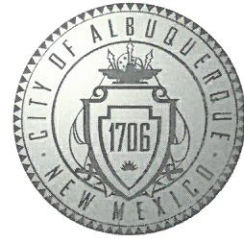


CITY OF ALBUQUERQUE



May 15, 2018

Del Paul Jack
Del Jack
3805 Tonkawa Trail
Austin, TX 78756

Re: Sandia Acrobatic Gymnastics Academy, 3400 Candelaria Rd NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 09-29-17 (H16-D152)
Certification dated 05-10-18

Dear Mr. Jack,

Based upon the information provided in your submittal received 05-11-18, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

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

- Compact spaces must have the word "**COMPACT**" on the pavement of each space.
- 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.**"
- Directional arrows and/or "**one way**" signs are required for one way traffic aisle. They are missing on the south lot.
- Unused curb cuts must be closed with curb, gutter and sidewalk.
- The parking spaces located in the loading dock are not striped correctly.
- The ADA Curb Ramp at the corner of the property was not addressed.
- The ADA connection to the front of the building from the Right of Way is not ADA compliant. The grades are too large.

Once corrections are complete resubmit acceptable package along with a completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal please submit to PLNDRS@cabq.gov. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Department
Development Review Services

LWP via: email
C: File

City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: SANDIA ACROBATIC GYMNASTICS ACADEMY Building Permit # _____ City Drainage # H16D152
DRB# ~ EPC# ~ Work Order# ~

Legal Description: _____

City Address: 3400 CANDELARIA ROAD N.E., ALBUQUERQUE, NEW MEXICO

Engineering Firm: _____

Contact: _____

Address: _____

Phone# _____

Fax# _____

E-mail: _____

Owner: ERIN RICE

Contact: _____

Address: 3400 CANDELARIA ROAD NE, ALBUQUERQUE, NEW MEXICO

Phone# _____

Fax# _____

E-mail: _____

Architect: DEL PAUL JACK

Contact: DEL JACK

Address: 3805 TONKAWA TRAIL - UNIT A, AUSTIN, TEXAS 78756

Phone# 505 235 2670

Fax# ~

E-mail: delpauljack@yahoo.com

Other Contact: R.C. BALDONADO

Contact: _____

Address: _____

Phone# _____

505-720-5180

Fax# ~

E-mail: _____

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE

☒ TRAFFIC/ TRANSPORTATION

☐ MS4 EROSION & SEDIMENT CONTROL

CHECK TYPE OF APPROVAL ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL

☒ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☐ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/ LOMR

☒ TRAFFIC CIRCULATION LAYOUT (CLC)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN

☐ OTHER (SPECIFY): _____

☐ PRELIMINARY PLAT APPROVAL

☐ SITE PLAN FOR SUB'D APPROVAL

☐ SITE PLAN FOR BLDG. PERMIT APPROVAL

☐ FINAL PLAT APPROVAL

☐ RELEASE OF FINANCIAL GUARANTEE

☐ FOUNDATION PERMIT APPROVAL

☐ GRADING PERMIT APPROVAL

☐ SOUL APPROVAL

☐ PLANNING PERMIT APPROVAL

☐ PAVING PAD CERTIFICATION

☐ WORK ORDER APPROVAL

☐ CLOMR/ LOMR

☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY): _____

IS THIS A RL SUBMITTAL? ☐ Yes ☒ No

DATE SUBMITTED: 10-24-2017 By: DEL JACK



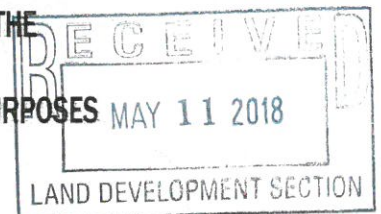

DEL PAUL JACK ARCHITECT 3805 TONKAWA TRAIL, AUSTIN TEXAS 78756

TRAFFIC CERTIFICATION

3400 CANDELARIA RD NE, ALBUQUERQUE, NM

I DEL PAUL JACK OF DEL PAUL JACK ARCHITECT HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED NOVEMBER 20, 2018 THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY DEL JACK OF THE FIRM DEL PAUL JACK ARCHITECT I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON APRIL 30, 2018 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 A CERTIFICATE OF OCCUPANCY

