

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 23, 2025

Genevieve L Donart, PE
Isaacson & Arfman, Inc
128 Monroe St NE
Albuquerque, NM 87108

Re: Rio Grande Dermatology
4505 Alameda Blvd NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 12-04-24 (C17-D002A33)
Certification dated 12-18-2025
TRANS-2025-00364

Dear Ms. Donart,

PO Box 1293

Based upon the information provided in your submittal received 12-18-25, 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.

Albuquerque

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

NM 87103

- Please stamp the Traffic Certification and send it directly to me.

www.cabq.gov

Once this correction is complete, email the Traffic Certification to malnajjar@cabq.gov for release of Final CO.

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

Sincerely,

Marwa Al-najjar

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



Date: December 18, 2025

Project: Rio Grande Dermatology (C17D002A33)

Subject: TCL Certification

TRAFFIC CERTIFICATION

I, Genevieve L. Donart, PE, NMPE No. 15088, of the firm Isaacson & Arfman, P.A., hereby certify that Phase 1 of this project are in substantial compliance with and in accordance with the design intent of the DRB approved plan dated 12/04/2024. I further certify that I or someone under my direct supervision visited the project site on December 18, 2025 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 with the following exceptions that must be completed before any further certifications on the site:

This certification is submitted in support of a request for 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,
Isaacson & Arfman, Inc.

Genevieve L Donart, NMPE No. 15088

KEYED NOTES

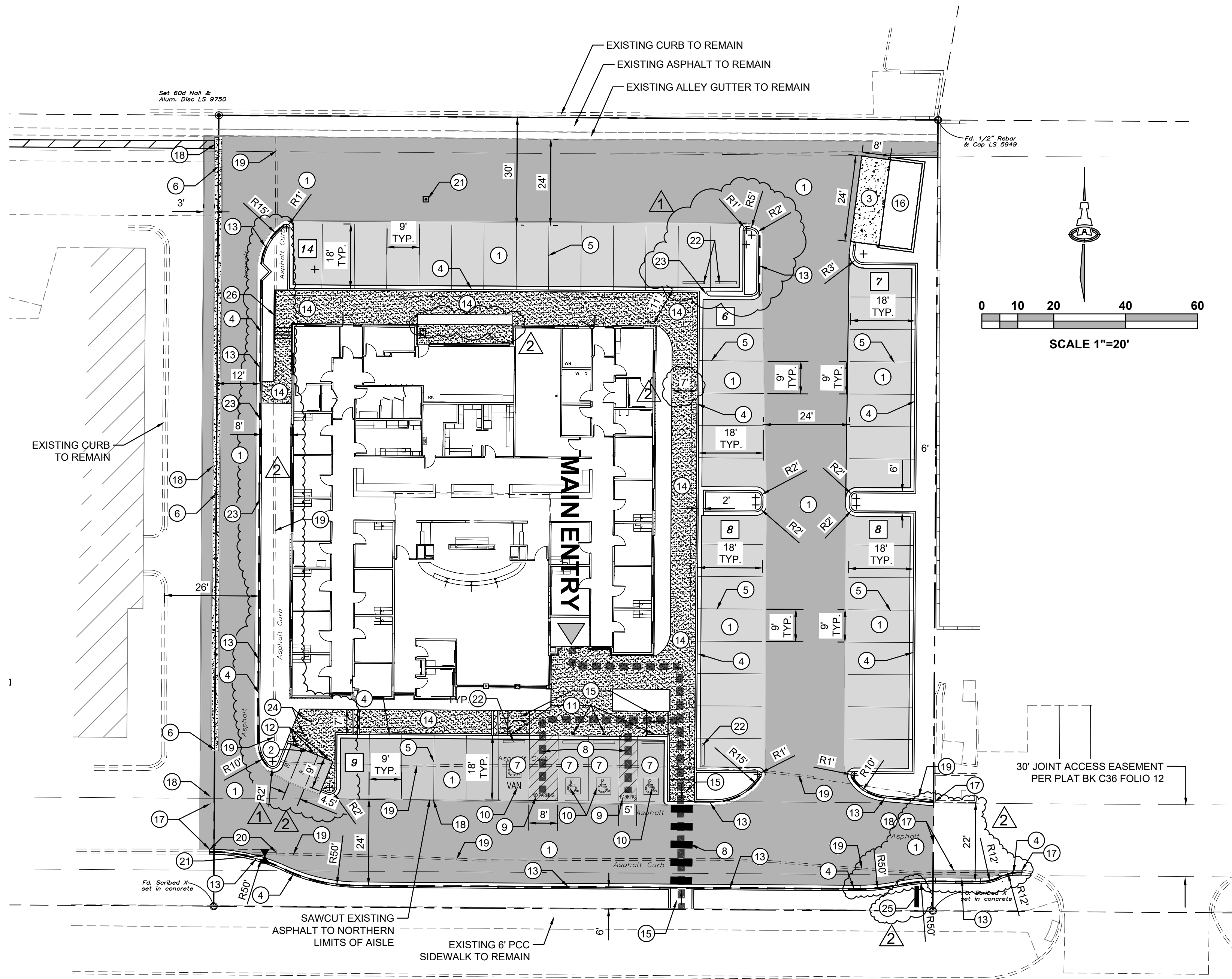
SEE SHEET CP-501 & CP-502 FOR PAVING DETAILS AS UNDERLINED BELOW.

