

CITY OF ALBUQUERQUE



September 22, 2017

James B. Clark, RA
Masterworks Architects, Inc
Address
Albuquerque, NM 871XX

Re: AHJ Capital LLC
4401 Montano Rd. NW
30-Day Temporary Certificate of Occupancy- Transportation Development
Transportation Development Final Inspection
Architect's Stamp dated 31-3-16 (E12D010)
Certification dated 9-15-17

Dear Mr. Clark,

Based upon the information provided in your submittal received 9-15-17, Transportation Development has no objection to the issuance of 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 the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

1. The proposed Bicycle Rack improvement have not been constructed per plan.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\mao via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: AHJ Capital LLC **Building Permit #:** _____ **Hydrology File#** E12D010
DRB#: _____ **EPC#** _____ **Work Order#** _____
Legal Description: Lot 382A1A Block 0000 Taylor Ranch
City Address: 4401 MONTANO Rd NW 87120

Applicant: Masterworks Architects Inc **Contact:** Jim Clark
Address: 516 11th St. NW, Albuquerque, NM 87102
Phone#: 505-242-1866 **Fax#:** NA **E-mail:** MWArchitect@comcast.net

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

____ HYDROLOGY/DRAINAGE
☒ X TRAFFIC/TRANSPORTATION

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ CLOMRL/LOMR
☒ X TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ BUILDING PERMIT APPROVAL
☒ X 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

IS THIS A RESUBMITTAL?: Yes ☒ X No OTHER (Specify) _____

DATE SUBMITTED: 15 Sept 17 By: James B Clark, MWA Inc.

COA STAFF

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

City of Albuquerque
Planning Department
Development and Building Services Division
600 Second St. NW
Albuquerque, NM 87102


Re: AHJ Capital LLC
4401 Montano Rd NW
Traffic Circulation Layout Certification
Architects Stamp 15 September 2017

I, James B. Clark, NMRA #1047, of the firm Masterworks Architects, Inc. certify that this project is in substantial compliance with and in accordance with the design intent of the approved Administrative Amendment Plan File #16AA-10031-Project #100635 dated 4-27-16. The record information edited onto the original design document has been obtained by James B. Clark of the firm Masterworks Architects Inc. I further certify that I 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 Certificate of Occupancy.

Minor exceptions to the original scope of work, as noted on the attached drawing, involve the concrete curbs configuration which were field changes implemented in response to existing conditions of the dumpster enclosure.

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 purpose.

Respectfully submitted,



Signature of Architect
15 Sept 17
Date

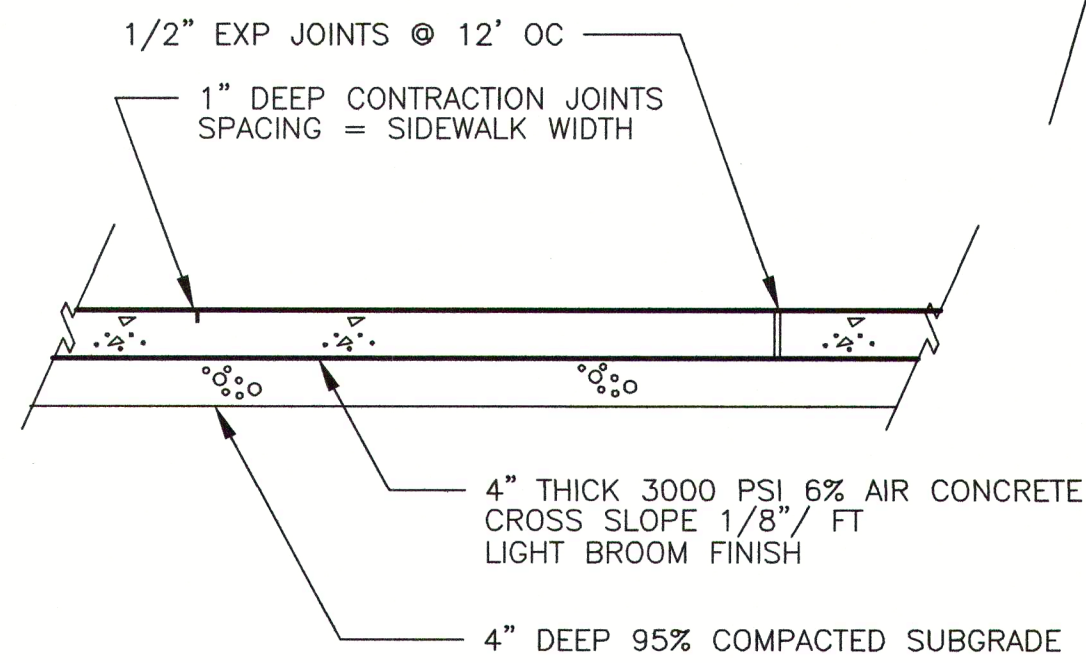


Encl: Paper copy of annotated AA Site Plan
PDF file of same sent to PLNDRS@cabq.gov

