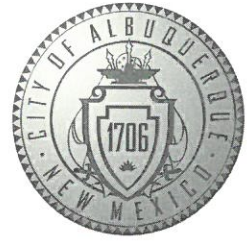


CITY OF ALBUQUERQUE



March 25, 2019

Scott Anderson R.A.
Scott C. Anderson & Associates Architects
7604 Rio Panasco NW
Albuquerque, NM 87120

**Re: Kidz Academy,
10751 Fineland Dr. NW, 87114
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's (AA) Stamp dated 3-18-19 (A11D016)
Certification dated 1-18-19**

Dear Mr. Anderson,

Based upon the information provided in your submittal received 3-22-2019, Transportation Development will issue a 30-day Temporary Certificate of Occupancy. 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 Transportation Department must receive a complete acceptable submittal package from the applicant including

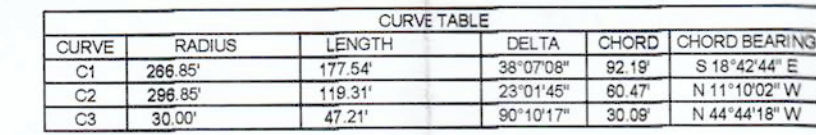
1. Please add motorcycle sign and motorcycle parking stall floor marking (MC)
2. Please send photos of corrections for release of final CO

If you have any questions, please contact Ernie Gomez at (505) 924-3981 or at epgomez@cabq.gov

Sincerely,

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

EG via: email
C: CO Clerk, File



1. CONTRACTOR TO COORDINATE LOCATION OF ALL UTILITY ENTRANCES INCLUDING BUT NOT LIMITED TO SANITARY SEWER, STORM SEWER, DOMESTIC WATER SERVICE, FIRE PROTECTION WATER SERVICE, ELECTRICAL AND TELEPHONE SERVICE. CONTRACTOR TO COORDINATE LOCATIONS IN SUCH A MANNER TO ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF CONNECTION TO THEIR FACILITIES.
2. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
3. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE.
4. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4" OF TOPSOIL.
5. THE CONTRACTOR SHALL CONFORM TO ALL TRIBAL, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FORM REGULATORY AGENCIES.
6. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT OF WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
7. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ON TO OTHER PROPERTIES BY CONSTRUCTING TEMPORARY EROSION CONTROL BERM OR INSTALLING SILT FENCES AND WETTING THE SOIL-TO KEEP IT FROM BLOWING.
8. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OF PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.
10. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
11. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

PARKING CALCULATION:

DAY CARE CENTER: TWO SPACES PLUS ONE ADDITIONAL SPACE FOR EACH 500 SQUARE FEET OF NET LEASABLE AREA.

BUILDING AREA = 10,196 / 500 = 20 SPACES + 2 SPACES
PARKING PROVIDED = 25 SPACES
HC SPACES PROVIDED = 1
MOTORCYCLE SPACES REQUIRED = 1
MOTORCYCLE SPACES PROVIDED = 1
BIKE RACK PROVIDED

SITE DATA TRACT A-1, FINELAND SUBDIVISION

PROPOSED USAGE: DAY CARE CENTER

ZONING: SU-1 FOR MIXED USE (C-1 USES)

