

# CITY OF ALBUQUERQUE



May 29, 2019

James B. Clarke, RA  
MasterWorks Architects Inc.  
516 11<sup>th</sup> St. NW  
Albuquerque, NM 87102

**Re: Blue Grasshopper 3**  
**1401 2<sup>nd</sup> St. NW**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 11-16-17 (J14D189)  
Certification dated 5-20-19

Dear Mr. Clarke

Based upon the information provided in your submittal received 5-29-19, 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.

If you have any questions, please contact Ernie Gomez at (505) 924-3981 or me at (505) 924-3991.

Sincerely,

Racquel M. Michel, 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

## TRAFFIC CERTIFICATION

I, James B Clark, NMRA #1047, OF THE FIRM Masterworks Architects Inc, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED TCL PLAN DATED 3/12/18. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY James B Clark OF THE FIRM Masterworks Architects Inc. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 14 May 2019 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.

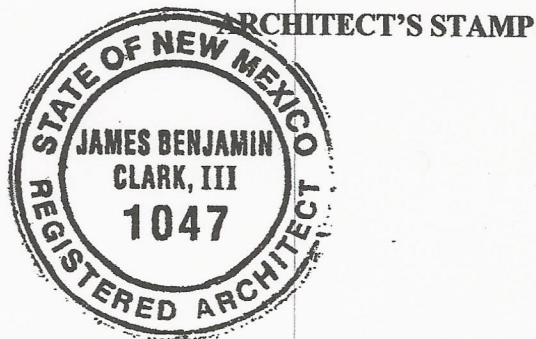
THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Certificate of Occupancy, BP-2017-33022.

Minor As-Constructed modifications to parking layouts are identified as Revision 3

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.

