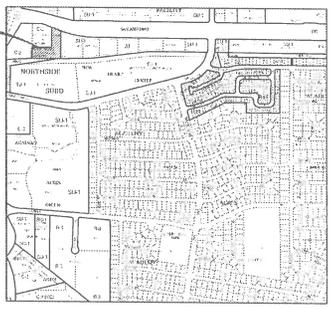
ACCESSIBLE PARKING SPACES REQUIRED (INCLUDES 1 VAN ACCESSIBLE, 3% MIN) = 4 SPACES
ACCESSIBLE PARKING SPACES PROVIDED = 4 SPACES
MOTORCYCLE SPACES PROVIDED = 3 SPACES

BICYCLE PARKING CALCULATIONS

50 PARKING SPACES @ 1.5 = 75 SF
TOTAL BIKE RACK SPACES REQUIRED = 8
TOTAL BIKE RACK SPACES PROVIDED = 5

OUTDOOR SPACE CALCULATIONS

22,811 SF @ 5% = 1,140 SF
OUTDOOR SPACE REQUIRED = 1,146 SF
OUTDOOR SPACE PROVIDED = 1,380 SF



LOCATION MAP
ZONE ATLAS 8-16-C

KEYED NOTES

1. BIKE TRACK
2. EXISTING SIGNAGE ELEC. SIGNAGE
3. LIGHT POLE
4. LANDSCAPE CURB
5. CONCRETE SIDEWALK CURB
6. EXISTING CLEAR SIGN LINE, LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGN. SPANS, WALLS, TREES AND SHRUBBERY BETWEEN 7' AND 8' TALL OVERSEEN FROM GUTTER PANS WILL NOT BE ALLOWED IN THIS AREA. SEE DETAIL 11SP-1
7. NORTH IS 0
8. INLET GRATE FOR DRAINAGE. S.S.; GRADING AND DRAINAGE PLEASE FOR DETAIL.
9. TALLICATED OCME (MATT PER ADA)
10. TRUCK PAD
11. REFUSE ENCLOSURE
12. EXISTING SIDEWALK TO REMAIN
13. NEW PROPOSED SIDE WALK
14. DRIVE ABLE PEDESTRIAN CROSSING, REFER TO 14SP-2
15. PROPERTY LINE
16. BENCH, SEE 11SP-2
17. ASPHALT
18. LANDSCAPE AREA
19. 5' SIDEWALK & PARKING SPACES MIN. 4' WIDE X 6' LONG EACH
20. EXISTING SUB ROUTE ON SAN ANTONIO DRIVE.

PROJECT NUMBER	DATE
APPLICATION NUMBER	
THIS PLAN IS CONFORMS WITH THE SPECIFIC CITY DEVELOPMENT PLAN APPROVED BY THE BERNALILLO PLANNING COMMISSION SPEC. 0015 AND THE FEDERAL AND STATE IN THE OFFICIAL NOTIFICATION OF ORDINANCE AND BARRIERS.	
BY AN INSTRUMENT OF RECORD OF 1988, E. 103, FROM THE CITY OF ALBUQUERQUE, NEW MEXICO, THE CITY OF ALBUQUERQUE HAS A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN THIS SITE OR ON OR OVER CONSTRUCTION OF PUBLIC UTILITIES.	
TRAFFIC ENGINEER/TRANSPORTATION DESIGNER	DATE
CITY ENGINEER	DATE
PLANNING AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (ECONOMIC)	DATE
SOLID WASTE MANAGEMENT	DATE
CITY ENGINEER PLANNING DEPARTMENT	DATE

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Afra Construction & Design
2041 Yale Blvd NE Ste 100
Albuquerque, New Mexico 87106
505.241.1111

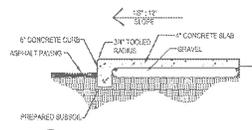
**ADDITION TO EXISTING
Homewood Suites**
5690 San Antonio Dr. NE
Albuquerque, NM 87109

SP-1

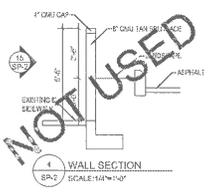
9/22/2016



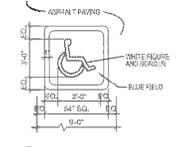
6 LANDSCAPE CURB DETAIL
SP-2 SCALE: 1/2" = 1'-0"



