

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 30, 2022

Asa Nilsson-Weber, P.E
Isaacson & Arfman, Inc.
128 Monroe St. NE
Albuquerque, NM 87108

Re: Alameda West
10127 Coors Blvd. NW
90-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 10-10-22 (B14-D001B)
Certification dated 12-29-22

Dear Mr. Asa,

Based upon the information provided in your submittal received 12-27-22, Transportation Development has no objection to a 90-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 90-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:

- Install sidewalk along 7-Bar Loop.
- The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
- Install sidewalk, curb, and ADA ramp off Coors Blvd. per approved NM DOT plans.

Once corrections are complete resubmit

1. The approved and stamped Administrative Amendment with changes drawn in red.
2. Transportation Certification letter on either the plan or applicant's 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

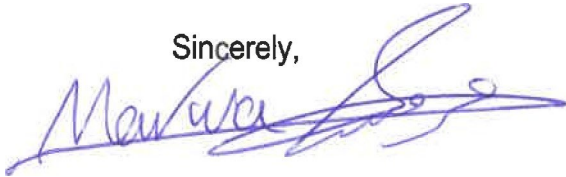
Planning Department
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Mayor Timothy M. Keller

If you have any questions, please contact me at (505) 924-3675.

Sincerely,



Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

ma via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Date: December 29, 2022

Project: Alameda West PR-2021-005687; SI-2022-00316

Subject: TCL Certification for Temporary Certificate of Occupancy

TRAFFIC CERTIFICATION FOR TEMPORARY CERTIFICATE OF OCCUPANCY

I, Åsa Nilsson-Weber, PE, NMPE No. 17631, of the firm Isaacson & Arfman, Inc., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved site plan dated October 10, 2022. I further certify that I visited the project site on December 14th, 2022 and someone under my direct supervision visited the project site on December 21, 2022 and have determined by visual inspection that the site plan layout 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 Temporary Certificate of Occupancy. The NMDOT review took longer than anticipated, so the construction of the NMDOT improvements in Coors Blvd. has not started yet.

