

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Interim Director



Mayor Timothy M. Keller

October 19, 2021

Stephen A Dunbar, RA  
Modulus Architects Inc  
110 Sun Ave NE, Suite 600  
Albuquerque, NM 87109

**Re: Kiddie Academy  
4590 Paradise Blvd  
30-Day Temporary Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 6-17-20 (C12D003A)  
Certification dated 10-15-21**

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 10-15-21, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. 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.

PO Box 1293

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

Albuquerque

- Please redline plan to reflect the concrete curb and gutter extension in front of the 2 parking stalls. Label the 2 stalls as compact.
- Remove Porta potty, trash container, construction equipment and debris from site.

NM 87103

Once these corrections are complete, email pictures & redlined TCL plan showing the changes to [epgomez@cabq.gov](mailto:epgomez@cabq.gov) for release of Final CO.

www.cabq.gov

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

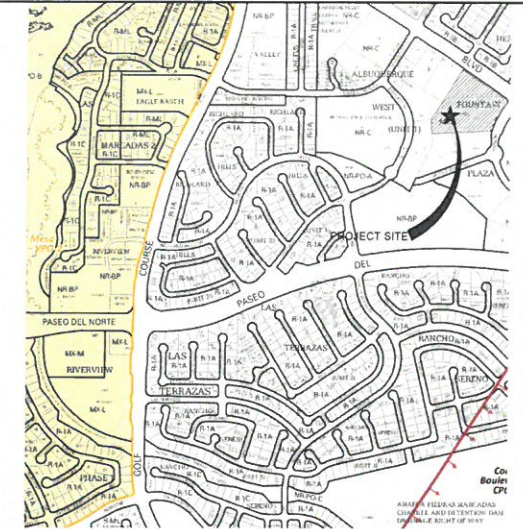
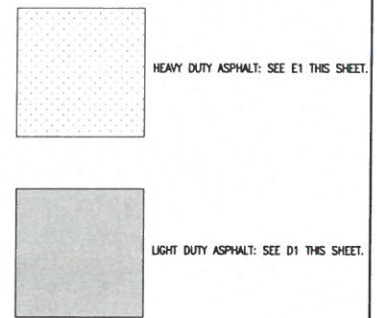
Sincerely,

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

EG via: email  
C: CO Clerk, File

**CONDITION OF C.O. APPROVAL:**  
 THE EASEMENT FOR THE  
 RELOCATION OF THE ACCESS  
 POINT (PARADISE ENTRANCE)  
 IS ACCEPTED, APPROVED AND  
 IN PLACE.

GRAPHIC LEGEND



REV	DATE	BY	REVISION
1			
2			
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9			
10			

**MODULUS ARCHITECTS**  
 100 SUN AVENUE N.E., Ste 600  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE (505) 338-1499 FAX (505) 338-1498



17JUN2020

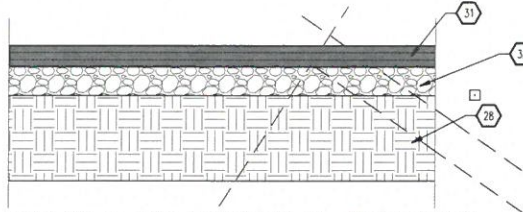
PROJECT TITLE: KIDDIE ACADEMY WESTSIDE  
 4590 Paradise Blvd., Albuquerque, New Mexico 87004

