

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

November 30, 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 11-14-21

Dear Mr. Cervenak,

Based upon the information provided in your submittal received 11-23-21, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

PO Box 1293

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

Albuquerque

- ADA access aisle (Max 2% slope in all directions) and ADA ramp are Not ADA compliant. Review ADA standards and ADA Ramp design standards. See City Drawing 2443.

NM 87103

- The ADA access aisle shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

www.cabq.gov

- Add entrance directional floor markings.

Once corrections are complete resubmit

1. The approved and stamped Administrative Amendment with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

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

Sincerely,

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

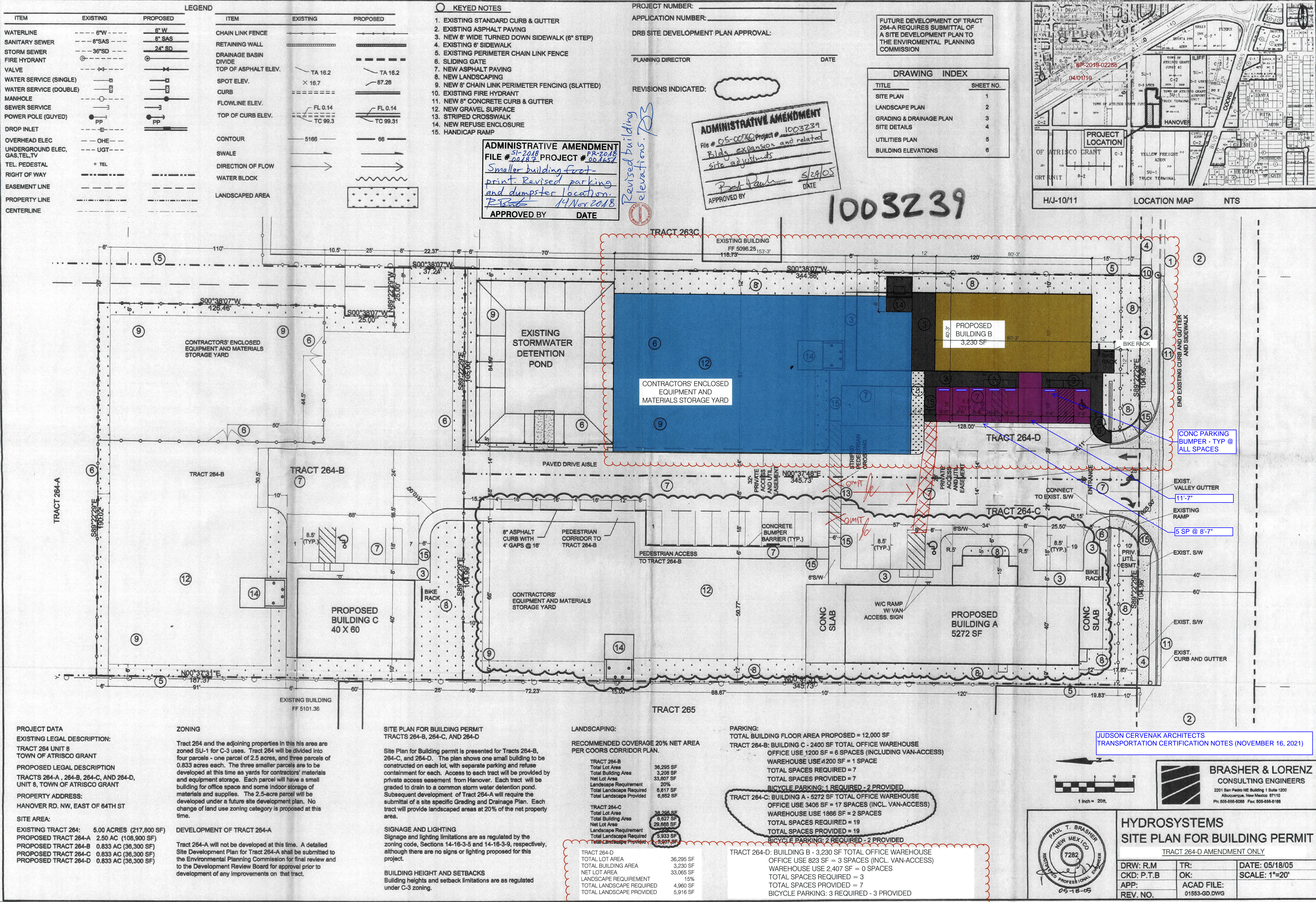
EG via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

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November 16, 2021

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.

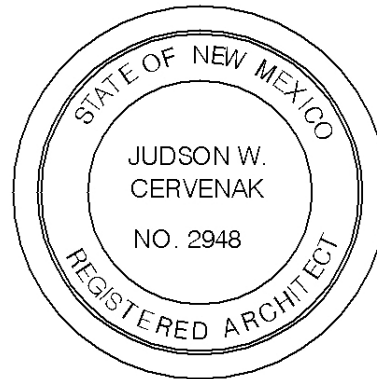
1. Precast concrete parking bumpers were added at the head of the 7 parking spaces to accommodate a flush transition from asphalt parking area to concrete sidewalk.
2. 5 parking spaces are 1" wider than plan, overhead door access aisle is 5" narrower than plan.

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



