

# CITY OF ALBUQUERQUE



January 13, 2020

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

**Re: Play House Tenant Improvement  
5201 Ouray Rd NW  
Request for 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 pictures received 1-13-20, 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 Ernie Gomez at (505) 924-3981.

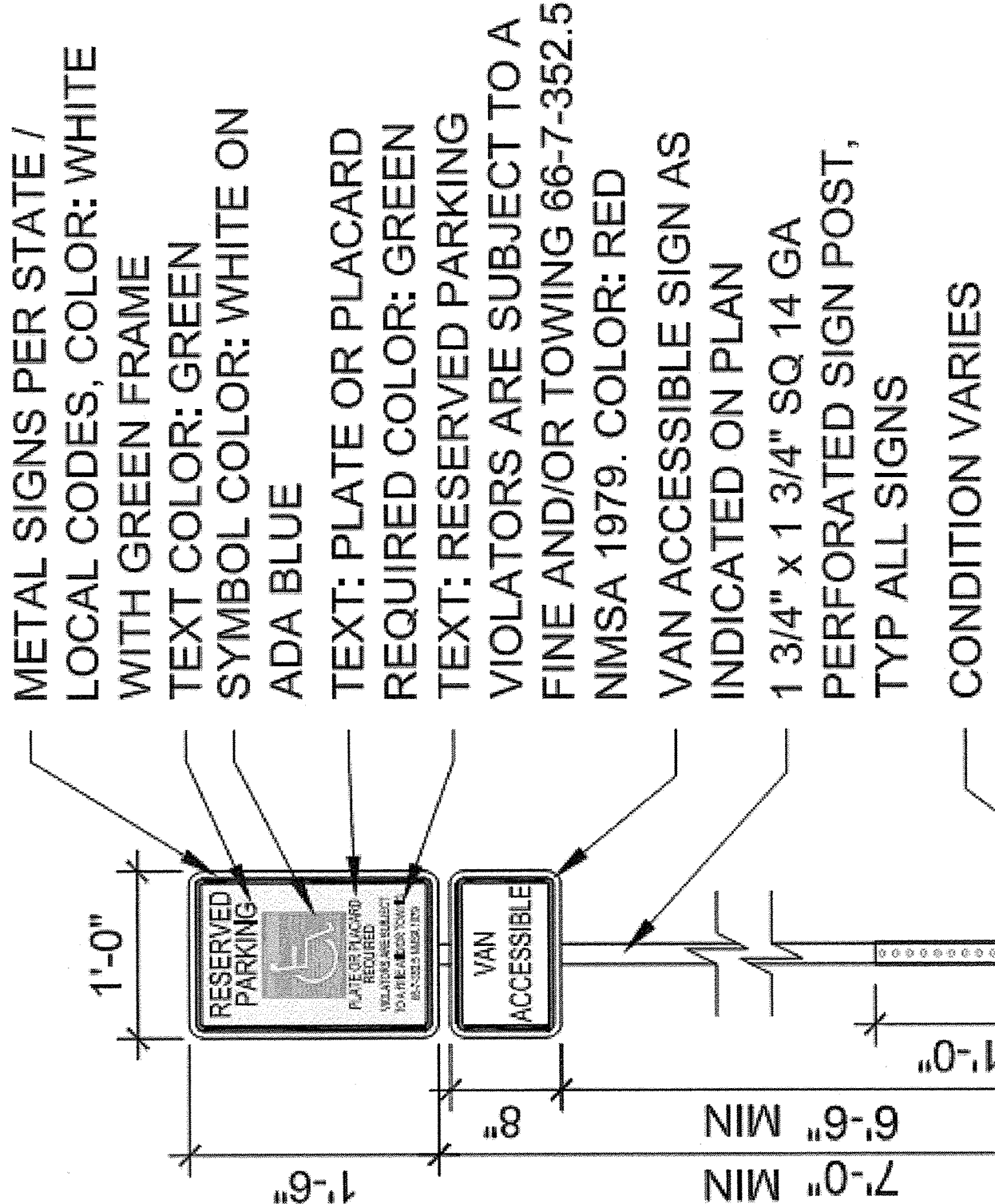
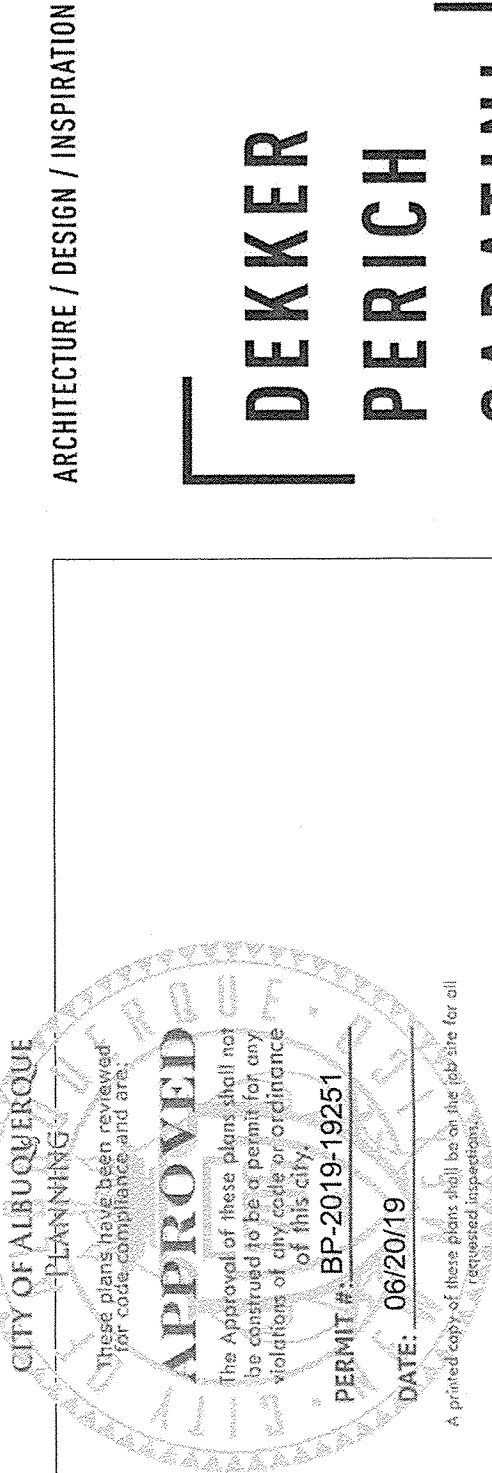
Sincerely,

