

CITY OF ALBUQUERQUE



January 31, 2014

Dan Herr, R.A.
Slagle Herr Architects
413 2nd St. SW
Albuquerque, NM 87102

Re: Tractor Brewing, 1800 4th St NW
Temporary Certificate of Occupancy – Transportation Development
Architect's Stamp dated 07-24-13 (H14-D083)
Certification dated 01-27-14

Dear Mr. Herr,

Based upon the information provided in your submittal received 01-31-14, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. 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:

- All items as noted in the letter, dated January 30, 2014, from Ms. Skye Morris-Devore of the Tractor Brewing Company (see attached).

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: CO Clerk
File



Tractor Brewing Company 1800 4th Street NW Albuquerque, NM 87102 505-850-6662

January 30, 2014

Kristal D. Metro, P.E.
Traffic Engineer, Planning Department
Development & Building Services
City of Albuquerque

SENT VIA EMAIL kmetro@cabq.gov

RE: Submittal for Temporary Certificate of Occupancy for
 Tractor Brewing, 1800 4th St NW, Albuquerque, NM 87102
 Architect's Stamp dated 07-24-13 (H14-D083)
 Certification dated 01-27-14

Dear Ms. Metro,

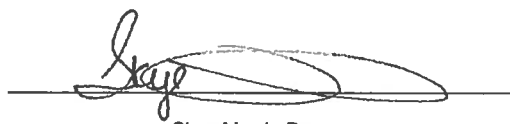
Thank you for the list of conditions that needed to be addressed for the above referenced project. Pursuant to our conversation, we would like to address them in phases, as the list is rather large. Below is the timeline that we would like to propose in an effort to open our business as soon as possible while still providing a safe environment for all patrons.

1/31/14 Remove the two parking spaced added to the SE corner of the property that interferes with the swing of the gate (Item #2). Add concrete block to the landscaping areas to ensure that the sidewalk along 4th St NW has a 3-foot wide minimum pathway around obstructions (Item #6). Add a concrete path from the pedestrian entrance off 4th Street to the public sidewalk per COA standards (Item #7). Change the pedestrian gate so that it swings 90 degrees and can be chained out of the way of the City of Albuquerque right of way and will not block the ADA accessible parking space during business hours when the parking lot is in use (Item #8). Address all tripping hazards along public sidewalk. Photos of these items attached and following.
PROPOSAL: If proof of these items is submitted we would like to propose the issuance of a Temporary Certificate of Occupancy in order to open for business the afternoon of 1/31/14.

- 2/4/14 Meet with Dan Herr to evaluate the current fence location in the NW corner of the property (Item #1), repair of broken the missing and cracked concrete as well as all sidewalks, curb and gutter per DPM and ADA criteria (Item #4) and sidewalk to connect the back entrance to existing sidewalk on 3rd Street (Item #5).
- 2/14/14 Rebuild location for refuse container per the plans and appropriate location (Item #3). Repair broken and cracked concrete as well as all sidewalks, curb and gutter per DPM criteria (Item #4). Pull SO#19 permit with Construction Coordination; ensure construction per COA standards (Item #9).
- 3/1/14 Address the current fence location in the NW corner of the property (Item #1) and sidewalk to connect the back entrance to existing sidewalk on 3rd Street (Item #5). **PROPOSAL: Have final inspection for Permanent Certificate of Occupancy.**

Please advise as soon as possible if this plan would meet your approval. We appreciate your time and consideration as well as your willingness to work with us on meeting the requirements for this project. Do not hesitate in contacting me regarding these, as I am anxious to obtain our Permanent Certificate of Occupancy as soon as possible.

Sincerely,



Skye Morris-Devore