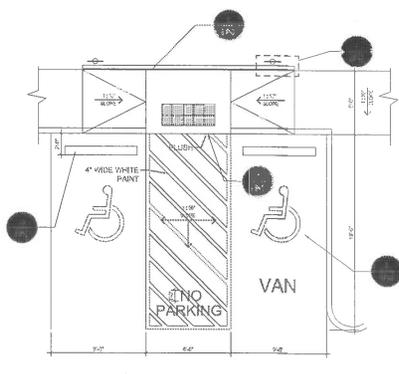
7 CONCRETE SIDE WALK CURB
SCALE: 1/2" = 1'-0"



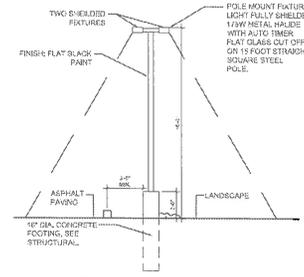
4 WALL SECTION
SCALE: 1/4" = 1'-0"



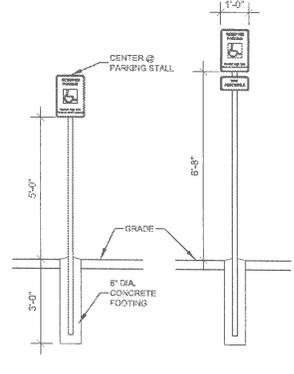
8 ACCESSIBLE PAVING SIGN
SCALE: 1/4" = 1'-0"



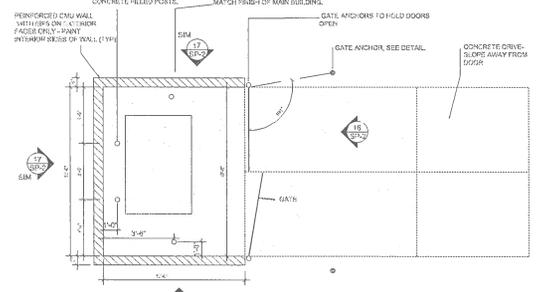
3 ACCESSIBLE PARKING SPACES
SCALE: 1/4" = 1'-0"



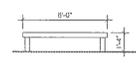
2 SHIELDED LIGHT POLE
SCALE: 3/8" = 1'-0"



1 ACCESSIBLE PARKING SIGN
SCALE: 1/2" = 1'-0"



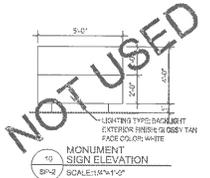
13 EXTERIOR REFUSE RECEPTACLE PLAN
SCALE: 1/4" = 1'-0"



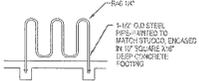
12 BENCH ELEVATION
SCALE: 1/4" = 1'-0"



11 BENCH PLAN
SCALE: 1/4" = 1'-0"



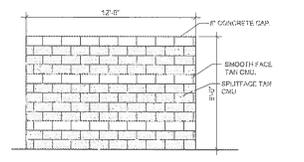
10 MONUMENT SIGN ELEVATION
SCALE: 1/8" = 1'-0"



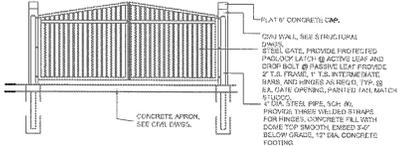
9 BIKE RACK DETAIL
SCALE: 1/4" = 1'-0"



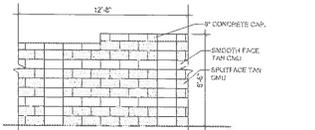
5 FLUSH SIDEWALK AT ACCESSIBLE
SCALE: 1/2" = 1'-0"



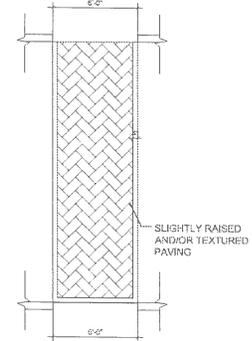
17 TYPICAL SIDE ELEVATION AT TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



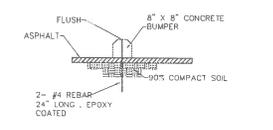
18 TRASH ELEVATION
SCALE: 1/4" = 1'-0"



