

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

October 2, 2023

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

**Re: Monterey Place Apartment**  
**2306-2320 Central Ave. SW**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 03-12-20 (J12-D030)  
Certification dated 09-29-23

Dear Ms. Engineer,

Based upon the information provided in your submittal received 09-28-23, 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, Conditions of releasing the final CO:
  1. Work order (631982) must be completed and accepted by COA.
  2. Plat (project: DRB PR-2019-002331) must be approved/in place.
- Per approved site plan, All wheelchair ramps located within the public right of way must have Truncated Domes.
- The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
- Anchor down the Bike Rack.
- Per site visit, all drive aisles width is 23 ft. please red mark the approved site plan to reflect the change.

Once these corrections are complete, email pictures to [malnajira@cabq.gov](mailto:malnajira@cabq.gov) for release of Final CO.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Marwa Al-najjar', with a long horizontal stroke extending to the right.

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

Ma via: email

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

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



## TRAFFIC CERTIFICATION

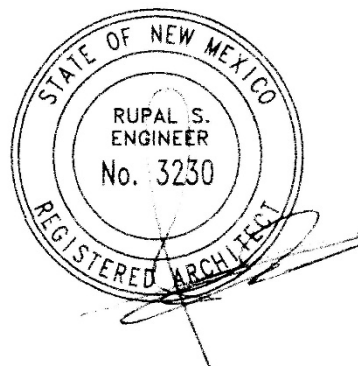
I, Rupal Engineer, NMPE OR NMRA NUMBER 3230, OF THE FIRM Design Plus, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED                     . THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Rupal Engineer OF THE FIRM Design Plus. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 8/17/2023 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.

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

09/29/23  
Date





EXECUTIVE SUMMARY:

MONTEREY PLACE WILL BE A MIXED USED, MULTI FAMILY BUILDING LOCATED AT 2318 CENTRAL AVE SW. THE PROJECT WILL BE 4 STORIES, WITH 42 UNITS (8 LOFTS, 25 X 2-BEDROOM, 9 X 1-BEDROOM).

THE EXISTING SITE HAS 3 BUSINESSES THAT ACCESS OFF OF CENTRAL AVENUE. THERE IS ONE CITY ALLEY ACCESS OFF OF CENTRAL ON THE WEST SIDE OF THE SITE. THE ALLEY AND EAST ACCESS AISLE WILL BE WIDENED TO ACCOMMODATE A 26-FT DRIVE AISLE WHICH WILL CIRCULATE TRAFFIC AROUND THE BUILDING AND PROVIDE ACCESS TO PARKING STALLS. THE EXISTING GRAVEL ALLEY WILL BE IMPROVED AND WIDENED ADJACENT TO THE PROPERTY TO MEET FIRE DEPARTMENT APPARATUS STANDARDS AS WELL AS CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO) STANDARDS. THE EXISTING ALLEY TO THE EAST OF THE SITE WILL BE PAVED TO CLAYTON AVE.

PARKING CALCULATIONS WERE CALCULATED AS FOLLOWS:

OFF-STREET PARKING REQUIREMENTS PER IDO TABLE 5-5-1:

DWELLING, MULTI-FAMILY: UC-MS-PT: 1 SPACE / DU REQUIRED = 42 SPACES

RESTAURANT: UC-MS-PT: 5 SPACES / 1000 GFA REQUIRED = 5 SPACES

RETAIL (BAKERY GOODS OR CONFECTIONARY SHOP): UC-MS-PT: 2.5 SPACES / 1000 GFA REQUIRED = 5 SPACES

TOTAL = 52 SPACES

PARKING ADJUSTMENTS AND CREDITS:

PER IDO TABLE 5-5(C)(5)(c) - A 30% REDUCTION IS ALLOWED FOR TRANSIT STOP LOCATED WITH 1/4-MILE.