- ASPHALT PAVEMENT PER GEO-TECHNICAL REPORT. SEE SECTIONS BELOW.
- TURNDOWN SIDEWALK AT MOTORCYCLE PARKING.
- PORTLAND CEMENT CONCRETE (PCC) PAVEMENT WITH CONSTRUCTION (CJ) AND EXPANSION (EJ) JOINTS AS INDICATED.
- 6" CONCRETE MEDIAN CURB AND GUTTER.
- 4" WIDE PARKING LOT STRIPE IN WHITE TRAFFIC PAINT TYP.
- CONCRETE ALLEY GUTTER.
- ADA COMPLIANT ACCESSIBLE PARKING SPACES. MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
- PAINTED CROSSWALK, WHITE, 6' LONG, 2' WIDE.
- PAINTED 'NO PARKING' WHITE, 2' WIDE LETTERING @ 1" HIGH.
- ACCESSIBILITY SYMBOL.
- POST MOUNTED ADA PARKING SIGNAGE.
- POST MOUNTED SIGN MOTORCYCLE PARKING.
- PAINT FACE AND TOP OF CURB RED AND PAINT WHITE STENCILED LETTERING ON TOP OF CURB 'NO PARKING' AND 'FIRE LANE' ALTERNATING AT 30 FT. O.C.
- CONCRETE SIDEWALK, SIDEWALK WIDTH VARIES. SEE SITE PLAN.
- SIDEWALK ACCESS RAMPS.
- TRASH ENCLOSURE.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING CURB, ASPHALT, AND CONCRETE PAVEMENT TIE-IN LOCATIONS AND MATCH EXISTING WITH SMOOTH TRANSITION. NOTIFY ENGINEER OF ANY DISCREPANCIES...
- SAWCUT REMOVE & DISPOSE EXISTING ASPHALT.
- REMOVE EXISTING ASPHALT CURB.
- REMOVE EXISTING PCC CURB TO NEAREST JOINT.
- ADJUST VALVE COVER & CLEANOUTS TO FINAL GRADES.
- CONCRETE WHEEL STOPS.
- CURB OPENING PER GRADING PLAN CG-101.
- BIKE RACK.
- MONUMENT SIGN.
- PIPE GUARDRAIL.

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
- CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- ALL LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND SHALL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING. MAXIMUM HEIGHT FOR LIGHT POLES SHALL BE 16 FEET TALL.
- SEE C-100 FOR ALL CIVIL GENERAL NOTES.

NOTE:
ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.

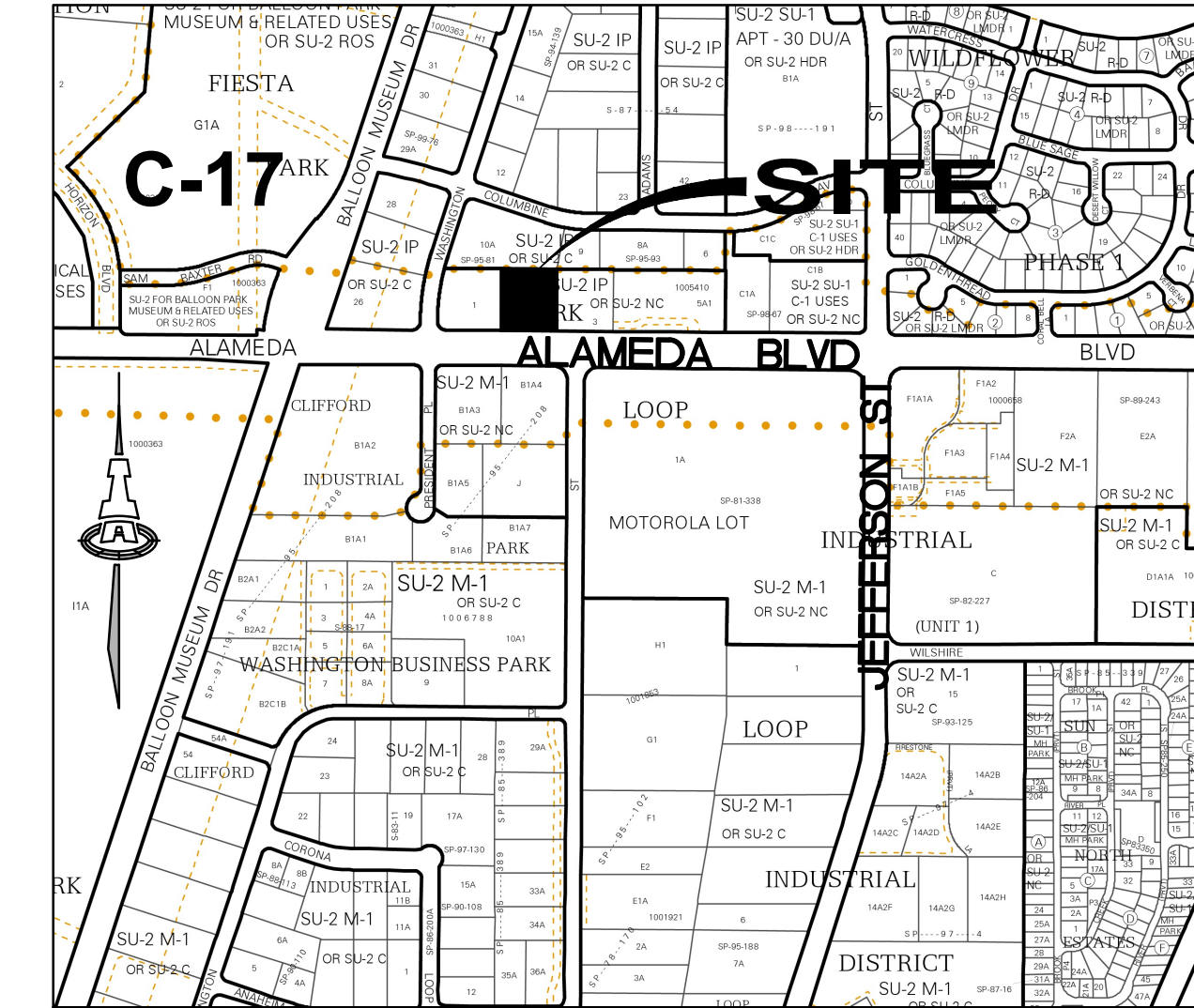


ALAMEDA BLVD

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Arman
Signed Date 12/4/2024

VICINITY MAP



PROJECT INFORMATION

LEGAL DESCRIPTION:
LOT NUMBERED TWO (2), RICHFIELD PARK SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT FOR RICHFIELD PARK SUBDIVISION, ALBUQUERQUE, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 10, 1988 IN VOLUME C36, FOLIO 12.

SITE AREA: 1.0101 ACRES

ZONING: NR-LM

BUILDING CALCULATIONS: GROSS FLOOR AREA (GFA)=9,700 SF ±

PARKING CALCULATIONS:

REQUIRED: 36 SPACES (40 SPACES LESS 4 FOR TRANSIT REDUCTION)
(5 SPACES PER DOCTORS OFFICE 8 EACH)
(10% REDUCTION FOR PROXIMITY TO TRANSIT= 4 SPACES)
PROVIDED: 52 SPACES (INCLUDING 0 COMPACT SPACES)

ADA REQUIRED: 3 SPACES (1 VAN SPACE)
ADA PROVIDED: 4 SPACES (1 VAN SPACE)

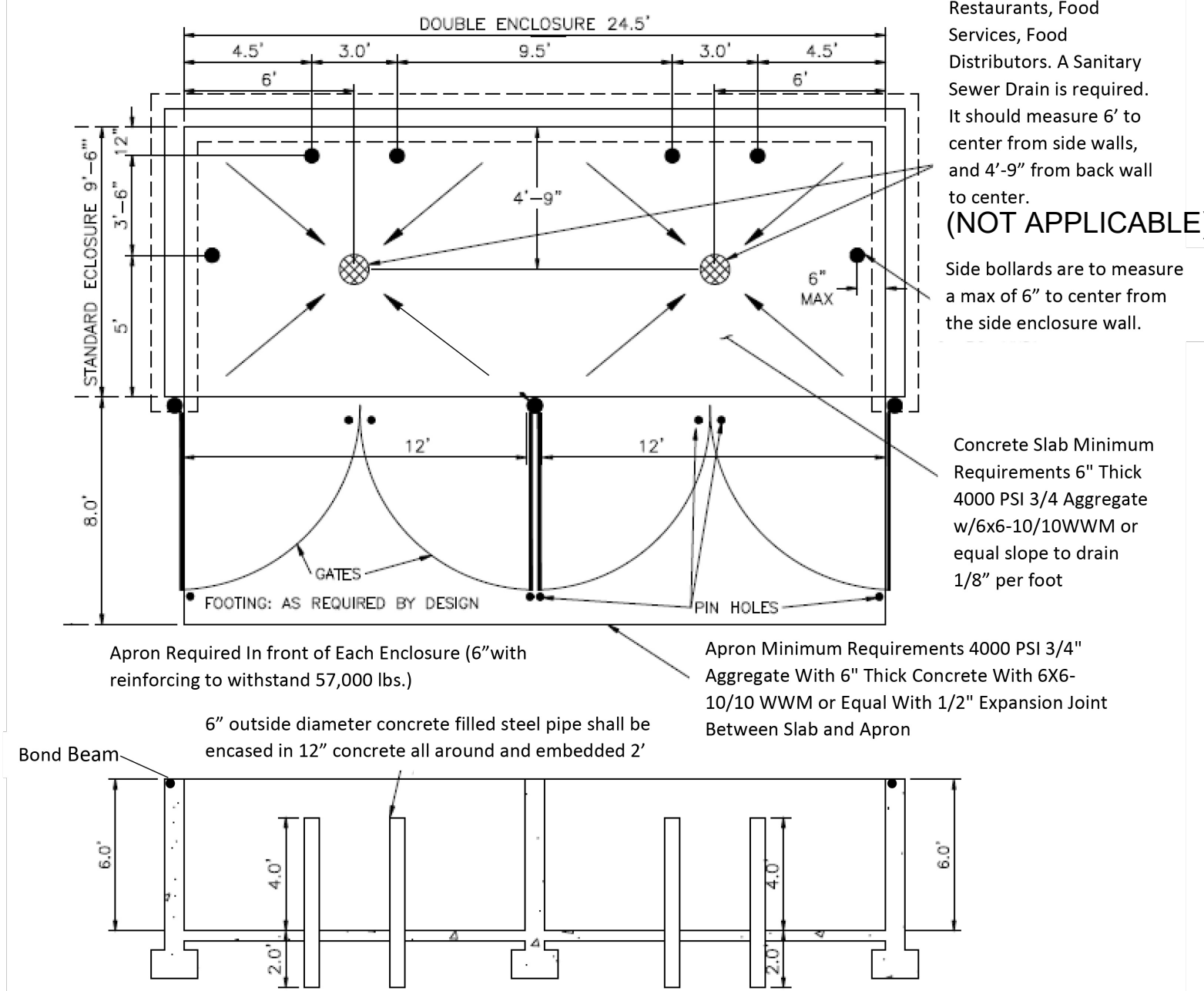
MOTORCYCLE REQUIRED: 3 SPACES
MOTORCYCLE PROVIDED: 3 SPACES

