

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

April 12, 2023

Kevin Kofchur  
Dekker Perich Sabatini  
7601 Jefferson St. NE  
Albuquerque, NM 87109

**Re: Dion's Commissary/ 4595 San Mateo Blvd. NE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 10-08-2021 (F17-D020A)  
Certification dated 03-29-23

Dear Mr. Kofchur,

Based upon the information provided in your submittal received 03-29-23, 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](mailto:earmijo@cabq.gov)

Sincerely,

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

\xxx via: email  
C: CO Clerk, File

March 29, 2023

Transportation Department  
City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

**RE: Dion's Commissary - 4595 San Mateo Blvd. NE**  
**BP# 2021-43735 – TCL Plan for Certificate of Occupancy**

To whom it may concern:

Construction for the above referenced project is complete. The site has been built in substantial compliance with the approved TCL. Our previous submittal dated 01/2023, had the following outstanding item not completed at the time.

1. Keynote #21 refers to "No Parking" signage to be installed in areas along the western parking lot of the site.  
*Status: Signs have been installed at the the locations shown on the approved TCL. There are no other outstanding items to address, site construction is now complete.*

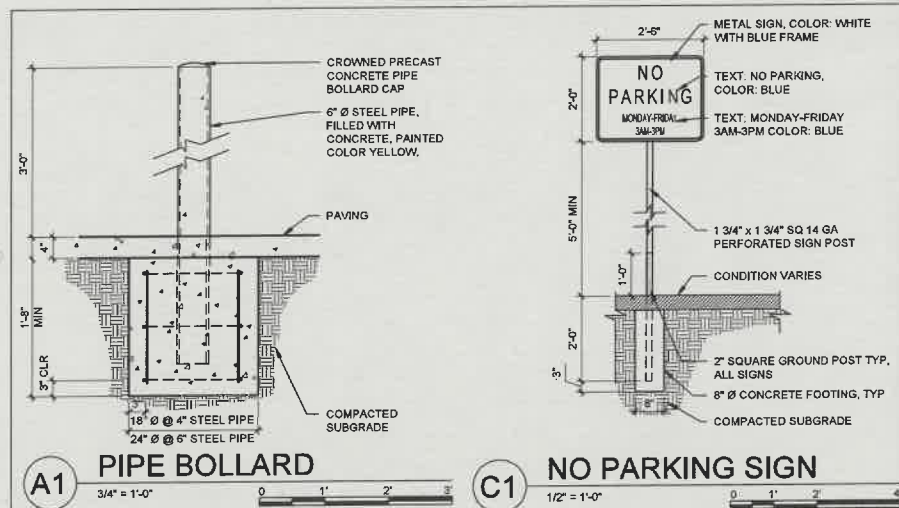
Taking the above information into account, we respectfully request transportation certificate of occupancy for the Dion's Commissary project. If you have any questions concerning this request, please feel free to email me, or call my cell: 505-235-0285.

Very truly yours,  
**Dekker Perich Sabatini Ltd.**



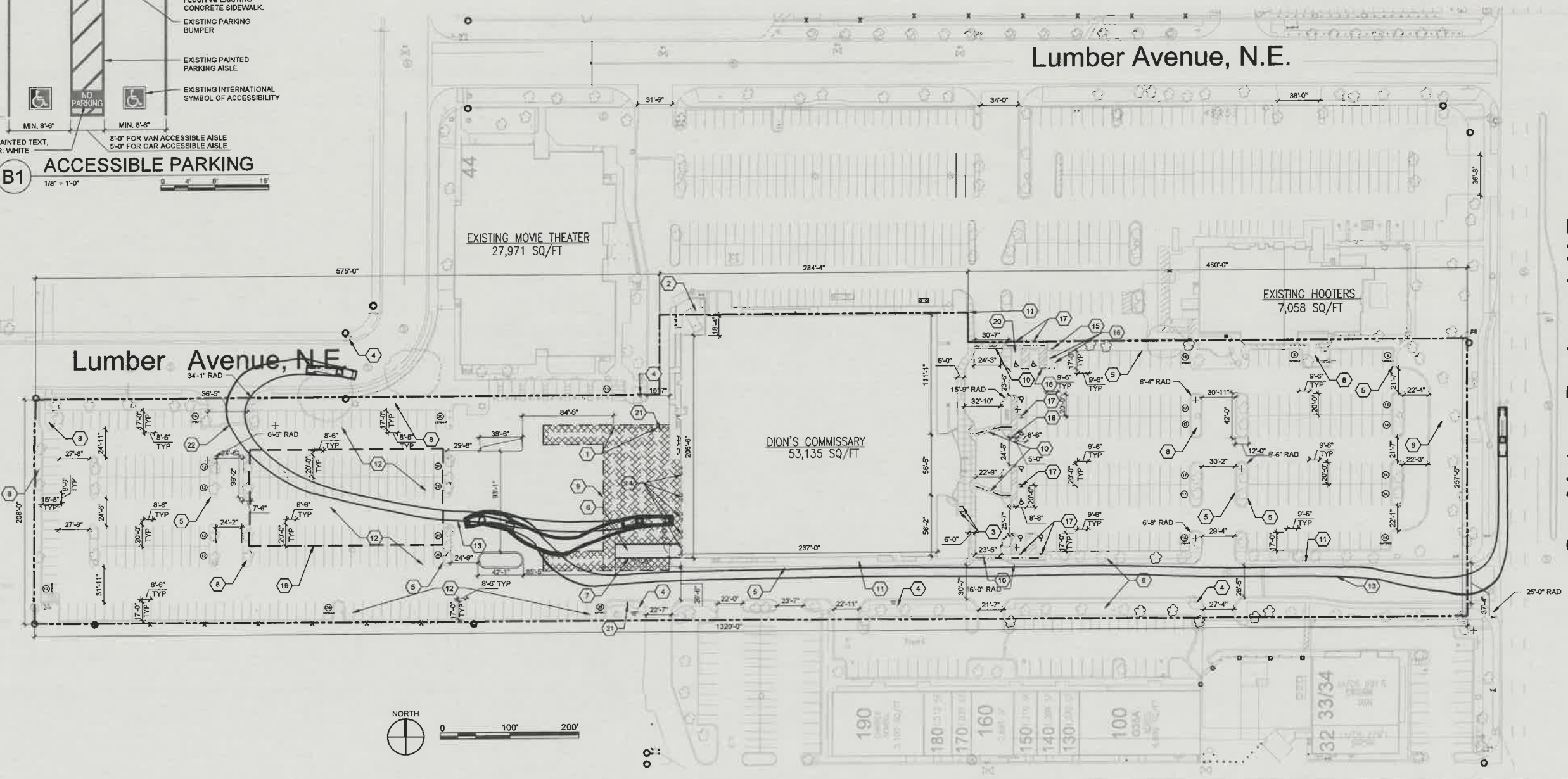
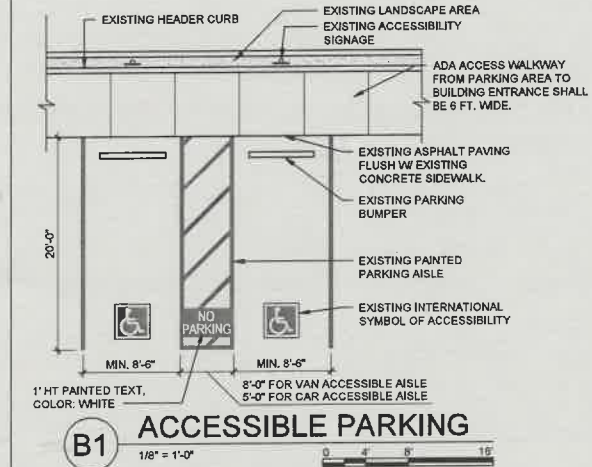
Kevin Kofchur, AIA, LEED AP  
Architect

TRAFFIC CIRCULATION LAYOUT  
APPROVED  
4/11/22  
Signed  
Date



**CITY OF ALBUQUERQUE**  
PLANNING  
These plans have been reviewed for compliance with the City of Albuquerque, New Mexico, as the same are shown and approved by the City Engineer.  
APPROVED  
The approval of these plans shall not constitute a warranty of the City of Albuquerque for any damages or injuries resulting from the use of the same.  
PERMIT # BP-2021-43735  
DATE: 04/14/22  
A printed copy of these plans shall be on site for all requested inspections.  
LIMIT OF WORK  
EXISTING ADA PATHWAY (REFER TO GENERAL NOTE E)  
NEW ASPHALT

