

A-14 / D6



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

**Planning Department
Transportation Development Services Section**

June 30, 2003

Christopher R. Gunning, Registered Architect
6801 Jefferson NE, Suite 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
American Home Furnishings, [A-14 / D6]
10141 NM Highway 528
Architect's Stamp Dated 06/24/03

Dear Mr. Gunning:

The TCL / Letter of Certification submitted on June 24, 2003 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

June 24, 2003



Mr. Richard Dourte
Traffic Engineer
Development and Building Services Division / Planning Department
City of Albuquerque
Public Works Department - Transportation Development Services Section
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Architect's Certification for Permanent C.O.
American Home Furnishings
10141 NM State Highway 528
Lot 1-A Riverwalk Marketplace, Bernalillo County, New Mexico
(Former Wal-Mart at NM 528 and Coors)

Dear Mr. Dourte:

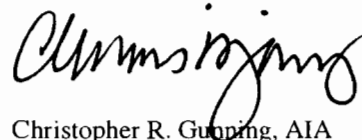
Attached is a copy of the approved site plan of Administrative Amendment #1 and #2. Our office has visited the site at regular intervals appropriate to the stages of construction. Such visits and observations are not intended to be an exhaustive check or detailed inspection of the Contractor's work but rather are to allow our office, as experienced professionals, to become generally familiar with the work in progress and to determine, in general, if the work is proceeding in accordance with the Contact Documents.

Based on our observations we hereby certify that this site has been constructed in substantial compliance with the approved site plan located at 10141 NM State Highway 528, with the only exception being the striping of eighteen (18) new parking spaces located behind the building in the service area. These spaces are not part of the total required. American Home Furnishings has elected not to add them at this time. The red-clouded areas on the approved site plan copy indicate the above-mentioned parking spaces.

If you have any concerns or questions regarding this, please feel free to contact us.