BICYCLE REQUIRED: 4 SPACES (1 SPACE PER 2,000 GFA, 10% OF REQUIRED PARKING = 3.6 = 4)
BICYCLE PROVIDED: 4 SPACES

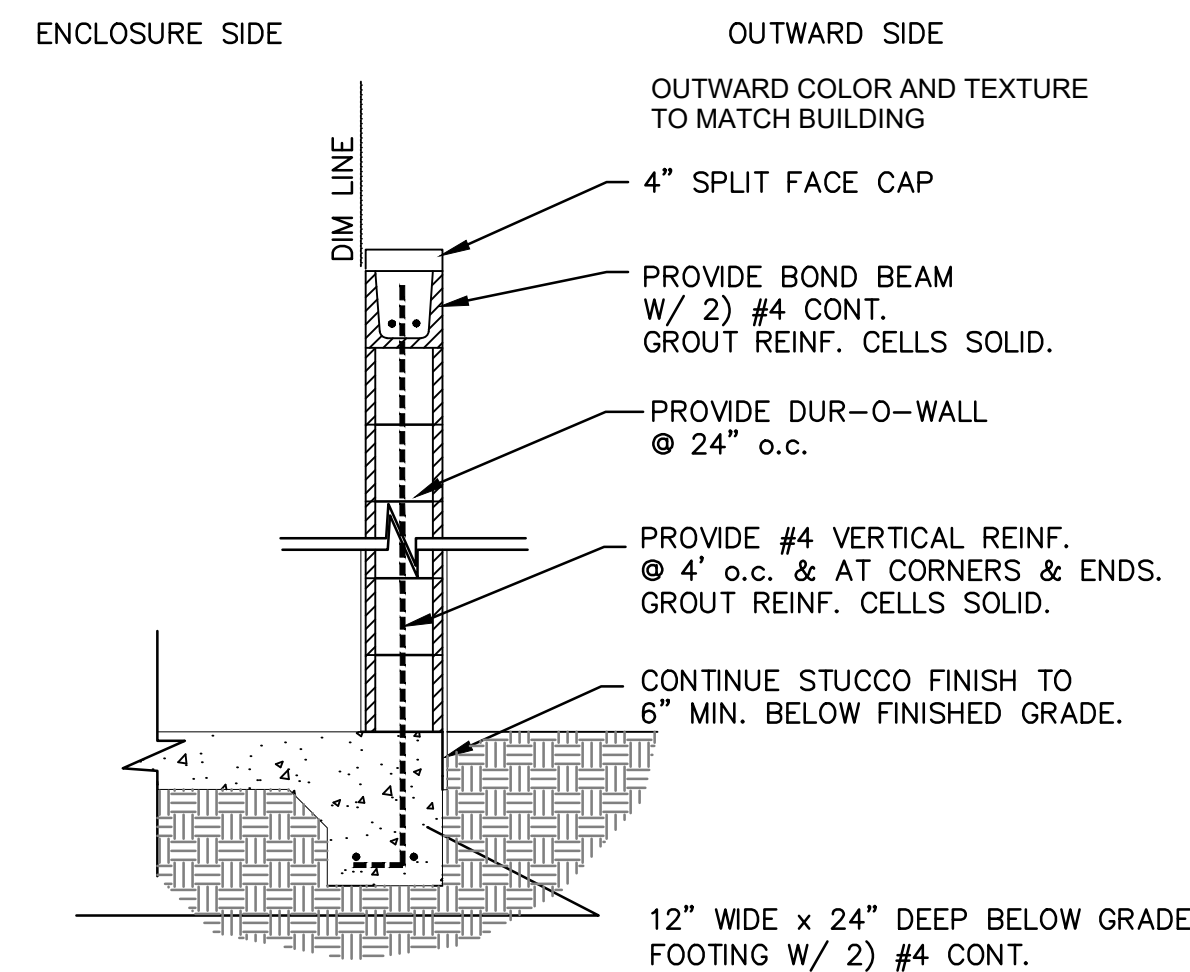
LEGEND

	PROPERTY LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB
	ADA SPACE
	PEDESTRIAN CROSSWALK
	ADA PATHWAY
	BIKE RACK
	PARKING COUNT
	FIRELANE (RED) "NO PARKING"
	PCC PAVING SECTION
	LIGHT ASPHALT PAVING SECTION
	HEAVY ASPHALT PAVING SECTION
	PCC SIDEWALK

City of Albuquerque
Solid Waste Management Department
4600 Edith Blvd NE
Albuquerque, NM 87107