TOTAL SITE AREA: 54,996 SF

BUILDING = 10,213 SF

DRIVES = 14,216 SF

PARKING = 4,464 SF

LANDSCAPING = 17,099 SF

SIDEWALKS = 5,632 SF

FIRE FLOW PER TABLE B105.1

TYPE V-A: 8,201 SF - 10,900 SF = 1,750 GPM @ 2 HOURS

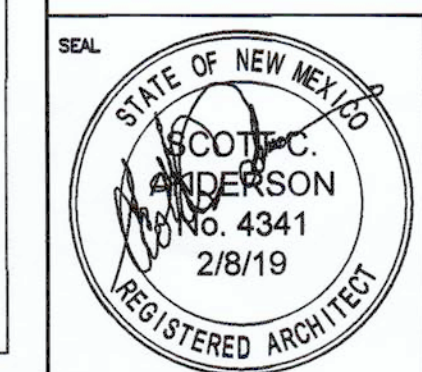
No	Revision Item	Date



KIDZ ACADEMY
10751 FINELAND DR NW
ALBUQUERQUE, NM 87114

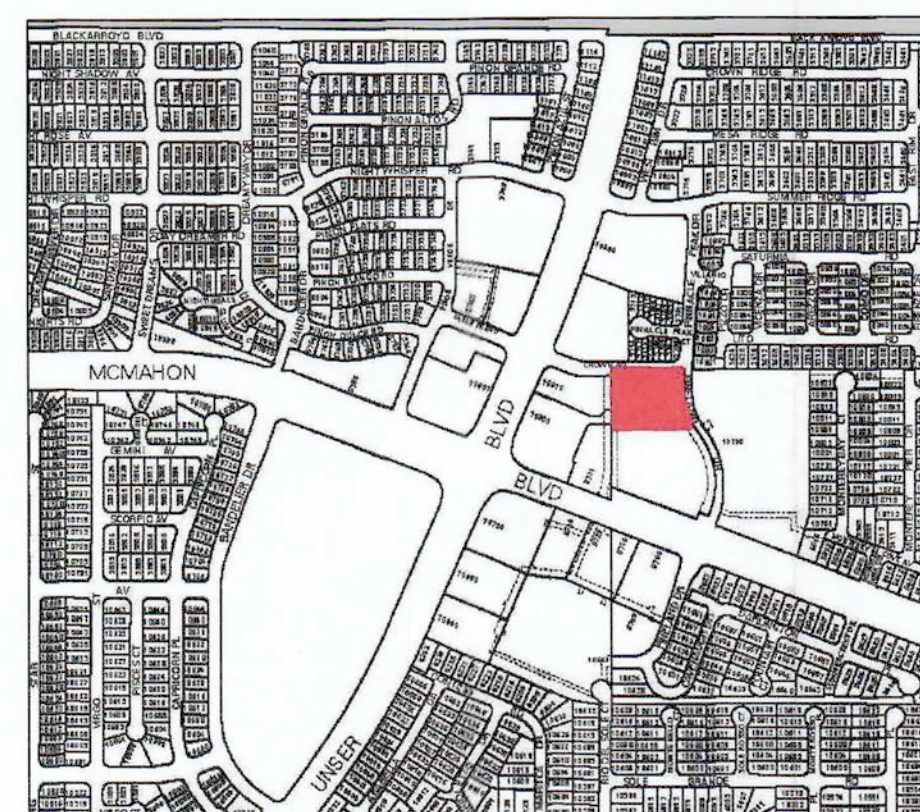
DRAWING TITLE

TRAFFIC CIRCULATION LAYOUT



DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-100
DATE 2/8/19	

SCALE: 1" = 20'-0"



VICINITY MAP

KEYED NOTES

- A. EXPOSED CMU RETAINING WALL, TAN COLOR. REFERENCE DETAIL ON A-501.
- B. NEW 6' SIDEWALK PER COA STANDARD DRAWING #2430.
- C. TRASH ENCLOSURE REF DETAIL ON SHEET A-501.
- D. BIKE RACK, REF DETAIL ON SHEET A-501.
- E. CONC. HEADER CURB REF DETAIL ON SHEET A-501.
- F. H.C. PARKING SIGN, REF DETAIL ON SHEET A-501.
- G. H.C. RAMP REF DETAIL ON SHEET A-501.
- H. NEW FIRE HYDRANT.
- I. IRRIGATION BOX.
- J. EXISTING STORM INLET.
- K. FENCING REF DETAIL ON SHEET A-501.
- L. GATE W/ PANIC BAR.
- M. 10' WIDE GATE.
- N. TIRE STOP, REF DETAIL SHEET A-501.
- O. FLAG POLE, REF DETAIL SHEET A-501.
- P. HC PARKING SYMBOL REF DETAIL SHEET A-501.
- Q. MOTORCYCLE PARKING SIGN REF DETAIL SHEET A-501.
- R. CURB RAMP REF DETAIL SHEET A-501.