JOB NO.: Kiddle Academy 1  
 DRAWN BY: DM  
 CHECKED BY: DM

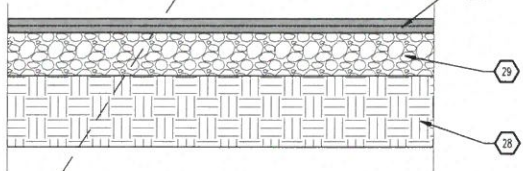
DATE: 11 Mar 2020  
 SCALE: AS NOTED

TCL

**E1 HEAVY DUTY ASPHALT - SECTION**  
 SCALE: 1" = 1'-0"



**D1 LIGHT DUTY ASPHALT - SECTION**  
 SCALE: 1" = 1'-0"

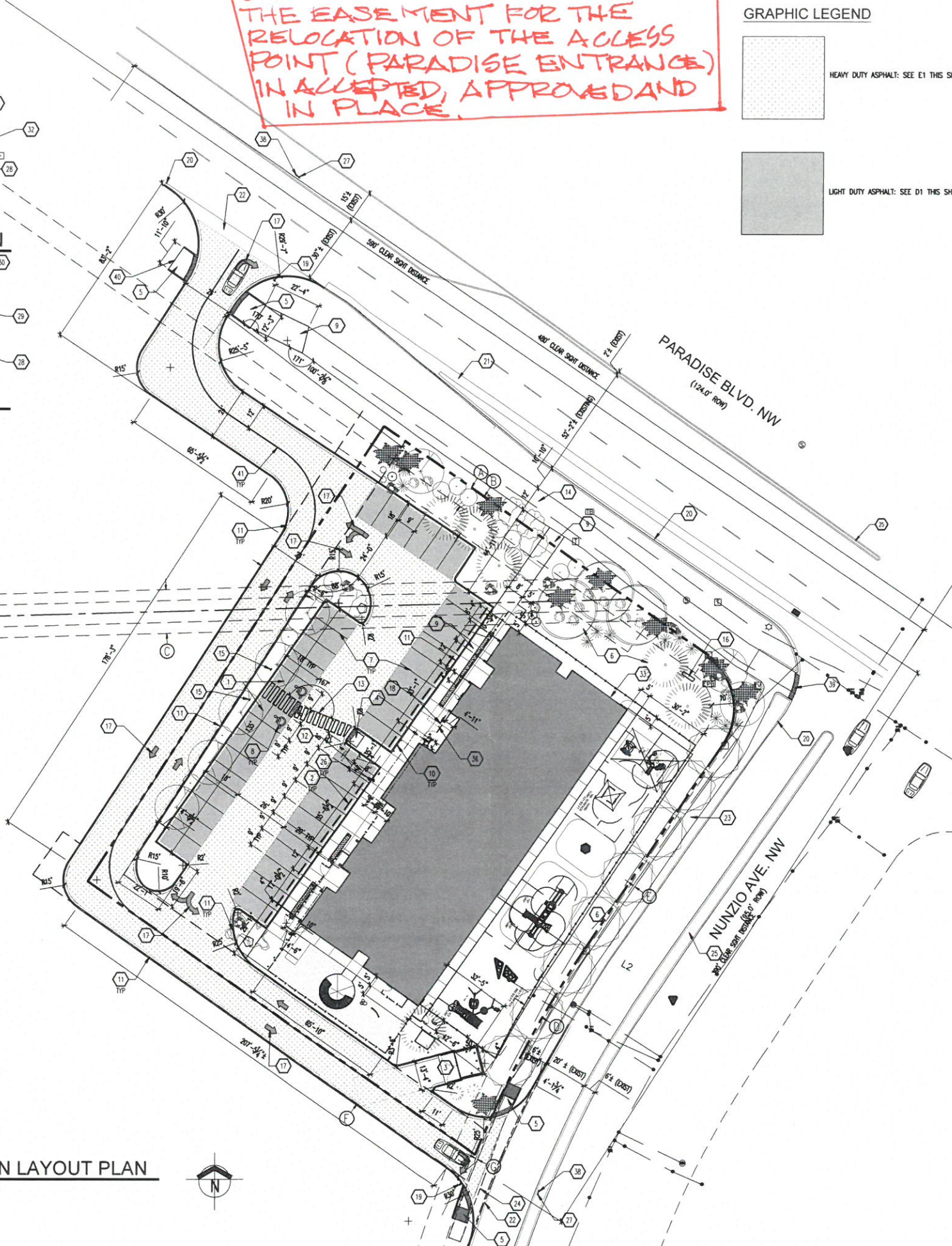


**TRAFFIC CIRCULATION LAYOUT APPROVED**

Signed: [Signature]  
 Date: 06/23/20

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

**A1 TRAFFIC CIRCULATION LAYOUT PLAN**  
 SCALE: 1/8" = 1'-0"



- EASEMENTS**
- A. 10' PUBLIC UTILITY EASEMENT 03/08/1990, BK. 90C, PG. 67.
  - B. 20' SANITARY SEWER EASEMENT 02/02/1999, BK. 990D3, PG. 5271.
  - C. 20' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT.
  - D. 10' PUBLIC ROADWAY EASEMENT 09/19/2007, BK. 2007C, PG. 270.
  - E. 1' PUBLIC ROADWAY EASEMENT 09/19/2007, BK. 2007C, PG. 270.
  - F. 24' PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT.
  - G. 1' RIGHT-OF-WAY 03/15/2018, BK. 2018C, PG. 30, DOC# 2018022726.

- GENERAL NOTES**
- A. "0" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
  - B. PARKING AND ACCESSIBLE PAVEMENT MARKING AND STRIPPING SHALL CONFORM TO THE NEW MEXICO COMMERCIAL BUILDING CODE SECTION 1110.3.2.2.
  - C. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.

- KEYED NOTES**
1. ACCESSIBLE PARKING: SEE 2/A1.2 AND 3/A1.2.
  2. WHEEL STOP: SEE 4/A1.2.
  3. AREA OF REFUSE: SEE 4/A1.3.
  4. CURBED RAMP: SEE 16/A1.1.
  5. END ISLAND WITH WALKWAY RAMP: SEE 5/A1.1.
  6. PROPOSED LANDSCAPING, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.
  7. 4" WHITE PAINTED STRIPPING.
  8. HANDICAP PAVEMENT MARKING: SEE 11/A1.2.
  9. CONCRETE SIDE WALK: SEE 7/A1.1.
  10. BOLLARD: SEE 4/A1.1.
  11. NEW CONCRETE CURB AND GUTTER: SEE 10/A1.1.
  12. MOTOR CYCLE PARKING.
  13. CROSS WALK MARKING: SEE 6/A1.1.
  14. EXISTING ASPHALT WALKWAY AND RAMP TO REMAIN.
  15. HANDICAP SIGNAGE: SEE 11/A1.2.
  16. MONUMENTAL SIGNAGE UNDER A SEPARATE PERMIT.
  17. PAVEMENT DIRECTIONAL MARKING: SEE 8/A1.2.
  18. BIKE RACK: SEE 13/A1.2.
  19. STOP SIGN: SEE 7/A1.2.
  20. PORTION OF EXISTING CURB AND GUTTER TO REMAIN.
  21. EXISTING GUTTER TO REMAIN.
  22. NEW 6" CONCRETE GUTTER: TIE INTO EXISTING CURB AND GUTTER - REFER TO COA STANDARD DRAWING #2420.
  23. EXISTING CONCRETE SIDEWALK TO REMAIN: 6" WIDE MINIMUM.
  24. DASHED LINE INDICATES PORTION OF EXISTING CONCRETE CURB AND GUTTER, SIDEWALK TO BE DEMOLISHED TO ACCOMMODATE NEW DRIVEWAY. CONTRACTOR TO COORDINATE IN FIELD FOR EXACT AMOUNT TO BE DEMOLISHED TO ACHIEVE DESIGN INTENT.
  25. EXISTING CENTER MEDIAN TO REMAIN.
  26. MOTOR CYCLE PARKING SIGNAGE: SEE 12/A1.2.
  27. "RIGHT TURN ONLY" SIGNAGE: FOLLOW COA STANDARD DRAWING #2802-R3-2.
  28. 10" COMPACTED SUBGRADE @ 95% WITH R-VALUE OF 50.
  29. 6" BASE COURSE.
  30. 2" ASPHALT CONCRETE PAVEMENT.
  31. 3" ASPHALT CONCRETE PAVEMENT.
  32. 4" BASE COURSE.
  33. BUILDING ADDRESS: PROVIDE A 10" HIGH BY 2" WIDE BRUSH STROKE WITH CONTRASTING BACKGROUND.
  34. EXISTING CONCRETE RAMP TO REMAIN.
  35. NEW 24" WIDE TRUNCATED DOME: SAFETY YELLOW IN COLOR.
  36. DASHED LINE INDICATES A 2" CLEARANCE AROUND BIKE RACK.
  37. EXISTING ASPHALT PAVEMENT MARKING TO REMAIN.
  38. "ONE WAY" SIGNAGE: FOLLOW COA STANDARD DRAWING #2802-R6-1(R).
  39. INSTALL ADA APPROVED 2" WIDE TRUNCATED DOME STRIP.
  40. PROVIDE A BACK SLOPE OF 4:1 TO THE EDGE OF RAMP TO EXISTING SURFACE ON THE WEST END OF ENTRANCE.
  41. CENTERLINE STRIPPING: 4" WIDE PAVEMENT MARKING, YELLOW IN COLOR.