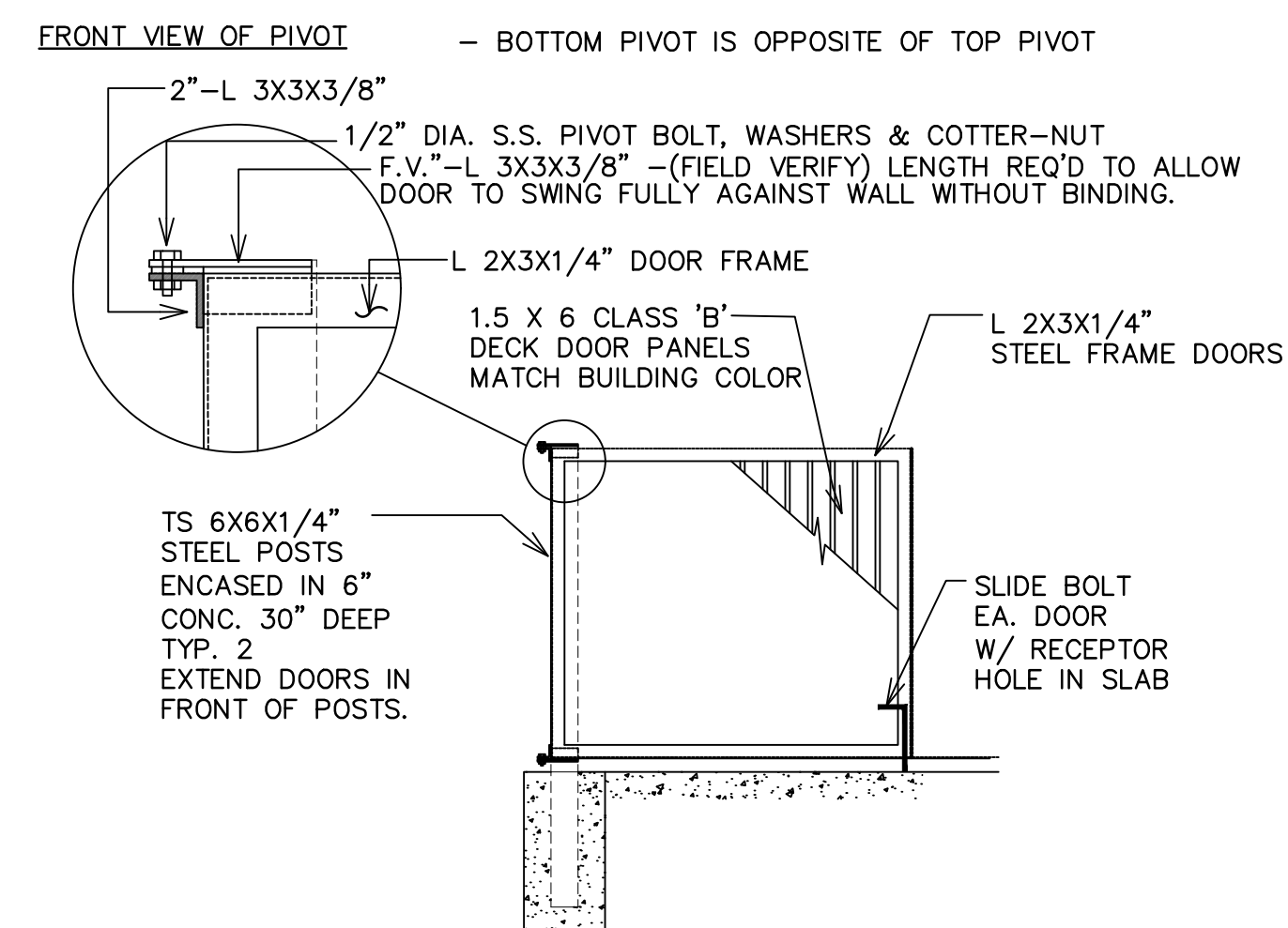
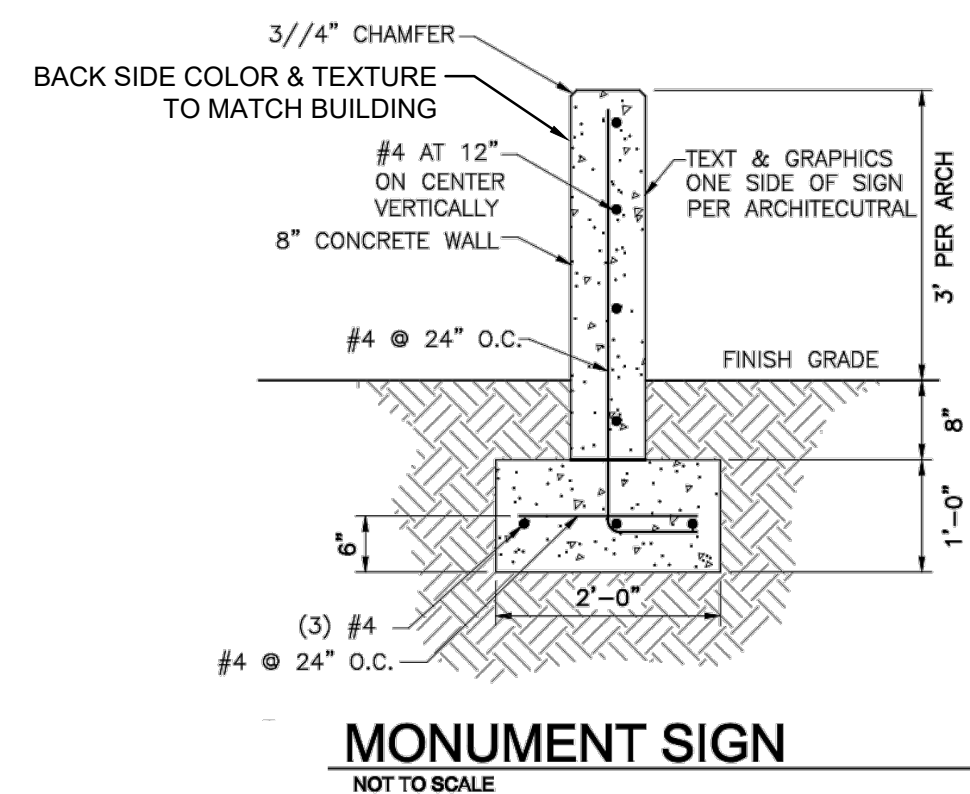


It is not the intention of the Solid Waste Department to control the design of an enclosure. It is the intent to give the minimum width, length, and height for varied types of enclosures.
Additional information concerning these specifications may be obtained by calling the Solid Waste Management Department at (505) 761-8125

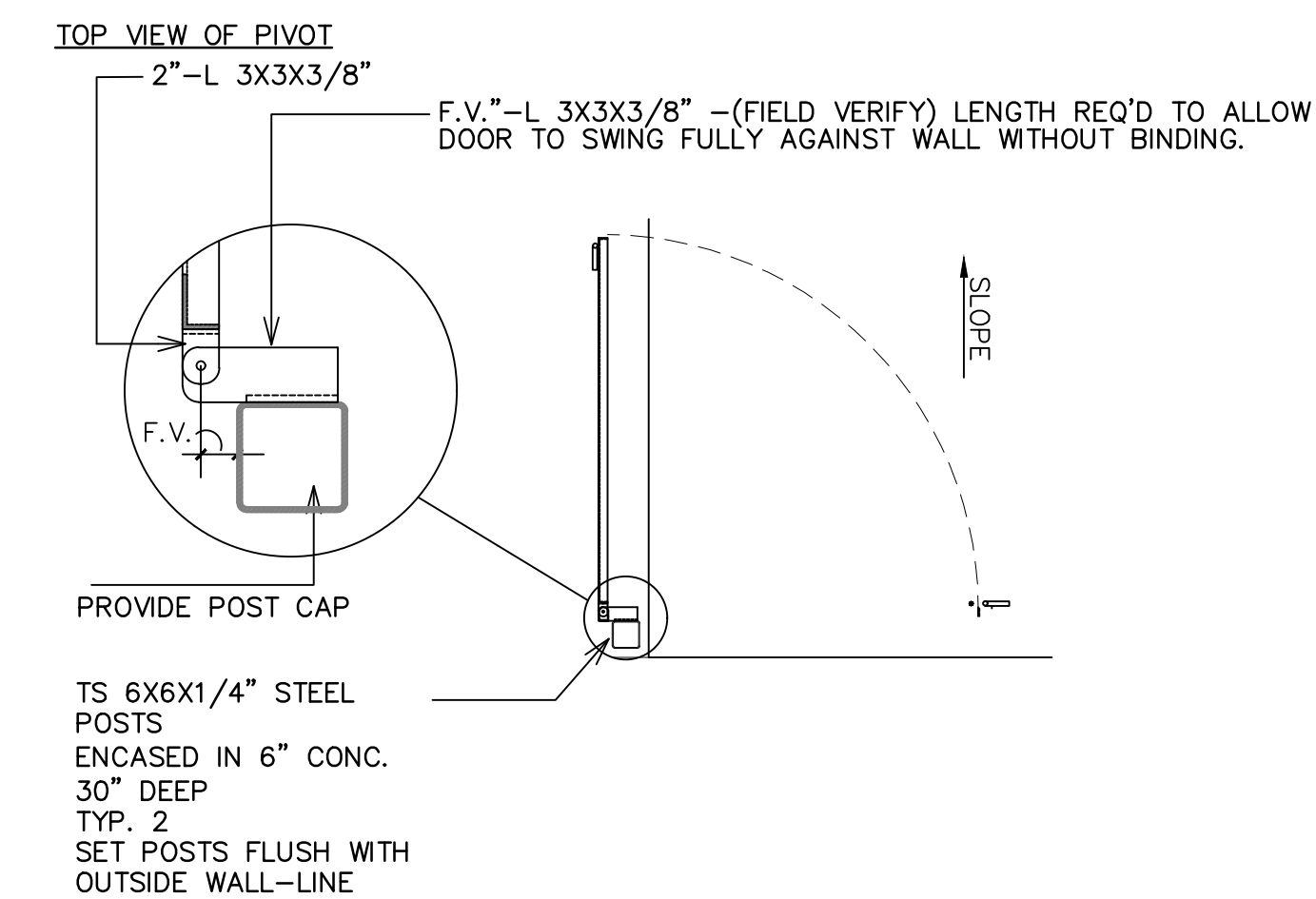


[1] PROVIDE 8" SPLIT FACED CMU WALL 6' HIGH @ DUMPSTER & AS NOTED OTHERWISE IN PLAN. ENTIRE ENCLOSURE INCLUDING GATE TO BE TAN COLOR.