15 PROPERTY WALL
SCALE: 1/4" = 1'-0"



14 PEDESTRIAN PATHWAY
SCALE: 1/2" = 1'-0"



16 PARKING BUMPER
SCALE: 1/2" = 1'-0"

SITE DETAILS

Afra Construction & Design
3501 Yale Blvd SE Suite 107
Albuquerque, New Mexico 87106
(505) 261-1111
www.afraconstruction.com

ADDITION TO EXISTING
Homewood Suites
5400 San Antonio Dr. NE
Albuquerque, NM 87109

SP-2
9/22/2016

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Gray Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owners responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops of a final radius of 4.5' from tree trunk, planted in place. Netafim shall have emitters 12" o.c. with a flow of 0.5 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Dip and Bubble systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each shrub drip valve will be approximately 15 minutes per cycle. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

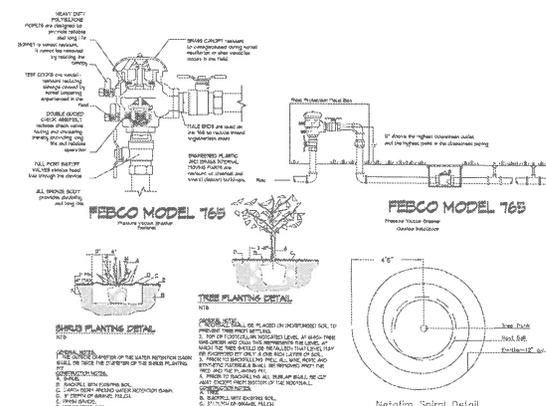
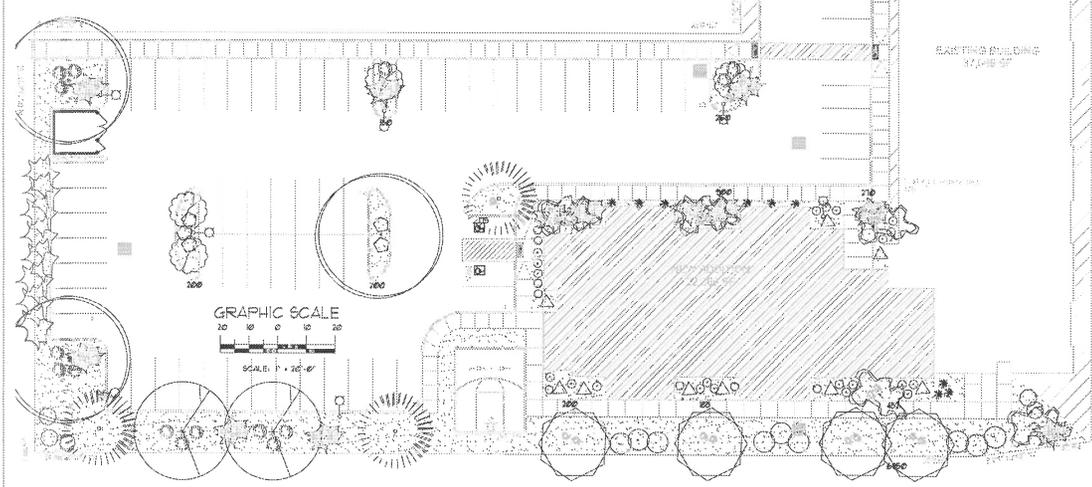
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	8602
TOTAL BUILDING AREA (sf)	49036
NET LOT AREA (sf)	25912
LANDSCAPE REQUIREMENT	7,25
TOTAL LANDSCAPE REQUIRED (15%)	3893
TOTAL EXISTING LANDSCAPE PROVIDED	10734
TOTAL NEW LANDSCAPE PROVIDED	9242
TOTAL ON-SITE LANDSCAPE PROVIDED	20616
TOTAL LIVE GROUND COVER REQUIRED (30%)	6203
TOTAL LIVE GROUND COVER PROVIDED	1673



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	100' USE
-----	------	------------------	----------