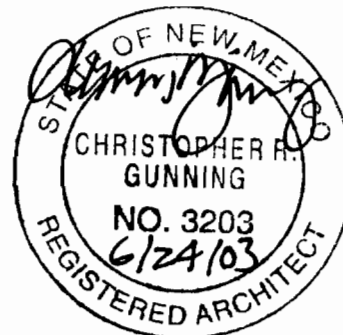
Sincerely,

Dekker/Perich/Sabatini

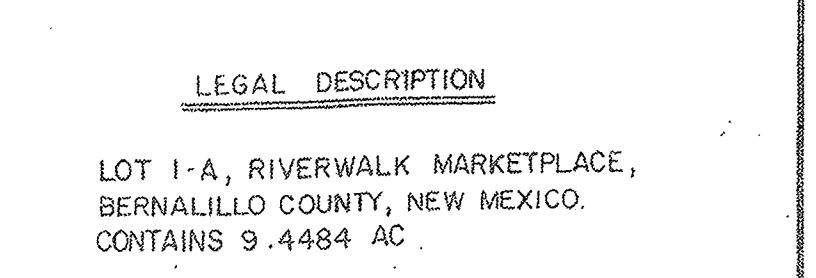
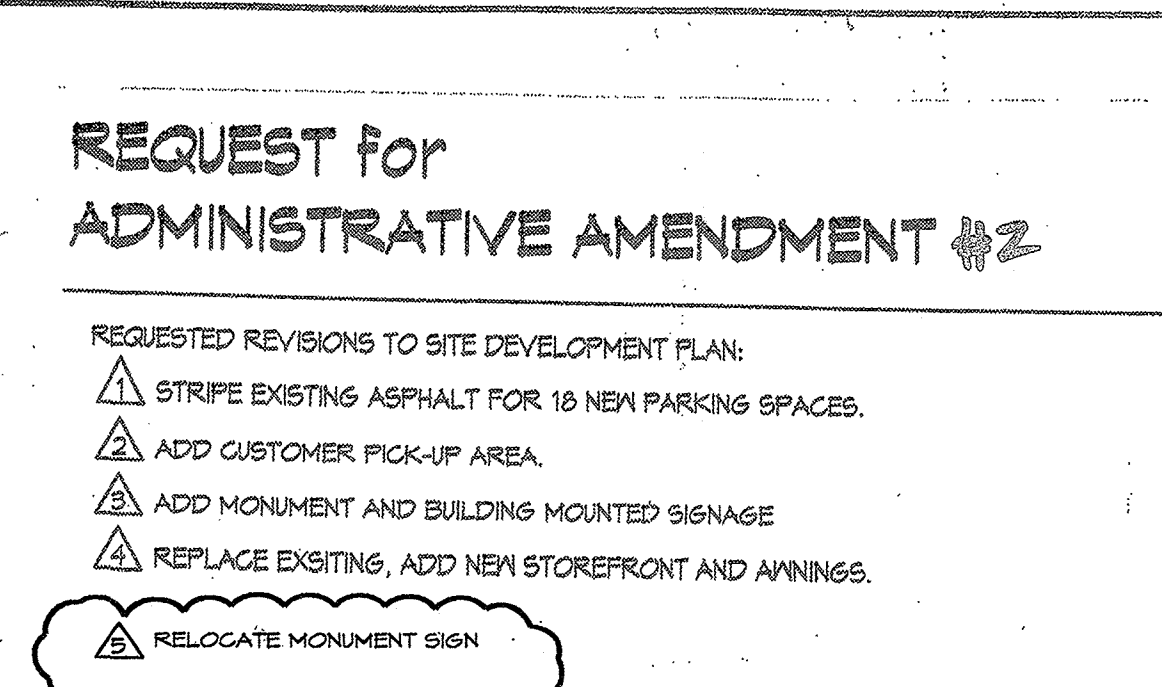
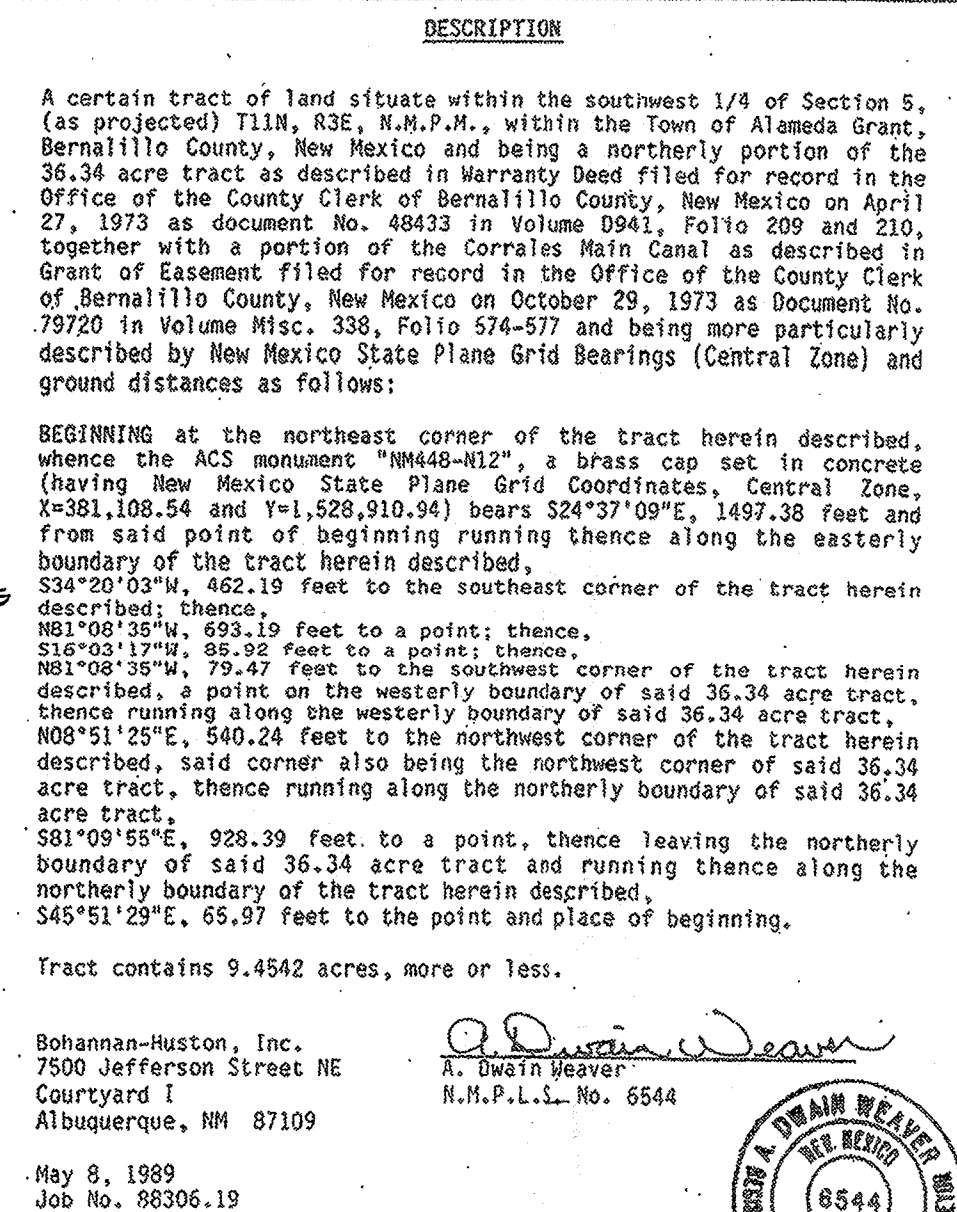


