CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



March 22, 2024

Christopher Archuleta, PE RESPEC 7770 Jefferson St NE, Suite 200 Albuquerque, NM 87109

Re: The Peaks by Markana- Phase 1- Buildings 1 and 2

6700 Modesto Ave NE

Request for Certificate of Occupancy

Transportation Development Final Inspection

Plan Approval Date 10-28-21 (C18D088)

Certification dated 2-2-24

Dear Mr. Archuleta:

Based upon the information provided in your submittal received 3-1-2, 3-21-24 and completion of the punchlist, Transportation Development has no objection to the issuance of a <u>Permanent Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact me at ccherne@cabq.gov or (505) 924-3986.

Albuquerque

Sincerely,

NM 87103

Curtis Cherne, P.E.

Senior Engineer, Planning Dept. Development Review Services

Curtis A Cherne

www.cabq.gov

C: Laurie Elliot, Yvette Lucero, Desiree Gonzales, Wendi Alcala, James Broomfield, rvelasquez@kassamconstruction.com



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title:		Hydrology File #	
Legal Description:			
City Address, UPC, OR Parcel	:		
Applicant/Agent:		Contact:	
Address:			
Email:			
Applicant/Owner:		Contact:	
Address:		Phone:	
Email:			
(Please note that a DFT SITE is or	ne that needs Site Plan A	pproval & ADMIN SITE is one that does not need it.)	
TYPE OF DEVELOPMENT:	PLAT (#of lots)	RESIDENCE	
	DFT SITE	ADMIN SITE	
RE-SUBMITTAL: YES	NO		
DED A DEMENT. TO A NI	SDODT A TION	HVDDOLOGV/DD A DIA CE	
DEPARTMENT: TRANS	SPORTATION	HYDROLOGY/DRAINAGE	
Check all that apply under Both	the Type of Submittal	and the Type of Approval Sought:	
TYPE OF SUBMITTAL:		TYPE OF APPROVAL SOUGHT:	
ENGINEER/ARCHITECT CERTIFICATION		BUILDING PERMIT APPROVAL	
PAD CERTIFICATION		CERTIFICATE OF OCCUPANCY	
CONCEPTUAL G&D PLAN		CONCEPTUAL TCL DFT APPROVAL	
GRADING & DRAINAGE PLAN		PRELIMINARY PLAT APPROVAL	
DRAINAGE REPORT		FINAL PLAT APPROVAL	
DRAINAGE MASTER PLAN		SITE PLAN FOR BLDG PERMIT DFT	
CLOMR/LOMR		APPROVAL	
TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE		SIA/RELEASE OF FINANCIAL GUARANTEE	
		FOUNDATION PERMIT APPROVAL	
TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL		GRADING PERMIT APPROVAL	
TRAFFIC IMPACT STUDY (TIS)		SO-19 APPROVAL	
STREET LIGHT LAYOUT		PAVING PERMIT APPROVAL	
OTHER (SPECIFY)		GRADING PAD CERTIFICATION	
- 111211 (C1 2011 1)		WORK ORDER APPROVAL	
		CLOMR/LOMR	
		OTHER (SPECIFY)	
DATE SUBMITTED:			



TRAFFIC CERTIFICATION

I, CHRISTOPHER ARCHULETA, NMPE, OF THE FIRM RESPEC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/28/2021. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRISTOPHER ARCHULETA OF THE FIRM RESPEC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON FEBRUARY 28, 2024 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. THIS CERTIFICATION CERTIFICATED IN SUPPORT OF A REQUEST FOR 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.

Signature of Engineer or Architect

SOUTH MEXICO CHRISTIAN (29025) WE A CHRISTIAN

02/29/2024

Date

7770 Jefferson St., NE SUITE #200 Albuquerque, NM 87109 505.268.2661

respec.com 03711

