

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 24, 2024

Prakash Sundaram
Sundaram Builders, Inc
4239 Balloon Park Rd.
Albuquerque, NM 87109

Re: Element Hotel
2440 Louisiana Blvd. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 03-13-20 (H19-D087)
Certification dated 07-16-24

Dear Mr. Sundaram,

Based upon the information provided in your submittal received 07-18-24, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

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

- Per the approved site plan, please anchor down the Bike Rack.

Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Ma via: email

C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

DATE SUBMITTED: _____

TRAFFIC CERTIFICATION

I, Ricardo J. Muniz-Guillet NMRA 005972, OF THE FIRM BASE4, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 2020.01.17. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY John Gallegos OF THE FIRM CSTI Inc. LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 07/16/2024 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 A Certificate of Occupancy.

<LIST EXCEPTIONS, IF ANY>

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.



ENGINEER'S OR ARCHITECT'S STAMP

Signature of Engineer or Architect

07/16/2024

Date

THIS CERTIFICATION MUST BE SUBMITTED ON COMPANY LETTERHEAD, WITH AN ORIGINAL STAMP AND SIGNATURE

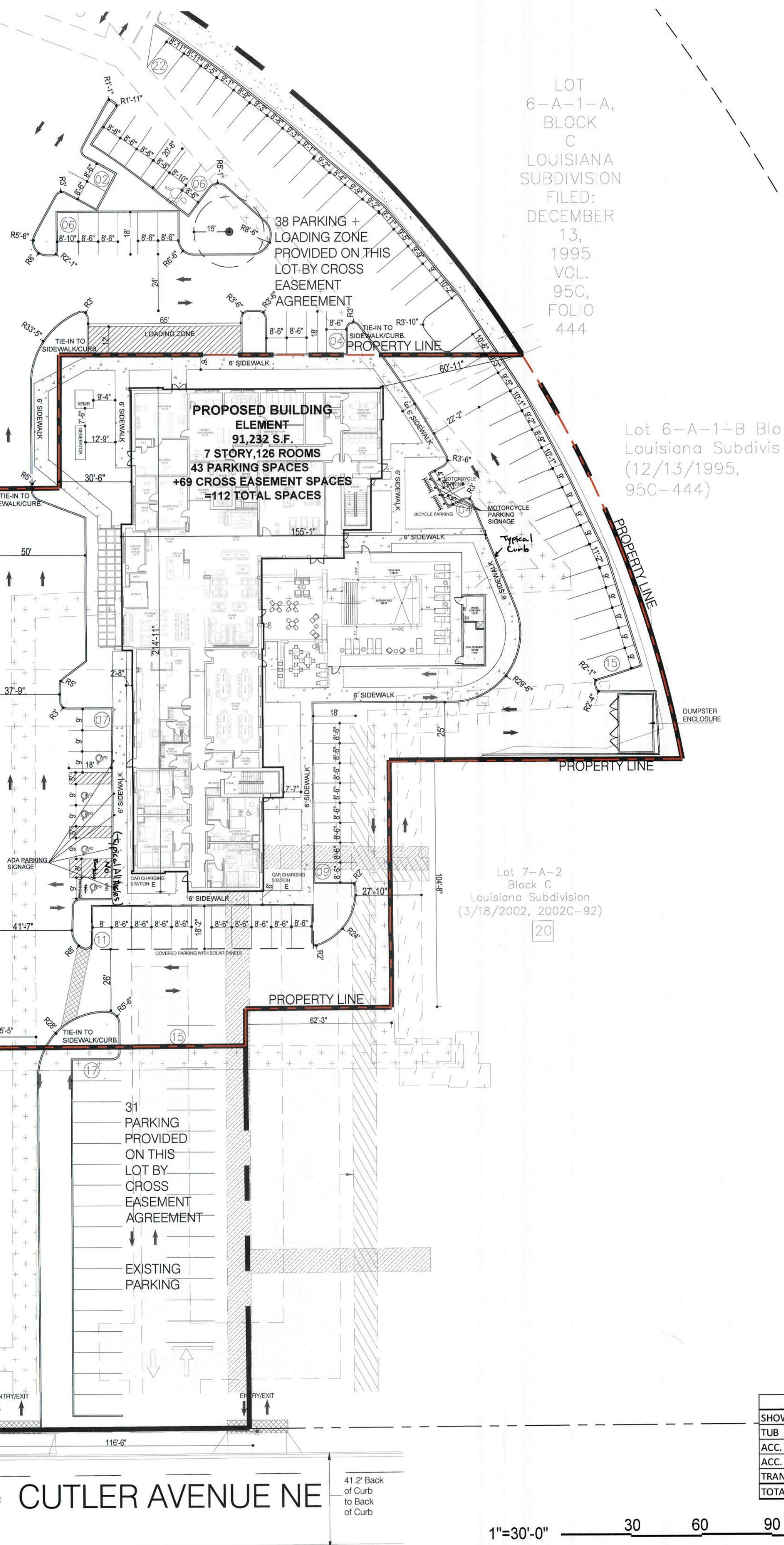
YOUR DESIGN PARTNER

BASE4

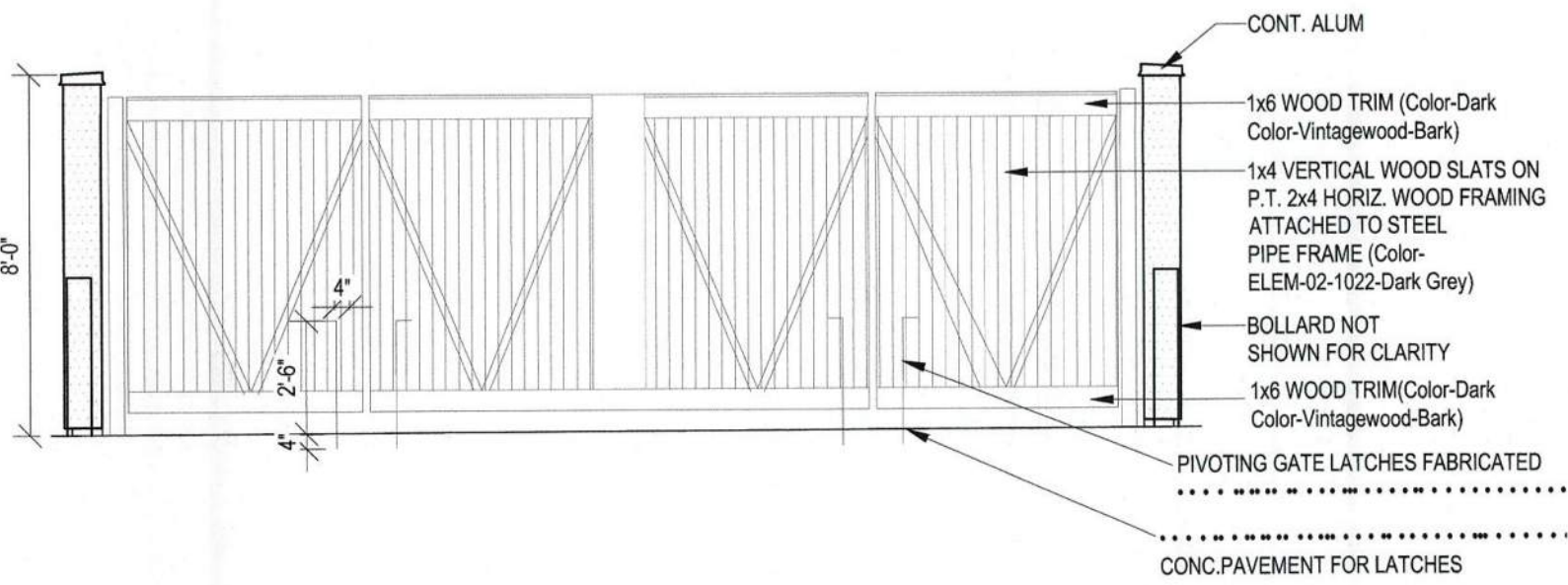
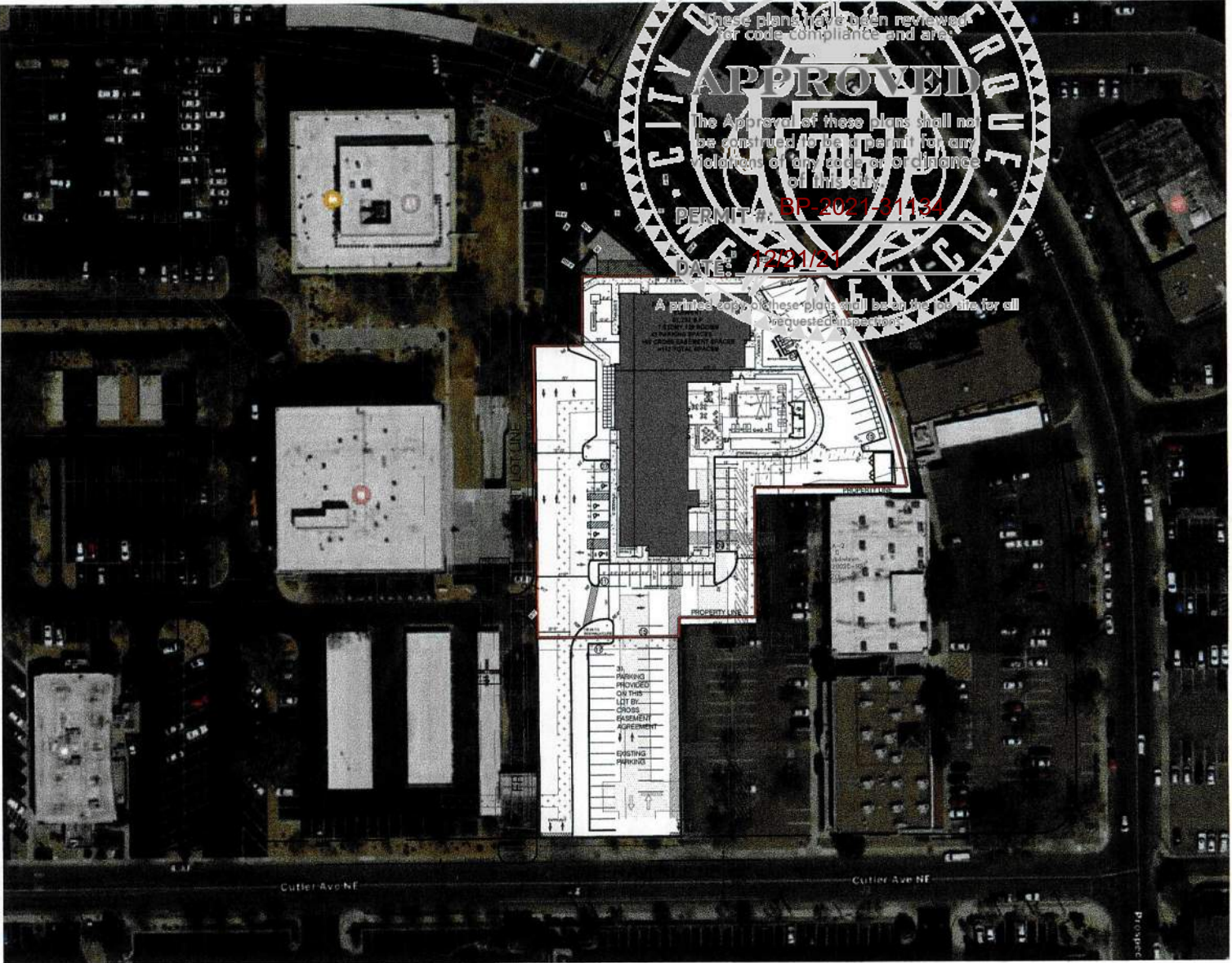
2901 Clint Moore Road, #114 Boca Raton, Florida 33496

