

CITY OF ALBUQUERQUE



January 30, 2014

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

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 Mr. Herr,

The Letter of Certification submitted on 01-27-14 is not sufficient for acceptance by this office for temporary Certificate of Occupancy (C.O.). As noted in the letter dated July 17th there were multiple conditions that still need to be addressed. They are as follows:

1. The current fence location in the NW corner of the property is encroaching on two parking spaces.
2. Two parking spaces added to the SE corner of the property interfere with the swing of the gate. In addition, the refuse bin is currently blocking the full swing of the gate.
3. The plan indicates a location for the refuse container however it is currently not built per plan (i.e. bollards) and the container is not in that location.
4. All existing driveways must be free of broken or cracked concrete as well as all sidewalks, curb and gutter per DPM criteria. Locations of concern are:
 - o 4th St. Near Railroad Tracks
 - o Main entrance on Hannett Ave.
 - o Middle driveway on Hannett Ave.
 - o Back entrance off of Hannett Ave.
 - o Sidewalk at southeast corner of Hannett Ave. and 3rd St.
5. There is missing sidewalk to connect the back entrance to existing sidewalk on 3rd street.
6. All driveways and sidewalks need to be ADA accessible. A number of poles were noted at the field visit that were not indicated on the approved plan. A 3-foot wide minimum pathway around obstructions is required (see City of Albuquerque Standard Specification 2431). If sidewalk must be routed around a light pole an additional block of sidewalk and a public sidewalk easement may be necessary.
7. The pedestrian entrance off of 4th street needs to have a concrete path from public sidewalk per COA Standards (refer to 2425 and 2431).

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



8. The pedestrian gate swings may not swing into the City of Albuquerque right of way or block the ADA accessible parking space. A roll gate is suggested.
9. A pipe was added near the middle driveway for drainage into the right of way. This needs to be constructed per COA Standard 2237 and permitted through the SO-19 process.

The TCL submitted for Final C.O. needs to be the exact copy of the approved TCL in the plan set approved for building permit. This will be the latest edition, which may have redlined comments, initialed and dated by the designer-of-record.

Resubmit acceptable package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Metro", is written over the word "Sincerely,".

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

C: File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov