



City of Albuquerque
Environmental Planning Commission

Staff Report



HEARING DATE:	Thursday, August 20, 2026
CASE #:	MDP-2026-00001
AGENT:	Regina Okoye
APPLICANT:	Dreamcatcher Abq LLC. and Levine Investments Limited Partnership (Hampton Inn & Suites)
APPLICATION:	Major Amendment to a Master Development Plan
LEGAL DESCRIPTION:	Tract M and L, Plat of Tracts A, B1, B2, C, D, E, F, G, H1, H2, I, J, K, L & M The 25; Tracts B1-A, B2-A, C-1, E-1, F-1 and G-1, Plat of Tracts B1-A, B2-A, C-1, E-1, F-1 & G-1 The 25; Tracts J-1-A-1, J-1-B-1 and K-1-A, Plat of Tracts J-1-A-1, J-1-B-1 & K-1-A The 25; Tracts D-1 and D-2, Plat of Tract D-1 & D-2 The 25; Tracts H1-A-1-A and H1-A-1-B, Tracts H1-A-1-A and H1-A-1-B, Being a Replat of Tract H1-A-1 The 25; Southerly portion and Northerly portion of a Portion of Tract A-1, Plat of Tracts A-1 & H1-A-1 The 25; Tract I-1, Plat of Tracts H1-A, I-1 & J-1 The 25; and Tract A-1, Plat of Tracts A-1 & H1-A-1 The 25 (the "subject site"), located at 4410 and 4412 The 25 Way NE (the "amendment area"), at the northern intersection of Pan American West Fwy NE and Jefferson St. NE, south of Presidential Dr. NE, approximately 49-acres in total. (E-17)
ADDRESS/LOCATION:	4410 and 4412 The 25 Way NE
PROPERTY AREA:	Approximately 2.0-acre subject site of a 49-acre subject area
EXISTING ZONING:	NR-BP
STAFF PLANNER:	Dustin Kiska
CASE SUMMARY:	The request would amend 'The 25' Master Development Plan (MDP) to facilitate the expansion of an existing hotel building. The proposed amendments include combining two lots into a single tract, changing the maximum building height for future development, and revising development standards related to hotel capacity specific to Tracts H1-A-1-A and H1-A-1-B within the subject area. The EPC is hearing the request because it was the original decision-maker to approve the MDP [IDO § 14-16-6-4(Y)(3)]. The applicant has adequately justified the request pursuant to IDO criteria for an amendment to a MDP [IDO § 14-16-6(F)(3)]. Public notice requirements have been met.
STAFF RECOMMENDATION:	APPROVAL of Case # MDP-2026-00001 based on Findings 1-18 and subject to Conditions of Approval 1-4 in this report.

Table of Contents

I.	MAPS	1
	AERIAL	1
	IDO ZONING	2
	LAND USE	3
	HISTORY	4
	PUBLIC FACILITIES / COMMUNITY SERVICES	5
II.	INTRODUCTION	6
	REQUEST.....	6
	EPC ROLE	6
	HISTORY/BACKGROUND.....	6
	SITE CONTEXT	7
	ROADWAY SYSTEM	8
	BIKEWAYS / TRAILS	8
	TRANSIT.....	8
III.	ANALYSIS OF CITY PLANS AND ORDINANCES.....	9
	ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK 1)	9
	<i>City Development Areas</i>	9
	<i>Center & Corridor Designations</i>	9
	<i>Community Planning Area</i>	9
	<i>Applicable Goals & Policies</i>	10
	INTEGRATED DEVELOPMENT ORDINANCE (IDO)	12
	<i>IDO Zoning</i>	12
	<i>Overlay Zones</i>	12
	<i>Definitions</i>	12
IV.	MAJOR AMENDMENT TO MASTER DEVELOPMENT PLAN (MDP)	13
	PROPOSED AMENDMENT	15
	ANALYSIS	15
V.	PUBLIC & AGENCY CONCERNS	16
	NEIGHBORHOOD/PUBLIC	16
	COMMENTING AGENCIES	16
	INDIAN NATIONS, TRIBES, OR PUEBLOS	17
VI.	CONCLUSION	17
	RECOMMENDATION	17
	FINDINGS, MASTER DEVELOPMENT PLAN	17
	RECOMMENDED CONDITIONS OF APPROVAL	23

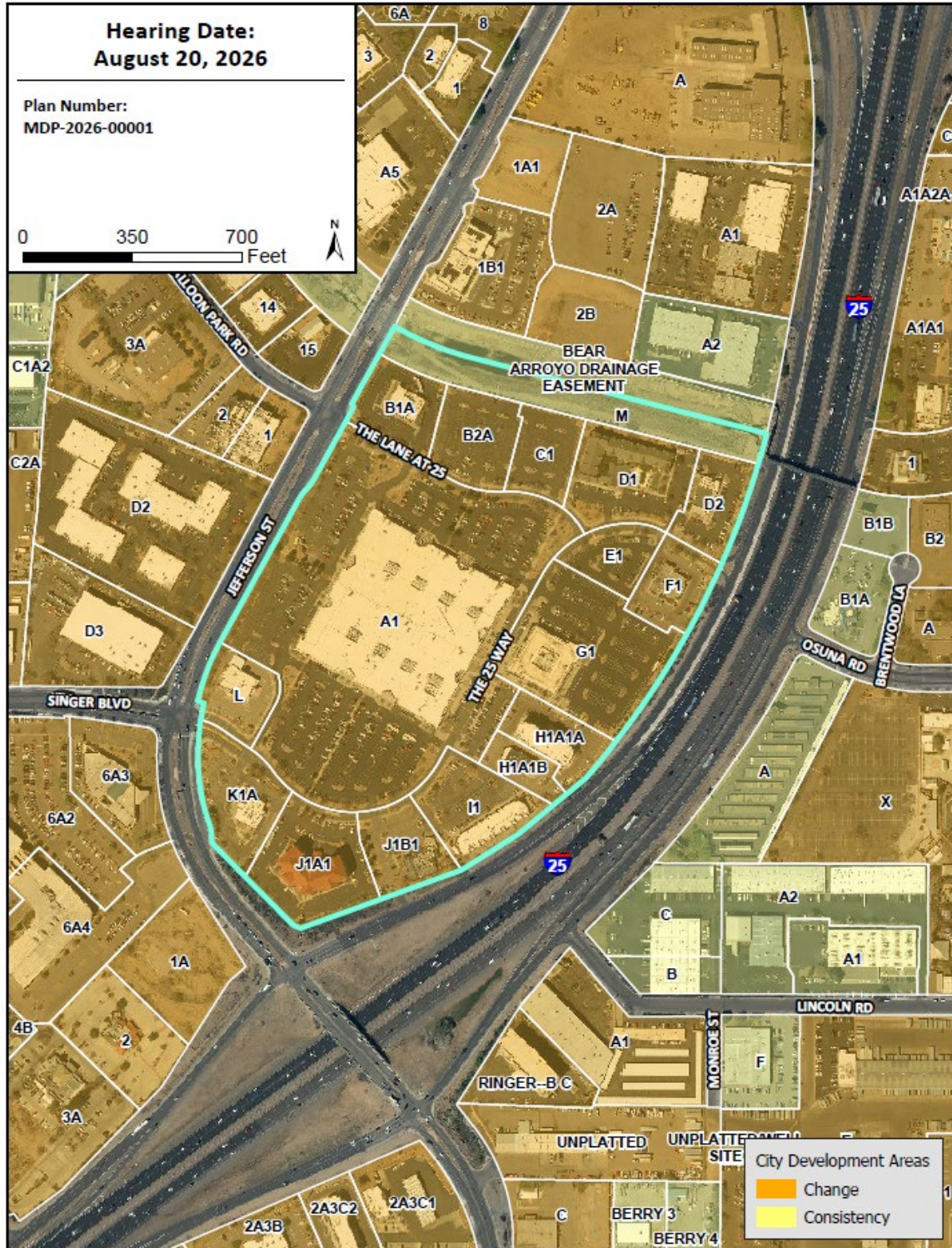
NOTICE OF DECISION DISTRIBUTION	24
---------------------------------------	----

ATTACHMENTS

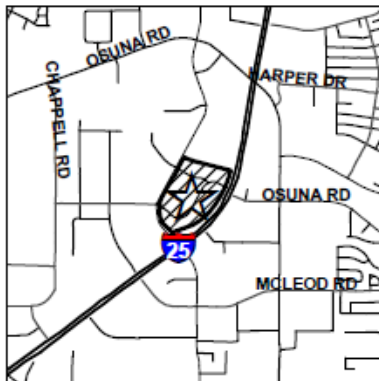
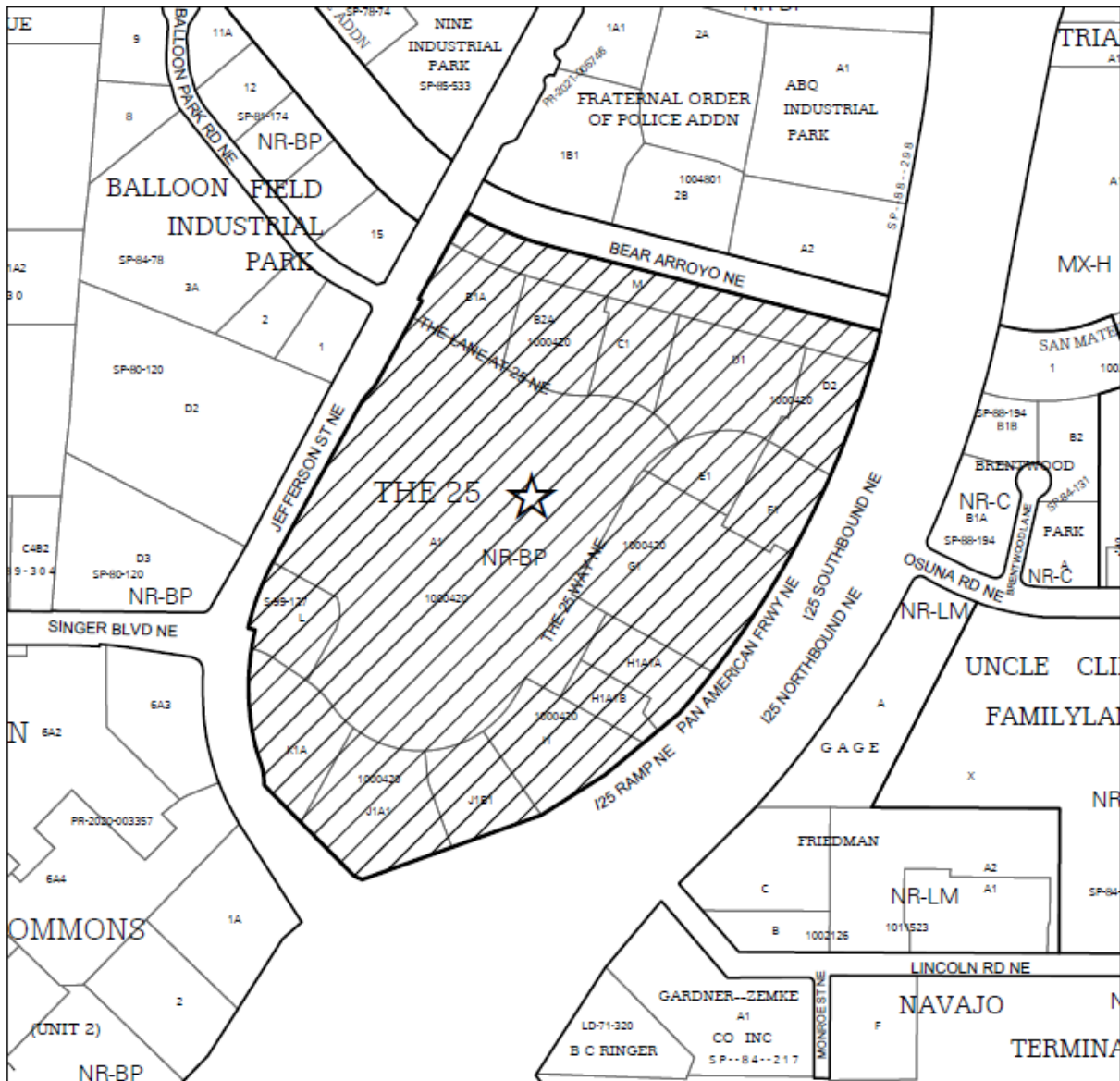
A) PHOTOGRAPHS.....	A
B) HISTORY	B
C) APPLICATION INFORMATION	C
D) STAFF INFORMATION	D
E) PUBLIC NOTICE	E
F) CONTROLLING MASTER DEVELOPMENT PLAN	F
G) MASTER DEVELOPMENT PLAN - MAJOR AMENDMENT.....	G
H) AGENCY COMMENTS.....	H

I. Maps

Aerial

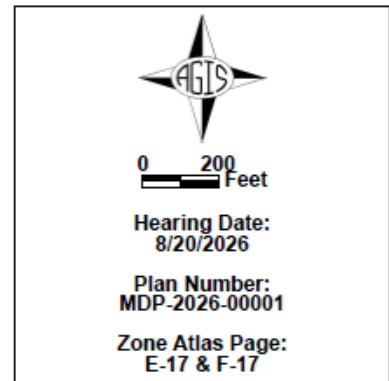


IDO Zoning

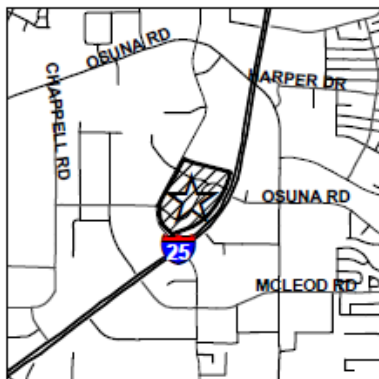
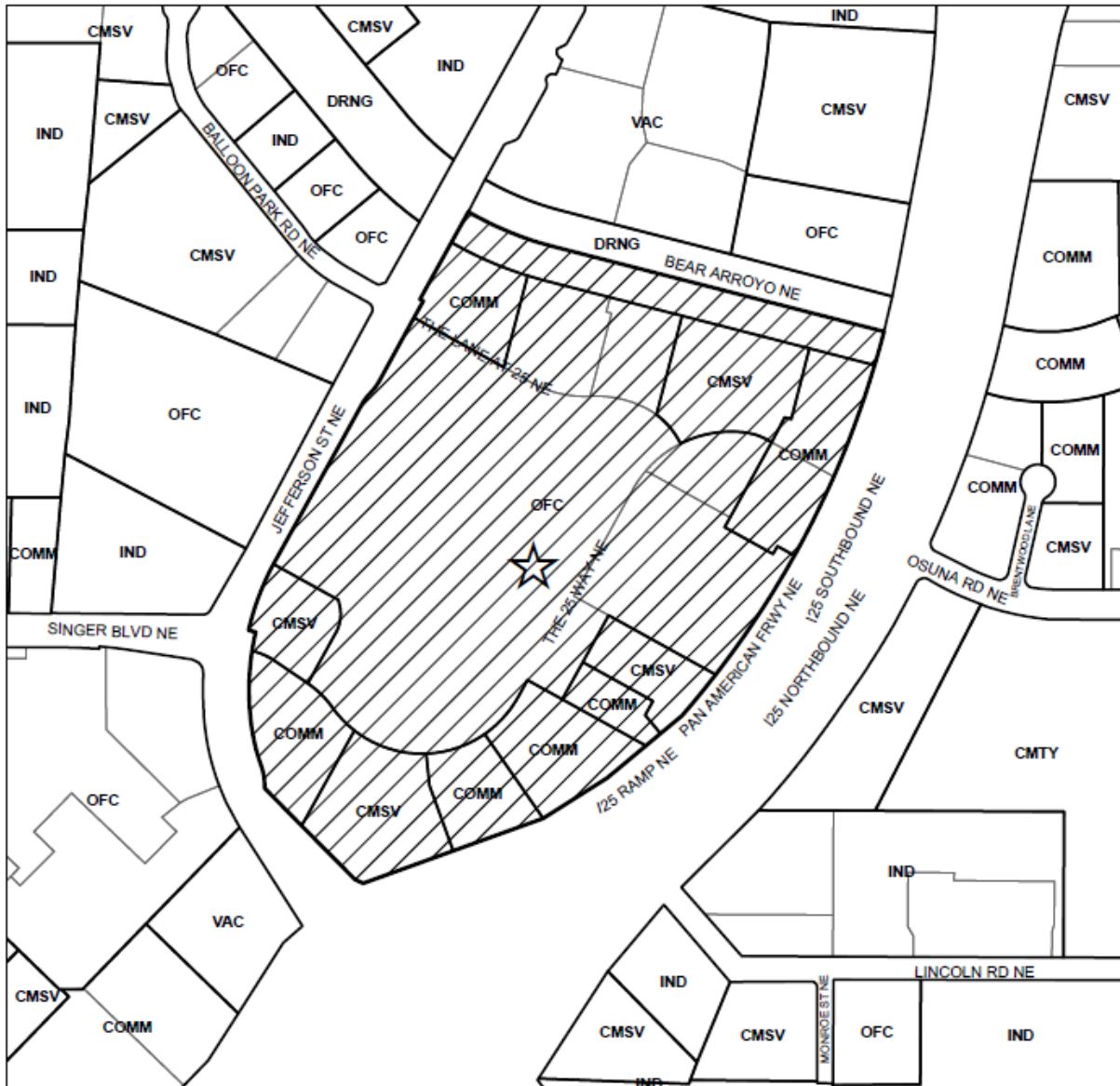


IDO ZONING MAP

Note: Gray shading
Indicates County.



Land Use



LAND USE MAP

Note: Gray shading
Indicates County.

Key to Land Use Abbreviations

COMM | Commercial Retail
 CMSV | Commercial Services
 OFC | Office
 IND | Industrial
 DRNG | Drainage
 VAC | Vacant
 CMTY | Community



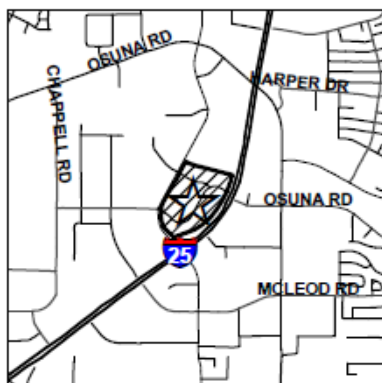
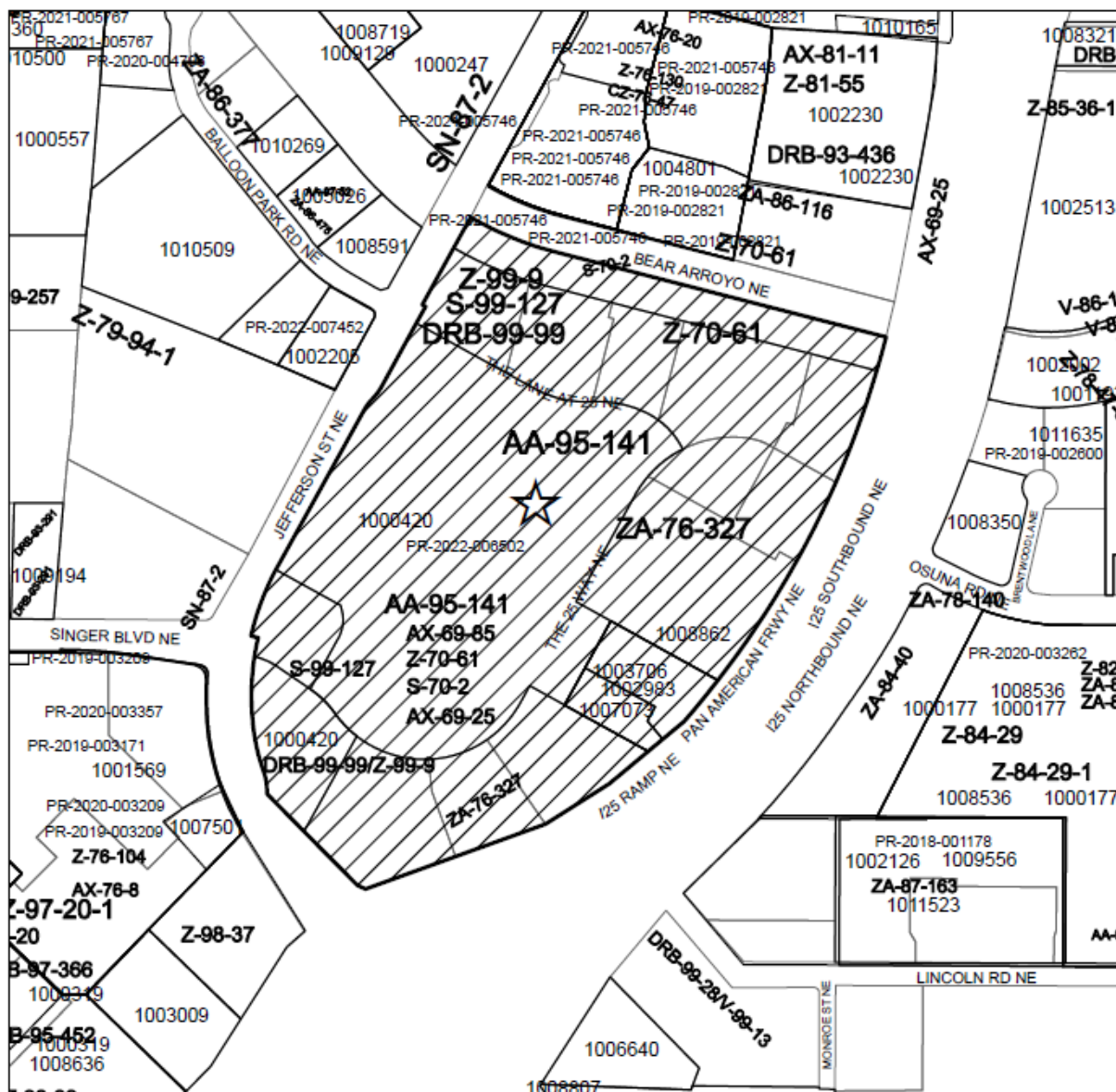
0 200 Feet

Hearing Date:
8/20/2026

Plan Number:
MDP-2026-00001

Zone Atlas Page:
E-17 & F-17

History



HISTORY MAP

Note: Gray shading indicates County.



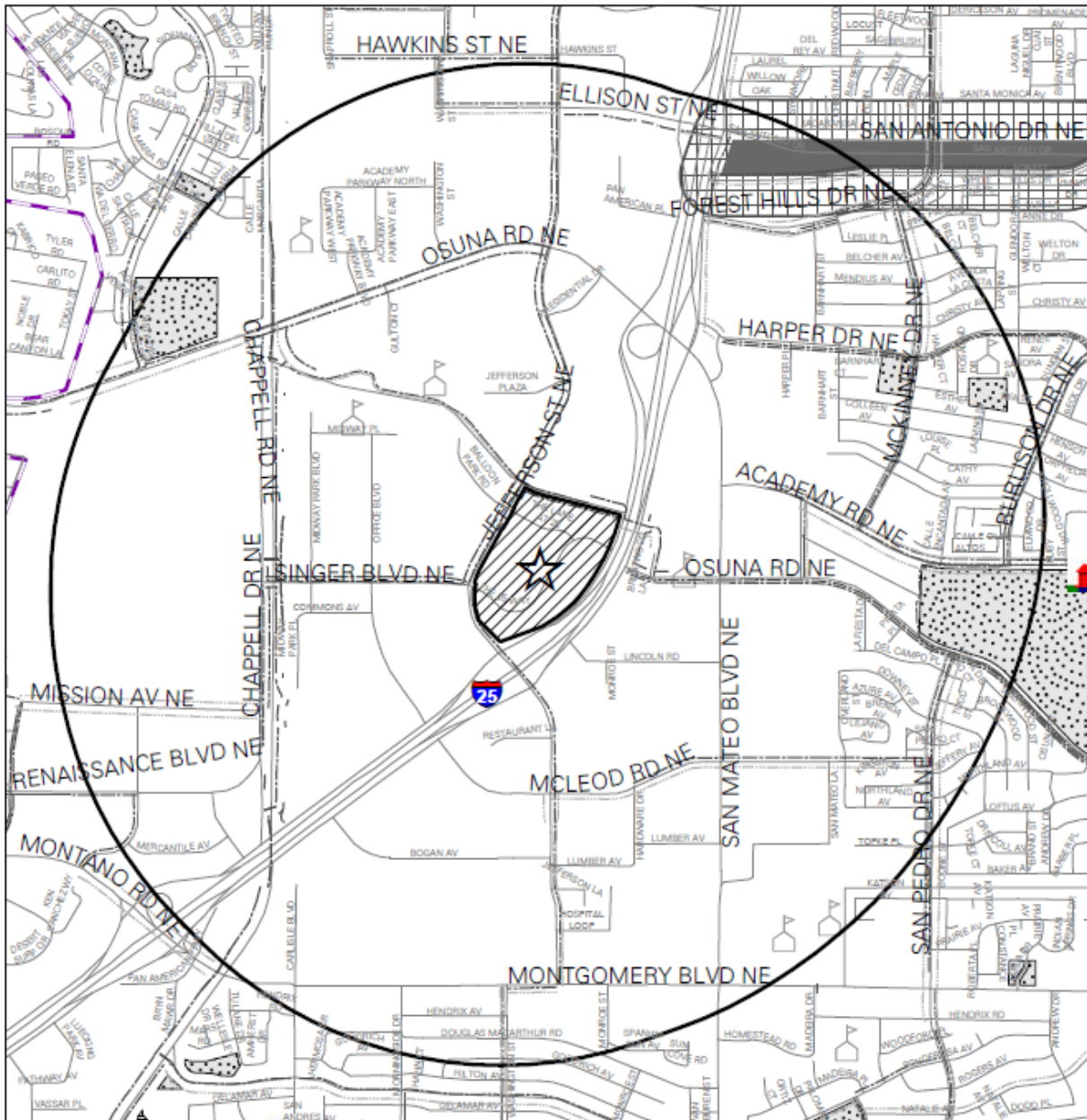
A horizontal scale bar with a black and white alternating pattern. The number '0' is at the left end and '200' is at the right end. The word 'Feet' is written in blue text to the right of the bar.

Hearing Date:
8/20/2026

Plan Number:
MDP-2026-00001

Zone Atlas Page:
E-17 & F-17

Public Facilities / Community Services



Public Facilities Map with One-Mile Buffer



- Fire
- Public School
- Albuquerque City Limits
- Landfill designated by EHD
- Landfill Buffer designated by EHD
- Developed City Park
- Undeveloped City Park
- Proposed Bike Facilities
- Existing Bike Facilities

II. Introduction

Request

The request is for a Major Amendment to the controlling ‘The 25’ Master Development Plan (MDP). The amendment is needed to facilitate the demolition of a vacant restaurant with drive-through and expansion of an existing hotel on Tracts H1-A-1-A and (H1-A-1-B within the MDP.

The request includes the following amendments to the MDP:

- 1) Updates the Land Use Summary Table to:
 - a. Change the land uses listed from “restaurant/retail” on tract H1-A-1-B and hotel on tract “H1-A-1-A” to “hotel” only on both tracts.
 - b. Increase the maximum hotel rooms allowed from “85” to “135 Rooms.”
- 2) Revises lots H1-A-1-A and H1-A-1-B into a single tract depicted on the MDP. This will be finalized through a future replat with the Development Hearing Officer (DHO).
- 3) Increases the maximum building height to for the combined lots (H1-A-1-A) and (H1-A-1-B) to comply with applicable building height standards in the IDO for the NR-BP zone district.

IDO §14-16-6-4(Y)(1)(b) states that all requested amendments that do not qualify as minor amendments will be considered as Major Amendment per table 6-4-4. Master Development Plans may be amended by the procedures in § 14-16-6-4(X)(3) per § 14-16-2-5(B)(3)(f) for the NR-BP zone district standards.

EPC Role

The EPC is hearing the major amendment request as the original decision-maker to approve the ‘The 25’ Master Development Plan [IDO § [14-16-6-4\(Y\)\(3\)\(b\)](#) and [IDO § 14-16-6-4\(Y\)\(1\)\(b\)](#)].

The request is a quasi-judicial matter.

History/Background

In February 1999 “The 25’ Master Development Plan was approved by the EPC for the approximately 49-acre subject area. The development included restaurants, a hotel, a bank with drive-through, and offices. The Pre-IDO zoning designation was IP (Industrial Park).

In June 2003, a Conditional Use was approved for Krispy Kreme doughnuts restaurant with drive-through on tract H1-A-1-B of the subject site, replacing the bank with drive-through. This restaurant subsequently moved out, and the building was most recently occupied by a Genghis Grill, which has also moved out. The building with drive-through remains vacant to current day.

In 2011 an administrative amendment changed the land use of tract H1-A-1-A of the subject site from retail/restaurant to an 85-room capacity hotel. Also, in 2011 a Variance to maximum height was approved by the Zoning Hearing Examiner to allow a 64-foot hotel to be constructed.

In 2015 an administrative amendment was approved to reflect a change of use from a bank to a restaurant with drive-through for tract (K1-A) of the subject site, but this tract is not part of the amendment area.

Site Context

<i>Location</i>	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	<i>NR-BP</i>	<i>Area of Change</i>	<i>Retail/ Restaurant, Hotel</i>
<i>North</i>	NR-BP	Area of Change	Commercial office, retail, restaurants
<i>South</i>	NR-BP	Area of Change	Commercial office, retail, restaurants, hotel
<i>East</i>	NR-LM,	Area of Consistency	Commercial office, self-storage, retail
	NR-C	Area of Consistency	Outdoor entertainment, restaurants, adult entertainment
<i>West</i>	NR-BP	Area of Change	Commercial office, medical clinic, retail, restaurants, bank

The Subject Area (The ‘@25’ Master Development Plan)

The subject area consists of a 46.4-acre site that developed as a business park with a mix of commercial and office uses, located along the Interstate 25 corridor. The Master Development Plan created design guidelines to establish unified architectural styles and landscaping; set building heights and floor area ratios (FAR); establish lighting and signage guidelines; and plan for shared parking and pedestrian connections. The development was intended to appeal to surrounding areas as well as provide on-site amenities to support the proposed offices and businesses. The development is intended to create walk-to lunch/dinner opportunities, to allow for daytime/nighttime uses, and to encourage bicycle and pedestrian use by providing linkages through the site. The development includes a variety of uses from commercial office, medical clinic, hotel, bank, and restaurants.

The Subject Site (The area to be amended)

The subject site consists of two tracts (H1-A-1-A and H1-A-1-B) to be consolidated. On tract H1-A-1-A is hotel that is 64-feet tall, with 85 rooms, which is currently in operation. On Tract H1-A-1-B is a restaurant with drive-through, currently vacant and proposed to be demolished and replaced with an expansion to the existing hotel.

Roadway System

The Long-Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

The LRRS designates I-25 (north/south) as an existing Interstate Freeway.

The LRRS designates Jefferson Blvd. NE as an existing Community Principal Arterial.

The LRRS designates Pan American Freeway NE (west) & (east) as an existing Major Collector Street.

The LRRS designates Singer Blvd. NE as an existing Major Collector.

'The 25 Way' is an internal circulation road for vehicles that is designated as an urban collector. This private road, maintained by the owner, connects the development to existing Principal Arterials and Major Collectors.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates roadway I-25 northbound and southbound, adjacent to the subject site, as a Primary Freight Corridor.

Bikeways / Trails

The Long-Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails.

The LRBS shows an Existing Bicycle Lane on Singer Blvd. NE

The LRBS shows an Existing Bicycle Lane on Jefferson Blvd. NE

The LRBS shows an Existing Bicycle Lane on Osuna Blvd. NE

The LRBS shows a Proposed Buffered Bicycle Lane Jefferson Blvd. NE

The LRBS shows an Existing Bicycle Route on Jefferson Blvd. NE

The LRBS shows an Existing Bicycle Route on Brentwood Place NE.

The LRBS shows the Bear Canyon Trail as an Existing Paved Trail traveling east/west along unclaimed drainage land and roads, connected to a pedestrian/bicycle bridge over I-25.

Transit

Currently, ABQ Ride does not have bus routes that service this area.

The closest transit bus routes are:

- Route (141) San Mateo (north/southbound), approximately ½ mile or an average 10-minute walk, serviced every 30 min.
- Route (157) Montgomery (east/westbound), approximately 1 mile or an average 20-minute walk, serviced every 30 min.

Montano Transit Center (Montano and 2nd St.) is west of I-25 and approximately 2.5 miles away from the subject site, with access to the Rail Runner.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

Center & Corridor Designations

The subject site is adjacent to the Jefferson Multi-Modal Corridor and a future Premium Transit Corridor. The Jefferson Multi-Modal corridor has dedicated bike lanes that carry bicycle traffic in the same direction as adjacent motor vehicle traffic. These corridors seek to broaden the roadway's role beyond single-occupancy vehicle convenience.

Premium Transit Corridors are anticipated to be served by high-quality, high-capacity, and high frequency public transit. These Corridors are planned for mixed-use and transit-oriented development within walking distance of transit stations, with transitions to single-family neighborhoods beyond the Corridor.

The Subject site is located within 1,320 feet (¼ mile) of the San Mateo Blvd. NE Major Transit corridor area. Major Transit Corridors are designated to serve high-frequency and local transit. These corridors prioritize transit above other modes to ensure a convenient and efficient transit system. Walkability on these corridors is also a priority, as well as good access for users to goods and services along these Corridors and the Centers they connect.

The subject site is not within a Center.

Community Planning Area

The subject site is within the North I-25 Community Planning Area (CPA). Stretching from Edith Boulevard to Interstate 25 and from Montañó Road to Sandia Pueblo, the North I-25 (CPA) spans parts of Albuquerque and Bernalillo County. Serving as a northern gateway, it is mainly characterized by commercial and industrial zones, with few residential areas, functioning more as an employment hub than a residential community.

Applicable Goals & Policies

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy. Goals and/or policies added by Staff are denoted with an asterisk (*).

CHAPTER 5: LAND USE

POLICY 5.1.2 DEVELOPMENT AREAS: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The Master Development Plan is considered a business park and utilizes development areas by being wholly in an Area of Change, where growth and more intense development is encouraged. The subject area is not in a designated center, but it is along the Jefferson St. NE multi-modal corridor. The major amendment will facilitate the expansion of an existing hotel within the MDP, rather than expanding that development in an undeveloped area. The request would facilitate appropriate density at a scale that already exists within the MDP area, and it will not exceed the underlying NR-BP zoning designation for the maximum building height. **The request is generally consistent with Policy 5.1.2 Development Areas.**

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request promotes efficient development patterns, by reactivating an underutilized building and proposes to replace it with an already existing use, a hotel. The request promotes a more efficient development pattern that would maximize the utility of existing infrastructure and public facilities, because it fits with the existing site and does not create sprawl at the urban edge. Consolidating two lots into one lot, will allow an already functioning use to expand which will help reinvest in the business park and commercial corridor. The request will allow for the existing hotel property to overtake the underutilized property, within an already built-up business park, served by streets, sidewalks, drainage facilities, and has existing landscaping design. This efficient use of land can support the public good, and it is within an Area of Change where more intense development is desired. **The request is consistent with Goal 5.3 Efficient Development Patterns.**

POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is connected to adjacent infrastructure and public facilities including water, sewer, road, and electric infrastructure. There are nearby transit options and easy access to existing services reducing the need for major new infrastructure investments and fills a gap in an already developed area. The request promotes desired infill development, which helps maximizes land use, reduces sprawl, and

utilizes existing infrastructure. **The request is consistent with Policy 5.3.1 – Infill Development.**

GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located wholly within an Area of Change. The request would direct infill growth to an area where development is encouraged and expected and replace a vacant building, with an existing hotel use that is ready to expand. The amendment would align with the 'The 25' Business Park Master Development Plan character and enhance existing the development by providing more employment opportunities and overnight stay in a developed area of the city. **The request is consistent with Goal 5.6 – City Development Areas.**

POLICY 5.6.2 AREA OF CHANGE: Direct growth and more intense development to Centers, Corridors, Industrial and Business Parks, and Metropolitan Redevelopment Areas where change is encouraged.

The subject site is located in an Area of Change and adjacent to the Jefferson St. Multi-modal Corridor and Premium Transit Corridor. The request directs growth to The 25 MDP which is zoned as a Business park where more intense development is encouraged. By enabling redevelopment in a location already identified for growth and change, the request supports the policy's direction of growth, even though it is not in a Center, in this case, along a corridor and within a business park.

The request is consistent with Policy 5.6.2 – Areas of Change.

CHAPTER 7: URBAN DESIGN

POLICY 7.3.4 INFILL: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The proposed amendment to the subject site promotes infill that enhances the built environment by revitalizing an underutilized use of the existing business park, which will allow for the expansion of the adjacent hotel use, while maintaining the existing infrastructure. The amendment area to the subject site is located along the Pan American frontage road, and also visible from internal circulation streetscapes within the business park and buffered by existing landscape planters. It is uncertain at this time what the building materials and style of the future expansion of the hotel use will entail, and if it will be a duplication of the existing structure, but it is understood that the future development will comply with applicable building height standards in the IDO for the NR-BP zone district. **The request is generally consistent with Policy 7.3.4 Infill.**

CHAPTER 8: ECONOMIC DEVELOPMENT

GOAL 8.1 PLACEMAKING: Create places where businesses and talent will stay and thrive.

The proposed amendment to the subject site would facilitate the expansion of an existing hotel use in the 'The 25' MDP, by providing an expanded hotel service that connects employment opportunities to nearby offices and businesses, which can attract and retain both employees, talent, and customers to the MDP area. The amended site can help reinforce the Comprehensive Plan's intent for placemaking for the Master Development Plan by creating attractive, economically vibrant environments that encourage businesses to invest, expand, and remain competitive over time. **The request is consistent with Goal 8.1 – Placemaking.**

POLICY 8.1.5 AVAILABLE LAND: Maintain sufficient land that is appropriately zoned to accommodate projected employment.

