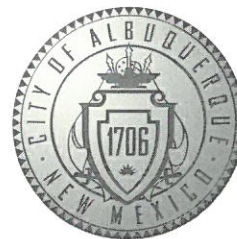


# CITY OF ALBUQUERQUE



November 20, 2019

W Scott Clark, R.A.  
Clark Barnes  
1401 W Garfield St.  
Seattle, WA 98119

**Re: Sundowner Hotel (Parking Garage Only) BP-2018-21352**  
**110 Union Square Street**  
**Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 6-12-18 (K14D017)  
Certification dated 11-13-19

Dear Mr. Clark

Based upon the information provided in your submittal received 11-14-19, Transportation Development has no objection to a Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

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

Albuquerque

- Please remove temporary ADA parking and access aisle form alley (Once alley paving is complete please send pictures for release of final CO)

NM 87103

Once these corrections are complete, email pictures showing the changes to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov), and [epgomez@cabq.gov](mailto:epgomez@cabq.gov)

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

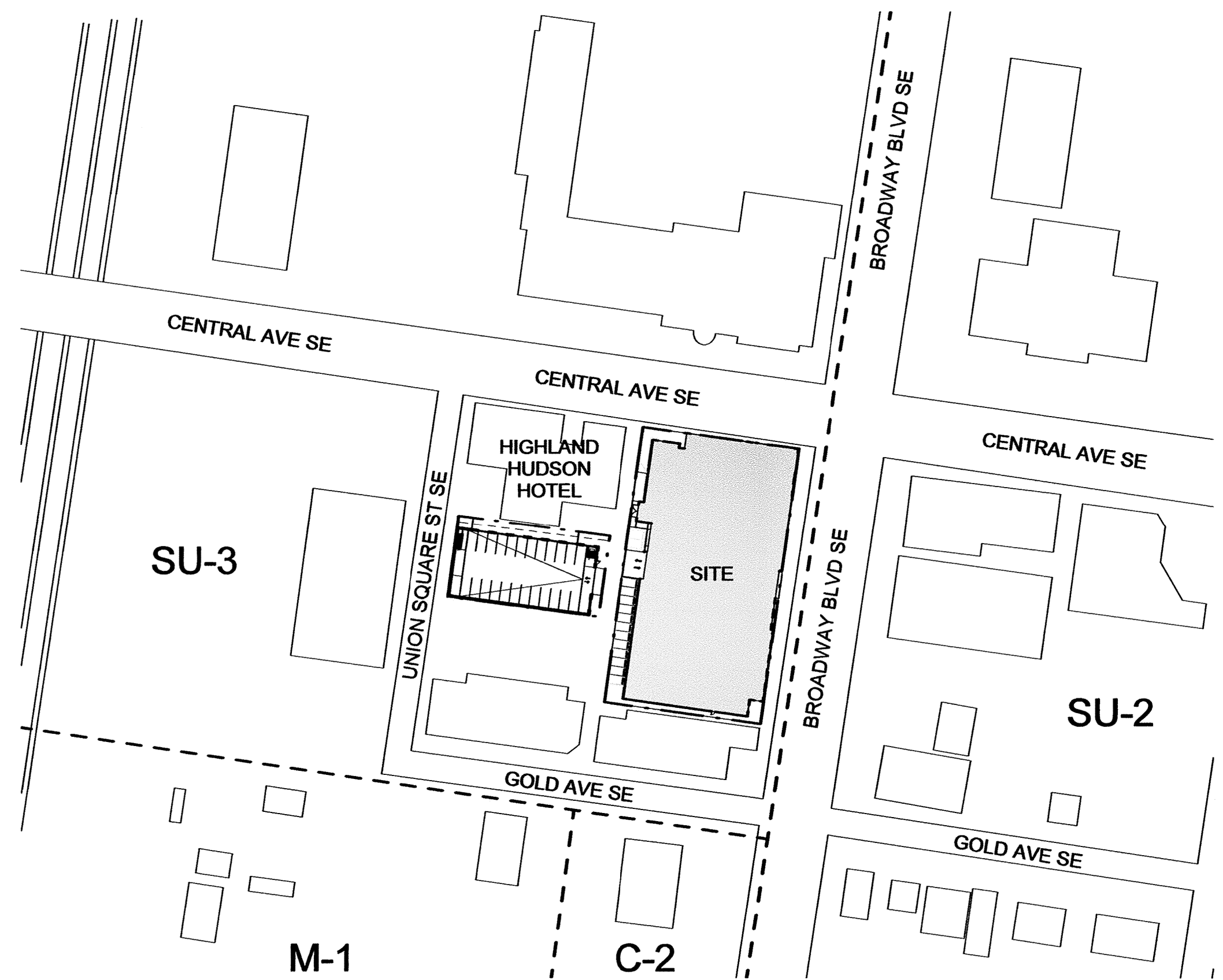
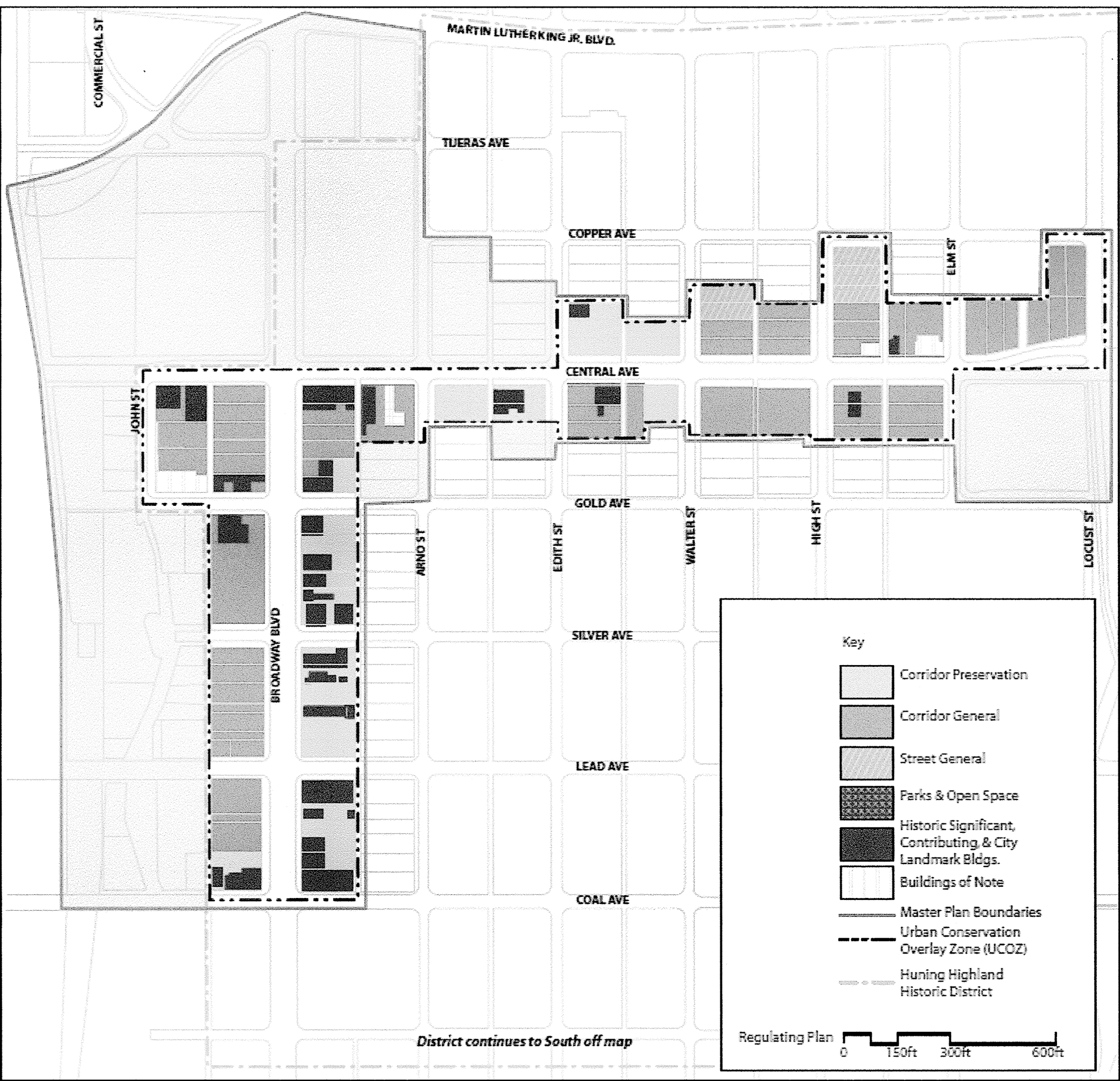
If you have any questions, please contact me at (505) 924-3981.

