

CITY OF ALBUQUERQUE

Planning Department

Alan Varela, Director



Mayor Timothy M. Keller

March 7, 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, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project until the following items are addressed.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. The ramp slope in the accessible path from the ROW was an average of 10.2%. The maximum allowable is 8.3% (12:1).
2. The pedestrian path pavement markings from building 1 to building 2 were not built.
3. There is no EV space (no charger and pavement markings) as shown on the approved plan. Since the site has less than 200 parking spaces and EV space is not required. Either install the EV space or as-built the submitted plan showing no EV space and revise the parking calculations.
4. In general, the site was not ready. There were chemical toilets blocking a garage, missing asphalt, material storage in a parking space, and a section of sidewalk was being replaced.
5. The plan was not as-built. Include the ramp and hatched pavement markings near the dog park with your next submittal. The expectation is that the plan submitted with the Certification is an as-built and reflects what is present at the site.

You can submit the revised plan, directly to me, rather than to PLNDRS.

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: File