Phone: 1.888.901.8008 | Email: info@base-4.com | Website: www.base-4.com

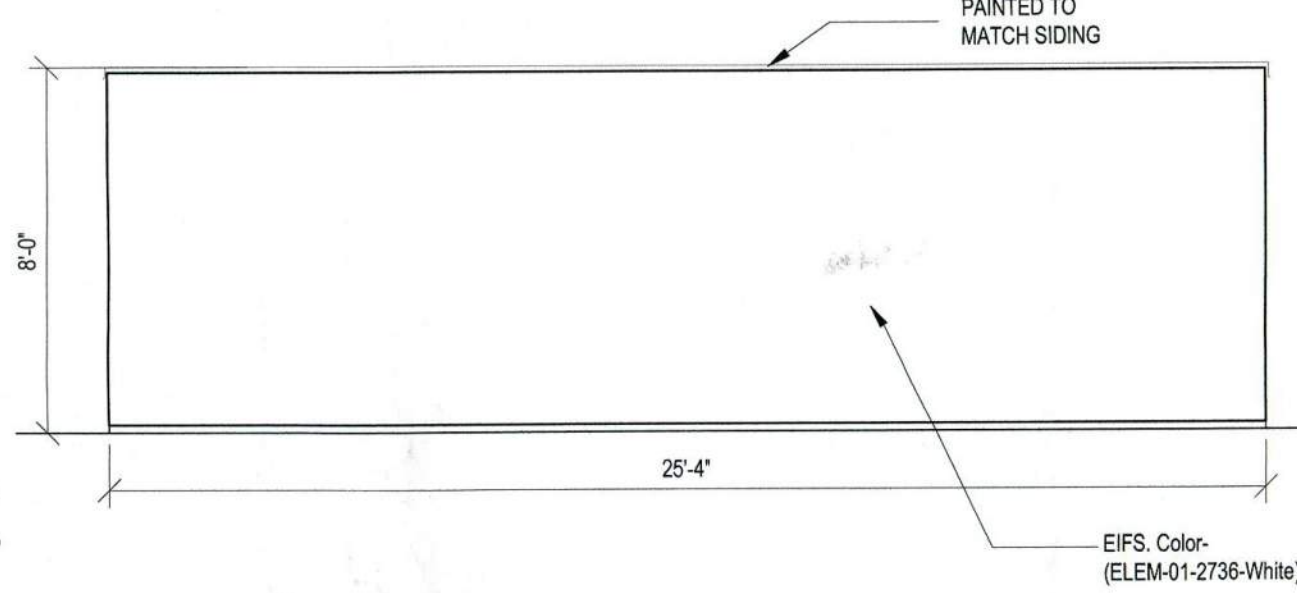
PROJECT NUMBER: _____
Application Number: _____
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.
DRB SITE DEVELOPMENT PLAN APPROVAL:
Traffic Engineering, Transportation Division
Date: 3/13/20
3/11/20
01-22-20
01-22-20
1-22-20
Code Enforcement
Date: 03-13-20
3-13-20
Solid Waste Management
Date: 3-13-20
3-13-20
Environmental Health, if necessary
2/16/2019



LEGEND	
	EXISTING PRIVATE INGRESS EASEMENT WIDTHS (8/14/89, C39-140)
	EXISTING 10' PRIVATE SANITARY SEWER EASEMENT (8/14/89, C39-140)
	EXISTING 10' PRIVATE WATERLINE EASEMENT (8/14/89, C39-140)
	EXISTING 10' PRIVATE GAS LINE EASEMENT (8/14/89, C39-140)
	EXISTING 10' UNDERGROUND PNM & MST&T EASEMENT (7/3/85, BK. MISC. 245A-929)
	PORTION OF ORIGINAL EASEMENT RELEASED BY PNM (2/2/87, BK. MISC. 447A, PG.819) AND RETAINED BY TELEPHONE COMPANY.



TRASH ENCLOSURE FRONT ELEVATION



TRASH ENCLOSURE SIDE AND REAR ELEVATION

ROOM MATRIX										
ROOM TYPE	1ST	2ND	3RD	4TH	5TH	6TH	TOTAL	%		NO. OF BEDS
STANDARD KING	0	5	7	7	7	6	32	25%	68%	32
STANDARD KING ACC.	0	0	0	0	0	1	1	1%		1
STANDARD KING CONN.	0	5	5	5	5	5	25	20%		25
COMMONS KING A	0	0	0	0	3	3	6	5%		6
COMMONS KING B	0	0	0	0	0	1	1	1%		1
ACCESSIBLE COMMONS KING	0	0	0	0	1	0	1	1%		1
STUDIO KING	0	3	4	4	4	4	19	15%		19
STUDIO KING ACC.	0	1	0	0	0	0	1	1%		1
STUDIO QUEEN QUEEN SHOWER	1	3	4	3	0	0	11	9%		22
STUDIO QUEEN QUEEN TUB	1	1	1	1	1	1	6	5%		12
COSTUM STUDIO QUEEN QUEEN TUB	1	1	1	1	1	1	6	5%	32%	12
ACC.STUDIO QUEEN QUEEN	1	0	0	1	0	0	2	2%		4
ONE BEDROOM	0	1	0	1	1	1	4	3%		4
ONE BEDROOM CONN.	0	1	1	1	1	1	5	4%		5
ACC.ONE BEDROOM	0	0	1	0	0	0	1	1%		1
CONFERENCE SUITE	0	0	1	1	1	1	4	3%		4
ACC. CONFERENCE SUITE	0	1	0	0	0	0	1	1%		1
GRAND TOTAL	4	22	25	25	25	25	126	100%	100%	151

