

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

February 16, 2022

Jeremy Shell, PE
RESPEC
5971 Jefferson St. NE, Suite 101
Albuquerque, NM 87109

**Re: Hotel & Parking Structure
222 Central Ave SE
Request for Certificate of Occupancy
Transportation Development Final Inspection**
Engineer's/Architect's Stamp dated 6-12-18 (K14D017)
Certification dated 7-26-21

Dear Mr. Shell,

PO Box 1293

Based upon the information provided in your submittal received 2-15-21, 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.

Albuquerque

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

NM 87103

Sincerely,

www.cabq.gov

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

222 CENTRAL AVE SE
ALBUQUERQUE, NM 87102

DATE: 1/17/18
JOB NO. 16-43
PERMIT NO.

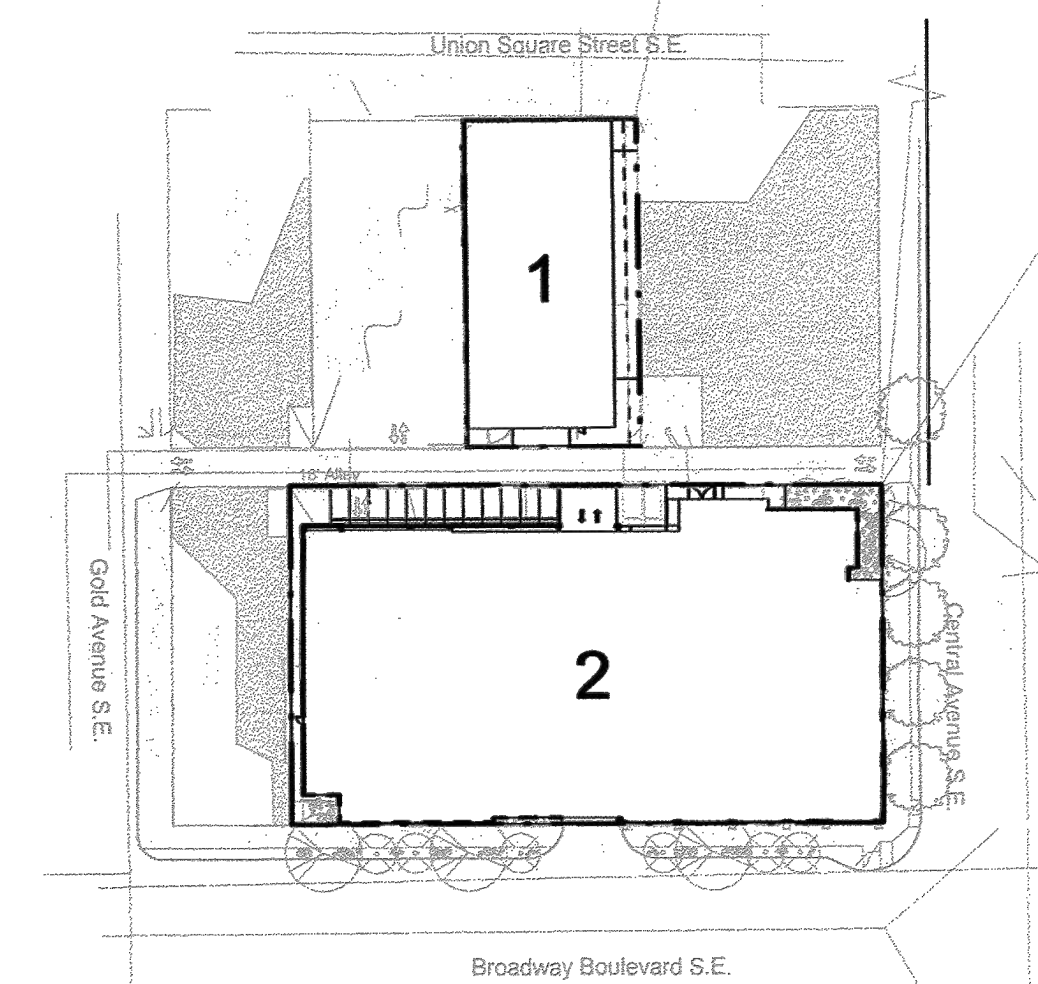
REVISIONS:
NO. DATE DESCRIPTION
1 7.20.18 TCL Rev 1

ISSUE:

SITE PLAN

SHEET NO:

TC1.1_V2



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

TRAFFIC CIRCULATION LAYOUT
APPROVED
Logan
Signed
08-14-18
Date

2 PHASING
TC1. SCALE: 1" = 80'-0"

ADA STALL SIGNAGE

NOTE: ADA SIGNAGE MAY BE WALL MOUNTED.

SYMBOL OF ACCESSIBILITY AND THEIR BACKGROUNDS SHALL HAVE A NONGLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUNDS, PER 1CC/ANSI A117.1-2009 (502.7)

6D) PARKING SPACE IDENTIFICATION

SYMBOL OF ACCESSIBILITY AND THEIR BACKGROUNDS SHALL HAVE A NONGLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUNDS, PER 1CC/ANSI A117.1-2009 (502.7)

SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION 'VAN ACCESSIBLE'.

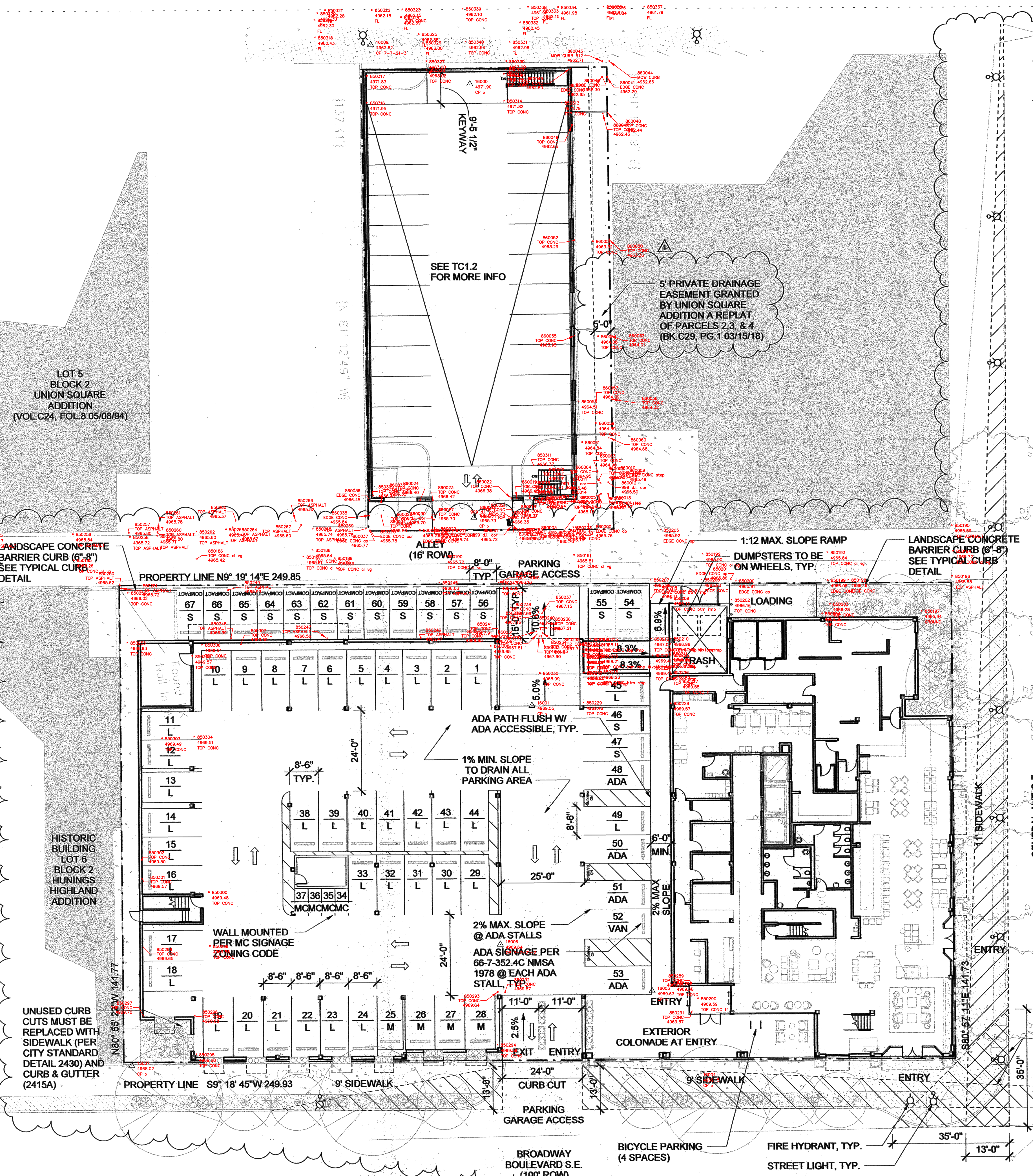
6E) VAN ACCESSIBLE PARKING SPACE IDENTIFICATION

TYPICAL CURB DETAIL

RECOMPACTED SUBGRADE

PARKING STALL SCHEDULE

STALL TYPE	STALL DIMENSIONS
SMALL STALL	15'-0" x 8'-0"
LARGE STALL	18'-0" x 8'-6" MIN.
ACCESSIBLE STALL	20'-0" x 8'-6" x 5'-0"
ACCESSIBLE VAN STALL	20'-0" x 8'-6" x 8'-0" (16'-6" MIN.)
LOADING STALL	25'-0" x 9'-0"



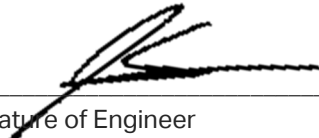
1 SITE PLAN
TC1. SCALE: 1/16" = 1'-0"



TRAFFIC CERTIFICATION

I, JEREMY W. SHELL, NMPE 26341, OF THE FIRM RESPEC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED AUGUST 14, 2018. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN J. MARTINEZ OF THE FIRM CARTESIAN SURVEYS, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JULY 26, 2021 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

7/26/2021

Date



5971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109
505.268.2661

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 3, 2021

Jeremy Shell, PE
RESPEC
5971 Jefferson St. NE, Suite 101
Albuquerque, NM 87109

**Re: Hotel & Parking Structure
222 Central Ave SE
60-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection**
Engineer's/Architect's Stamp dated 6-12-18 (K14D017)
Certification dated 7-26-21

Dear Mr. Shell,

Based upon the information provided in your submittal received 7-26-21, Transportation Development has no objection to a 60-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 60-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:

- An accepted and approved work order required for release of Final CO.
(Approval Email Per City Engineer S. B. on 8/6/21)

Once these corrections are complete, email pictures showing the changes to PLNDRS@cabq.gov, and submit an administrative fee of \$40.

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

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 3, 2021

Jeremy Shell, PE
RESPEC
5971 Jefferson St. NE, Suite 101
Albuquerque, NM 87109

Re: Hotel & Parking Structure
222 Central Ave SE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 6-12-18 (K14D017)
Certification dated 7-26-21

Dear Mr. Shell,

Based upon the information provided in your submittal received 7-26-21, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

PO Box 1293

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

Albuquerque

- An accepted and approved work order required for release of CO
- Please remove security fence, construction equipment and debris.
- Please complete brick paves and put up light pole.

NM 87103

Once corrections are complete resubmit

1. The approved and stamped TCL with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

www.cabq.gov

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

CITY OF ALBUQUERQUE



January 26, 2022

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Faizel Kassam, Managing Member
Sundowner Hospitality, LLC
6501 Eagle Rock Ave, Suite B-5.
Albuquerque, NM 87113

RE: **Central & Broadway Public Infrastructure Improvements**
City Project Number: **657384**

Dear Faizel Kassam:

This is to certify that the City of Albuquerque ("City") accepts the construction of the infrastructure provided in the Work Order Construction Plans, City project number **657384**. The work was completed pursuant to the required public infrastructure listed in the Public Improvements Agreement, Procedure A ("Agreement"), between **Sundowner Hospitality, LLC** and the City executed on **October 16, 2019**.

Having satisfied the requirements referenced above, the Agreement and any associated Financial Guaranty, held by the City, can now be released. Any performance/warranty bond and the indemnity and hold harmless provisions of the Agreement in favor of the City shall remain in effect. The contractor's warranty period will begin **January 26, 2022** and is effective for a period of one (1) year.

Should you have any questions or issues regarding this project, please contact me at (505) 924-3997.

Sincerely,

DocuSigned by:
Shahab Biazar
C7E1CB5481E9486...

Shahab Biazar, P.E., City Engineer
Development Review Services
Planning Department
City of Albuquerque

DS
[Signature]
DS
BR

cc:

Sierra Hacienda Builders, LLC (e-mail)

Vincent Paul, DMD Maps & Records (e-mail)

Doug Rizor, DMD Street Maintenance (e-mail)

Stephen Woodall, DMD Street Maintenance (e-mail)

Tim Brown, DMD Traffic Operations (e-mail)

David G. Gutierrez, ABCWUA Utility Development (e-mail)

David Jaramillo, Maps & Records (e-mail)

Robert Nunez, DMD IT (e-mail)

Monica T. Gonzales ABCWUA GIS Coordinator (e-mail)

Maps@abcwua.org

City Project Number: **657384**