**PARKING CALCULATION**

BUILDING AREA	# SEATS	AREA (GROSS SQUARE FEET)	
KIDDIE ACADEMY DAYCARE	N/A	11,822 SF	
TOTAL			
PARKING REQUIREMENTS	RATIO	REQUIRED	PROVIDED
KIDDIE ACADEMY DAYCARE (DO TABLE 5-5-1)	1/400 GFA	30 SPACES	32 SPACES

ACCESSIBLE PARKING SPACE	---	2 SPACES	2 SPACES
MOTORCYCLE PARKING SPACE (DO TABLE 5-5-4)	---	2 SPACES	2 SPACES
BIKE PARKING SPACE (DO TABLE 5-5-5)	---	4 SPACES	4 SPACES

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	6486.09'	55.41'	55.40'	S55°20'55"E	0°29'22"	27.70'
	(6486.09')	(55.42')	(55.42')	(S55°21'16"E)		
C2	29.00'	45.07'	40.67'	S10°34'42"E	89°03'03"	28.52'
	(30.10')	(46.73')	(42.17')	(S10°33'18"E)		
C3	525.33'	167.18'	166.48'	S24°49'48"W	18°14'03"	84.31'
	(517.80')	(166.41')	(165.70')	(S24°49'48"E)		
C4	525.33'	106.91'	106.73'	S28°07'00"W	11°39'37"	53.64'
C5	525.33'	60.27'	60.24'	S18°59'59"W	06°34'25"	30.17'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S34°53'46"W	1.00'
L2	S60°54'31"E	47.02'
L3	S87°29'20"E	57.36'

