

# CITY OF ALBUQUERQUE

Planning Department

Alan Varela, Director



Mayor Timothy M. Keller

April 11, 2024

Rick Bennett, RA  
RBA Architecture, PC  
1104 Park Ave SW  
Albuquerque, NM

**Re: Citizen Church North  
7518 Oakland Ave NE  
Request for Certificate of Occupancy- 30 Day Temp  
Transportation Development Final Inspection**  
Architects Stamp Date 10-24-22 (C19D005)  
Certification dated 2-27-24

Dear Mr. Bennett;

Based upon the information provided in your submittal received 4-8-24, Transportation Development has no objection to a 30-Day Temporary Certificate of Occupancy. 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.

Prior to issuance of a Permanent Certificate of Occupancy, the following items are to be addressed:

1. The bike racks were not installed.
2. The pedestrian connection to the Oakland Ave ROW was not complete.
3. The sidewalk culvert plate was not installed near the north side of the building.
4. There was material stored in the parking lot.
5. The mailbox west of the Oakland Ave entrance was too close to the sidewalk.
6. The landscaping was not complete so the public sidewalk could not be inspected.

If you have any questions, please contact me at [ccherne@cabq.gov](mailto: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,  
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