The proposed amendment will allow the following; consolidation of a lot line, and update the land use table to the MDP, which will allow more rooms for the hotel use, and allow more building height per the associated consolidated lots. The amendments, will utilize a blighted property to facilitate the expansion of a use that is already functioning on the site, a hotel, therefore it maintains this land which is appropriately zoned at NR-BP to accommodate projected employment. The expanded use will create employment opportunities, which will facilitate continued reinvestment of an existing commercial property. **The request is consistent with Policy 8.1.5 Available Land.**

Integrated Development Ordinance (IDO)

IDO Zoning

The Subject Site is zoned NR-BP (Non-Residential Business Park). The purpose of the NR-BP zone district is to accommodate a wide range of nonresidential uses in a campus-like settings to buffer potential impacts on surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, industrial, distribution, showroom, processing, and institutional uses. Allowable uses are shown in Table 4-2-1.

Overlay Zones

The subject site and Amendment area is not located within any Overlay Zones.

Definitions

- | | |
|------------------|---|
| Amendment: | Any repeal, modification, or addition to a regulation or prior approval; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto. |
| Building Height: | The vertical distance above the average finished grade, unless specified otherwise in this IDO, at each façade of the building, considered separately, to the top of the coping or parapet on a flat |

roof, whichever is higher; to the deck line of a mansard roof; or to the average height between the plate and the ridge of a hip, gable, shed, or gambrel roof. On a stepped or sloped project site, the maximum height is to be measured above average finished grade of any distinct segment of the building that constitutes at least 10 percent of the gross floor area of the building, unless specified otherwise in this IDO.

Environmental Planning Commission (EPC): A 9-member commission appointed by the Mayor, as described in § 14-16-6-2(E) (Environmental Planning Commission), that makes discretionary and policy decisions and recommendations about land use in the city.

Hotel or Motel: An establishment that provides guest rooms for temporary sleeping accommodations within completely enclosed portions of a building for rental at market rates. This use does not include Bed and Breakfast establishments, which are regulated separately for the purposes of this IDO.

Master Development Plan: A plan created by an applicant and approved by the City to achieve a coordinated private development, such as a business or industrial park, on larger sites that often comprise more than one lot and building. A Master Development Plan may include standards that implement a cohesive design on the site.

Restaurant: An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that may provide customers with take-out service of food and/or beverages for off-site consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales. Part 14-16-7: Definitions, Acronyms, and Abbreviations 7-1: Definitions Integrated Development Ordinance EFFECTIVE MAY 2026 City of Albuquerque, New Mexico Page 618

Site Plan: An accurate plan that includes all information required for that type of application, structure, or development.

IV. Major Amendment to Master Development Plan (MDP)

'The 25' Master Development Plan is an approximately 46.4-acre commercial business park. 'The 25' MDP was developed as a business park with a mix of commercial office uses. Design guidelines have been provided in the MDP to integrate the mix of uses by establishing architectural style, building heights and floor to area ratios, pedestrian linkages, lighting and

signage guidelines, compliance with the Bear Canyon Arroyo Corridor Plan, and unified landscaping throughout.

The development is intended to have a mix of business related and commercial uses that are appealing and provide amenities to the surrounding area, as well as providing on-site amenities. The total development established land use concepts that are intended to create walk-to-lunch/dinner opportunities, allow for daytime and nighttime uses and encourage bicycle and pedestrian use by providing linkages throughout the site. The MDP allows restaurants, hotels, banks, and retail and office uses. The MDP allows several primary uses, such as commercial offices, hotels, bank and restaurant uses, which are consistent with primary uses in the IDO.

IDO §14-16-6-6(F)(3) states that any application for an amendment to an MDP will be approved if it meets all of the Review and Decision Criteria § 14-16-6-6(F)(3)(a-d). Staff analysis follows in *italics*:

- (a) The MDP is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis of the proposed Major Amendment to the controlling Site (Development) Plan, the request is consistent with applicable Comprehensive Plan goals and policies regarding Community Identity, Land Use, Urban Design, and Economic Development.

- (b) The Master Development Plan complies with all applicable provisions of the IDO, in particular those of the NR-BP zone district; the DPM; and other adopted City regulations.

The request is for a major amendment to 'The 25' Master Development Plan (MDP)- The amended MDP complies with all provisions of the IDO, the DPM and other adopted City regulations, therefore the following will be true; when the MDP amendment to remove a lot line is approved, the lot consolidation will go through the correct DHO process, re-plat application through the DRB under the IDO ordinance. Also, the tracts will comply with applicable building height standards in the IDO for the NR-BP zone district on that lot, and the hotel room quantities, which were established per the MDP, will be increased on the consolidated lot. Pursuant to IDO §14-16-6-4(O), the City Staff may impose conditions necessary to bring the application into compliance with the requirements of this IDO or other adopted City regulations. All conditions must be met prior to final sign off of the MDP.

- (c) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The subject site is already served by existing infrastructure and public facilities including water, sewer, power, gas, internet, and fire suppression, as well as roads, sidewalks, which has adequate capacity to serve the proposed development. There

are no foreseen burdens on the existing infrastructure such as streets, trails and sidewalk systems, as there will be no changes to the existing infrastructure and capacity serving the development will be unchanged. Potential burdens on these systems will be mitigated, through future platting applications submitted to the DHO or specific site plans and building permits submitted for development. Any future capacity needs would be addressed through the Development Facilitation Team (DFT) and/or building permit process.

- (d) The Master Development Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The amendment mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable because it proposes a lower intensity development from a restaurant with drive-through to hotel use. It proposes a proactive re-use of an underutilized use on the property, and enhances compatibility with the surrounding commercial development. The increase in building height for consolidated tracts H1-A-1-A & H1-A-1-B will be pursuant to the IDO and not in any conflict with development standards of the MDP, therefore views are not an impact. Future redevelopment of the site will continue to be subject to Site Plan review, engineering review, and building permit approval to ensure compliance with the Integrated Development Ordinance (IDO), the Development Process Manual (DPM), and all applicable City regulations. Any project-specific impacts identified during those reviews will be addressed through the City's development review process.

Proposed Amendment

The Amendment is to "The 25" MDP land uses, design guidelines and lot layout as follows:

- 1) Updates the Land Use Summary Table to:
 - a. Change the land uses listed from "restaurant/retail" on tract H1-A-1-B and hotel on tract "H1-A-1-A" to "hotel" only on both tracts.
 - b. Increase the maximum hotel rooms allowed from "85" to "135 Rooms."
- 2) Revises lots H1-A-1-A and H1-A-1-B into a single tract depicted on the MDP. This will be finalized through a future replat with the Development Hearing Officer (DHO).
- 3) Increases the maximum building height for the combined lots (H1-A-1-A) and (H1-A-1-B) to comply with applicable building height standards in the IDO for the NR-BP zone district.

Analysis

The proposed amendments would modify the text, impacting the overall MDP area, are as follows:

Amend, 'Land Use Summary' Table to consolidate all previous amendments, and the amendments in this request, to be read as one unified table without multiple cloud revisions. New amendments as part of this request included in amending the, 'Land Use Summary'

Table, are to change the Tract title of the consolidated tracts to (H1-A-1-A/H1-A-1-B), and to change the allowable maximum Floor Area Ratio for from 85 to 135 rooms for the consolidated tract (H1-A-1-A/H1-A-1-B).

MDP Site sheet amendments include; organizing the previous amendment ‘deltas’ in one location on the sheet, illustrating the consolidated lot lines and listing the maximum building heights to be per the height standards in the IDO for the NR-BP zone district on the consolidated, 2.0-acre lot (H1-A-1-A/H1-A-1-B), and to include the request revision #9 ‘delta’ dated August 20, 2026, with the four listed Amendments discussed in this report. This will allow the consolidated lots to be governed by the use specific standards of the NR-BP zone District and establish a revised MDP document for future expansion and development projects.

If this request is approved, future development for an expansion of an existing hotel use on Tract H1-A-1-A/H1-A-1-B would be reviewed as a Site Plan – Administrative [[IDO § 14-16-6-5\(G\)\(3\)](#)].

V. Public & Agency Concerns

<i>Public Notice</i>	<i>Required?</i>	<i>Met?</i>
<i>Email to Neighborhood Associations (NA) within 660 feet</i>	Yes	yes
<i>Mailed Notice to Property Owners within 100 feet</i>	Yes	Yes
<i>Posted Sign</i>	Yes	Yes Posted 8/05/2026
<i>Published Legal Ad</i>	Yes	Yes Published 7/31/2026
<i>Web Posting</i>	Yes	Yes Posted 8/13/2026

Neighborhood/Public

There are no neighborhood associations within 660 feet of the MDP. Property owners within 100 feet of the subject site were also notified as required.

There is no known support or opposition of this amendment.

Commenting Agencies

A number of reviewing agencies provided comments on this request including Long Range Planning, Urban Forestry and PNM. Significant comments that affect the request were received relating to the project supports Comprehensive Plan goals and policies like growth in Centers and Corridors, and Infill Development, Urban Forestry requests maintenance like tree pruning requirements and standard electrical service connection

by the power company. Any comments requiring specific action are listed in the conditions of approval. See Appendix (H) for a list of Agency Comments provided.

Indian Nations, Tribes, or Pueblos

The subject site not within 660 feet of Major Public Open Space or tribal land, so a tribal meeting offer was not required. [IDO § 14-16-6-4(B) and Table 6-1-1

VI. Conclusion

Recommendation

APPROVAL of Plan #: MDP-2026-00001, a request for a Major Amendment to a Master Development Plan (MDP) – EPC, to amend ‘The 25’ Master Development Plan for the full 49-acre MDP site, located at 4410 and 4412 The 25 Way NE, at the northern intersection of Pan American West Fwy NE and Jefferson St. NE, south of Presidential Dr. NE, based on Findings 1-18 and subject to Conditions of Approval 1-4.

Findings, Master Development Plan

Plan #: MDP-2026-00001

1. The request is for a Major Amendment to the controlling ‘The 25’ Master Development Plan (MDP). The subject area is legally described as all or a portion of Tract M and L, Plat of Tracts A, B1, B2, C, D, E, F, G, H1, H2, I, J, K, L & M The 25; Tracts B1-A, B2-A, C-1, E-1, F-1 and G-1, Plat of Tracts B1-A, B2-A, C-1, E-1, F-1 & G-1 The 25; Tracts J-1-A-1, J-1-B-1 and K-1-A, Plat of Tracts J-1-A-1, J-1-B-1 & K-1-A The 25; Tracts D-1 and D-2, Plat of Tract D-1 & D-2 The 25; Tracts H1-A-1-A and H1-A-1-B, Tracts H1-A-1-A and H1-A-1-B, Being a Replat of Tract H1-A-1 The 25; Southerly portion and Northerly portion of a Portion of Tract A-1, Plat of Tracts A-1 & H1-A-1 The 25; Tract I-1, Plat of Tracts H1-A, I-1 & J-1 The 25; and Tract A-1, Plat of Tracts A-1 & H1-A-1 The 25, located at 4410 and 4412 The 25 Way NE (the “subject site”), at the northern intersection of Pan American West Fwy NE and Jefferson St. NE, south of Presidential Dr. NE, approximately 49-acres in total.
2. The amendment is needed to facilitate the demolition of a vacant restaurant with drive-through and expansion of an existing hotel on Tracts H1-A-1-A and H1-A-1-B within the MDP.
3. The request includes the following amendments to the MDP:
 - A. Updates the Land Use Summary Table to:
 - i. Change the land uses listed from “restaurant/retail” on tract H1-A-1-B and hotel on tract “H1-A-1-A” to “hotel” only on both tracts.
 - ii. Increase the maximum hotel rooms allowed from “90” to “135 Rooms.”
 - B. Revises lots H1-A-1-A and H1-A-1-B into a single tract depicted on the MDP. This will be finalized through a future replat with the Development Hearing Officer (DHO).

-
- C. Increases the maximum building height to for the combined lots (H1-A-1-A) and (H1-A-1-B) to comply with applicable building height standards in the IDO for the NR-BP zone district.
 4. IDO §14-16-6-4(Y)(1)(b) states that all requested amendments that do not qualify as minor amendments will be considered as Major Amendment per table 6-4-4. Master Development Plans may be amended by the procedures in § 14-16-6-4(X)(3) per § 14-16-2-5(B)(3)(f) for the NR-BP zone district standards.
 5. The EPC is hearing the major amendment request as the original decision-maker to approve the 'The 25' Master Development Plan [IDO § [14-16-6-4\(Y\)\(3\)\(b\)](#) and [IDO § 14-16-6-4\(Y\)\(1\)\(b\)](#)]. The request is a quasi-judicial matter.
 6. History:
 - A. In February 1999 "The25" Master Development Plan was approved by the EPC for the approximately 46.4-acre subject site. The development included restaurants, a hotel, a bank with drive-through, and offices. The Pre-IDO zoning designation was IP (Industrial Park).
 - B. In June 2003, a Conditional Use was approved for Krispy Kreme doughnuts restaurant with drive-through on tract H1-A-1-B of the subject site, replacing the bank with drive-through. This restaurant subsequently moved out, and the building was most recently occupied by a Genghis Grill, which has also moved out. The building with drive-through remains vacant to current day.
 - C. In 2011 an administrative amendment changed the land use of tract H1-A-1-A of the subject site from retail/restaurant to an 85-room capacity hotel. Also, in 2011 a Variance to maximum height was approved by the Zoning Hearing Examiner to allow a 64-foot hotel to be constructed.
 - D. In 2015 an administrative amendment was approved to reflect a change of use from a bank to a restaurant with drive-through for tract (K1-A) of the subject site, but this tract is not part of the amendment area
 7. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
 8. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

-
9. The Subject site is located on the Jefferson Multi-Modal Corridor and Premium Transit Corridor. It is also within 1,320 feet (¼ mile) of the San Mateo Blvd. NE Major Transit corridor area.
 10. The subject site is within the North I-25 Community Planning Area (CPA). Stretching from Edith Boulevard to Interstate 25 and from Montañó Road to Sandia Pueblo, the North I-25 (CPA) spans parts of Albuquerque and Bernalillo County. Serving as a northern gateway, it is mainly characterized by commercial and industrial zones, with few residential areas, functioning more as an employment hub than a residential community.
 11. The Subject Site is zoned NR-BP (Non-Residential Business Park). The purpose of the NR-BP zone district is to accommodate a wide range of nonresidential uses in a campus-like settings to buffer potential impacts on surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, industrial, distribution, showroom, processing, and institutional uses. Allowable uses are shown in Table 4-2-1.
 12. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land uses, infill development and city development areas from Chapter 5: Land Use:

- A. **POLICY 5.1.2 DEVELOPMENT AREAS:** Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The Master Development Plan is considered a business park and utilizes development areas by being wholly in an Area of Change, where growth and more intense development is encouraged. The subject area is not in a designated center, but it is along the Jefferson St. NE multi-modal corridor. The major amendment will facilitate the expansion of an existing hotel within the MDP, rather than expanding that development in an undeveloped area. The request would facilitate appropriate density at a scale that already exists within the MDP area, and it will not exceed the underlying NR-BP zoning designation for the maximum building height.

- B. **GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS:** Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request promotes efficient development patterns, by reactivating an underutilized building and proposes to replace it with an already existing use, a hotel. The request promotes a more efficient development pattern that would maximize the utility of existing infrastructure and public facilities, because it fits with the existing site and does not create sprawl at the urban edge. Consolidating two lots into one lot, will allow an already functioning use to expand which will help reinvest in the business park and commercial

corridor. The request will allow for the existing hotel property to overtake the underutilized property, within an already built-up business park, served by streets, sidewalks, drainage facilities, and has existing landscaping design. This efficient use of land can support the public good, and it is within an Area of Change where more intense development is desired.

- C. **POLICY 5.3.1 INFILL DEVELOPMENT:** Support additional growth in areas with existing infrastructure and public facilities.

The subject site is connected to adjacent infrastructure and public facilities including water, sewer, road, and electric infrastructure. There are nearby transit options and easy access to existing services reducing the need for major new infrastructure investments and fills a gap in an already developed area. The request promotes desired infill development, which helps maximizes land use, reduces sprawl, and utilizes existing infrastructure.

- D. **GOAL 5.6 CITY DEVELOPMENT AREAS:** Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located wholly within an Area of Change. The request would direct infill growth to an area where development is encouraged and expected and replace a vacant building, with an existing hotel use that is ready to expand. The amendment would align with the 'The 25' Business Park Master Development Plan character and enhance existing the development by providing more employment opportunities and overnight stay in a developed area of the city.

- E. **POLICY 5.6.2 AREA OF CHANGE:** Direct growth and more intense development to Centers, Corridors, Industrial and Business Parks, and Metropolitan Redevelopment Areas where change is encouraged.

The subject site is located in an Area of Change and adjacent to the Jefferson St. Multi-modal Corridor and Premium Transit Corridor. The request directs growth to 'The 25' MDP which is zoned as a Business park where more intense development is encouraged. By enabling redevelopment in a location already identified for growth and change, the request supports the policy's direction of growth, even though it is not in a Center, in this case, along a corridor and within a business park.

13. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land uses, infill development and city development areas from Chapter 7: Urban Design.

-
- A. **POLICY 7.3.4 INFILL:** Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The proposed amendment to the subject site promotes infill that enhances the built environment by revitalizing an underutilized use of the existing business park, which will allow for the expansion of the adjacent hotel use, while maintaining the existing infrastructure. The amendment area to the subject site is located along the Pan American frontage road, and also visible from internal circulation streetscapes within the business park and buffered by existing landscape planters. It is uncertain at this time what the building materials and style of the future expansion of the hotel use will entail, and if it will be a duplication of the existing structure, but it is understood that the future development will comply with applicable building height standards in the IDO for the NR-BP zone district.

14. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land uses, infill development and city development areas from Chapter 8: Economic Development.

- A. **GOAL 8.1 PLACEMAKING:** Create places where businesses and talent will stay and thrive.

The proposed amendment to the subject site would facilitate the expansion of an existing hotel use in the 'The 25' MDP, by providing an expanded hotel service that connects employment opportunities to nearby offices and businesses, which can attract and retain both employees, talent, and customers to the MDP area. The amended site can help reinforce the Comprehensive Plan's intent for placemaking for the Master Development Plan by creating attractive, economically vibrant environments that encourage businesses to invest, expand, and remain competitive over time.

- B. **POLICY 8.1.5 AVAILABLE LAND:** Maintain sufficient land that is appropriately zoned to accommodate projected employment.

The proposed amendment will allow the following; consolidation of a lot line, and update the land use table to the MDP, which will allow more rooms for the hotel use, and allow more building height per the associated consolidated lots. The amendments, will utilize a blighted property to facilitate the expansion of a use that is already functioning on the site, a hotel, therefore it maintains this land which is appropriately zoned at NR-BP to accommodate projected employment. The expanded use will create employment opportunities, which will facilitate continued reinvestment of an existing commercial property.

15. IDO §14-16-6-6(F)(3) states that any application for an amendment to an MDP will be approved if it meets all of the Review and Decision Criteria § 14-16-6-6(F)(3)(a-d).

A. 6-6(F)(3)(a) The MDP is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis of the proposed Major Amendment to the controlling Site (Development) Plan, the request is consistent with applicable Comprehensive Plan goals and policies regarding Community Identity, Land Use, Urban Design, and Economic Development.

B. 6-6(F)(3)(b)

The request is for a major amendment to 'The 25' Master Development Plan (MDP)–The amended MDP complies with all provisions of the IDO, the DPM and other adopted City regulations, therefore the following will be true; when the MDP amendment to remove a lot line is approved, the lot consolidation will go through the correct DHO process, re-plat application through the DRB under the IDO ordinance. Also, the tracts will comply with applicable building height standards in the IDO for the NR-BP zone district on that lot, and the hotel room quantities, which were established per the MDP, will be increased on the consolidated lot. Pursuant to IDO §14-16-6-4(O), the City Staff may impose conditions necessary to bring the application into compliance with the requirements of this IDO or other adopted City regulations. All conditions must be met prior to final sign off of the MDP.

C. 6-6(F)(3)(c)

The subject site is already served by existing infrastructure and public facilities including water, sewer, power, gas, internet, and fire suppression, as well as roads, sidewalks, which has adequate capacity to serve the proposed development. There are no foreseen burdens on the existing infrastructure such as streets, trails and sidewalk systems, as there will be no changes to the existing infrastructure and capacity serving the development will be unchanged. Potential burdens on these systems will be mitigated, through future platting applications submitted to the DHO or specific site plans and building permits submitted for development. Any future capacity needs would be addressed through the Development Facilitation Team (DFT) and/or building permit process.

D. 6-6(F)(3)(d)

The amendment mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable because it proposes a lower intensity development from a restaurant with drive-through to hotel use. It proposes a proactive re-use of an underutilized use on the property, and enhances compatibility with the surrounding commercial development. The increase in building height for consolidated tracts H1-A-1-A & H1-A-1-B will be pursuant

to the IDO and not in any conflict with development standards of the MDP, therefore views are not an impact. Future redevelopment of the site will continue to be subject to Site Plan review, engineering review, and building permit approval to ensure compliance with the Integrated Development Ordinance (IDO), the Development Process Manual (DPM), and all applicable City regulations. Any project-specific impacts identified during those reviews will be addressed through the City's development review process.

16. There are no neighborhood associations within 660 feet of the MDP. Property owners within 100 feet of the subject site were also notified as required.
17. A number of reviewing agencies provided comments on this request including Long Range Planning, Urban Forestry and PNM. Significant comments that affect the request were received relating to the project supports Comprehensive Plan goals and policies like growth in Centers and Corridors, and Infill Development, and it aligns with North -I-25 CPA community feedback indicating concerns with vacant properties. Other agency comments address maintenance like tree pruning requirements and standard electrical service connection by the power company. Any comments requiring specific action are listed in the conditions of approval. See Appendix (H) for a list of Agency Comments provided.
18. The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement [see IDO §14-16-6-4(B)].

Recommended Conditions of Approval

Plan #: MDP-2026-00001, Major Amendment of a Master Development Plan - EPC

1. The applicant shall coordinate with the Staff Planner prior to submitting -off to ensure that EPC Conditions have been met.
2. Site Plan Sheets - Conditions of Approval:
 1. The site plan shall include the full Legal Description on the Amendment sheet.
 2. Text of the amendment 'delta #9' shall be changed from 'Major Development' to 'Major Amendment.'
3. The Master Development Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.
4. Pursuant to IDO section 14-16-6-4(P)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.

Notice of Decision Distribution

Case Agent, Regina Okoye ginaokoye1234@icloud.com

Owner, Dreamcatcher LLC, 4836 Hardware Dr Unit: A Albuquerque, NM 87109

Legal, acon@cabq.gov

EPC file

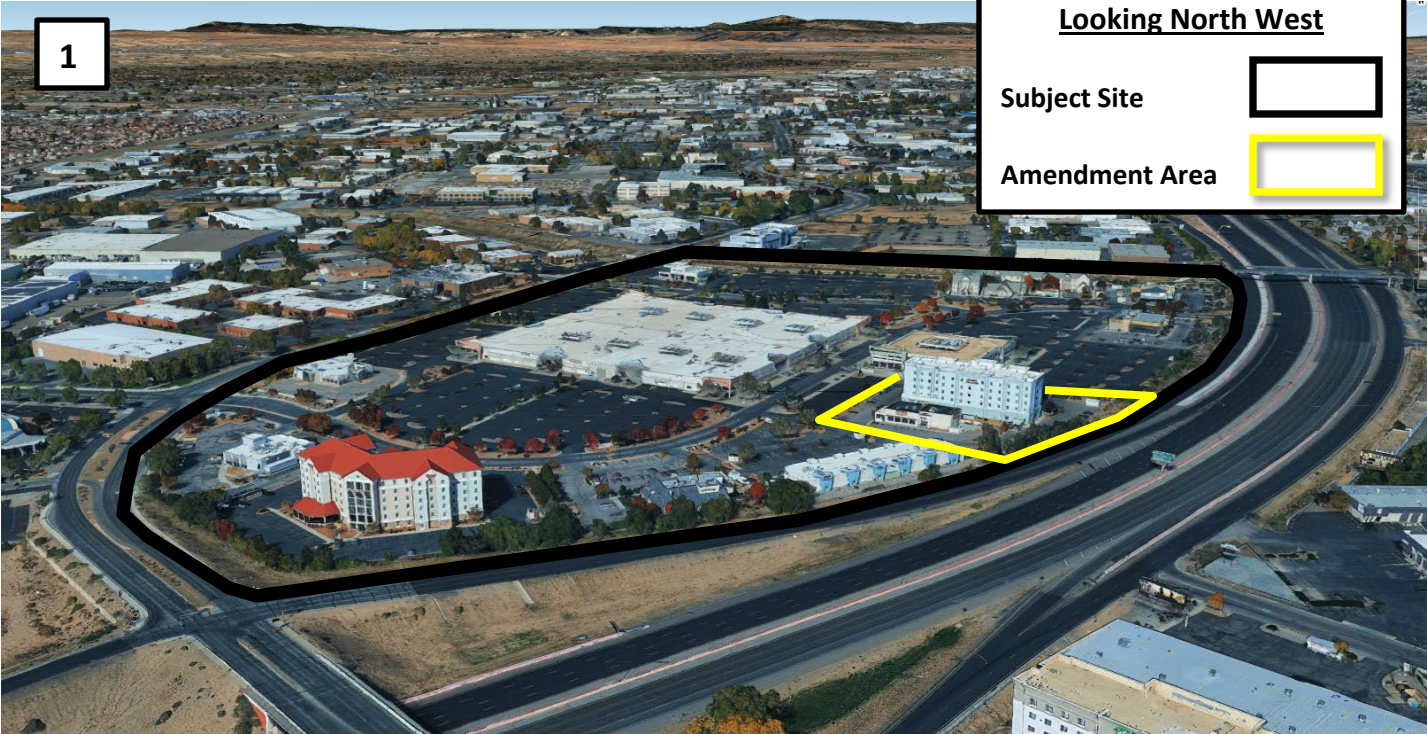
A) PHOTOGRAPHS

PHOTO PAGES

Birds Eye View
Looking North West

Subject Site ☐

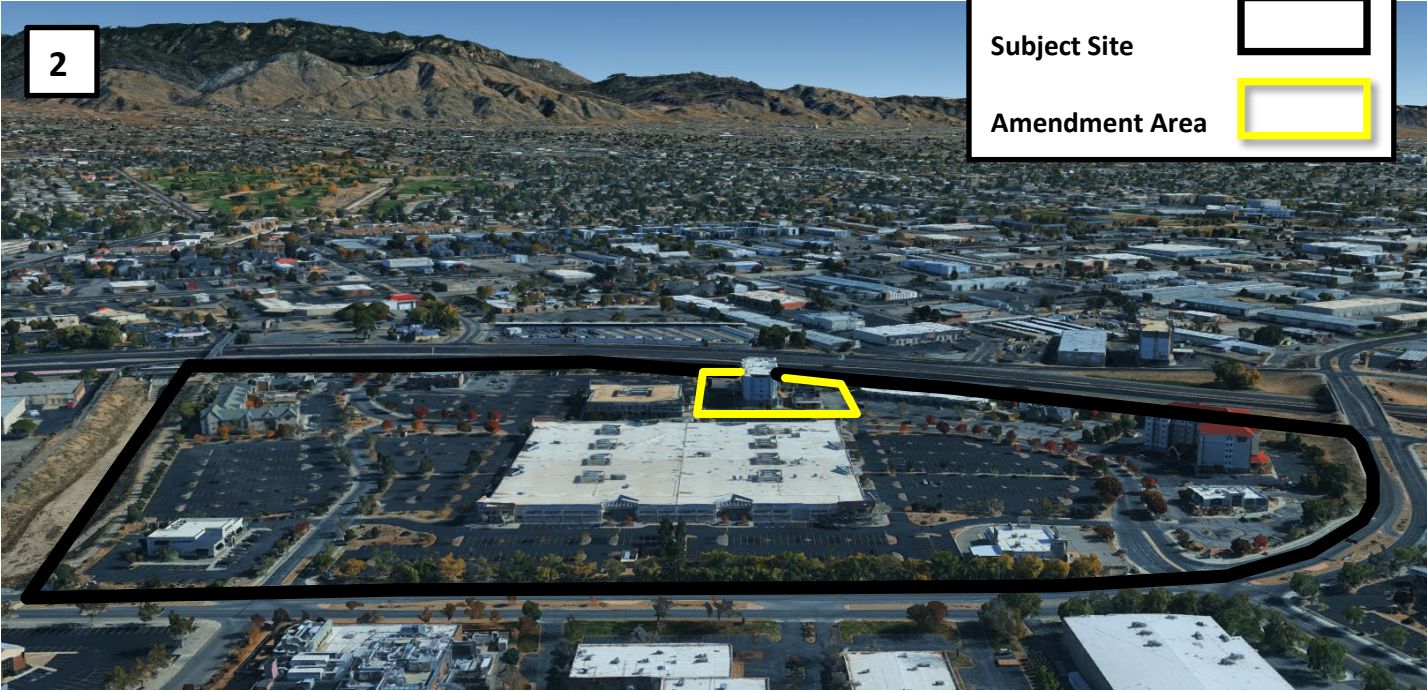
Amendment Area ☐

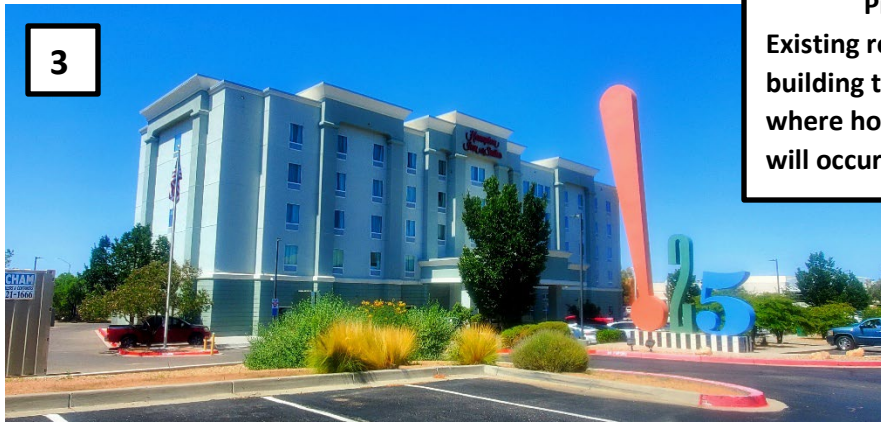


Birds Eye View
Looking South East

Subject Site ☐

Amendment Area ☐

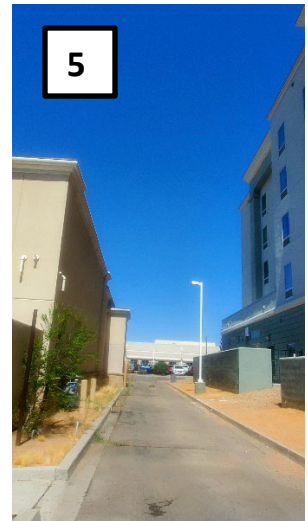




Amendment Area

Pics 3, 4, 5

Existing restaurant building to be demolished where hotel expansion will occur upon approval.



Master Development Plan

Entry Sign

Typical at entryways along Jefferson St. NE

Posted Signs as Required

6) 7) Located at entryways
along Jefferson St. NE

8) At entryway along Pan
American frontage road



B) HISTORY



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

LEVINE INVESTMENTS (PETER BUTTERFIELD, AGENT) request(s) a special exception to Section 14-16-2-19 (C)(1): a VARIANCE of 55' to the 10' 5" maximum height allowance for a proposed hotel on all or a portion of Lot(s) H1A1A, Tract(s) H1A1A, THE 25 WAY zoned IP, located at 4412 THE 25 WAY NE (F-17)

Special Exception No:..... **11ZHE-80155**
Project No: **Project# 1008862**
Hearing Date: 07-19-11
Closing of Public Record: 07-19-11
Date of Decision: 07-25-11

STATEMENT OF FACTS: The applicant, Levine Investments, requests a variance of 55' to the 10' 5" maximum height allowance for a proposed hotel. Peter Butterfield, agent for the applicant, testified that if approved a 64' high hotel will be constructed. He stated that the lot is exceptional because of its irregular size and shape. There are other buildings in the vicinity that are similar in height to this proposed building. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Based on all of the testimony and a review of the entire file, it is determined that there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity because of its irregular size and shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved.

The approval is subject to the submitted site plan, as required. Any substantial changes to the site plan, as determined by the Zoning Enforcement Division, shall require the scheduling of an additional Public Hearing.

A Building Permit must be applied for at the Building Permit Desk which is located at the Plaza del Sol Building, Ground Level on the east side of the lobby.

If you wish to appeal this decision, you may do so by 5:00 p.m., on August 9, 2011 in the manner described below:

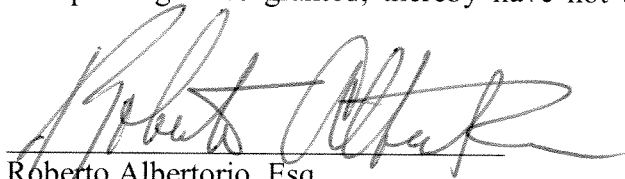
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.

A handwritten signature in dark ink, appearing to read 'Roberto Albertorio', is written over a horizontal line.

Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Levine Investments, Tony Feiter, 1702 E. Highland, Phoenix, AZ, 85016
Peter Butterfield, 13013 Glenwood Hills Court NE, 87111



CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

HARLAN FAUST request(s) a special exception to Section 14. 16. 2. 19. (A). (20). (e): a CONDITIONAL USE to allow a drive-in restaurant in an I-P zone on all or a portion of Tract(s) H1-A-1, The 25, zoned IP and located at 4410 THE 25 WAY NE (F-17)

Special Exception No: 03ZHE - 01605
Project No: 1002983
Hearing Date: 09-16-03
Closing of Public Record: 09-16-03
Date of Decision: 10-23-03

STATEMENT OF FACTS: The applicant requests a conditional use to allow a drive-in restaurant in an I-P zone. The applicant, Harlan Faust, was represented by Jim Strozier of Consensus Planning, Inc. Mr. Strozier testified that this request is to allow a Krispy Kreme Doughnuts establishment at this location. Mr. Strozier indicated that since this area is currently populated with primarily commercial developments, this business will be consistent with surrounding properties and will not be injurious to this immediate community. There are two letters of support in the file from adjacent commercial property owners' managing member, John Hamilton. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this request complies with Section 14. 16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Friday, November 7, 2003 in the manner described below:

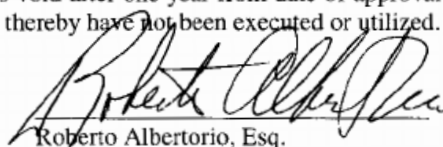
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File
Harlan Faust, 14344 "Y" Street, Suite 101, Omaha, NE, 68137
David Soule, 8509 Jefferson NE, 87113
Jim Strozier, 924 Park Avenue SW, 87102
John J. Hamilton, 9909 Desert Mountain Rd. NE, 87122

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

Date: February 19, 1999

OFFICIAL NOTIFICATION OF DECISION

Provident Realty Advisors
16775 Addison Rd.
Suite 520, LB 23
Dallas, TX. 75248

FILE: Z-99-9

LEGAL DESCRIPTION: for Parcels 1 and 2, Digital Properties, zoned IP, located on Jefferson Boulevard NE west of I-25, containing approximately 49.4 acres. (E-17 & F-17) Russell Brito, Staff Planner (DEFERRED FROM JANUARY 21, 1999)

On February 18, 1999, the Environmental Planning Commission voted to approve Z-99-9, a Master Development Plan for Parcels 1 and 2, Digital Properties, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a Master Development Plan for Parcels 1 and 2, Digital Properties located on Jefferson Boulevard NE, west of I-25 and south of the Bear Canyon Arroyo.
2. The submitted master plan furthers the applicable Goals and policies of the *Comprehensive Plan* by creating the framework for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.
3. The submitted master plan meets and furthers the goals, policies, regulations and guidelines of the *Bear Canyon Arroyo Corridor Plan*. The submitted master plan will help to create a safe, attractive, interesting and convenient trail corridor that acts as a counterbalance to the surrounding built environment.
4. The submitted master development plan meets the requirements of the *Zoning Code* for a Master Development Plan.
5. The submitted master development plan will be adequate with some modifications.

CONDITIONS:

OFFICIAL NOTICE OF DECISION

FEBRUARY 18, 1999

Z-99-9

PAGE 2

1. "Typical drawings" of street furniture and hardscape elements such as benches, pedestrian lighting, bicycle storage areas, etc. shall be illustrated in the master development plan prior to final sign off at the Development Review Board.
 2. The following Conditions of Approval from the Public Works Department shall be adhered to and implemented:
 - a. The implementation of and / or monetary contributions for mitigation measures required subsequent to the TIS negotiations must be done by the developer and accepted by the City prior to final sign-off by the DRB.
 - b. Mitigation of impacts to the I-25 / Jefferson Interchange and other area street facilities must be addressed and implemented to the satisfaction of the City of Albuquerque and the New Mexico State Highway and Transportation Department. This may require further phasing in the implementation of the project until area transportation improvements are in place.
 - c. Construction of required pavement, medians, curbs, gutters and 6 foot sidewalks on Jefferson Street.
 - d. Reconstruction of intersections on Jefferson Street and the I-25 Frontage Road to include signal configuration, turn bays, medians and deceleration lanes.
 - e. Construction of a vehicular and pedestrian access connection to Jefferson Street and the I-25 Frontage Road from the proposed development.
 - f. Provision of 60 foot cross-access easement between all parcels. A cull-de-sac will be required if a temporary street is needed to access the lots.
 - g. Provision of adequate pedestrian circulation with disabled features within the site and to the adjacent streets.
 - h. Unidirectional handicapped ramps shall be used at all entrances, including those on Jefferson Street and the I-25 Frontage Road.
 - i. The site access, circulation pattern, and structure orientation / configuration must be constructed to the satisfaction of the Traffic Engineer.
 - j. The improvements on the site must comply with the development standards as contained in the DPM.
 - k. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
 - l. The proposed entrances on Jefferson Street require a minimum throat area of 75 feet.
 - m. Deceleration lanes are required for all entrances on Jefferson Street.
 - n. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - o. Approval of all access points to Jefferson Street by the Traffic Engineer; and to the I-25 Frontage Road by the New Mexico State Highway and Transportation Department.
 - p. Provision of street trees and landscaping in the areas between the curb and the sidewalks along Jefferson Street and the I-25 Frontage Road.
 - q. Location of walls, fences and signs must meet the clear sight distance requirements.
 - r. Site grades must accommodate handicapped features and ADA requirements for pedestrian access and circulation.
 - s. Dedication of right-of-way for and construction of the Bear Arroyo Trail facility (#272) from Jefferson to I-25. Provisions for access points from the site to the trail must be provided.
-

3. The following Conditions of Approval from the Environmental Health Department shall be adhered to and implemented:
 - a. The master plan shall locate five secure bicycle facilities at strategic locations on site. (Can be inside the buildings as well as outside.) Each building over 50,000 sq. ft. shall provide a minimum of 200 sq. ft. of secured bike storage.
 - b. A Transportation Management Association for on-site office workers shall be organized per the Transportation Management Demand submitted in October 1998 and approved by the Transit Department on November 10, 1998.
 - c. The master plan shall designate 3 parking spaces per required handicapped space on office sites only for multiple occupancy vehicles. These parking spaces shall be in shaded areas or shall otherwise be in preferred locations.
 - d. All structures over 50,000 sq. ft. shall: provide adequate provisions for employee lockers and showers; and excluding restaurants and hotels, on-site dining facilities or break rooms shall be provided. These facilities are encouraged for structures over 30,000 sq. ft.
4. The submittal of this master development plan to the DRB shall meet all EPC Conditions; a letter shall accompany the submittal indicating how the it has been modified to meet each of the EPC Conditions.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **MARCH 5, 1999** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 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.