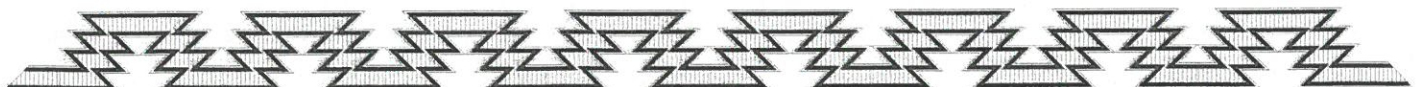
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USE FOR ANY OTHER PURPOSES

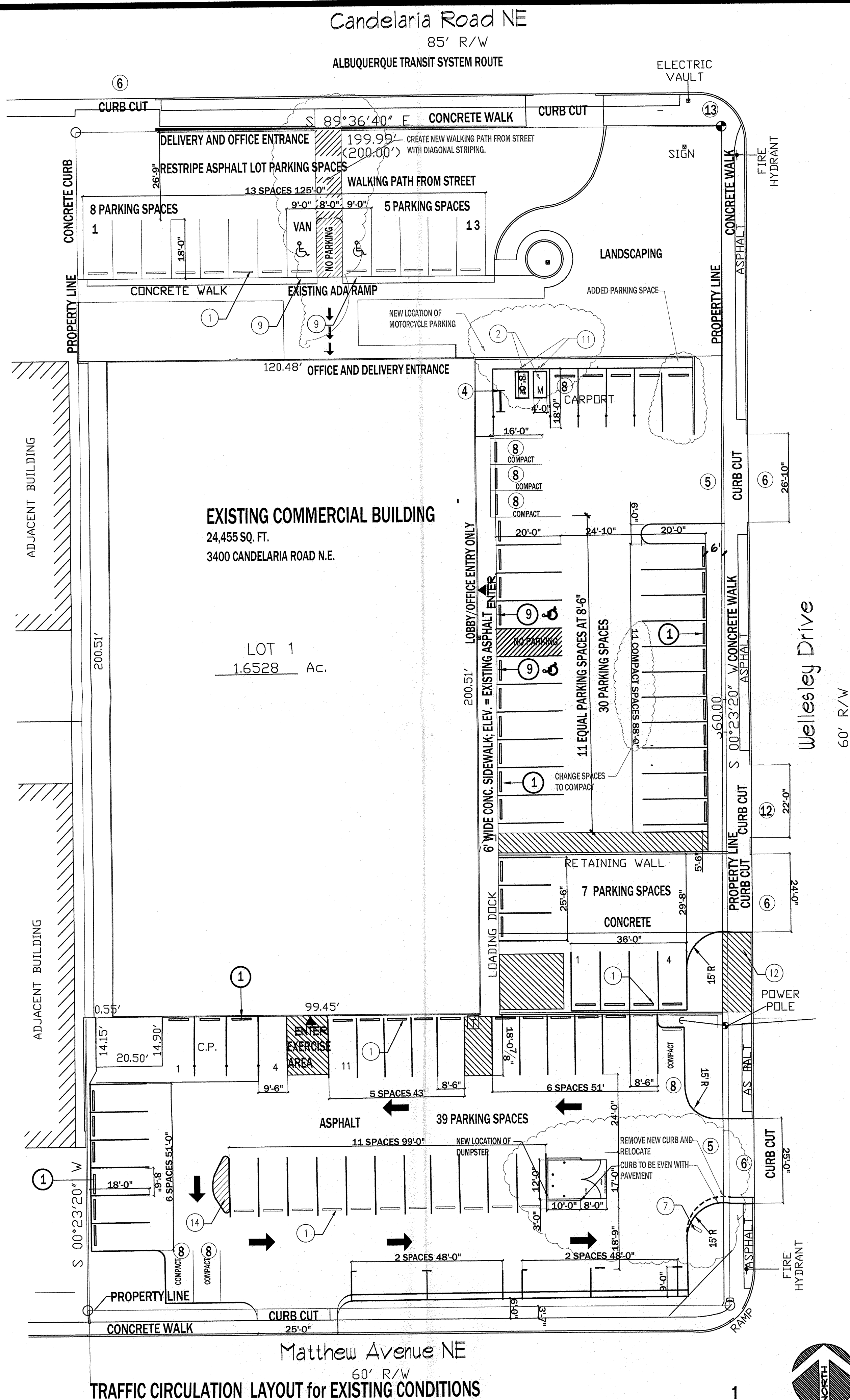




