

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 8, 2023

Ron E. Hensley, P.E.  
The Group  
300 Branding Iron Rd. SE  
Rio Rancho, NM 87124

**Re: Cambria Hotel**  
**2026 Central Ave. SW**  
**Traffic Circulation Layout**  
Engineer's Stamp 07-20-23 (J13-D219)

Dear Mr. Hensley,

The TCL submittal received 08-02-2023 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to the [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) for log in and evaluation by Transportation.

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

Sincerely,

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

C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

**Project Title:** CAMBRIA HOTEL Building Permit #: \_\_\_\_\_ Hydrology File #: J13

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Tracts 145A and 145B, MRGCD MAP38

City Address: 2026 CENTRAL SW  
UPC #101305812724131413

**Applicant:** THE Group Contact: Ron Hensley

Address: 300 Branding Iron Rd. SE, Rio Rancho, NM 87124

Phone#: 505-410-1622 Fax#: \_\_\_\_\_ E-mail: ron@thegroup.cc

**Owner:** Gatehouse Capital Partnerships, LLC Contact: Alejandro Garza

Address: 4633 N Central Expressway, Suite 350, Dallas, TX 75205

Phone#: 214-922-4317 Fax#: \_\_\_\_\_ E-mail: garzaa@gatehousecapital.com

**TYPE OF SUBMITTAL:** \_\_\_\_\_ PLAT ( \_\_\_\_\_ # OF LOTS) \_\_\_\_\_ RESIDENCE  DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL?:  Yes \_\_\_\_\_ No

**DEPARTMENT:**  TRAFFIC/ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/ DRAINAGE

Check all that Apply:

**TYPE OF SUBMITTAL:**

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- OTHER (SPECIFY) \_\_\_\_\_
- PRE-DESIGN MEETING?

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

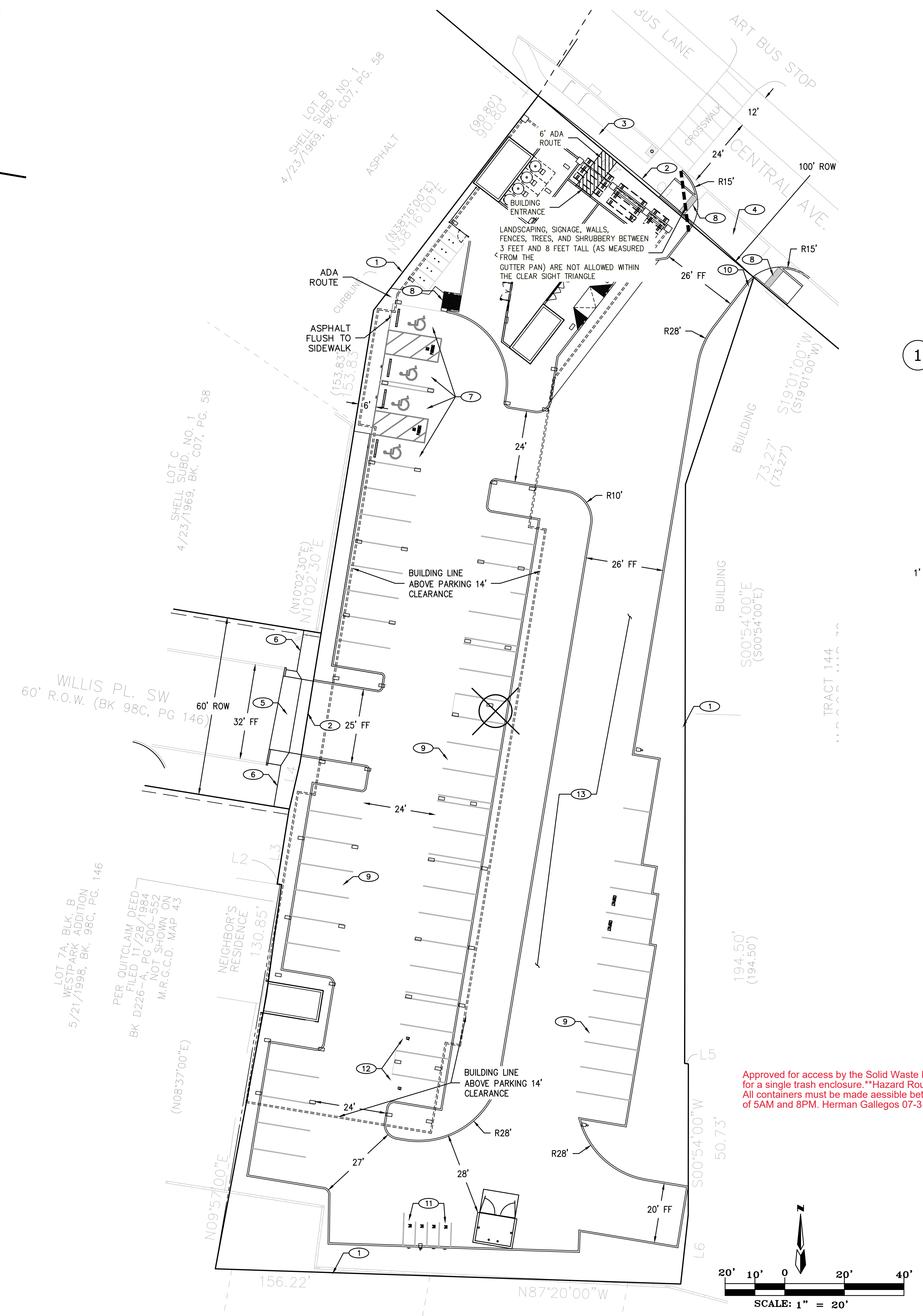
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- FLOODPLAIN DEVELOPMENT PERMIT
- OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 6/27/23 By: THE Group / Ron Hensley

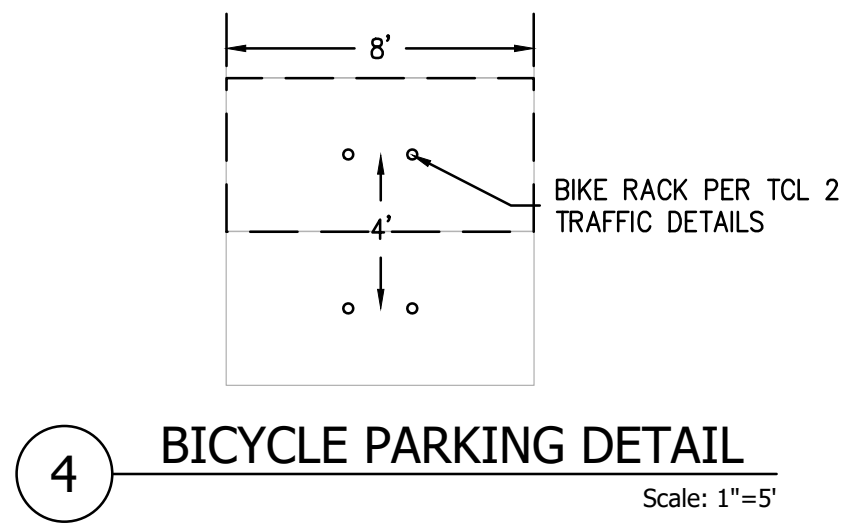
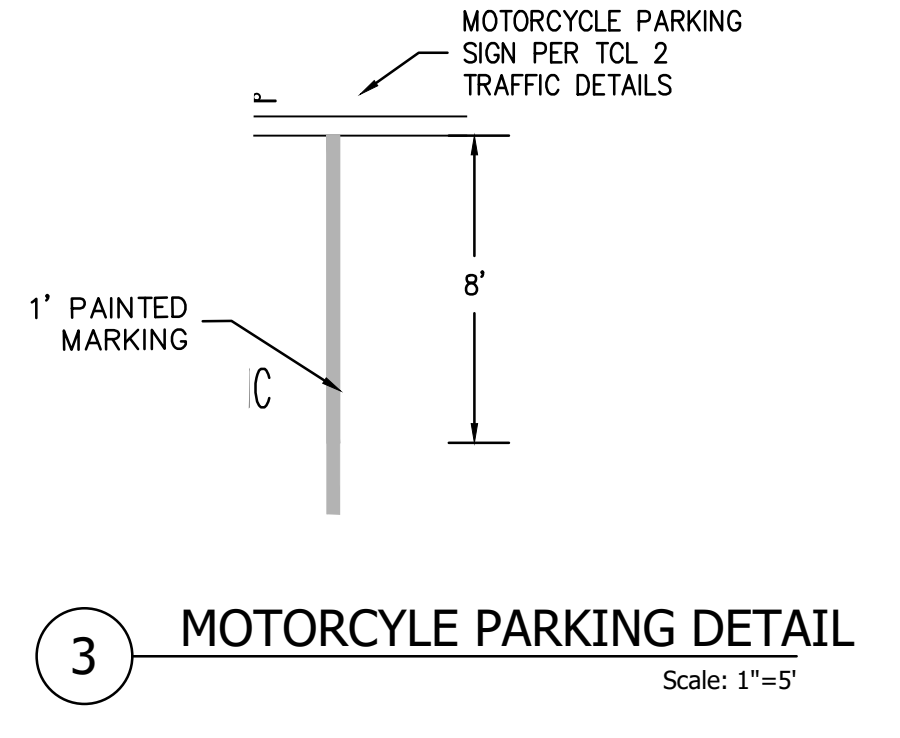
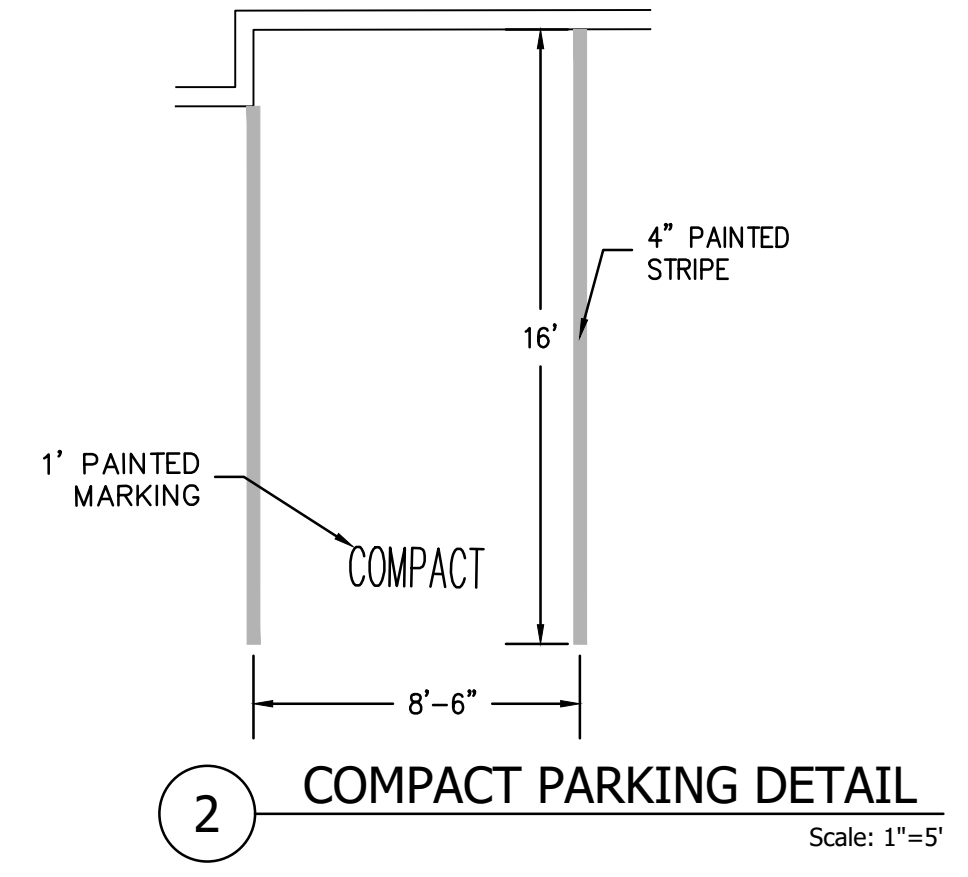
COA STAFF: \_\_\_\_\_

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

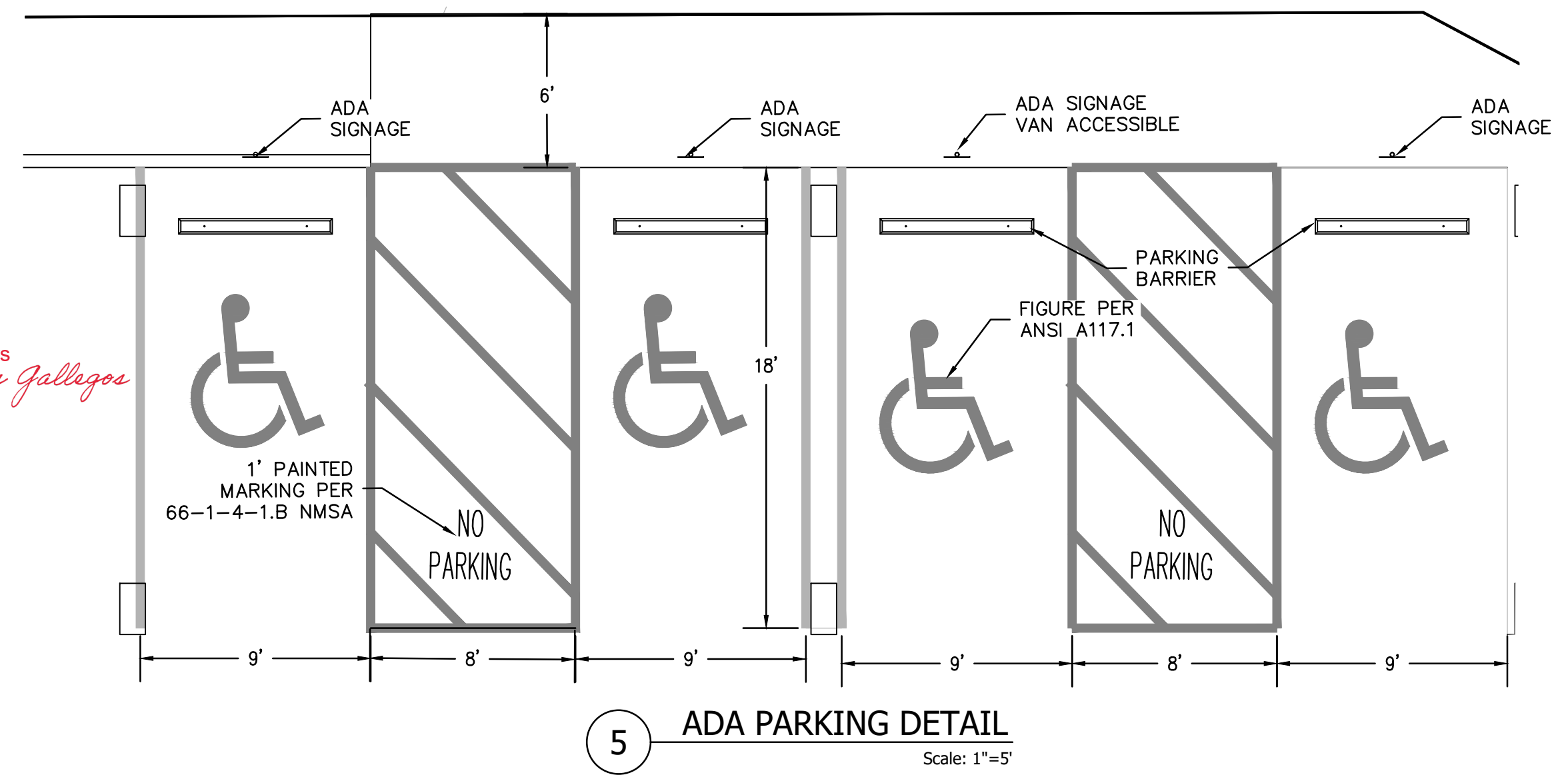
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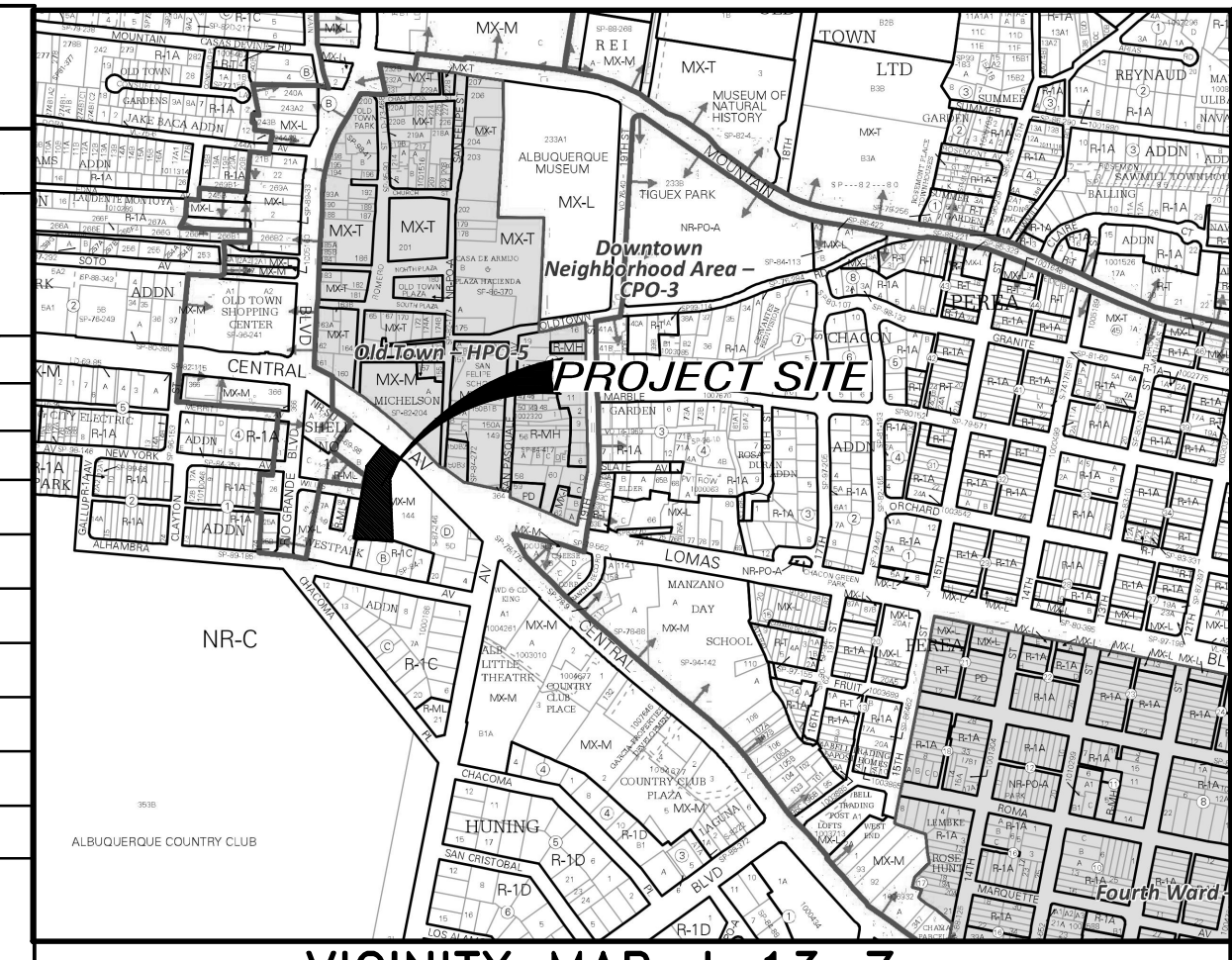
1 STANDARD PARKING DETAIL  
 Scale: 1"=5'