(52 SPACES REQUIRED) \* (0.30) = 15 SPACE REDUCTION

TOTAL REQUIRED = 37 SPACES

TOTAL PROVIDED = 42 SPACES

REQUIRED ACCESSIBLE PARKING SPACES:

PER IDO SECTION 5-5(C)(7) ADAAG DETERMINES NUMBER OF ACCESSIBLE SPACES. FOR LOTS WITH 26-50 SPACES

TOTAL ACCESSIBLE SPACES REQUIRED = 2

TOTAL ACCESSIBLE SPACES PROVIDED = 4

TOTAL VAN ACCESSIBLE SPACES PROVIDED = 2

ALLOWANCE FOR COMPACT SPACES PER IDO SECTION 5-5-F(1)(A):

IF THE TOTAL REQUIRED PARKING EXCEEDS 20 SPACES, 25 PERCENT OF THE TOTAL REQUIRED PARKING MAY BE DESIGNED AS COMPACT PARKING SPACES

TOTAL COMPACT SPACES ALLOWED: (37 REQUIRED SPACES)\*(0.25) + 5 EXTRA SPACES PROVIDED = 14 SPACES

TOTAL COMPACT SPACES PROVIDED: 9 SPACES

BICYCLE PARKING REQUIREMENTS PER IDO TABLE 5-5-5:

RESIDENTIAL: 3 SPACES OR 10% OF REQUIRED OFF STREET PARKING SPACES -

WHICHEVER IS GREATER = 4 SPACES

NON-RESIDENTIAL USES NOT LISTED IN TABLE: 3 SPACES OR 10% OF REQUIRED OFF

STREET PARKING SPACES - WHICHEVER IS GREATER = 3 SPACES

TOTAL BICYCLE SPACES REQUIRED: 7 SPACES

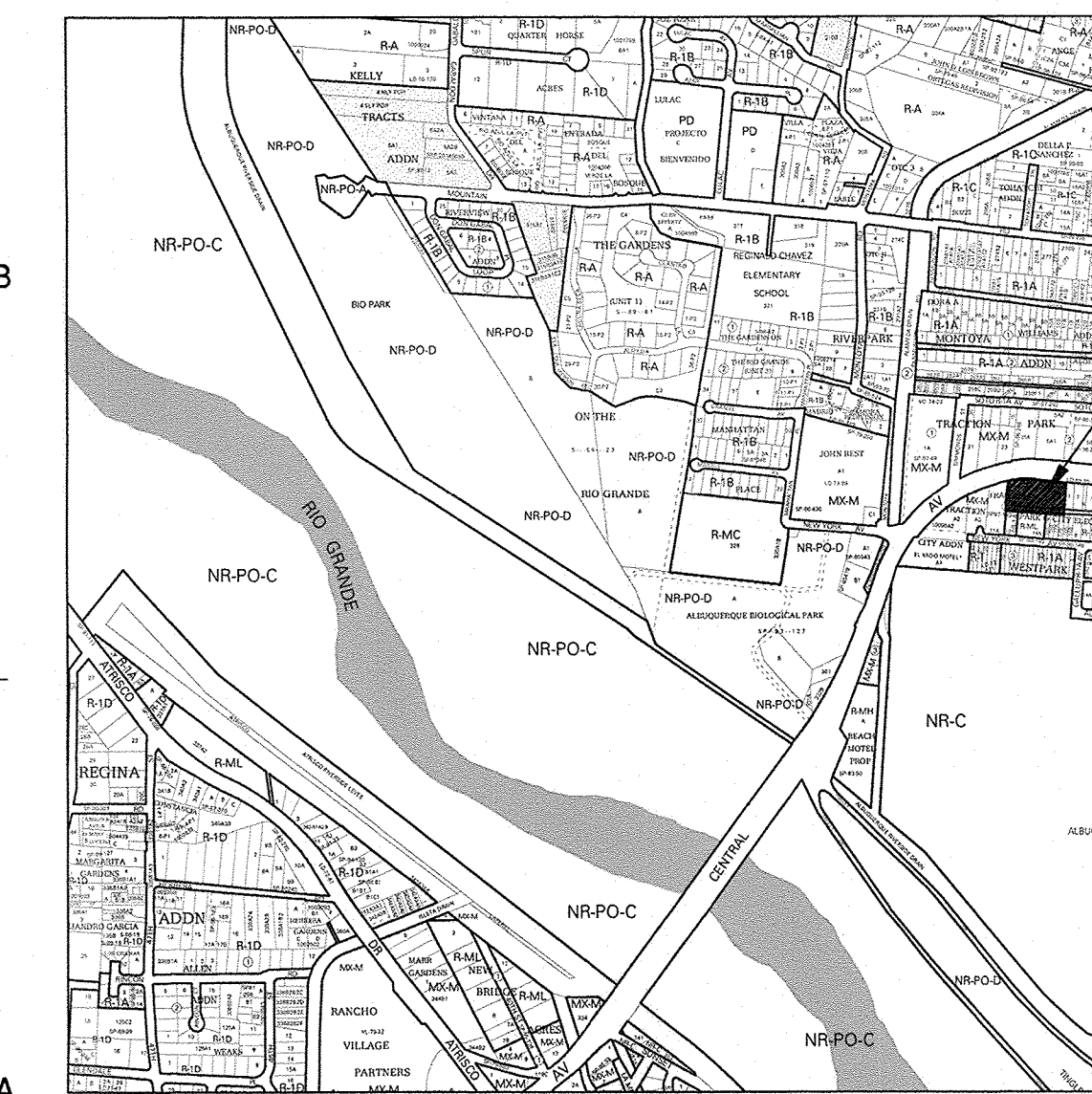
MOTORCYCLE PARKING REQUIREMENTS PER IDO 5-5-D(1):

