

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 27, 2022

J. David Hickman, R.A
Jeebs & Zuzu, LLC
11030 Menaul Blvd. NE
Albuquerque, NM 87112

Re: Little Star Day Care
1500 Coors Blvd. NW
90-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 04-13-22 (J11-D045)
Certification dated 11-09-22

Dear Mr. Hickman,

Based upon the information provided in your submittal received 11-21-22, Transportation Development has no objection to a 90-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 90-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division. This Temporary Certificate of Occupancy can be extended as needed until conditions are met for the Permanent Certificate of Occupancy.

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

- Per approved TCL, Please close the unused curb cut off Coors Blvd. NW.
- The pavement marking "MC" should be shown in the opposite direction for Motorcycles entering the parking space.

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

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

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Little Stars Daycare **Building Permit #** BP-2022-12411 **Hydrology File #** _____
DRB# _____ **EPC#** _____
Legal Description: S/LY PORT TR 259 AIRPORT UNIT **City Address OR Parcel** 101105810147921802
ATRISCO GRANT (EXCL SW PORTOUT
TO ROW) CONT .5345 AC 1500 COORS BLVD. NW 87105
Applicant/Agent: J. David Hickman **Contact:** J. David Hickman
Address: 11030 Menaul Blvd. NE Suite C. Albuquerque, NM 87112 **Phone:** 505-797-1318
Email: dave@jeebsandzuzu.com

Applicant/Owner: _____ **Contact:** _____
Address: _____ **Phone:** _____
Email: _____

TYPE OF DEVELOPMENT: ___ PLAT (#of lots) ___ RESIDENCE ___ DRB SITE ___ ADMIN SITE: ___
RE-SUBMITTAL: ___ 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
___ FLOOD PLAN DEVELOPMENT PERMIT APP.
___ ELEVATION CERTIFICATE
___ CLOMR/LOMR
___ TRAFFIC CIRCULATION LAYOUT (TCL)
___ ADMINISTRATIVE
___ TRAFFIC CIRCULATION LAYOUT FOR DRB
___ APPROVAL
___ TRAFFIC IMPACT STUDY (TIS)
___ STREET LIGHT LAYOUT
___ OTHER (SPECIFY) _____
___ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

___ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
___ CONCEPTUAL TCL DRB APPROVAL
___ 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
___ FLOOD PLAN DEVELOPMENT PERMIT
___ OTHER (SPECIFY) _____

DATE SUBMITTED: 10-21-2022

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 2, 2022

Edgar Mata
JEEBS & ZUZU, LLC
11030 Manual Blvd, Ste C
Albuquerque, NM 87112

Re: Little Stars Day Care
1500 Coors Blvd NW
Traffic Circulation Layout
Architect's Stamp 04-13-2022 (J11-D045)

Dear Mr. Mata,

The TCL submittal received 06-01-2022 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

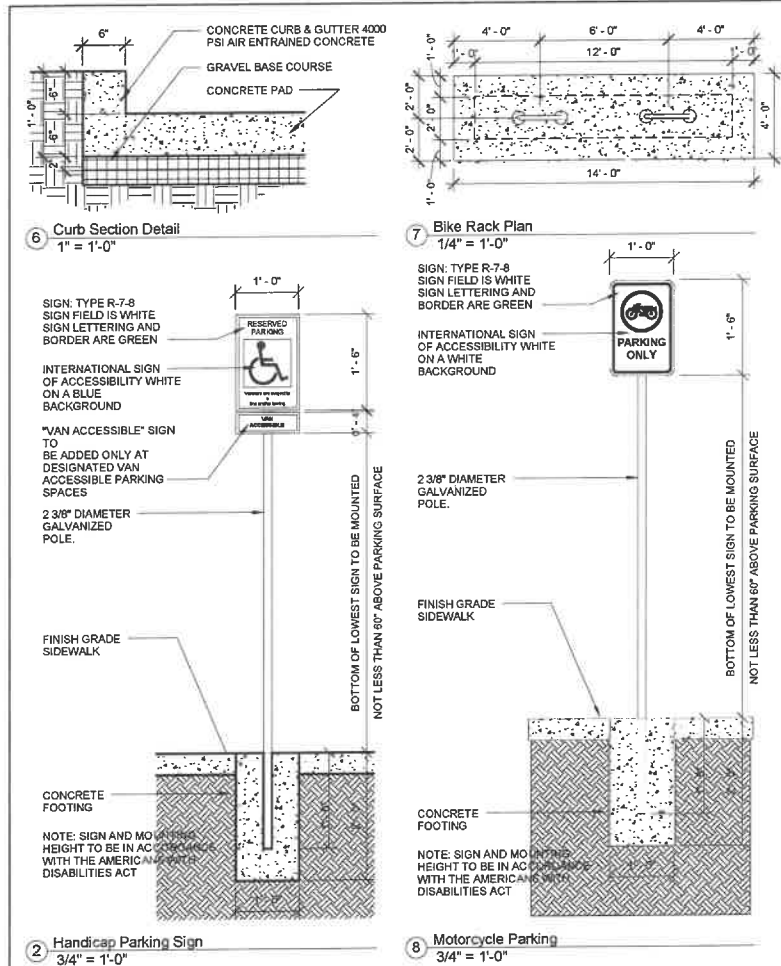
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

