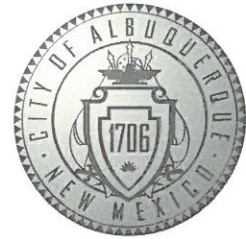


# CITY OF ALBUQUERQUE



August 7, 2020

David Soule, PE  
Rio Grande Engineering  
P.O. Box 93924  
Albuquerque, NM 87199

**Re: Jefferson Hotel**  
**4949 Jefferson St. NE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 9-10-18 (F17D044C)  
Certification dated 7-28-20

Dear Mr. Soule

Based upon the information provided in your submittal received 7-28-20, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Please complete concrete for ADA access from sidewalk to public entrance of Building. (See Plan for locations)
- Please add ADA ramp (See Plan for location)
- Please complete asphalt parking.
- Please add truncated domes to wheelchair ramps located in the public right of way.

Once corrections are complete resubmit

1. The approved and stamped TCL with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3981.

# CITY OF ALBUQUERQUE



Sincerely,

A handwritten signature in black ink, appearing to read 'Ernie Gomez', is written over the printed name.

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



ALL WHEELCHAIR RAMPS LOCATED  
WITHIN THE PUBLIC RIGHT OF WAY  
MUST HAVE TRUNCATED DOMES.

Interstate 25  
(Pan American Highway)  
(R/W Varies)

1'-6"x1"x18 GA. REFLECTIVE  
PORCELAIN ENAMEL STANDARD  
"HANDICAP PARKING" SIGN WITH  
IDENTIFICATION SYMBOL, BOLT  
TO STEEL TUBE WITH 3/8"  
CADDIM PLATED BOLTS, NUTS  
& WASHERS

8"x1"x18 GA. REFLECTIVE  
PORCELAIN ENAMEL STANDARD  
STATING "VAN ACCESS  
AT VAN SPACES

8"x1"x18 GA. REFLECTIVE  
PORCELAIN ENAMEL STANDARD  
STATING "VIOLATOR SUBJECT TO FINE AND/OR TOWING"

| PAINT PIPE BASE | HANDICAP PER CITY |
|-----------------|-------------------|
| BLUE            |                   |

## HANDICAP SIGN

LEGEND

----- BOUNDARY  
----- EASEMENT  
----- RIGHT-OF-WAY  
----- PROPOSED CURB  
----- EXISTING CURB AND GUTTER  
----- EXISTING SIDEWALK

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

EXECUTIVE SUMMARY:

EXECUTIVE SUMMARY:  
THE SITE IS LOCATED ON THE WEST SIDE OF JEFFERSON BOULEVARD BETWEEN INTERSTATE 25 AND HOTEL LANE. THE SITE IS CURRENTLY A RESTAURANT WITH LARGE PARKING AREA AND AN UNDEVELOPED AREA. THE EXISTING HOTEL DRIVEWAYS AT JEFFERSON SHALL REMAIN. THE HOTEL WILL BE WEST OF THE EXISTING RESTAURANT. A NEW ACCESS WILL BE PROVIDED ON HOTEL LANE. THE TWO TRACTS HAVE CROSS LOT ACCESS EASEMENTS. NO TRAFFIC STUDY WAS REQUIRED FOR THIS DEVELOPMENT DUE TO BEING LESS THAN THE THRESHOLD

NOTE:

ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH  
SIDEWALK AND CURB AND GUTTER PER CITY STANDARD DETAIL 2430 AND 2415

## SITE DATA

|               | TRACT 2A3C2 | TRACT 2A3C |
|---------------|-------------|------------|
| ZONING        | C3          | C3         |
| BUILDING SIZE | 40,888      | 10,596     |
| LOT SIZE      | 2.7761 AC±  | 2.1794 AC± |

PARKING  
RESTAURANT

8 SPACES PER 1000SF (7900 SF/1000SF=7.9 SPACES TOTAL)  
LESS 4 SPACES BUS ROUTE CREDIT  
59 SPACES REQUIRED  
94 SPACES PROVIDED

HOTEL 88 ROOM HOTEL 88 SPACES TOTAL  
LESS 8 SPACES BUS ROUTE CREDIT  
80 SPACES REQUIRED  
88 ~~154~~ SPACES PROVIDED

|                               |   |          |   |          |
|-------------------------------|---|----------|---|----------|
| HANDICAP PARKING RESTAURANT   | 4 | REQUIRED | 8 | PROVIDED |
| HANDICAP PARKING HOTEL        | 4 | REQUIRED | 4 | PROVIDED |
| MOTORCYCLE PARKING RESTAURANT | 3 | REQUIRED | 3 | PROVIDED |
| MOTORCYCLE PARKING RESTAURANT | 3 | REQUIRED | 4 | PROVIDED |
| BICYCLE SPACES RESTAURANT     | 6 | REQUIRED | 6 | PROVIDED |
| BICYCLE SPACES HOTEL          | 2 | REQUIRED | 2 | PROVIDED |



RECEIVED  
SEP 12 2018  
LAND DEVELOPMENT SECTION



GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

|   |   |  |
|---|---|--|
| ENGINEER'S<br>SEAL<br><br> | JEFFERSON<br>HOTEL<br>TRAFFIC CONTROL<br>LAYOUT   | DRAWN<br>BY WCW/J<br><br>DATE<br>9-09-18 |
|   |  Rio Grande<br>Engineering<br>1806 CENTRAL AVENUE SE<br>SUITE 201<br>ALBUQUERQUE, NM 87105<br>(505) 872-0999 | 2185-LAYOUT-3-30-18                      |
|   |   | SHEET #<br><br>JOB #<br>21882            |



# **RIO GRANDE ENGINEERING OF NEW MEXICO, LLC**

## **TRAFFIC CERTIFICATION**

I, DAVID SOULE, NMPE, OF THE FIRM RIO GRANDE ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 9/10/19. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRISTOPHER MEDINA NMPLS 15702 OF THE FIRM TERRA LANDSURVEY CORPORATION. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7/25/2020 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

### *EXCEPTIONS:*

*THE OWNER ELECTED NOT TO PAVE AL LARGE PORTION OF THE PARKING LOT, THE PARKING IS STILL WITHIN STANDARDS. THE DUMPSTER WAS MOVED DUE TO SOLID WASTE REQUEST.*

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

\_\_\_\_\_  
Signature of Engineer or Architect

7/28/20

\_\_\_\_\_  
Date



7/28/20