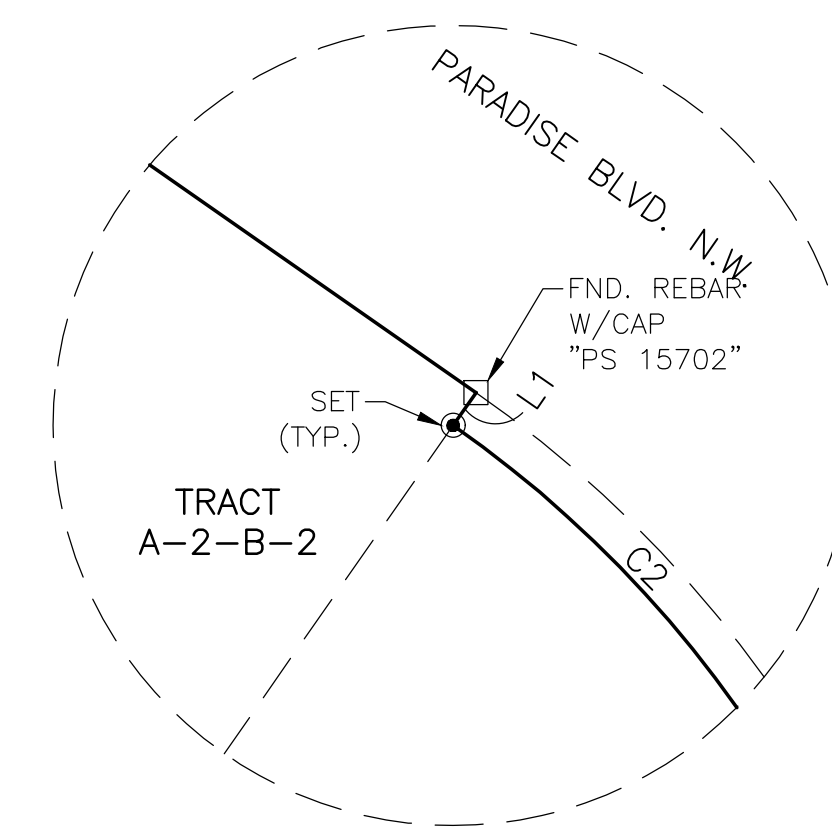
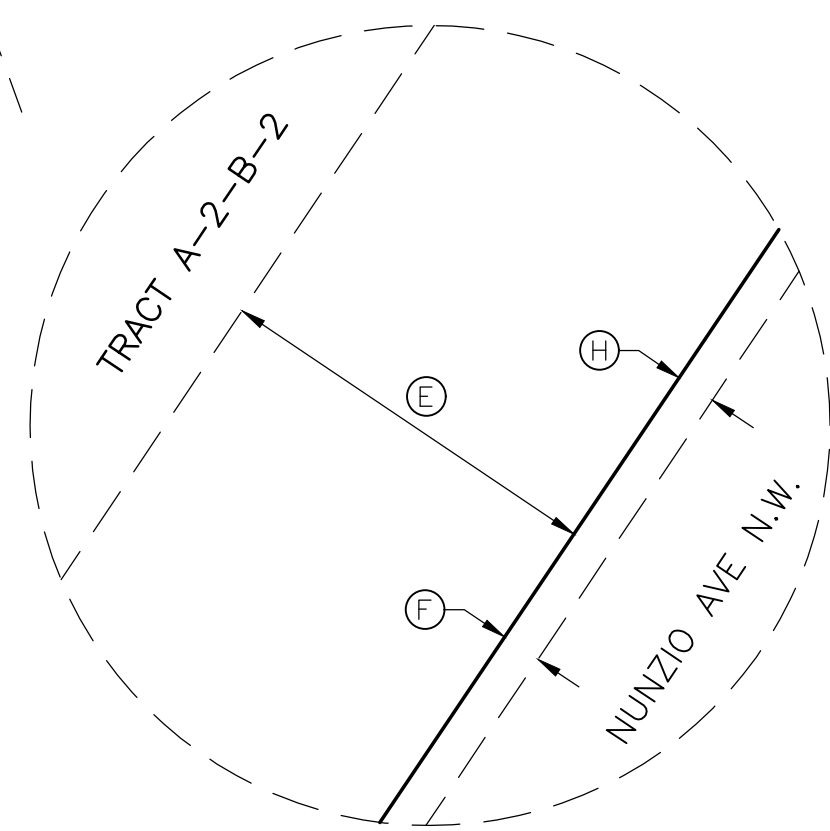
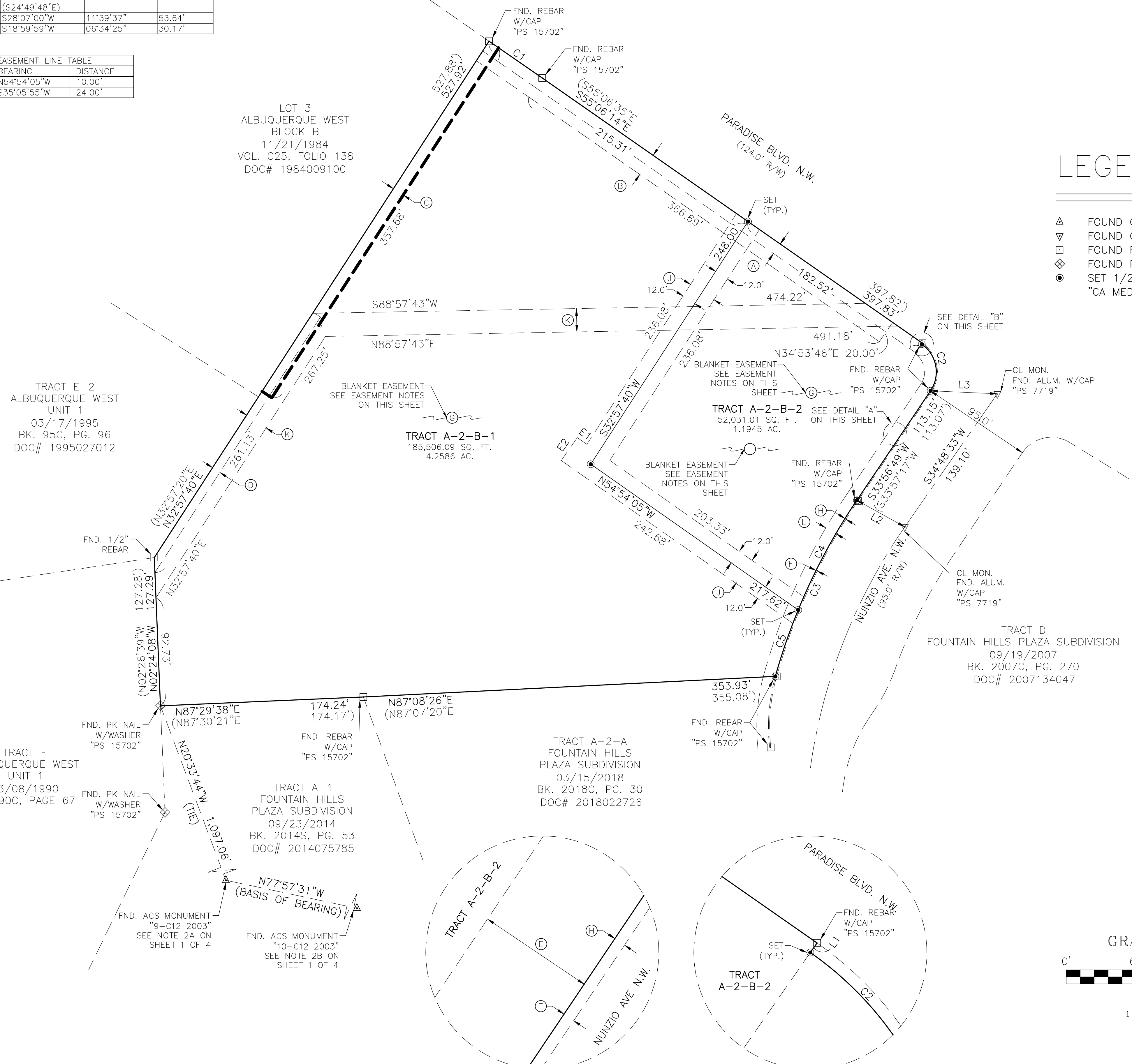
EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	N54°54'05"W	10.00'
E2	S35°05'55"W	24.00'

