

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

October 13, 2021

Holden D. Rennaker, PE
Short Elliott Hendrickson Inc.
934 Main Ave, Unit C
Durango, CO 81301

Re: Monterey Motel
2402 Central Ave SW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 3-4-20 (J12D032)
Certification dated 10-6-21

Dear Mr. Rennaker,

Based upon the information provided in your submittal received 10-6-21, 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:

- Please add Motorcycle Sign & MC floor markings.

Once these corrections are complete, email pictures showing the changes to epgomez@cabq.gov for release of Final CO.

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

Sincerely,

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

EG via: email
C: CO Clerk, File

MONTEREY MOTEL WILL BE A RENOVATION TO AN EXISTING MOTEL (R-1 USE) BUILDING LOCATED AT 2402 CENTRAL AVE SW. PHASE 1 OF THE PROJECT WILL BE RENOVATING THE TWO EXISTING BUILDINGS WITH 1 STORY AND TOTAL OF 18 UNITS. THE EXISTING LOBBY AREA WILL BE CONVERTED INTO A BAR AREA WITH AN OUTSIDE PATIO AREA. PHASE 2 WILL BE THE CONSTRUCTION OF AN ADDITIONAL BUILDING WITH 18 ADDITIONAL UNITS.

THE EXISTING PARKING LOT SERVES THE TWO EXISTING MOTEL BUILDINGS. THE EXISTING ANGLED PARKING STALLS HAVE SHORT STALL DEPTHS AT 8.7-FT WHERE EVEN COMPACT CARS CURRENTLY STICK OUT INTO THE DRIVE AISLE. THE EXISTING SIDEWALKS TO ACCESS THE MOTEL UNITS ARE AS SMALL AS 1.7-FT WIDE DUE TO LANDSCAPING BARRIERS. CITY OF ABQ CODE STATES IN 5-5(B)(2)(B) THAT BUILDINGS CONSTRUCTED PRIOR TO 1965 DO NOT HAVE TO MEET MINIMUM OFF-STREET PARKING REQUIREMENTS EXCEPT TO SATISFY ADA. MONTEREY MOTEL WAS CONSTRUCTED PRIOR TO 1965 SO THIS APPLIES TO THE PROJECT. THE BUILDING IS NOT BEING EXPANDED BY MORE THAN 200 SQUARE FEET AND ADA SPACES ARE BEING PROVIDED. PARKING IS BEING PROVIDED TO THE MAXIMUM EXTENT POSSIBLE.

THE PROJECT HAS TRAFFIC ENTERING THE SITE FROM CENTRAL AVE THROUGH A ONE WAY DRIVE AISLE AND EXITING THE SITE ONTO NEW YORK AVENUE. THE PROPOSED PARKING LOT MEETS CITY STANDARDS FOR TOTAL SPACES REQUIRED AND THE REQUIRED DEPTHS AND WIDTHS FOR 75° ANGLED STALLS. THE SITE ALSO PROVIDES ADEQUATE SIDEWALK WIDTHS ALONG THE MOTEL UNITS. THE PROPOSED 20-FT DRIVE AISLE IS 2-FT LESS THAN THE REQUIRED WIDTH FOR 75° ANGLED STALLS BASED ON THE DESIGN CONSTRAINTS PRESENTED BY THE SPACING OF THE EXISTING BUILDINGS AND THE NEED TO PROVIDE ADEQUATE SIDEWALK WIDTH. THE DESIGN TEAM REQUESTS THAT THIS APPROACH BE CONSIDERED ACCEPTABLE AS THE DRIVE AISLE PROVIDES THE MINIMUM FIRE APPARATUS WIDTH (20-FT) AND ONLY HAS PARKING ON ONE SIDE OF THE DRIVE AISLE. THERE WILL BE NO ADDITIONAL RISK OF CARS BACKING INTO OTHER CARS WITH THE 2-FT REDUCED WIDTH DRIVE AISLE.

PHASE 1 HOTEL OR MOTEL: UC-MS-PT: 2 SPACES / 3 GUEST ROOMS REQUIRED (18 GUEST ROOMS) = 12 SPACES
PHASE 2 HOTEL OR MOTEL: UC-MS-PT: 2 SPACES / 3 GUEST ROOMS REQUIRED (18 GUEST ROOMS) = 12 SPACES
PHASE 1 BAR: UC-MS-PT: 5 SPACES / 1000 GFA (600 GFA) = 3 SPACES

PER IDO TABLE 5-5(C)(5)(c) - A 30% REDUCTION IS ALLOWED FOR TRANSIT STOP LOCATED WITH 1/4-MILE.
(27 SPACES REQUIRED) * (0.30) = 8 SPACE REDUCTION

TOTAL PROVIDED = 22 SPACES

PER IDO SECTION 5-5(C)(7) ADAAG DETERMINES NUMBER OF ACCESIBLE SPACES. FOR LOTS WITH 1-25 SPACES

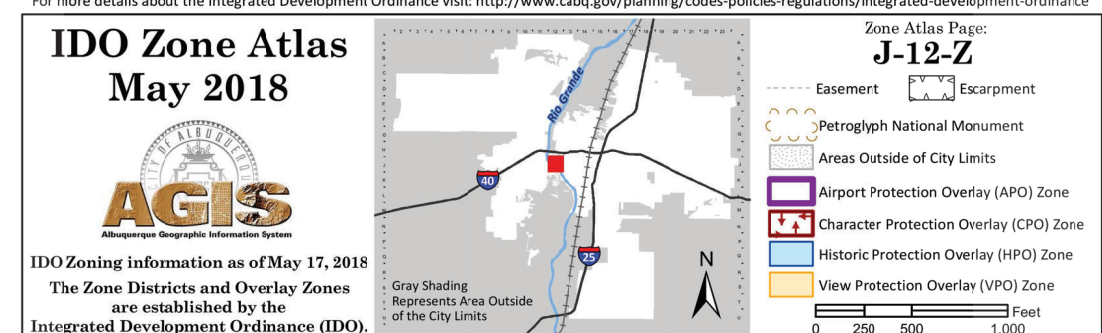
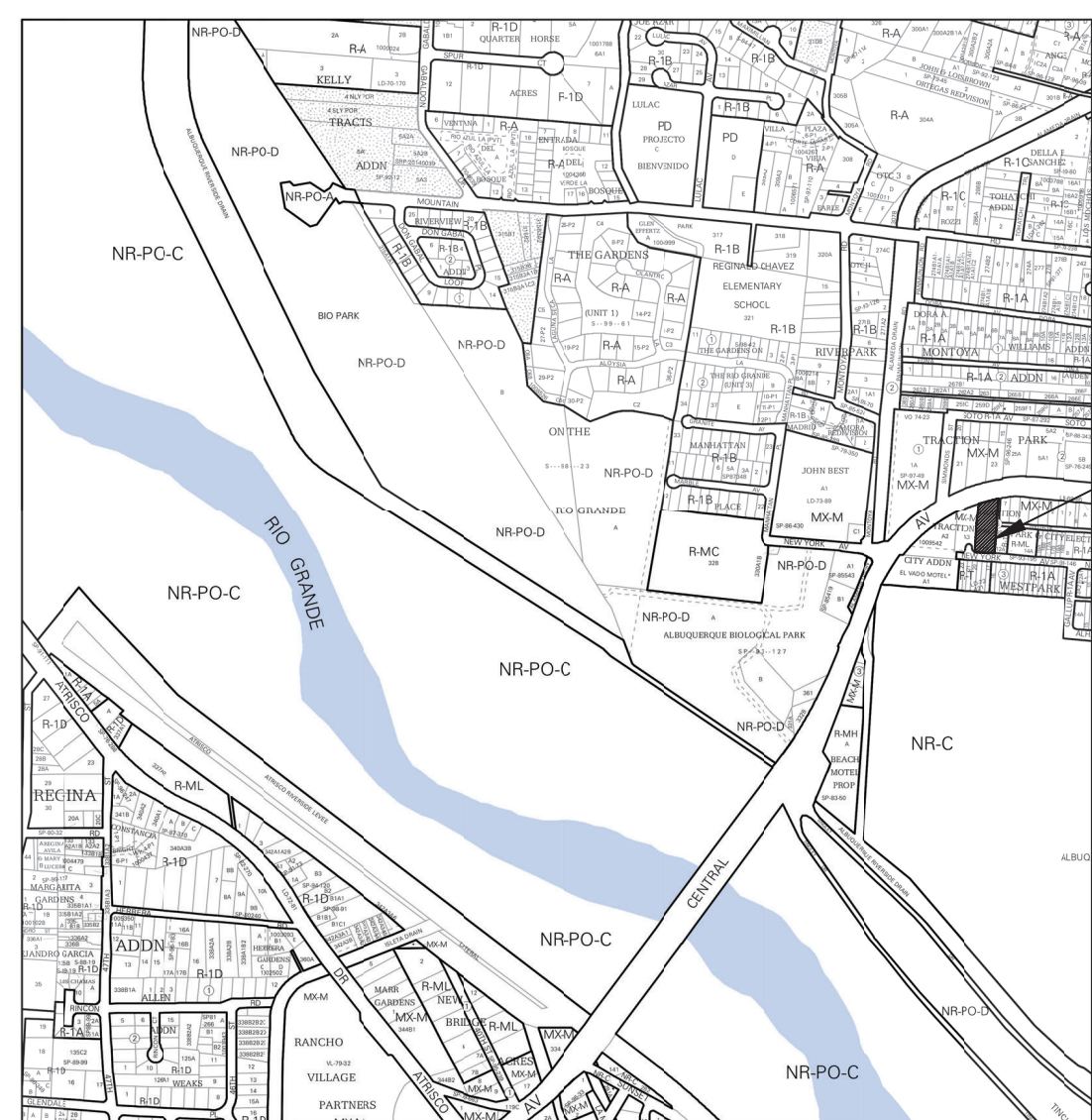
TOTAL ACCESSIBLE SPACES PROVIDED = 2

TOTAL VAN ACCESSIBLE SPACES PROVIDED = 2

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: (25%) * (20 SPACES) + 2 EXCESS SPACE = 7 SPACES

TOTAL COMPACT SPACES PROVIDED: 6 SPACES



1-2"

RESERVED PARKING

HANDICAPPED

VAN ACCESSIBLE

VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING

5'-0"

1-1/2" O.D. GALVANIZED STEEL PIPE

SURFACE VARIES

2'-0"

2"Ø STEEL PIPE, 1/8" THICK SLEEVE

8"Ø X 20" DEEP CONCRETE FOOTING

8"

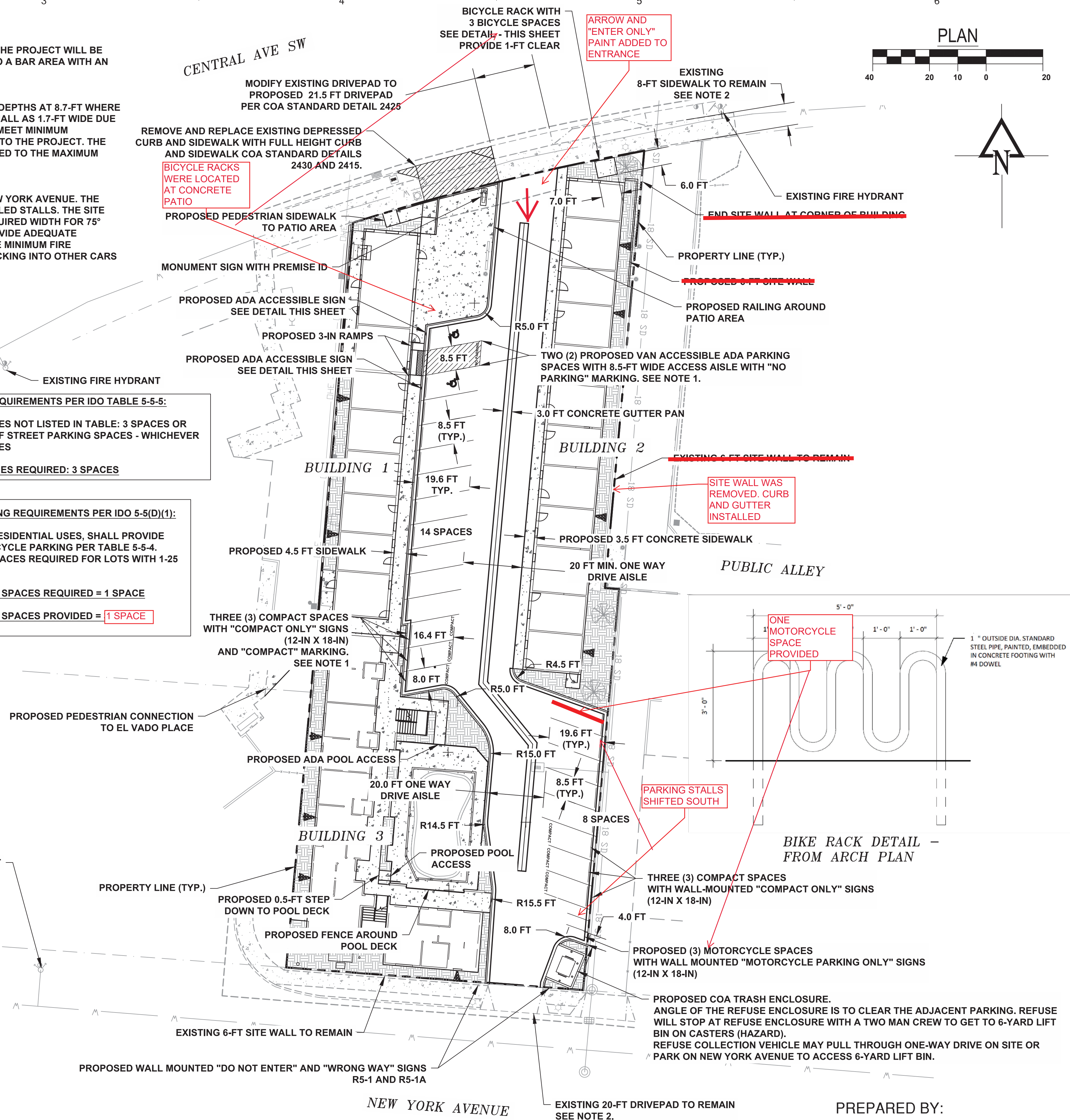
NOTE: PARKING SIGNS WILL HAVE THE SAME POLE AND FOOTING AS THE HANDICAP SIGN SHOWN HERE, AND WILL BE MOUNTED IN SAME LOCATION.

METAL SIGNS PER STATE/LOCAL STANDARDS

VAN ACCESSIBLE SIGN AT LOCATIONS INDICATED ON SITE PLAN

EXISTING FIRE HYDRANT

1. ALL "NO PARKING" 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.
2. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARD DETAILS 2415 AND 2430.



934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

DATE: 03/04/2020

REVISIONS

DRAWN BY: HR

CHECKED BY: PR

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DESIGN PLUS, LLC

SHEET TITLE

TRAFFIC CIRCULATION LAYOUT

C-101

MONTEREY MOTEL
2402 CENTRAL AVE SW
ALBUQUERQUE, NM 87104



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

DESIGN PLUS LLC



Building a Better World
for All of Us®

October 06, 2021

Development Review Services – Transportation Section
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Monterey Motel Engineer's Certification (File: J12D032)

I, HOLDEN RENNAKER, NMPE 25618, OF THE FIRM SHORT ELLIOT HENDRICKSON INC.,
HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN SUBSTANTIAL
COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE
APPROVED PLAN DATED MARCH 10, 2020.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE
ON AUGUST 10, 2021. 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 CIRCULATION 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.

HOLDEN D. RENNAKER, NMPE 25618
(SEAL)



OCTOBER 6, 2021
DATE

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 934 Main Ave., Durango, CO 81301

SEH is 100% employee-owned | sehinc.com | 970-385-4546 | 970-385-4502 fax

Development Review Services – Transportation Section
Monterey Motel
October 6, 2021

Holden Rennaker, PE (CO, NM, OR)
Short Elliot Hendrickson Inc.
Email: hrennaker@sehinc.com
Phone: 970-459-9012

Attachments:

- As-Built Traffic Circulation Plan



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Monterey Motel **Building Permit #:** BP-2020-03773 **Hydrology File #:** J12D032
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOTS 11-A, TRACTION PARK AND CITY ELECTRIC ADDITION
City Address: 2402 Central Avenue SW

Applicant: Short Elliott Hendrickson Inc. **Contact:** Holden Rennaker
Address: 934 Main Ave, Unit C Durango, CO 81301
Phone#: 970-459-9012 **Fax#:** _____ **E-mail:** hrennaker@sehinc.com

Other Contact: Sundance Village Limited Partnership **Contact:** Chad Rennaker
Address: 412 NW 5th Avenue, Portland OR 97209
Phone#: 503-288-6210 **Fax#:** _____ **E-mail:** crennaker@pacificap.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ 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
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: October 6, 2021 **By:** Holden Rennaker

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____