James B Clark  
Signature of Architect

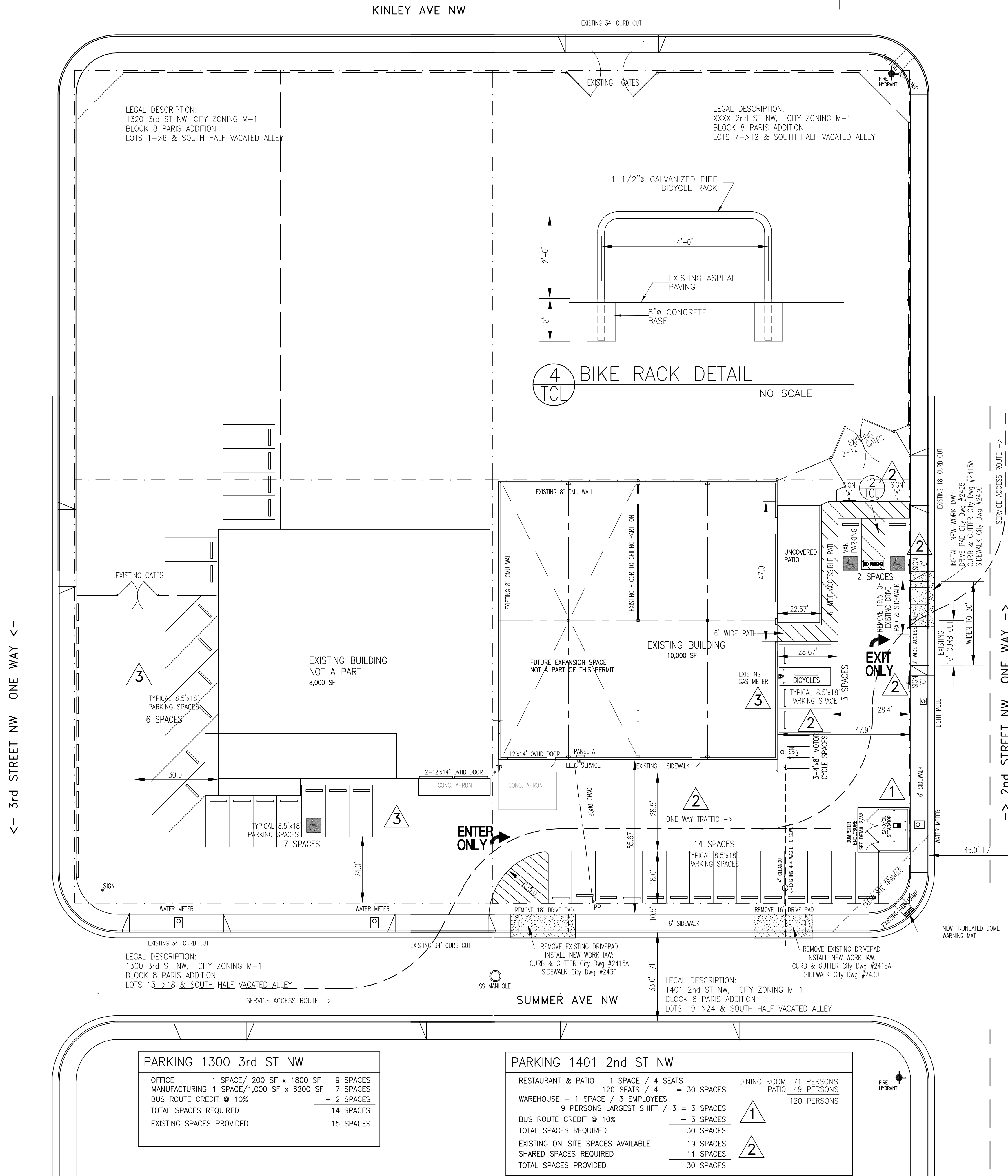
20 May 2019  
Date