- GENERAL NOTES**
- ALL CONCRETE SIDEWALKS AND CURBS, PARKING AREAS, LANDSCAPE AREAS, CROSS WALKS, LIGHT POLES, FIRE HYDRANTS, AND REFUSE AREA ARE EXISTING. REFER TO SHEET A501 FOR SITE DETAILS PERTAINING TO THE NEW CONCRETE ACCESS RAMP AND STEEL BOLLARDS.
  - DION'S EMPLOYEES WILL PARK IN THE EAST PARKING LOT SO THAT THE WEST PARKING LOT IS FREE FOR TRUCKS TO MANEUVER AND ACCESS THE TRUCK DOCKS. WEST PARKING LOT WILL BE UTILIZED BY DION'S FOR TRUCK ACCESS AND DELIVERIES.
  - ALL BROKEN OR CRACKED EXISTING SIDEWALK MUST BE REPLACED WITH NEW CONCRETE SIDEWALK AND CURB AND GUTTER PER CITY STANDARD DRAWINGS 2430 AND 2415A.
  - ADA ACCESSIBLE PATHWAY SHALL MAINTAIN 6 FT. WIDTH FROM ADA PARKING AREA TO THE EXISTING BUILDING ENTRANCES. EXISTING SIDEWALK AREA AND PAINTED PAVEMENT ADA ACCESS WALKWAYS SHALL BE WIDENED TO 6FT. IF THE MINIMUM WIDTH CRITERIA IS NOT MET.
- SHEET KEYED NOTES**
- NEW STEEL BOLLARD, SPACED @ 5'-0" APART. REFER TO DETAIL A1.
  - EXISTING REFUSE ENCLOSURE FOR NEW TRASH COMPACTOR.
  - EXISTING BICYCLE RACK
  - EXISTING FIRE HYDRANT
  - EXISTING CONCRETE CURB
  - NEW CONCRETE RAMP FOR DELIVERY TRUCK ACCESS.
  - CONCRETE RETAINING WALL, SLOPES DOWN WITH RAMP
  - EXISTING LANDSCAPED AREA TYPICAL
  - LINE INDICATES THE LIMIT FOR SITE DEMOLITION. NEW GRADING AND NEW ASPHALT PAVING AREA WITH POSITIVE SLOPE AWAY FROM THE BUILDING.
  - EXISTING ADA ACCESSIBLE PATHWAY FROM EXISTING ADA PARKING SPACE. PATHWAY WILL BE WIDENED TO 6FT.
  - EXISTING CONCRETE SIDEWALK
  - REFER TO GENERAL NOTE "C".
  - PROPOSED TRUCK ROUTE
  - (5) NEW TRUCK DOCK DOORS.
  - EXISTING MOTORCYCLE PARKING SIGN
  - EXISTING MOTORCYCLE MARKING SPACE. PAINT LETTER "MC" ON PAVEMENT TO DISTINGUISH SPACE.
  - EXISTING ADA PARKING SIGN. ADD ADDITIONAL SIGN TO SIGN POST STATING THE FOLLOWING TEXT "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING PER 66-7-352.4C NMSA 1978".
  - PAINT TEXT "NO PARKING" IN EXISTING ADA PARKING SPACE ACCESS AISLE TYPICAL TEXT SHOULD BE IN CAPITAL LETTERS, 12" HIGH, AND AT LEAST 2" WIDE.
  - DASH LINE BOX INDICATES PARKING AREA AFFECTED BY TRUCK ROUTE.
  - TYPICAL EXISTING PARKING STALL. SEE DETAIL B1 AND GENERAL NOTE E FOR FURTHER INFORMATION.
  - NO PARKING SIGN LOCATION. REFER TO DETAIL C1.
  - EXISTING GATE. WILL BE OPENED FOR TRUCK ACCESS ONLY.



**DEKKER PERICH SABATINI**

ARCHITECT

**JEREMY A. SHELTON**  
No. 4187  
ID - 5-2  
REGISTERED ARCHITECT

ENGINEER

PROJECT

DION'S COMMISSARY  
4595 SAN MATEO BLVD. NE  
ALBUQUERQUE, NEW MEXICO

REVISIONS

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△	
△	
△	

DRAWN BY: RJ/KK  
REVIEWED BY: KK/MA  
DATE: 01.07.2022  
PROJECT NO.: 20-0322.002  
DRAWING NAME: TRAFFIC CIRCULATION PLAN

SHEET NO. **AS100**  
OF

F17-D020A