PARKING MATRIX		
PARKING TYPE	REQUIRED	PROVIDED
ACCES. PARKING SPACE	4	4
VAN PARKING SPACE	1	1
STAND. PARKING SPACE	121	103
MEETING ROOM PARKING SPACE	11	0
RESTAURANT PARKING SPACE	7	0
EMPLOYEE PARKING SPACE	0	0
MOTO PARKING	4	4
TOTAL PARKING SPACES	104*	112
BYCYCLE PARKING	4	8
NOTE: *30% Reduction for proximity to transit		

SHOWER FIXTURE TYPE MATRIX		
SHOWER	TUB	ACC. TUB
107	12	0
85%	10%	0%
ACC. ROLL IN SHOWER	2	2
TRANSFER SHOWER	5	4
TOTAL	126	100%

FLOOR AREA (SF)	
1ST LEVEL FLOOR PLAN	15,224
2ND LEVEL FLOOR PLAN	14,342
3RD LEVEL FLOOR PLAN	14,342
4TH LEVEL FLOOR PLAN	14,342
5TH LEVEL FLOOR PLAN	14,342
6TH LEVEL FLOOR PLAN	14,342
7TH LEVEL FLOOR PLAN	4,298
TOTAL	91,232

ZONING ANALYSIS		
REQUIREMENT	ZONING	COMPLIANCE
AHJ	Albuquerque, NM	
SITE ZONING	MX-H - mixed use	
HOTEL USE ALLOWED	permitted by right;	Y
MAX BUILDING HEIGHT	75' with exception	Y
FAR	No requirements found;	NA
# OF PARKING STALLS REQUIRED	1/1000 net square feet	Y
SIZE OF PARKING STALLS REQUIRED	8.5 feet by 18 feet	Y
DRIVE AISLE SIZE REQUIRED	No requirements found;	Y
IMPERVIOUS AREA	No requirements found;	NA
MAX PARKING IN ROW	No requirements found;	NA
LOADING ZONES	No requirements found;	NA
FIRE ACCESS REQUIREMENTS	TBD	TBD
SETBACKS	1) FRONT	No requirements found;
	2) SIDE	No requirements found;
	3) REAR	No requirements found;
	4) PARKING	Front 10 feet/side 6 feet buffer
ADDITIONAL NOTES		



BASE4
2901 CLINT MOORE ROAD #114
BOCA RATON, FLORIDA 33496
www.base-4.com



Owner:



ALLEN SIGMON REAL ESTATE GROUP
9201 MONTGOMERY BLVD., NE BLDG 1
ALBUQUERQUE, NM 87111



ELEMENT
ALBUQUERQUE, NM

No.	ISSUE DATE	PROJECT STATUS

DATE	2020.01.17
DRAWN BY	SG
CHECKED BY	DH
SCALE	AS NOTED
PROJECT NO.	B4 - 176 - 1901
SHEET NAME	

SITE PLAN

DRAWING NO.

A1.1



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 16560
LAS CRUCES, NM 88004
575-644-0250

REVISIONS			
NO.	BY	DATE	REMARKS

SHEET INFO			
DSBY		XX	
DRAWN		CHECKED	NM
APPROVED	DPA	LAST EDIT	XXXX-2023
PLOT DATE	XX-XX-2023	SUBMITAL	07-17-2023

ELEMENT HOTEL CITY, COUNTY, NEW MEXICO		ELEMNT HOTEL ORTHO	SCALE 1"=40'
PROJECT NUMBER XXXX-XXX	DRAWING FILE NAME		



1 OF 1

SHEET NUMBER

ELEMENT HOTEL
CITY, COUNTY, NEW MEXICO

PROJECT NUMBER
XXXX-XXX

ELEMENT HOTEL ORTHO

DRAWING FILE NAME

SCALE
1"=40'

NO.

BY

DATE

REMARKS

SHEET INFO

NO.

BY

DATE

REMARKS

CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 16560
LAS CRUCES, NM 88004
575-644-0250

CST