

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 29, 2024

Graham Hogan, RA
Studio GP. LLC
400 Gold Ave. SW
Albuquerque, NM 87102

Re: Tenant Improvements
1501 12th St. NW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 03-13-23 (H13-D017A)
Certification dated 04-24-24

Dear Mr. Hogan,

Based upon the information provided in your submittal received 04-23-24, 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.

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

1. Any changes made during construction must be clearly outlined in red on the site plan to create the as-built drawing.
 - The drivepad for the east side parking lot driveway access.
 - The new location of the sidewalk.
 - The new ADA ramp at the north side of the building. Please note that any structures built within the city right of way require a revocable permit.
2. The minimum ADA parking space width should be 8.5 ft. per the site visit the width was 8 ft.
3. Per the approved site plan, the bike racks must be provided per the new city standard 7.4.115, per the site visit a wave style bike rack was installed (which is no longer permitted by the city). Please provide bike rack according to the new city standard. See attached for reference.
4. Please finish the construction of the sidewalk to create an ADA pathway to the building entrance. Please note that any structures built within the city right of way require a revocable permit.
5. Per the approved plan, please provide parking bumpers.

Once these corrections are complete, please send an email to malnajira@cabq.gov to schedule a final inspection for the release of the Final CO.

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

Sincerely,

Marwa Al-najjar

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

Ma via: email

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- _____ 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
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

TRAFFIC CERTIFICATION

I, Graham Hogan, NMPE OR NMRA NUMBER 4533, OF THE FIRM StudioGP, LLC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11/2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Graham Hogan OF THE FIRM StudioGP LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1501 12th St 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 Certificate of Occupancy.

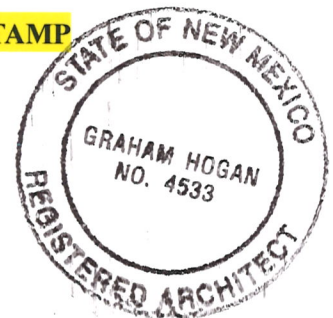
<LIST EXCEPTIONS, IF ANY>

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

Date

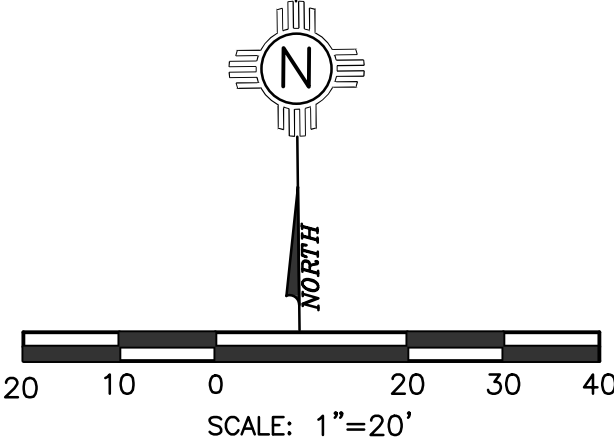
ENGINEER'S OR ARCHITECT'S STAMP



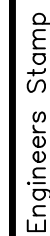
THIS CERTIFICATION MUST BE SUBMITTED ON COMPANY LETTERHEAD, WITH AN ORIGINAL STAMP AND SIGNATURE OR ON THE APPROVED SITE PLAN, TCL, OR AA.

ACCESSIBLE PARKING KEY				
PARKING AREA	COUNT	AISLE	WIDTH	LENGTH
C	2	5'-0"	8'-6"	23'-2"
C*	1	8'-0"	8'-6"	23'-2"
TOTAL	3			

PARKING REQUIREMENTS		
PARKING TYPE	REQUIRED	PROVIDED
VEHICLE	42	50
MOTORCYCLE	2	2
BICYCLE	5	6
ACCESSIBLE	2	2
VAN ACCESSIBLE	0	1



Job #	C-004-22
	C-004-22_52C(P)_Sandia Hard Cider.dwg
	11/2022



1501 12TH ST
TENANT IMPROVEMENTS
BERNALILLO COUNTY, NEW MEXICO

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