**MASTERWORKS ARCHITECTS, INC**

516 Eleventh Street NW, Albuquerque, NM 87102  
505-242-1866 · MWArchitect@comcast.net



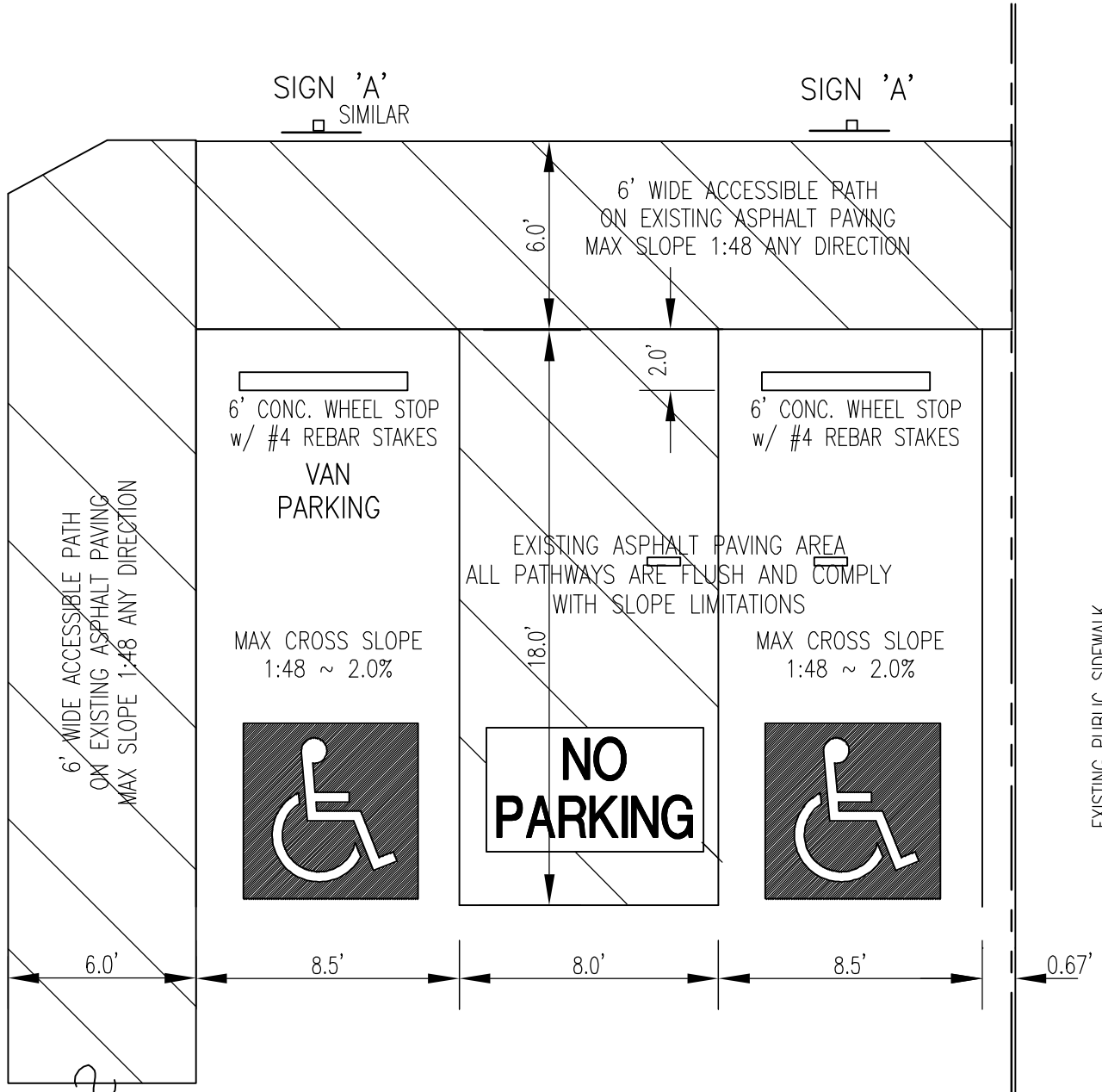
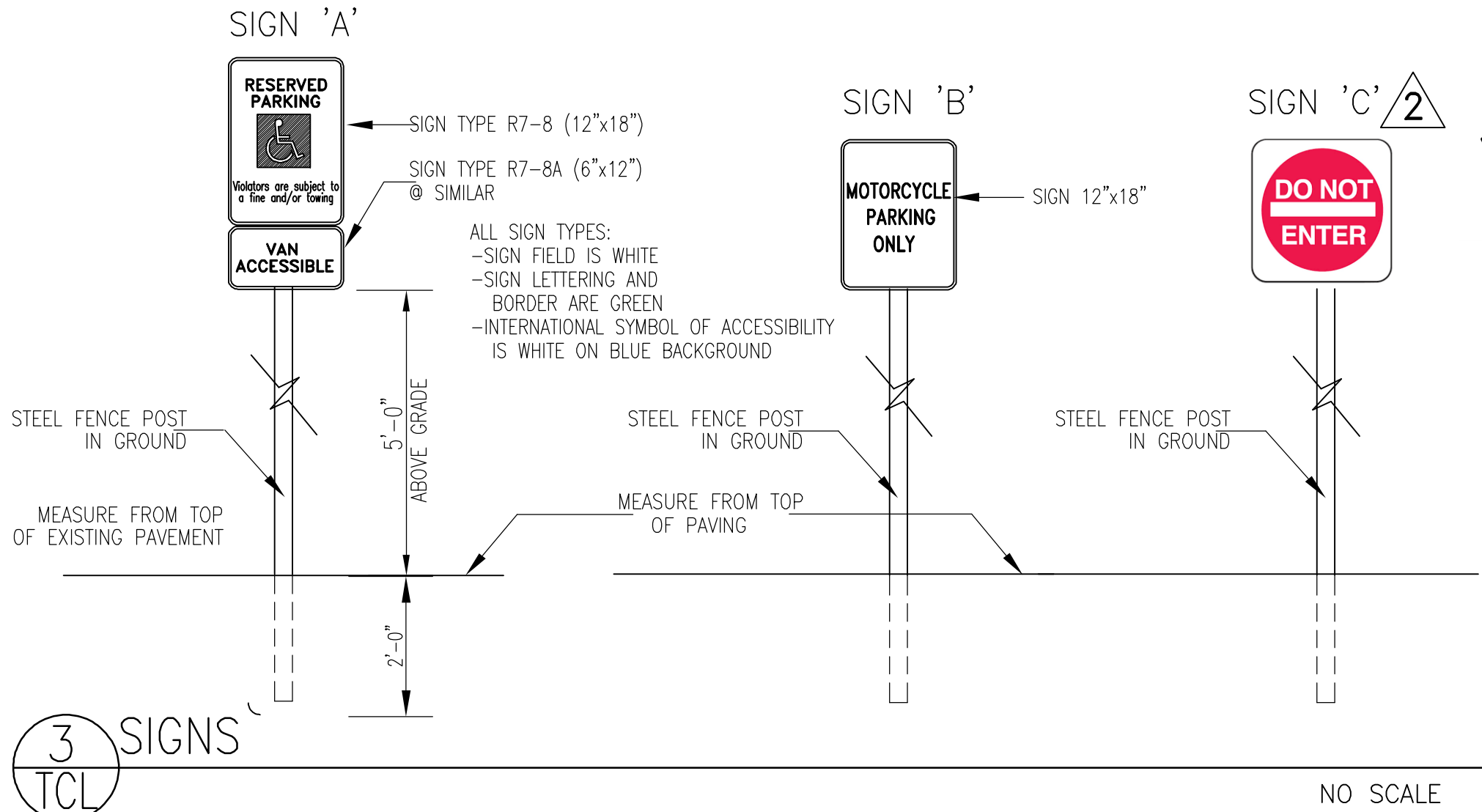
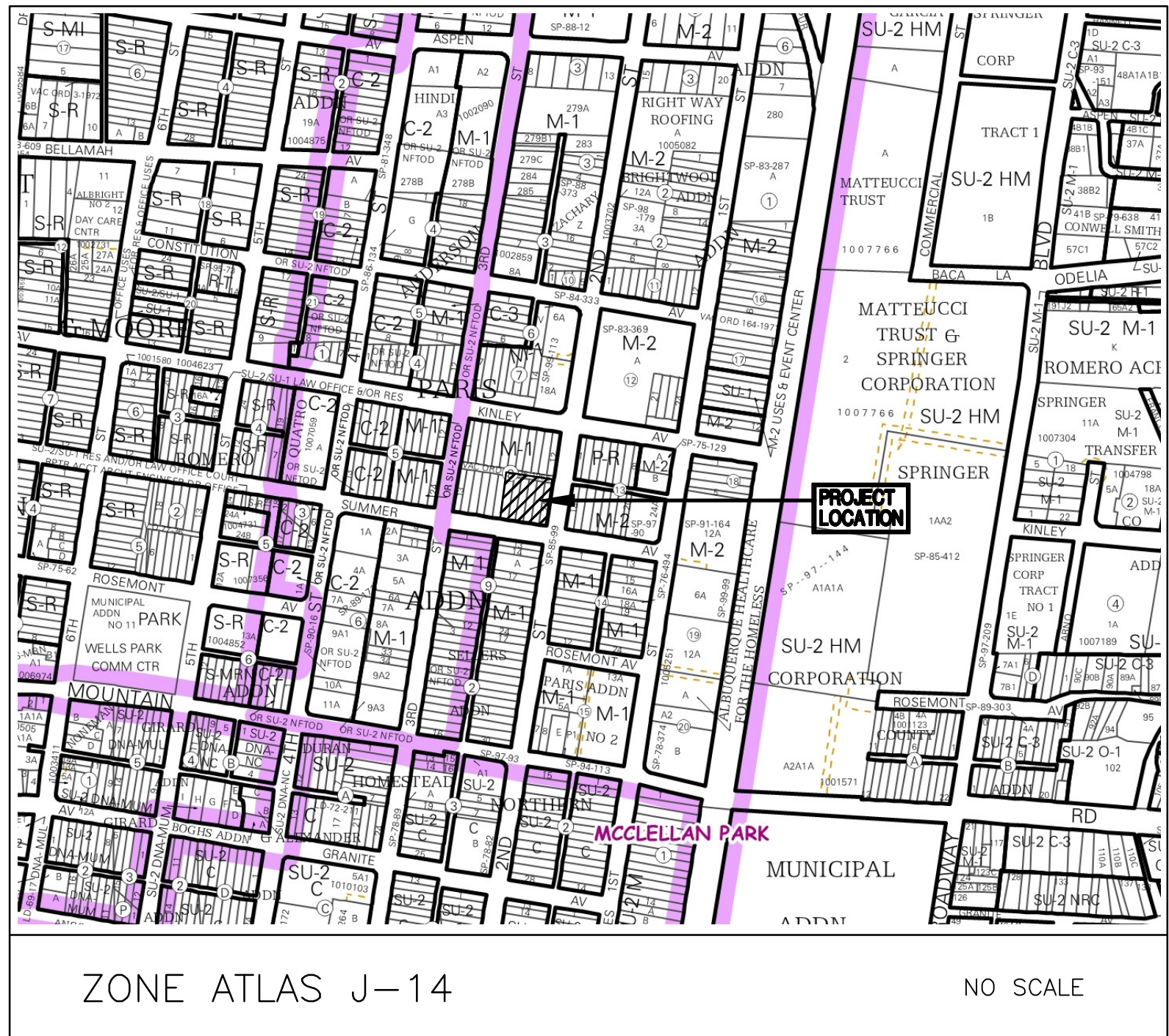


