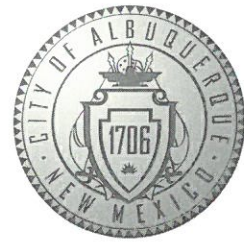


CITY OF ALBUQUERQUE



January 25, 2018

Rupal S. Engineer, R.A.
Design Plus, LLC
2415 Princeton Dr. NE Suite E
Albuquerque, NM 87107

Re: El Vado Renovation Phase 1, 2500 Central Ave. SW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 12-13-16 (J12D028)
Certification dated 1-19-18

Dear Mr. Engineer,

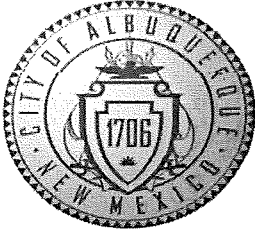
Based upon the information provided in your submittal received 1-23-18, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

MA/LP via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: El Vado Renovation Building Permit #: BP 2017-03035 Hydrology File #: _____
DRB#: 16AA-10044 Proj #: 1009542 EPC#: 15EPC-40077 & 40078 Work Order#: _____
Legal Description: Tract A Part of Tract B A Tract in City Addition (Replat of lots 8A-1A, 8A-2A & 8A-3 Block 6, ...)
City Address: 2500 (2510) Central Avenue SW

Applicant: Design Plus LLC (for owner - El Vado Palindrome, LLP) Contact: Rupal Engineer
Address: 2415 Princeton Drive NE, Suite E, Albuquerque NM 87107
Phone#: 505 843-7587 Fax#: _____ E-mail: Rupal@DesignPlusabq.com

Other Contact: Pacificap Construction LLC Contact: Jason Rennaker
Address: 4528 Carlisle Blvd NE, Albuquerque, NM 87109
Phone#: 503 752-1394 Fax#: _____ E-mail: JRennaker@pacificap.com

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL Temp C.O.
☐ 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

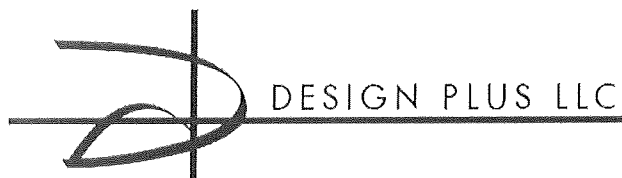
PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

OTHER (SPECIFY) _____

DATE SUBMITTED: 1/19/18 By: [Signature]

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



2415 Princeton Dr. NE Suite E
Albuquerque, NM 87107
Voice 505.843.7587
www.designplusabq.com

January 19, 2018

Racquel M. Michel, P.E.
City of Albuquerque Traffic Engineer, Planning Department
Development Review Services
600 2nd Street N.W.
Albuquerque, New Mexico 87102

Re: Traffic Circulation Layout Engineer's Certification
El Vado Motel Redevelopment – 2510 Central Avenue S.W.
Building Permit No. BP-2017-03035

Dear Ms. Michel:

Enclosed for your review is the approved Site Plan for Building Permit (Sheets SDP-1.1 R 2 and SDP-1.2 R 2) with Architect Stamp dated May 3, 2016 and Final Approval dated December 13, 2016.

A few items noted during our site visit on January 11, 2018 are identified on updated Sheet SDP-1.2 R 2 with changes dated January 19, 2018:

1. Addition of a step and one short ramp in the northeast corner of El Vado Motel property (Southwest intersection of Central Avenue and main driveway into the property (formerly New York Avenue).
2. Revised planter configuration to accommodate ramp and step mentioned in Item 1 above.
3. Sitework completed as part of Phase 1 of the El Vado Motel Redevelopment is indicated by shaded area. All vehicular access to the El Vado Motel site is from North (shared entry driveway, formerly New York Avenue) which is completed as part of Casa Grande (SDP-1.1 R2).

Given the above information and a site visit on January 11, 2018, it is our belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the DRB Approved Site Plan for Phase 1 of El Vado Motel Renovation.

