

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

April 10, 2023

Scott C. Anderson, RA  
Scott C. Anderson & Associates Architects  
4419 4<sup>th</sup> St. NW  
Albuquerque, NM 87107

**Re: Building Addition**  
**3400 Columbia Dr. NE**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 04-27-21 (G16-D139A)  
Certification dated 03-23-23

Dear Mr. Anderson,

Based upon the information provided in your submittal received 03-27-23, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. 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.

PO Box 1293

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

Albuquerque

- Please provide a "Van" sign for one of the provided ADA parking spaces.
- The pavement marking "MC" should be shown in the opposite direction for Motorcycles entering the parking space.
- Per approved site plan, please build the site access's drivepad per city std 2425.
- Please fix or replace all the broken and cracked sidewalk, as mentioned in the general note on the approved site plan.

NM 87103

www.cabq.gov

Once these corrections are complete, email pictures to [malnajira@cabq.gov](mailto:malnajira@cabq.gov) for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

Ma via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: \_\_\_\_\_ Building Permit # 2021-10495 Hydrology File # \_\_\_\_\_

DRB# \_\_\_\_\_ EPC# \_\_\_\_\_

Legal Description: 3400 Columbi<sup>a</sup> NE City Address OR Parcel \_\_\_\_\_

Applicant/Agent: Scott Anderson Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: 505 401-7575

Email: Scott

Applicant/Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

TYPE OF DEVELOPMENT:  PLAT (#of lots)  RESIDENCE  DRB SITE  ADMIN SITE:

RE-SUBMITTAL:  YES  NO

DEPARTMENT:  TRANSPORTATION  HYDROLOGY/DRAINAGE

Check all that apply:

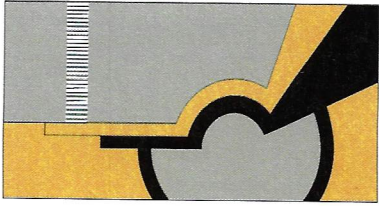
### TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOOD PLAN DEVELOPMENT PERMIT APP.
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY)
- PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DRB APPROVAL
- 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
- FLOOD PLAN DEVELOPMENT PERMIT
- OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 3/24/23



**SCOTT C. ANDERSON**  
& associates architects

7604 rio penasco nw  
albuquerque, nm 87120  
andersonscottc@comcast.net  
505.401.7575

March 23, 2023

**Ms. Marwa Al-najjar, PE**  
Planning Department  
Transportation Development  
600 2<sup>nd</sup> St. NW, Suite 201  
Albuquerque, NM 87102  
505 924-3675  
malnajjar@cabq.gov

Re: Traffic layout certification, 3400 Columbia Dr NE, BP 2021-10495

Dear Ms. Al-najjar:

I, Scott C. Anderson NMRA #4341, of the firm Scott C. Anderson & Associates Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 4/27/2021 and approved by the City of Albuquerque on 5/4/2021. The record information edited onto the original design document has been obtained by Scott Anderson. I further certify that I have personally visited the project site on 3/21/2023 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 a Certificate of Occupancy.

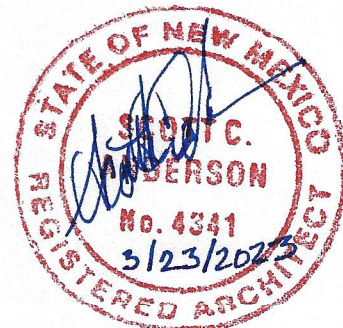
The deviations from the approved TCL are as follows:

The bike corral was relocated to the north of the refuse enclosure and one parking space was eliminated. The motorcycle parking space is indicated but it does not have stripes on its west and north sides. A stripe on the last space in SW corner of the parking lot does not have a west stripe.

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 other purpose.

  
\_\_\_\_\_  
Signature Architect

3/23/23  
Date





# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

May 4, 2021

Scott C Anderson, RA  
Scott C Anderson Architects  
4419 4<sup>th</sup> Street NW, Ste B  
Albuquerque, NM 87107

**Re: 3400 Columbia  
3400 Columbia Drive NE  
Traffic Circulation Layout  
Architect's Stamp 04-27-2021 (G16-D139A)**

Dear Mr. Anderson,

The TCL submittal received 05-03-2021 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nilo Salgado-Fernandez".

Nilo Salgado-Fernandez, P.E.  
Senior Traffic Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