TRAFFIC CIRCULATION LAYOUT APPROVED  
 Ernest Arriaga 8/8/2023  
 Signed Date



SITE DATA	
LOCATION	2026 CENTRAL AVE. S.W. ALBUQUERQUE, NM
LEGAL DESCRIPTION	TRACTS 145A AND 145B MRGCD MAP 38
CURRENT ZONING	MX-M
ZONE ATLAS PAGE	J-13
BUILDING AREA	3,304 SF
NUMBER OF ROOMS / BEDS	116 ROOMS/184 BEDS
PARKING	2/3 ROOMS OR 1/4 BEDS=78 SPACES
	-20% REDUCTION PER 5-5(C)(5)(a)
	-30% REDUCTION PER 5-5(C)(5)(c)1
	-10% REDUCTION PER 5-5(C)(5)(c)2
	-50% MAXIMUM REDUCTION PER 5-5(C)(5)(c)
REQUIRED PARKING	39 SPACES W/ 3 ADA
PARKING PROVIDED	57 SPACES
	STANDARD SPACES=47 SPACES
	SMALL CAR SPACES=2 SPACES
	ADA SPACES=4 SPACES (1 VAN)
	2 EV SPACES=4 SPACES
REQUIRED MC PARKING	2 SPACES
PROVIDED MC PARKING	4 SPACES
REQUIRED BICYCLE PARKING	4 SPACES
PROVIDED BICYCLE PARKING	5 SPACES



- GENERAL NOTES**
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS
  - CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
  - WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
  - SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
  - SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT
  - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STD DWG 2415
- KEYED NOTES**
- PROPERTY LINE
  - RIGHT OF WAY
  - EXISTING SIDEWALK
  - NEW CURB RETURN DRIVEWAY ENTRANCE PER COA SPECIFICATIONS AND STD DWG 2420
  - NEW DRIVEPAD ENTRANCE PER COA SPECIFICATIONS AND STD DWG 2425A
  - 6" CONC. SIDEWALK WITH 1.5% (2% MAX) CROSS SLOPE PER SP2-SITE DETAILS
  - ADA PARKING PER DETAIL
  - HANDICAP RAMP W/TRUNCATED DOME SURFACE PER DETAIL
  - STANDARD PARKING SPACE (TYP.)
  - STOP SIGN R1-1
  - MOTORCYCLE PARKING PER DETAIL
  - EV VEHICLE PARKING
  - ASPHALT PAVING PER SECTION PER TCL 2 TRAFFIC DETAILS