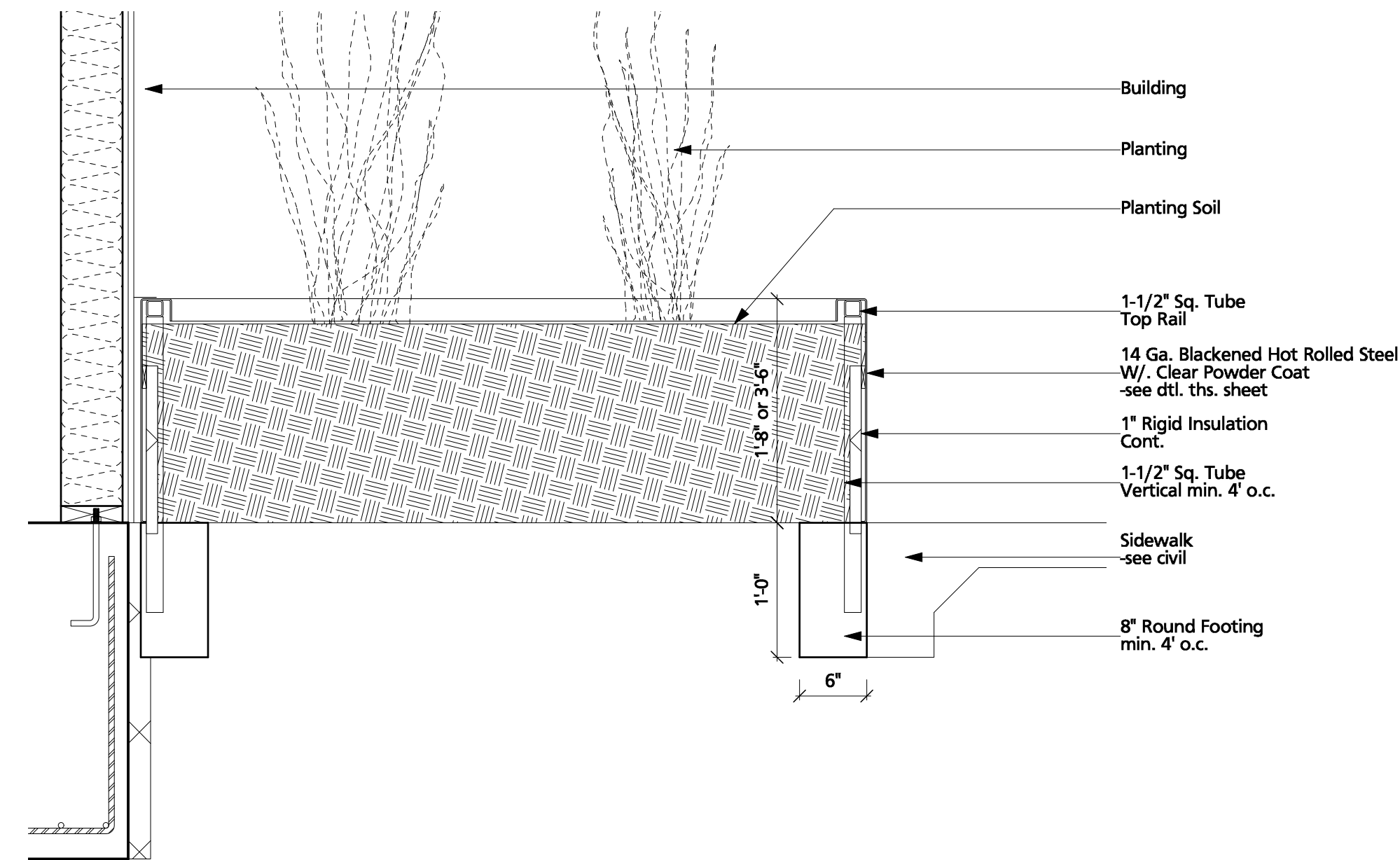
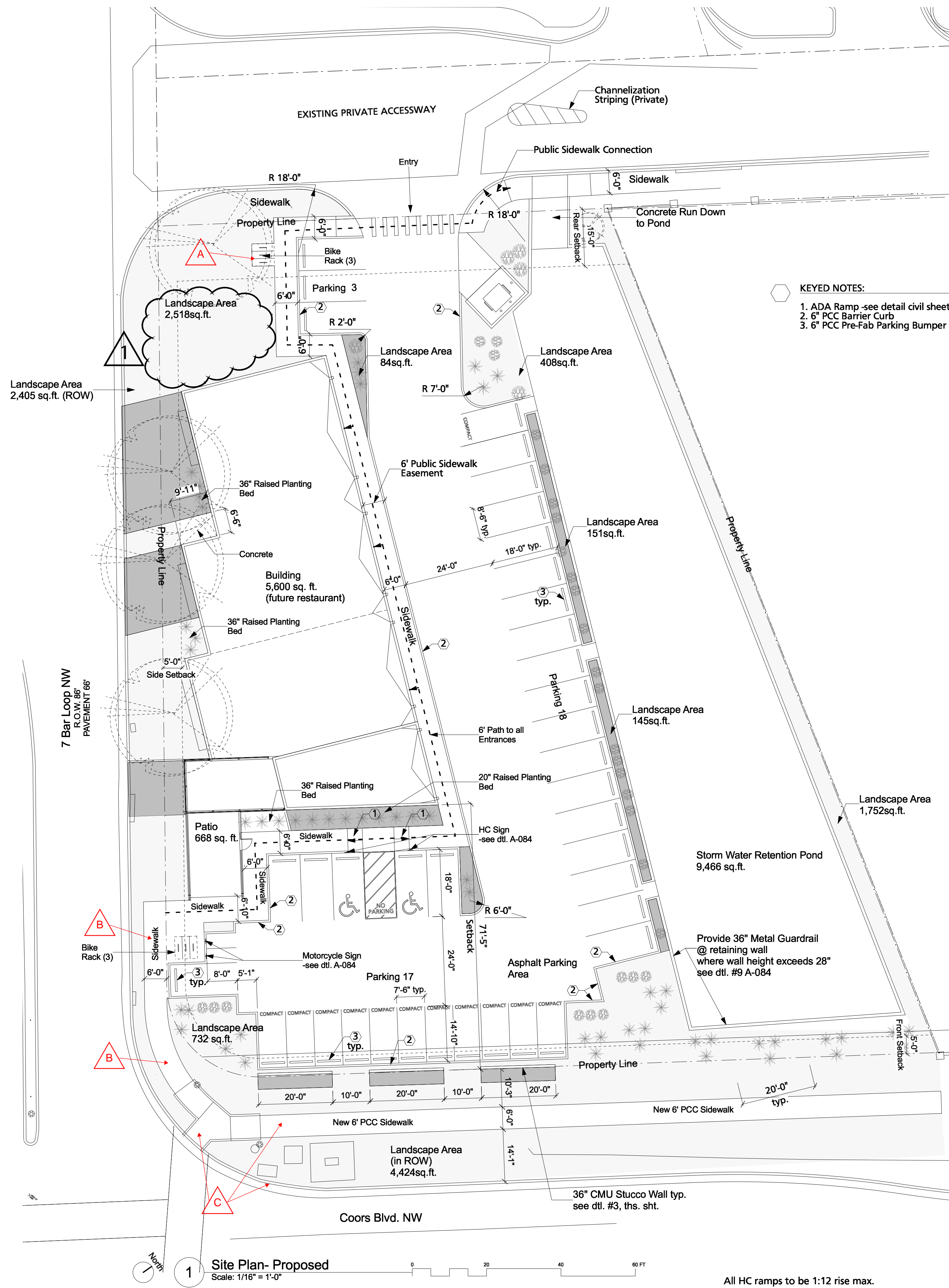
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