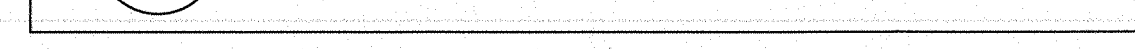
Your review and approval is requested for a **Temporary Certificate of Occupancy** for this phase (Building Permit No. BP-2017-03035). We appreciate your time and consideration. If you have questions or require additional information, please contact me at the office number above or my cell: 505 228-7418.

Sincerely,

Rupal S. Engineer, R.A.
Principal-in-Charge
Design Plus, LLC

Enclosures: Sheet SDP-1.1 R 2
Sheet SDP-1.2 R 2 updated 01-19-2018

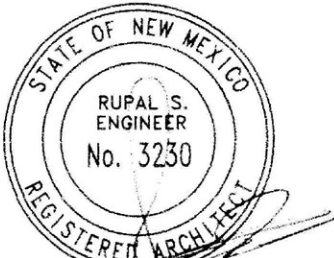
1 OF 15



TRAFFIC CIRCULATION LAYOUT CERTIFICATION:

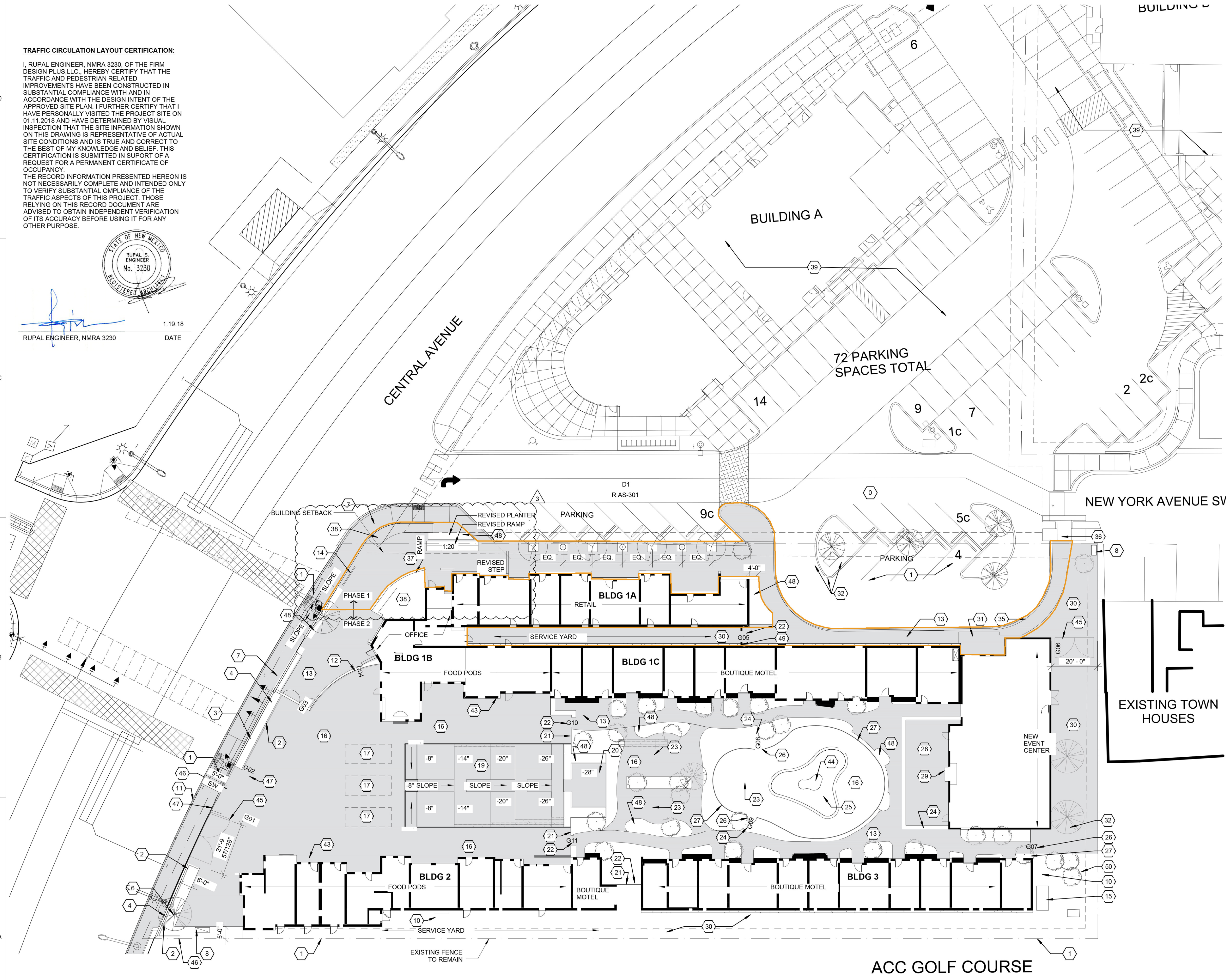
I, RUPAL ENGINEER, NMRA 3230, OF THE FIRM DESIGN PLUS, LLC, HEREBY CERTIFY THAT THE TRAFFIC AND PEDESTRIAN RELATED IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 01/11/2018 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SITE INFORMATION SHOWN ON THIS DRAWING 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 PERMANENT CERTIFICATE OF OCCUPANCY.

