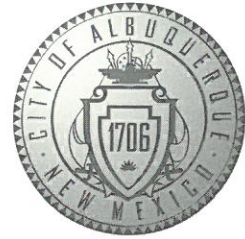


# CITY OF ALBUQUERQUE



December 2, 2019

Benjamin H Gardner, RA  
DEKKER/PERICH/SABATINI  
7601 Jefferson NE, Suite 100  
Albuquerque, NM 87109

**Re: Play House Tenant Improvement**  
**5201 Ouray Rd NW**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 11-22-19 (H11D059D)  
Certification dated 11-22-19

Dear Mr. Gardner

Based upon the information provided in your submittal received 12-2-19, 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

1. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs. Please update ADA Signs to reflect current language.

NM 87103

Once these corrections are complete, email pictures showing the changes to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov), and [epgomez@cabq.gov](mailto:epgomez@cabq.gov) for release of Final CO.

[www.cabq.gov](http://www.cabq.gov)

If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File

H110059.D


DEKKER  
PERICH  
SABATINI

## TRAFFIC CERTIFICATION

I, BENJAMIN GARDNER, NMRA #0461, OF THE FIRM DEKKER/PERICH/SABATINI, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 6/20/2019. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CONSTRUCTION ADMINISTRATION STAFF OF THE FIRM D/P/S. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11/22/19 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 TEMPORARY CERTIFICATE OF OCCUPANCY.

*Exceptions: Existing handicap parking signs shall be updated to current code requirements.*

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 of Engineer or Architect



ENGINEER'S OR ARCHITECT'S STAMP

11/22/19  
Date

### **THIS CERTIFICATION MUST BE SUBMITTED ON EITHER**

**1) COMPANY LETTERHEAD, WITH AN ORIGINAL STAMP AND SIGNATURE**

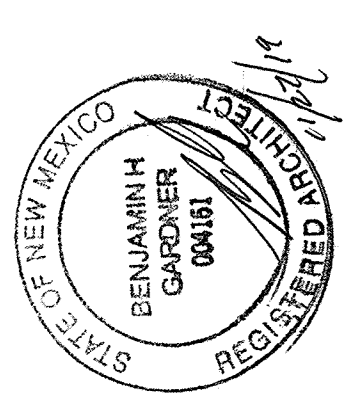
**or**

**2) ON THE ORIGINAL APPROVED PLAN WITH EITHER TCL STAMP OR DRB SIGNATURE BLOCK**

**TCL OR DRB APPROVAL WAS NOT REQUIRED FOR THE BUILDING PERMIT GRANTED FOR THE ELECTRIC PLAYHOUSE TENANT IMPROVEMENT WITHIN AN EXISTING DEVELOPMENT.**