The following items are required to be completed prior to final certification for permanent certificate of occupancy:

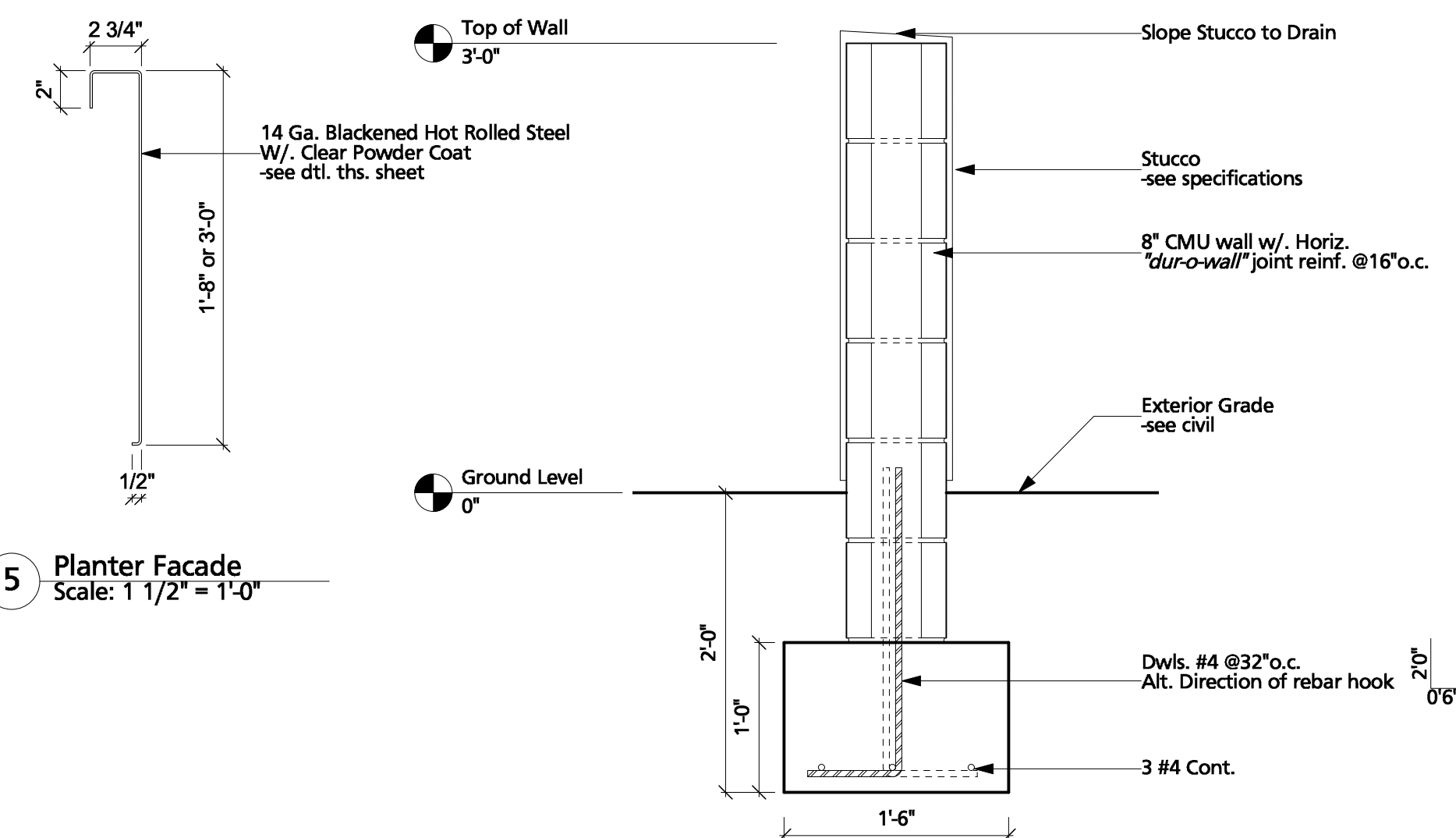
- A. Install north bike rack.
- B. Install sidewalk along 7-Bar Loop.
- C. Install Coors Blvd. sidewalk, ramp and curb improvements per NMDOT plans.



Åsa Nilsson-Weber, NMPE No. 17631



2 Planter
Scale: 1" = 1'-0"



5 Planter Facade
Scale: 1 1/2" = 1'-0"

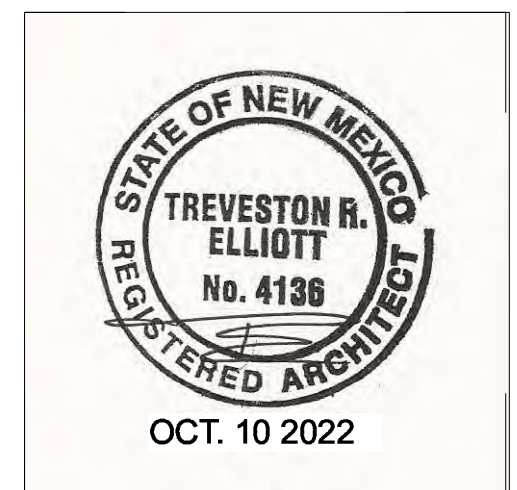
3 Yard Wall Detail -Stucco
Scale: 1" = 1'-0"

1 -Remove 660 foot patio.

TREVESTON ELLIOTT
ARCHITECT

811 12TH ST. NW
ALBUQUERQUE, NEW MEXICO
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C 505.259.4617
treveston@earthlink.com
www.earthlink.com

COTTONWOOD WEST
SHOPPING CENTER
ALBUQUERQUE, NEW MEXICO



Date: APRIL 21, 2022

Sheet: Site Plan

A-082