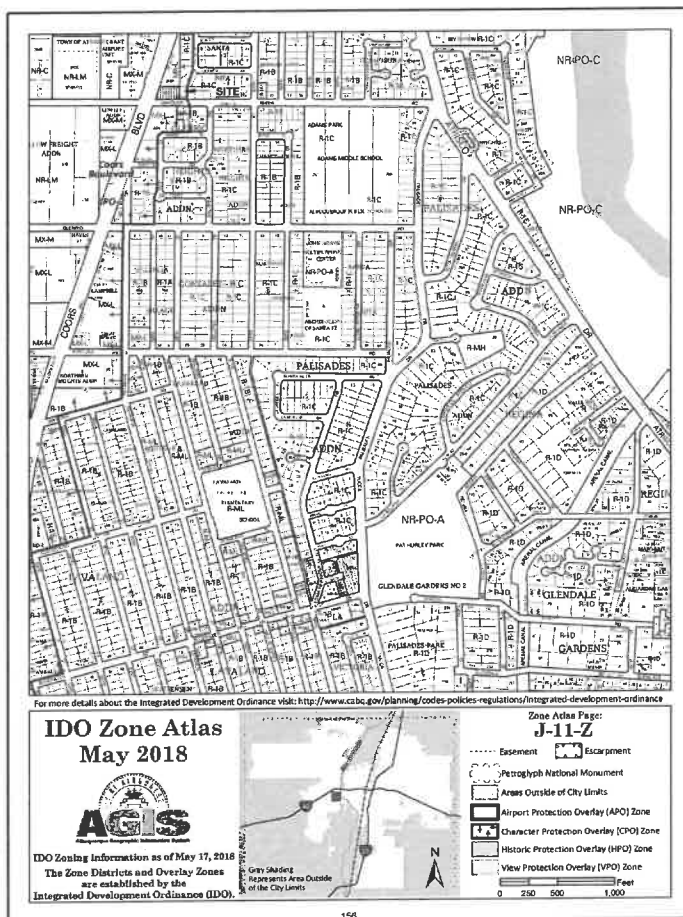
Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.