Trees

2	1" cal	Chinese Pistache <i> Pistacia chinensis</i>	M
3	1" cal	Purple Robe Locust <i> Robinia pseudoacacia</i>	M
3	6" - 8"	Algerian Pine <i> Pinus algeriana</i>	M
5	5" Gal	New Mexico Olive <i> Forestiera neomexicana</i>	M
4	5" Gal	Ornamental <i> Citrus x Citrus</i>	M

Shrubs & Groundcovers

4	4" - 6"	Desert Willow <i> Chrysothamnus</i>	625	19000	M
15	5" Gal	White Heathcote <i> Rhamnus indica</i>	25	375	M
9	5" Gal	Ragwort Plant <i> Echinopsium capitatum</i>	4	36	M
9	5" Gal	Ground Coneflower <i> Cichorium tridentatum</i>	25	175	M
6	5" Gal	Butterfly Bush <i> Buddleia davidii</i>	25	125	M
10	5" Gal	Star Jasmine <i> Jasminum nudiflorum</i>	144	1250	M
2	5" Gal	Honeycreeper <i> Lonicera japonica</i>	144	1250	M
8	5" Gal	Orange Sage <i> Salvia Greggii</i>	9	72	M
21	5" Gal	Potentilla <i> Potentilla fruticosa</i>	9	180	M
5	5" Gal	Rain Bush <i> Chamaebotria millefolium</i>	36	180	L
3	5" Gal	Apache Plant <i> Penstemon parryi</i>	45	147	L
6	5" Gal	Ornamental <i> Chrysothamnus nauseosus</i>	25	150	L
15	2" - 3"	Bladder <i> To be placed at contractor discretion</i>	180	1800	M
9242		Landscape Gravel / Filter Fabric			
10734		Existing Landscaping			

↑

The Hilltop
Tree Institute, P.E.T.S.
Consultants, Inc.
P.O. Box 1000
Albuquerque, NM 87103
www.hilltopinstitute.com

Landscape Architect

STATE OF NEW MEXICO
DANNY W. MITCHELL
REGISTERED LANDSCAPE ARCHITECT
NO. 10000

September 22, 2016

Homeood Suites
Albuquerque, NM

LANDSCAPE PLAN

DATE BY: 09/22/16
REVISED BY: [blank]
SCALE: AS SHOWN

THE HILLTOP
LANDSCAPE ARCHITECTURE & CONSULTANTS

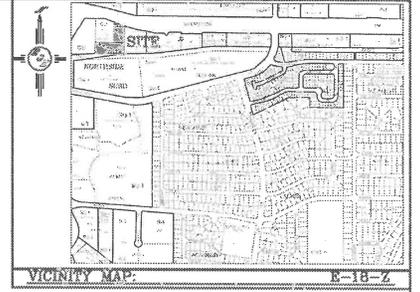
SHEET #
LS-10

EROSION CONTROL NOTES:

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

DRAINAGE HIGHLIGHT

THIS SITE IS ADJACENT TO THE CANO ARROYO. THE SITE CURRENTLY DRAINS DIRECTLY TO THIS CANO ARROYO. THE SITE IS IMPACTED BY AN EXISTING PUBLIC STORM DRAIN FACILITY. THIS FACILITY WAS APPROVED FOR VACATION BY THE DAB WITH THE CONDITION THE LINE IS RELOCATED AS SHOWN. THIS SITE WILL CONTINUE TO DRAIN TO THE CANO ARROYO. THE DATE OF RELOCATION WILL BE CONTROLLED BY WHICH EXISTING OR NEW IMPROVEMENTS ARE PLACED TO A NEW FACILITY. THE SITE BOUNDARY NEXT TO THE CANO ARROYO IS BOUND BY A 600' ELEVATION. UNDER THE TERMS OF THE DEED THAT IS IN THE CARE OF THE CURRENT LAND OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF THE DEED LINE TO THE CORRECT LOCATION.