Christopher R. Gunning, AIA
Principal

Cc: Lee Blaugrund, American Home Furnishings
Marvin Valverde, S&J Enterprises, Inc.
file



6801 Jefferson NE
Suite 100
Albuquerque, NM
87109
505 761 9700
fax 761 4222
dps@dpsabq.com





- NOTES:
1. UNLESS OTHERWISE NOTED, ALL CURB RADII SHALL BE 4.0 FEET.
 2. ALL CURBS SHALL BE STANDARD 6" CURB AND GUTTER.
 3. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED

PARKING PROVIDED
TOTAL SPACES = 602

PARKING RATIOS

BEFORE EXPANSION	= 6.89 per 1000 SF
AFTER EXPANSION	= 5.90 per 1000 SF

PAVING AREAS	
	2" PMBP W/ 4" BASE COURSE
	3" PMBP W/6" BASE COURSE

ALL PLANT MIX BITUMINUS PAVEMENT (PMBP)
SHALL BE TYPE I GRADE B.

ALL BASE COURSE SHALL BE CLASS I-B

NEW MEXICO STATE HIGHWAY & TRANSPORTATION
DEPARTMENT STANDARD SPECIFICATIONS FOR
ROAD & BRIDGE CONSTRUCTION, 1984 EDITION.


PARKING
RETAIL
TOTAL PARKING REQUIRED
TOTAL PARKING PROVIDED
87,955 N.S.F. @ 1,200 S.F.
497 SPACES
620 (602 EXISTING 18 NEW)
(INCLUDES 16 HC SPACES,
2 VAN ACCESSIBLE)
BIKE PARKING REQUIRED
BIKE PARKING PROVIDED
1,200 BIKES = 22
24 (6 PER BIKE RACK)

LEGEND

* WARNING SIGN -
SEE SHEET 9 of 9
FOR DETAIL

100-1945
ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
FILE NO. AA-03810
APPROVED *Rebate*
Monument
Guthrie 6/4/03
PLANNING DIRECTOR FOR DATE

Dekker/Perich/Sabatini
architecture • interiors • planning • engineering

Date Revised	<i>American Furniture</i> WAL-MART TAX PLAT ALBUQUERQUE, NEW MEXICO (NW)	
	Project No.	
Seal	SITE PLAN 	
	Job No. 86306.14 Drawn By LAD Checked By DBT	Sheet 1 of 1 Date 3-89 Scale 1" = 50' 