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).

OFFICIAL NOTICE OF DECISION
FEBRUARY 18, 1999
Z-99-9
PAGE 4

Sincerely,

A handwritten signature in black ink, appearing to read "Bob McCabe", with a long horizontal flourish extending to the right.

For Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Dekker/Perich/Sabatini, 6801 Jefferson Blvd. NE, Suite 100, Albuquerque, NM 87109
Stephen Verchinski, 2700 Espanola NE, Albuquerque, NM 87110
Ron Bohannon, 4421 McLeod NE, Albuquerque, NM 87110

C) APPLICATION INFORMATION

July 7, 2026

City of Albuquerque
600 2nd Street NW Albuquerque, NM 87102
P.O. Box 1293
Albuquerque, New Mexico 87103
Office (505) 924.3894

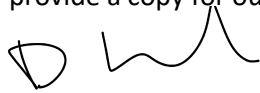
RE: AGENT AUTHORIZATION NOTICE - 4412 THE 25 WAY NE, ALBUQUERQUE NM 87109

DREAMCATCHER ABQ LLC, hereby authorizes Regina Okoye to perform as the Agent of Record in pursuing an Administrative Amendment with the City of Albuquerque Planning Department for the property legally described as:

Lot: H1A1A

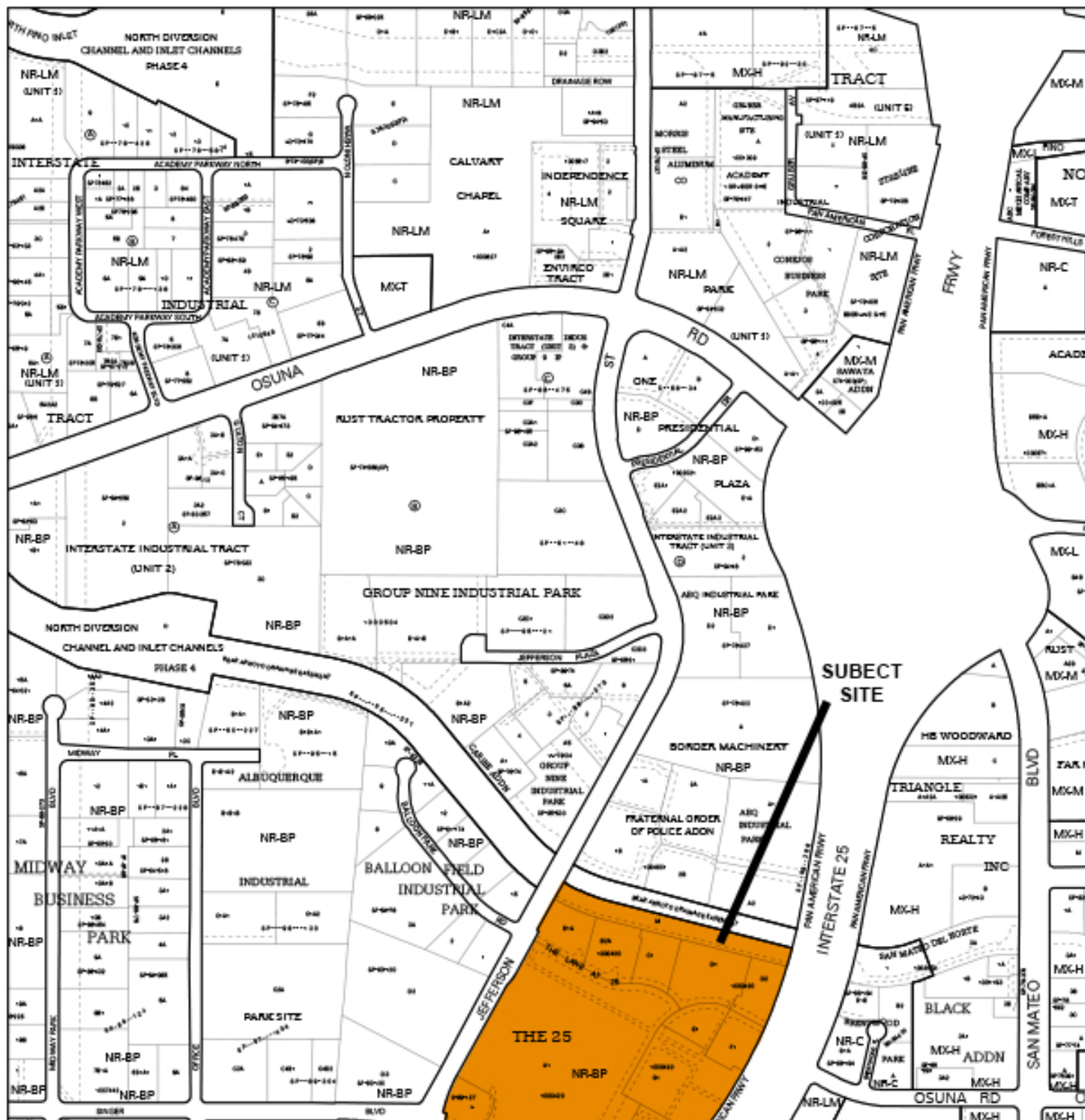
TR H1-A-1-A TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE 25, THE 25 CONT 1.2894 AC

This authorization is valid until completion/approval of this proposed Major Amendment. Please direct any and all correspondence and communication to our Agent for these development services and provide a copy for our records.

A handwritten signature in black ink, appearing to be 'D W' followed by a stylized flourish.

Sincerely,

DREAMCATCHER ABQ LLC
8901 ADAMS ST NE SUITE A
ALBUQUERQUE NM 87113-2718

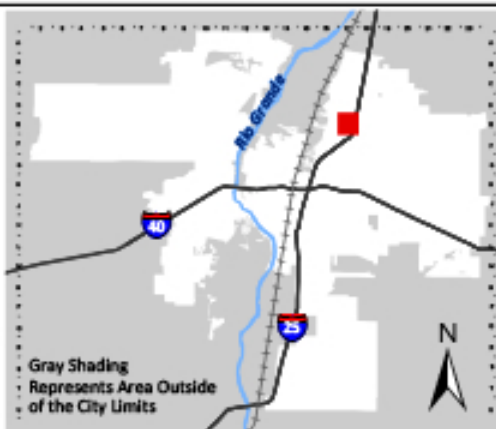


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



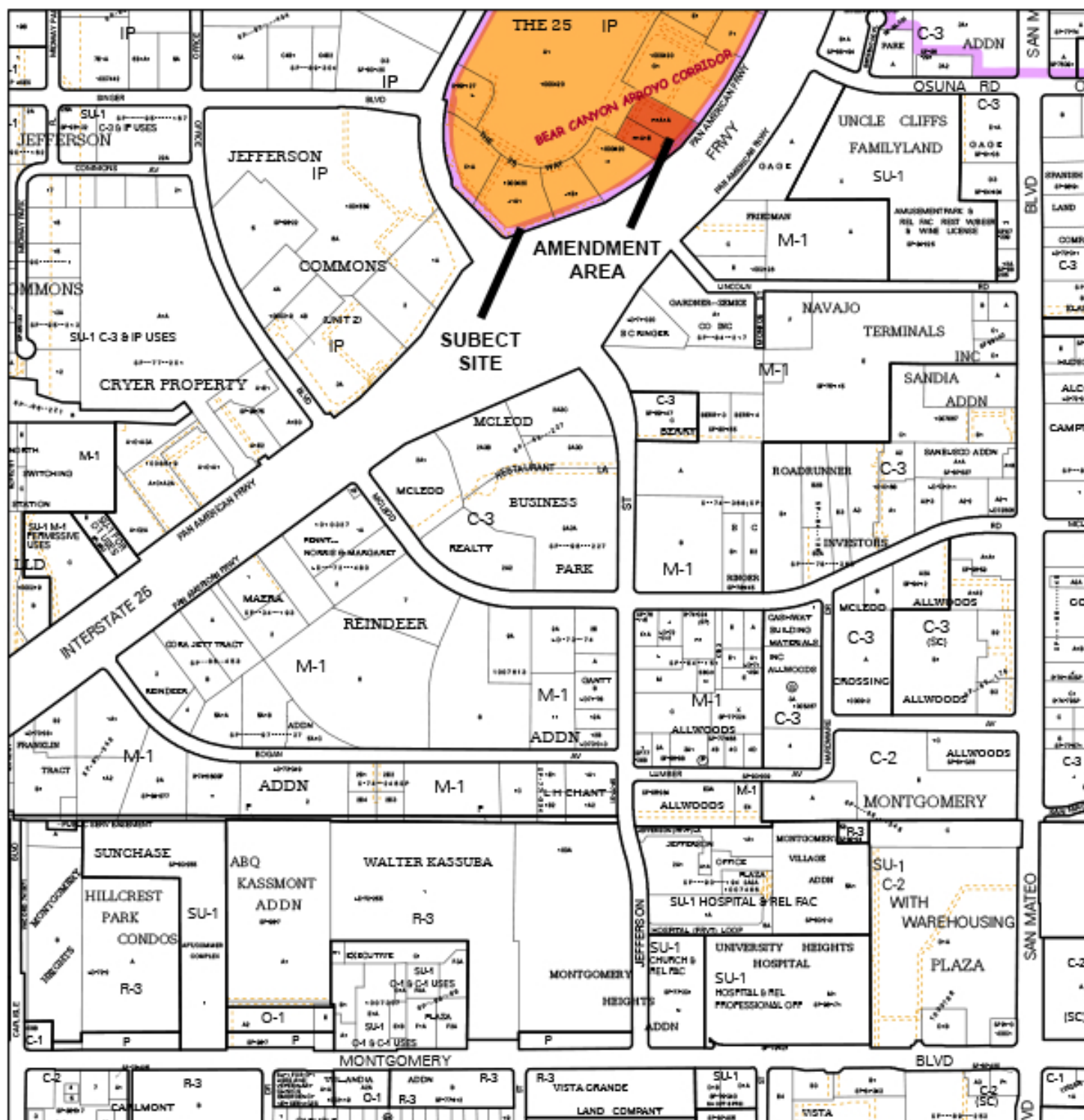
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



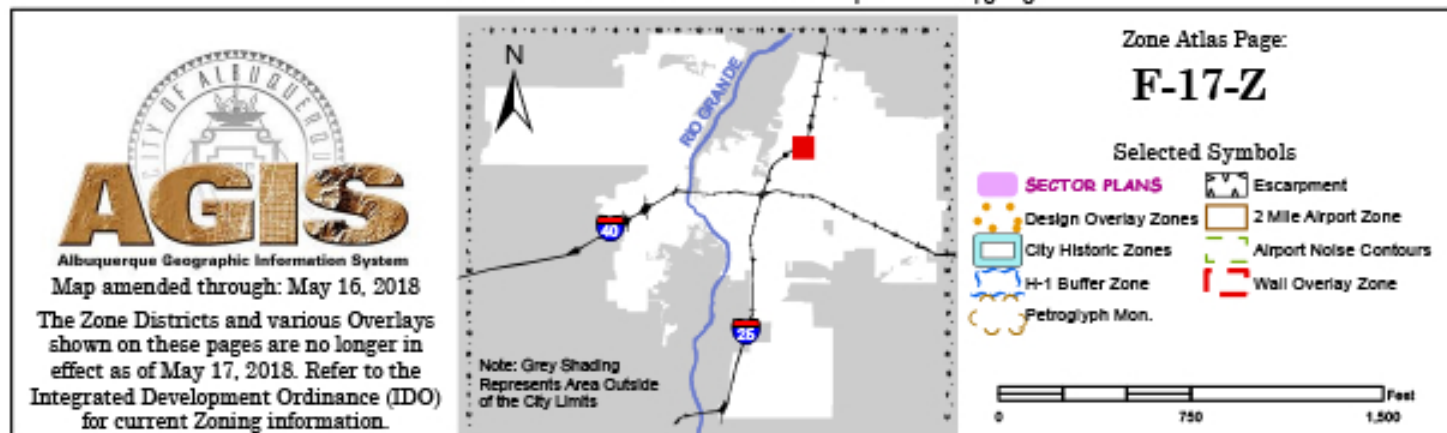
Zone Atlas Page:
E-17-Z

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

0 250 500 1,000 Feet



For more current information and details visit: <http://www.cabq.gov/gis>



June 30, 2026

Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW,
Albuquerque, NM 87102

**RE: MAJOR AMENDMENT TO THE CONTROLLING MASTER DEVELOPMENT
PLAN - 4410 and 4412 THE 25 WAY NE, ALBUQUERQUE NM 87109**

Project # 1000420

Dear Mr. Chairman,

Regina Okoye hereafter referred to as “Agent” for the purpose of this request represents Dreamcatcher Sawmill LLC and Levine Investments Limited Partnership referred to as “Property Owner”. The “Agent” is requesting approval for this submittal to amend the approved Master Development Plan. The site is located at 4410 and 4412 The 25 Way NE, Albuquerque NM 87109. The parcels (the “subject site”) are +/- 2.1 acres in size and is legally described as:

Lot: H1A1A

TR H1-A-1-A TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE
25, THE 25 CONT 1.2894 AC

Lot: H1A1B

TR H1-A-1-B TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE
25, THE 25 CONT .7229 AC

This letter provides background and justification of the review and decision criteria for the proposed Major Amendment.

Figure 1: Overall Subject Site (Highlighted in Yellow)



PROJECT BACKGROUND

The subject property consists of Lot H-1-A-1-A and Lot H-1-A-1-B, located at 4410 and 4412 The 25 Way NE and is within "The 25" Master Development Plan in northeast Albuquerque. The property is zoned NR-BP (Non-Residential Business Park) and is located within an Area of Change as designated by the Albuquerque/Bernalillo County Comprehensive Plan. The subject property is not located within a Center, Corridor, or Overlay Zone.

The 25 Master Development Plan was approved by the Environmental Planning Commission (EPC) in 1999 to guide the coordinated development of approximately 46.44 acres as an integrated commercial business park. The Master Development Plan established site-specific development standards, including permitted land uses, building heights, floor area ratios (FAR), setbacks, circulation, and architectural design standards for the individual development tracts.

There was an Administrative Amendment that was approved in 2011 that changed the land use on lot H-1-A-1-A from retail/restaurant to an 85-room hotel. Under the current approved Master

Development Plan, Lot H-1-A-1-A is currently designated for hotel use, while Lot H-1-A-1-B is currently designated for restaurant/retail use. Both parcels were assigned a maximum building height of 48 feet. Lot H-1-A-1-B has an individual Floor Area Ratio (FAR) currently in place.

The Zoning Hearing Examiner approved Special Exception No. 11ZHE-80155 (Project No. 1008862), authorizing an increase in the maximum building height for the Lot H-1-A-1-A to allow a hotel to be approximately 65.5 feet. This height approval governs the existing hotel.

Following approval of the Master Development Plan, the hotel on Lot H-1-A-1-A was developed and remains in operation today. Lot H-1-A-1-B was subsequently developed with a commercial building that most recently operated as a restaurant with a drive-through. That building is now vacant and underutilized.

Over the past twenty-five years, market conditions, development patterns, and the City's land use regulations have evolved significantly. The existing Master Development Plan predates the adoption of the Integrated Development Ordinance (IDO) and contains site-specific development standards that no longer reflect the current operational needs of the property or the City's development framework. As a result, portions of the Master Development Plan have become outdated and no longer provide the most effective regulatory framework for future redevelopment of the subject site.

PROPOSED MAJOR AMENDMENT

The purpose of this request is to amend the controlling The 25 Master Development Plan as it applies solely to Lots H-1-A-1-A and H-1-A-1-B. The proposed amendment modernizes the governing development standards by updating outdated Master Development Plan standards where appropriate, removing obsolete development limitations, and establishing a unified development framework for the subject property.

The Applicant is proposing to consolidate Lots H-1-A-1-A and H-1-A-1-B into a single development tract through a concurrent Development Hearing Officer (DHO) lot consolidation. Following consolidation, the property will function as one integrated hotel development.

To accomplish this objective, the Applicant requests approval of the following amendments to the Master Development Plan:

1. Lot Consolidation

Remove the internal lot line between Lots H-1-A-1-A and H-1-A-1-B to allow consolidation of the two lots into a single development tract.

1. A concurrent lot consolidation plat will be processed through the Development Hearing Officer (DHO). At that time the exact name of the new lot will be identified.

2. Development Standards and Hotel Capacity

Amend the Master Development Plan to change the land use designation for the combined tract from restaurant/retail and hotel to hotel, permit a maximum of 135 hotel

guest rooms, and update the applicable development standards by removing the tract-specific FAR applicable to the former Lot H-1-A-1-B to accommodate the proposed unified hotel development.

1. This will allow the lots to be cohesive and follow the same regulations.

3. **Building Height Standards for Future Development**

Allow future development on the combined tract (Lot H-1-A-1-A and Lot H-1-A-1-B) to comply with the applicable building height standards established by the Integrated Development Ordinance (IDO) for the NR-BP Zone District. The proposed maximum building height of 65 feet aligns with the previously approved hotel height and establishes a consistent building height standard for the combined development tract.

1. This will allow both lots to have the same height requirements and allow for a cohesive development. Lot H-1-A-1-A has a previously approved maximum building height of 65.5 feet for the existing hotel on Lot H-1-A-1-A, that was approved under Special Exception No. 11ZHE-80155 (Project No. 1008862).

The proposed amendment replaces the previously approved restaurant with drive-through use on Lot H-1-A-1-B with an expansion of the existing hotel use, which is anticipated to reduce overall traffic generation while promoting the productive redevelopment of an underutilized commercial site. The proposed hotel expansion also supports continued economic development by increasing the availability of lodging accommodations in an area characterized by hotels, offices, commercial services, and employment area. Expanding the existing hotel represents an efficient use of already developed land, encourages reinvestment in an established area, and strengthens the long-term economic vitality of The 25 development.

REVIEW AND DECISION CRITERIA

6-6(F) MASTER DEVELOPMENT PLAN

6-6(F)(3) REVIEW AND DECISION CRITERIA

An application for a Master Development Plan shall be approved if it meets all of the following criteria.

6-6(F)(3)(a) The Master Development Plan is consistent with the ABC Comp Plan, as amended.

Applicant Response:

The proposed Major Amendment is consistent with the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, because it furthers and is not in conflict with a preponderance of the applicable Goals and Policies of the Comprehensive Plan. The amendment promotes the continued redevelopment of an established commercial property within an Area of Change while modernizing an outdated Master Development Plan to better align with the City's current planning framework, where appropriate. The request does not alter the underlying NR-BP zoning designation or introduce any new incompatible land uses. Instead, it updates the Master Development Plan to reflect existing approvals, consolidate development standards, and facilitate the continued reinvestment of an underutilized commercial property.

CHAPTER 5 – LAND USE

POLICY 5.1.2

Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable. [ABC]

Applicant Response:

The proposed Major Amendment is consistent with Policy 5.1.2 because it promotes redevelopment within an established Area of Change, where additional investment and redevelopment are encouraged by the ABC Comprehensive Plan. Rather than expanding development into previously undeveloped areas, the amendment modernizes an outdated Master Development Plan by updating development standards, consolidating two existing commercial lots into a single development tract, and facilitating the expansion of an existing hotel on a fully developed site.

The amendment also maintains an appropriate scale of development by preserving the underlying NR-BP zoning designation for the maximum building height and replacing the previously approved restaurant with drive-through use with an expanded hotel. This results in a cohesive commercial development that remains compatible with the surrounding business park while supporting the City's vision for orderly redevelopment within Areas of Change.

GOAL 5.3 – Efficient Development Patterns

Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Applicant Response:

The proposed Major Amendment furthers Goal 5.3 by making more efficient use of an existing developed commercial site and the public infrastructure already available to serve the property. The site is located within an established business park and is served by existing streets, sidewalks, utilities, drainage facilities, and other public improvements. The amendment does not require expansion of the City's urban footprint or the extension of significant public infrastructure.

The request also promotes a more efficient development pattern by consolidating two separately regulated lots into a single development tract, allowing the property to function as one unified hotel development rather than two independently regulated commercial parcels. This coordinated approach eliminates outdated development standards, simplifies future site planning, and encourages reinvestment within an existing commercial corridor, consistent with the intent of Goal 5.3.

POLICY 5.3.1

Infill Development - Support additional growth in areas with existing infrastructure and public facilities. [ABC]

Applicant Response:

The proposed Major Amendment is consistent with Policy 5.3.1 because it promotes additional growth through the redevelopment of an existing commercial property within an established business park that is already served by streets, sidewalks, utilities, drainage facilities, and other public infrastructure. Rather than expanding development into undeveloped areas, the amendment encourages reinvestment within the City's existing urban footprint.

The amendment consolidates two commercial lots into a single development tract, expands an existing hotel, and updates an outdated Master Development Plan to better support the continued use of the property. Additionally, replacing the previously approved restaurant with a drive-through use with an expanded hotel promotes the efficient use of existing infrastructure while reducing the traffic intensity previously anticipated for the site. Accordingly, the proposed amendment is consistent with the intent of Policy 5.3.1.

Goal 5.6 – City Development Areas

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Applicant Response:

The proposed Major Amendment furthers Goal 5.6 because the subject property is located within an Area of Change and within an existing Master Development Plan area, where redevelopment and reinvestment are encouraged by the ABC Comp Plan.

This request promotes reinvestment within the existing urban footprint by redeveloping a vacant and underutilized commercial parcel. The amendment consolidates two existing lots into a single cohesive hotel development, modernizes outdated development standards established more than twenty-five years ago, and creates a unified regulatory framework that better reflects the current operational needs of the property while maintaining compatibility with the surrounding commercial development.

The proposed amendment continues the commercial character envisioned by the original Master Development Plan and reinforces the existing pattern of hotel, office, and commercial uses that characterize this portion of The 25 development.

POLICY 5.6.2

Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Applicant Response:

The proposed amendment furthers Policy 5.6.2 by facilitating redevelopment of an existing business park within an Area of Change where the Comprehensive Plan encourages continued investment and reinvestment. The current Master Development Plan was approved in 1999 and contains development standards that predate the Integrated Development Ordinance (IDO). This amendment updates certain standards while being in close alignment with previously approved entitlements and maintaining the overall intent of the original Master Development Plan.

The request also improves the long-term functionality of the property by consolidating two separately regulated lots into a single development tract, eliminating outdated development limitations, and allowing future redevelopment to occur under a more cohesive regulatory framework.

Additionally, the amendment replaces the previously approved restaurant with a drive-through with an expansion of the existing hotel use. This change is anticipated to reduce peak-hour traffic generation and vehicle turnover while maintaining a compatible commercial use that supports the surrounding business park. As a result, the amendment promotes orderly redevelopment without increasing the intensity of impacts on the surrounding transportation network.

CHAPTER 7 – URBAN DESIGN

POLICY 7.3.4

Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located. [ABC]

Applicant Response:

The proposed Major Amendment is consistent with Policy 7.3.4 because it promotes the redevelopment and expansion of an existing hotel within an established commercial business park while creating a unified and cohesive development. The amendment consolidates two existing commercial lots into a single development tract, allowing the future hotel expansion to complement the existing hotel and surrounding commercial development.

The proposed redevelopment will replace an underutilized commercial site with an integrated hotel development that is designed to be compatible with the existing built environment. Future development will remain subject to Site Plan review and all applicable MDP and IDO design standards, ensuring that the architecture, site design, and building

materials contribute positively to the surrounding streetscape and overall character of The 25 development.

CHAPTER 8 – ECONOMIC DEVELOPMENT

Goal 8.1 – Placemaking

Create places where business and talent will stay and thrive.

Applicant Response:

The proposed Major Amendment furthers Goal 8.1 by encouraging continued private investment in an existing commercial corridor through the redevelopment of a vacant and underutilized property. Rather than allowing the existing commercial building to remain vacant, the amendment supports expansion of an existing hotel use that has successfully operated within The 25 development.

By modernizing the governing Master Development Plan and establishing development standards that better align with current City regulations and the existing development pattern, the amendment removes unnecessary regulatory barriers while preserving compatibility with surrounding commercial uses. The proposed unified hotel development will enhance the long-term viability of the property, promote continued economic activity, and contribute to the overall success of The 25 business park.

POLICY 8.1.5

Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment. [ABC]

Applicant Response:

The proposed Major Amendment is consistent with Policy 8.1.5 because it maintains the subject property's NR-BP zoning designation and continues to support commercial development within an established business park. The amendment does not remove land from employment-generating uses but instead facilitates the continued reinvestment and productive use of an existing commercial property through the expansion of an existing hotel.

The proposed hotel expansion promotes continued economic activity by increasing lodging accommodations that support nearby businesses, employers, and visitors while encouraging reinvestment in an underutilized commercial site. By modernizing the Master Development Plan and allowing the property to continue serving commercial and employment-related functions, the amendment helps preserve appropriately zoned land that contributes to the City's long-term economic growth and employment objectives.

6-6(F)(3)(b) The Master Development Plan complies with all applicable provisions of the IDO, in particular those of the NR-BP zone district; the DPM; and other adopted City regulations.

Applicant Response:

The proposed Major Amendment has been prepared to bring the governing Master Development Plan into greater consistency with the Integrated Development Ordinance (IDO), particularly the development standards applicable to the NR-BP (Non-Residential Business Park) Zone District, while recognizing previously approved entitlements that remain valid for the subject property.

The existing Master Development Plan was approved in 1999, prior to the adoption of the IDO, and established site-specific development standards that differ from those currently applicable to NR-BP properties. Since that time, the city has adopted the IDO as the primary regulatory framework for land use and development, while also recognizing that lawfully approved development permits and entitlements remain valid. Accordingly, this amendment updates the Master Development Plan to better align with the City's current regulatory framework while preserving and recognizing previously vested approvals.

Specifically, the amendment:

- incorporates the previously approved 65.-foot maximum building height for the existing hotel pursuant to Special Exception No. 11ZHE-80155 (Project No. 1008862) into the Master Development Plan; which generally aligns with the 65-foot building height permitted within the NR-BP Zone District for both lots.
- consolidates two independently regulated tracts into a single development parcel, creating a more cohesive and consistent regulatory framework for future redevelopment; and
- updates the land use designation from a mixed restaurant/retail and hotel development to a unified hotel development with a maximum of 135 guest rooms, which is consistent with the existing hotel use on the property. A hotel is a permissive use under the NR-BP zone district.

The amendment does not modify the underlying NR-BP zoning designation, expand the boundaries of the Master Development Plan, or introduce a land use that is inconsistent with the intent of the NR-BP Zone District. Rather, the amendment modernizes the governing development standards by replacing outdated provisions with standards that are more consistent with the current IDO while aligning with prior approvals that remain valid under City regulations.

Furthermore, replacing the previously approved restaurant with a drive-through use with an expanded hotel use is anticipated to reduce the intensity of traffic generation and simplify site operations while maintaining compatibility with the surrounding commercial development. Future development of the site will continue to be subject to applicable Site Plan review, building permit review, and all requirements of the Development Process Manual (DPM), engineering standards, and other applicable City regulations.

Accordingly, the proposed Major Amendment is consistent with the intent of the IDO, advances greater conformance with the development standards of the NR-BP Zone District than the existing Master Development Plan, and complies with the applicable provisions of the IDO, the Development Process Manual, and other adopted City regulations.

6-6(F)(3)(c) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

Applicant Response:

The City's existing infrastructure and public improvements have adequate capacity to serve the proposed redevelopment of the subject property. The proposed Major Amendment does not expand the boundaries of the existing Master Development Plan or require the extension of new public infrastructure. Rather, it updates the governing development standards for two existing developed lots within an established commercial business park.

The subject property is currently served by existing public streets, utilities, drainage facilities, sidewalks, and internal circulation systems that were previously reviewed and approved as part of The 25 Master Development Plan and subsequent development of the site. The proposed amendment does not alter the established roadway network, remove existing sidewalks or pedestrian connections.

Additionally, the proposed amendment replaces the previously approved restaurant with a drive-through on Lot H-1-A-1-B with an expansion of the existing hotel use. Drive-through restaurant uses typically generate higher peak-hour traffic volumes and more frequent vehicle trips than hotel uses. As a result, the proposed land use is anticipated to maintain or reduce traffic demands on the surrounding transportation network when compared to the development potential previously contemplated by the Master Development Plan.

The amendment itself does not authorize construction of public infrastructure improvements. Any future redevelopment of the property will continue to be subject to detailed engineering review through the City's development review and permitting processes. As part of those future reviews, the Applicant will submit all required technical studies and documentation, including transportation, drainage, utility, and other engineering analyses, to demonstrate compliance with the Development Process Manual (DPM), the Integrated Development Ordinance (IDO), and all applicable City engineering standards. Any infrastructure improvements identified during those reviews will be incorporated into the project to mitigate impacts to the maximum extent practicable.

Accordingly, the proposed Major Amendment is supported by existing public infrastructure, does not create an undue burden on the City's transportation or utility systems, and satisfies the intent of Criterion 6-6(F)(3)(c).

6-6(F)(3)(d) The Master Development Plan mitigates any significant adverse impacts on the surrounding area.

Applicant Response:

The proposed Major Amendment mitigates any significant adverse impacts on the surrounding area by facilitating the redevelopment of an underutilized commercial property while maintaining compatibility with the existing development pattern established within The 25 Master Development Plan and the surrounding NR-BP zoned properties.

The subject property is located within a fully developed commercial business park that is surrounded by existing office, commercial, hotel, and employment uses. The proposed amendment does not introduce a new or incompatible land use, increase the boundaries of the Master Development Plan, or alter the overall character of the surrounding area. Rather, it consolidates two existing lots into a single development tract and expands an existing hotel use that has operated successfully on the adjacent property for many years.

Importantly, the amendment replaces the previously approved restaurant with a drive-through on Lot H-1-A-1-B with an expansion of the existing hotel. A drive-through restaurant is generally considered a more intensive commercial use because it generates substantially higher daily vehicle trips, greater peak-hour traffic volumes, more frequent vehicle turnover, and increased vehicular queuing. In contrast, hotel uses typically generate lower peak-hour traffic volumes and more predictable traffic patterns. As a result, the proposed amendment is anticipated to reduce traffic intensity and associated operational impacts compared to the development previously contemplated by the Master Development Plan.

The amendment also promotes a more cohesive site design by consolidating the two parcels into a single development, eliminating fragmented development standards, and creating a unified architectural and operational plan for the property. This coordinated approach enhances the overall appearance of the site, improves functionality, and supports the continued reinvestment of a currently vacant and underutilized commercial property.

Future redevelopment of the site will continue to be subject to Site Plan review, engineering review, and building permit approval to ensure compliance with the Integrated Development Ordinance (IDO), the Development Process Manual (DPM), and all applicable City regulations. Any project-specific impacts identified during those reviews will be addressed through the City's established development review process.

Accordingly, the proposed Major Amendment does not create significant adverse impacts on surrounding properties or public facilities. Instead, it reduces the development intensity previously contemplated for the site, promotes the productive reuse of an underutilized property, and enhances compatibility with the surrounding commercial development, thereby satisfying Criterion 6-6(F)(3)(d).

CONCLUSION

The proposed Major Amendment to The 25 Master Development Plan represents a logical and appropriate update to a development plan that was originally approved more than twenty-five years

ago. The amendment modernizes outdated development standards and establishes a cohesive regulatory framework for the continued redevelopment of the subject property while preserving the overall vision and intent of the original Master Development Plan.

The request does not alter the underlying NR-BP zoning designation or introduce a new or incompatible land use. Instead, it consolidates two existing commercial lots into a single development tract, replaces the previously approved restaurant with drive-through use with an expansion of the existing hotel, and updates the governing development standards to better align with current planning practices and the Integrated Development Ordinance where appropriate. The proposed redevelopment is anticipated to reduce traffic intensity compared to the previously approved development potential while promoting the productive reuse of a vacant and underutilized commercial property.

As demonstrated throughout this justification narrative, the proposed Major Amendment is consistent with the goals and policies of the Albuquerque/Bernalillo County Comprehensive Plan, complies with the applicable review criteria of IDO Section 14-16-6-6(F)(3), and will not create significant adverse impacts on surrounding properties or public infrastructure. Rather, the amendment promotes reinvestment within an established commercial business park, enhances the long-term functionality of the site, and supports continued economic development within an Area of Change.

For these reasons, the Applicant respectfully requests that the Environmental Planning Commission approve the proposed Major Amendment to The 25 Master Development Plan

I look forward to reviewing our submittal with you. If you have any additional questions regarding this submittal, please feel free to contact me directly at (505) 903-3290 or email at: ginaokoye1234@icloud.com.

Respectfully submitted,

Regina Okoye,
Albuquerque, New Mexico 87120
Mobile + Text 505.903.3290
Email: ginaokoye1234@icloud.com



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Hampton Inn & Suites

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: F-17-Z DRB#: _____ EPC#: Project # 1000420 Work Order#: _____

Legal Description: Lot: H1A1B-TR H1-A-1-B TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLATOF TRACT H1-A-1 THE 25, THE 25 CONT .7229 AC

Development Street Address: 4410 THE 25 WAY NE, ALBUQUERQUE NM 87109

Applicant: Dreamcatcher Sawmill LLC Contact: Regina Okoye

Address: _____

Phone#: 505.903.3290 Fax#: _____

E-mail: ginaokoye1234@icloud.com

Development Information

Build out/Implementation Year: 2026 Current/Proposed Zoning: NR-BP

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

Change of Zoning: ()

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

Describe development and Uses:

The site currently contains an existing commercial building that is vacant and no longer in use, and the proposed project represents a reinvestment in the property through demolition of the existing building and expansion of the abutting hotel use. The expansion will be about 20,000 sf. The prior use was a drive through restaurant. The hotel will be a less intense land use.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 20,000 sf

Number of Residential Units: _____

Number of Commercial Units: 1

Traffic Considerations

ITE Trip Generation Land Use Code _____

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

Expected Number of Employees (if known):* _____

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

Trip Generations during PM/AM Peak Hour (if known):* ITE 310 72AM/81PM

Driveway(s) Located on: Street Name

Adjacent Roadway(s) Posted Speed:

Street Name	I-25	Posted Speed
Street Name	Jefferson St	Posted Speed

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)*

Roadway Information (adjacent to site)

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

Comprehensive Plan Center Designation: N/A
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: I-25 - 144,800 Volume-to-Capacity Ratio (v/c): _____
Jefferson St - 19,300 (if applicable)

Adjacent Transit Service(s): N/A they are inactive Nearest Transit Stop(s): _____

Is site within 660 feet of Premium Transit?: Yes - Jefferson St Type: Premium Transit

Current/Proposed Bicycle Infrastructure: existing along Jefferson
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing Internal Sidewalks

Relevant Web-sites for Filling out Roadway Information:

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

Comprehensive Plan Corridor/Designation: See GIS map.

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No [✓]

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

Notes:

Ernest Armijo
TRAFFIC ENGINEER

7/8/2026
DATE

.....
Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

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

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

JULY 6, 2026

Development Facilitation Team
Albuquerque Planning Department
600 2nd St. NW, Suite 300
Albuquerque, New Mexico 87102

RE: Hampton Inn & Suites Addition
Tract H1A1A AND H1A1B
4412 The 25 Way NE
Albuquerque, New Mexico

Sensitive Lands Analysis Form

Dear Development Review Staff,

Please accept the enclosed Sensitive Lands Analysis Form and supporting documentation for the proposed development project.

This submission has been prepared in accordance with Section 14-16-5-2 of the Integrated Development Ordinance (IDO) and includes the required inventory and evaluation of sensitive land features located within the project site. The analysis has been completed.

The enclosed materials include, as applicable:

- A scaled site map with sensitive land features identified and overlaid on an aerial photograph if necessary.
- Photographic documentation of the existing site conditions. Additional photography may be requested
- Dimensional measurements and descriptive information for each identified sensitive land feature if necessary.
- Supporting reports and technical documentation, including geotechnical, hydrologic, environmental, or other applicable analyses.
- An evaluation identifying sensitive features proposed for preservation, along with the measures that will be implemented to protect those features during construction.
- Justification for any sensitive land features proposed for disturbance or removal where preservation is not practicable.

This submission satisfies the administrative requirements for Sensitive Lands Analysis associated with the proposed development application.