LEGAL DESCRIPTION:

TRACT A-3-A ELENA VALLEDES GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOTES:

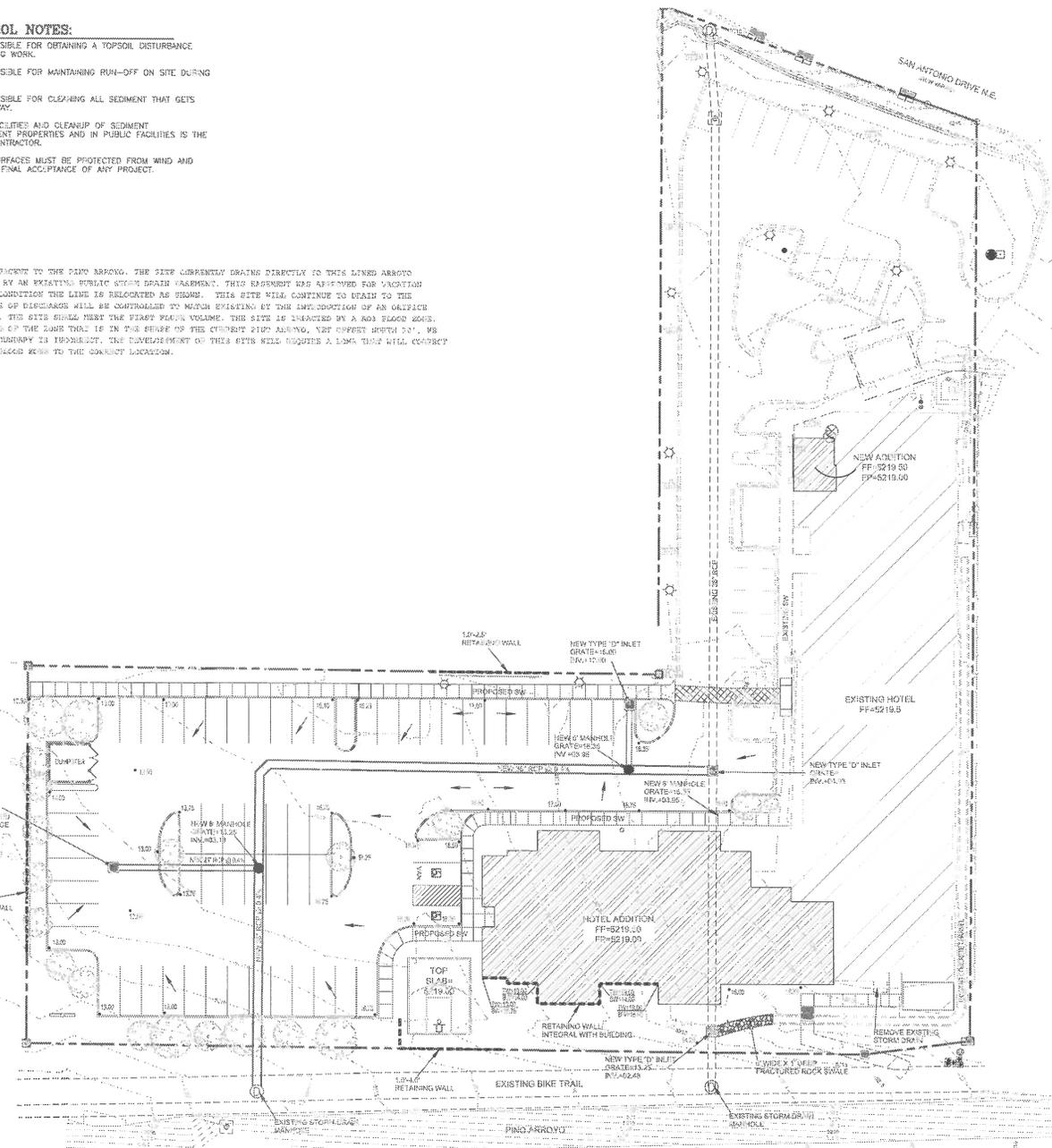
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