**EASEMENT NOTES:**

- (A) 10.0' PUBLIC UTILITY EASEMENT  
03/08/1990, BK. 90C, PG. 67
- (B) 20.0' SANITARY SEWER EASEMENT  
02/02/1999, BK. 9903, PG. 5221
- (C) 10.0' DRAINAGE EASEMENT  
03/08/1990, BK. 90C, PG. 67
- (D) 7.41' SANITARY SEWER EASEMENT  
03/08/1990, BK. 90C, PG. 67
- (E) 10.0' PUBLIC UTILITY EASEMENT  
09/19/2007, BK. 2007C, PG. 270
- (F) 1.0' PUBLIC ROADWAY EASEMENT  
09/19/2007, BK. 2007C, PG. 270
- (G) A BLANKET DRAINAGE FOR TRACT A-2-B FOR THE BENEFIT OF LOT 3, BLOCK D, ALBUQUERQUE WEST AND TRACT E-2, UNIT 1, ALBUQUERQUE WEST. THE PROPERTY OWNERS OF SAID PARCELS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT  
03/15/2018, BK. 2018C, PG. 30  
DOC# 2018022726
- (H) 1.0' RIGHT-OF-WAY  
03/15/2018, BK. 2018C, PG. 30  
DOC.# 2018022726
- (I) A BLANKET DRAINAGE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT FOR THE BENEFIT OF TRACT A-2-B-1, TO BE MAINTAINED BY OWNER'S OF TRACT A-2-B-2.
- (J) 24.0' PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- (K) 20.0' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT

**RECORD DOCUMENT LEGEND**

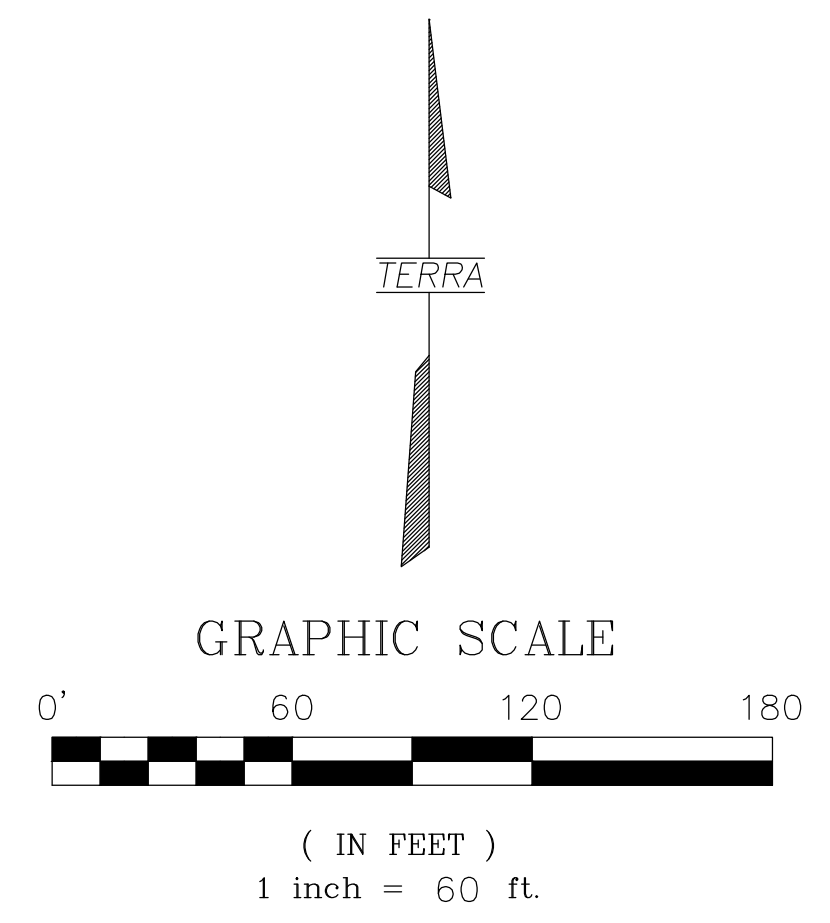
- ( ) RECORD BEARINGS & DISTANCES PER PLAT "PLAT OF TRACTS A-2-A & A-2-B FOUNTAIN HILLS SUBDIVISION"  
FILED: 03/15/2018, BK. 2018C, PG. 30  
DOC# 2018022726