Sincerely,

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

EG via: email  
C: CO Clerk, File





1 TC1.0 TC Vicinity Map SCALE: 1" = 100'-0"

PROJECT INFORMATION

PROJECT LOCATION	222 CENTRAL AVE SE, ALBUQUERQUE, NM 87102
ZONING	SU-3 (SPECIAL CENTER ZONE)
TOTAL SITE AREA	.8035 ACRES (LOTS 1-5, BLOCK 2 HUNING'S HIGHLAND ADDITION)
LEGAL DESCRIPTION	LOTS 1-5 HUNING'S HIGHLAND ADDITION: LOTS NUMBERED ONE (1) THRU FIVE (5), INCLUSIVE, IN BLOCK NUMBERED TWO (2) OF THE HUNING'S AND ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 12, 1887.
DEVELOPMENT TYPE	LODGING / HOTEL (170 GUESTROOMS)
DEVELOPMENT SIZE	136,840 GROSS SQUARE FEET
VARIANCE REQUESTS	AS APPROVED IN LUCC PROJECT #1011176 (17-LUCC-50011) ON APRIL 28, 2017, AND AA# S1-2018-00019, DT# 18-002) ON MAY 16, 2018.

HEIGHT	CODE REQUIRED	PROPOSED	
	5 STORIES / 65'-0"	6 STORIES / 70'	(APPROVED VARIANCE)
GROUND FLOOR SETBACK	LOCATION	CODE REQUIRED	PROPOSED
FRONT SETBACK	BROADWAY	0'-12"	VARIES
FRONT SETBACK	CENTRAL	0'-12"	VARIES
SIDE YARD SETBACK	SOUTH-HISTORIC	5' ADJ. TO HISTORIC	5' PROVIDED
REAR SETBACK	ALLEY	5'	5'-5"-19'-1/2"
UPPER FLOOR STEP-BACK	CODE REQUIRED	PROPOSED	
BROADWAY	15' MIN ABOVE 52'	10'-0" & 12'-8" ABOVE 50'-0"	(APPROVED VARIANCE)
CENTRAL	15' MIN ABOVE 52'	10'-2" ABOVE 50'-0"	(APPROVED VARIANCE)
SOUTH PROP. LINE (ADJ. TO HISTORIC STRUCT.)	15' MIN ABOVE 52'	20' ABOVE 15'	(COMPLIES)

**PARKING REQUIREMENTS PER PART 14-16-5: 5-5**

NO STALLS REQUIRED	113 STALLS PROVIDED TOTAL
101 - 150 PARKING SPACES = 4 MOTORCYCLE SPACES REQUIRED	4 MOTORCYCLE STALLS PROVIDED
2 SPACES + 1 SPACE / 6,000 SF PUBLIC AMMENITIES 2 + (7,348 SF) = 3 BICYCLE STALLS REQUIRED	4 BICYCLE STALLS PROVIDED
ADA PARKING REQUIREMENTS PER 14-16-5-5(C)(7) 101 - 150 PARKING SPACES = 5 ACCESSIBLE STALLS REQUIRED	5 ACCESSIBLE STALLS PROVIDED
VAN PARKING REQUIREMENTS PER 1106.5 1 STALL PER 6 OR FRACTION OF 6 ADA STALLS 5 ADA STALLS = 1 VAN STALLS REQUIRED	1 VAN STALLS PROVIDED

**PARKING ACCESS**

CODE REQUIRED	VEHICULAR ACCESS IS PERMITTED ONLY FROM SIDE STREET OR ALLEY.
PROPOSED	VEHICULAR ACCESS FROM BROADWAY BLVD SE AND ALLEY



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

REVISIONS:

NO.	DATE	DESCRIPTION
1	7.20.18	TCL Rev 1

ISSUE:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

GENERAL NOTES

SHEET NO:



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

LOT 5  
BLOCK 2  
UNION SQUARE  
ADDITION  
(VOL. C24, FOL. 8 05/08/94)

LANDSCAPE CONCRETE  
BARRIER CURB (6"-8")  
SEE TYPICAL CURB  
DETAIL

HISTORIC BUILDING  
LOT 6  
BLOCK 2  
HUNINGS  
HIGHLAND  
ADDITION

UNUSED CURB  
CUTS MUST BE  
REPLACED WITH  
SIDEWALK (PER  
CITY STANDARD  
DETAIL 2430) AND  
CURB & GUTTER  
(2415A)

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

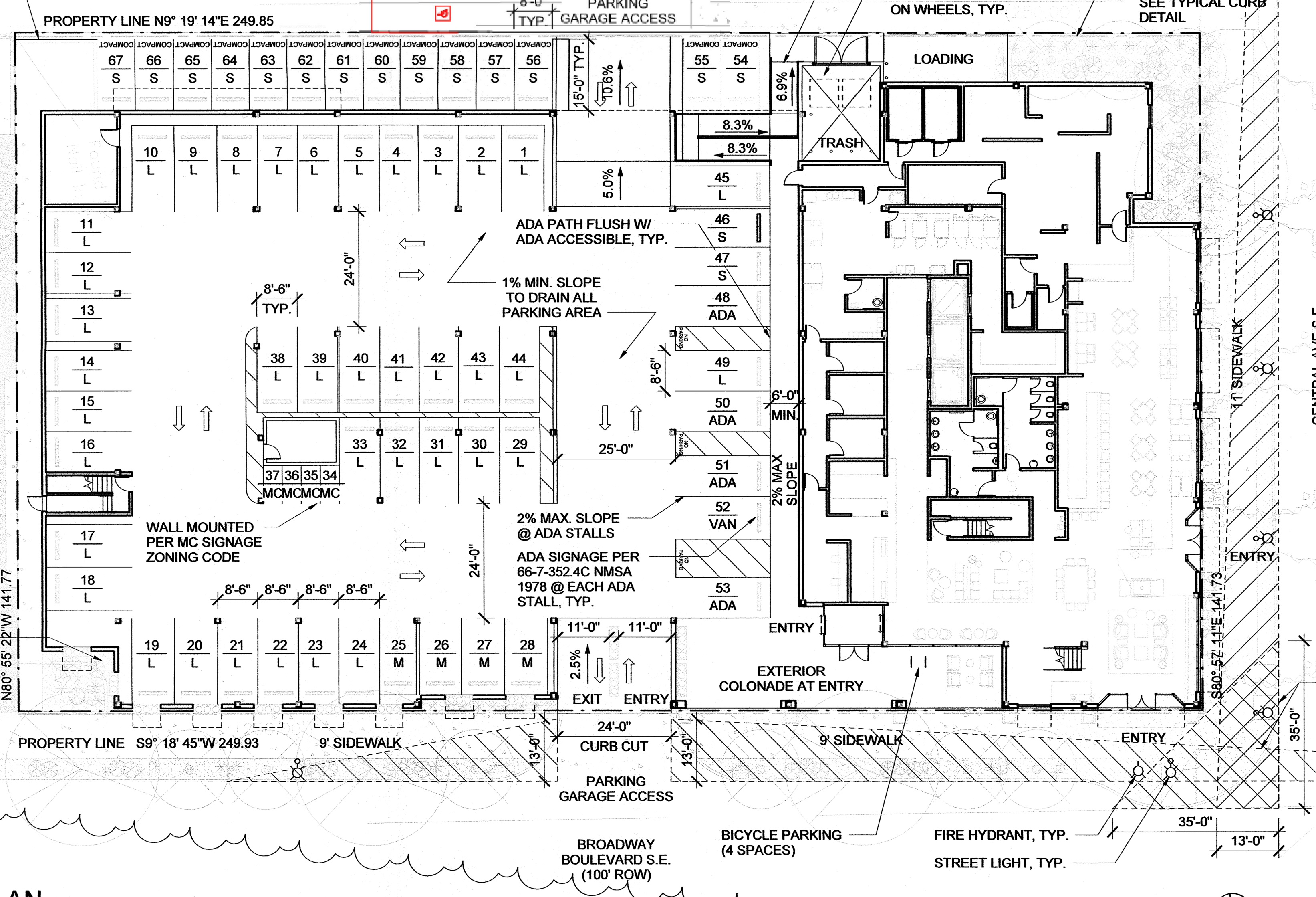
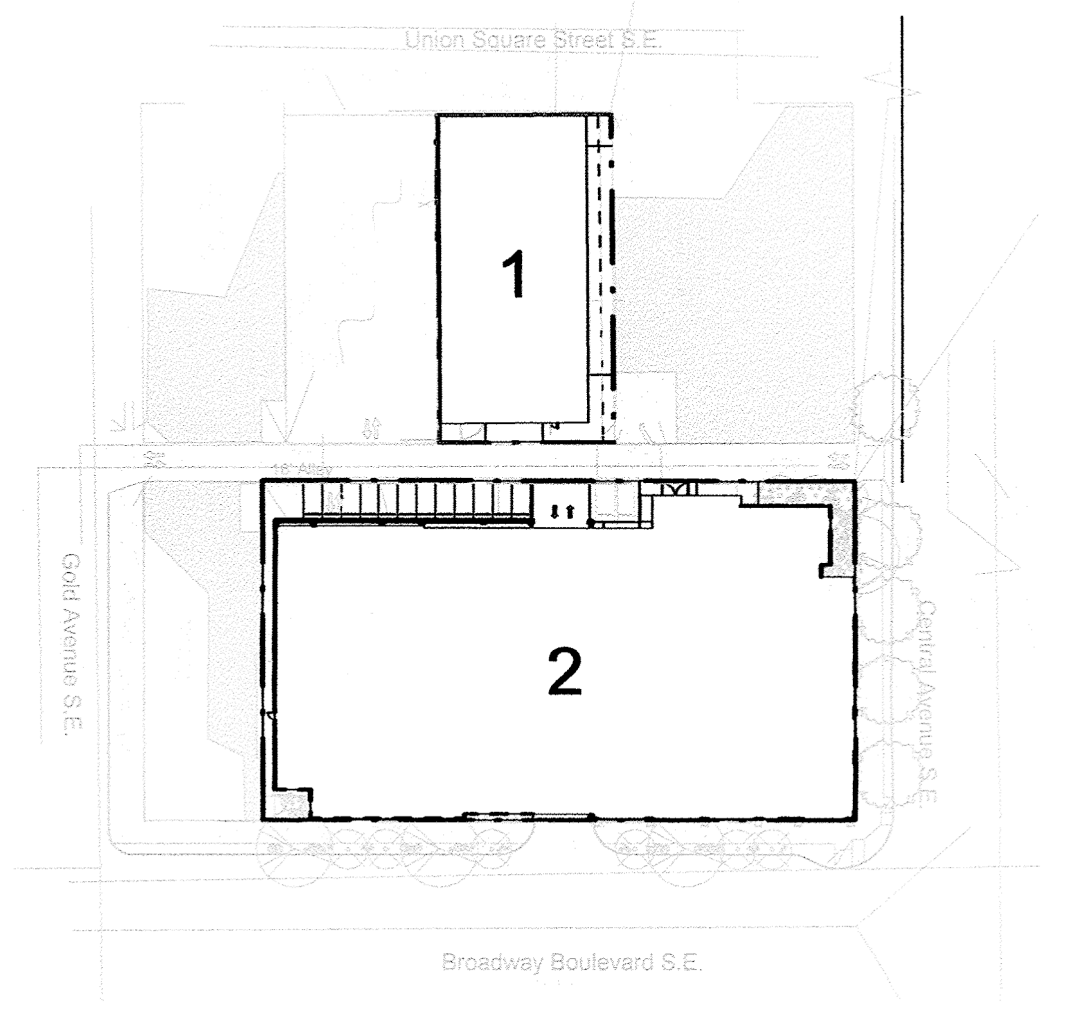
SEE TC1.2  
FOR MORE INFO