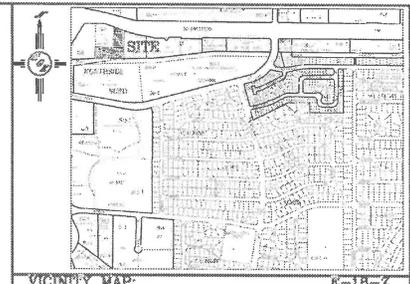
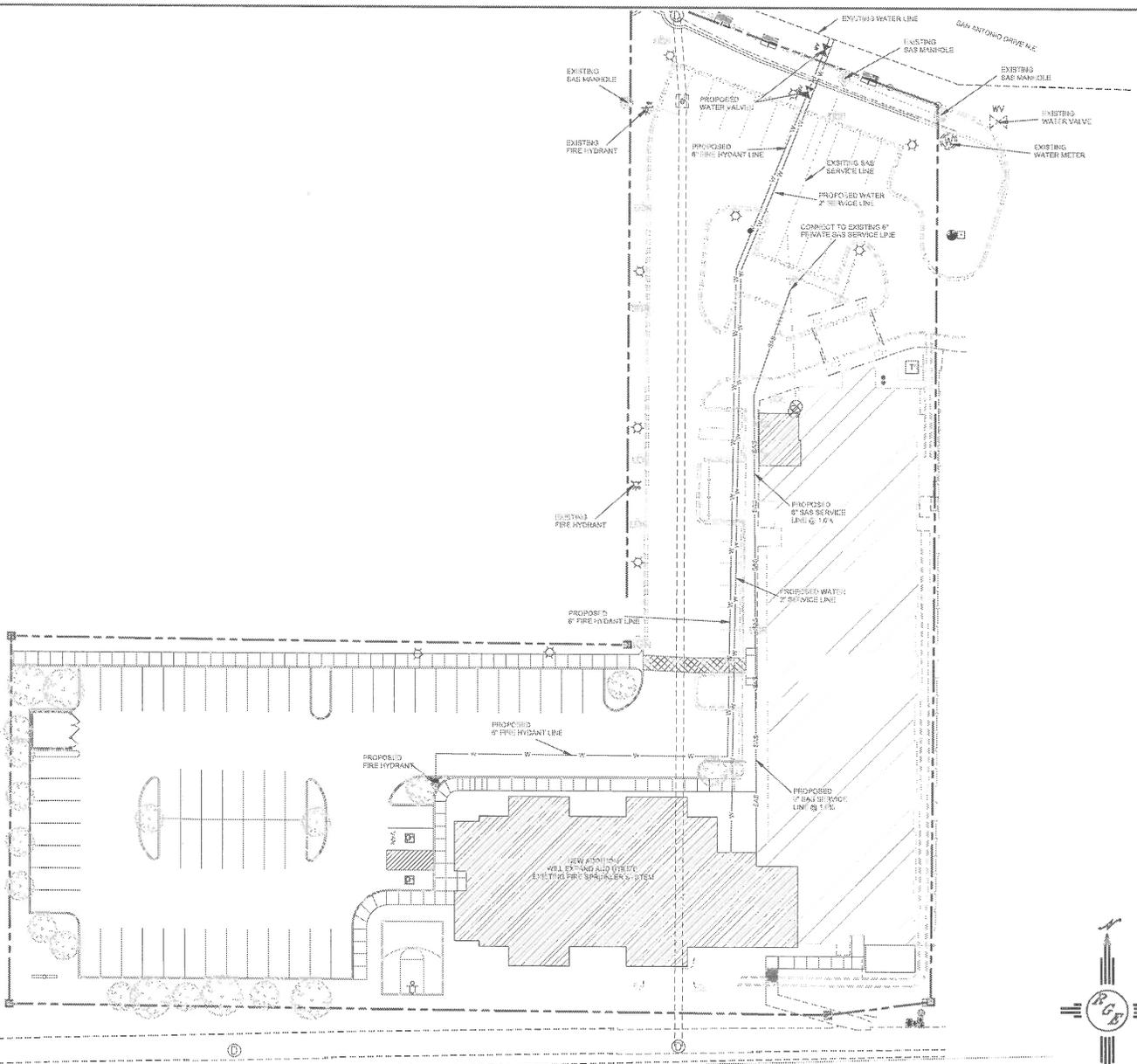
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- LOT BOUNDARY
- EXISTING CURB AND GUTTER
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN
- PROPOSED C&G AND SIDEWALK
- PROPOSED FLOW DIRECTION
- PROPOSED SPOT ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- PROPOSED BASIN BOUNDARY
- NEW CONSTRUCTION
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN HANDBOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED FRACTURED ROCK SHALE

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



	ENGINEER'S SEAL	HOMESIDE SUITES	DRAWN BY DGM
	07/20/16 D.M. SOLIS P.E. #14522	CONCEPTUAL GRADING AND DRAINAGE PLAN	DATE 9-20-16
		Rio Grande Engineering	SHEET # 1 of 2
		NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 14522 EXPIRES 12/31/17	JOB # 300001