THANK YOU, DEL JACK

10th of MAY, 2018



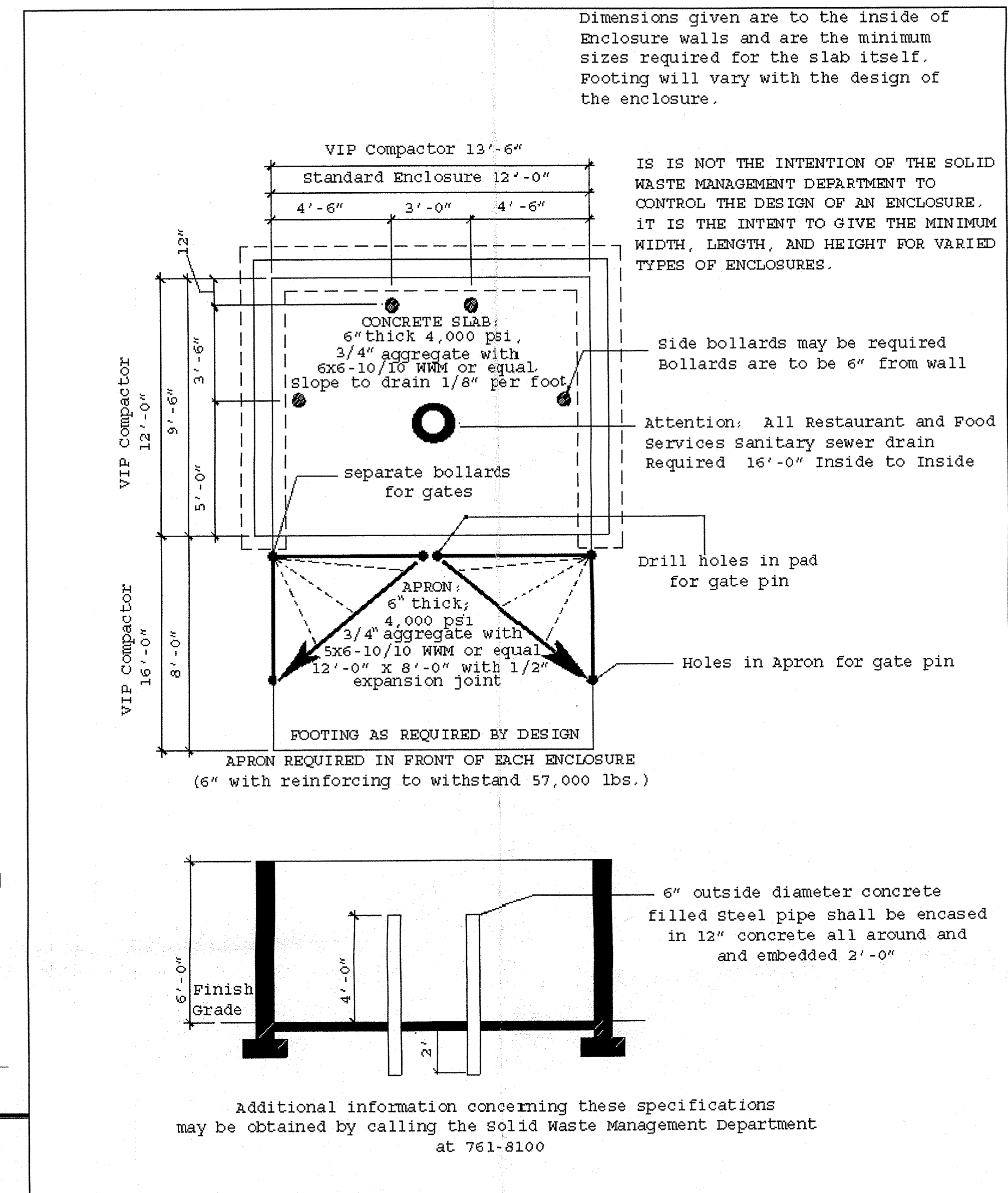
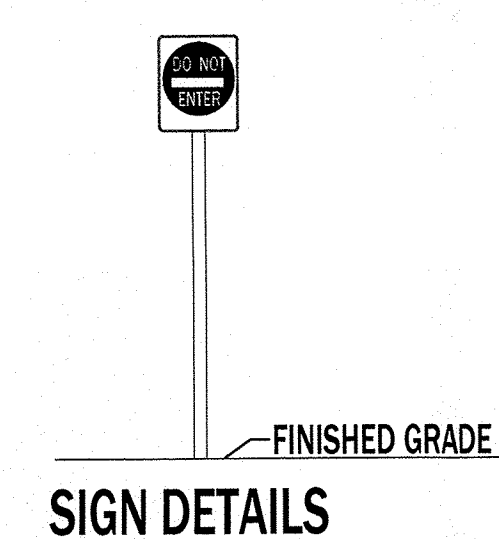
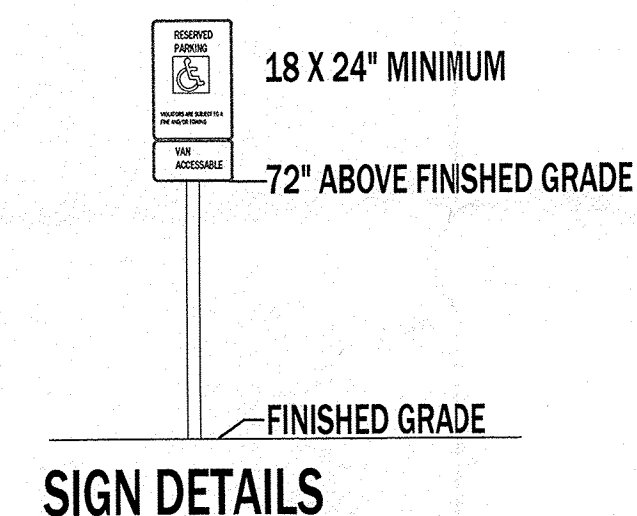