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 THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



RUPAL ENGINEER, NMRA 3230

DATE 1.19.18



GENERAL NOTES

A. REFER TO SHEET Shell A-602 FOR GATE SCHEDULE AND SHEET AS-501 FOR GATE DETAILS.

SHEET KEYED NOTES

- 0 REFER TO CASA GRANDE SITE PLAN FOR PARKING AREA DETAILS
- 1 PROPERTY LINE
- 2 30" HIGH METAL RAIL WITH 6" X 12" WIRE MESH
- 3 RESTORED 'EL VADO' NEON SIGN (S1) AND MONUMENT SIGN (S2). REFER TO SIGN SCHEDULE AND ELEVATIONS ON SHEET AS-501
- 4 PAINTED CMU HEADER WALL TO MATCH EXISTING. 20" H +/- FROM EXISTING SIDEWALK LEVEL
- 6 LANDSCAPE BUFFER AROUND NEW UTILITY BOXES
- 7 NEW CITY SIDEWALK - WORK WILL BE PERFORMED BY THE CITY OF ALBUQUERQUE
- 8 NEW UTILITY INFRASTRUCTURE: BACK FLOW PREVENTER
- 10 30" WIDE X 6' X 6" HVAC CONDENSING UNIT
- 11 NEW MOUNTABLE CURB AT RELOCATED DRIVE PAD. WORK TO BE DONE BY CITY OF ALBUQUERQUE. REFER TO CIVIL DRAWINGS
- 12 NEW 4TH MOVEABLE METAL FENCE AND GATES.
- 13 NEW CONCRETE PAVING PER CIVIL DRAWINGS
- 14 NEW BIKE RACK, 8'-6" LONG.
- 15 4'X10' AREAS FOR POOL EQUIPMENT
- 16 NEW DECORATIVE CONCRETE PAVING; PAVING SECTION PER CIVIL DRAWINGS
- 17 LOCATION FOR "CLASSIC CARS" FEATURE
- 19 NEW STEP-DOWN CONCRETE PAVED PLAZA (2,479 SF) PLAZA AND RAMPS DO NOT REQUIRE HANDRAILS AND GUARD RAILS AS THEY ARE 1:20 SLOPE
- 20 COMBINATION 8-10" HIGH PLANTER AND FOUNTAIN
- 21 6' HIGH METAL FENCE /RAIL WITH 6" X 12" WIRE MESH. REFER TO DETAIL A1/A-501
- 22 NEW 6H X 4W DECORATIVE METAL GATE TO MATCH FENCE PER KEYNOTE 21.
- 23 PORTABLE FIRE PITS BY OWNER
- 24 ACCENT PAVING WITH PATTERNS, 4" THICK MIN
- 25 32" DEEP, HEATED SOAKING POOL
- 26 6' HIGH DECORATIVE METAL GATE WITH SELF-CLOSING SPRING HINGES
- 27 6' HIGH "GREEN "SCREEN" FENCE WITH CLIMBING VINES.
- 28 DECORATIVE CONCRETE PAVING/PAVERS WITHIN THE BOUNDARY OF ACCENT PAVING (KEYED NOTE 24)
- 29 INDOOR/OUTDOOR FIREPLACE.
- 30 NEW CONCRETE/ASPHALT PAVING PER CIVIL DRAWINGS
- 31 PORTAL OVERHANG ABOVE
- 32 4" DIAMETERX4" HIGH STEEL PIPE BALL AND PAINT SAFETY YELLOW
- 35 MOUNTABLE CURB 20"W TO PROVIDE VEHICULAR ACCESS TO EVENT CENTER SERVICE AREA PER CIVIL DRAWINGS
- 36 EXISTING PEDESTRIAN RAMP/SIDEWALK AT NEW YORK AVE.
- 37 NEW PAINTED CMU WALL TO MATCH PROFILE OF EXISTING. HEIGHT VARIES FROM 1'-8" TO 2'6" HIGH
- 38 NEW PLANTER
- 39 CASA GRANDE SITE SHOWN FOR CONTEXT ONLY. NOT IN SCOPE.
- 43 10"H X 24" BLADE SIGN, MOUNTED PERPENDICULAR TO THE EXISTING BUILDING FACADE WITH INTEGRAL CONCEALED LED LIGHT TAPE IN THE BOTTOM OF 'BLADE' SIGN BRACKET
- 44 PLANTER ISLAND WITH PERIMETER SEATING
- 45 NEW 6'-0" HIGH GATE - WIDTH PER PLAN
- 46 TIE INTO EXISTING FENCE
- 47 30" HIGH X 42" WIDE METAL PEDESTRIAN GATE
- 48 NEW INGROUND LANDSCAPE PLANTER
- 49 NEW STUCCO WALL WITH ARCHED OPENING. MATCH HEIGHT TO TOP OF EXISTING ROOF
- 50 NEW ELECTRICAL TRANSFORMER