Jeanne Wolfenbarger, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

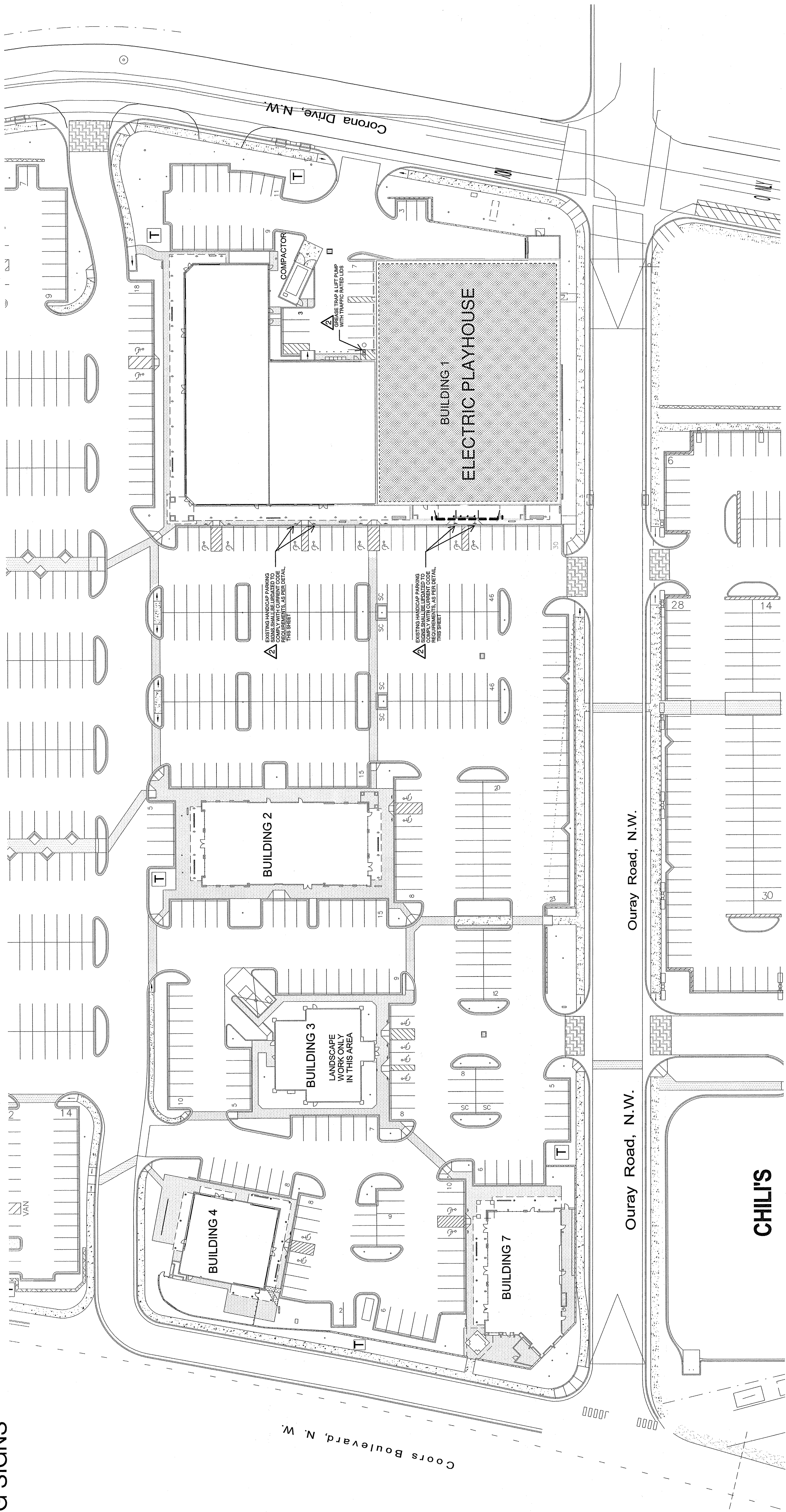
Ernie Gomez  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File





HANDICAP PARKING SIGNS



A1 Site Plan  
1" = 80.0'

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

ELECTRIC PLAYHOUSE  
TENANT IMPROVEMENT

5201 OURAY RD NW  
ALBUQUERQUE, NM 87120

PERMIT SET

REVISIONS  
ADDENDUM 001 5/20/19  
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





HANDICAP PARKING SIGNS  
HAVE BEEN UPDATED PER  
CURRENT CODE, AS  
OBSERVED ON 1/10/2020.

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.