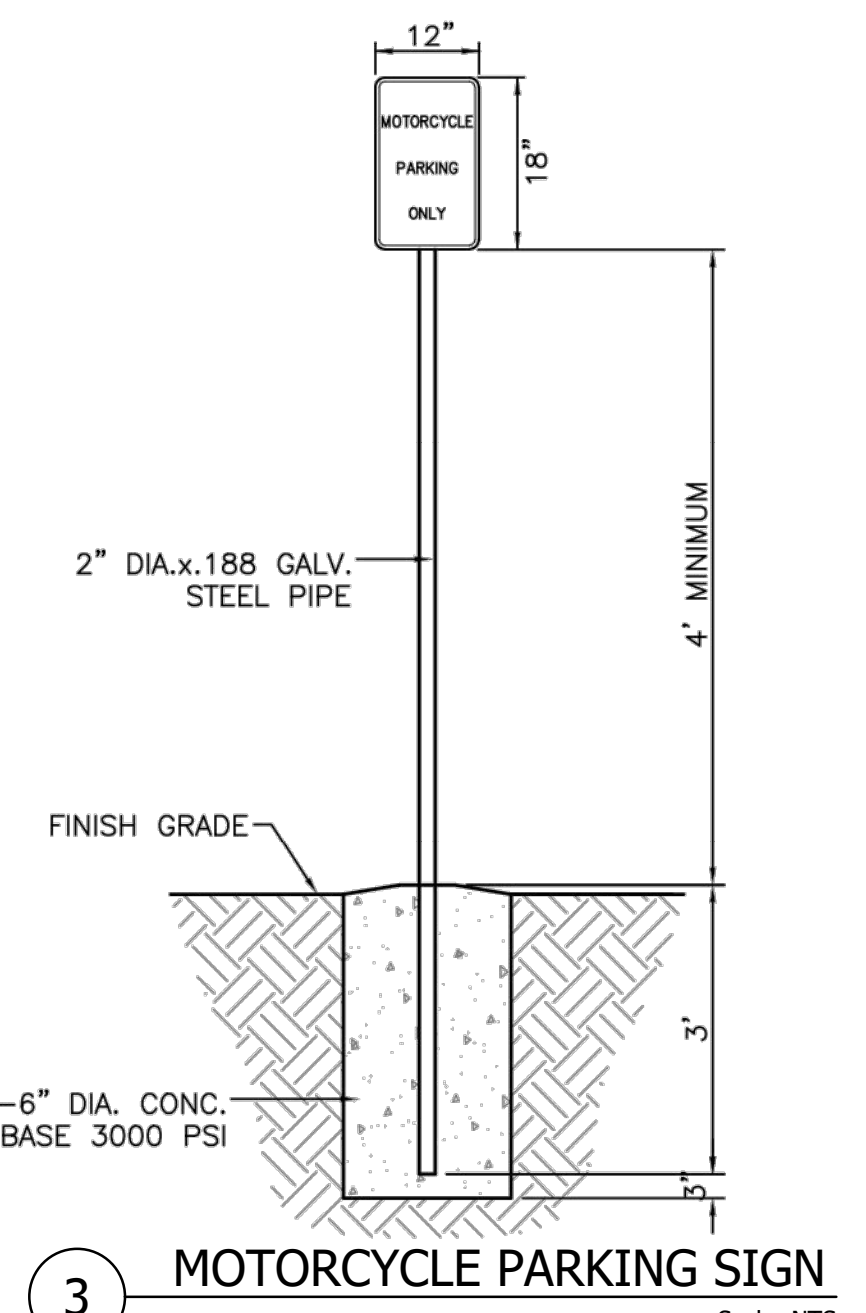
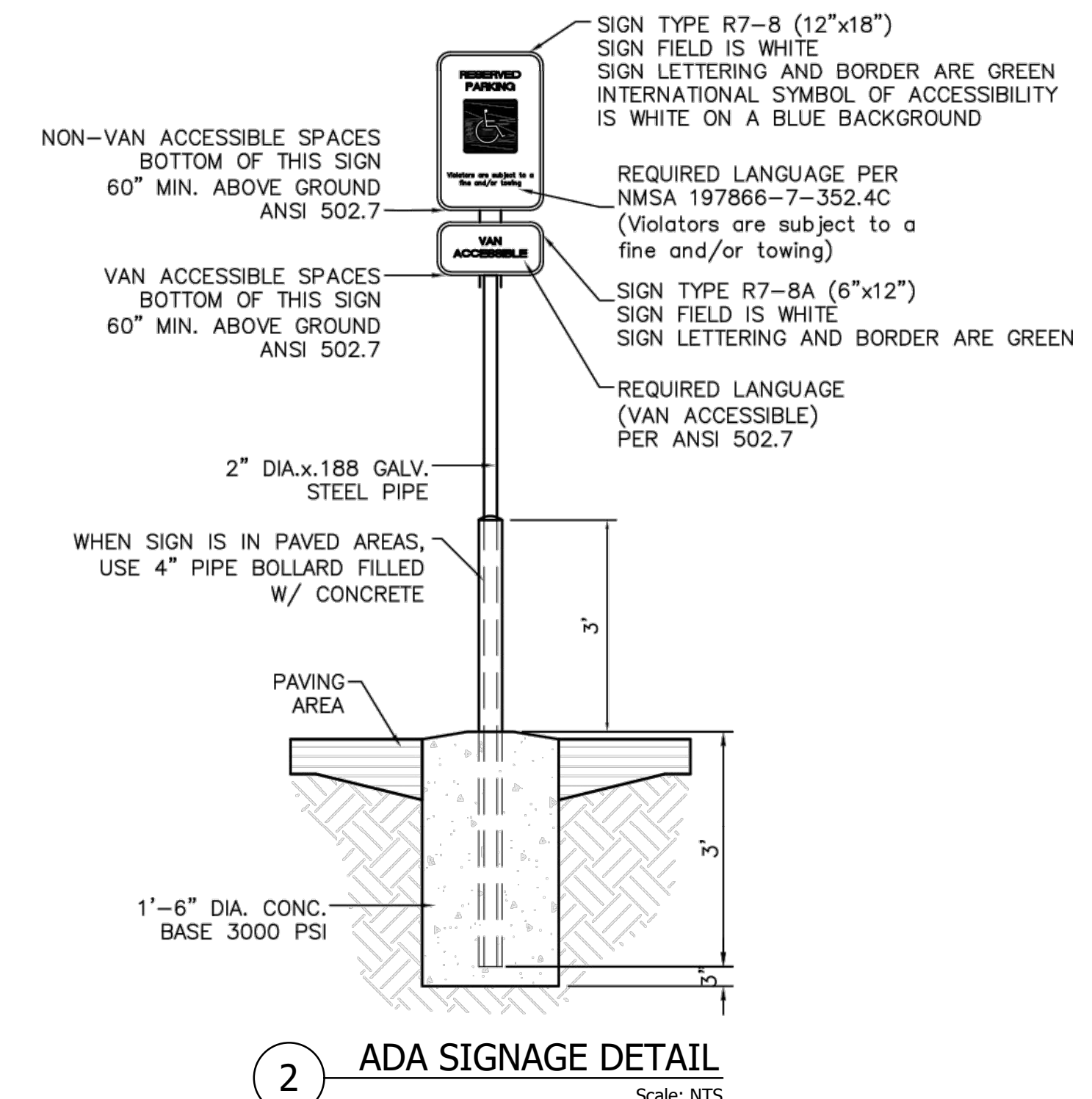