ALL USES, EXCEPT RESIDENTIAL USES, SHALL PROVIDE OFF-STREET MOTORCYCLE PARKING PER TABLE 5-5-4.

NON-RESIDENTIAL SPACES REQUIRED: 10 SPACES

TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPACE

TOTAL MOTORCYCLE SPACES PROVIDED = 2 SPACES



PROJECT LOCATION

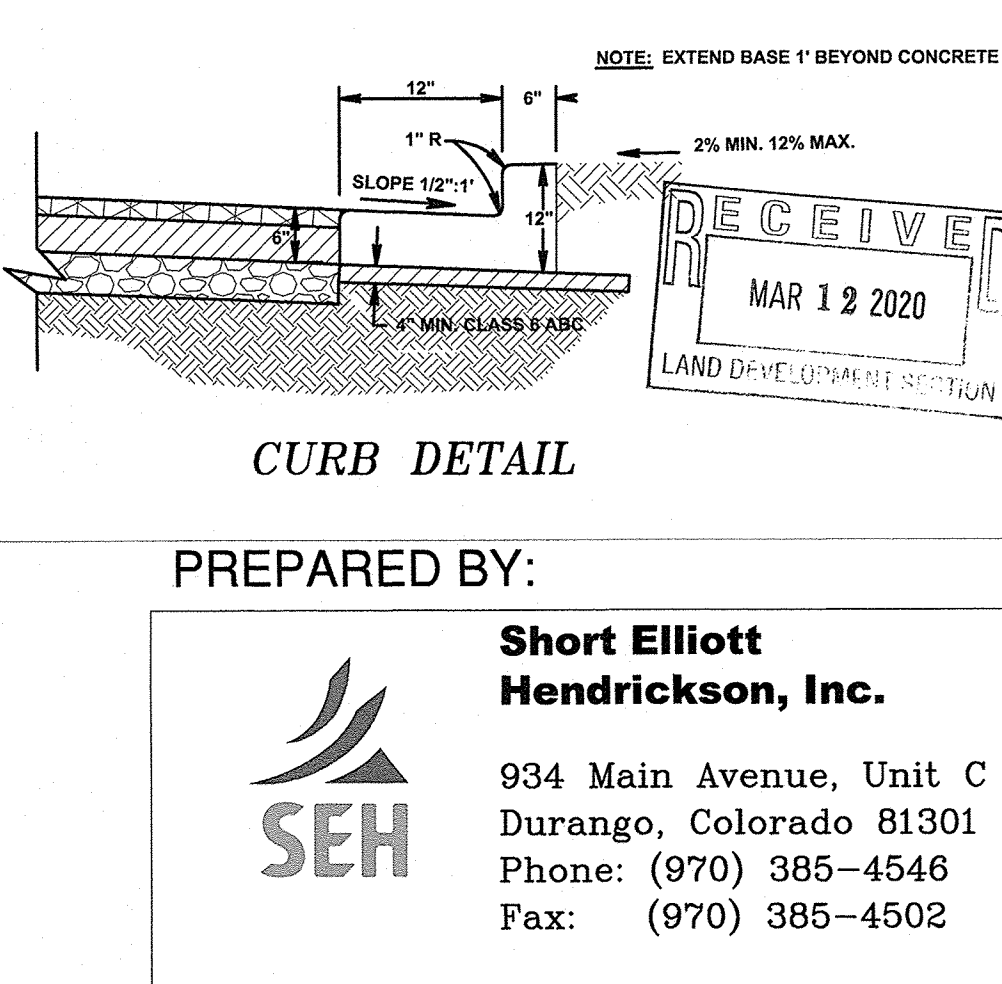
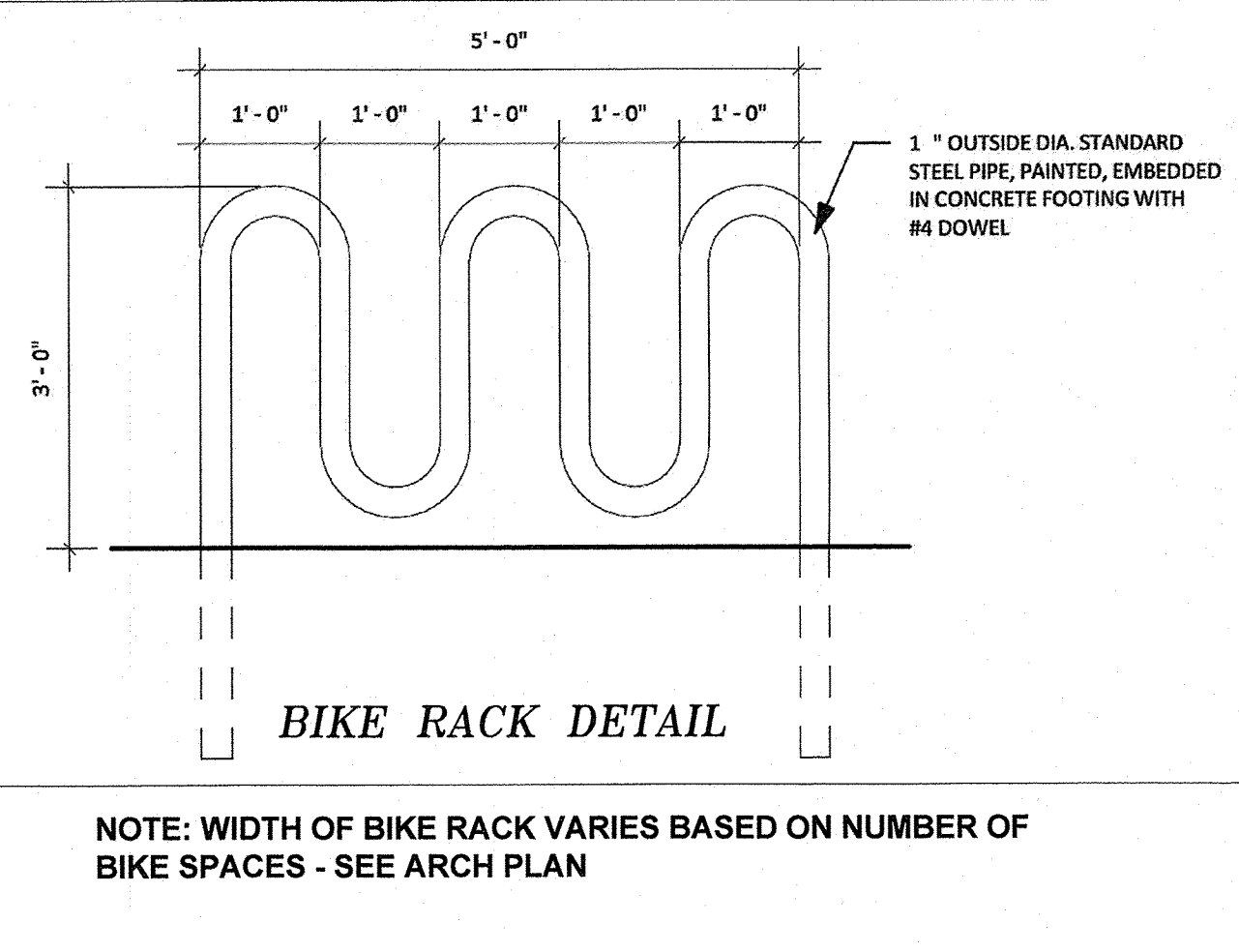