LEGAL DESCRIPTION:
 LOT 3-A LUISA CALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

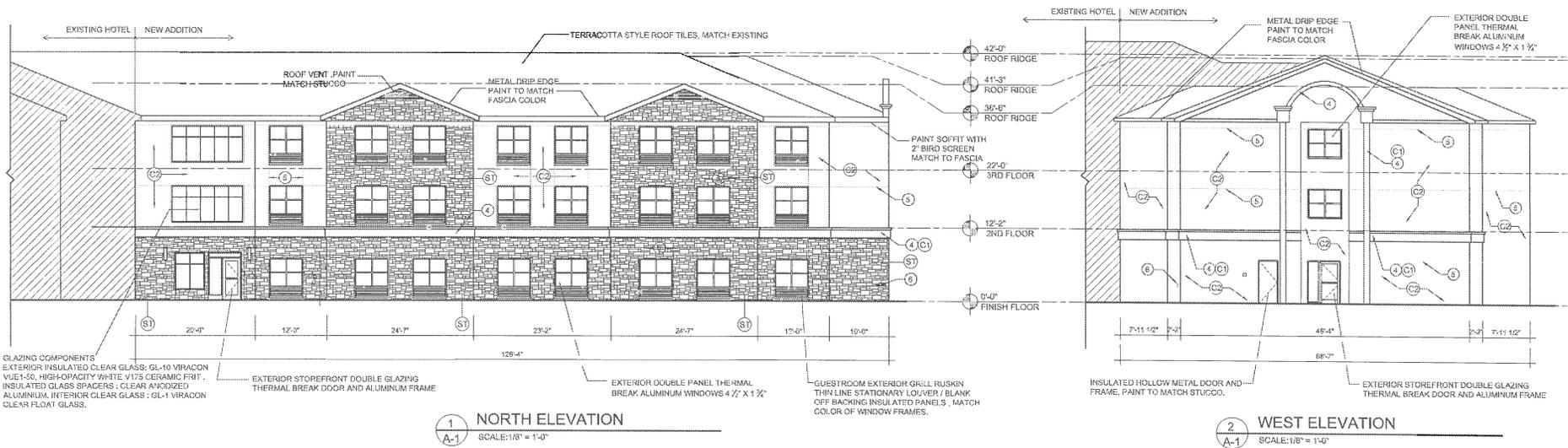
LEGEND

- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING TRANSFORMER
- EXISTING SEWER MANHOLE
- EXISTING STREET MANHOLE
- EXISTING UTILITY POLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SIGN
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING ELEC. METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POST
- EXISTING UTILITY PEDESTAL
- EXISTING STORM DRAIN INLET
- EXISTING BOLLARD
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER VALVE
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT

CAUTION:
 EXISTING UTILITIES ARE NOT SHOWN
 IT SHALL BE THE SOLE RESPONSIBILITY
 OF THE CONTRACTOR TO CONDUCT ALL
 NECESSARY FIELD INVESTIGATIONS PRIOR
 TO ANY EXCAVATION TO DETERMINE THE
 ACTUAL LOCATION OF UTILITIES & OTHER
 IMPROVEMENTS.



ENGINEER'S SEAL DAVID SOALE P.E. #14322	HOMWOOD SUITES	DRAWN <i>BY</i> DEM
	CONCEPTUAL UTILITY PLAN	DATE 9-20-10
 Rio Grande Engineering NEW MEXICO PROFESSIONAL ENGINEERS 1000 CENTRAL EXPRESS SUITE 200 ALBUQUERQUE, NEW MEXICO 87102-3748		SHEET # 2 of 2
		JOB # 100000



KEYED NOTES

- EXTERIOR INSULATION FINISH SYSTEM (EIFS) ON 7/16" OSB, APA RATED SHEATHING, 10 MIL VAPOR BARRIER, SEE WALL SECTIONS.
- SEE WINDOW SCHEDULE.
- SEE DOOR SCHEDULE.
- BUILDING TRIM, BUILD-OUT WITH 2X STUCCO.
- AL STUCCO REGLET, COORDINATE WITH (E.L.F.S) CONTRACTOR.
- FIRE STOP TREATMENT CHANGE CONNECTION.