5' PRIVATE DRAINAGE  
EASEMENT GRANTED  
BY UNION SQUARE  
ADDITION A REPLAT  
OF PARCELS 2, 3, & 4  
(BK. C29, PG. 1 03/15/18)

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

TRAFFIC CIRCULATION LAYOUT  
APPROVED  
*[Signature]* 08-14-18  
Signed Date

2 PHASING  
TC1.1 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)

5'-0" MINIMUM

PARKING SURFACES

(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)

5'-0" MINIMUM

PARKING SURFACES

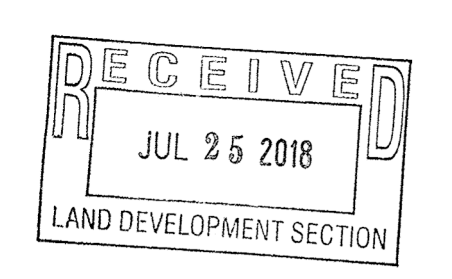
(6E) VAN ACCESSIBLE PARKING SPACE IDENTIFICATION

TYPICAL CURB DETAIL

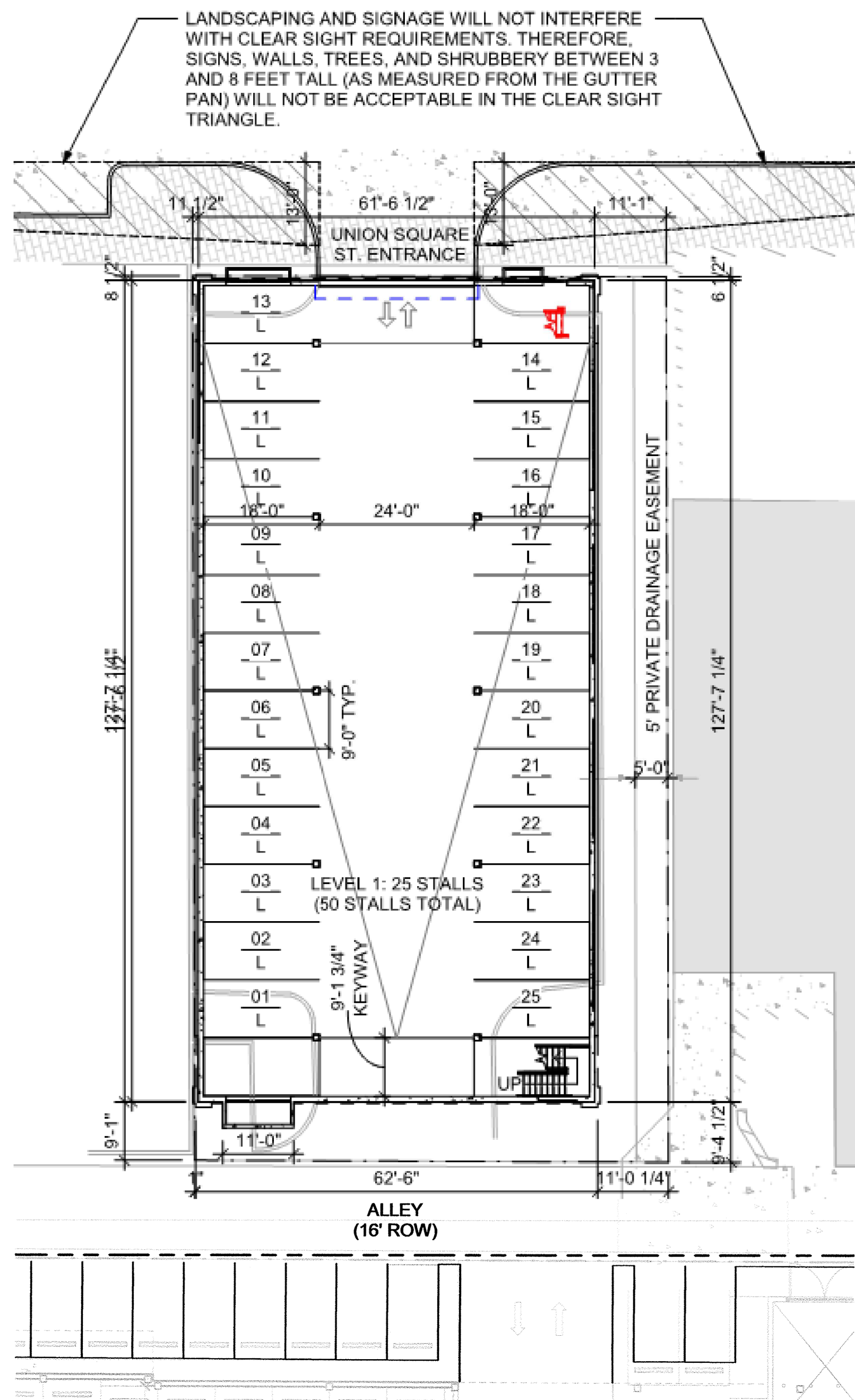
RECOMPACTED SUBGRADE

PARKING STALL SCHEDULE

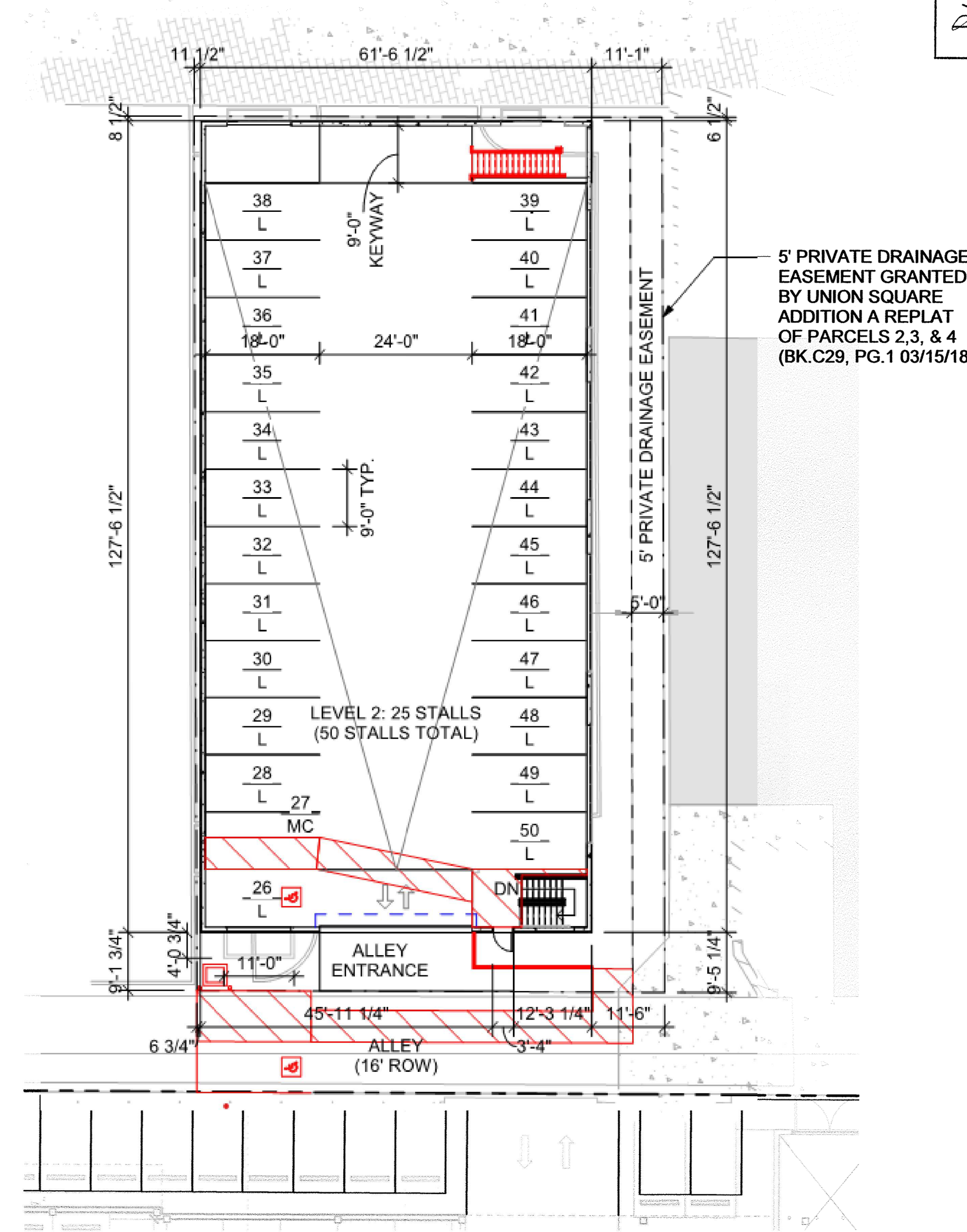
15'-0"	# S	SMALL STALL
8'-0"		
18'-0"	# L	LARGE STALL
8'-6" MIN.		
20'-0"	# ADA	ACCESSIBLE STALL
8'-6" 5'-0"		
20'-0"	# VAN	ACCESSIBLE VAN STALL
8'-6" 8'-0"		
16'-6" (16' MIN.)		
25'-0"	# LOADING	LOADING STALL
9'-0"		