EASEMENTS

- 1 EXISTING 30' PUBLIC ROADWAY, UTILITY AND PEDESTRIAN ACCESS EASEMENT
(01-11-2002, 2002C-016)
- 2 EXISTING 30' PUBLIC ROADWAY EASEMENT (01-11-2002, 2002C-016)
- 3 EXISTING 10' PNM EASEMENT (01-11-2002, 2002C-016)
- 4 EXISTING 25' PUBLIC DRAINAGE, UTILITY AND PEDESTRIAN ACCESS EASEMENT
(01-11-2002, 2002C-016)
- 5 EXISTING 10' PUE (11-21-2003, 2003C-354)
- 6 EXISTING 30' PRIVATE ACCESS EASEMENT (12-07-2009, 2009C-170)
- 7 BLANKET CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL A-1-B
TO BE MAINTAIN BY PARCEL A-1-A..
- 8 EXISTING 20' PRIVATE SLOPE EASEMENT AREA (03-20-2009, 2009029570)
- 9 NEW 10' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL A-1-B AND
TO BE MAINTAIN BY PARCEL A-1-A

ADMINISTRATIVE AMENDMENT

PROJECT NUMBER: 1011435
APPLICATION NUMBER: 18 DEB-70024

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 12/15/17 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required (☒) Yes (☐) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Rogers M. M. M. 4/25/18
Traffic Engineer, Transportation Division Date

Jon Engstrand 4/25/18
Water Utility Department Date

4/25/18
Date

City Engineer 4/25/18
Date

N/A
Environmental Health _____ Date _____

Solid Waste Management 01.26.18
Date

Zoning Department CODE ENFORCEMENT Date 4/25/18

DRB Chairperson, Planning Department Date

* Environmental Health, if necessary

Gomez, Ernest P.

From: Ivan Santistevan <ivan@unifiedcontractor.com>
Sent: Friday, March 22, 2019 2:57 PM
To: Gomez, Ernest P.
Cc: 'Bill Lucero'; 'Scott Anderson'
Subject: 10751 Fineland Dr NW, Albuquerque, NM 87114
Attachments: 574975791.jpg; 574975778.jpg; 574975738.jpg; 574975721.jpg; 574975730.jpg; A100.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Gomez,

I received a rejection email on my last email, due to it being so large. Hopefully you get this email.

Attached are the pictures and the scanned file of the approved AA for the referenced project. Please let me know if you need anything else? We would like to get a final Certificate of Occupancy as soon as possible please.

Thank you very much!

Ivan Santistevan, President
Unified Contractor, Inc.

SBA 8(a) Certified

SBA HUBZone Certified

<https://ddei3-0->

[ctp.trendmicro.com:443/wis/clicktime/v1/query?url=http%3a%2f%2fwww.unifiedcontractor.com%2f&umid=27EBE6C0-84B5-1B05-BF5B-9429DB863D88&auth=f0ebcd052f61e7a39dc93191e8a01d02608499af-0f8e0a078f9e95e5d7ab66446382a167a35dade4](https://ctptrendmicro.com:443/wis/clicktime/v1/query?url=http%3a%2f%2fwww.unifiedcontractor.com%2f&umid=27EBE6C0-84B5-1B05-BF5B-9429DB863D88&auth=f0ebcd052f61e7a39dc93191e8a01d02608499af-0f8e0a078f9e95e5d7ab66446382a167a35dade4)

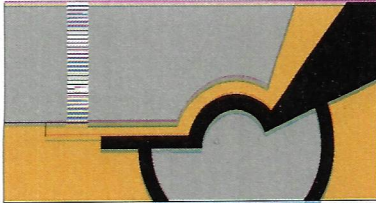
P.O. Box 93984

Albuquerque, NM 87199

Office (505) 352-5275

Cell (505) 350-3324

=====
This message has been analyzed by Deep Discovery Email Inspector.



SCOTT C. ANDERSON
& associates architects

7604 rio penasco nw
albuquerque, nm 87120
andersonscott@comcast.net
505.401.7575

January 18, 2019

Ms. Racquel Michel
Planning Department
Transportation Development
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
505 924-3991

Re: Traffic layout certification, 10751 Fineland Dr. NW (BP2018-03350)

Dear Ms. Michel:

I, Scott C. Anderson NMRA #4341, of the firm Scott C. Anderson & Associates Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 5/31/18. The record information edited onto the original design document has been obtained by Scott Anderson. I further certify that I have personally visited the project site on 1/17/19 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 a Certificate of Occupancy.

There are deviations from the approved TCL dated 5/31/18. There are two additional parking spaces added to the approved plan. A drawing of the new conditions is attached.

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 Architect

1/18/19

Date