MATERIALS LEGEND

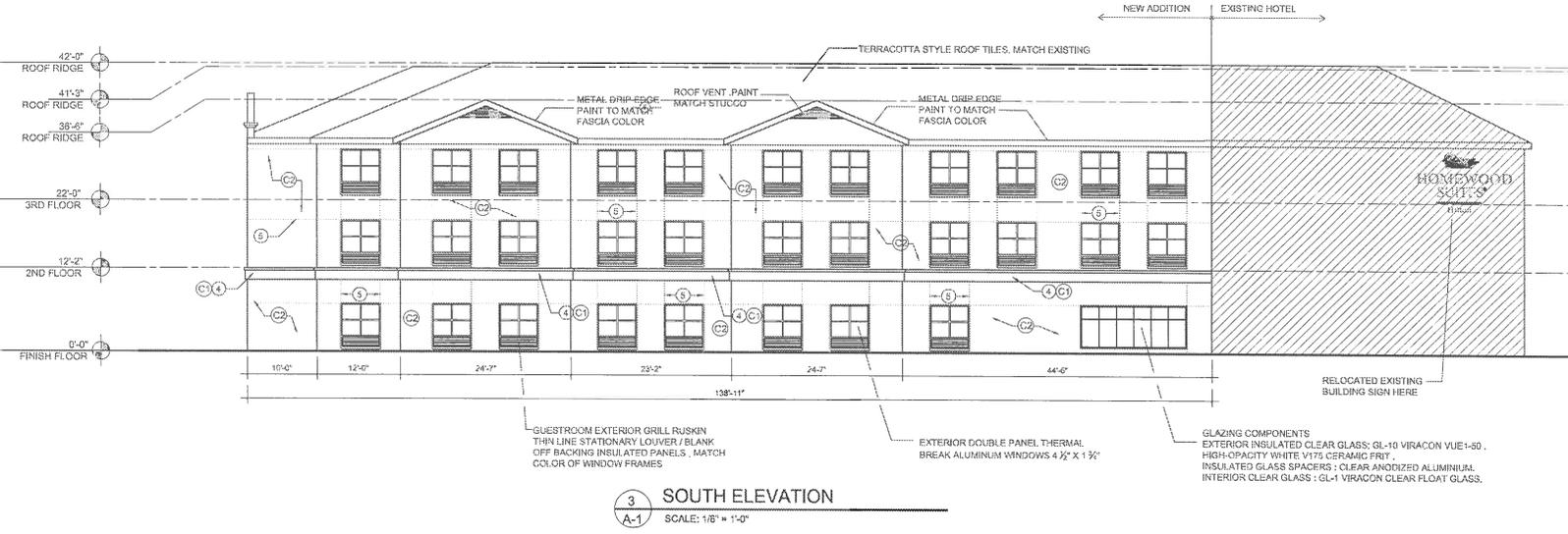
- STONE
CORCORADO STONE
IDAHO DRYSTACK, CARMEL MOUNTAIN
(TO MATCH EXISTING)
- COLOR #1
DRYWIT - #036 COFFEE BEAN
(TO MATCH EXISTING)
- COLOR #2
DRYWIT - #462 ALMOND
(TO MATCH EXISTING)

BUILDING ELEVATIONS

Afra Construction & Design
5943 Yale Blvd NE Suite 100
Albuquerque, NM 87109
505.261.5453

ADDITION TO EXISTING
Homewood Suites
5400 San Antonio Dr. NE
Albuquerque, NM 87109

A-1
09/22/2016





Northwest View

ADDITION TO EXISTING
Homewood Suites

5400 San Antonio Dr. NE
Albuquerque, NM 87109

AFRA CONSTRUCTION & DESIGN 2501 Yale Blvd. SE, Suite 102 - Albuquerque, NM 87106 - Tel: 505-242-1745, Fax: 505-242-1737



Southwest View

ADDITION TO EXISTING
Homewood Suites

5400 San Antonio Dr. NE
Albuquerque, NM 87109

AFRA CONSTRUCTION & DESIGN 2501 Yale Blvd. SE, Suite 102 - Albuquerque, NM 87106 - Tel: 505-242-1745, Fax: 505-242-1737