

CITY OF ALBUQUERQUE

Planning Department

Alan Varela, Director



Mayor Timothy M. Keller

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 3-1-24, 3-21-24 and completion of the punchlist, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. 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

Albuquerque

NM 87103

www.cabq.gov

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

Sincerely,

Curtis A. Cherne

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

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



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



02/29/2024

Date

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