Eric Soule
Civil Engineer Intern (EI)
Rio Grande Engineering
PO Box 93924
Albuquerque, New Mexico 87199
(505) 800-9078
RGE.Eric@gmail.com

Table of Contents

Sensitive lands Table.....	3
Floodplains and Flood hazard areas	4
Steep Slopes.....	4
Unstable Soils.....	4
Wetlands.....	4
Arroyos.....	4
Irrigation Facilities.....	4
Escarpment.....	4
Rock Outcroppings.....	4
Large Stands of Mature Trees.....	4
Archeological Sites.....	5
Exhibit A: National Flood Hazard Layer FIRMette	6
Exhibit B: Site Plan	8
Exhibit C: Soils Report	10
Exhibit D: NM Wetlands Mapping and Classifications	16
Exhibit E: Albuquerque Metropolitan Arroyo Flood Authority Map	18
Exhibit F: Site Imagery	20
Exhibit G: Satellite Imagery	23

List of Tables

1. Sensitive Lands.....	3
-------------------------	---

List of Exhibits

Exhibit A: National Flood Hazard Layer FIRMette	6
Exhibit B: Topographic Survey	8
Exhibit C: Soils Report	10
Exhibit D: NM Wetlands Mapping and Classifications	16
Exhibit E: Albuquerque Metropolitan Arroyo Flood Authority Map	18
Exhibit F: Site Imagery	20
Exhibit G: Satellite Imagery	22

Table 1: Sensitive Lands

FEATURE	MAP LOCATION	PHOTOS	DIMENSIONS	OTHER DETAILS
Floodplains and flood hazard areas	X			FEMA map, LOMR
Steep slopes	X	X	Percentage or vertical to horizontal rise	Description of erosive forces
Unstable soils	X	X	Geotechnical report ref. existence of clay, blowing sand, and/or high-water table	Description of soil characteristics
Wetlands (constant supply of water)	X	X		Description of animal and plant species in ecosystem
Arroyos	X	X	Historical CFS Side slopes Width and depth	Identify the arroyo in the natural drainage system
Irrigation facilities (acequias)	X	X	Height and width of levee Location of tope of slope Is it a community or MRGCD facility?	Identify the acequia in the irrigation system
Escarpment	X	X	Slope Length	Existence of petroglyphs; description of escarpment face
Rock outcroppings	X	X	Height, length and width	Describe co-existence of trees and shrubs
Large stands of mature trees	X	X	Trunk caliper by species Number in each cluster Native species and nonnative species?	Identify tree species and health <i>*Evaluation of City Forrester required</i>
Archeological sites	X			>5 acres, archeological certificate

Sensitive land features

Floodplains and Flood Hazard Areas

The site at **4412 The 25 Way NE** is located within **Zone X**, which is classified as a minimal flood hazard area. See **EXHIBIT A, National Flood Hazard Layer FIRMette**. Therefore, no additional flood hazard considerations are necessary.

Steep Slopes

The site does not contain steep, unprotected slopes exceeding a 3:1 ratio. On the east side of the site, there are protected slopes with grades less than 3:1. However, this area is outside the scope of the proposed construction; therefore, no additional consideration is necessary. See **EXHIBIT B, Site Plan**, and **EXHIBIT E, Site Imagery**.

Unstable Soils

The site consists entirely of gravelly fine sandy loam (100%). This soil type is not considered a constraint due to the site's previous development, shallow slopes, and adequate water retention characteristics. See **EXHIBIT C, Soils Report**.

Wetlands

The site is not located within any known wetlands. See **EXHIBIT D, NM Wetlands Mapping and Classifications**. No additional consideration is necessary.

Arroyo

There are no arroyos within the site boundaries. See **EXHIBIT D, NM Wetlands Mapping and Classifications**, and **EXHIBIT E, Albuquerque Metropolitan Arroyo Flood Control Authority Map**.

Irrigation Facilities

There are no irrigation facilities or acequias located on the site. See **EXHIBIT D, NM Wetlands Mapping and Classifications**. No additional consideration is necessary.

Escarpmnts

There are no escarpments located on the site. See **EXHIBIT F, Site Imagery**. No additional consideration is necessary.

Rock Outcroppings

There are no rock outcroppings located on the site. See **EXHIBIT F, Site Imagery**. No additional consideration is necessary.

Large Stands of Mature Trees

There are no mature trees located on the site. The site does contain landscaped native bushes and trees; however, these are not considered mature due to the previous development of the property. Additionally, the oldest trees were planted between **March 31, 2002**, and **March 31, 2004**, by the developers. See **EXHIBIT G, Satellite Imagery**, and **EXHIBIT E, Site Imagery**. As such, they are not considered historic vegetation. The remaining trees are also not fully mature for the same reason and are visibly smaller than mature trees on adjacent properties. All vegetation on the southeast portion of the property is outside the construction scope.

Archaeological Sites

There are no known archaeological sites on the property. Previous development disturbed the entire site, leaving no undisturbed land. Existing buildings and pavement extend to within approximately 50 feet of the property boundaries. If archaeological resources had been present, development of this extent and proximity would not have been permitted. Therefore, no additional archaeological considerations are necessary. See **EXHIBIT B, Site Plans**.

Exhibit A
“National Flood Hazard Layer FIRMette”
June 3rd 2026

National Flood Hazard Layer FIRMette



106°35'55"W 35°8'55"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMR
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

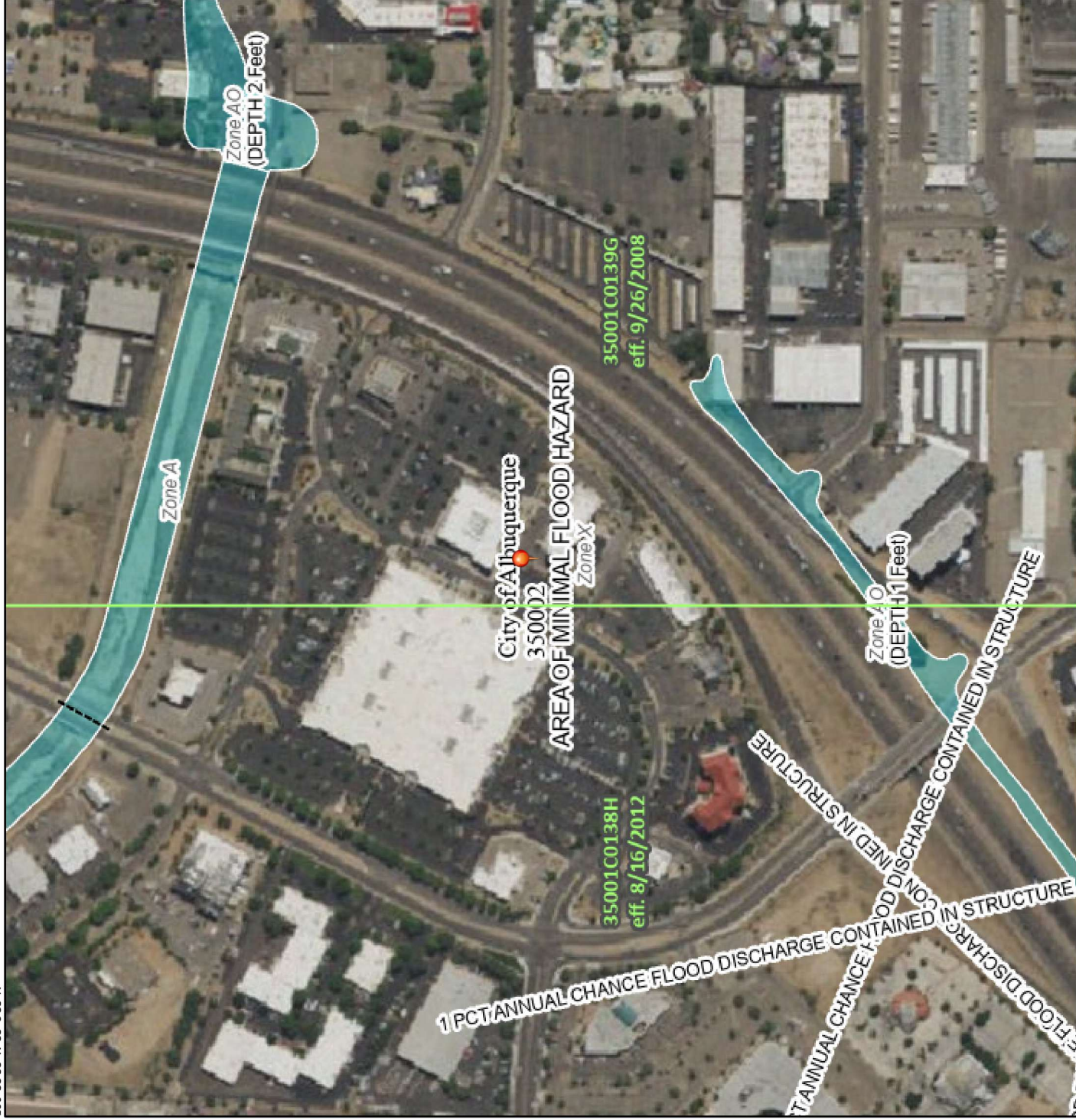
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/7/2026 at 9:34 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



106°35'17"W 35°8'26"N

1:6,000

Feet

2,000

1,500

1,000

500

0

Exhibit B
“**Site Plan**”
January 16th, 2026

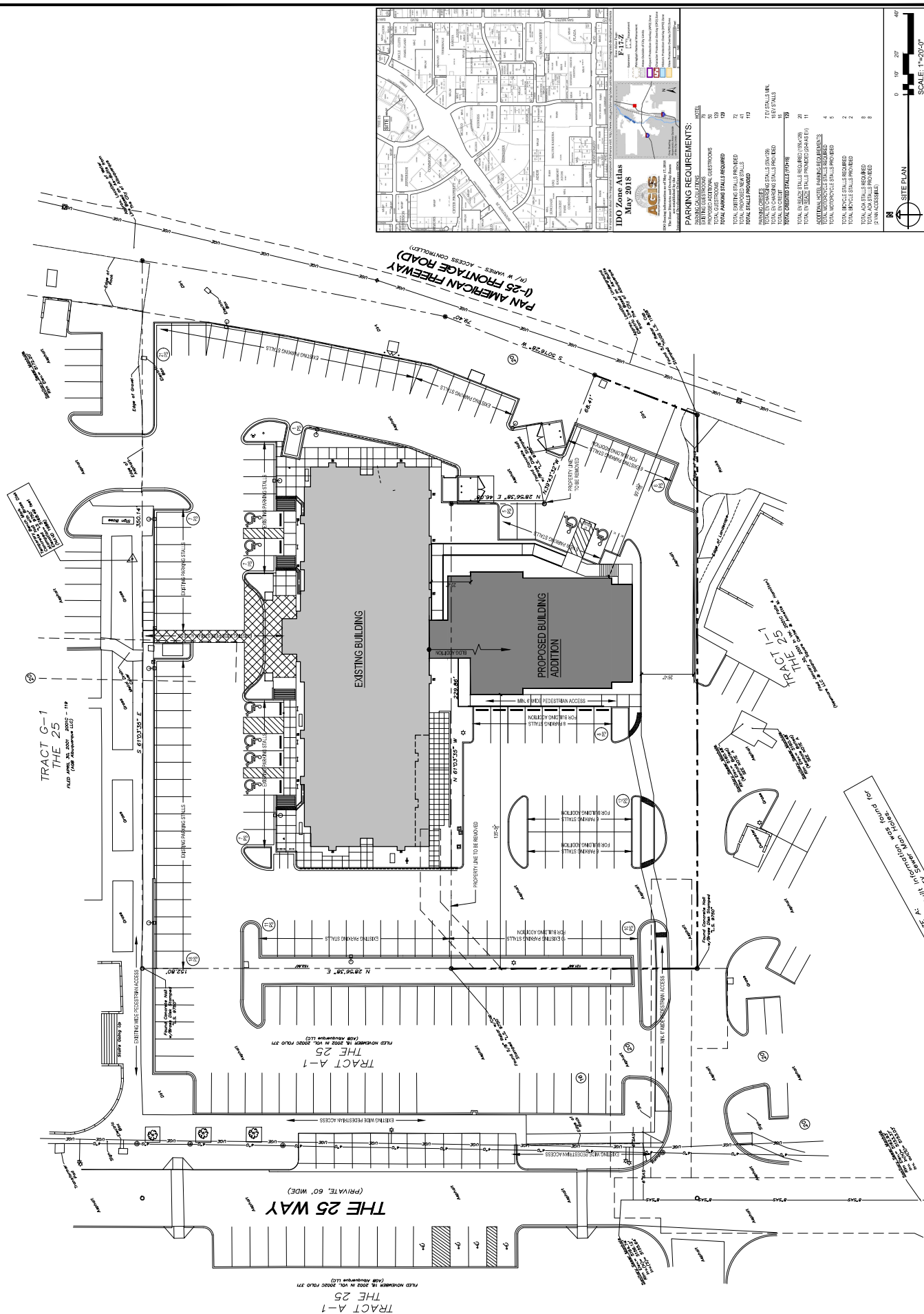


Exhibit C
“**Soils Report**”
June 2nd 2026

Soil Map—Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico
(4412 The 25 Way)



MAP LEGEND

- Area of Interest (AOI)

 Area of Interest (AOI)
- Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points
- Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot
- Water Features

 Streams and Canals
- Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads
- Background

 Aerial Photography
- Spoil Area

 Spoil Area
- Stony Spot

 Stony Spot
- Very Stony Spot

 Very Stony Spot
- Wet Spot

 Wet Spot
- Other

 Other
- Special Line Features

 Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico
Survey Area Data: Version 20, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 22, 2020—Jan 1, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EmB	Embudo gravelly fine sandy loam, 0 to 5 percent slopes	2.0	100.0%
Totals for Area of Interest		2.0	100.0%

Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico

EmB—Embudo gravelly fine sandy loam, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 1vws

Landscape: Valleys

Elevation: 4,850 to 7,000 feet

Mean annual precipitation: 7 to 16 inches

Mean annual air temperature: 48 to 60 degrees F

Frost-free period: 130 to 195 days

Farmland classification: Not prime farmland

Map Unit Composition

Embudo and similar soils: 85 percent

Minor components: 15 percent

*Estimates are based on observations, descriptions, and transects of
the mapunit.*

Description of Embudo

Setting

Landscape: Valleys

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Linear

Parent material: Alluvium derived from igneous and sedimentary
rock

Typical profile

H1 - 0 to 4 inches: gravelly fine sandy loam

H2 - 4 to 20 inches: gravelly sandy loam

H3 - 20 to 60 inches: stratified very gravelly loamy coarse sand to
extremely gravelly loamy sand

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High
(2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: Rare

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0
mmhos/cm)

Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: A
Ecological site: R042BE051NM - Sandy, Cool Desert Grassland
Hydric soil rating: No

Minor Components**Millett**

Percent of map unit: 5 percent
Ecological site: R035XG114NM - Gravelly
Hydric soil rating: No

Tesajo

Percent of map unit: 5 percent
Ecological site: R035XG114NM - Gravelly
Hydric soil rating: No

Tijeras

Percent of map unit: 5 percent
Ecological site: R042BE051NM - Sandy, Cool Desert Grassland
Hydric soil rating: No

Data Source Information

Soil Survey Area: Bernalillo County and Parts of Sandoval and Valencia
Counties, New Mexico
Survey Area Data: Version 20, Sep 9, 2025

Exhibit D
“NM Wetlands Mapping and Classifications”
June 2nd 2026

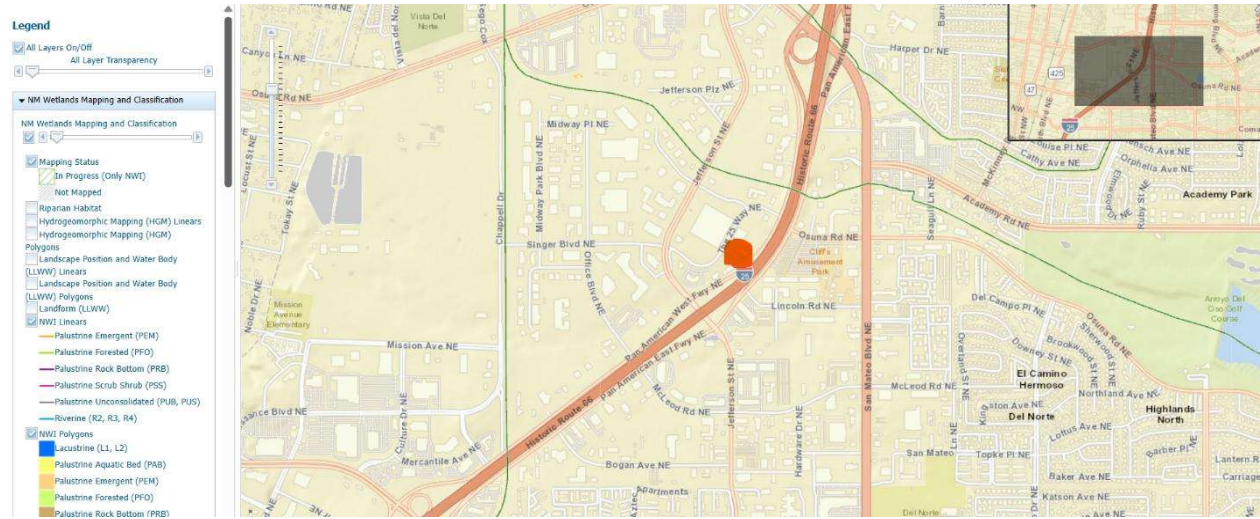


Exhibit E Site
“Albuquerque Metropolitan Arroyo Flood Control Authority map”
June 2nd 2026

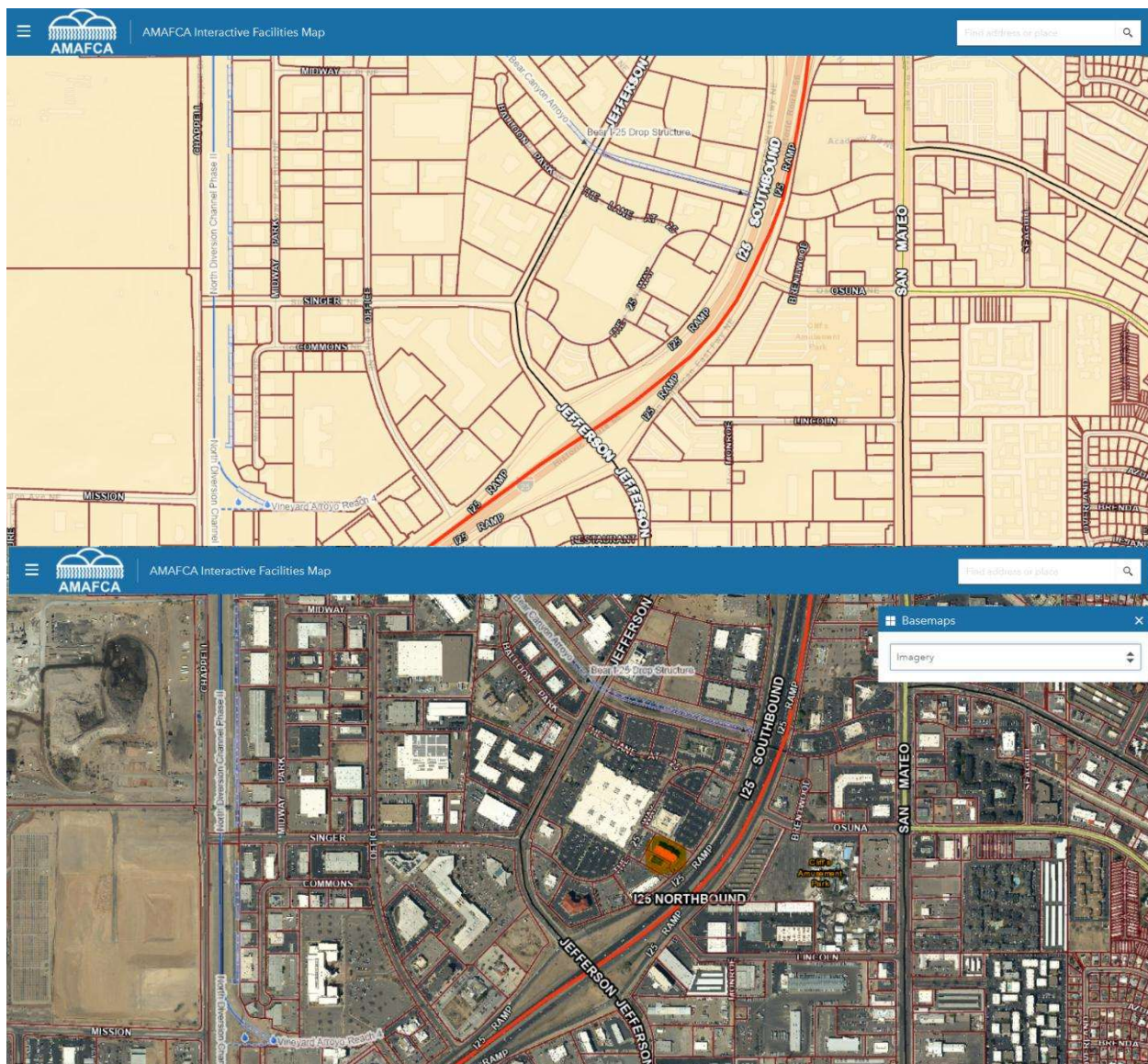
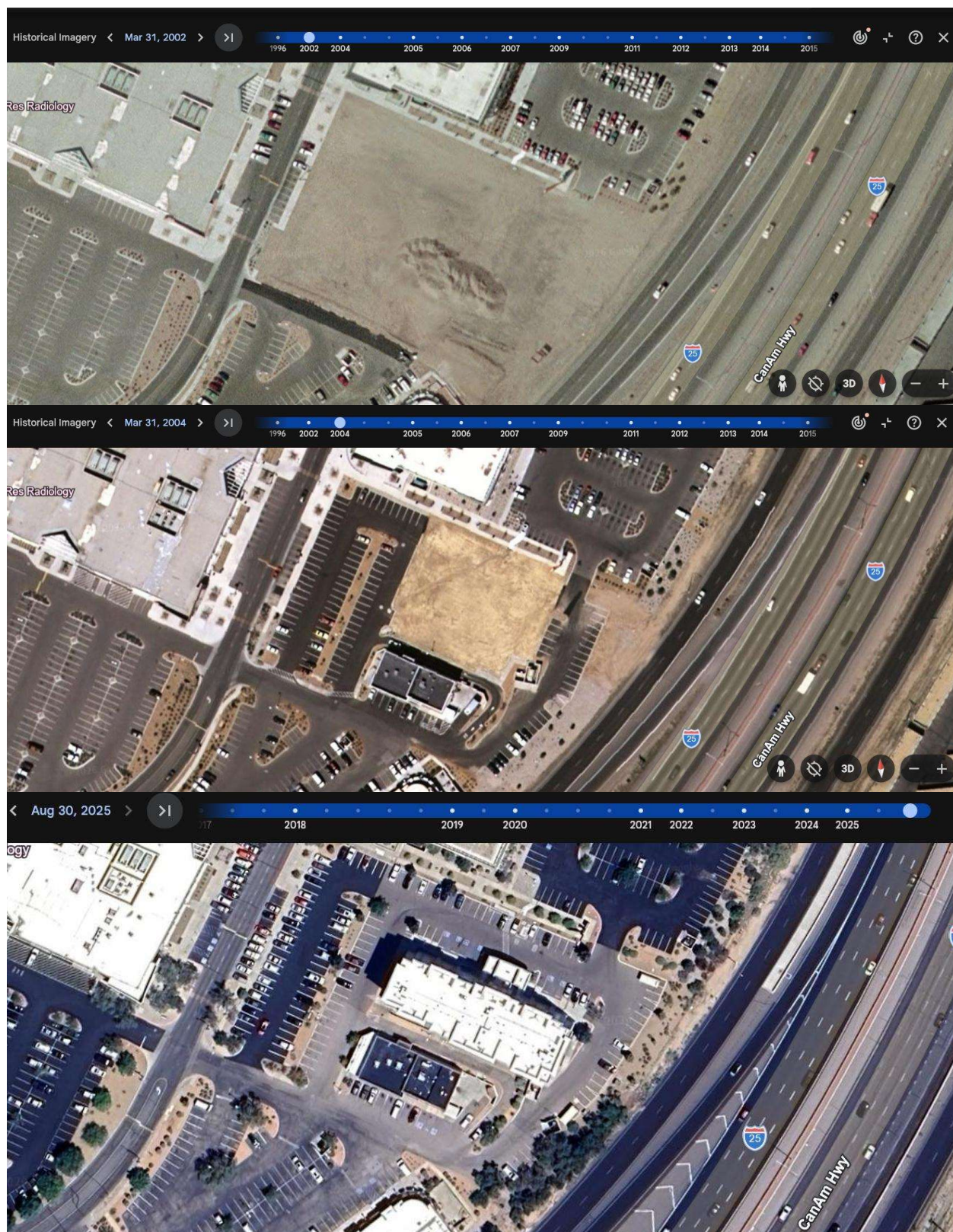


Exhibit F Site
“**Site Imagery**”
June 3rd, 2026





Exhibit G Site
“Satellite Imagery”
June 3rd, 2026



From: PlanningEPC PlanningEPC@cabq.gov

Subject: Re: Tribal Meeting Request - other

Date: July 8, 2026 at 12:16:24 PM

To: ginaokoye1234@icloud.com ginaokoye1234@icloud.com

Cc: PlanningEPC PlanningEPC@cabq.gov, Jones, Megan D. mdjones@cabq.gov, Soriano, Daniel dsoriano@cabq.gov

Hello Regina,

The property at 4410 and 4412 THE 25 WAY NE is not within 660 feet of Major Public Open Space or Tribal land and the offer of a [Pre-submittal Tribal Meeting](#) is not required pursuant to IDO [§14-16-6-4\(B\)](#).

Please reach out to us with any questions you may have.

Thank you,



Nichole Maher

Sr. Administrative Assistant

Current Planning/EPC | UD&D

o (505) 924-3845

e nmaher@cabq.gov

cabq.gov/planning

From: ABQ Plan Support <ABQPlanSupport@cabq.gov>

Sent: Sunday, July 5, 2026 6:36 PM

To: PlanningEPC <PlanningEPC@cabq.gov>; Planning Dev Help <devhelp@cabq.gov>

Subject: Tribal Meeting Request- other

A new Tribal Meeting Request has been submitted!

Search on the [Tribal Meeting Request Survey Response Map](#) for Unique Identifier **153** in the top left corner of the map.

Details

Application Type: other

Subject Property Location: 4410 and 4412 THE 25 WAY NE, ALBUQUERQUE NM 87109 Lot: H1A1A TR H1-A-1-A TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE 25, THE 25 CONT 1.2894 AC Lot: H1A1B TR H1-A-1-B TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE 25, THE 25 CONT .7229 AC

Name of Requestor: Regina Okoye

Company:

Requestor's Email: ginaokoye1234@icloud.com

Project Summary: Major Amendment to Master Development Plan

Do not reply to this email. If you have any issues with the Tribal Meeting Map, please email agis@cabq.gov.

D) STAFF INFORMATION

EPC PROJECT MEMO

DATE: July 24, 2026

TO: Regina Okoye, Agent.

FROM: Dustin Kiska, Planner
City of Albuquerque Planning Department

CONTACT: O: (505) 924-3366

RE: MDP-2026-00001, Major Amendment to the Master Development Plan – ‘The 25’

I’ve completed a first review of the proposed major amendment. I would like to discuss the request and have suggested some revisions. I am available to answer questions about the process and requirements. Please provide the following:

- ⇒ Revised Site Plan Drawings (electronic)
- ⇒ Revised Justification letter (electronic) by:

5 PM on Thursday July 30, 2026

Note: If you have difficulty with this deadline, please let me know.

1) Introduction:

- A. Though I’ve done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. It is my understanding that you have submitted a Major Amendment to a Master Development Plan (MDP) – EPC, to amend the controlling ‘The 25’ Master Development Plan as it applies to Lots (H-1-A-1-A) and (H-1-A-1-B), and to combine the lots into a single tract. Upon lot consolidation, the property will function as a single hotel development.
Applicant requests the following amendments to the MDP
 - 1. Lot consolidation
 - 2. Existing Hotel Height Approval
 - 3. Development Standards and Hotel Capacity
 - 4. Building Height Standards for Future Development
- C. This is what I have for the legal description:
Regina Okoye agent for Dreamcatcher Abq LLC. and Levine Investments Limited Partnership, owners, requests a Major Amendment to a Master Development Plan EPC, for all or a portion of:
 - Regina Okoye, agent for Dreamcatcher Sawmill LLC and Levine Investments Limited Partnership requests an Amendment to a Master Development Plan for all or a portion of Lot H1A1A TR H1-A-1-A TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE 25, THE 25 CONT 1.2894 AC and Lot H1A1B TR H1-A-1-B

TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE 25 CONT .07229 AC, THE 25, located at 4410 and 4412 The 25 Way NE, between The 25 Way NE and Jefferson St NE, approximately 2.0 acres. (F-17)

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing is on Thursday, August 20th, 2026. Final staff reports will be available about one week prior, on August 13th.
- C. Agency comments will be distributed **on or after August 31st**. I will email you a copy of the agency comments once they are received and will forward any late ones to you.

3) Notification & Neighborhood Issues:

Notification requirements for a major amendment are explained in Section [14-16-6-4\(J\)](#), Public Notice (IDO, p. 461). The required notification consists of: i) an emailed letter to neighborhood representatives indicated by the ONC, ii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iii) yellow sign posting.

- A. According to the Office of Neighborhood Coordination there are NO Neighborhood Associations (NA) in this area to contact.
- B. My review has confirmed your completion of notifications to the adjacent property owners within a 100' buffer via physical mail and e-mail as required by the IDO.
 - Upload into ABQ-PLAN, proof of (6) physical letters mailed out.
 - Have you received any comments?
 - Please forward any received comments from property owners.
- C. The sign posting agreement has been signed and specifies the sign posting period as **Wednesday, August 5th to Friday, September 4th**.
 - Signs are available for pick up on, July 27th.
 - Please submit photos of the posted signs on or before **August 5th by 9am**.

4) Project Letter:

- A. The justification letter needs revisions for clarity and to further support the request.
 - 1) Please explain more on how the approved building height was never incorporated into the controlling Master Development Plan resulting in an inconsistency between approved entitlement and the governing development standards.

2) Justification Criteria, goals & policies: 6-6(F)(3)(a-d)

An application for a Master Development Plan shall be approved if it meets all of the following criteria (a-d).

- A. **6-6(F)(3)(a)** In justifying your request, you must choose applicable goals and policies from the Comprehensive Plan and demonstrate how the request is consistent with each chosen goal and policy.
- Only two responses to Comprehensive Plan goals and one policy were cited in this justification letter. The intention in this request is to show that it is consistent with the Comprehensive Plan, responding to an ample number of applicable Goals, Policies and Sub-Policies (preponderance) will reflect improved justification between this request and the Comp Plan.
 - Please be as detailed as possible in your responses, responding to the site plan criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
 1. answering the questions in the customary way (see examples).
 2. using conclusory statements such as “because_____” and “since”.
 3. re-phrasing the requirement itself in the response, and
 4. choosing an option when needed to respond to a requirement
 - As per [§14-16-6-4\(E\)\(4\)](#), the applicant bears the burden of demonstrating compliance with the required standards through analysis, illustrations, or other necessary exhibits.
 - Adding more and specific details to responses for applicable Goals and Policies, and Master Development Plan – EPC Review & Decision Criteria will provide staff with more information that can be used to make a recommendation.
 - Staff cannot provide a recommendation on this request for a Major Amendment to a Master Development Plan - EPC based on the current responses to the goals and policies, decision criteria A.
- B. Responses to Criterion B, C, D are sufficient.

5) Proposed Master Plan Development: Text Amendments

- A. Is it in your capacity to replace this table with all the previous amendments and the new ones?
- a. Is it in your capacity to produce a new MDP site plan?
- B. Amend (85) rooms to (135) rooms. (Strike old 85 Room Max FAR)
- C. Strike old 48’ height at Tract ‘cloud bubble’
- D. The consolidated lot to be titled as written in the Amendment Delta, (H1-A-1-A and H1-A-1-B)
- E. Draw boundary line around lot consolidation and ‘cloud bubble’ with notes



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER-OFFICE MEMORANDUM

July 14, 2026

TO:

CABQ ENVIRONMENTAL HEALTH – Byron Lueras, Shellie Eaton
CABQ FIRE DEPARTMENT – Lieutenant Rogelio Rodriguez
CABQ LEGAL – Andrew Coon
CABQ METROPOLITAN REDEVELOPMENT AGENCY – Jennifer Jackson, China Osborn
CABQ MUNICIPAL DEVELOPMENT/TRANSPORTATION PLANNING – Tim Brown,
Valerie Hermanson, Debbie Bauman
CABQ NEIGHBORHOOD COORDINATION – Vanessa Baca
CABQ PARKS & RECREATION
CIP MANAGER – Cheryl Somerfeldt
CITY FORESTER – Sean O’Neil
PARK DESIGN – Hannah Aulick
OPEN SPACE PLANNING – James Lewis, Adryana Vialpando
TRAILS – Whitney Phelan
URBAN FORESTRY – Bonnie Strange, Athena Beshur
CABQ PLANNING
ENGINEER – Shahab Biazar
HISTORIC PRESERVATION – Leslie Naji
HYDROLOGY – Tiequan Chen
LONG RANGE – Vicente Quevedo, Jordan James
TRANSPORTATION DEV. SERVICES – Ernest Armijo
ZONING – Angelo Metzgar, Jeffrey Palmer
CABQ POLICE DEPARTMENT – Laura Kuehn
CABQ SOLID WASTE – Adrian Marez
CABQ TRANSIT – Lawrence Kline, Andrew de Garmo
ABC WATER UTILITY AUTHORITY – David Gutierrez, Eddie Kemp, Galveston Begaye,
Aryam Hernandez, Monica Rodriguez, Heidi Hilland
ALBUQUERQUE PUBLIC SCHOOLS – Sarah Young, Cordell Bock, Hodgin Serrullo
AMAFCA – Jared Romero, Kana Radius
BERNALILLO COUNTY
PLANNING MANAGER – Elvira Lopez
LEAD PLANNER – Carrie Barkhurst
LEAD PLANNER – Karen Iverson
SENIOR PLANNER – Benjamin Savoca
SENIOR PLANNER – Karina Peggau
PLANNER – Peach Anderson-Tauzer
TRANSPORTATION – Julie Luna, Davin Nelson
KIRTLAND AIR FORCE BASE – Eva Blaylock
MID-REGION COUNCIL OF GOVERNMENTS – Aaron Hill
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga, Eric Zamora, Mapping
NM DEPARTMENT OF TRANSPORTATION – Margaret Haynes, Keith Thompson, Peter
Kubiak
NM GAS COMPANY – Jeff Estvanko, Brandon Kauffman
NATIONAL PARK SERVICE/PETROGLYPH NATIONAL MONUMENT – Nancy Hendricks
PUBLIC SERVICE COMPANY OF NEW MEXICO – Russell Brito

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **August 20, 2026**.

The City of Albuquerque Planning Department has begun using new case tracking software. Applications and related materials are available to review and/or download for each case via the links below.

Please direct questions to the case planner noted below and available by email: PlanningEPC@cabq.gov

All agency comments are due August 3, 2026.

SUBMIT COMMENTS TO: <https://cabq.gov/epc-agency-comment>

(Please submit comments via the Agency Comment Portal link, not as email submittals.)

Project # PR-2021-003169

Case # [ZMA-2026-00010](#)

Zoning Map Amendment (Zone Change)

Tierra West, LLC, agent for Loretta Chavez, requests a Zoning Map Amendment from PD to R-1 for all or a portion of Tract 401, Unit 3, Town of Atrisco Grant, located approximately 0.25 miles west of Coors Blvd. NW on Sage Rd adjacent to the Amole del Norte Channel, approximately 6.37 acres, between Coors and Unser. (L-10)
Staff Planner: Catherine Heyne

Case # [ZMA-2026-00011](#)

Zoning Map Amendment (Zone Change)

City of Albuquerque Council Services Planning Staff, agent for City of Albuquerque Metropolitan Redevelopment Agency requests a Zoning Map Amendment from NR-LM to MX-M for all or a portion of TR A-1 PLAT OF TR A-1, B-1 & B-2 SLADE-OLSON Subdivision (Comprising of Lots 1, 2, 3 BLK A, K. W. PHILLIPS ADON TR A & TR B SLADE-OLSON TR 195A2, TR 202A & TR 203A MRGCD MAP 37), located at 229 Lomas Blvd NE, between Broadway Blvd and 1st St. NW, approximately 2.77 acres. (J-14)
Staff Planner: Megan Jones

Case # [ZMA-2026-00013](#)

Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Zoning Map Amendment from MX-L to MX-M for all or a portion of Lots 1A-1-A and 4A-1-A, Block 3, Volcano Cliffs Subdivision, Unit 26, being Comprised of Lot 4A-1 and Portion of Lot 1A-1, Block 3, Volcano Cliffs Unit 26, located at 99999 Valiente NW, between Kimmick and Calle Nortena, approximately 4.879 acres. (C-11)
Staff Planner: Daniel Soriano

Case # [VA-2026-00109](#)

Variance - EPC

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Variance - EPC of 4 feet to a structure height of up to 19 feet for all or a portion of Lots 1A-1-A and 4A-1-A, Block 3, Volcano Cliffs Subdivision,

Unit 26, being Comprised of Lot 4A-1 and Portion of Lot 1A-1, Block 3, Volcano Cliffs Unit 26, located at 99999 Valiente NW, between Kimmick and Calle Nortena, approximately 4.879 acres. (C-11)
Staff Planner: Daniel Soriano

Case # [PLAN-2026-00002](#)
Community Planning Area (CPA) Assessment
Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Near North Valley Community Planning Area Assessment Report, an area generally between the following boundaries: extends between the Rio Grande to the west and I-25 to the east, as well as between I-40 to the south and Montaño Road to the north, to the EPC for review and comment pursuant to IDO Subsections 14-16-62(E)(3)(f) and 14-16-6-3(E)(7). (F12-F16)(G11-G16)(H12-H15)
Staff Planner: Jude Miller

Case # [PLAN-2026-00003](#)
Community Planning Area (CPA) Assessment
Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the North I-25 Community Planning Area Assessment Report, an area generally between the following boundaries: Edith Boulevard to Interstate 25 and from Montaño Road to Sandia Pueblo, the North I-25, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (A-17)(B16-B18)(C16-C18)(D16-D18)(E15-E17)(F15-F17)
Staff Planner: Dj Felipe

Case # [MDP-2026-00001](#)
Master Development Plan

Regina Okoye, agent for Dreamcatcher Sawmill LLC and Levine Investments Limited Partnership requests an Amendment to a Master Development Plan for all or a portion of Lot H1A1A TR H1-A-1-A TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE 25, THE 25 CONT 1.2894 AC and Lot H1A1B TR H1-A-1-B TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE 25, THE 25, located at 4410 and 4412 The 25 Way NE, between The 25 Way NE and Jefferson St NE, approximately 2 acres. (F-17)
Staff Planner: Dustin Kiska

E) PUBLIC NOTICE

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 8.1.26

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(J\) Public Notice](#). This notice is being provided to (mark as relevant):

- ☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☒ Property Owners within 100 feet of the Subject Property.