PARKING 1300 3rd ST NW			
OFFICE	1 SPACE/ 200 SF x 1800 SF	9 SPACES	
MANUFACTURING	1 SPACE/1,000 SF x 6200 SF	7 SPACES	
BUS ROUTE CREDIT @ 10%		- 2 SPACES	
TOTAL SPACES REQUIRED		14 SPACES	
EXISTING SPACES PROVIDED		15 SPACES	

PARKING 1401 2nd ST NW			
RESTAURANT & PATIO	- 1 SPACE / 4 SEATS		
	120 SEATS / 4	= 30 SPACES	
WAREHOUSE	- 1 SPACE / 3 EMPLOYEES		
	9 PERSONS LARGEST SHIFT / 3	= 3 SPACES	
BUS ROUTE CREDIT @ 10%		- 3 SPACES	
TOTAL SPACES REQUIRED		30 SPACES	
EXISTING ON-SITE SPACES AVAILABLE		19 SPACES	
SHARED SPACES REQUIRED		11 SPACES	
TOTAL SPACES PROVIDED		30 SPACES	

1 SITE LAYOUT PLAN

SCALE: 1" = 20'-0"



NOTE: PARKING SPACE LINES AND DIAGONAL STRIPES SHALL BE 4" WIDE, COLOR BLUE. "NO PARKING" TEXT SHALL BE 12" HIGH W/ 2" STROKE, COLOR BLUE. ACCESSIBLE SYMBOL SHALL BE COLOR WHITE ON A BLUE BACKGROUND.

2 ACCESSIBLE PARKING DETAILS

NO SCALE

EXHIBIT B - SHARED PARKING AGREEMENT

CHANGE IN USE REMODEL FOR  
**BLUEGRASSHOPPER 3**  
1401 SECOND ST. NW  
ALBUQUERQUE, NM 87102

**MASTERWORKS ARCHITECTS, INC**  
516 ELEVENTH ST NW 242-1866  
ALBUQUERQUE, NEW MEXICO 87102

FILE # 1730EARCH  
19 SEP 2017  
REV: 16 NOV 2017

REVISION 1 19 OCT 2017  
REVISION 2 12 DEC 2017  
REVISION 3 20 MAY 2019

SITE LAYOUT PLAN  
ZONE ATLAS PAGE  
PARKING DETAILS

**TCL**

3 TCL FIELD CHANGES  
2 TCL COMMENTS  
1 PERMIT COMMENTS