

CITY OF ALBUQUERQUE



November 15, 2019

Stephen A. Dunbar, RA
Modulus Architects
100 Sun Ave NE, Suite 305
Albuquerque, NM 87109

Re: Chuze Fitness Center
9350 Eagle Ranch Rd NW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 3-27-19 (C13D017)
Certification dated 11-14-19

Dear Mr. Dunbar

Based upon the information provided in your submittal received 11-15-19, 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.

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

- Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space. (The 9 stalls located next to walk path on east side of building, See attached photos)
- Please remove construction debris, equipment and porta potty from site.

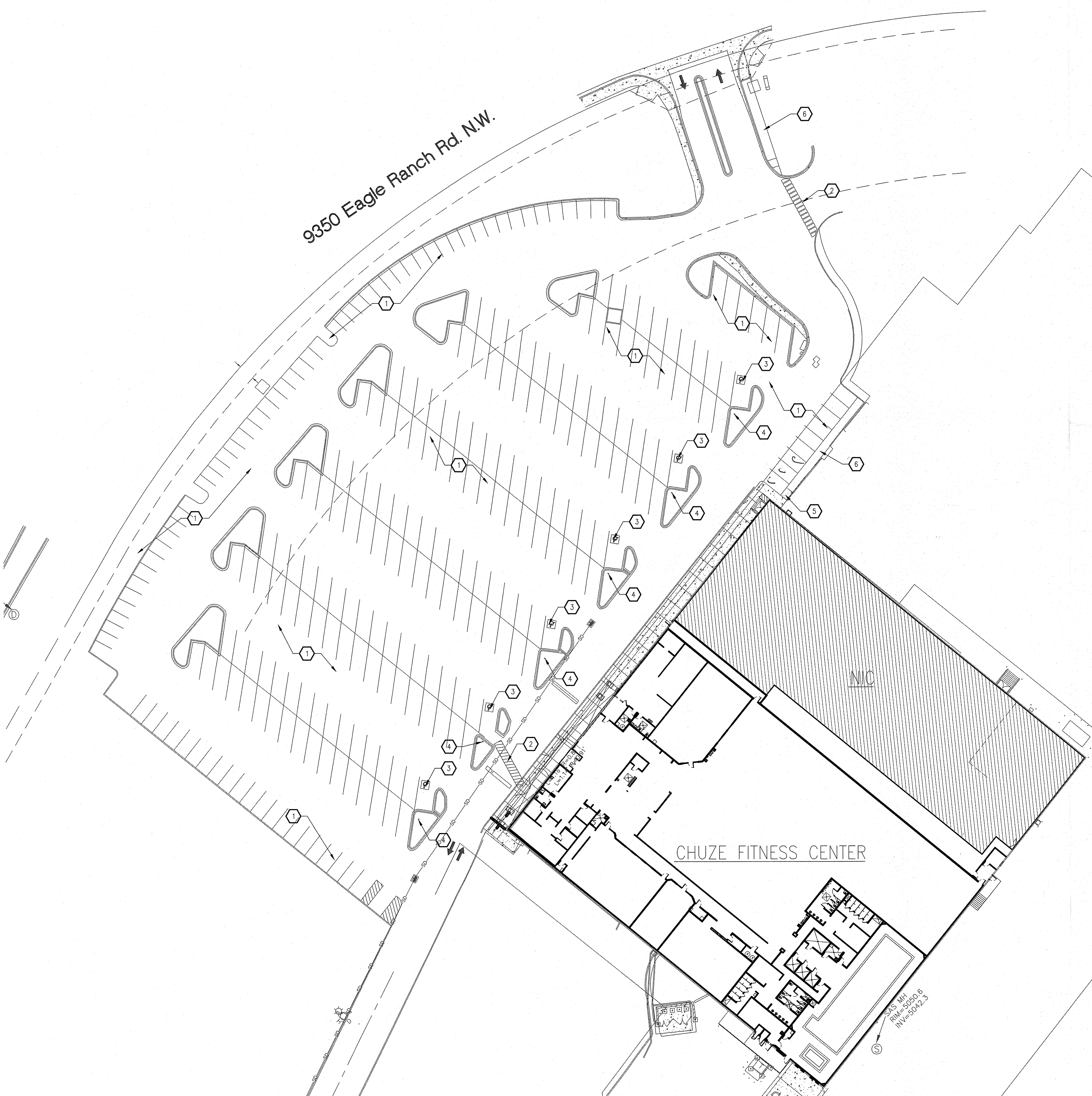
Once these corrections are complete, email pictures showing the changes to PLNDRS@cabq.gov, and epgomez@cabq.gov for release of final CO.

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



GENERAL NOTES

A. "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
B. INDICATED DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
C. PARKING AND ACCESSIBLE PAVEMENT MARKING AND STRIPING SHALL CONFORM TO THE NEW MEXICO COMMERCIAL BUILDING CODE SECTION 1110.3 #7.2.

KEYED NOTES

1. RE-RESTRIPE PARKING LOT.
2. EXISTING WALK PATH MARKING TO BE RE-STRIPED.
3. EXISTING HANDICAP MARKING TO BE RE-STRIPED.
4. EXISTING HANDICAP SIGNAGE TO REMAIN.
5. EXISTING RAMP TO REMAIN.
6. EXISTING CONCRETE SIDEWALK TO REMAIN.

REV	DATE	BY	REVISION
1	11/14/19		
2			
3			
4			
5			
6			

MODULUS ARCHITECTS

100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE

CHUZE FITNESS
9350 EAGLE RANCH ROAD NW
ALBUQUERQUE, NM 87114

PROJECT MANAGER

DEVIN NGUYEN

JOB NO.

Abq Hobby Lobby

DRAWN BY:

DTN

DATE:

06.19.2019

SCALE:

AS NOTED

SHEET TITLE

EXISTING SITE PLAN

AS101

of

A2 EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"



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

14th November 2019

RE: Traffic Certification for Chuze Fitness Center (City of Albuquerque Project # BP-2019-11630)

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 27th March 2019. I further certify that Devin Nguyen, Project Manager at Modulus Architects, personally visited the site on 14th November 2019 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 305
Albuquerque, NM 87109
(O) 505.338.1499, Ext. 1007



