

CITY OF ALBUQUERQUE



January 25, 2017

Tate Fishburn RA.
Tate Fishburn Architect
P.O. Box 2941
Corrales, NM 87048

Re: 3901 Masthead NE
Request for Certificate of Occupancy- Transportation Development
Engineer's/Architect's Stamp dated 08-31-16 (D17-D095)
Certification dated 01-19-16

Dear Mr. Fishburn,

Based upon the information provided in your submittal received 01-19-17,
Transportation Development cannot issue Certificate of Occupancy for the above
referenced project.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must
be addressed:

- Truncated domes (detectable warning surfaces) need to extend the full width of the curb ramp. The truncated domes at the West entrance are improperly installed.
- The plan call for the curb ramps at the East entrance to be reconstructed. This will require the ramps to meet current ADA standards and have truncated domes.
- The van accessible handicap parking at the front entrance needs to have the ADA curb ramp to allow access to the building. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
- The parallel parking stalls on the east side of the lot are not indicated on the plans. The added parking spots prevent two-way traffic, by reducing the aisle width below 24 feet.
- The parking spot between the West gate and the key pad should be striped to prevent parking in that spot. This will reduce vehicle conflicts.

Once corrections are complete resubmit acceptable package along with a completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal please submit to PLNDRS@cabq.gov. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

A handwritten signature in black ink that reads "Logan Patz". The signature is written in a cursive, flowing style.

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: 3901 MASTHEAD NE Building Permit #: _____ City Drainage #: D17/D095
DRB#: 1004279 EPC#: _____ Work Order#: _____
Legal Description: LOT 2B JOURNAL CENTER PHASE 2
City Address: 3901 MASTHEAD ST NE
Engineering Firm: APPLIED ENG & SURV INC Contact: GILBERT ALD4Z
Address: 1605 BLAIR DRIVE NE
Phone#: 480-8125 Fax#: _____ E-mail: gal4247@yahoo.com
Owner: D. McCall Contact: _____
Address: 703 OSUNA RD. NE SUITE 6
Phone#: 345-4444 Fax#: _____ E-mail: midway leasing & connect
Architect: TATE FISHBURN ARCHITECT Contact: TATE FISHBURN
Address: P.O. BOX 2941 CORRAL 87048
Phone#: 999-9338 Fax#: _____ E-mail: tatefishburn@msn.com
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 01-19-17 By: [Signature]

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

T A T E F I S H B U R N A R C H I T E C T

January 19, 2017

Hydrology Development-TCL
City of Albuquerque
600 2nd St., N.W., Second Floor West
Albuquerque, NM

Ref: **TCL Certification**
3901 Masthead, NE

I, Tate Fishburn, NMRA #3550, of the firm Tate Fishburn Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB 1004279 dated 06-29-05 and AA dated 08-31-2016. The site was built per the approved design document with minor changes as shown on provided copy. I further certify that I have personally visited the project site on 01-18-2017 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 is submitted in support of a request for Traffic Circulation Layout certification.

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 it's accuracy before using it for any other purpose.

Tate Fishburn
Architect

01-19-2017

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