Information Required by IDO [§14-16-6-4\(J\)\(1\)\(a\)](#)

1. Subject Property Address* 4410 and 4412 THE 25 WAY NE, ALBUQUERQUE NM 87109

Location Description The 25 Way NE & Jefferson St NE

2. Property Owner* LEVINE INVESTMENTS LIMITED PARTNERSHIP & DREAMCATCHER ABQ LLC

3. Agent/Applicant* [if applicable] Regina Okoye

4. Application Type(s)²* see IDO [Table 6-1-1](#)

- ☒ Site Plan – EPC
- ☐ Subdivision _____ (Minor, Major, or Bulk Land)
- ☐ Vacation _____ (Easement, Private Way, or Public Right-of-way)
- ☐ Variance – EPC
- ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
- ☐ Other: _____

Summary of project/request³*:

Request for approval of a Major Amendment to The 25 Master Development Plan to consolidate two existing lots into one hotel development, update development standards, recognize a previously approved building height, and allow a maximum of 135 hotel guest rooms.

5. This application will be heard at a public meeting or hearing by*:

- ☐ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☒ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: August 20, 2026

Location*⁴: 8:40AM via ZOOM.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Regina Okoye

Email: ginaokoye1234@icloud.com

Phone: 505-903-3290

☐ Website or project page: _____

☐ Attachments:

☐ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*

☒ Other: There are NO neighborhood association to notify in this area.

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(J\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ F-17-Z

2. Project Materials, as relevant*⁶

☒ Architectural drawings

☐ Elevations of the proposed building(s)

☐ Other relevant illustrations

☐ Neighborhood meeting summary, if held

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

N/A

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. **For Site Plan Applications only***, attach the site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [acres] ^{+/- 2 acres} _____
 - 2. IDO Zone District _____ NR-BP
 - 3. Overlay Zone(s) [if applicable] ^{N/A} _____ Select Select Select Select
 - 4. Center or Corridor Area [if applicable] ^{N/A} _____
 - 5. Current Land Use(s) [vacant, if none] ^{Lot: H1A1A - Hotel ; Lot: H1A1B - Restaurant} _____
-

NOTE: Pursuant to [IDO §14-16-6-4\(K\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: <https://www.cabq.gov/planning/abq-plan>

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abq-zone.com>
IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Site Plan - EPC - Major Amendment

Decision-making Body: Environmental Planning Commission - EPC

Pre-Application meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application? ☒ Yes ☐ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 4410 THE 25 WAY NE, ALBUQUERQUE NM 87109

Name of property owner: LEVINE INVESTMENTS LIMITED PARTNERSHIP

Name of applicant: Regina Okoye

Date, time, and place of public meeting or hearing, if applicable:

August 20, 2026 at 8:40AM VIA ZOOM

Address, phone number, or website for additional information:

Regina Okoye, (505) 903-3290

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if one occurred.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(J\)](#).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice is complete, true, and accurate to the extent of my knowledge.

Regina Okoye (Applicant signature) 7/9/26 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Dear Applicant:

As of June 4, 2026 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Thursday, June 4, 2026 9:56 AM

To: Office of Neighborhood Coordination <ginaokoye1234@icloud.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Administrative Decision

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Regina Okoye

Telephone Number

5059033290

Email Address

ginaokoye1234@icloud.com

Company Name

Company Address

City

Albuquerque

State

NM

ZIP

Subject Site Information

Legal description of the subject site for this project:

UPC: 101706132653120606 Owner: DREAMCATCHER ABQ LLC Owner Address: 8901 ADAMS ST NE SUITE A, ALBUQUERQUE NM 87113-2718 Situs Address: 4412 THE 25 WAY NE, ALBUQUERQUE NM 87109 Legal Description: TR HI-A-1-A TRACTS HI-A-1-A AND HI-A-1-B BEING A REPLATOF TRACT HI-A-1 THE 25, THE 25 CONT 1.2894 AC UPC:

101706131152720604 Owner: LEVINE INVESTMENTS LIMITED PARTNERSHIP Owner Address: 2801 E CAMELBACK RD SUITE 450, PHOENIX AZ 85016-4363 Situs Address: 4410 THE 25 WAY NE, ALBUQUERQUE NM 87109 Legal Description: TR HI-A-1-B TRACTS HI-A-1-A AND HI-A-1-B BEING A REPLATOF TRACT HI-A-1 THE 25, THE 25 CONT .7229 AC

Physical address of subject site:

4410 & 4412 THE 25 WAY NE, ALBUQUERQUE NM 87109

Subject site cross streets:

THE 25 WAY NE & JEFFERSON ST NE

Other subject site identifiers:

This site is located on the following zone atlas page:

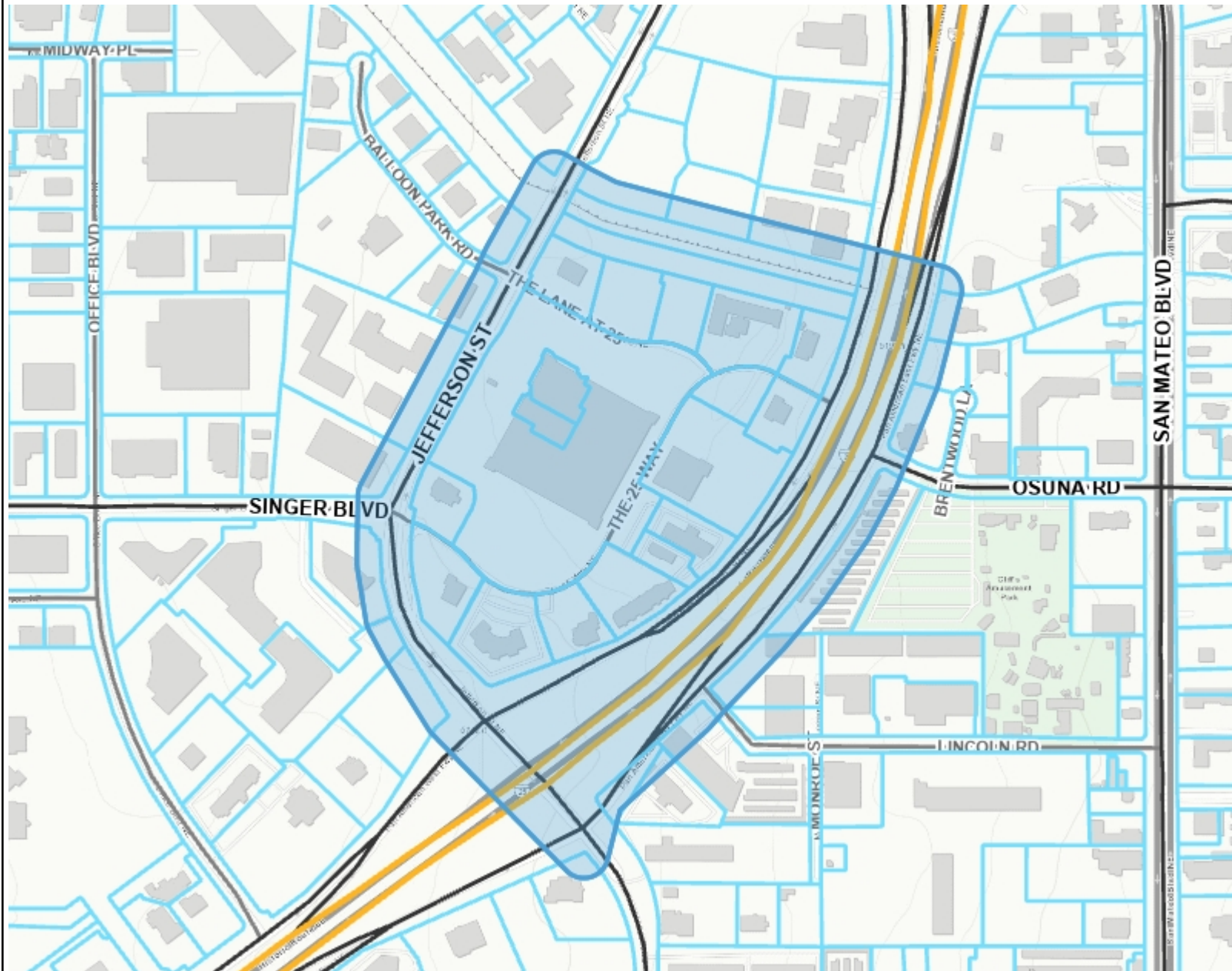
F-17-Z

Link for map

Captcha



The Lane at 25 NE



Legend

- City of Albuquerque Municipal
- Montaño Bridge
- Bernalillo County Assessor Pa
- Address Points (City Maintaine
- Major Roads
 - Interstate
 - Major Roadway
- Local Streets
- BNSF Railway
- Outside City Limits

Notes

Buffer Map: 100 Feet
Right-of-Way: Arroyo, I-25, Jefferson St
NE

1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/3/2026 © City of Albuquerque

1: 7,212

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

ABQ OFFICE LLC
4200 S HULEN ST SUITE 410
FORT WORTH TX 76109-4914

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

B & H FRIEDMAN LLC
6105 CASA DE VIDA NE
ALBUQUERQUE NM 87111-1140

BB2 LLC
408 GRAHAM AVE
SANTA FE NM 87501-1658

BORDER STATES INDUSTRIES INC ATTN:
CARROLL FERGUSON
PO BOX 2767
FARGO ND 58108-2767

CHANT FAMILY III LTD PTNSHP
PO BOX 3529
ALBUQUERQUE NM 87190-3529

CHAUFFEURS TEAMSTERS LOCAL 492
4269 BALLOON PARK RD NE
ALBUQUERQUE NM 87109-5802

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

DHC ZB PROPERTIES LLC ATTN TWO
NEWTON PLACE
255 WASHINGTON ST SUITE 270
NEWTON MA 02458-1634

DREAMCATCHER ABQ LLC
8901 ADAMS ST NE SUITE A
ALBUQUERQUE NM 87113-2718

DRURY SOUTHWEST INC & DSW
DEVELOPMENT CORP
101 S FARRAR DR
CAPE GIRARDEAU MO 63701-4905

FIRST AMERICAN BANK
303 W MAIN ST
ARTESIA NM 88210-2133

GOPAL LLC
5817 SIGNAL AVE NE
ALBUQUERQUE NM 87113

GROUP 1 REALTY INC
730 TOWN AND COUNTRY BLVD SUITE
500
HOUSTON TX 77024-4671

I & J INVESTMENTS LLC
5951 JEFFERSON ST NE SUITE A
ALBUQUERQUE NM 87109-3450

IM ALBUQUERQUE LP C/O STARWOOD
CAPITAL GROUP GLOBAL LP
591 W PUTNAM AVE
GREENWICH CT 06830-6005

JEFFERSON 25 XRAY QOZB LLC C/O ARUS
INVESTMENT REALTY INC
500 4TH ST NW SUITE 275
ALBUQUERQUE NM 87102-2102

KALI DUURGA LLC & SHIV SONA LLC
6407 MENAUL BLVD NE
ALBUQUERQUE NM 87110-0000

LEVINE INVESTMENTS LIMITED
PARTNERSHIP
2801 E CAMELBACK RD SUITE 450
PHOENIX AZ 85016-4326

LEVINE INVESTMENTS LIMITED
PARTNERSHIP
2424 RIDGE RD
ROCKWALL TX 75087-5116

LIBREHOMBRE INVESTMENTS LLC
13001 SAND CHERRY NE
ALBUQUERQUE NM 87111

MCLEOD REALTY
1316 STAGECOACH LN SE
ALBUQUERQUE NM 87123-4313

NC PROPERTIES LLC
6001 BRENTWOOD LN NE
ALBUQUERQUE NM 87109

NM SELF STORAGE LTD CO
1224 RODEO RD
SANTA FE NM 87505-6816

OSO BIOPHARMACEUTICALS
MANUFACTURING LLC
4272 BALLOON PARK RD NE
ALBUQUERQUE NM 87109-5801

PACIFIC NM HOLDINGS LLC & LEVINE
INVESTMENTS LIMITED PARTNERSHIP
3630 S GEYER RD SUITE 100
SAINT LOUIS MO 63127-1234

PKA ALBUQUERQUE LLC
5112 N 40TH ST SUITE 105
PHOENIX AZ 85018-2142

SANDIA FOUNDATION
6211 SAN MATEO BLVD NE SUITE 100
ALBUQUERQUE NM 87109

SAWICKI REALTY CO
P O BOX 350083
TOLEDO OH 43635-0083

SNH 25 WAY PROPERTIES LLC ATTN TWO
NEWTON PLACE
255 WASHINGTON ST SUITE 270
NEWTON MA 02458-1634

SNH MEDICAL OFFICE PROPERTIES
TRUST ATTN TWO NEWTON PLACE
255 WASHINGTON ST SUITE 270
NEWTON MA 02458-1634

SQUARE ONE PARTNERS LLC
4663 E LAFAYETTE BLVD
PHOENIX AZ 85018-3580

STATE HIGHWAY DEPT
PO BOX 1149
SANTA FE NM 87503-1149

TEXAS ROADHOUSE HOLDINGS LLC
6040 DUTCHMANS LN SUITE 400
LOUISVILLE KY 40205

WESTON DEVELOPMENT LLC
8408 VINA DEL SOL DR NE
ALBUQUERQUE NM 87122-4217

Z PROPERTIES INC
4600 LINCOLN RD NE SUITE 6
ALBUQUERQUE NM 87109-2328

Regina O'Keefe
8812 Windsock Rd NW
Albuquerque NM 87120

Chauffeurs Teamsters Local 492
4269 Balloon Park Rd NE
Albuquerque NM 87109-5802



Regina O'Keefe
8812 Windsock Rd NW
Albuquerque NM 87120



BB2 LLC
408 Graham Ave
Santa Fe NM 87507-1656

Regina O'Keefe
8812 Windsock Rd NW
Albuquerque NM 87120

Gopal LLC
5817 Signal Ave NE
Albuquerque NM 87113



Regina O'Keefe
8812 Windsock Rd NW
Albuquerque NM 87120



City of Albuquerque
PO Box 1293
Albuquerque NM 87103-1293

Regina O'Keefe
8812 Windsock Rd NW
Albuquerque NM 87120

Group 1 Realty Inc
730 Town and Country Blvd
Suite 500
Houston TX 77024-4671



Regina O'Keefe
8812 Windsock Rd NW
Albuquerque NM 87120



AMAFCA
2600 Prospect Ave NE
Albuquerque NM 87107-1836

Regina O'Keefe
8812 Windsock Rd NW
Albuquerque NM 87120



Sawicki Realty CO
P.O. Box 350083
Toledo OH 43635-0083

Regina Okoye
8812 Windsock Rd NW
Albuquerque NM 87120



PKA Albuquerque LLC
5112 N 40th St Suite 105
Phoenix AZ 85018-2142

Regina Okoye
8812 Windsock Rd NW
Albuquerque NM 87120



Chant Family III LTD PTHSHP
PO Box 3529
Albuquerque NM 87190-3529

Regina Okoye
8812 Windsock Rd NW
Albuquerque NM 87120



Jefferson 25 Xray Q02B LLC
CK Arus Investment Realty Inc
500 4th St NW Suite 275
Albuquerque NM 87102-2102

Regina Okoye
8812 Windsock Rd NW
Albuquerque NM 87120



Border States Industries
Inc Attn: Carroll Ferguson
PO Box 2767
Fargo ND 58106-2767

Regina Okoye
8812 Windsock Rd NW
Albuquerque NM 87120



Sandia Foundation
6211 San Mateo Blvd NE
Suite 100
Albuquerque NM 87109

Regina Okoye
8812 Windsock Rd NW
Albuquerque NM 87120



Im Albuquerque LP C/O
Starwood Capital Group
Global LP
591 W Putnam Ave
Greenwich CT 06830-6005

Regina Okale
8812 Windsock RD NW
Albuquerque NM 87120



SNH Medical Office
Properties Trust + Attn TWO
Newton Place
255 Washington St Suite 270
Newton MA 02458-1634

Regina Okale
8812 Windsock RD NW
Albuquerque NM 87120



Pacific NM Holdings LLC &
Levine Investments Limited Partnership
3630 S Geyer RD Suite 100
Saint Louis MO 63127-1234

Regina Okale
8812 Windsock RD NW
Albuquerque NM 87120



Texas Roadhouse Holdings LLC
6040 Dutchmans LN suite 400
Louisville Ky 40205

Regina Okale
8812 Windsock RD NW
Albuquerque NM 87120



B & H Friendman LLC
6105 Casa De Vida NE
Albuquerque NM 87111-1140

Regina Okale
8812 Windsock RD NW
Albuquerque NM 87120



Kali Durga LLC & Shiv
Sona LLC
6407 Menqui Blvd NE
Albuquerque NM 87110-0000

Regina Okale
8812 Windsock RD NW
Albuquerque NM 87120



State Highway Dept
PO Box 1149
Santa Fe NM 87503-1149

Regina Okoye
8812 Windsock Rd NW
Albuquerque NM 87120



Z Properties Inc
4600 Lincoln Rd NE Suite 6
Albuquerque NM 87109-2328

Regina Okoye
8812 Windsock Rd NW
Albuquerque NM 87120



Levine Investments
Limited Partnership
2424 Ridge Rd
Rockwall TX 75087-5116

Regina Okoye
8812 Windsock Rd NW
Albuquerque NM 87120



SNH 25 Way Properties LLC
Attn Two Newton Place
255 Washington St Suite 270
Newton MA 02458-1634

Regina Okoye
8812 Windsock Rd NW
Albuquerque NM 87120



NC Properties LLC
6001 Brentwood LN NE
Albuquerque NM 87109

Regina Okoye
8812 Windsock Rd NW
Albuquerque NM 87120



McLeod Realty
1316 Stagecoach LN SE
Albuquerque NM 87123-4313

Regina Okoye
8812 Windsock Rd NW
Albuquerque NM 87120



First American Bank
303 W Main St
Artesia NM 88210-2133

Regina Okoye
8812 Windsock RD NW
Albuquerque NM 87120

DSB Biopharmaceuticals
Manufacturing LLC
4272 Balloon Park RD NE
Albuquerque NM 87109-5801

Regina Okoye
8812 Windsock RD NW
Albuquerque NM 87120

I & J Investments LLC
5951 Jefferson St NE Suite A
Albuquerque NM 87109-3450

Regina Okoye
812 Windsock RD NW
Albuquerque NM 87120

ABQ Office LLC
4200 S Hulen St Suite 410
Fort Worth TX 76109-4914

Regina Okoye
8812 Windsock RD NW
Albuquerque NM 87120

NM Self Storage LTD CO
1224 Rodeo RD
Santa Fe NM 87505-6816

Regina Okoye
812 Windsock RD NW
Albuquerque NM 87120

Weston Development LLC
8408 Vina Del Sol DR NE
Albuquerque NM 87122-4217

Regina Okoye
8812 Windsock RD NW
Albuquerque NM 87120

Drury Southwest Inc &
DSW Development Corp
101 S Farrar DR
Cape Girardeau MO 63701-4905

Regina Okoye
8812 Windsock RD NW
Albuquerque NM 87120



LeVine Investments Limited
Partnership
2801 E Camelback RD Suite 450
Phoenix AZ 85016-4363

Regina Okoye
8812 Windsock RD NW
Albuquerque NM 87120



Square One Partners LLC
4663 E Lafayette Blvd
Phoenix AZ 85018-3580

Regina Okoye
8812 Windsock RD NW
Albuquerque NM 87120



Librehombre Investments LLC
13001 Sand Cherry NE
Albuquerque NM 87111

Regina Okoye
8812 Windsock RD NW
Albuquerque NM 87120



Dreamcatcher ABQ LLC
8901 Adam St NE Suite A
Albuquerque NM 87113-2716

Regina Okoye
8812 Windsock RD NW
Albuquerque NM 87120



NM Self Storage LTD CO
1224 Rodao RD
Santa Fe NM 87505-6816

Regina Okoye
8812 Windsock RD NW
Albuquerque NM 87120



DHC ZB Properties LLC Attn Two
Newton Place
255 Washington St Suite 270
Newton MA 02458-1634

Dear Applicant:

As of June 4, 2026 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Thursday, June 4, 2026 9:56 AM

To: Office of Neighborhood Coordination <ginaokoye1234@icloud.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Administrative Decision

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Regina Okoye

Telephone Number

5059033290

Email Address

ginaokoye1234@icloud.com

Company Name

Company Address

City

Albuquerque

State

NM

ZIP

Subject Site Information

Legal description of the subject site for this project:

UPC: 101706132653120606 Owner: DREAMCATCHER ABQ LLC Owner Address: 8901 ADAMS ST NE SUITE A, ALBUQUERQUE NM 87113-2718 Situs Address: 4412 THE 25 WAY NE, ALBUQUERQUE NM 87109 Legal Description: TR HI-A-1-A TRACTS HI-A-1-A AND HI-A-1-B BEING A REPLATOF TRACT HI-A-1 THE 25, THE 25 CONT 1.2894 AC UPC:

101706131152720604 Owner: LEVINE INVESTMENTS LIMITED PARTNERSHIP Owner Address: 2801 E CAMELBACK RD SUITE 450, PHOENIX AZ 85016-4363 Situs Address: 4410 THE 25 WAY NE, ALBUQUERQUE NM 87109 Legal Description: TR HI-A-1-B TRACTS HI-A-1-A AND HI-A-1-B BEING A REPLATOF TRACT HI-A-1 THE 25, THE 25 CONT .7229 AC

Physical address of subject site:

4410 & 4412 THE 25 WAY NE, ALBUQUERQUE NM 87109

Subject site cross streets:

THE 25 WAY NE & JEFFERSON ST NE

Other subject site identifiers:

This site is located on the following zone atlas page:

F-17-Z

Link for map

Captcha

SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1.**

1. LOCATION

- A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples help prevent tearing and are best for attaching signs to a post or backing.

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: _____

Applicant/Agent Signature Regina Okoye **Date:** 7.9.2026

FACING PAN AMERICAN



FACING PAN AMERICAN

REQUEST

Major Amendment to a Master Development Plan (MDP) - FPC to Amend the Controlling 'The 25' MDP as it applies to lot (H-1-A-1-A and H-1-A-1-B). Applicant is requesting the following:

- 1. Lot consolidation 2. Both lots will follow the height standard in the NR-BP zone district * Permit a 135 Room hotel * Update the land use summary sheet. Site area * 2.1 acres

Address: 4410 and 4412 The 25 Way NE between The 25 Way NE and Jefferson St NE

The City of Albuquerque Environmental Planning Commission will hold a public hearing zoom link: https://kahu.zoom.us/j/1993255916 or call in (719) 359-1580 webinar ID: 839 3255 9165, on August 20, 2021 at 8:30 AM. All Persons

have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from August 5 2021 to September 4, 2021 by Domena Carter Seemill LLC and Lebbe Investments Limited Partnership (Project Agent) (505) 704-3240 applicant/agent phone

REFER TO FILE# MDP-2021-00001

It is illegal for an unauthorized person to remove or tamper with this sign



FACING JEFFERSON SOUTHWEST
ENTRANCE



FACING JEFFERSON
NORTHWEST ENTRANCE



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing on Thursday, August 20, 2026 at 8:40 a.m.**, using Zoom (online).

Attend by Zoom
<https://cabq.zoom.us/j/83932559165>

Attend by Phone
(719) 359-4580
Meeting ID: 839 3255 9165
Find your local number: <https://cabq.zoom.us/j/83932559165>

Please contact City Planning staff via the information below for any of the following:
To request details about the cases below.

At least 72 hours prior to the hearing:

- o For individuals with disabilities to request special assistance to participate at the public hearing.
- o To request interpretation into other languages at the hearing.

Contact Information
Email: PlanningEPC@cabq.gov
Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, August 5, 2026.**

Mail: EPC, c/o EPC Hearing Monitor, CABQ Planning Department, P.O. Box 1293, ABQ, NM 87103
Online portal: <https://cabq.gov/epc-public-comment>

Case # ZMA-2026-00010
Zoning Map Amendment (Zone Change)

The Hensley Engineering (THE) Group, agent for Loretta Chavez, requests a Zoning Map Amendment from PD to R-1 for all or a portion of Tract 400-A of Bulk Land Plat of Tract 400-A of Tracts allotted from Town of Atrisco Grant, Unit 3, located on Sage Rd south of San Ygnacio Rd SW between Coors Blvd SW and the

Amole del Norte Diversion Channel, approximately 6.6 acres. (L-10)
Staff Planner: Catherine Heyne

Case # ZMA-2026-00011
Zoning Map Amendment (Zone Change)

City of Albuquerque Council Services Planning Staff, agent for City of Albuquerque Metropolitan Redevelopment Agency requests a Zoning Map Amendment from NR-LM to MX-M for all or a portion of Tract A-1 Plat of Tract A-1, B-1 & B-2, Slade-Olson Subdivision (Comprising Lots 1, 2, 3, Block A, K, W, Phillips Addition, Tract A), located at 229 Lomas Blvd.

NE (the "subject site") between Broadway Blvd. NE and Commercial St. NE, approximately 3 acres. (J-14)
Staff Planner: Megan Jones

Case # ZMA-2026-00013
Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Zoning Map Amendment from MX-L to MX-M for all or a portion of Lot 4A-1, Block 3 (Exlc N'y Port Out to R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision Unit 26 (A replat of Block 3, together with a portion of Kimmick Drive NW & Calle Nortena), approximately 4.9-acres; and *03A20003 Lot 3A2, Block 3, Volcano Cliffs Subdivision Unit 26, Replat of Lots 2A & 3A, Block 3 Volcano, approximately 1.2-acres, located at 99999 Valiente Rd. NW, between Kimmick and Calle Nortena, approximately 6.5 acres in total. (C-11)
Staff Planner: Daniel Soriano

Case # VA-2026-00109
Variance - EPC

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Variance - EPC for an exception to building height in VPO-2 for all or a portion of Lots 1A-1 and 4A-1 (Excluding the Northerly portion out to the R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision, Unit 26 (A Replat of Block 3, together with a portion of Kimmick Dr. NW & Calle Nortena NW, Volcano cliffs subdivision) and Lot 3A-2, Block 3, Volcano Cliffs Subdivision, unit 26, a replat of lots 2A & 3A, Block 3, Volcano Cliffs Subdivision, located at 99999 Valiente Rd. NW, between Kimmick and Calle Nortena, approximately 13.1-acres in total. (C-11)
Staff Planner: Daniel Soriano

Case # PLAN-2026-00002
Community Planning Area (CPA)
Assessment Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Near North Valley Community Planning Area Assessment Report, an area generally between the following boundaries: extends between the Rio Grande to the west and I-25 to the east, as well as between I-40 to the south and Montaño Road to the north, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (F12-F16)(G11-G16)(H12-H15)
Staff Planner: Jude Miller

Case # PLAN-2026-00003
Community Planning Area (CPA)

Assessment Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the North I-25 Community Planning Area Assessment Report, an area generally between the following boundaries: Edith Boulevard to Interstate 25 and from Montaño Road to Sandia Pueblo, the North I-25, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (A-17)(B16-B18)(C16-C18)(D16-D18)(E15-E17)(F15-F17)
Staff Planner: DJ Felipe

Case # MDP-2026-00001
Master Development Plan

Regina Okoye, agent for Dreamcatcher Sawmill LLC, and Levine Investments Limited Partnership, requests an Amendment to a Master Development Plan for all or a portion of Tract M and L, Plat of Tracts A, B1, B2, C, D, E, F, G, H1, H2, I, J, K, L & M The 25; Tracts B1-A, B2-A, C-1, E-1, F-1 and G-1, Plat of Tracts B1-A, B2-A, C-1, E-1, F-1 & G-1 The 25; Tracts J-1-A-1, J-1-B-1 and K-1-A, Plat of Tracts J-1-A-1, J-1-B-1 & K-1-A The 25; Tracts D-1 and D-2, Plat of Tract D-1 & D-2 The 25; Tracts H1-A-1-A and H1-A-1-B, Tracts H1-A-1-A and H1-A-1-B, Being a Replat of Tract H1-A-1 The 25; Southerly portion and Northerly portion of a Portion of Tract A-1, Plat of Tracts A-1 & H1-A-1 The 25; Tract I-1, Plat of Tracts H1-A, I-1 & J-1 The 25; and Tract A-1, Plat of Tracts A-1 & H1-A-1 The 25 (the "subject site"), located at 4410 and 4412 The 25 Way NE (the "amendment area"), at the northern intersection of Pan American West Fwy NE and Jefferson St. NE, south of Presidential Dr. NE, approximately 49-acres in total. (E-17) Staff Planner: Dustin Kiska

Environmental Planning Commission (EPC)

APPROVED BY

Mikaela Renz-Whitmore
Urban Design & Development Division
City of Albuquerque Planning Department

Journal: August 3, 2026

F) CONTROLLING MASTER DEVELOPMENT PLAN



Development @ 25 EPC Submittal

25

Index

1. Master Development Plan
2. Master Development Plan - Conceptual Layout
3. Master Development Plan - Design Guidelines
4. Conceptual Grading and Drainage
5. Conceptual Landscape Plan
6. Pedestrian Plan & Details

2-99-9

February 4, 1999



Dekker/Perich/Sabatini
architecture • interiors • planning • engineering

5801 Jefferson NE
Suite 100
Bismarck, ND 58101
505 741-9700
fax 505 741-4225
dps@dsn.net

Master Development Plan

Legal Description

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE ELVA GALLEGO GRANT SECTIONS 26 & 35, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS PARCELS 1 & 2 AS SHOWN ON PLAT OF SURVEY FOR PARCELS 1 AND 2, (SITING PROPERTIES, ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO)

Zoning

Sector Plan

BEAR CANYON ARROYO CORRIDOR PLAN

Land Use Concept

THIS ZONED PROPERTY IS INTENDED TO BE DEVELOPED AS A BUSINESS PARK, WITH A MIX OF COMMERCIAL AND OFFICE USES. DESIGN GUIDELINES HAVE BEEN PROVIDED TO INTERPRET THE MAX OF USES BY ESTABLISHING ARCHITECTURAL STYLE, UNIFIED LANDSCAPING, PEDESTRIAN LINKAGES, LIGHTING AND SIGNAGE GUIDELINES, AND CONFORMANCE WITH THE BEAR CANYON ARROYO CORRIDOR PLAN. THE PROPOSED MIXED BUSINESS USE DEVELOPMENT IS INTENDED TO ADAPT TO SURROUNDING AREAS, AS WELL AS PROVIDING ON-SITE AMENITIES IN SUPPORT OF THE ON-SITE OFFICE. THE TOTAL DEVELOPMENT IS INTENDED TO CREATE WALK-TO-LUNCH/DINNER OPPORTUNITIES, ALLOW FOR DAYTIME AND NIGHTTIME USES AND ENCOURAGE BICYCLE AND PEDESTRIAN USE BY PROVIDING LINKAGES THROUGHOUT THE SITE. THIS DEVELOPMENT WILL PROVIDE ON-SITE RESTAURANTS, A HOTEL SITE, A DRIVE-THRU BANK SITE, AND RETAIL AND OFFICE USES. ALTHOUGH ZONED IP, THE MARKETING OFFERTY WILL BE TOWARD THE MIXED COMMERCIAL AND OFFICE USES DESCRIBED ABOVE. THE PRIVATE INTERNAL ROADS PROVIDED ARE TO BE MAINTAINED BY THE PROPERTY OWNERS. SPECIAL ATTENTION HAS BEEN GIVEN TO THE FOLLOWING AS DESCRIBED IN THE MASTER DEVELOPMENT PLAN SHEETS HEREIN.

STRONG PEDESTRIAN LINKAGES
UNIFIED ARCHITECTURE
BUILDING CLUSTER ARRANGEMENT
BROKEN-UP PARKING AREAS/PAVED PARKING
LIGHT COLORS AND LIGHT ROOFING MATERIALS
UNIFIED LANDSCAPING

Land Utilization Restrictions

BASED UPON THE "TRAFFIC IMPACT STUDY" FOR THIS SITE AT JEFFERSON STREET AND THE FRONTAGE ROAD, DATED AUGUST 28, 1998 AND PREPARED BY TERRY BROWN, INTENSITY OF DEVELOPMENT IS TO BE MAINTAINED IN ACCORDANCE WITH THE TIS. ANY PROPOSAL SUBSEQUENTLY EXCEEDING THE TIS MAY REQUIRE A TIS AMENDMENT. ALTHOUGH LAND USES HAVE BEEN IDENTIFIED ON SPECIFIC TRACTS FOR THE PURPOSE OF PREPARING A TIS, FLEXIBILITY IS REQUESTED FOR CHANGING TRACTS. IT IS POSSIBLE THAT ONE OR TWO TRACTS MAY NOT BE BUILT ON IN ORDER TO MEET UNFORESEEN PARKING REQUIREMENTS FOR ADJACENT TRACTS.

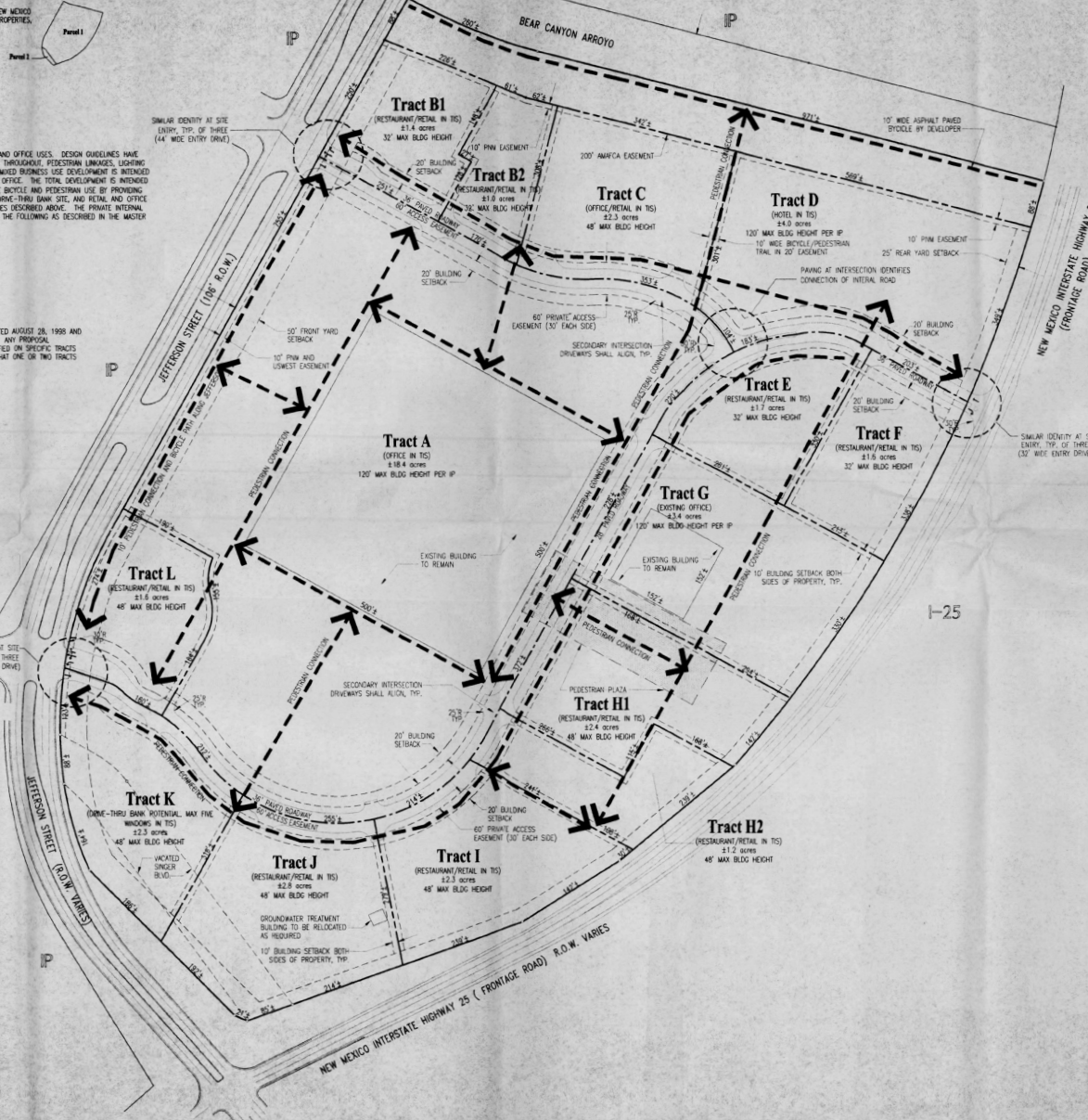
Land Use Summary

TRACT	SITE AREA S.F.	ACRES	ZONING	TIS LAND USES PERMITTED, # OF	31 F.A.R. MAX BLDG. S.F.
A	803,636	18.4	IP	EXISTING	238,300
B (B1&2)	100,011	2.4	IP	RESTAURANT/RETAIL	25,250
C	101,911	2.3	IP	OFFICE/RETAIL	25,050
D	176,286	4.0	IP	HOTEL	44,672
E	75,570	1.7	IP	RESTAURANT/RETAIL	18,510
F	71,780	1.6	IP	RESTAURANT/RETAIL	17,420
G	149,829	3.4	IP	EXISTING OFFICE	46,840
H (H1&2)	154,082	3.6	IP	RESTAURANT/RETAIL	38,516
I	102,057	2.3	IP	RESTAURANT/RETAIL	25,050
J	123,775	2.8	IP	RESTAURANT/RETAIL	30,480
K	102,543	2.3	IP	BANK	35,180
L	86,985	1.9	IP	RESTAURANT/RETAIL	17,420
SITE TOTALS	2,541,789	46.9			503,113

*EXISTING SQUARE FOOTAGES AT 31 F.A.R.

