

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 29, 2021

Philip W. Clark, PE
Clark Consulting Engineers
19 Ryan Rd
Edgewood, NM 87015

Re: Comfort Suites Hotel
1401 Woodward Ave SE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 8-15-16 (DRB) (M15D023G)
Certification dated 1-26-21

Dear Mr. Clark,

Based upon the information provided in your submittal received 1-27-21, 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

- Please add missing ADA ramp. (ADA Access Aisle in rear of property)
- Please add Motorcycle Signs

NM 87103

- Please remove construction equipment, debris, trailers, security fence and trash container from site.

www.cabq.gov

Once corrections are complete resubmit

1. The approved and stamped Site Plan for Building Permit 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.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

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

PO Box 1293

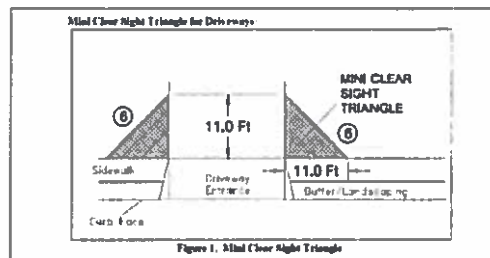
Albuquerque

NM 87103

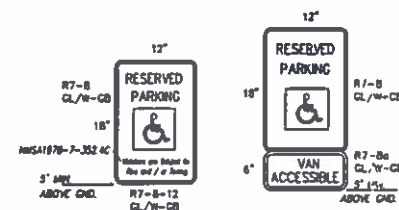
www.cabq.gov



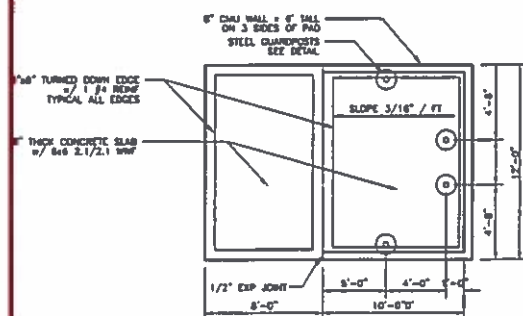
1.00
LWS EQUIP
12-APR-18
NO. 00464
SUN



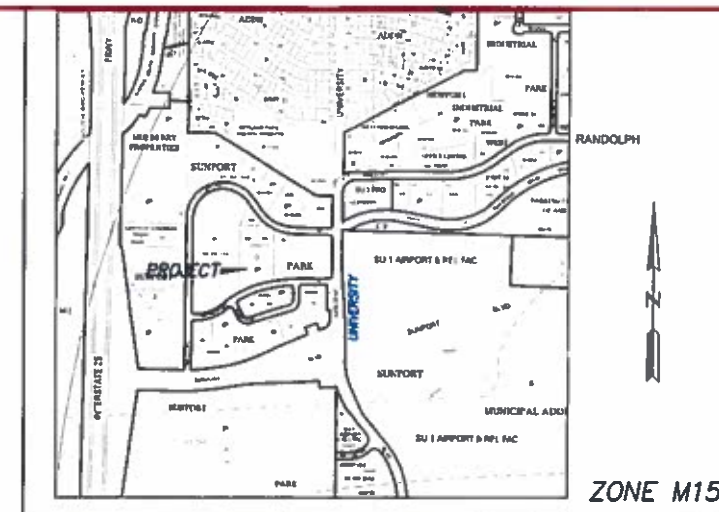
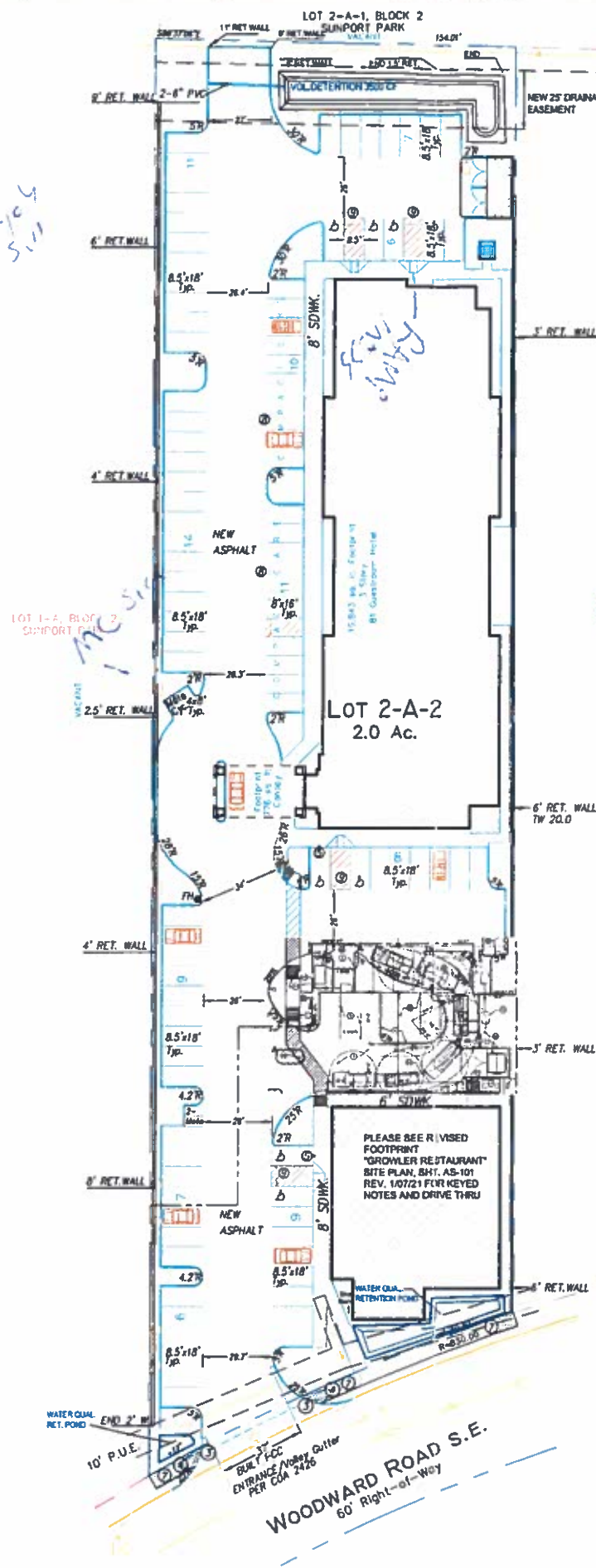
MINI SIGHT TRIANGLE
(ENSURE OFF PUBLIC R.O.W.)