**1 LEVEL 1 - TRAFFIC CIRCULATION**  
 TC1.2 SCALE: 1/16" = 1'-0" N



**2 LEVEL 2 - TRAFFIC CIRCULATION**  
 TC1.2 SCALE: 1/16" = 1'-0" N

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

TRAFFIC CIRCULATION LAYOUT APPROVED  
*Logan Poff* 08-18  
 Signed Date



November 13, 2019

**Stanice 'Totten' Elliott**  
**Planning Department**  
**Hydrology Department**  
**City of Albuquerque**  
600 2<sup>nd</sup> NW  
Albuquerque, NM 87102

**RE: Traffic Certification TCL K14-D017, BP-2018-21352**

Dear Ms. Elliott:

I, W. Scott Clark, NMRA 005653, of the firm CLARK|BARNES, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated August 8, 2018. The record information edited onto the original design document has been obtained by Adam Gromer of the firm CLARK|BARNES. I further certify that Adam Gromer has personally visited the project site on October 14, 2019 and has 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.

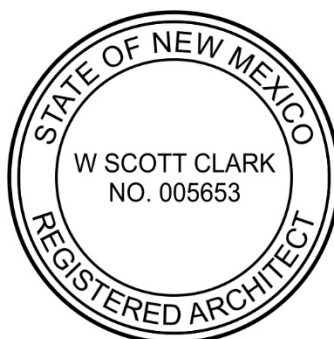


11/13/2019

W. Scott Clark, Partner, AIA, NCARB  
CLARK | BARNES

Date

**ENGINEER'S OR ARCHITECT'S STAMP**







# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

**Project Title:** Central and Broadway Hotel **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** K14D017  
**DRB#:** 18REV-60112 **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** Lots numbered one (1) thru five (5), inclusive, in block numbered two (2) of the huning's and Addition and Parcel numbered two-a (2-a) of union square addition, a replat of parcels 2, 3 and 4

**City Address:** 222 Central Ave SE, Albuquerque, NM 87102

**Applicant:** Clark Barnes **Contact:** Lauren Garkel

**Address:** 1401 W Garfield Street, Seattle, WA 98119

**Phone#:** (360) 244-4501 **Fax#:** \_\_\_\_\_ **E-mail:** lgarkel@clarkbarnes.com

**Other Contact:** RESPEC, Inc. **Contact:** Jeremy Shell

**Address:** 5971 Jefferson St. NE #101, Albuquerque, NM 87109

**Phone#:** (505) 253-9811 **Fax#:** \_\_\_\_\_ **E-mail:** jeremy.shell@respec.com

Check all that Apply:

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

### DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION

### TYPE OF SUBMITTAL:

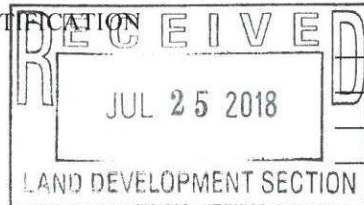
☐ ENGINEER/ARCHITECT CERTIFICATION  
☐ PAD CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
☐ ELEVATION CERTIFICATE  
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)

☐ 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:** 7/25/18 **By:** Jeremy Shell

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_