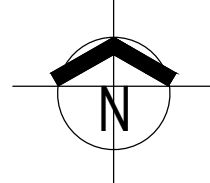
LEGAL DESCRIPTION: TRACT A-2-B-2 OF THE PLAT OF TRACTS A-2-B-1 & A-2-B-2, FOUNTAIN HILLS PLAZA SUBDIVISION, SITUATE WITHIN PROJECTED SECTION 13, T.11N., R.2E., N.M.P.M., CITY, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 10, 2020, IN PLATE BOOK 2020C, PAGE 29 AS DOCUMENT NO. 2020022473.

**LEGEND**

- ▲ FOUND CONTROL MONUMENT (AS NOTED)
- ▽ FOUND CENTERLINE MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
- ◆ FOUND PK NAIL (AS NOTED)
- SET 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702"



**A1 EASEMENTS PLAN**  
SCALE: NTS



REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

**MODULUS ARCHITECTS**  
100 SUN AVENUE N.E., Ste 600  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO  
**STEPHEN A. DUNBAR**  
REGISTERED ARCHITECT  
No. 4218  
31.03.2020

PROJECT TITLE: **KIDDIE ACADEMY WESTSIDE**  
4500 Paradise Blvd  
Albuquerque, New Mexico 87004  
PROJECT MANAGER: **DEAN NGUYEN**  
JOB NO.: **Kiddie Academy I**  
DRAWN BY: **DTM**  
SHEET TITLE: **TRAFFIC CIRCULATION LAYOUT**

DATE: **11 Mar 2020**  
SCALE: **AS NOTED**  
sheet: **TCL**  
of: **01**



To whom it may concern  
**Planning Department – Transportation & Hydrology**  
City of Albuquerque  
600 2<sup>nd</sup> Street NW, Suite 201  
Albuquerque, NM 87102  
925.965.4475

15 October 2021

**RE: Traffic Certification for Kiddie Academy - Westside (City of Albuquerque Project # BP-2020-30993)**

To whom it may concern:

I, Stephen Dunbar, NMRA #4218, of the firm Modulus Architects, hereby certify that the above referenced project is in substantial compliance with and in accordance with the design intent of the Site Plan for Building Permit dated 27<sup>th</sup> March 2019. I further certify that Devin Nguyen, Project Manager at Modulus Architects, personally visited the site on 11<sup>th</sup> October 2021 and has determined by visual inspection that the work installed to date are representative of actual site conditions and is true and correct to the best of his knowledge and belief. This certification is submitted in support of a request for a permanent 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.

Sincerely,



Stephen Dunbar, AIA  
Principal in Charge  
**Modulus Architects, Inc.**  
110 Sun Avenue NE, Suite 600  
Albuquerque, NM 87109 (O) 505.338.1499, Ext. 1007



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Kiddie Academy Building Permit #: BP-2020-30993 Hydrology File #: \_\_\_\_\_

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: 4590 Paradise Blvd., Albuquerque, NM 87004

**Applicant:** Devin Nguyen w/ Modulus Architects Contact: \_\_\_\_\_

Address: 100 Sun Ave. NE, suite 600 Albuquerque NM 87123

Phone#: 505.338.1499 Fax#: \_\_\_\_\_ E-mail: devinn@modulusarchitects.com

**Other Contact:** Kiddie Academy of North Albuquerque Contact: Aleem Hasham

Address: 7010 Alameda Blvd. NE, Albuquerque NM 87113

Phone#: 505.359.0000 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes  No

**DEPARTMENT**  TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

**TYPE OF SUBMITTAL:**

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- 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: 15th Oct 2021 By: \_\_\_\_\_

COA STAFF:

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

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