LEGEND

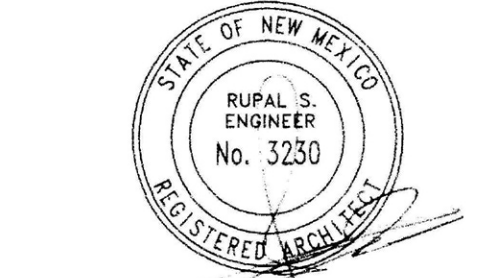
- CONCRETE PAVING PER CIVIL
- NEW POLE MOUNTED FIXTURE
- PEDESTRIAN BOLLARDS

BUILDING USES

BOUTIQUE MOTEL	(7,277 GSF)
FOOD PODS	(4,509 GSF)
OFFICE	(598 GSF)
RETAIL	(2,434 GSF)
NEW EVENT CENTER	(3,056 GSF)

2415 PRINCETON DR. NE, SUITE E
ALBUQUERQUE, NM 87107
505.843.7587
www.designplusabq.com

ARCHITECT



DATE: 01/19/2018

ENGINEER

SDP
FOR
BUILDING
PERMIT
NOVEMBER 29, 2016
PROJECT

EL VADO RENOVATION & CASA GRANDE
2510, 2424, AND 2400 CENTRAL AVENUE SW
ALBUQUERQUE, NM

REVISIONS		
1	08/18/2016	PLANNING REVIEW
2	11/29/2016	
3	01/19/2018	TCL CERTIFICATION
4		

DRAWN BY DO, LS, CA
REVIEWED BY RE
DATE 11/08/2016
PROJECT NO. 15-0147
DRAWING NAME

ENLARGED SITE
PLAN - EL VADO

SHEET NO.
SDP-1.2R2
OF

1 SITE PLAN - EL VADO
1" = 20'-0"