KEYED NOTES

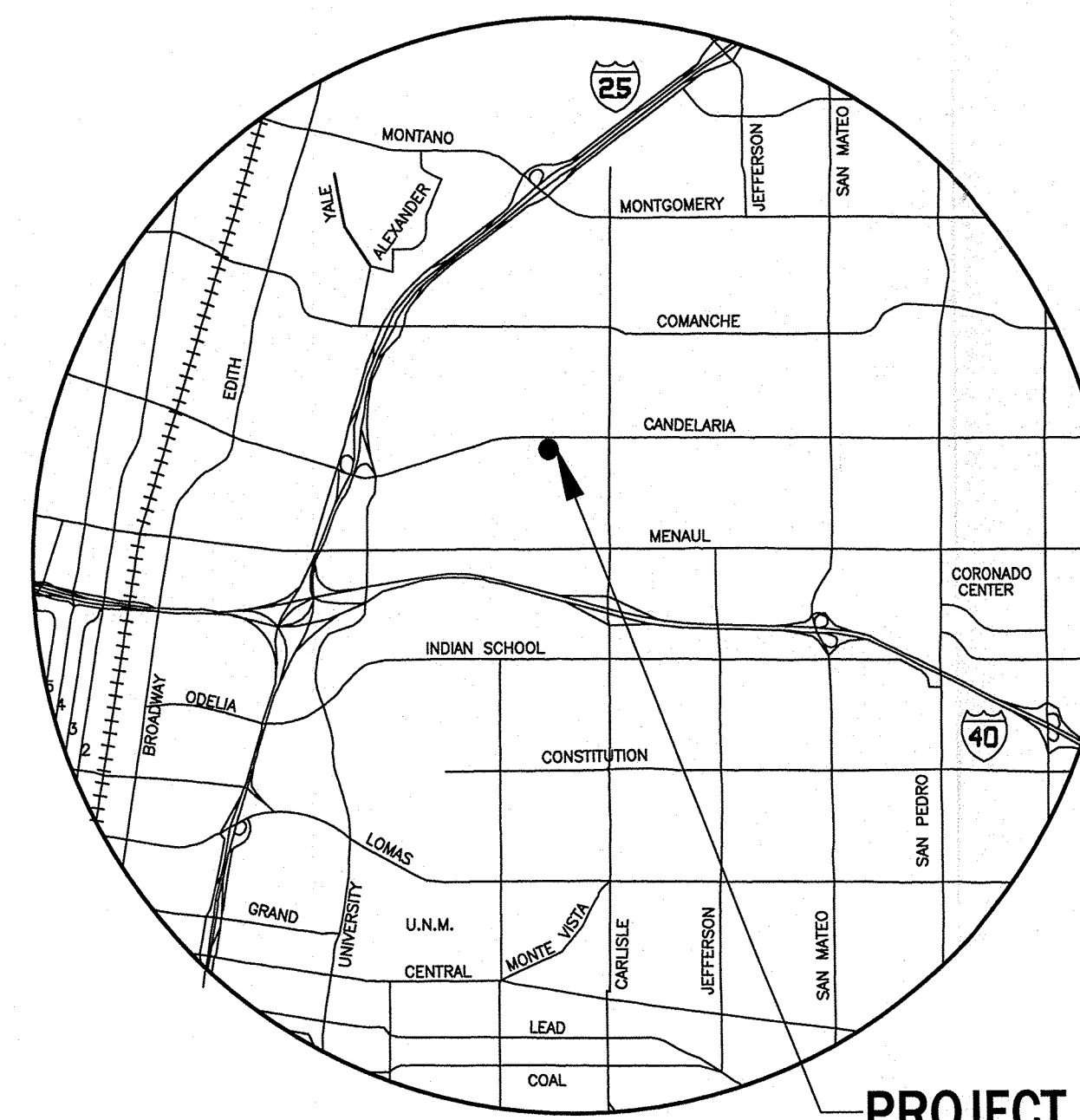
- ① ANCHORED CONCRETE PARKING BUMPER
- ② COVERED MOTORCYCLE PARKING SPACE FOR 4
- ③ DUMPSTER ENCLOSURE PER CITY OF ALBUQUERQUE
- ④ SOLID WASTE DEPARTMENT STANDARDS
- ⑤ BICYCLE RACK FOR 5 - MINIMUM
- ⑥ ALL TURNING RADII TO BE 15'-0"
- ⑦ ACCESS POINT FOR PARKING LOT
- ⑧ SIGN- DO NOT ENTER
- ⑨ SMALL CAR SPACE @ 8' x 15' + 18" OVERHANG
- ⑩ ADA SIGN
- ⑪ MOTOR CYCLE SIGN ON WALL
- ⑫ MOTORCYCLE SIGN - FREE STANDING
- ⑬ CLOSE CURB CUT PER COA STANDARD DETAIL 24-30 AND 24-15A
- ⑭ UPDATE EXISTING RAMP ON CANDELARIA AND WESLEY WITH TRUNCATED DOMES PER CITY OF ALBUQUERQUE
- ⑮ STRIPE END CAP PER COA

PARKING REQUIREMENTS:
EXERCISE: 260 OCCUPANTS - 3 PER 1 SPACE = 87
TOTAL = 87 SPACES
10% TRANSIT ROUTE DISCOUNT = 9 SPACES
PARKING REQUIRED = 78 SPACES
MOTORCYCLE SPACES REQUIRED $\frac{1}{3}$ FOR EVERY 25 SPACES = 2
MOTORCYCLE SPACES PROVIDED = 2
SMALL CAR SPACES ALLOWED AT ONE THIRD OF TOTAL REQUIRED = 26

30 PARKING SPACES
39 PARKING SPACES
13 PARKING SPACES
7 PARKING SPACES
89 TOTAL SPACES PROVIDED



LOCATION MAP



TCL
TRAFFIC CIRCULATION
PLAN

SANDIA ACROBATIC GYMNASTICS ACADEMY
3400 CANDELARIA RD NE ALBUQUERQUE, NM

DEL PAUL JACK ARCHITECT
ALBUQUERQUE, NEW MEXICO
505 235 2670

STATE OF NEW MEXICO
DEL PAUL JACK
#858
9/29/2017
REGISTERED ARCHITECT