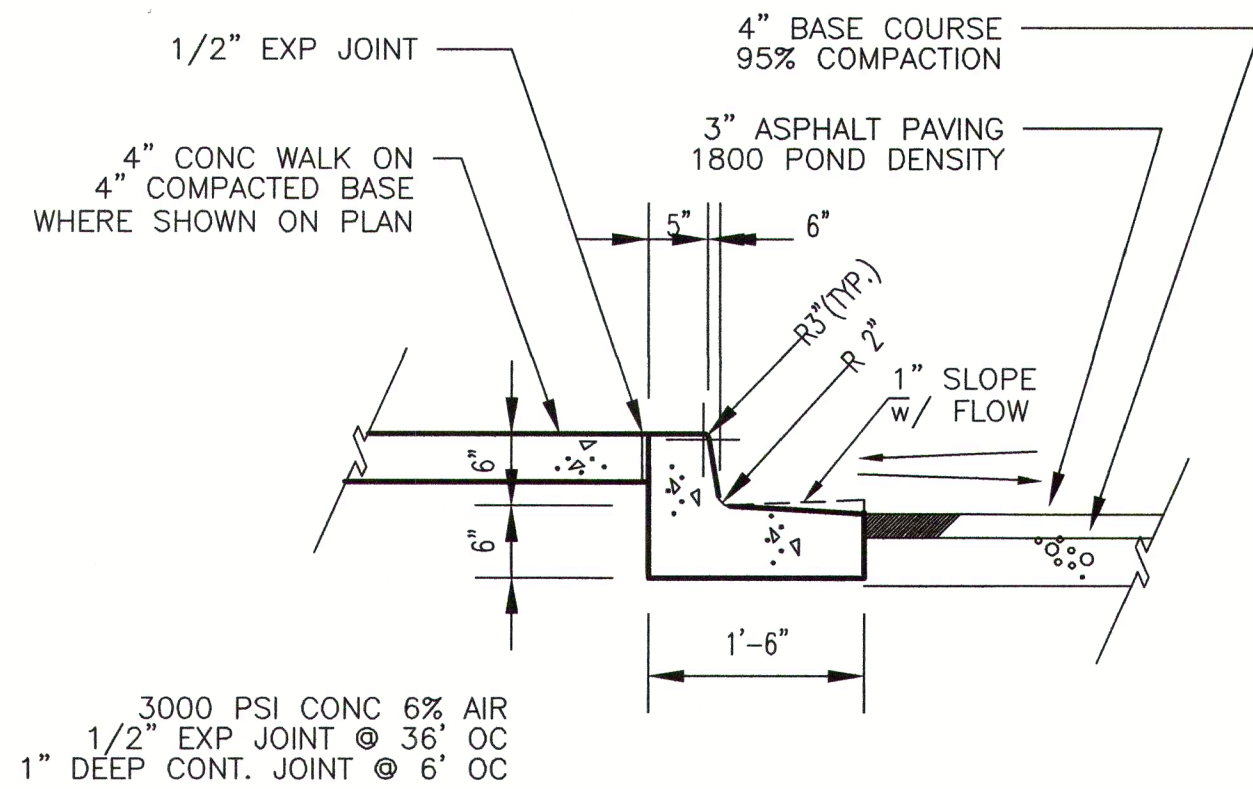


MASTERWORKS ARCHITECTS, INC

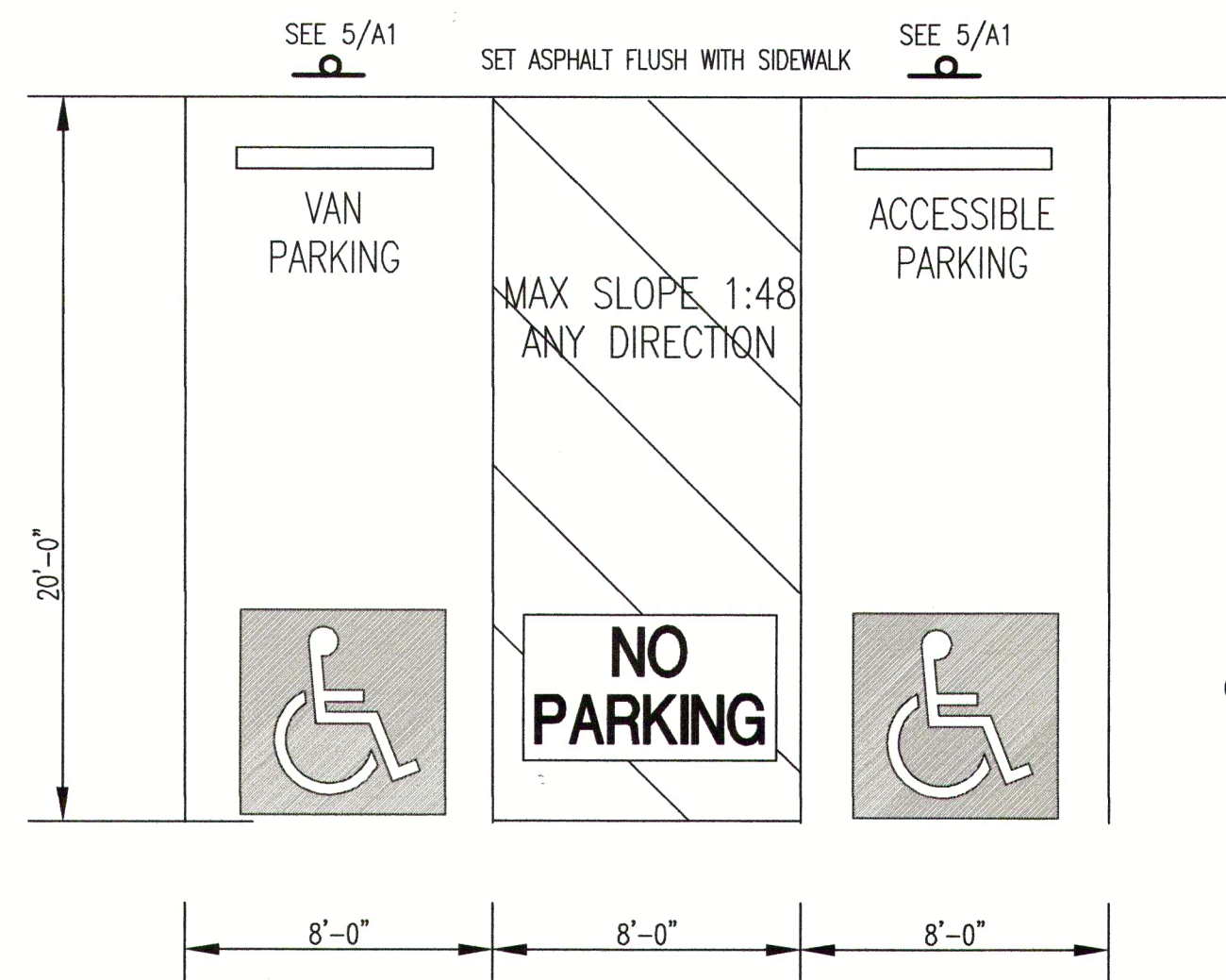
516 Eleventh Street NW, Albuquerque, NM 87102
505-242-1866 · MWArchitect@comcast.net