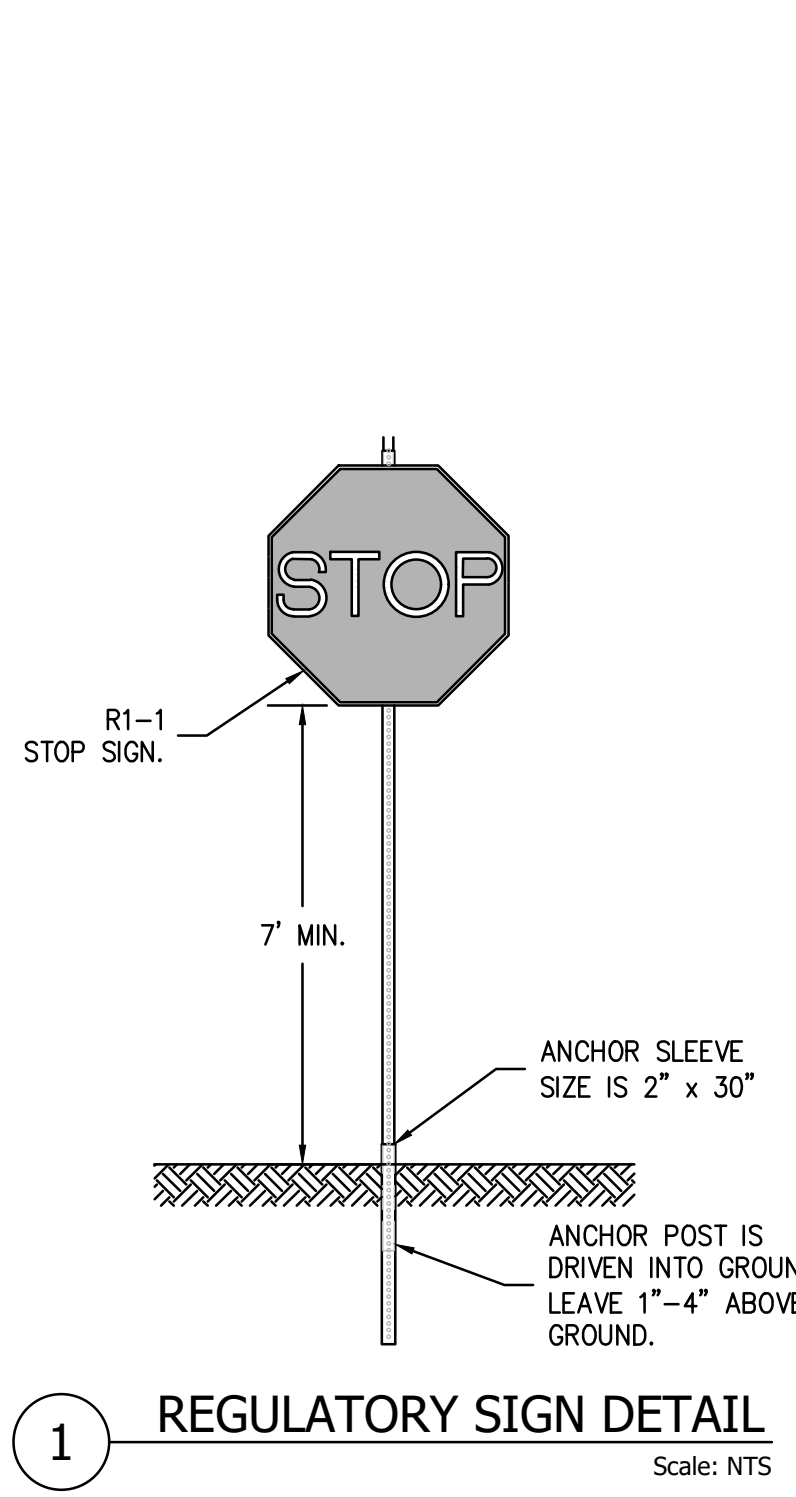