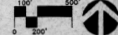
General Notes

- BUILDING HEIGHTS IN ACCORDANCE WITH THE IP ZONING DISTRICT AND MORE RESTRICTIVE THAN IP FOR SOME TRACTS.
- THE FIRST SITE PLAN FOR BUILDING PERMIT ON THIS SITE SHALL BE HEARD BEFORE THE ENVIRONMENTAL PLANNING COMMISSION FOR APPROVAL, NOT INCLUDING TRACTS A & G. SUBSEQUENT DEVELOPMENT CAN THEN GO DIRECTLY TO BUILDING PERMIT FOR APPROVAL. THE EPC MAY DELEGATE THE APPLICATION FOR THE FIRST SFP TO THE EPC SITE DEVELOPMENT PLAN SUBCOMMITTEE. BUILDING PERMIT APPLICATIONS MUST BE IN SUBSTANTIAL CONFORMANCE WITH THIS SHEET.
- INDIVIDUAL TRACTS SHALL BE PEDESTRIAN AND BICYCLE ACCESSIBLE.
- PRIVATE ROADS WITH CROSS ACCESS EASEMENTS SHALL BE PROVIDED.
- SITE LAND USE SUMMARY FOR BUILDING SQUARE FOOTAGES AND P.A.R.S.
- PARKING AREAS OF 50 SPACES OR MORE (IF NECESSARY) SHALL BE LANDSCAPED WITH SHADE TREES. ALL PARKING SPACES SHALL BE WITHIN 50 FEET OF A TREE TRUNK.
- SPECIAL PAVING TREATMENT (A MINIMUM OF 8 FEET WIDE WITH SPECIAL BASED OR SCORED PAVING TREATMENT) SHALL BE PROVIDED WHERE PERMETER SIDEWALKS CROSS VEHICULAR ENTRANCES AND AT LOCATIONS WITHIN THE SITE WHERE PEDESTRIAN PATHWAYS CROSS STREETS OR DRIVE ALLEYS.
- RESTAURANTS ARE ENCOURAGED TO HAVE OUTDOOR PATIO SEATING AND DINING. RESTAURANTS GREATER THAN 10,000 S.F. IN SIZE SHALL HAVE OUTDOOR DINING AREAS.
- PERMETER LANDSCAPING SHALL BE SPECIFIED AS TO TYPE, SPACING OF STREET TREES SHALL BE EQUAL TO ONE PER 30 FEET FOR INTERNAL AND PERMETER STREETS.
- LOADING TREATMENT WITHIN THE DEVELOPMENT SITE SHALL BE CONSISTENT TO A STANDARD FULL-CUTOFF SHEDDER FUTURE OR OF HIGHER ARCHITECTURAL QUALITY.
- NO GROUND BUILDING ELEVATIONS SHALL BE PERMITTED.
- A BANK DRIVE-THRU SHALL BE PERMITTED.
- FOR PARCELS A AND G, 1 SPACE PER 250 S.F. IS DEEMED ADEQUATE.
- TRASH ENCLOSURES SHALL UTILIZE SIMILAR COLORS AND MATERIALS TO BUILDINGS.
- DRIVE ACCESS CUTS TO LOTS FROM INTERNAL STREETS TO BE DETERMINED DURING INDIVIDUAL SITE DESIGN, 24' WIDE MIN.
- FUTURE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE SUBMITTED DESIGN GUIDELINES.
- LANDSCAPING REQUIREMENTS FOR FUTURE DEVELOPED LOTS SHALL COMPLY WITH THE CITY OF ALBUQUERQUE ZONING CODE.
- A WATER AND SEWER AVAILABILITY STATEMENT SHALL BE REQUIRED PRIOR TO DRB APPROVAL.
- AN APPROVED DRAINAGE REPORT IS REQUIRED FOR DRB APPROVAL.
- THREE PARKING SPACES FOR EACH REQUIRED HANDICAPPED PARKING SPACE SHALL BE DESIGNATED FOR MAXIMUM OCCUPANCY VEHICLES. OCCUPANCY SHALL BE DETERMINED BY THE CITY OF ALBUQUERQUE.
- ALL STRUCTURES OVER 50,000 S.F. ARE ENCOURAGED TO PROVIDE ADEQUATE PROVISIONS FOR EMPLOYEE LOCKERS AND SHOWERS.
- WITH THE EXCEPTION OF RESTAURANTS AND HOTELS, ON-SITE DINING FACILITIES OR BREAK ROOMS ARE REQUIRED.
- BUILDING HEIGHT DESIGNATIONS FOR EACH LOT AS LABELED, OR AS PER IP ZONE REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE.
- TYPICAL DRAWINGS OF STREET FURNITURE AND LANDSCAPE ELEMENTS SUCH AS BENCHES, PEDESTRIAN LIGHTING, BICYCLE RACKS, ETC. SHALL BE ILLUSTRATED IN THE MASTER DEVELOPMENT PLAN.
- TRAILING OUTLINES, PARKING AREAS, SIDEWALK LAYOUTS, AND LANDSCAPE AREAS SHOWN ON INDIVIDUAL TRACTS ARE CONCEPTUAL IN NATURE. ACTUAL LAYOUTS AND AREAS ON INDIVIDUAL TRACTS MAY DIFFER FROM THOSE SHOWN HEREIN, BUT MUST MEET THE INTENT AND GUIDELINES OF THE MASTER DEVELOPMENT PLAN.



Vicinity Map

E-17-Z, F-17-Z



Master Development Plan

THIS MASTER DEVELOPMENT PLAN IS CONSISTENT WITH THE PLAN APPROVED AT THE ENVIRONMENTAL PLANNING COMMISSION HEARING.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
CITY ENGINEER/AMFCA	DATE
PUBLIC WORKS, UTILITY DIVISION	DATE
DESIGN AND DEVELOPMENT DEPARTMENT, CIP	DATE
CITY PLANNER, PLANNING DIVISION	DATE



Dekker/Perich/Sabatini
architecture • interiors • planning • engineering

4801 Lafayette NE
Suite 100
Albuquerque, NM 87110
505.761.9700
Fax: 505.761.9722
dps@dsdpm.com

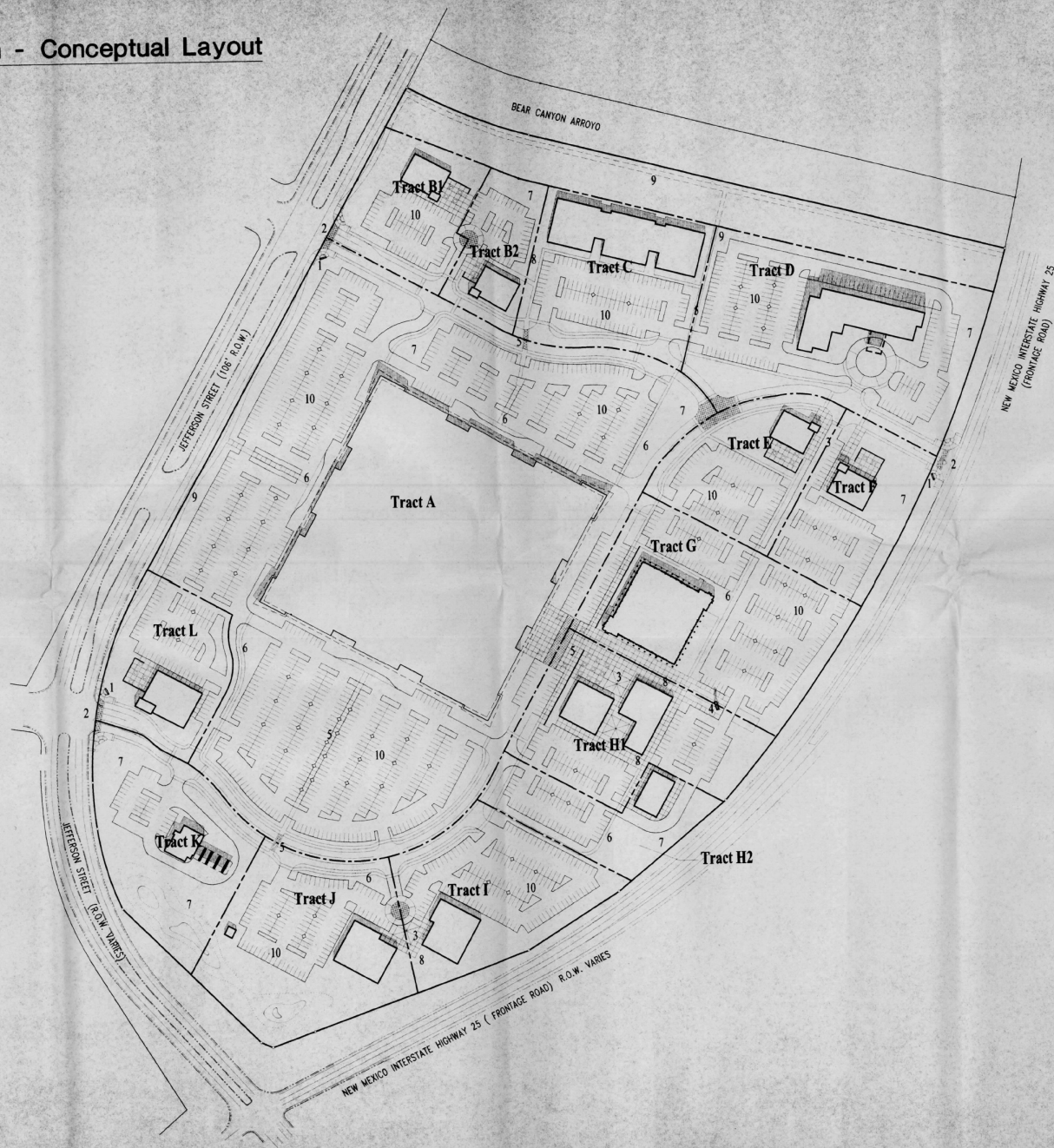
Master Development Plan - Conceptual Layout

General Notes

1. INDIVIDUAL TRACTS SHALL BE PEDESTRIAN AND BICYCLE ACCESSIBLE AND INTERCONNECTED.
2. PRIVATE ROADS WITH CROSS ACCESS EASEMENTS SHALL BE PROVIDED.
3. SEE LAND USE SUMMARY FOR BUILDING SQUARE FOOTAGES AND P.A.R.'S.
4. CROSS PARKING AGREEMENTS SHALL BE PROVIDED.

Legend (Refer to Sheet 3)

1. PROJECT IDENTIFICATION
2. SITE ENTRY - TYP OF THREE
3. BUILDING CLUSTERS
4. ORNAMENTAL TOWER
5. PEDESTRIAN CONNECTIONS
6. INTERNAL STREETS
7. LANDSCAPING
8. BUILDING SETBACKS
9. BICYCLE TRAILS
10. OFF-STREET PARKING



25



Dekker/Perich/Sabatini
architecture • interiors • planning • engineering

6001 Jefferson, NE
Suite 100
Lincoln, NE 68504
505 781-8700
Fax 781-4222
dps@dpshba.com

Master Development Plan - Design Guidelines

THE PURPOSE OF DESIGN CRITERIA IS TO PROVIDE A FRAMEWORK TO ENSURE A CONSISTENT CHARACTER, QUALITY AND VISUAL APPEARANCE TO THE SITE AND SURROUNDING NEIGHBORHOODS. THESE CRITERIA ADDRESS THE ISSUES OF SETBACKS, SCREENING, LIGHTING, SIGNAGE, LANDSCAPE AND ARCHITECTURAL IDENTITY, CREATING A DESIRABLE VISUAL IMAGE. THESE STANDARDS ARE TO BE USED AS A SUPPLEMENT TO THE CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE AND OTHER PERTINENT CITY ORDINANCES. ANY DEVIATIONS FROM THESE GUIDELINES FOR INDIVIDUAL SITE DEVELOPMENT PLANS MUST BE REVIEWED AND APPROVED BY THE MASTER DEVELOPER AND MUST BE APPROVED BY DRB.

ALL BUILDINGS AND STRUCTURES WITHIN THE SITE SHALL COMPLY WITH ALL APPLICABLE CITY OF ALBUQUERQUE ZONING AND BUILDING REQUIREMENTS AS WELL AS OTHER LOCAL APPLICABLE CODES.

Internal Streets and Intersections

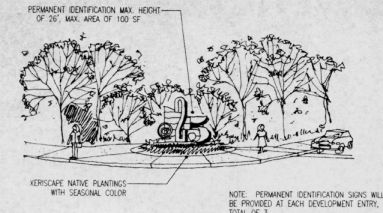
INTERNAL INTERSECTIONS ARE TREATED CONSISTENTLY CREATING A STRONG VISUAL IMPACT AND PROJECT IDENTITY AND PROVIDE ACCESS TO OTHER PARCELS. THERE ARE INTERNAL STREETS WHICH KEEPS TRAFFIC WITHIN THE COMPLEX AND WHICH ALSO PROVIDES THE OPPORTUNITY FOR PEDESTRIAN INTERACTION TO OCCUR ALONG THE TREE-LINED WALKWAYS.

Site Design

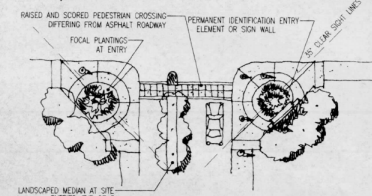
SITE DEVELOPMENT PLANS FOR BUILDING PERMITS SHALL INCORPORATE THE DESIGN CRITERIA IN ORDER TO ACHIEVE THE DESIRED CHARACTER AND INTEGRATION OF THE SITE.

Architectural Expression

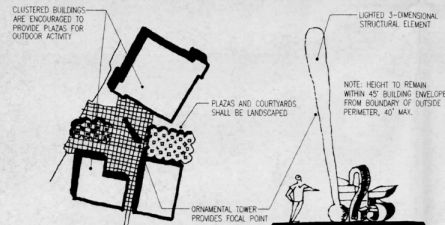
BUILDING LAYOUTS SHALL PROVIDE CONTINUITY FOR THE DEVELOPMENT AND COMPATIBILITY WITH ADJACENT BUILDINGS AND STREETS. BUILDINGS SHOULD BE COMPATIBLE WITH ONE ANOTHER ON THE OVERALL SITE, BUT NEED NOT LOOK THE SAME. BUILDINGS SHOULD INTEGRATE BUILDING HEIGHT, MASS AND COLOR.



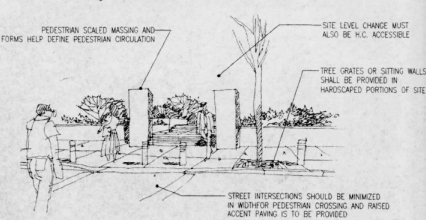
1. Project Identification



2. Site Entry - Typ of Three



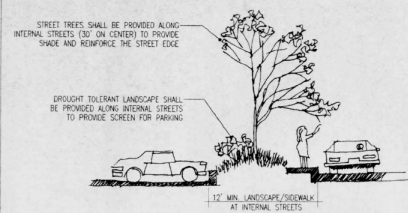
3. Building Clusters



4. Ornamental Tower



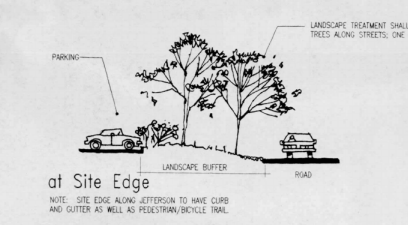
5. Pedestrian Connections



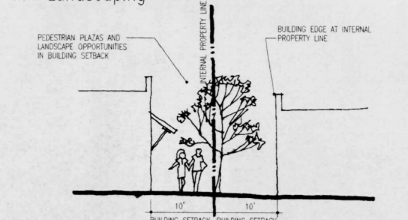
6. Internal Streets



7. Landscaping



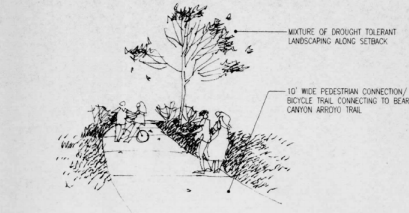
8. Building Setbacks



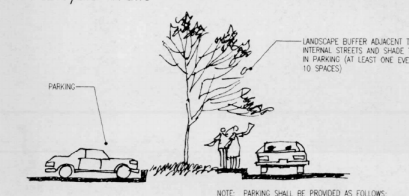
9. Bicycle Trails



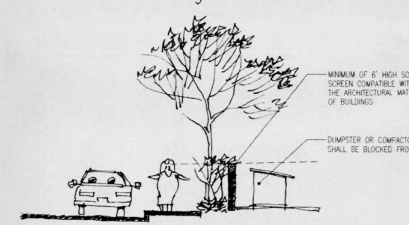
10. Off-street Parking



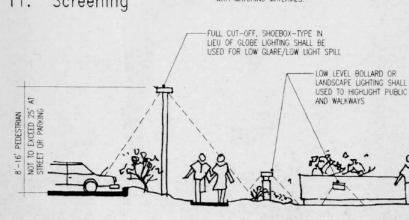
11. Screening



12. Site Lighting



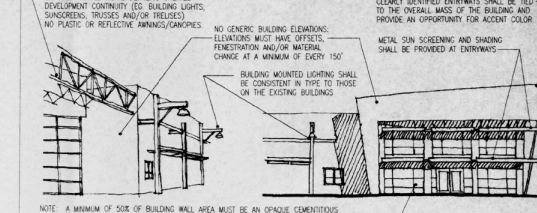
13. Architectural Expression



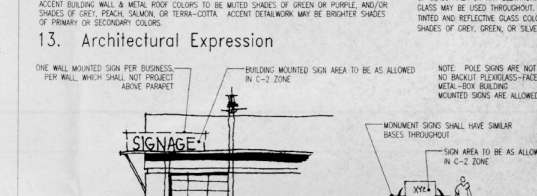
14. Building Signage Opportunities



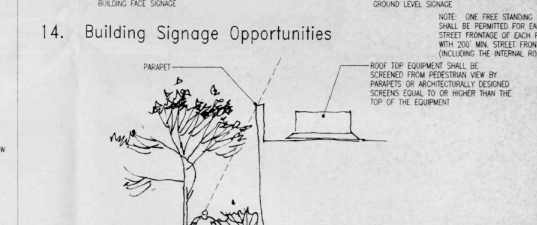
15. Building Screening



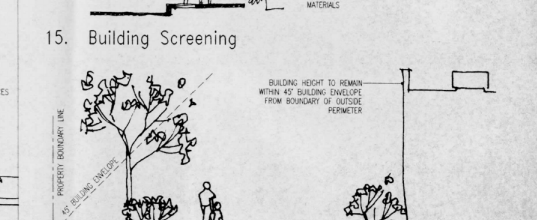
16. Building Height



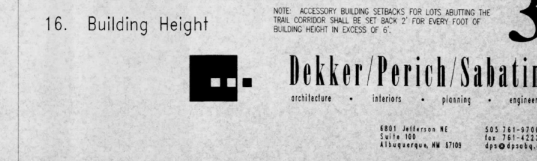
17. Building Height



18. Building Height

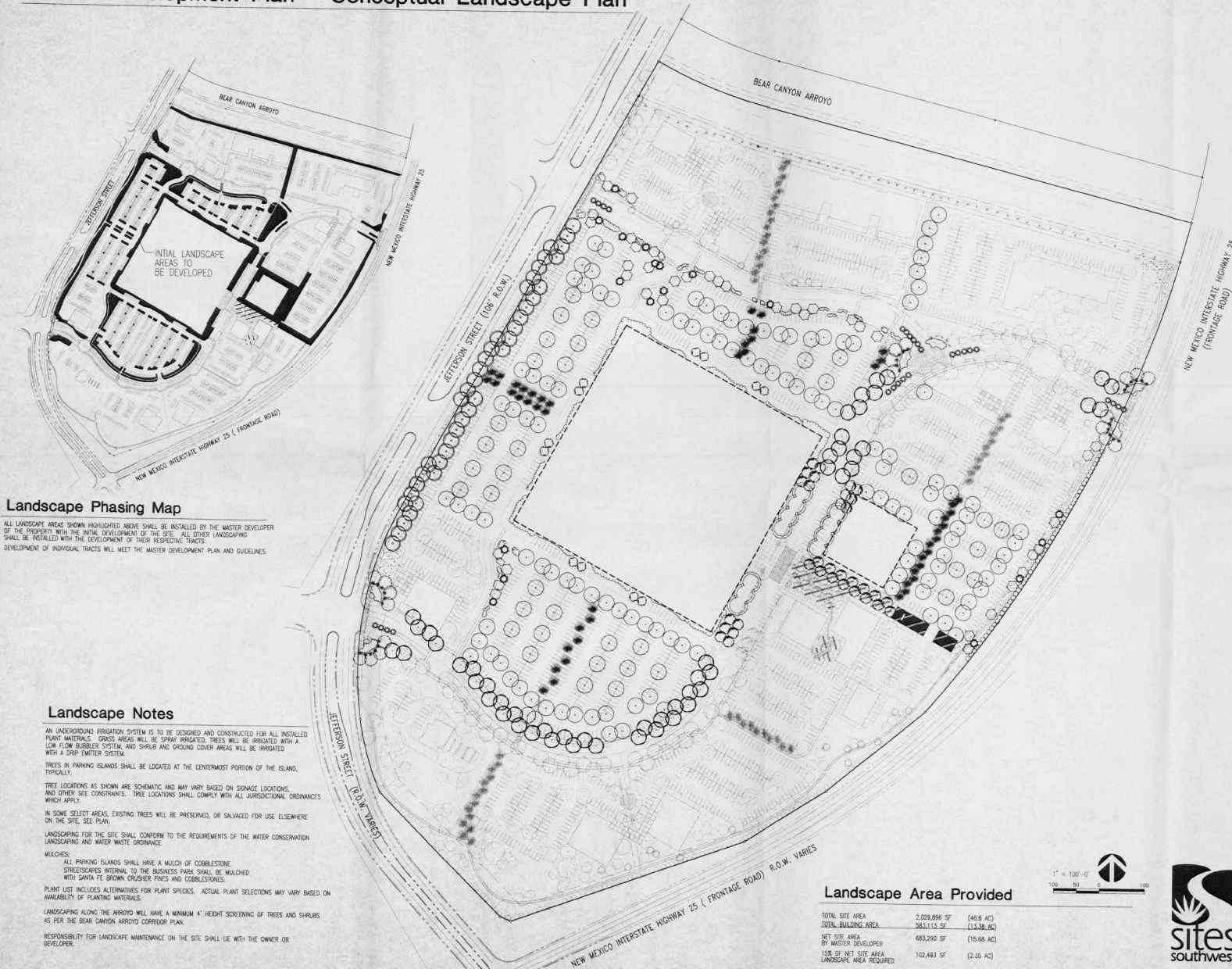


19. Building Height



20. Building Height

Master Development Plan - Conceptual Landscape Plan



Landscape Phasing Map

ALL LANDSCAPE AREAS SHOWN HIGHLIGHTED ABOVE SHALL BE INSTALLED BY THE MASTER DEVELOPER OF THE PROPERTY WITH THE INITIAL DEVELOPMENT OF THE SITE. ALL OTHER LANDSCAPING SHALL BE INSTALLED WITH THE DEVELOPMENT OF THEIR RESPECTIVE TRACTS. DEVELOPMENT OF INDIVIDUAL TRACTS WILL MEET THE MASTER DEVELOPMENT PLAN AND GUIDELINES.

Landscape Notes

AN UNDERGROUND IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. GRASS AREAS WILL BE SPRAY IRRIGATED. TREES WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM AND SHRUB AND GROUND COVER AREAS WILL BE IRRIGATED WITH A DRIP EMITTER SYSTEM.

TREES IN PARKING ISLANDS SHALL BE LOCATED AT THE CENTERMOST PORTION OF THE ISLAND, TYPICALLY.

TREE LOCATIONS AS SHOWN ARE SCHEMATIC AND MAY VARY BASED ON SIGNAGE LOCATIONS, AND OTHER SITE CONSTRAINTS. TREE LOCATIONS SHALL COMPLY WITH ALL JURISDICTIONAL ORDINANCES WHICH APPLY.

IN SOME SELECT AREAS, EXISTING TREES WILL BE PRESERVED, OR SALVAGED FOR USE ELSEWHERE ON THE SITE, SEE PLAN.

LANDSCAPING FOR THE SITE SHALL CONFORM TO THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

MULCHES: ALL PARKING ISLANDS SHALL HAVE A MULCH OF COBBLESTONE. STREETSCHAPES INTERNAL TO THE BUSINESS PARK SHALL BE MULCHED WITH SANTA FE BROWN CRUSHER FINES AND COBBLESTONES.

PLANT LIST INCLUDES ALTERNATIVES FOR PLANT SPECIES. ACTUAL PLANT SELECTIONS MAY VARY BASED ON AVAILABILITY OF PLANTING MATERIALS.

LANDSCAPING ALONG THE ARROYO WILL HAVE A MINIMUM 4' HEIGHT SCREENING OF TREES AND SHRUBS AS PER THE BEAR CANYON ARROYO CORRIDOR PLAN.

RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER OR DEVELOPER.

Plant Legend

SYMBOL	DESCRIPTION	BOTANICAL NAME	COMMON NAME	SIZE
○	PARKING LOT	Fraxinus sp. "Berinda" OR Oedoclea bicoarctata	BERINDA ASH HONEY LOCUST	2 1/2" cal. 2 1/2" cal.
○	PRIMARY STREETSCAPE	Baccharis pilularis "Centennial" OR Colomeria glaucochrylla	BROOM GREY COTONEASTER	5 gal. 5 gal.
○	SECONDARY ROAD CORRIDOR / I-25 EDGE	Platanus chinensis OR Fraxinus angustata "Raywood"	CHINESE PISTACHE RAYWOOD ASH	2 1/2" cal. 2 1/2" cal.
○		Cotinus coggygria OR Cotinus obovata	PURPLE SMOKE TREE RUSSIAN HAWTHORN	15 gal. 15 gal.
○		Spartanum junceum OR Rhus microphylla	SPANISH BROOM LITTLE LEAF SUMAC	5 gal. 5 gal.
○		Sambucus mexicana OR Chilopsis linearis	MEXICAN ELDER DESERT WILLOW	15 gal. 15 gal.
○		Pinus edulis OR Pinus ariztica	PINON BRISTLEcone PINE	8' - 10' HT. BAB 5 gal.
○		Quercus sp. OR Yucca baccata	BEAVERTAIL TUCCA BACCATA	5 gal. 5 gal.
○		Artemisia filifolia "Pawa Castle" OR Artemisia abrotanum	POWIS CASTLE ARTEMISIA SOUTHERN WOOD	1 gal. 5 gal.
○		Eugenia pungens OR Vauquelinia californica	SILVERBERRY ARIZONA ROSEWOOD	5 gal. 5 gal.
○	PARKING LOT GROVES	Pinus strobus OR Pinus pinea OR Pinus edulis	SOUTHWESTERN WHITE PINE ITALIAN STONE PINE AFGHAN PINE	6'-8' HT. BAB 6'-8' HT. BAB 6'-8' HT. BAB
○	PLAZA TREES	Quercus prinus "Acuminata" OR Parsons ariztica	CHINQUAPIN OAK ARIZONA SYCAMORE	3" cal. 3" cal.
○		Cotinus obovata "Hermit" OR Cotinus obovata	THORNLESS HAWTHORN RUSSIAN HAWTHORN	15 gal. 15 gal.
○		Silene tenuifolia OR Salvia greggii	THREADGRASS CHERRY SAGE	1 gal. 1 gal.
○	MEDIAN PLANTING	Juniperus chinensis "Spartan" OR Lavandula angustifolia OR Festuca ovina "Grouse"	SPEARPOINT JUNIPER LAVENDER BLUE FESCUE	15 gal. 1 gal. 1 gal.
○	ENTRY FEATURE TREES	Cercis canadensis OR Lavandula angustifolia OR Festuca ovina "Grouse"	OKLAHOMA REDBUD LAVENDER BLUE FESCUE	15 gal. 1 gal. 1 gal.
○	POND PLANTING	Metasequoia glyptostrobiloides OR Sambucus mexicana OR Chilopsis linearis	DAWN REDWOOD MEXICAN ELDER DESERT WILLOW	10 gal. 15 gal. 15 gal.
○		Albizia julibrissin OR Rosa woodsii OR Salvia greggii	FOUR WING SILK BLOSSOM WOODS ROSE CHERRY SAGE	5 gal. 5 gal. 1 gal.
○	JEFFERSON STREET TREES	Fraxinus sp. "Berinda" OR Oedoclea bicoarctata	BERINDA ASH HONEY LOCUST	2 1/2" cal. 2 1/2" cal.
○	GRASSES	Bouteloua distachya OR Bouteloua gracilis OR Festuca elatior	BUFFALO GRASS BLUE GRAMA GRASS TALL TYPE FESCUE	
■	SCULPTURAL OR LANDSCAPE FEATURE			

Landscape Area Provided

TOTAL SITE AREA	2,029,896 SF	(46.6 AC)
TOTAL BUILDING AREA	563,113 SF	(12.8 AC)
NET SITE AREA BY MASTER DEVELOPER	685,290 SF	(15.6 AC)
15% OF NET SITE AREA LANDSCAPE AREA REQUIRED BY MASTER DEVELOPER	102,483 SF	(2.3 AC)
LANDSCAPE AREA PROVIDED BY MASTER DEVELOPER	211,868 SF	(4.8 AC)

ALL OTHER DEVELOPERS WILL MEET REQUIREMENTS OF MASTER DEVELOPMENT PLAN
*** INCLUDES HARDSCAPE IN PLAZA AREA



5100 CALIFORNIA AVENUE
ALBUQUERQUE, NM 87109
PHONE: 505-822-8200
FAX: 505-822-8200
E-MAIL: info@sites-sw.com
WWW: www.sites-sw.com



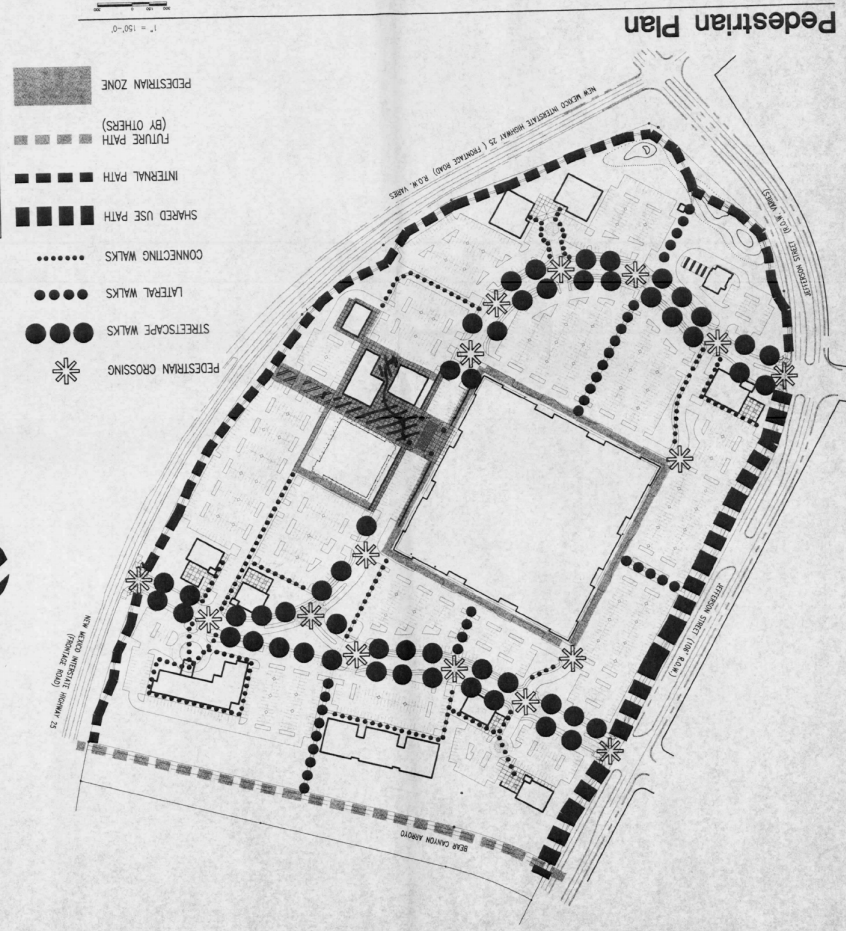
Dekker/Perich/Sabatini
architects • interiors • planning • engineering

February 4, 1999

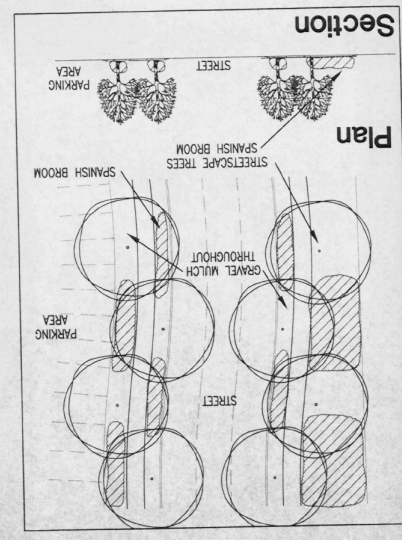
5

4401 JEFFERSON NE
SUITE 100
ALBUQUERQUE, NM 87110
505-761-9788
FAX 505-422-4222
dps@psdnet.com

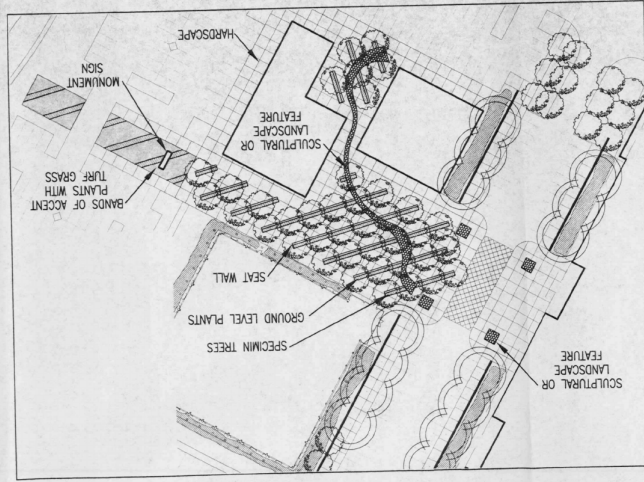
Master Development Plan - Pedestrian Plan and Details



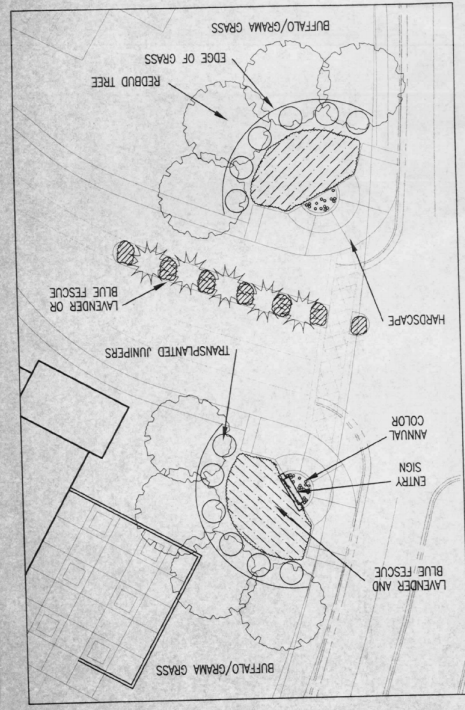
Primary Streetscape



Plaza Enlargement Detail



Entry Enlargement



Master Development Plan

Legal Description

BEING THAT CERTAIN PARCELS OF LAND SITUATED WITHIN THE ELENA GALLEGOS GRANT SECTIONS 26 & 35, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS PARCELS 1 & 2 AS SHOWN ON "PLAN OF SURVEY FOR PARCELS 1 AND 2, DIGITAL PROPERTIES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO"

Zoning

Sector Plan

BEAR CANYON ARROYO CORRIDOR PLAN

Land Use Concept

THIS PLANNED DEVELOPMENT IS INTENDED TO BE DEVELOPED AS A BUSINESS PARK, WITH A MIX OF COMMERCIAL AND OFFICE USES. DESIGN GUIDELINES HAVE BEEN PROVIDED TO INTEGRATE THIS MIX OF USES BY ESTABLISHING ARCHITECTURAL STYLE, UNITED LANDSCAPING THROUGHOUT, PEDESTRIAN LINKAGES, LIGHTING AND SIGNAGE GUIDELINES, AND COMPLIANCE WITH THE BEAR CANYON ARROYO CORRIDOR PLAN. THE PROPOSED MIXED BUSINESS USE DEVELOPMENT IS INTENDED TO APPEAL TO SURROUNDING AREAS, AS WELL AS PROVIDING ON-SITE AMENITIES IN SUPPORT OF THE ON-SITE OFFICE. THE TOTAL DEVELOPMENT IS INTENDED TO CREATE WALK-TO-LUNCH/DINNER OPPORTUNITIES, ALLOW FOR DAYTIME AND NIGHTTIME USES AND ENCOURAGE BICYCLE AND PEDESTRIAN USE BY PROVIDING LINKAGES THROUGHOUT THE SITE. THIS DEVELOPMENT WILL PROVIDE ON-SITE RESTAURANTS, A HOTEL, SITE, A DRIVE-THRU BANK SITE, AND RETAIL AND OFFICE USES. ALTHOUGH ZONED IP, THE MARKETING EFFORT WILL BE TOWARD THE MIXED COMMERCIAL AND OFFICE USES DESCRIBED ABOVE. THE PRIVATE INTERNAL ROADS PROVIDED ARE TO BE MAINTAINED BY THE PROPERTY OWNERS. SPECIAL ATTENTION HAS BEEN GIVEN TO THE FOLLOWING AS DESCRIBED IN THE MASTER DEVELOPMENT PLAN SHEETS HEREIN.

