

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 22, 2024

Prakash Sundaram
Total Management Systems
4239 Balloon Park Rd. NE
Suite A
Albuquerque, NM 87109

Re: Element Hotel
2440 Louisiana Blvd. NE
Request for Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 1-17-2020 (H19D087)
Certification dated 7/16/2024

Dear Ms. Sundaram,

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based solely upon the information provided in your certification received 7/18/2024, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy. 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. The Permanent Certificate of Occupancy will be issued after Transportation performs a site visit and confirms all Transportation related construction is completed per the plans.

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Sincerely,

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

\ea 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

LOT
6-A-1-A,
BLOCK
C
LOUISIANA
SUBDIVISION
FILED:
DECEMBER
13,
1995
VOL.
95C,
FOL.0
444

38 PARKING +
LOADING ZONE
PROVIDED ON THIS
LOT BY CROSS
EASEMENT
AGREEMENT

PROPOSED BUILDING
ELEMENT
91,232 S.F.
7 STORY, 126 ROOMS
43 PARKING SPACES
+69 CROSS EASEMENT SPACES
=112 TOTAL SPACES

Lot 6-A-1-B Block C
Louisiana Subdivision
(12/13/1995,
95C-444)

Lot 7-A-2
Block C
Louisiana Subdivision
(3/18/2002, 2002C-92)

CUTLER AVENUE NE

1"=30'-0"

30 60

8'-0"

2'-6"

4'-0"

CONT. ALUM

1x6 WOOD TRIM (Color-Dark Color-VintageWood-Bark)

1x4 VERTICAL WOOD SLATS ON P.T. 2x4 HORIZ. WOOD FRAMING ATTACHED TO STEEL PIPE FRAME (Color-ELEM-02-1022-Dark Grey)

BOLLARD NOT SHOWN FOR CLARITY

1x6 WOOD TRIM (Color-Dark Color-VintageWood-Bark)

PIVOTING GATE LATCHES FABRICATED

CONC. PAVEMENT FOR LATCHES

8'-0"

25'-4"

EIFS, Color- (ELEM-01-2738-WH)

RETAINER CLIP. PAINTED TO MATCH SIDING



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			FLOOR AREA (SF)	
SHOWER	107	85%	1ST LEVEL FLOOR PLAN	15,224
TUB	12	10%	2ND LEVEL FLOOR PLAN	14,342
ACC. TUB	0	0%	3RD LEVEL FLOOR PLAN	14,342
ACC. ROLL IN SHOWER	2	2%	4TH LEVEL FLOOR PLAN	14,342
TRANSFER SHOWER	5	4%	5TH LEVEL FLOOR PLAN	14,342
TOTAL	126	100%	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;	NA
	2) SIDE	No requirements found;	NA
	3) REAR	No requirements found;	NA
	4) PARKING	Front 10 feet/side 6 feet buffer	Y
ADDITIONAL NOTES			



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

REVISIONS			REMARKS	
NO.	BY	DATE		



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



1 OF 1

SHEET NUMBER

ELEMENT HOTEL
CITY, COUNTY, NEW MEXICO

PROJECT NUMBER
XXXX-XXX

ELEMENT HOTEL ORTHO

DRAWING FILE NAME

SCALE
1"=40'

SHEET INFO

DSBY

DRAWN

CHECKED

APPROVED

LAST EDIT

PLOT DATE

SUBMITAL

XX

NM

DPA

XXXX-2023

XXXX-2023

07-17-2023

REVISIONS

NO.

BY

DATE

REMARKS

CST

CONSTRUCTION SURVEY TECHNOLOGIES, INC

PO BOX 16560

LAS CRUCES, NM 88004

575-644-0250