

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 28, 2022

Augustine C. Grace, P.E.
ACG Engineering and Construction
1625 Gold Ave. SE
Albuquerque, NM 87106

Re: Hanover Studios
6500 Hanover Rd. NW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 05-03-22 (J10-D040A)
Certification dated 12-14-22

Dear Mr. Grace,

Based upon the information provided in your submittal received 12-14-22, 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:

- Please update the existing ADA parking signs to the most current standard.
- Provide ADA signs for the new ADA parking spaces
- 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."** Please call out detail and location of signs.
- Provide Motorcycle parking signs.
- The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
- Please redline the plan to reflect the changes. Changes from the original key note 3, showing 5 parking spaces and 2 MC parking spaces, but per site visit, there were three regular parking spaces.
- Please fill the landscape at the same elevation as the sidewalk to avoid a tripping hazard. See attached picture.

Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

CITY OF ALBUQUERQUE

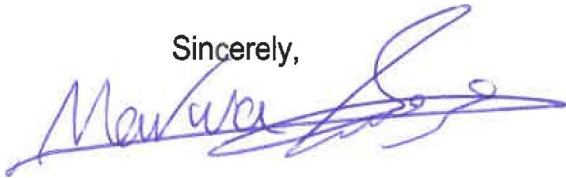
Planning Department
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If you have any questions, please contact me at (505) 924-3675.

Sincerely,



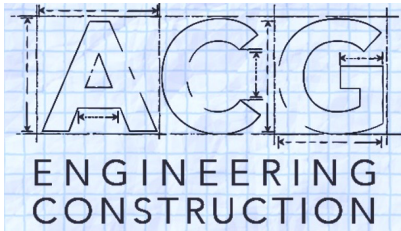
Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

PO Box 1293
ma via: email
C: CO Clerk, File

Albuquerque

NM 87103

www.cabq.gov



ACG ENGINEERING AND CONSTRUCTION MGT.
1625 GOLD AVENUE SE
ALBUQUERQUE, NEW MEXICO 87106
505-379-3671
acgengineering@gmail.com

12/14/2022

Re: 6500 Hanover Rd NW, Albuquerque, NM 87121

DRAINAGE CERTIFICATION

I, **AUGUSTINE C. GRACE**, NMPE **10861**, OF THE FIRM **ACG ENGINEERING AND CONSTRUCTION MANAGEMENT, LLC**, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED ADMINISTRATIVE AMENDMENT DATED **05/03/2022**, **WHICH MODIFIED THE PREVIOUSLY APPROVED PLANS DATED 06/11/2021**. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON **12/14/2022** 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**.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE 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.

A handwritten signature in black ink, appearing to be 'A. Grace', written over a horizontal line.

Signature of Engineer

ENGINEER'S STAMP



12/14/2022

Date