

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 17, 2024

Christopher Archuleta, P.E.
RESPEC
7770 Jefferson St. NE
Albuquerque, NM 87109

Re: The Peaks By Markana/ PHASE 3/ 6700 Modesto Ave. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 10-01-21 (C18-D088)
Certification dated 06-05-24

Dear Mr. Archuleta,

Based upon the information provided in your submittal received 06-05-24, 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.

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File



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 JUNE 05, 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.

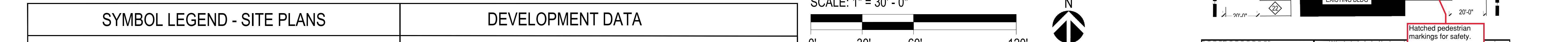
Signature of Engineer or Architect

06/05/2024

Date



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

DEVELOPMENT DATA

B1	2br/2ba	1,030	26	32	22%	26,760	45%
B2	2br/2ba	1,187	14	28	12%	16,618	
B3	2br/2ba	1,230	14	28	12%	17,220	
TOTALS			120	174	100%	110,212	

SECURED STORAGE PROVIDED	8 INSIDE GARAGES UNDER STAIRCASE 18 SPACES
--------------------------	---

PARKING SPACES (3.3%) APPROVED BY THE BOARD OF SUPERVISORS AS PART OF THIS SITE PLAN APPLICATION

BUILDING SQ.FT.

DRB Chairperson , Planning Department

* Environmental Health Department (conditional)

Cheryl Armijo
Cheryl Armijo (Oct 27, 2021 16:51 MDT)
Parks and Recreation Department
Ernest Armijo

Jeanne Wolfenbarger
 Jeanne Wolfenbarger (Oct 29, 2021 09:11 MDT)
 Traffic Engineering Transportation Division

Application Number: SI-2021-00256

3	NR-BP LEGACY



A2.0

SITE PLAN



MPH
AI
339 ALPHA
(972

**S & I
ECTS**
 WHITE 300 • DA
 6 • (972) 701

AS 75240

REGISTERED ARCHITECT
10.1.2021

PEAKS
ALBUQUERQUE
LEGACY I

MARKET
MEXICO
DEVELOPMENT



delivery of preliminary drawings, construction drawings. Permits for the building depicted in sealed construction drawings is expressly conditioned on the timely payment of all fees otherwise due.

©2021 by Humphreys & Partners Architects, L.P. All Rights Reserved

The architectural works depicted are the sole property of Humphreys & Partners Architects, L.P.

#	DATE	C

Date Plotted:	
Issue for Pricing / Bidding:	X
Issue for Permit Application:	X

2000