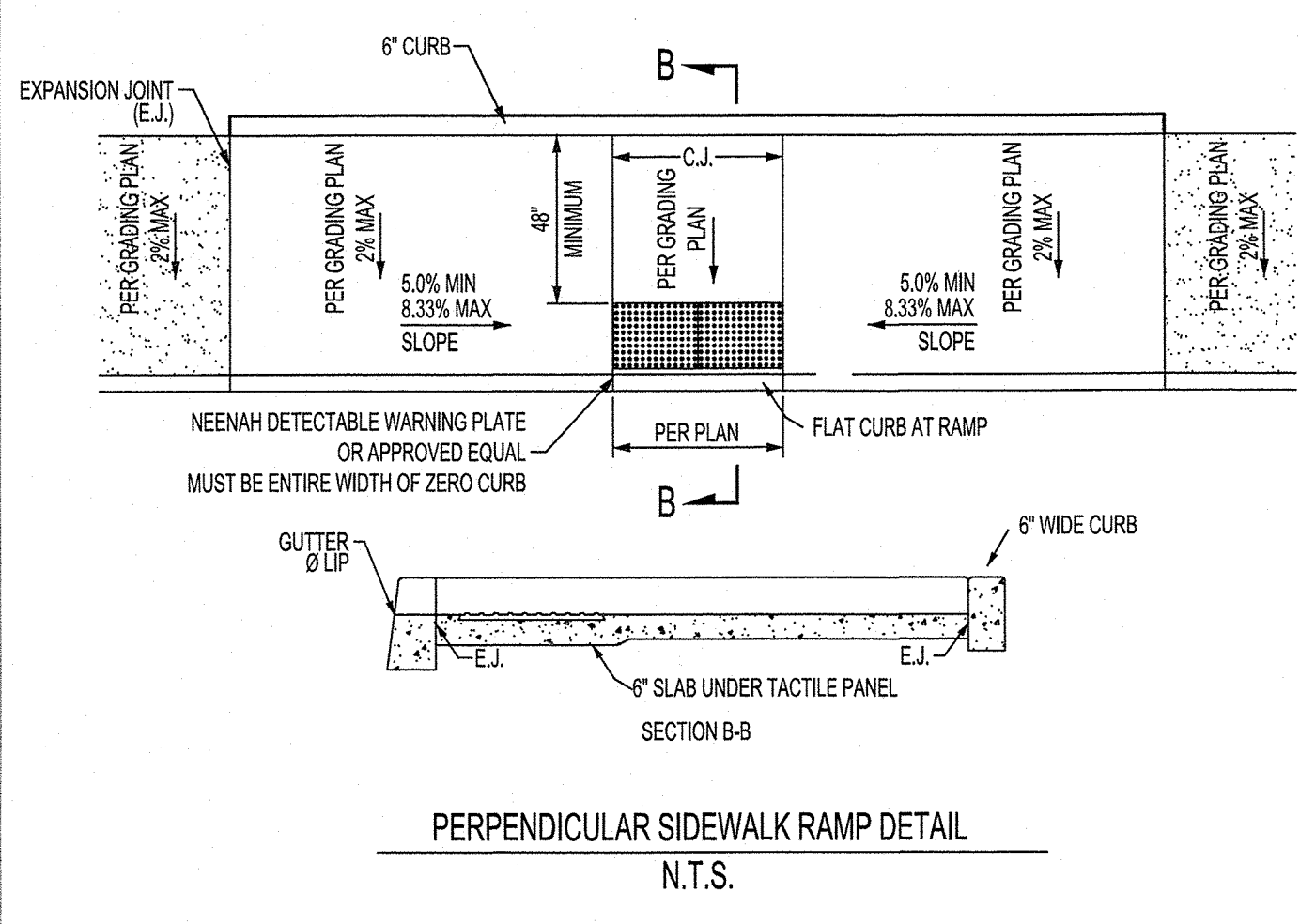
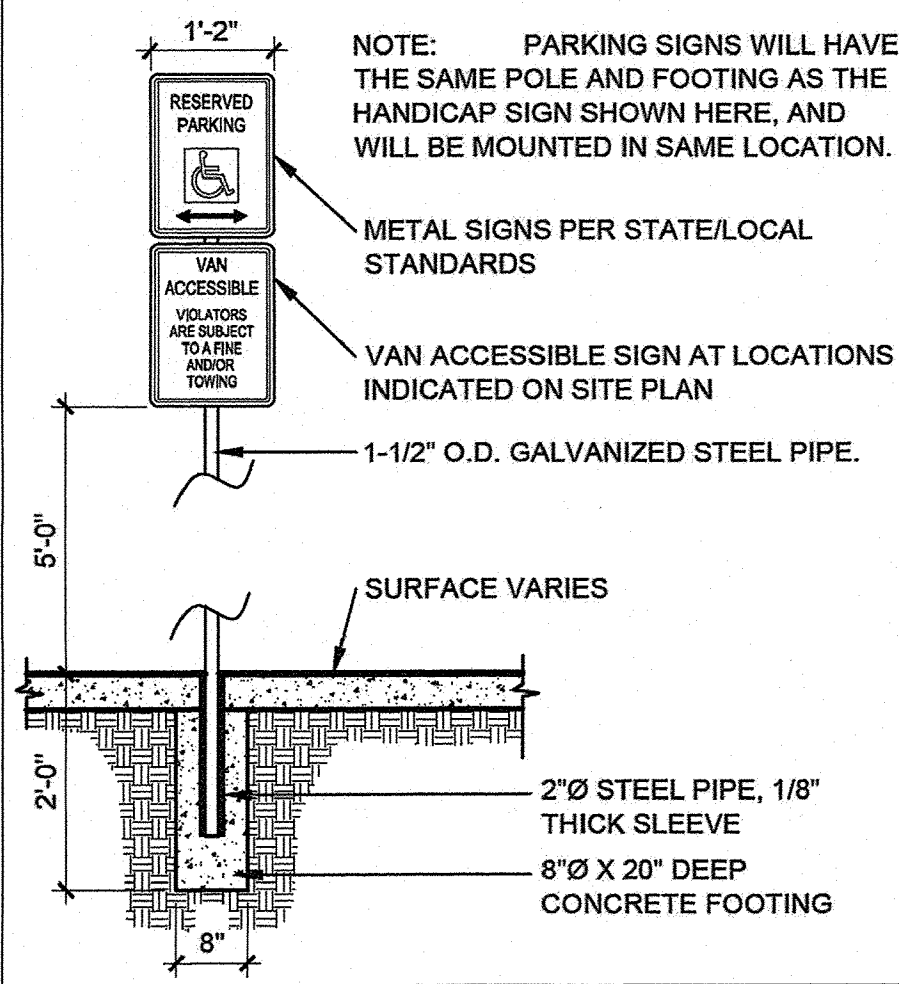
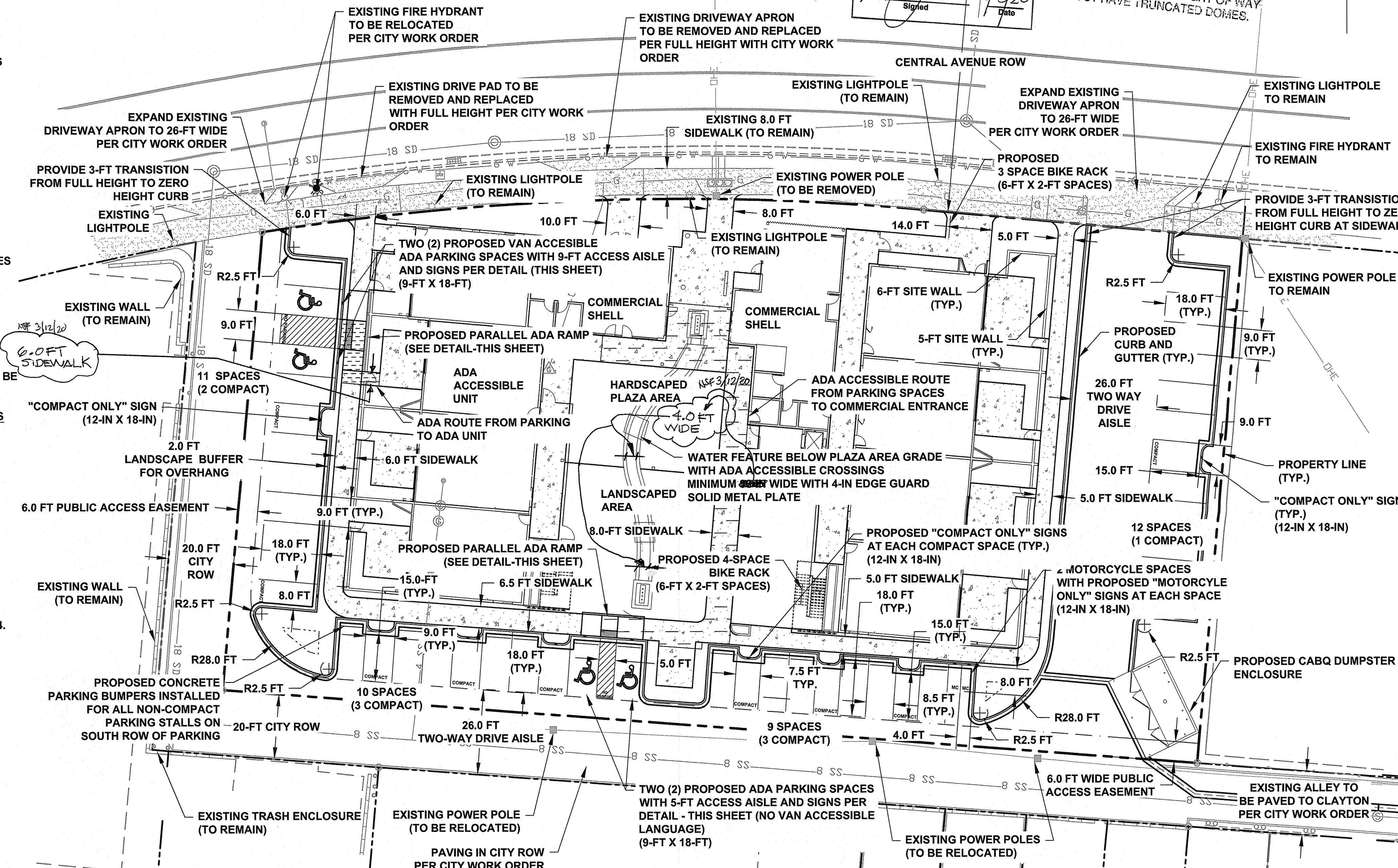
NOTES:

- ALL "NO PARKING", "MC", AND "COMPACT" TEXT SHALL BE IN CAPITAL LETTERS, AT LEAST 1-FT HIGH AND 2-IN WIDE PLACED AT THE REAR OF THE SPACE SO AS TO BE CLOSE TO WHERE A REAR TIRE WOULD BE.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARD DETAILS 2415 AND 2430.
- ALL DRIVE AISLES AND PARKING STALLS SHALL BE PAVED WITH 4-IN HMA ON TOP OF 6-IN A.B.C.
- ALL IMPROVEMENTS LOCATED IN THE PUBLIC RIGHT-OF-WAY MUST BE INCLUDED IN DRC APPROVED PLANS PER CITY PROJECT NUMBER: 631982 AND DRB CASE NUMBER: PR-2019-002331
- ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON THE WORK ORDER.

Condition of C.O. Approval:  
1. Work Order (631982) must be completed and accept by the City of Albuquerque.  
2. Plat (project: DRB PR-2019-002331) must be approved/in place.

TRAFFIC CIRCULATION LAYOUT  
APPROVED  
Signed: [Signature]  
Date: 3/13/20

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



2415 PRINCETON DR. NE, SUITE E  
ALBUQUERQUE, NM 87107  
505.843.7387  
www.designplusllc.com

DESIGN PLUS LLC

MONTEREY PLACE APARTMENTS  
2306-2320 CENTRAL AVE SW

DATE: 03/12/2020

REVISIONS	
4/16	SKETCH PLAT
5/21	MINOR DRB
7/15	DRB RESUBMIT
10/02	FIRST DRC
11/14	G+D RESUB
02/11	TCL SUBMIT
03/12	TCL RESUBMIT

DRAWN BY: HR  
CHECKED BY: PR  
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SHEET TITLE

TRAFFIC CIRCULATION PLAN

C-101