PROJECT ADDRESS  
**2026 CENTRAL AVE. S.W.**  
**ALBUQUERQUE, NM**  
 CLIENT'S NAME

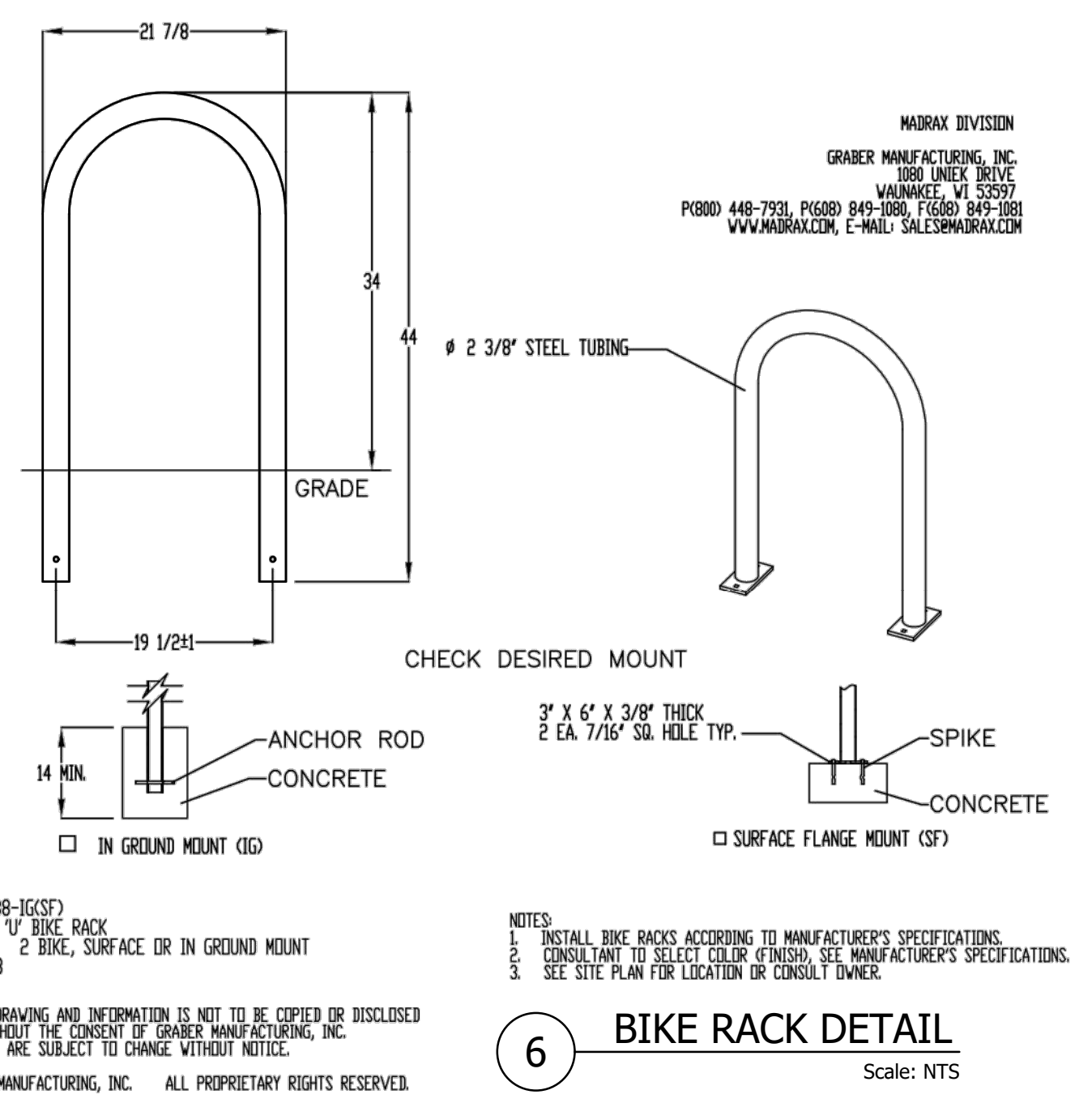
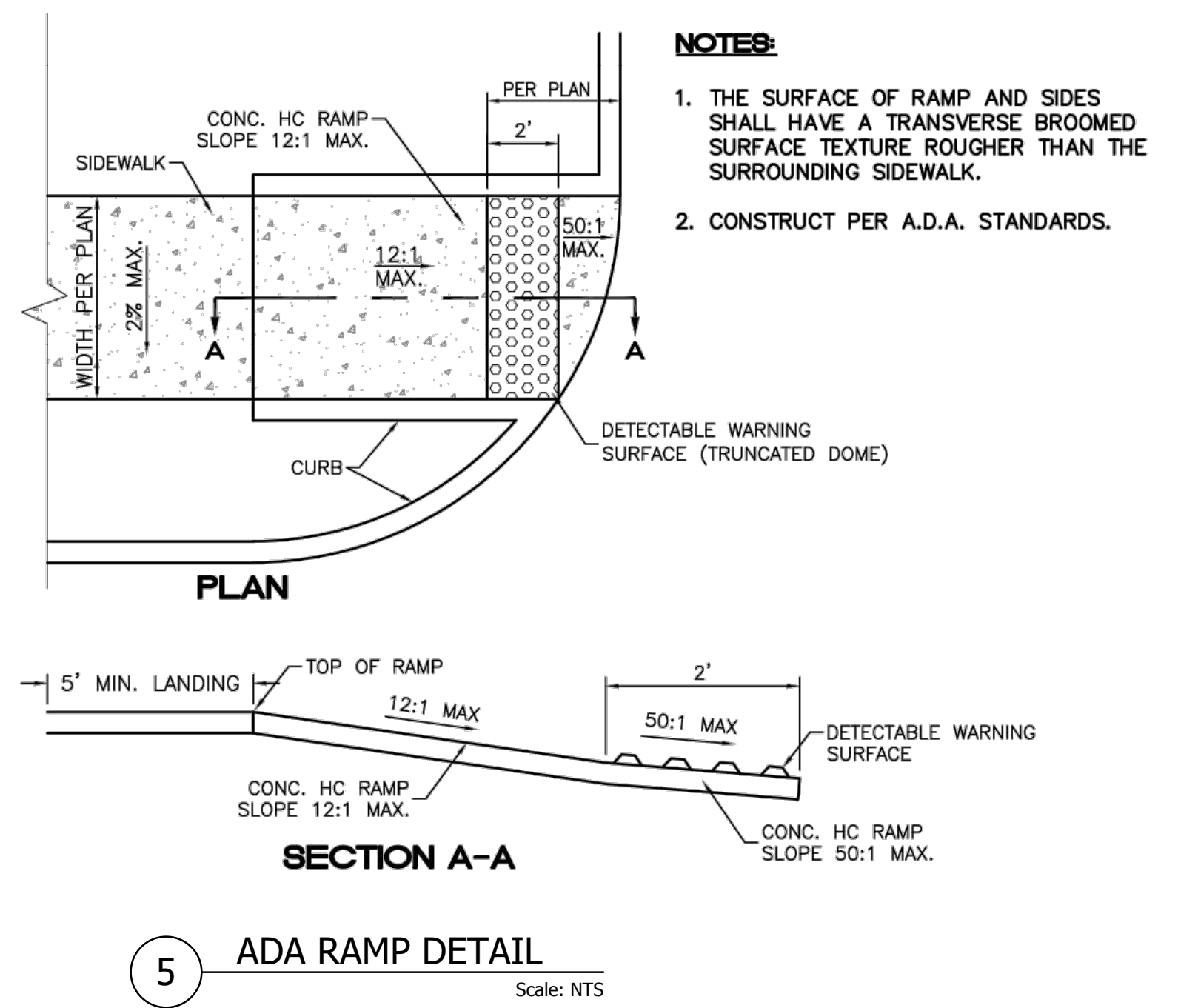
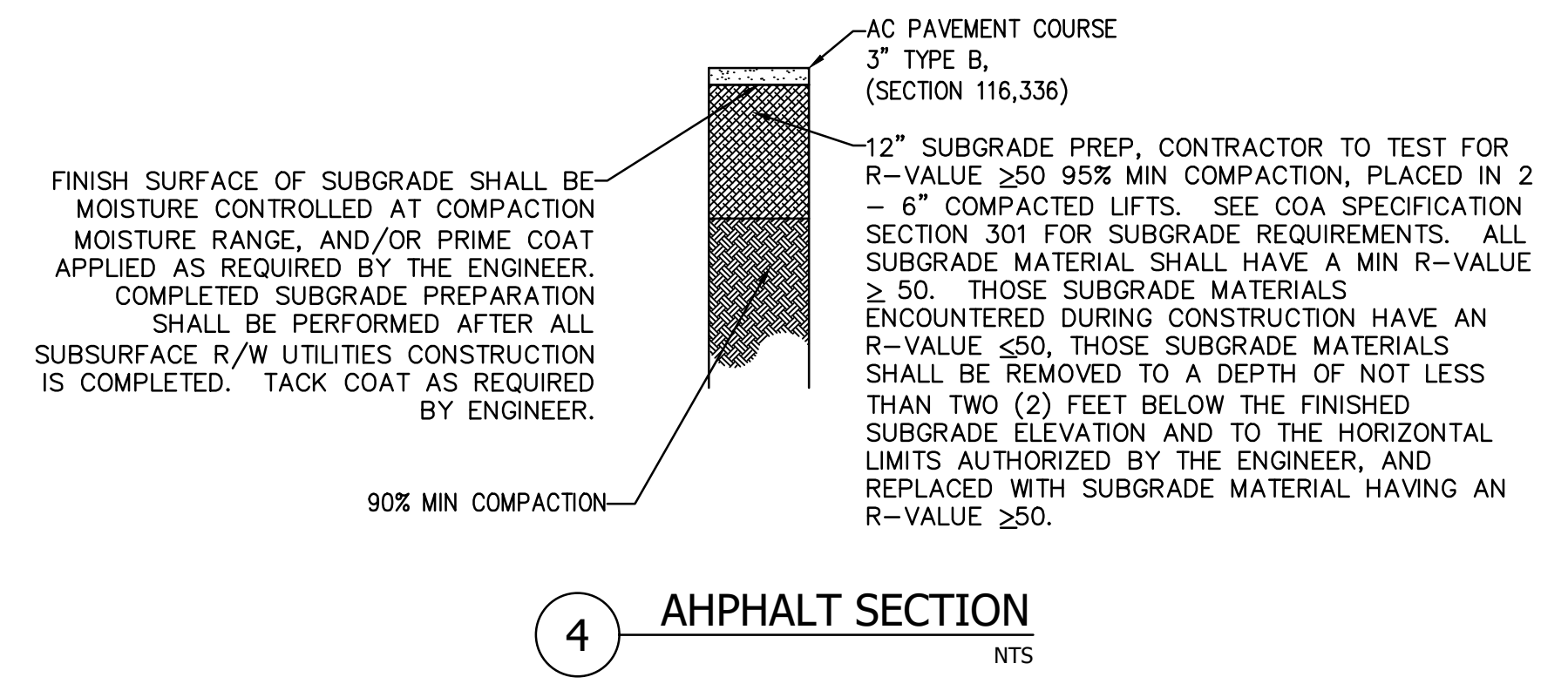
PROJECT NAME  
**CAMBRIA HOTEL**

PROJECT NUMBER  
 PROJECT PROGRESS  
**PERMIT**  
 DRAWN BY  
**REH**  
 CHECKED BY / APPROVED BY  
**REH / REH**  
 DATE  
**JUNE 7, 23**  
 SCALE  
**AS NOTED**  
 SHEET  
**TCL 1**





**TRAFFIC CIRCULATION LAYOUT APPROVED**  
Signed: Ernest Amijo 8/8/2023  
Date



PROJECT ADDRESS:  
**2026 CENTRAL AVE. S.W.  
ALBUQUERQUE, NM**

PROJECT NAME:  
**CAMBRIA HOTEL**

PROJECT NUMBER:	
PROJECT PROGRESS:	PERMIT
DRAWN BY:	REH
CHECKED BY:	REH / REH
DATE:	JUNE 7, 23
SCALE:	AS NOTED
SHEET:	TCL 2