HANDICAP PARKING SIGNS
NTS



REFUSE ENCLOSURE PLAN



VICINITY MAP

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL-PAVED PARKING AREA SHALL DRAIN DIRECTLY TO NEW CURB CUT OR SDWK CULVERT

TRAFFIC CERTIFICATION

I, PHILIP W. CLARK, NMPE 10285, OF THE FIRM CLARK CONSULTING ENGINEERS, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE GCB, AD, OR TCL APPROVED PLAN DATED: N/A



LEGEND

- EXIST. SPOT ELEVATION 5310
- EXIST. CONTOUR 12.0 (ADD 5100 FOR MSL)
- NEW SPOT ELEVATION 12
- NEW CONTOUR
- NEW SWALE
- DRAINAGE DIRECTION, EXISTING
- NEW P.C.C., CONCRETE
- FLOWLINE FL
- WATER BLOCK
- RIPRAP STONE TYP. VVL 4" Avg. Dia.
- UNLESS NOTED OTHERWISE 8" BURY LIND

PROJECT DATA

UPC# 1-015-055-183-234-30410

PARKING CALCULATIONS
APPROVED BY ZONING (AND 2018 AA) PRIOR TO "100"

PARKING DATA:
81 CLOSETROOMS
8125 SQ. FT. RESTAURANT / 200 (This would allow 124 Seats)
PARKING REQUIRED (1 Per Unit) / 1 Per 200 SQ. FT. of RESTAURANT
NEW PARKING PROVIDED: 112 STALLS
COMPACT PARKING ALLOWED: 20 STALLS
ADA PARKING PROVIDED (1 Per Accessible): 8 STALLS
BICYCLE PARKING PROVIDED (REQUIREMENTS ONLY): 1 STALL / 20 PARKING SPACES
MOTORCYCLE PARKING PROVIDED: 4 STALLS
MOTORCYCLE PARKING PROVIDED: 5 STALLS

LEGAL DESCRIPTION (PRIOR TO PLAT)

LOT 2-A-2, SUNPORT PARK
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PROJECT BENCHMARK

TOP OF REBAR/CAP AT THE PROJECT SOUTHEAST CORNER MSL ELEVATION = 5121.24, AS TIED FROM AMATCA SDC 3-1/4" DIAMETER ALUM DISK SET IN CONCRETE, SDC-11-2, MSL, NAVD 83, 5001.66

TOPOGRAPHIC DESIGN SURVEY

PROVIDED BY ALPHA PRO SURVEYING, LLC, DATED APRIL 2014, AND SUPPLEMENTED MAR. 2016.

TRAFFIC NOTES:

1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE. IF REQ. END AISLES SHALL BE 2' WIDE MOUNTABLE CURB SIM. TO COA 2415A.
2. ALL TRAFFIC ELEMENTS SHOWN SHALL BE CONSTRUCTED FROM THIS SHEET, AND REQUIRED FOR CERTIFICATE OF OCCUPANCY. A TEMPORARY C.O. SHALL NOT BE ISSUED.
3. TRUNCATED DOMES PER ANSI-A117.1 2008 & ADDAG.
4. TYPICAL RAMP SLOPE 12:1 MIN. EXISTING WITH BROOM FINISH CONCRETE. (DWG. 2440/2441)
5. ADA VAN ACCESSIBLE SIGN (12x18") SHALL HAVE THE REQUIRED VERBIAGE OF "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING", PER 66-7-352.4C NMSA 1978.
6. LANDSCAPING & SIGNAGE SHALL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES AND SHRUBS BTWN. 3-8 FEET TALL ARE NOT ACCEPTABLE WITHIN THIS AREA. SEE DETAILS LEFT.
7. BUILT 6" PCC SDWK PER COA #2430.
8. PAINT "COMPACT" TYPICAL, ALL COMPACT CAR SPACES
9. PAINT "NO PARKING", AT ACCESS AISLES

Clark Consulting Engineers Edgewood, New Mexico 87015	
Tel: (505) 281-2444 Cell/Txt: (505) 284-6042	
DATE	REVISION
LOT 2-A-2, BLOCK 2, SUNPORT PARK ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO	
SUNPORT PARK HOSPITALITY / KUMAR	
"TCL PLAN" (Traffic Circulation Layout)	
DESIGNED BY: PWC	DRAWN BY: CCE
CHECKED BY: PWC	DATE: 3/04/18
JOB #	FILE #
C 104	