

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

December 7, 2021

Judson W. Cervenak, RA
Judson Cervenak Architects
P.O. Box 40509
Albuquerque, NM 87196

Re: Wilson Warehouse
6119 Hanover Rd. NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 11-14-18 (AA) (J10D045)
Certification dated 12-6-21

Dear Mr. Cervenak,

PO Box 1293

Based upon the information provided in your submittal received 12-6-21, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact Ernie Gomez at (505) 924-3981.

NM 87103

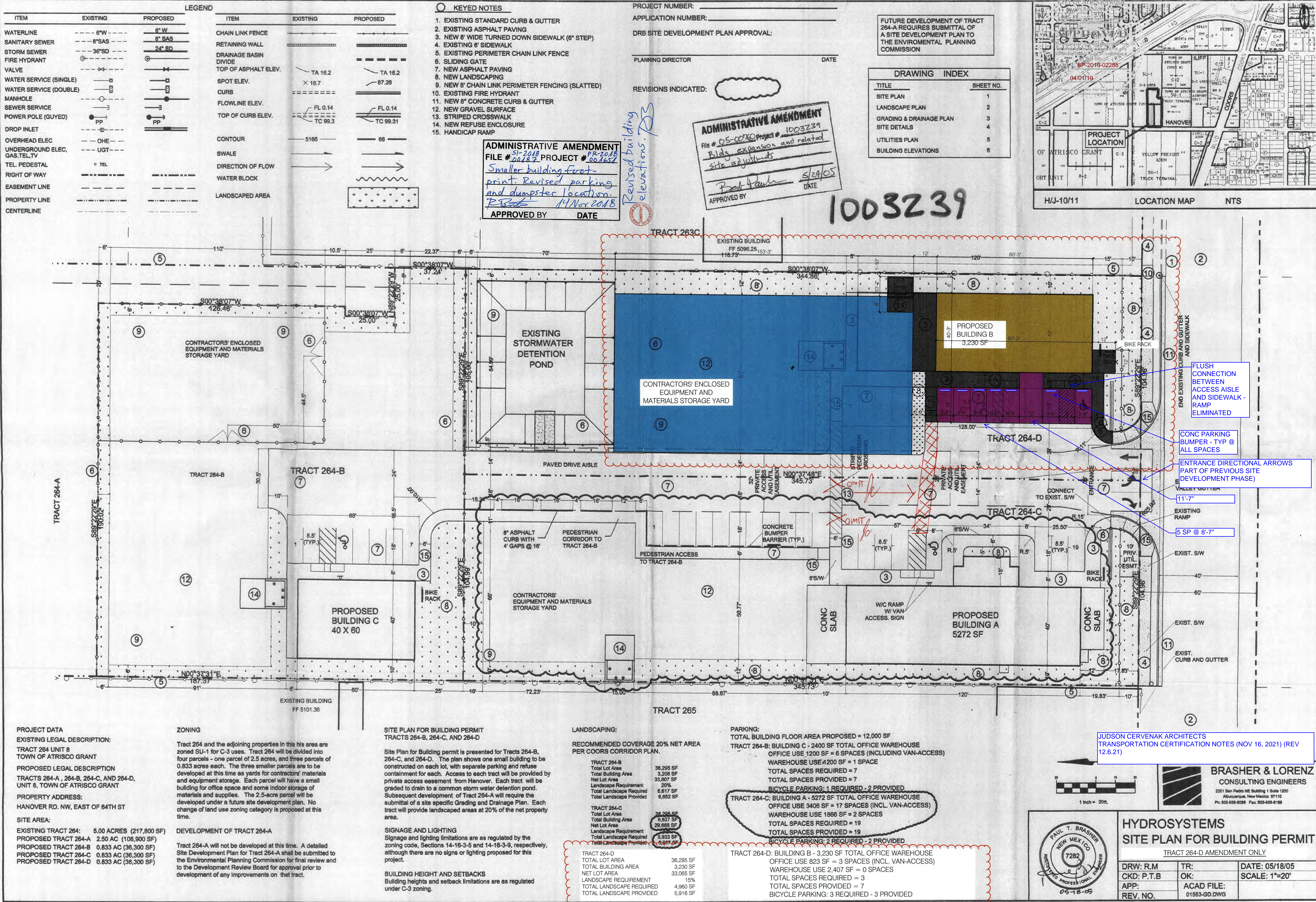
Sincerely,

www.cabq.gov

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



November 16, 2021 (REV 12.6.21)

Traffic Engineering, Planning Dept.
Development and Building Services
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: 6119 Hanover Rd., NW - TCL Certification for Certificate of Occupancy

I, Judson Cervenak, NMRA, OF THE FIRM Judson Cervenak Architects, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF APPROVED TCL DATED February 18, 2011. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Judson Cervenak OF THE FIRM Judson Cervenak Architects. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON November 4, 2021 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.

Indicated in blue on the original TCL are as-built conditions that vary from the original design document. These are described below.

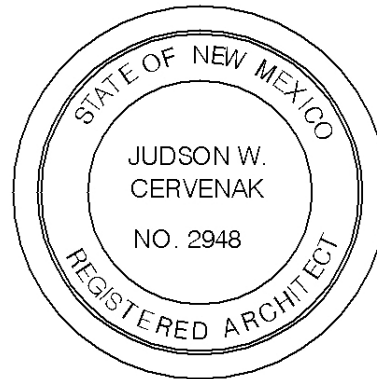
1. Precast concrete parking bumpers were added at the head of the 7 parking spaces to accommodate a flush transition from asphalt parking area to concrete sidewalk.
2. 5 parking spaces are 1" wider than plan, overhead door access aisle is 5" narrower than plan.
3. Flush transition between HC parking access aisle and sidewalk in lieu of recessed sidewalk ramp transition.
4. Entry drive directional arrows are part of previous site development phase. Not in this project.

No parking deficiencies are present or required corrections necessary.

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.



Judson Cervenak, AIA, LEED AP



November 16, 2021

Attachments:

Drainage & Transportation Information Sheet

Approved Site Development Plan SDP-1 w/ certification comments



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: WILSON WAREHOUSE Building Permit #: BP-2019-02285 Hydrology File #: _____

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

Legal Description: LOT 264-D, UNIT 8, TOWN OF ATRISCO GRANT

City Address: 6119 HANOVER RD NW

Applicant: SAM WILSON Contact: SAM WILSON

Address: 2112 CAVE CREEK LN NW, ABQ, NM 87120

Phone#: 505-350-2195 Fax#: _____ E-mail: OFFICE@NMMILLWRIGHT.COM

Other Contact: JUDSON CERVENAK ARCHITECTS Contact: JUD CERVENAK

Address: PO Box 40509, ABQ, NM 87196

Phone#: 505-983-3400 Fax#: _____ E-mail: JUD@JWCERVENAK.CO

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE REPORT
- _____ DRAINAGE MASTER PLAN
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ STREET LIGHT LAYOUT
- _____ 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: 12/6/21 By: JUDSON CERVENAK ARCHITECTS

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