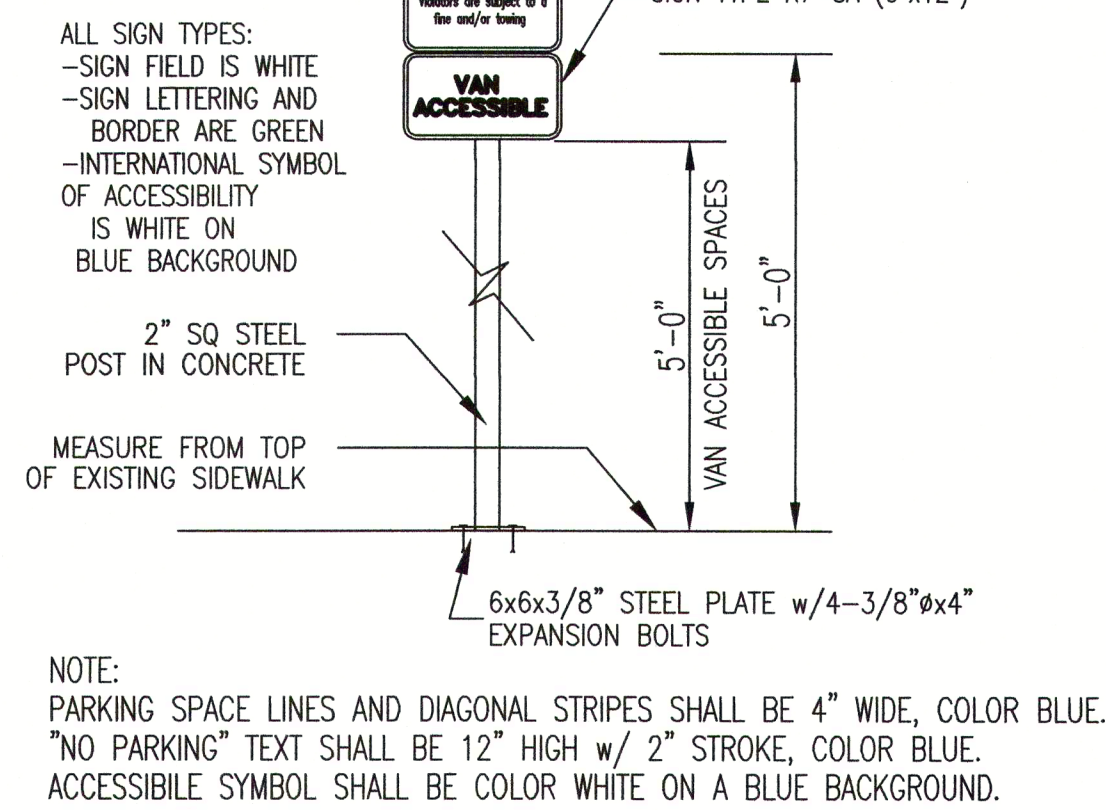
2
A2 TYPICAL SIDEWALK
SCALE: 3/4" = 1'-0"



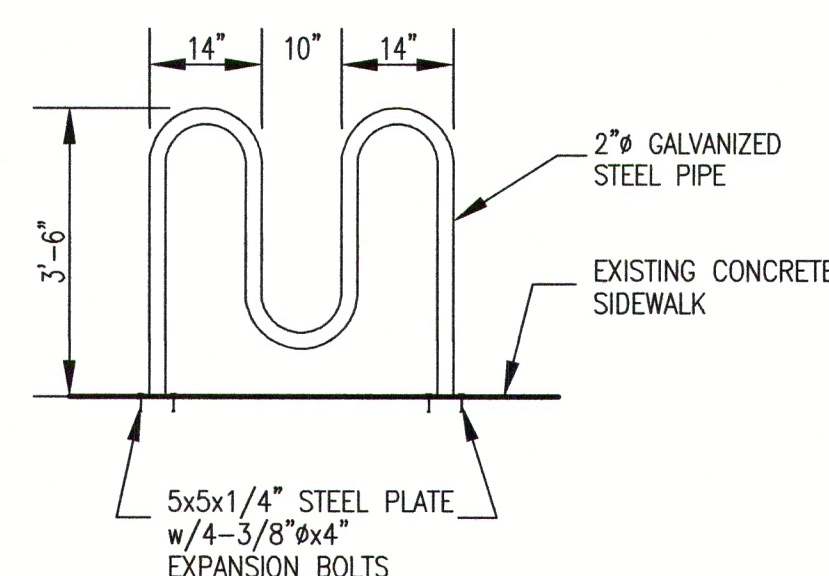
3
A2 CURB & GUTTER
SCALE: 3/4" = 1'-0"



4
A2 ACCESSIBLE PARKING SIGNAGE
SCALE: NTS



1
A2 SHELL BUILDING LAYOUT PLAN
SCALE: 1/8" = 1'-0"



5
A2 BIKE RACK
SCALE: 1/2" = 1'-0"

ADMINISTRATIVE AMENDMENT
FILE # 10031 PROJECT # 00635
AMENDMENT TO THE SDP
FOR BP FOR PAD B
APPROVED BY [Signature] DATE 4-27-16

James B. Clark
3/11/2016
STATE OF NEW MEXICO
JAMES BENJAMIN CLARK III
1047
REGISTERED ARCHITECT

MASTERWORKS
ARCHITECTS, INC
516 ELEVENTH ST NW 242-1866
ALBUQUERQUE, NEW MEXICO 87102
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FILE #
1542ARCH-AA
21 FEB 2016
REV: 20 APR 2016

NEW COLD SHELL PAD SITE BLDG
AHJ CAPITAL LLC
4401 MONTANO RD NW- PAD SITE B
ALBUQUERQUE, NM 87120

SHELL BUILDING
LAYOUT PLAN
SITE IMPROVEMENTS

SHEET
A2
OF 03

PROJECT #1000635
SITE PLAN FOR BUILDING PERMIT