WALL SECTION

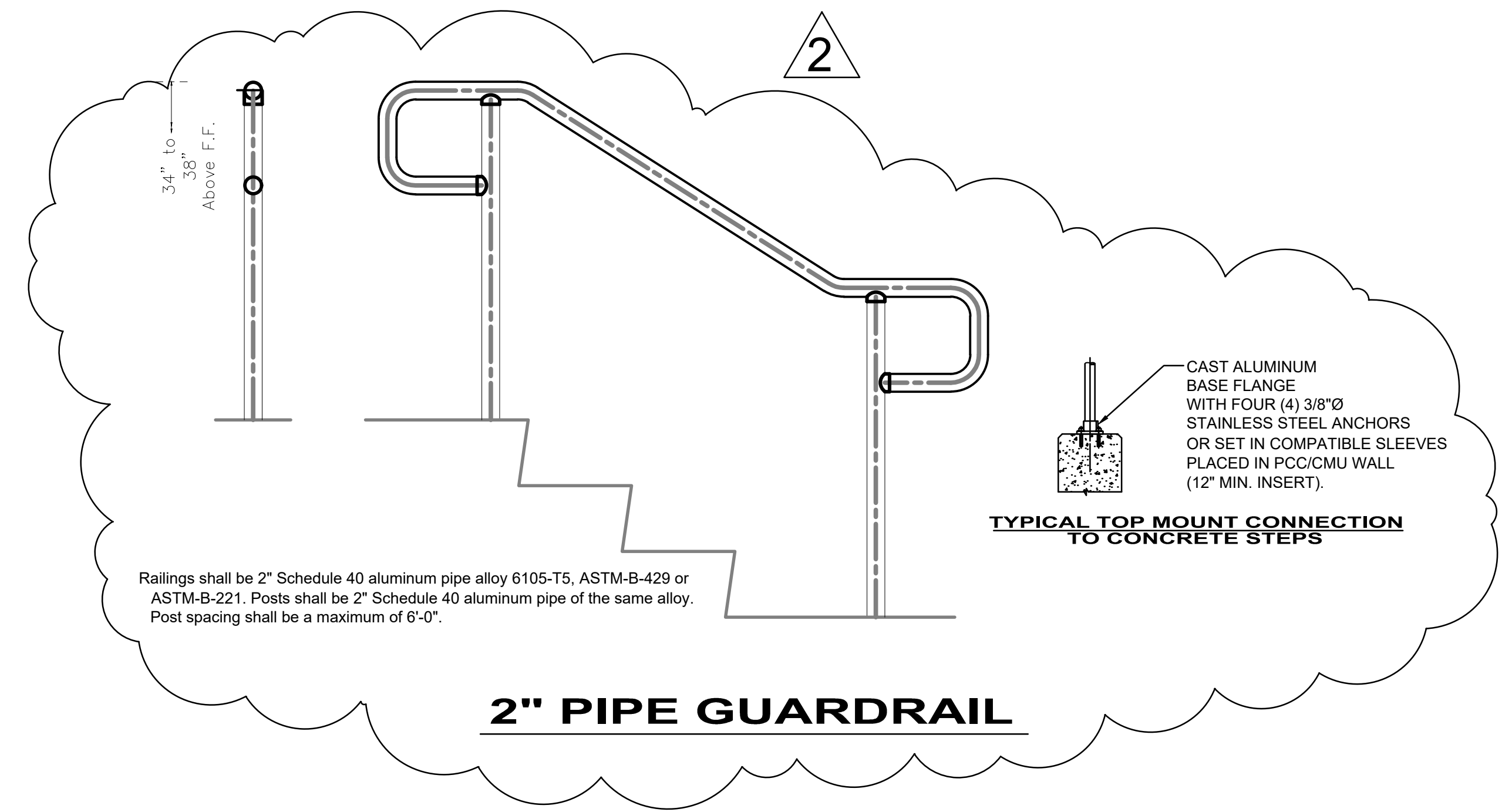


FRONT VIEW OF GATES



GATE SUPPORT

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Ramirez Signed 12/4/2024 Date



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Professional Engineer
7322
12/04/2024

Engineer

2737 RIO GRANDE DERMATOLOGY
4505 Alameda Blvd NE
Albuquerque, New Mexico 87113
Dr. Michaela Jacobs

ISSUED FOR	CONSTRUCTION
ISSUE	CONSTRUCTION
PROJECT NUMBER	IA 2667
FILE	
DRAWN BY	
CHECKED BY	
DATE	JULY 29, 2024

No	Date	Description
1	9/21/2024	ADDEM #01
2	11/22/2024	ADDEM #03

SHEET TITLE

CIVIL SITE DETAILS

SHEET NUMBER

CS-502