STRONG PEDESTRIAN LINKAGES
UNITED ARCHITECTURE
BUILDING CLUSTER ARRANGEMENT
BROKEN-UP PARKING AREAS/SHARED PARKING
LIGHT COLORS AND LIGHT ROOFING MATERIALS
UNITED LANDSCAPING

Land Utilization Restrictions

BASED UPON THE "TRAFFIC IMPACT STUDY" FOR THE SITE AT JEFFERSON STREET AND THE FRONTAGE ROAD, DATED AUGUST 28, 1998 AND PREPARED BY TERRY BROWN, INTENSITY OF DEVELOPMENT IS TO BE MAINTAINED IN ACCORDANCE WITH THE TIS. ANY PROPOSAL SUBSTANTIALLY EXCEEDING THE TIS MAY REQUIRE A TIS AMENDMENT. ALTHOUGH LAND USES HAVE BEEN IDENTIFIED ON SPECIFIC TRACTS FOR THE PURPOSE OF PREPARING A TIS, FLEXIBILITY IS REQUESTED FOR SWITCHING TRACTS. IT IS POSSIBLE THAT ONE OR TWO TRACTS MAY NOT BE BUILT ON IN ORDER TO MEET UNFORESEEN PARKING REQUIREMENTS FOR ADJACENT TRACTS.

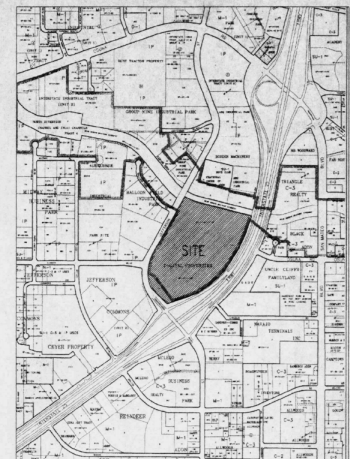
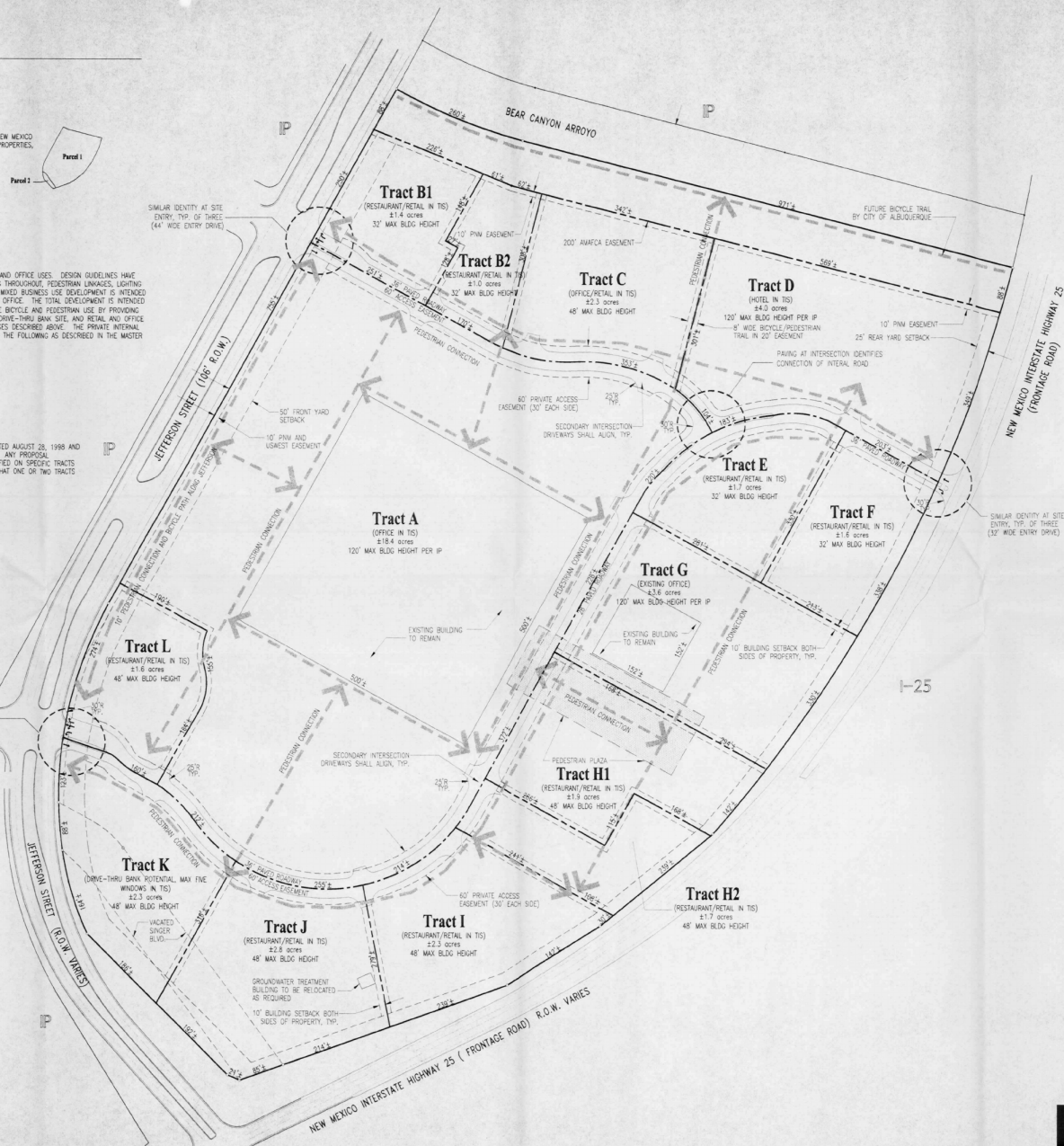
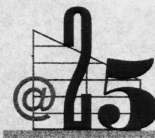
Land Use Summary

TRACT	SITE AREA SF±	ACRES±	ZONING	TIS LAND USES PERMITTED IN IP	25 F.A.R. MAX BLDG. SF±
B (B1B2)	803,636	18.4	P	EXISTING	258,300*
C	102,021	1.4	P	RESTAURANT/RETAIL	26,250
D	101,911	2.3	P	OFFICE/RETAIL	25,050
E	176,298	4.0	P	HOTEL	44,072
F	75,570	1.7	P	RESTAURANT/RETAIL	18,510
G	77,780	1.8	P	RESTAURANT/RETAIL	17,420
H (H1H2)	158,152	3.6	P	EXISTING OFFICE	46,840*
I	154,042	3.5	P	RESTAURANT/RETAIL	38,516
J	102,057	2.3	P	RESTAURANT/RETAIL	25,050
K	123,773	2.8	P	RESTAURANT/RETAIL	30,490
L	100,343	2.3	P	BANK	35,190
M	68,995	1.6	P	RESTAURANT/RETAIL	17,420
SITE TOTALS	2,041,789	46.9			583,113

*EXISTING SQUARE FOOTAGES AT 31 F.A.R.

General Notes

- BUILDING HEIGHTS IN ACCORDANCE WITH THE IP ZONING DISTRICT AND MORE RESTRICTIVE THAN IP FOR SOME TRACTS.
- INDIVIDUAL TRACTS DO NOT REQUIRE AN APPROVED "SITE DEVELOPMENT PLAN FOR BUILDING PERMIT". BUILDING PERMIT APPLICATIONS MUST BE IN SUBSTANTIAL CONFORMANCE WITH THIS SHEET.
- INDIVIDUAL TRACTS SHALL BE PEDESTRIAN AND BICYCLE ACCESSIBLE.
- PRIVATE ROADS WITH CROSS ACCESS EASEMENTS SHALL BE PROVIDED.
- SEE LAND USE SUMMARY FOR BUILDING SQUARE FOOTAGES AND F.A.R.S.
- PARKING AREAS OF 50 SPACES OR MORE (IF NECESSARY) SHALL BE LANDSCAPED WITH "SHADE TREES". ALL PARKING SPACES SHALL BE WITHIN 50 FEET OF A TREE TRUNK.
- SPECIAL PAVING TREATMENT (A MINIMUM OF 6 FEET WIDE WITH SPECIAL BASED OR SCORED) PAVING TREATMENT SHALL BE PROVIDED WHERE PEDESTRIAN CROSSING CROSS VEHICULAR ENTRANCES AND AT LOCATIONS WITHIN THE SITE WHERE PEDESTRIAN PATHWAYS CROSS STREETS OR DRIVE ALLEYS.
- RESTAURANTS ARE ENCOURAGED TO HAVE OUTDOOR PATIO SEATING AND DINING; RESTAURANTS GREATER THAN 5,000 SF IN SIZE SHALL HAVE OUTDOOR DINING AREAS.
- PERIMETER LANDSCAPING SHALL BE SPECIFIED AS TO TYPE, SPACING OF STREET TREES SHALL BE EQUAL TO ONE PER 30 FEET FOR INTERNAL AND PERIMETER STREETS.
- LIGHTING TREATMENT WITHIN THE DEVELOPMENT SITE SHALL BE CONSISTENT TO A STANDARD SCHEDULED EITHER OR OF HIGHER ARCHITECTURAL QUALITY.
- NO GENERIC BUILDING ELEVATIONS SHALL BE PERMITTED.
- A BANK DRIVE-THRU SHALL BE PERMITTED.
- FOR PARCELS A AND O, 1 SPACE PER 250 SF IS DEEMED ADEQUATE.
- TRASH ENCLOSURES SHALL UTILIZE SIMILAR COLORS AND MATERIALS TO BUILDINGS.
- DRIVE ACCESS CUTS TO LOTS FROM INTERNAL STREETS TO BE DETERMINED DURING INDIVIDUAL SITE DESIGN, 24' WIDE TYP.



Vicinity Map
E-17-Z, F-17-Z

Master Development Plan

THIS MASTER DEVELOPMENT PLAN IS CONSISTENT WITH THE PLAN APPROVED AT THE ENVIRONMENTAL PLANNING COMMISSION HEARING.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
CITY ENGINEER/AMAFCA	DATE
PUBLIC WORKS, UTILITY DIVISION	DATE
DESIGN AND DEVELOPMENT DEPARTMENT, CIP	DATE
CITY PLANNER, PLANNING DIVISION	DATE

Dekker/Perich/Sabatini
architecture • interiors • planning • engineering

5801 Jefferson NE
Suite 100
Albuquerque, NM 87110
505 768-8700
fax 505 761-4222
dps@psdcs.com

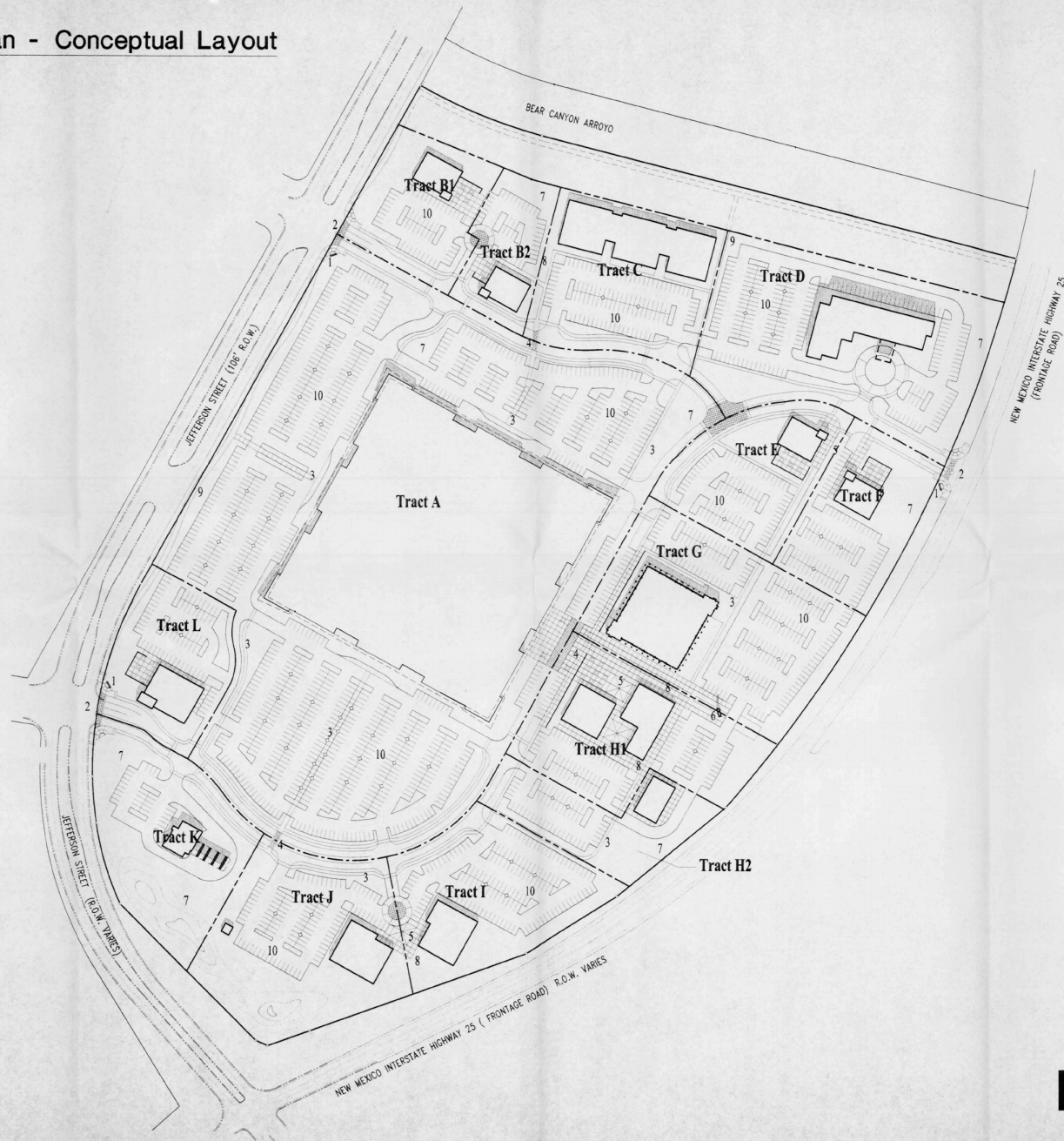
Master Development Plan - Conceptual Layout

General Notes

1. INDIVIDUAL TRACTS SHALL BE PEDESTRIAN AND BICYCLE ACCESSIBLE AND INTERCONNECTED.
2. PRIVATE ROADS WITH CROSS ACCESS EASEMENTS SHALL BE PROVIDED.
3. SEE LAND USE SUMMARY FOR BUILDING SQUARE FOOTAGES AND F.A.R.S.
4. CROSS PARKING AGREEMENTS SHALL BE PROVIDED.

Legend (Refer to Sheet 3)

1. PROJECT IDENTIFICATION
2. SITE ENTRY - TOP OF THREE
3. PEDESTRIANWAYS
4. PEDESTRIAN CONNECTIONS
5. BUILDING CLUSTERS
6. ORNAMENTAL TOWER
7. LANDSCAPING
8. BUILDING SETBACKS
9. BICYCLE TRAILS
10. OFF-STREET PARKING



Dekker/Perich/Sabatini
architecture • interiors • planning • engineering

6601 Jefferson NE Suite 100 Albuquerque, NM 87105 505.761-9700 Fax 505.422-4223 dks@psdinc.com

2

Master Development Plan - Design Guidelines

THE PURPOSE OF DESIGN CRITERIA IS TO PROVIDE A FRAMEWORK TO ENSURE A CHARACTER QUALITY AND VISUAL APPEARANCE TO THE SITE AND SURROUNDING NEIGHBORHOODS. THESE CRITERIA ADDRESS THE ISSUES OF SETBACKS, SCREENING, LIGHTING, SIGNAGE, LANDSCAPE AND DRAINAGE, CREATING A DESIRABLE VISUAL IMAGE FOR THE AREA. THESE STANDARDS ARE TO BE USED AS A SUPPLEMENT TO THE CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE AND OTHER PERTINENT CITY ORDINANCES.

ALL BUILDINGS AND STRUCTURES WITHIN THE SITE SHALL COMPLY WITH ALL APPLICABLE CITY OF ALBUQUERQUE ZONING AND BUILDING REQUIREMENTS AS WELL AS OTHER LOCAL APPLICABLE CODES.

Internal Streets and Intersections

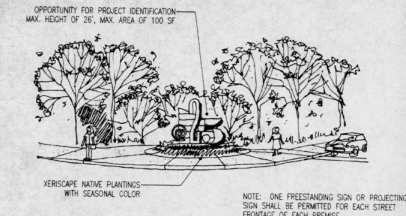
INTERNAL INTERSECTIONS ARE TREATED CONSISTENTLY CREATING A STRONG VISUAL IMPACT AND PROJECT IDENTITY AND PROVIDE ACCESS TO OTHER PARCELS. THERE ARE INTERNAL STREETS WHICH KEEPS TRAFFIC WITHIN THE COMPLEX AND WHICH ALSO PROVIDES THE OPPORTUNITY FOR PEDESTRIAN INTERACTION TO OCCUR ALONG THE TREELINED WALKWAYS.

Site Design

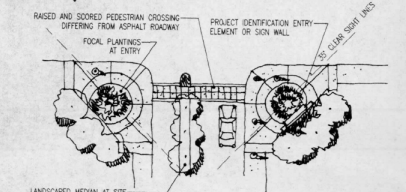
SITE DEVELOPMENT PLANS FOR BUILDING PERMITS SHALL INCORPORATE THE DESIGN CRITERIA IN ORDER TO ACHIEVE THE DESIRED CHARACTER AND INTEGRATION OF THE SITE.

Architectural Expression

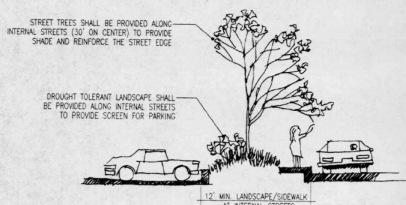
BUILDING LAYOUTS SHALL PROVIDE CONTINUITY FOR THE DEVELOPMENT AND COMPATIBILITY WITH ADJACENT BUILDINGS AND STREETS. BUILDINGS SHOULD BE COMPATIBLE WITH ONE ANOTHER ON THE OVERALL SITE, BUT NEED NOT LOOK THE SAME. BUILDINGS SHOULD INTEGRATE BUILDING HEIGHT, MASS AND COLOR.



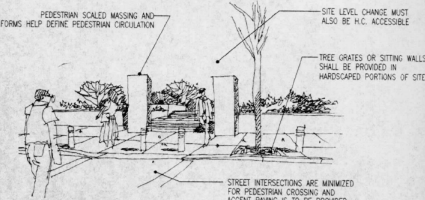
1. Project Identification



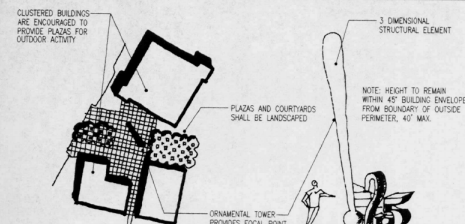
2. Site Entry - Typ of Three



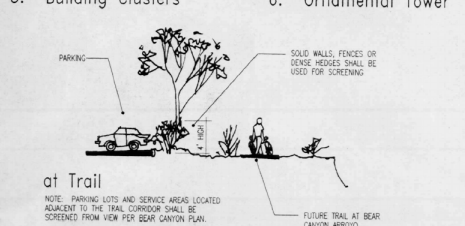
3. Pedestrianways



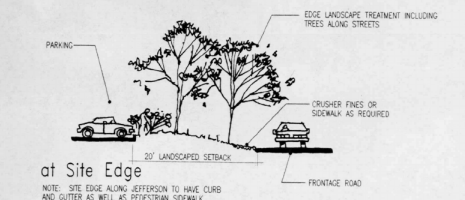
4. Pedestrian Connections



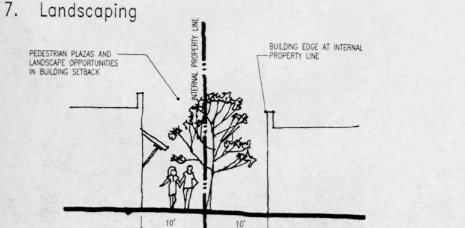
5. Building Clusters



at Trail

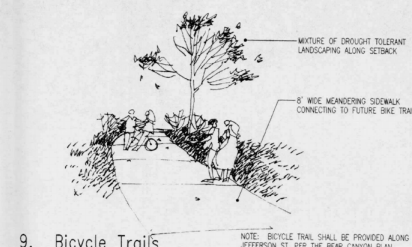


at Site Edge

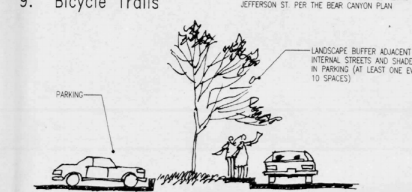


8. Building Setbacks

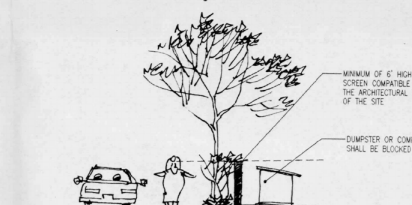
NOTE: BUILDINGS ARE ENCOURAGED TO ORIENT TOWARDS OR TO CREATE PEDESTRIANWAYS.



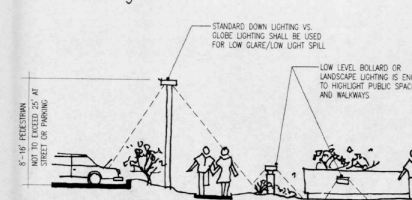
9. Bicycle Trails



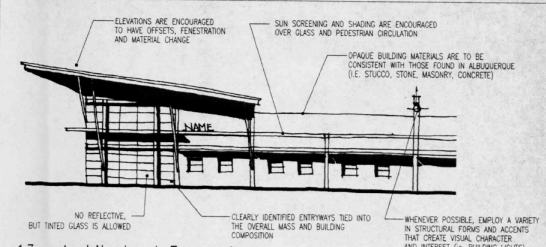
10. Off-street Parking



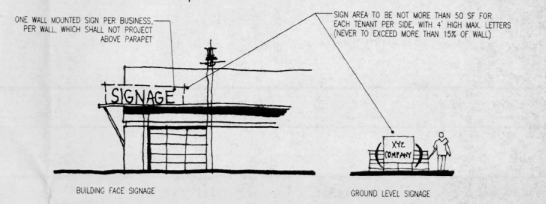
11. Screening



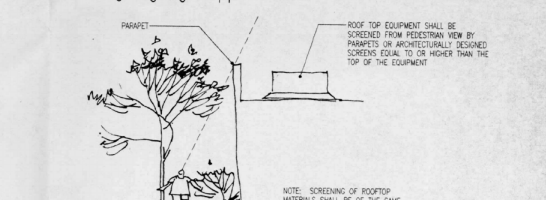
12. Site Lighting



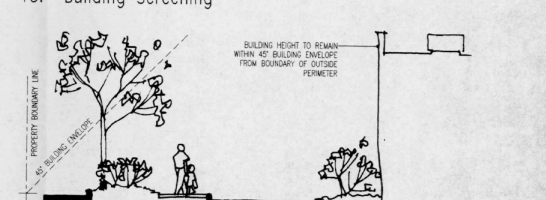
13. Architectural Expression



14. Building Signage Opportunities



15. Building Screening



16. Building Height



Dekker/Perich/Sabatini
architecture • interiors • planning • engineering

6801 Jefferson NE
Suite 100
Albuquerque, NM 87110
505 761-8700
fax 761-8227
dps@dpssb.com

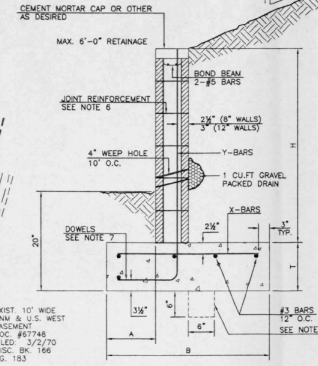
- GENERAL NOTES:
1. ADD 5100 TO ALL PROPOSED SPOT ELEVATIONS.
 2. REMOVE ALL EXISTING DROP INLETS UNLESS OTHERWISE SPECIFIED.

LOT 2
FRONTAL ORDER OF POLICE ADD.
FILED: 2/11/77
VOLUME: 511
FOLIO: 173

LEGAL DESCRIPTION

Being that certain parcel of land situated within the Elena Gallegos Grant in Sections 26 & 35 (as projected), Township 11 North, Range 3 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico, and being identified as Parcel 1 & 2 as shown on "PLAT OF SURVEY FOR PARCELS 1 AND 2, PROPERTIES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on August 15, 1991, in Volume 91C, Folio 169.

PARCEL "A-3"
ALBUQUERQUE INDUSTRIAL PARK
FILED: 10/14/88
VOLUME: 637
FOLIO: 130

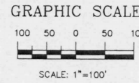


RETAINING WALL DETAIL
NOT TO SCALE

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE 4-5%.
3. BACKFILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUE-TO-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS. SHALL PROJECT A MINIMUM OF 30 BAR DIA INTO THE FILL BLOCK CORES, AND SHALL EXTEND TO THE TOP OF THE FOOTING.
7. JOINT REINFORCEMENT CONSISTING OF 3/4" LONGITUDINAL WIRE AND 3/16" CROSS RODS SHALL BE PROVIDED AT 8' CENTERS VERTICALLY.
8. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0".
9. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PLASTERS EVERY 16'.

8 INCH REINFORCED CONCRETE MASONRY WALL					V-BARS		X-BARS	
H	A	B	T	V-BARS				X-BARS
ft.-in.	in.	ft.-in.	in.					
3'-4"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.			
4'-0"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.			
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.			
5'-4"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.			
6'-0"	16"	4'-2"	12"	#5 @24" O.C.	#4 @25" O.C.			

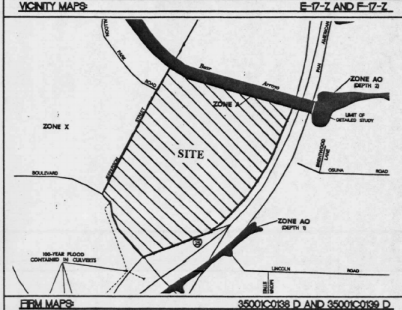
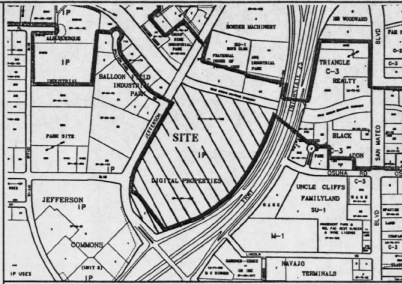


NOTES:

1. The subject property is located at 5600 Jefferson Street, N.E.
2. The area of the main building footprint is 296,640 square feet.
3. The subject property is zoned IP (Industrial Park).
4. The subject property meets the following building setback requirements: front yard = 50.00', side yard = 25.00' and rear yard = 25.00'.
5. Flood Zone A is confined to the constructed channel as shown on the Flood Maps 35001C0138D and 35001C0139D prepared by the Flood Emergency Management Agency (FEMA), effective date September 20, 1996.
6. The easements affecting the subject property are shown hereon as described by documents provided by the owner, utility companies or other parties expressing an interest, and on the basis of a field inspection on the land conducted for the purpose of determining that unless shown on this survey, no visible utility lines, street signs, gas or electric meters, water valves, fences, poles, curbs, gutters, guard rails or other improvements commonly owned and installed by public or municipal utilities are in evidence on the land that are not supported by a recorded easement, as shown on the Title Commitment Case No. 971558501 by Lawyers Title Insurance Corporation, effective date 7/2/1998.
7. The subject property has 1,089 regular parking spaces and 22 hand-capped parking spaces.

ROUGH GRADING APPROVAL

DATE



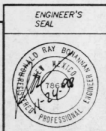
EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

- Water disturbed area as frequently as necessary to control particulate matter during surface disturbance, construction traffic, wind events etc.
- Water site access or haul roads during periods of active use associated with the project. (includes interior or access roads, yard or parking areas of material storage or assembly, piled excavated material, trench work area, area disturbed by trespass traffic, etc).
- Cover, tarp, or otherwise contain all loads of loose material entering or leaving the site.
- Halt surface disturbance when soil or wind conditions prevent or limit effective particulate matter control. (No "transported material").
- Restore all off-site or excess surface disturbance areas to near pre-existing condition.
- Regrading undisturbed area either on site or off-site to City of Albuquerque Specifications #1012-"Native Grass Seeding"
- Clean-up particulate and transported material from nearby property and the public right-of-way.
- Construction of permanent perimeter/interior fencing.
- Construction of temporary erosion control fencing.
- Special measures required. (See note)
- Control of alternate access route or trespass traffic.
- Stabilization of area proposed for future sale or future development.
- Contractor is responsible for obtaining a topsoil disturbance permit prior to beginning work.
- Contractor is responsible for cleaning all sediment out of the existing right-of-way.
- Repair of damaged facilities and clean-up of sediment accumulated on adjacent properties and in public facilities is the responsibility of the contractor.
- All exposed earth surfaces must be protected from wind and water erosion prior to final acceptance of any project.
- Contractor is responsible for maintaining all storm sewer run off on site.



Dekker/Perich/Sabatini
architecture • interiors • planning • engineering

5901 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 261-9700
505 261-4223
505 261-9888



ENGINEER'S SEAL	25	DRAWN BY JON
	CONCEPTUAL GRADING AND DRAINAGE PLAN	DATE 11-24-98
	TERRA WEST, L.L.C.	SHEET # 4
	4421 MCLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7292	JOB # 980054





SYMBOL	DESCRIPTION	BOTANICAL NAME	COMMON NAME	SIZE
SMALL PARKING LOT	<i>Fraxinus</i> sp. "berlinde"	BERNARD ASH	2 1/2' col.	
	<i>Quercus tinctoria</i>	HONEY LOCUST	2 1/2' col.	
	<i>Baccharis pilularis</i> "centenaria"	BROOM	5 gal.	
	<i>Cotoneaster gloxophyllus</i>	RED COTONEASTER	5 gal.	
PRIMARY STREETSCAPE	<i>Fatsia chinensis</i>	CHINESE PISTACHE	2 1/2' col.	
	<i>Fraxinus aspernax</i> "raywood"	RAYWOOD ASH	2 1/2' col.	
	<i>Cedrus congygata</i>	PURPLE SHOE TREE	15 gal.	
	<i>Cotoneaster</i>	RUSSIAN HAWTHORN	15 gal.	
	<i>Spartium junceum</i>	SPRING BROOM	5 gal.	
	<i>Rhus microphylla</i>	LITTLE LEAF SUMAC	5 gal.	
SECONDARY ROAD CORRIDOR / 1-25 EDGE	<i>Sambucus mexicana</i>	MEXICAN ELDER	15 gal.	
	<i>Chamaecyparis</i>	DESERT WILLOW	15 gal.	
	<i>Pinus edulis</i>	PNON	6' - 8' HT B&B	
	<i>Pinus aristata</i>	BRISTLECONE PINE	9' - 10' HT B&B	
	<i>Quercus</i> sp.	BEAVERTAIL	5 gal.	
	<i>Yucca baccata</i>	YUCCA BACCATA	5 gal.	
	<i>Artemisia filifolia</i> "Flows Castle"	POWIS CASTLE ARTEMISIA	5 gal.	
	<i>Artemisia tridentata</i>	SOUTHERN WOOD	5 gal.	
	<i>Elaeagnus pungens</i>	SILVERBERRY	5 gal.	
	<i>Yucca californica</i>	ARIZONA ROSEWOOD	5 gal.	
PARKING LOT GROVES	<i>Pinus strobus</i>	SOUTHWESTERN WHITE PINE	6'-8' HT, B&B	
	<i>Pinus pinea</i>	ITALIAN STONE PINE	6'-8' HT, B&B	
	<i>Pinus eldarica</i>	AFGHAN PINE	6'-8' HT, B&B	
PLAZA TREES	<i>Quercus prinus</i> "acuminata"	CHINQUAPIN OAK	3' col.	
	<i>Platanus wrightii</i>	ARIZONA SYCAMORE	3' col.	
	<i>Cotoneaster crataegus</i> "inermis"	THORNLESS HAWTHORN	15 gal.	
	<i>Cotoneaster ambigua</i>	RUSSIAN HAWTHORN	15 gal.	
	<i>Silpa tenuimima</i>	THREASDAKE	1 gal.	
	<i>Sakho grappi</i>	CHERRY SAGE	1 gal.	
MEDIAN PLANTING	<i>Lupinus chinensis</i> "swarmint"	SPERMINT JUMPER	15 gal.	
	<i>Lavendula angustifolia</i>	LAVENDER	1 gal.	
	<i>Festuca ovina</i> "blouse"	BLUE FESCUE	1 gal.	
ENTRY FEATURE TREES	<i>Cercia reniformis</i>	OKLAHOMA REDBUD	15 gal.	
	Relocated Existing Trees			
	<i>Lavendula angustifolia</i>	LAVENDER	1 gal.	
	<i>Festuca ovina</i> "blouse"	BLUE FESCUE	1 gal.	
POND PLANTING	<i>Metastachys glycyrrhizoides</i>	DAWN REDWOOD	10 gal.	
	<i>Sambucus mexicana</i>	MEXICAN ELDER	15 gal.	
	<i>Chamaecyparis</i>	DESERT WILLOW	15 gal.	
	<i>Atriplex canescens</i>	FOUR WING SALTBUUSH	5 gal.	
	<i>Rosa woodsii</i>	MOOSE ROSE	5 gal.	
	<i>Silpa grappi</i>	CHERRY SAGE	1 gal.	
JEFFERSON STREET TREES	<i>Fraxinus</i> sp. "berlinde"	BERNARD ASH	2 1/2' col.	
	<i>Quercus tinctoria</i>	HONEY LOCUST	2 1/2' col.	
GRASSES	<i>Buchloe dactyloides</i>	BUFFALO GRASS		
	<i>Bouteloua gracilis</i>	BLUE GRAMA GRASS		
	<i>Festuca eldior</i>	TALL TREE FESCUE		
SCULPTURAL OR LANDSCAPE FEATURE				

AN UNDERGROUND IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. GRASS AREAS WILL BE SPRAY RIGIDIZED, TREES WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM, AND SHRUBS AND GROUND COVER AREAS WILL BE IRRIGATED WITH A SPRAY RIGIDIZED SYSTEM.

TREES IN PARKING ISLANDS SHALL BE LOCATED AT THE CENTERMOST PORTION OF THE ISLAND, TYPICALLY.

TREE LOCATIONS AS SHOWN ARE SCHEMATIC AND MAY VARY BASED ON SIGNAGE LOCATIONS, OBSTRUCTIONS, AND OTHER SITE CONSTRAINTS. TREE LOCATIONS SHALL COMPLY WITH ALL JURISDICTIONS' ORDINANCES WHICH APPLY.

IN SOME SELECTED AREAS, EXISTING TREES WILL BE PRESERVED, OR SALVAGED FOR USE LANDSCAPE ON THE SITE, SEE PLAN.

LANDSCAPING FOR THE SITE SHALL CONFORM TO THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WASTE WATER CONSERVATION ORDINANCES.

MULCHES:

- ALL PARKING ISLANDS SHALL HAVE A MULCH OF CORRELSTONE.
- STRIPED AREAS INTERNAL TO THE BUSINESS PARK SHALL BE MULCHED.
- WITH SANTA FE BROWN CRUSHER FINE AND CORRELSTONE.

PLANT LIST INCLUDES ALTERNATIVES FOR PLANT SPECIES. ACTUAL PLANT SELECTIONS MAY VARY BASED ON AVAILABILITY OF PLANTING MATERIALS.

LANDSCAPING ALONG THE ARROYO WILL HAVE A MINIMUM 4' HEIGHT SCREENING OF TREES AND SHRUBS AS PER THE BEAR CANYON ARROYO CORRIDOR PLAN.

RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER OR DEVELOPER.

TOTAL SITE AREA	2,029,896 SF	(46.6 AC)
TOTAL BUILDING AREA	583,113 SF	(13.38 AC)
NET SITE AREA	1,446,783 SF	(33.21 AC)
15% OF NET SITE AREA LANDSCAPE AREA REQUIRED	217,017 SF	(4.98 AC)
LANDSCAPE AREA PROVIDED	654,370 SF	(15.02 AC)



5150 A SAN FRANCISCO NE
ALBUQUERQUE, NM 87109
PHONE: 505-822-8200
FAX: 505-822-8282
E-MAIL: mail@sites-sw.com
WEB: www.sites-sw.com

November 25, 1998

5

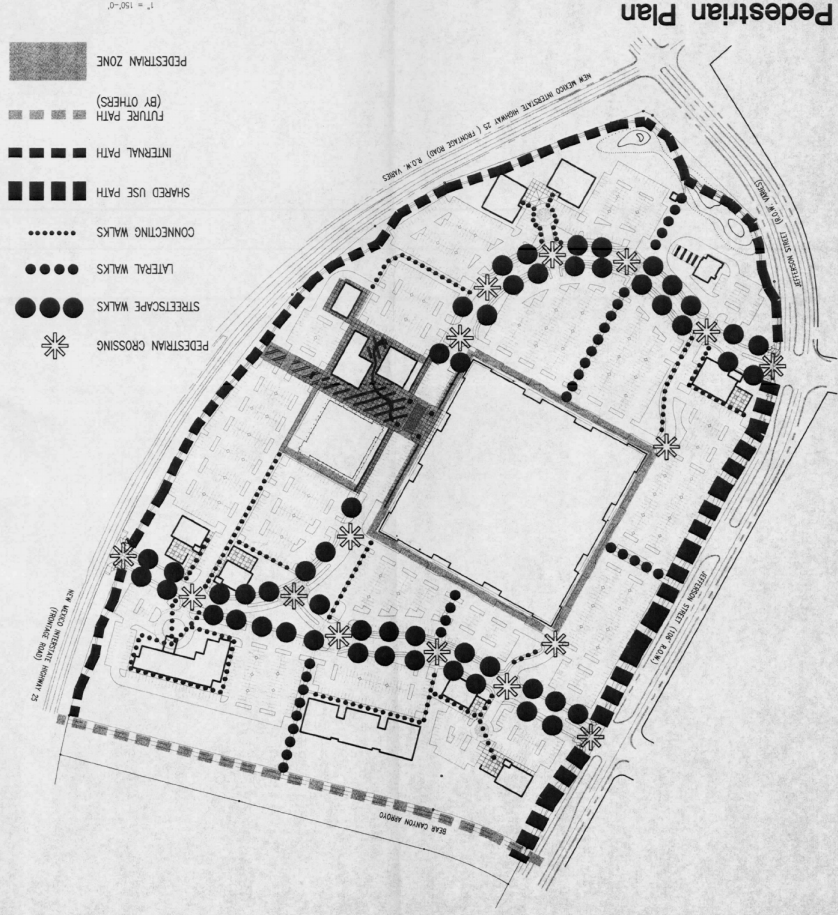
Dekker/Perich/Sabatini

architecture • interiors • planning • engineering

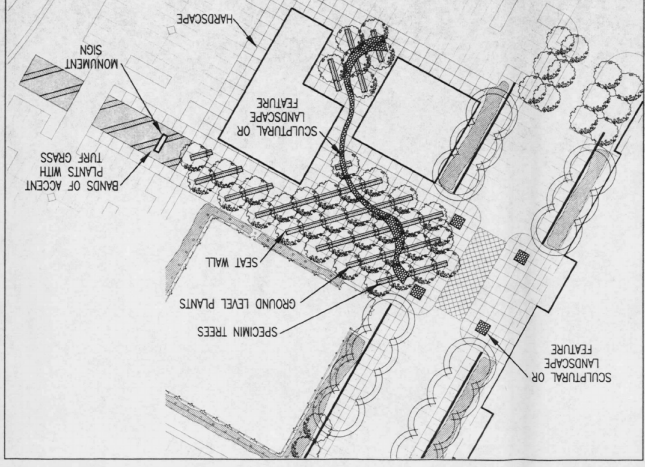
8801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsnhq.com

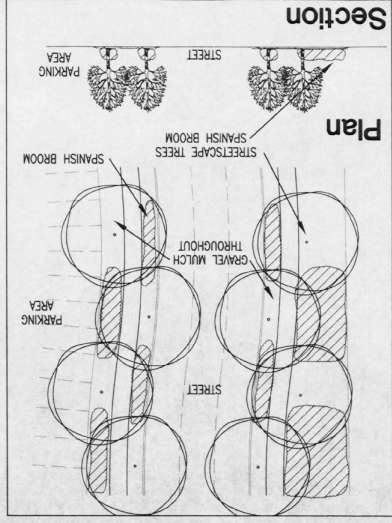
Master Development Plan - Pedestrian Plan and Details



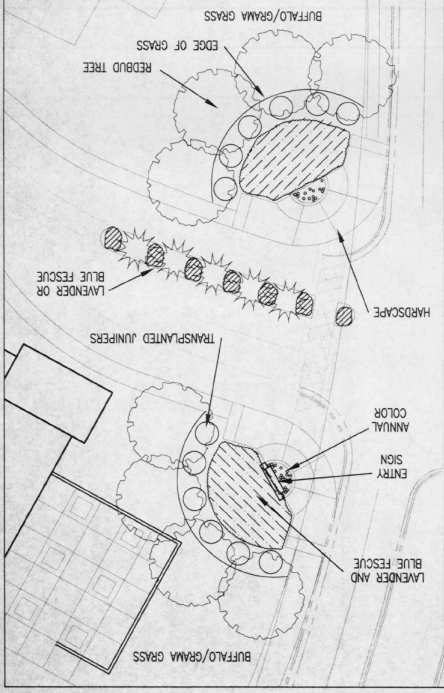
Plaza Enlargement Detail



Primary Streetscape



Entry Enlargement



Dekker/Perich/Sabatini

November 25, 1998

6



1" = 20'-0"

1" = 50'-0"

1" = 150'-0"

1" = 20'-0"

1001 Jefferson Ave
St. Louis, MO 63102
314.437.1000
314.437.1001
314.437.1002
314.437.1003
314.437.1004
314.437.1005
314.437.1006
314.437.1007
314.437.1008
314.437.1009
314.437.1010
314.437.1011
314.437.1012
314.437.1013
314.437.1014
314.437.1015
314.437.1016
314.437.1017
314.437.1018
314.437.1019
314.437.1020
314.437.1021
314.437.1022
314.437.1023
314.437.1024
314.437.1025
314.437.1026
314.437.1027
314.437.1028
314.437.1029
314.437.1030
314.437.1031
314.437.1032
314.437.1033
314.437.1034
314.437.1035
314.437.1036
314.437.1037
314.437.1038
314.437.1039
314.437.1040
314.437.1041
314.437.1042
314.437.1043
314.437.1044
314.437.1045
314.437.1046
314.437.1047
314.437.1048
314.437.1049
314.437.1050
314.437.1051
314.437.1052
314.437.1053
314.437.1054
314.437.1055
314.437.1056
314.437.1057
314.437.1058
314.437.1059
314.437.1060
314.437.1061
314.437.1062
314.437.1063
314.437.1064
314.437.1065
314.437.1066
314.437.1067
314.437.1068
314.437.1069
314.437.1070
314.437.1071
314.437.1072
314.437.1073
314.437.1074
314.437.1075
314.437.1076
314.437.1077
314.437.1078
314.437.1079
314.437.1080
314.437.1081
314.437.1082
314.437.1083
314.437.1084
314.437.1085
314.437.1086
314.437.1087
314.437.1088
314.437.1089
314.437.1090
314.437.1091
314.437.1092
314.437.1093
314.437.1094
314.437.1095
314.437.1096
314.437.1097
314.437.1098
314.437.1099
314.437.1100
314.437.1101
314.437.1102
314.437.1103
314.437.1104
314.437.1105
314.437.1106
314.437.1107
314.437.1108
314.437.1109
314.437.1110
314.437.1111
314.437.1112
314.437.1113
314.437.1114
314.437.1115
314.437.1116
314.437.1117
314.437.1118
314.437.1119
314.437.1120
314.437.1121
314.437.1122
314.437.1123
314.437.1124
314.437.1125
314.437.1126
314.437.1127
314.437.1128
314.437.1129
314.437.1130
314.437.1131
314.437.1132
314.437.1133
314.437.1134
314.437.1135
314.437.1136
314.437.1137
314.437.1138
314.437.1139
314.437.1140
314.437.1141
314.437.1142
314.437.1143
314.437.1144
314.437.1145
314.437.1146
314.437.1147
314.437.1148
314.437.1149
314.437.1150
314.437.1151
314.437.1152
314.437.1153
314.437.1154
314.437.1155
314.437.1156
314.437.1157
314.437.1158
314.437.1159
314.437.1160
314.437.1161
314.437.1162
314.437.1163
314.437.1164
314.437.1165
314.437.1166
314.437.1167
314.437.1168
314.437.1169
314.437.1170
314.437.1171
314.437.1172
314.437.1173
314.437.1174
314.437.1175
314.437.1176
314.437.1177
314.437.1178
314.437.1179
314.437.1180
314.437.1181
314.437.1182
314.437.1183
314.437.1184
314.437.1185
314.437.1186
314.437.1187
314.437.1188
314.437.1189
314.437.1190
314.437.1191
314.437.1192
314.437.1193
314.437.1194
314.437.1195
314.437.1196
314.437.1197
314.437.1198
314.437.1199
314.437.1200
314.437.1201
314.437.1202
314.437.1203
314.437.1204
314.437.1205
314.437.1206
314.437.1207
314.437.1208
314.437.1209
314.437.1210
314.437.1211
314.437.1212
314.437.1213
314.437.1214
314.437.1215
314.437.1216
314.437.1217
314.437.1218
314.437.1219
314.437.1220
314.437.1221
314.437.1222
314.437.1223
314.437.1224
314.437.1225
314.437.1226
314.437.1227
314.437.1228
314.437.1229
314.437.1230
314.437.1231
314.437.1232
314.437.1233
314.437.1234
314.437.1235
314.437.1236
314.437.1237
314.437.1238
314.437.1239
314.437.1240
314.437.1241
314.437.1242
314.437.1243
314.437.1244
314.437.1245
314.437.1246
314.437.1247
314.437.1248
314.437.1249
314.437.1250
314.437.1251
314.437.1252
314.437.1253
314.437.1254
314.437.1255
314.437.1256
314.437.1257
314.437.1258
314.437.1259
314.437.1260
314.437.1261
314.437.1262
314.437.1263
314.437.1264
314.437.1265
314.437.1266
314.437.1267
314.437.1268
314.437.1269
314.437.1270
314.437.1271
314.437.1272
314.437.1273
314.437.1274
314.437.1275
314.437.1276
314.437.1277
314.437.1278
314.437.1279
314.437.1280
314.437.1281
314.437.1282
314.437.1283
314.437.1284
314.437.1285
314.437.1286
314.437.1287
314.437.1288
314.437.1289
314.437.1290
314.437.1291
314.437.1292
314.437.1293
314.437.1294
314.437.1295
314.437.1296
314.437.1297
314.437.1298
314.437.1299
314.437.1300
314.437.1301
314.437.1302
314.437.1303
314.437.1304
314.437.1305
314.437.1306
314.437.1307
314.437.1308
314.437.1309
314.437.1310
314.437.1311
314.437.1312
314.437.1313
314.437.1314
314.437.1315
314.437.1316
314.437.1317
314.437.1318
314.437.1319
314.437.1320
314.437.1321
314.437.1322
314.437.1323
314.437.1324
314.437.1325
314.437.1326
314.437.1327
314.437.1328
314.437.1329
314.437.1330
314.437.1331
314.437.1332
314.437.1333
314.437.1334
314.437.1335
314.437.1336
314.437.1337
314.437.1338
314.437.1339
314.437.1340
314.437.1341
314.437.1342
314.437.1343
314.437.1344
314.437.1345
314.437.1346
314.437.1347
314.437.1348
314.437.1349
314.437.1350
314.437.1351
314.437.1352
314.437.1353
314.437.1354
314.437.1355
314.437.1356
314.437.1357
314.437.1358
314.437.1359
314.437.1360
314.437.1361
314.437.1362
314.437.1363
314.437.1364
314.437.1365
314.437.1366
314.437.1367
314.437.1368
314.437.1369
314.437.1370
314.437.1371
314.437.1372
314.437.1373
314.437.1374
314.437.1375
314.437.1376
314.437.1377
314.437.1378
314.437.1379
314.437.1380
314.437.1381
314.437.1382
314.437.1383
314.437.1384
314.437.1385
314.437.1386
314.437.1387
314.437.1388
314.437.1389
314.437.1390
314.437.1391
314.437.1392
314.437.1393
314.437.1394
314.437.1395
314.437.1396
314.437.1397
314.437.1398
314.437.1399
314.437.1400
314.437.1401
314.437.1402
314.437.1403
314.437.1404
314.437.1405
314.437.1406
314.437.1407
314.437.1408
314.437.1409
314.437.1410
314.437.1411
314.437.1412
314.437.1413
314.437.1414
314.437.1415
314.437.1416
314.437.1417
314.437.1418
314.437.1419
314.437.1420
314.437.1421
314.437.1422
314.437.1423
314.437.1424
314.437.1425
314.437.1426
314.437.1427
314.437.1428
314.437.1429
314.437.1430
314.437.1431
314.437.1432
314.437.1433
314.437.1434
314.437.1435
314.437.1436
314.437.1437
314.437.1438
314.437.1439
314.437.1440
314.437.1441
314.437.1442
314.437.1443
314.437.1444
314.437.1445
314.437.1446
314.437.1447
314.437.1448
314.437.1449
314.437.1450
314.437.1451
314.437.1452
314.437.1453
314.437.1454
314.437.1455
314.437.1456
314.437.1457
314.437.1458
314.437.1459
314.437.1460
314.437.1461
314.437.1462
314.437.1463
314.437.1464
314.437.1465
314.437.1466
314.437.1467
314.437.1468
314.437.1469
314.437.1470
314.437.1471
314.437.1472
314.437.1473
314.437.1474
314.437.1475
314.437.1476
314.437.1477
314.437.1478
314.437.1479
314.437.1480
314.437.1481
314.437.1482
314.437.1483
314.437.1484
314.437.1485
314.437.1486
314.437.1487
314.437.1488
314.437.1489
314.437.1490
314.437.1491
314.437.1492
314.437.1493
314.437.1494
314.437.1495
314.437.1496
314.437.1497
314.437.1498
314.437.1499
314.437.1500
314.437.1501
314.437.1502
314.437.1503
314.437.1504
314.437.1505
314.437.1506
314.437.1507
314.437.1508
314.437.1509
314.437.1510
314.437.1511
314.437.1512
314.437.1513
314.437.1514
314.437.1515
314.437.1516
314.437.1517
314.437.1518
314.437.1519
314.437.1520
314.437.1521
314.437.1522
314.437.1523
314.437.1524
314.437.1525
314.437.1526
314.437.1527
314.437.1528
314.437.1529
314.437.1530
314.437.1531
314.437.1532
314.437.1533
314.437.1534
314.437.1535
314.437.1536
314.437.1537
314.437.1538
314.437.1539
314.437.1540
314.437.1541
314.437.1542
314.437.1543
314.437.1544
314.437.1545
314.437.1546
314.437.1547
314.437.1548
314.437.1549
314.437.1550
314.437.1551
314.437.1552
314.437.1553
314.437.1554
314.437.1555
314.437.1556
314.437.1557
314.437.1558
314.437.1559
314.437.1560
314.437.1561
314.437.1562
314.437.1563
314.437.1564
314.437.1565
314.437.1566
314.437.1567
314.437.1568
314.437.1569
314.437.1570
314.437.1571
314.437.1572
314.437.1573
314.437.1574
314.437.1575
314.437.1576
314.437.1577
314.437.1578
314.437.1579
314.437.1580
314.437.1581
314.437.1582
314.437.1583
314.437.1584
314.437.1585
314.437.1586
314.437.1587
314.437.1588
314.437.1589
314.437.1590
314.437.1591
314.437.1592
314.437.1593
314.437.1594
314.437.1595
314.437.1596
314.437.1597
314.437.1598
314.437.1599
314.437.1600
314.437.1601
314.437.1602
314.437.1603
314.437.1604
314.437.1605
314.437.1606
314.437.1607
314.437.1608
314.437.1609
314.437.1610
314.437.1611
314.437.1612
314.437.1613
314.437.1614
314.437.1615
314.437.1616
314.437.1617
314.437.1618
314.437.1619
314.437.1620
314.437.1621
314.437.1622
314.437.1623
314.437.1624
314.437.1625
314.437.1626
314.437.1627
314.437.1628
314.437.1629
314.437.1630
314.437.1631
314.437.1632
314.437.1633
314.437.1634
314.437.1635
314.437.1636
314.437.1637
314.437.1638
314.437.1639
314.437.1640
314.437.1641
314.437.1642
314.437.1643
314.437.1644
314.437.1645
314.437.1646
314.437.1647
314.437.1648
314.437.1649
314.437.1650
314.437.1651
314.437.1652
314.437.1653
314.437.1654
314.437.1655
314.437.1656
314.437.1657
314.437.1658
314.437.1659
314.437.1660
314.437.1661
314.437.1662
314.437.1663
314.437.1664
314.437.1665
314.437.1666
314.437.1667
314.437.1668
314.437.1669
314.437.1670
314.437.1671
314.437.1672
314.437.1673
314.437.1674
314.437.1675
314.437.1676
314.437.1677
314.437.1678
314.437.1679
314.437.1680
314.437.1681
314.437.1682
314.437.1683
314.437.1684
314.437.1685
314.437.1686
314.437.1687
314.437.1688
314.437.1689
314.437.1690
314.437.1691
314.437.1692
314.437.1693
314.437.1694
314.437.1695
314.437.1696
314.437.1697
314.437.1698
314.437.1699
314.437.1700
314.437.1701
314.437.1702
314.437.1703
314.437.1704
314.437.1705
314.437.1706
314.437.1707
314.437.1708
314.437.1709
314.437.1710
314.437.1711
314.437.1712
314.437.1713
314.437.1714
314.437.1715
314.437.1716
314.437.1717
314.437.1718
314.437.1719
314.437.1720
314.437.1721
314.437.1722
314.437.1723
314.437.1724
314.437.1725
314.437.1726
314.437.1727
314.437.1728
314.437.1729
314.437.1730
314.437.1731
314.437.1732
314.437.1733
314.437.1734
314.437.1735
314.437.1736
314.437.1737
314.437.1738
314.437.1739
314.437.1740
314.437.1741
314.437.1742
314.437.1743
314.437.1744
314.437.1745
314.437.1746
314.437.1747
314.437.1748
314.437.1749
314.437.1750
314.437.1751
314.437.1752
314.437.1753
314.437.1754
314.437.1755
314.437.1756
314.437.1757
314.437.1758
314.437.1759
314.437.1760
314.437.1761
314.437.1762
314.437.1763
314.437.1764
314.437.1765
314.437.1766
314.437.1767
314.437.1768
314.437.1769
314.437.1770
314.437.1771
314.437.1772
314.437.1773
314.437.1774
314.437

G) MASTER DEVELOPMENT PLAN - MAJOR AMENDMENT

Master Development Plan

Legal Description

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE ELENA GALLEGOS GRANT, SECTIONS 26 & 35, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO AND BEING IDENTIFIED AS PARCELS 1 & 2 AS SHOWN ON "PLAT OF SURVEY FOR PARCELS 1 AND 2, DIGITAL PROPERTIES, ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO"

Zoning

Sector Plan

BEAR CANYON ARROYO CORRIDOR PLAN

Land Use Concept

THIS ZONED PROPERTY IS INTENDED TO BE DEVELOPED AS A BUSINESS PARK, WITH A MIX OF COMMERCIAL AND OFFICE USES. DESIGN GUIDELINES HAVE BEEN PROVIDED TO INTEGRATE THE MIX OF USES BY ESTABLISHING ARCHITECTURAL STYLE, UNIFIED LANDSCAPING THROUGHOUT, PEDESTRIAN LINKAGES, LIGHTING AND SIGNAGE GUIDELINES, AND COMPLIANCE WITH THE BEAR CANYON ARROYO CORRIDOR PLAN. THE PROPOSED MIXED BUSINESS USE DEVELOPMENT IS INTENDED TO APPEAL TO SURROUNDING AREAS, AS WELL AS PROVIDING ON-SITE AMENITIES IN SUPPORT OF THE ON-SITE OFFICE. THE TOTAL DEVELOPMENT IS INTENDED TO CREATE WALK-TO-LUNCH/DINNER OPPORTUNITIES, ALLOW FOR DAYTIME AND NIGHTTIME USES AND ENCOURAGE BICYCLE AND PEDESTRIAN USE BY PROVIDING LINKAGES THROUGHOUT THE SITE. THIS DEVELOPMENT WILL PROVIDE ON-SITE RESTAURANTS, A HOTEL SITE, A DRIVE-THRU BANK SITE, AND RETAIL AND OFFICE USES. THROUGHOUT THE ZONING DISTRICT, THE MARKETING EFFORT WILL BE TOWARD THE MIXED COMMERCIAL AND OFFICE USES DESCRIBED ABOVE. THE PRIVATE INTERNAL ROADS PROVIDED ARE TO BE MAINTAINED BY THE PROPERTY OWNERS. SPECIAL ATTENTION HAS BEEN GIVEN TO THE FOLLOWING AS DESCRIBED IN THE MASTER DEVELOPMENT PLAN SHEETS HEREIN.

- STRONG PEDESTRIAN LINKAGES
- UNIFIED ARCHITECTURE
- BUILDING CLUSTER ARRANGEMENT
- BROKEN-UP PARKING AREAS/SHARED PARKING
- LIGHT COLORS AND LIGHT ROOFING MATERIALS
- UNIFIED LANDSCAPING

Land Utilization Restrictions

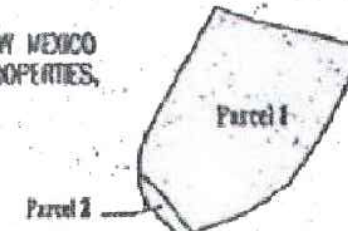
BASED UPON THE "TRAFFIC IMPACT STUDY" FOR THE SITE AT JEFFERSON STREET AND THE FRONTAGE ROAD, DATED AUGUST 28, 1998 AND PREPARED BY TERRY BROWN, INTEREST OF DEVELOPMENT IS TO BE MAINTAINED IN ACCORDANCE WITH THE TIS. ANY PROPOSAL SUBSTANTIALLY EXCEEDING THE TIS MAY REQUIRE A TIS AMENDMENT. ALTHOUGH LAND USES HAVE BEEN IDENTIFIED ON SPECIFIC TRACTS FOR THE PURPOSE OF PREPARING A TIS, FLEXIBILITY IS REQUESTED FOR SWITCHING TRACTS. IT IS POSSIBLE THAT ONE OR TWO TRACTS MAY NOT BE BUILT ON IN ORDER TO MEET UNFORESEEN PARKING REQUIREMENTS FOR ADJACENT TRACTS.

Land Use Summary

Tract	Site Area (SF)	Acres	Zoning	Permitted Use in IP	0.25 FAR (Max Bldg)
A-1	842,450	19.34	IP	Existing Office	255,000 SF
B-1	84,447	1.93	IP	Restaurant/Retail	10,700 SF
B-2	75,359	1.73	IP	Restaurant/Retail	19,623 SF
C-1	93,331	1.27	IP	Office/Retail	13,811 SF
D-1	111,514	2.56	IP	Hotel	90 rooms
D-2	92,242	1.36	IP	Restaurant/Retail	14,858 SF
E-1	50,084	1.15	IP	Restaurant/Retail	12,508 SF
F-1	57,684	1.31	IP	Restaurant/Retail	14,281 SF
G-1	195,149	4.48	IP	Existing Office	57,593 SF
H1A-1/H1A-1-B	87,559	2.01	IP	Hotel	135 rooms
I-1	90,655	2.08	IP	Restaurant/Retail	22,665 SF
J-1	64,924	1.49	IP	Restaurant/Retail	16,216 SF
K-1	173,854	3.99	IP	Hotel	194 rooms
L-1	86,884	1.99	IP	Restaurant with a drive through	21,678 SF
M-1	69,280	1.59	IP	Restaurant/Retail	17,270 SF
Site Total	2,065,653	47.88			580,397

General Notes

- BUILDING HEIGHTS IN ACCORDANCE WITH THE IP ZONING DISTRICT AND MORE RESTRICTIVE THAN IP FOR SOME TRACTS.
- THE FIRST SITE PLAN FOR BUILDING PERMIT ON THIS SITE SHALL BE HEARD BEFORE THE ENVIRONMENTAL PLANNING COMMISSION FOR APPROVAL. NOT INCLUDING TRACTS A & G. SUBSEQUENT DEVELOPMENT CAN THEN GO DIRECTLY TO BUILDING PERMIT FOR APPROVAL. THE EPC WILL DELEGATE THE APPLICATION FOR THE FIRST SITE PLAN TO THE EPC SITE DEVELOPMENT PLAN SUBCOMMITTEE. BUILDING PERMIT APPLICATIONS MUST BE IN SUBSTANTIAL CONFORMANCE WITH THIS SHEET.
- INDIVIDUAL TRACTS SHALL BE PEDESTRIAN, BICYCLE, AND HANDICAP ACCESSIBLE WITHIN THE TRACT AND TO ADJACENT STREETS.
- PRIVATE ROADS WITH CROSS ACCESS EASEMENTS SHALL BE GRANTED BY THE SITE PLAN AND BY PLAT.
- SEE LAND USE SUMMARY FOR BUILDING SQUARE FOOTAGES AND F.A.R.S.
- PARKING AREAS OF 50 SPACES OR MORE (IF NECESSARY) SHALL BE LANDSCAPED WITH SHADE TREES. ALL PARKING SPACES SHALL BE WITHIN 50 FEET OF A TREE TRUNK.
- SPECIAL PARKING TREATMENT (A MINIMUM OF 6 FEET WIDE WITH SPECIAL RAISED OR SCORED PAVING TREATMENT) SHALL BE PROVIDED WHERE PERIMETER SIDEWALKS CROSS VEHICULAR ENTRANCES AND AT LOCATIONS WITHIN THE SITE WHERE PEDESTRIAN PATHWAYS CROSS STREETS OR DRIVE ASLES.
- RESTAURANTS ARE ENCOURAGED TO HAVE OUTDOOR PATIO SEATING AND DINING; RESTAURANTS GREATER THAN 10,000 SF IN SIZE SHALL HAVE OUTDOOR DINING AREAS.
- PERIMETER LANDSCAPING SHALL BE SPECIFIED AS TO TYPE, SPACING OF STREET TREES SHALL BE EQUAL TO ONE PER 30 FEET FOR INTERNAL AND PERIMETER STREETS.
- LIGHTING TREATMENT WITHIN THE DEVELOPMENT SITE SHALL BE CONSISTENT TO A STANDARD FULL-OUTLET SHOPPER FEATURE OR OF HIGHER ARCHITECTURAL QUALITY.
- NO GENERIC BUILDING ELEVATIONS SHALL BE PERMITTED.
- A BANK DRIVE-THRU SHALL BE PERMITTED.
- FOR PARCELS A AND G, 1 SPACE PER 250 SF IS DEEMED ADEQUATE.
- WASH ENCLOSURES SHALL UTILIZE SIMILAR COLORS AND MATERIALS TO BUILDINGS.
- DRIVE ACCESS CUTS TO LOTS FROM INTERNAL STREETS TO BE DETERMINED DURING INDIVIDUAL SITE DESIGN, 24' WIDE TYP.
- FUTURE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE SUBMITTED DESIGN GUIDELINES.
- LANDSCAPING REQUIREMENTS FOR FUTURE DEVELOPED LOTS SHALL COMPLY WITH THE CITY OF ALBUQUERQUE ZONING CODE, AND EACH TRACT OWNER SHALL BE RESPONSIBLE FOR INSTALLATION & MAINTENANCE OF STREET TREES ALONG JEFFERSON.
- A WATER AND SEWER AVAILABILITY STATEMENT SHALL BE REQUIRED PRIOR TO DRB APPROVAL.
- AN APPROVED DRAINAGE REPORT IS REQUIRED FOR DRB APPROVAL.
- THREE PARKING SPACES PER EACH REQUIRED HANDICAPPED PARKING SPACE SHALL BE DESIGNATED FOR MULTIPLE OCCUPANCY VEHICLES, REQUIRED ON OFFICE SITES ONLY, AND SHALL BE IN SHARED OR OTHERWISE PREFERRED LOCATIONS.
- ALL STRUCTURES OVER 50,000 S.F. SHALL PROVIDE ADEQUATE PROVISIONS FOR EMPLOYEE LOCKERS AND SHOWERS, AND EXCLUDING RESTAURANTS AND HOTELS, ON-SITE DRYING OR BREAK ROOMS SHALL BE PROVIDED.
- ALL BUILDINGS OVER 30,000 S.F. ARE ENCOURAGED TO PROVIDE ON-SITE DINING FACILITIES OR BREAK ROOMS.
- BUILDING HEIGHT DESIGNATIONS FOR EACH LOT AS LABELED, OR AS PER IP ZONE REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE.
- TYPICAL DRAWINGS OF STREET FURNITURE AND LANDSCAPE ELEMENTS SUCH AS BENCHES, PEDESTRIAN LIGHTING, BICYCLE RACKS, ETC. SHALL BE ILLUSTRATED IN THE MASTER DEVELOPMENT PLAN.
- BUILDING OUTLINES, PARKING AREAS, SIDEWALK LAYOUTS, AND LANDSCAPE AREAS SHOWN ON INDIVIDUAL TRACTS ARE CONCEPTUAL IN NATURE. ACTUAL LAYOUTS AND AREAS ON INDIVIDUAL TRACTS MAY DIFFER FROM THOSE SHOWN HEREIN, BUT MUST MEET THE INTENT AND GUIDELINES OF THE MASTER DEVELOPMENT PLAN.
- LOCATION OF WALLS, FENCES AND SIGNS MUST MEET THE CLEAR SIGHT DISTANCE REQUIREMENTS AT ALL STREET INTERSECTIONS.
- FIVE SECURE BICYCLE FACILITIES SHALL BE PROVIDED AT STRATEGIC LOCATIONS ON SITE (CAN BE INSIDE BUILDINGS OR OUTSIDE). IN ADDITION, EACH BUILDING OVER 50,000 S.F. SHALL PROVIDE A MINIMUM OF 200 S.F. OF SECURED BICYCLE STORAGE, EITHER INSIDE THE BUILDING OR OUTSIDE.
- A TRANSPORTATION MANAGEMENT ASSOCIATION FOR ON-SITE WORKERS SHALL BE ORGANIZED PER THE TRANSPORTATION MANAGEMENT DEMAND SUBMITTED AND APPROVED BY TRANSIT DEPARTMENT 11/10/05.

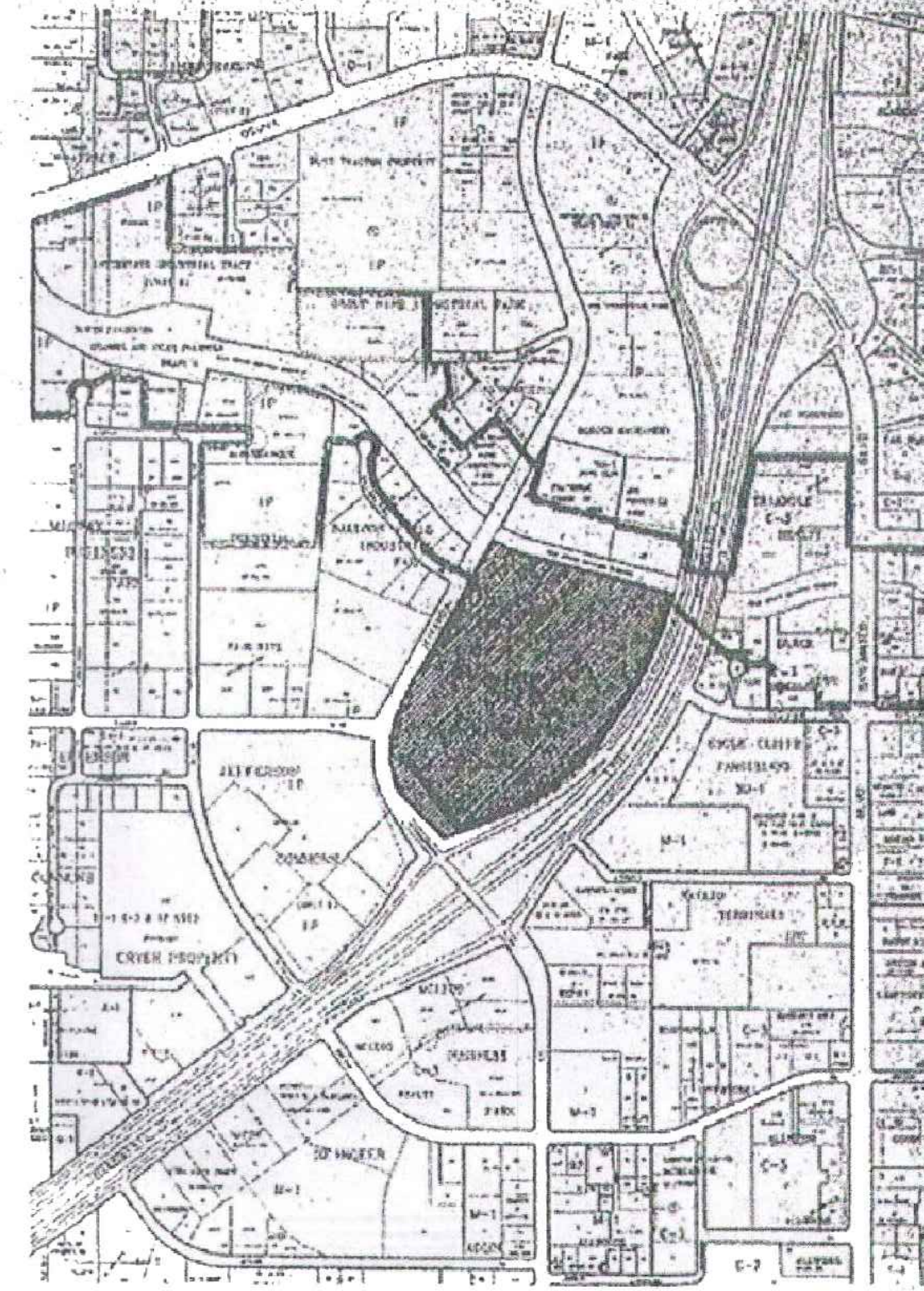


IP ZONE

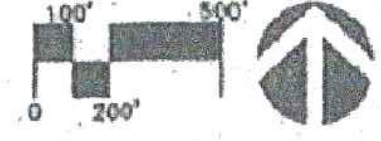
IP ZONE

IP ZONE

IP ZONE



Vicinity Map
E-17-Z, F-17-Z



REVISED AUGUST 20, 2025
MASTER DEVELOPMENT PLAN - EPC, MAJOR DEVELOPMENT
LAND USE: HOTEL
+2.01 ACRES
1. H1A-1-A AND H1A-1-B WILL FOLLOW THE 100' HEIGHT STANDARDS FOR THE NR-IP ZONE DISTRICT
2. PERMIT A MAXIMUM OF 135 HOTEL GUEST ROOMS
3. REMOVE THE LOT LINE TO COMBINE BOTH LOTS, TRACTS H1A-1-A AND H1A-1-B
4. UPDATE LAND USE SUMMARY TABLE (THIS SHEET)

ADMINISTRATIVE AMENDMENT
FILE # 11-10123 PROJECT # 1000420
In H1A-1-A - change land use from retail/restaurant to hotel
Approved: 9/2/11
APPROVED BY DATE

ADMINISTRATIVE AMENDMENT
FILE # 10127 PROJECT # 1000420
TRACT F-1 (NOW KNOWN AS F-1-A)
CHANGE LAND USE FROM BANK TO RESTAURANT W/ DRIVE THRU
Approved: 11-9-2015
APPROVED BY DATE
SEE 15 EPC 40033

REVISED OCTOBER 29, 2015

REVISED AUGUST 16, 2011

REVISED JUNE 4, 2004

- ISSUED FEBRUARY 4, 1999
- REVISED/REISSUED PER EPC CONDITIONS MARCH 23, 1999
- REVISED/REISSUED PER DRB CONDITIONS APRIL 27, 1999
- REVISED OCTOBER 27, 2000
- REVISED FEBRUARY 20, 2001
- REVISED MAY 16, 2001
- REVISED SEPTEMBER 7, 2001

REVISED AUGUST 9, 2002

Dekker/Perich/Sabatini
architecture • interiors • planning • engineering

4801 Jefferson NE
Suite 106
Albuquerque, NM 87110
505 761-1270
fax 761-4221
dps@dsdtky.com

H) AGENCY COMMENTS

AGENCY COMMENTS

MDP-2026-00001

CABQ Long Range Planning

This is a request to Amend the Master Development Plan at 4410 and 4412 The 25 Way NE to facilitate expansion of an existing hotel use on the site of a currently vacant restaurant. The subject site lies within the North I-25 Community Planning Area (CPA). It lies within an Area of Change, the 25 Master Development Plan, and is along a Commuter Corridor (I-25).

The request supports Comprehensive Plan Policies. It directs more intense development to an Area of Change (Policy 5.6.2). Because the site is in a business park along the I-25 Commuter Corridor, it would allow auto-oriented development (Policy 5.1.12). It supports additional growth in an area with existing infrastructure and hotel expansion would encourage economic development (Policies 5.3.1 and 8.1.1) Because the request would redevelop a vacant property, it aligns with North I-25 CPA community feedback indicating concern with vacant buildings and properties.

PNM / Public Service Company of NM

There are underground PNM facilities and/or easements along or within the 'The 25' Way right-of-way. There is also an underground PNM facility that extends into existing lot H1A1A.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located within the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat.

Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

Parks & Recreation Department | Urban Forestry

- Urban Forestry has no objection to the requested action.
- FOR FUTURE DEVELOPMENT:

- Please note that Urban Forestry has provided an assessment of the trees along Pan American Fwy NE: pg-cloud.com/CABQ/?scenario=4412-The-25-Way1. Trees marked with a dot represent trees marked for preservation. The trees identified are Desert Willow and will require pruning.
- Urban Forestry does not concur with the Sensitive Lands Analysis. IDO 5-2 states: 5-2(C) SITE DESIGN TO AVOID SENSITIVE LANDS 5-2(C)(1) Both the subdivision and site design processes shall begin with an analysis of site constraints related to sensitive lands. The site analysis shall be included with applications for Subdivision or Site Plan. The site analysis shall be reviewed by relevant staff from Hydrology, Parks and Recreation, Historic Preservation, the City Forester, and/or the City Archaeologist, depending on the type(s) of sensitive lands identified on the site. New subdivisions of land and site design shall avoid locating development, except for open spaces and areas that will not be disturbed during the development process, in the following types of sensitive lands: 5-2(C)(2)(d) Large stands of mature trees.
 - A large stand of mature trees is defined as: At least 3 trees with trunks at least 8 inches in diameter at breast height (DBH), as measured by the City Forester, on a subject property.
 - IDO does not differentiate between natural stands of mature trees and mature trees that have been installed as part of previous development.
 - Urban Forestry visited the site May 15, 2026 and was not informed about the trees proposed for removal closer to the interior of the site, as pictured in the Sensitive Lands Analysis.

Urban Forestry will require a site visit to evaluate health of existing trees on site proposed for removal.

CABQ Environmental Health

No comments. Proposed variance is located outside the landfill buffer zone; therefore, no landfill-related review or conditions are required

Bernalillo County / Transportation

No adverse comments. No Bernalillo County maintained streets nearby.

ABCWUA / Water Utility Authority

No objections. Future development will require a Request for Availability.

AMAFCA / Alb. Metro. Arroyo Flood Control Authority

No adverse comments to the Master Development Plan EPC Request.

Bernalillo County / Planning & Design

No adverse comment