**DEKKER  
PERICH  
SABATINI**

7601 JEFFERSON ME. SUITE 100  
ALBUQUERQUE, NM 87109  
505.761.9700 / DPSDESIGN.ORG



SEAL

PROJECT

**ELECTRIC PLAYHOUSE  
TENANT IMPROVEMENT**  
5201 OURAY RD NW  
ALBUQUERQUE, NM 87120

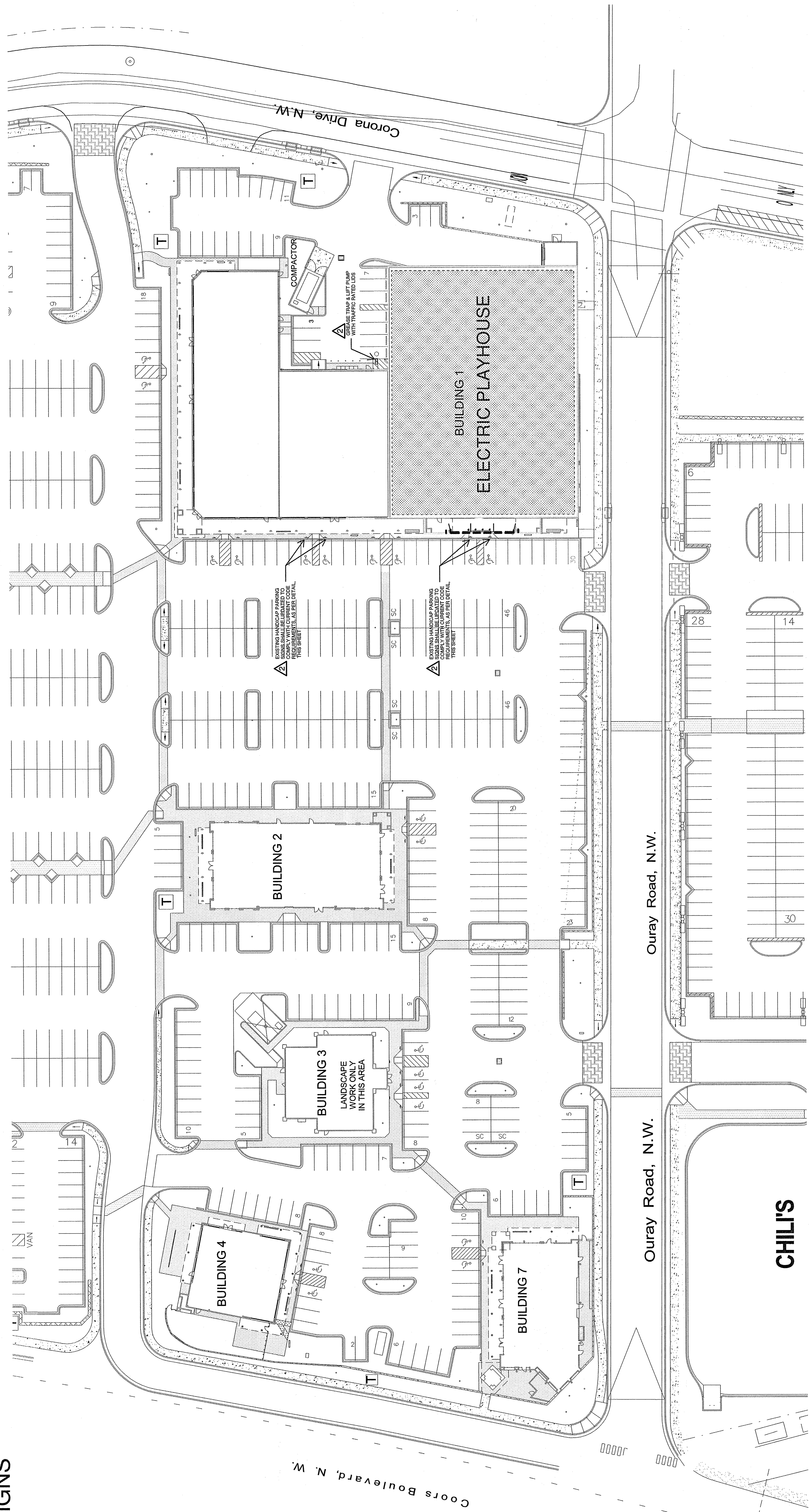
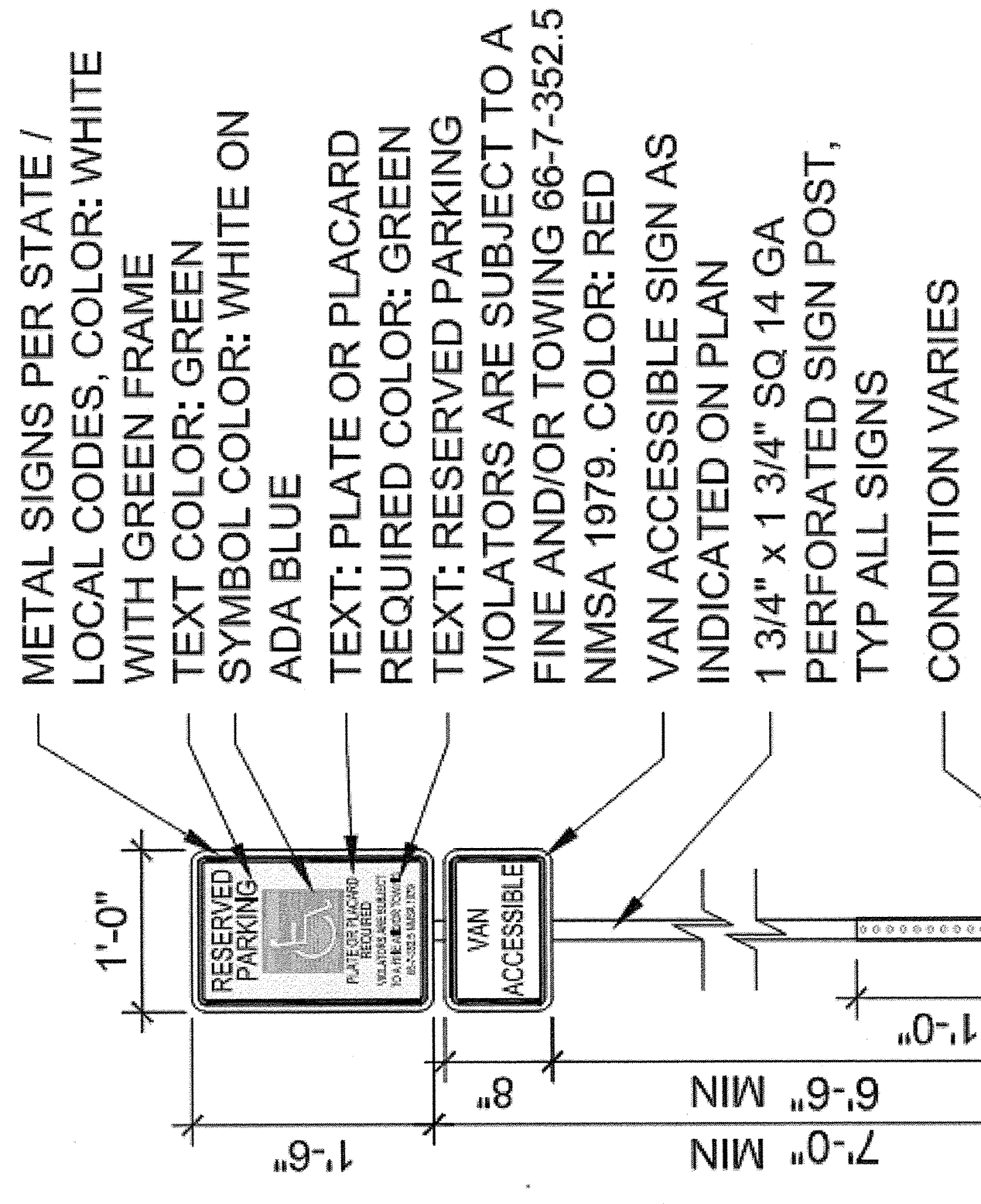
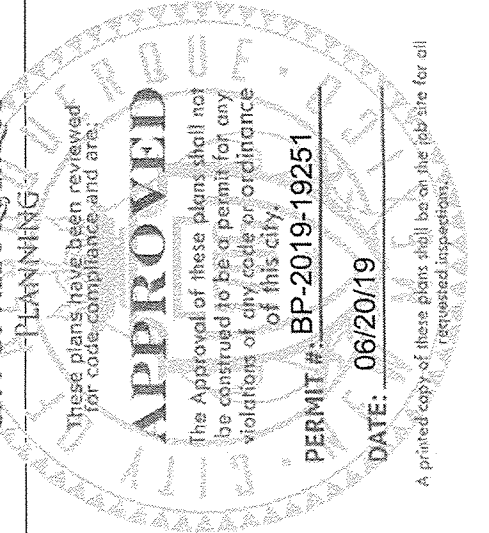
PERMIT SET

REVISIONS  
 A ADDRESS/001 5/20/19  
 B AS-BUILT NOTATIONS 11/27/19

DRAWN BY: BH  
 REVIEWED BY: MB, BG  
 DATE: 06/10/2019  
 PROJECT NO: 19-0016.001

DRAWING NAME  
**SITE PLAN**

SHEET NO  
**AS101**



**A1** Site Plan  
 1:1 = 80:1

**PARKING COUNT**

OCCUPANT LOAD = 300 MAXIMUM - ACTUAL OCCUPANCY  
 REQUIRED PARKING SPACES @ 1:3 = 100 SPACES  
 PARKING SPACES ALLOCATED TO THIS TENANT = 140 SPACES  
 REQUIRED HANDICAP PARKING SPACES = 4 SPACES, INCL. 1 VAN ACCESSIBLE, AS PER 2015-NMBC  
 PROVIDED HANDICAP PARKING SPACES = 4 SPACES - 2 ARE VAN ACCESSIBLE