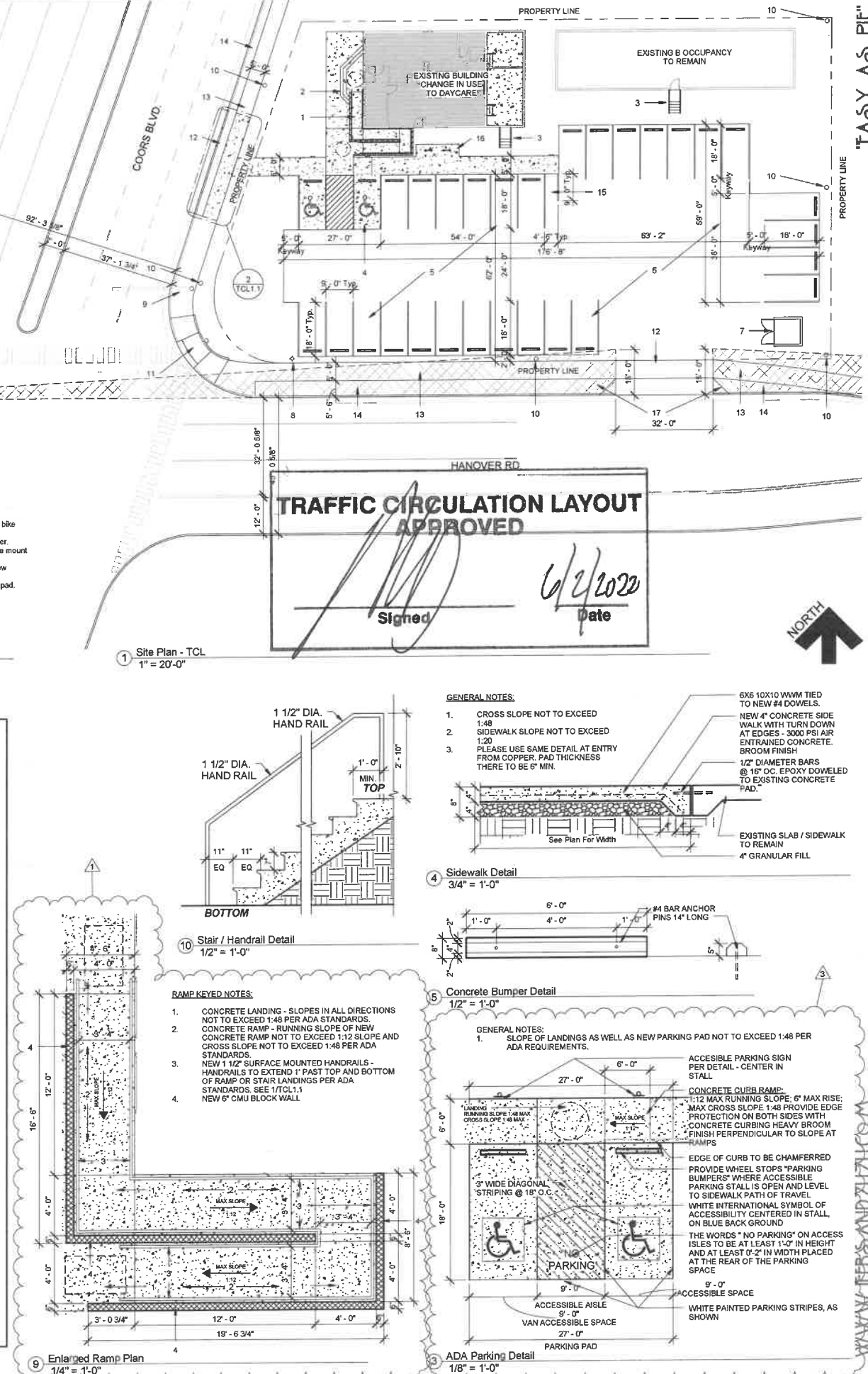
ZONE ATLAS



DESIGN CRITERIA

A. ZONING DESIGN CRITERIA	
1. LEGAL DESCRIPTION	S'LY PORT TR 259 AIRPORT UNIT ATRISCO GRANT (EXCL SW PORTOUT TO ROW) CONT .5345 AC 101105810147921802
2. PARCEL #	101105810147921802
3. ZONING CLASSIFICATION	MX-L
4. PERMITTED AND ACTUAL USE	BUSINESS
B. ARCHITECTURAL DESIGN CRITERIA	
1. OCCUPANCY GROUP	E
2. CONSTRUCTION TYPE	VB - NON SPRINKLED
3. FLOOR AREAS	EXISTING AREA: 1,702 SF
4. OCCUPANCY LOAD	
DAY CARE 35 NET:	1,205 SF / 35 NET = 35 PEOPLE
OFFICE 100 GROSS:	172 SF / 100 GROSS = 2 PEOPLE
COMMERCIAL KITCHEN 200 GROSS:	325 SF / 200 GROSS = 2 PEOPLE
TOTAL OCCUPANCY	39 PEOPLE
PARKING CALCULATION:	
1 SPACE REQ. 400 GROSS SF PER PER TABLE 5-5-1 OF IDO	
1,702 SF / 400 SF	= 4.2 SPACES REQUIRED
STANDARD SPACES PROV.	30 SPACES
ADA PARKING SPACES PROV.	2 SPACES
MOTORCYCLE PARKING REQ.	32 TOTAL SPACES PROVIDED
MOTORCYCLE PARKING PROV.	1 SPACE REQUIRED
BICYCLE PARKING PER IDO TABLE 5-5-5	1 TOTAL SPACE PROVIDED
	3 SPACES REQUIRED
	4 TOTAL SPACES PROVIDED
PLUMBING FIXTURE COUNT:	
CODE REQUIRED:	
WATER CLOSETS: 1/50	
35 PEOPLE / 50 = 1 WATER CLOSET (1MALE & 1FEMALE)	
LAVATORIES: 1/50	
35 PEOPLE / 50 = 1 LAVATORY (1MALE & 1FEMALE)	
1/100 DRINKING FOUNTAIN	
35 PEOPLE / 100 = 1 DRINKING FOUNTAIN	
1 SERVICE SINK	
PROVIDED FIXTURES:	
WATER CLOSETS: 4	
LAVATORIES: 3	
1 DRINKING FOUNTAIN	
1 SERVICE SINK	

*** OCCUPANT LOAD > 300: SPRINKLERS REQUIRED



JEEBS & ZUZU, LLC.

ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318



job no: 22-007
drawn: UM
checked: J&Z
date: Mar 4, 2022

job no: 22-007
drawn: UM
checked: J&Z
date: Mar 4, 2022

1 EAM 4-20-22
2 EAM 5-26-22
3 EAM 6-1-22

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

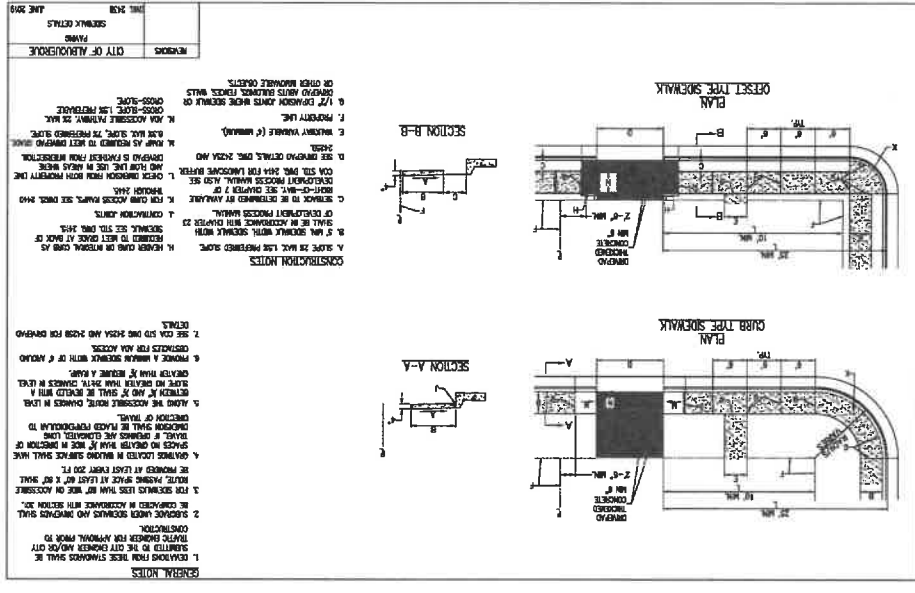
TRAFFIC CIRCULATION LAYOUT

LITTLE STARS DAYCARE - CHANGE IN USE

sheet no: TCL1.0

1500 COORS BLVD. NW
ALBUQUERQUE, NM 87105

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed _____
Date 6/4/22



WWW.JTBSANDZUZU.COM

1

ГД

date: Mar 4, 2022

Checked:	Checker
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Author:



JEFFS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS
11030 MENAUL NE SUITE 8
ALBUQUERQUE, NM 8

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November 9, 2022

Ernest Armijo, PE
Transportation Development
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Request for Temporary Certificate of Occupancy
TCL
Plan dated 3/4/2022

Dear Mr. Armijo,

Please find a completed request for final inspection of the Daycare at 1500 Coors Blvd NW Project. The work consisted of a revised parking lot layout, new asphalt and striping, sidewalk to Coors Blvd., new ADA ramps from parking lot to entry & a closure of existing drive pad on Coors Blvd. All of this work has been completed with the exception of the closure of the drive pad which is in process with permitting of NMDOT. We request that a traffic inspection be completed for work completed to Date so that tenant can operate and occupy the building. CYFD and state Child Care Licensing Department does need the Temporary Certificate of Occupancy to state that the facility may function fully and that extensions will be granted during the process of closing the existing drive pad.

I have attached with this letter the certification, the Approved TCL, and the Drainage and Transportation Information Sheet.

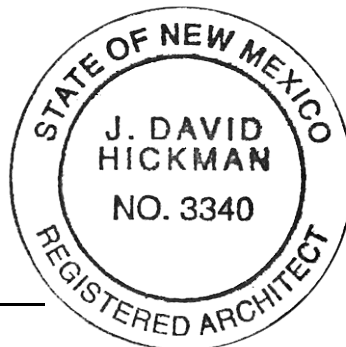
Please contact me if you have any questions or concerns.
Thank you,


J. David Hickman,
Architect



I, J. DAVID HICKMAN, A REGISTERED ARCHITECT IN THE STATE OF NEW MEXICO, OF THE FIRM JEEBS & ZUZU, LLC., HEREBY CERTIFY THAT THIS PROJECT, 1500 COORS BLVD, IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN DATED 3/4/22, WITH EXCEPTIONS OF THE CLOSURE OF DRIVE PAD OFF OF COORS BLVD. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON OCTOBER 21, 2022 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE ACTUAL SITE CONDITIONS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR TEMPORARY CERTIFICATION OF OCCUPANCY.


J. David Hickman
Architect



11-9-22

Date: