

CITY OF ALBUQUERQUE



May 22, 2019

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

Re: Blue Grasshopper 3
1401 2nd St. NW
30-Day Temporary 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 5-17-19, Transportation Development will issue a 30-day Temporary Certificate of Occupancy. 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.

PO Box 1293

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

Albuquerque

1. Please label single parking stall with utility pole as COMPACT.
2. Please send photo of correction to epgomez@cabq.gov for release of final CO.

NM 87103

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

Sincerely,

www.cabq.gov

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

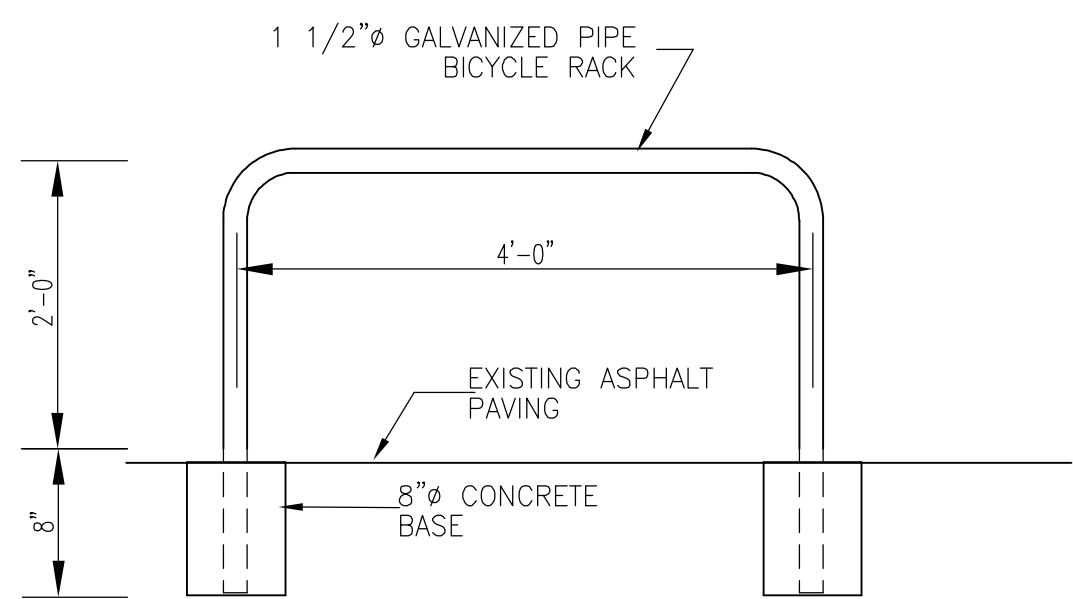
EG via: email
C: CO Clerk, File

KINLEY AVE NW

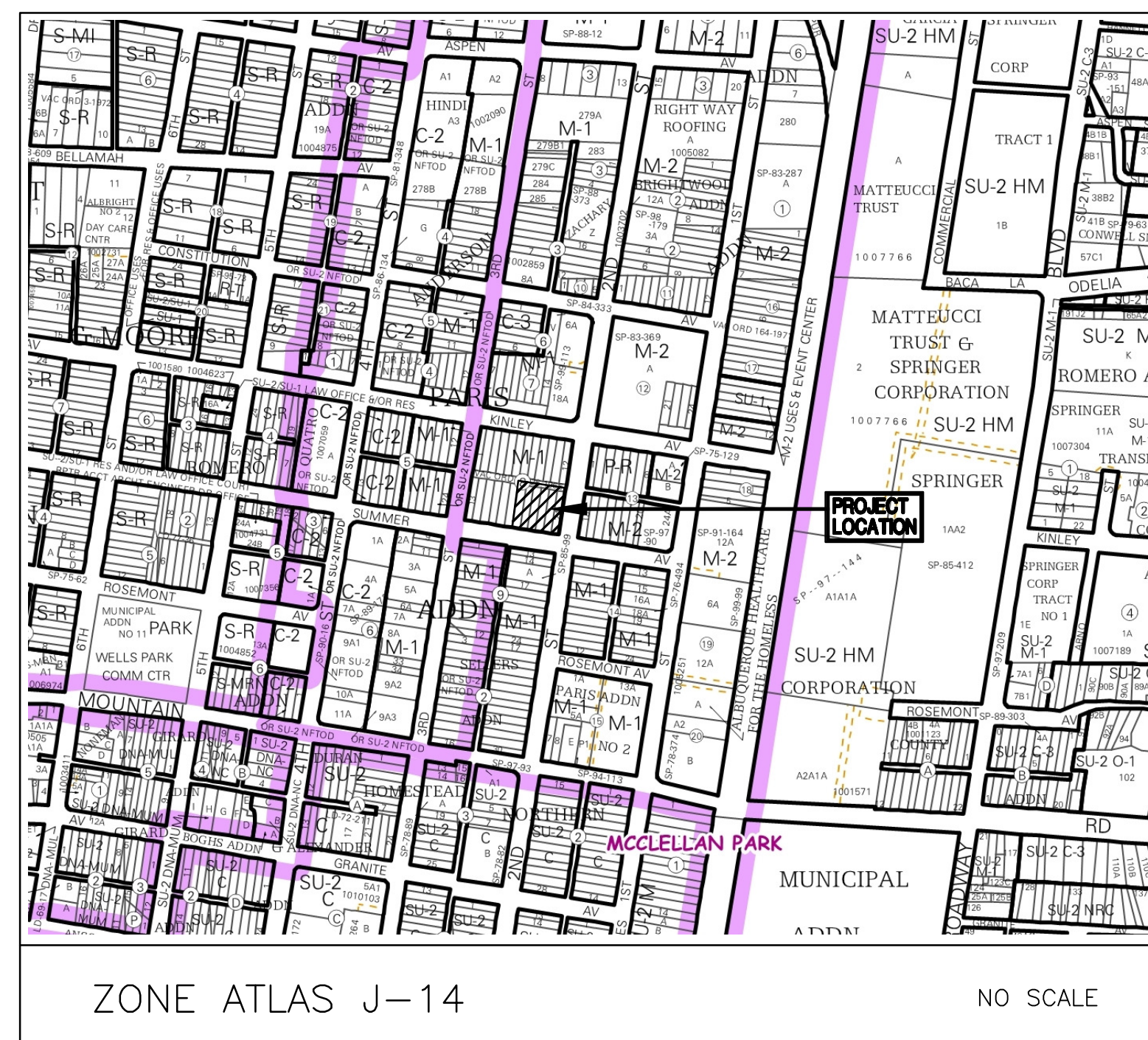
EXISTING 34" CURB CUT

LEGAL DESCRIPTION:
1320 3rd ST NW, CITY ZONING M-1
BLOCK 8 PARIS ADDITION
LOTS 1-6 & SOUTH HALF VACATED ALLEY

LEGAL DESCRIPTION:
XXXX 2nd ST NW, CITY ZONING M-1
BLOCK 8 PARIS ADDITION
LOTS 7-12 & SOUTH HALF VACATED ALLEY

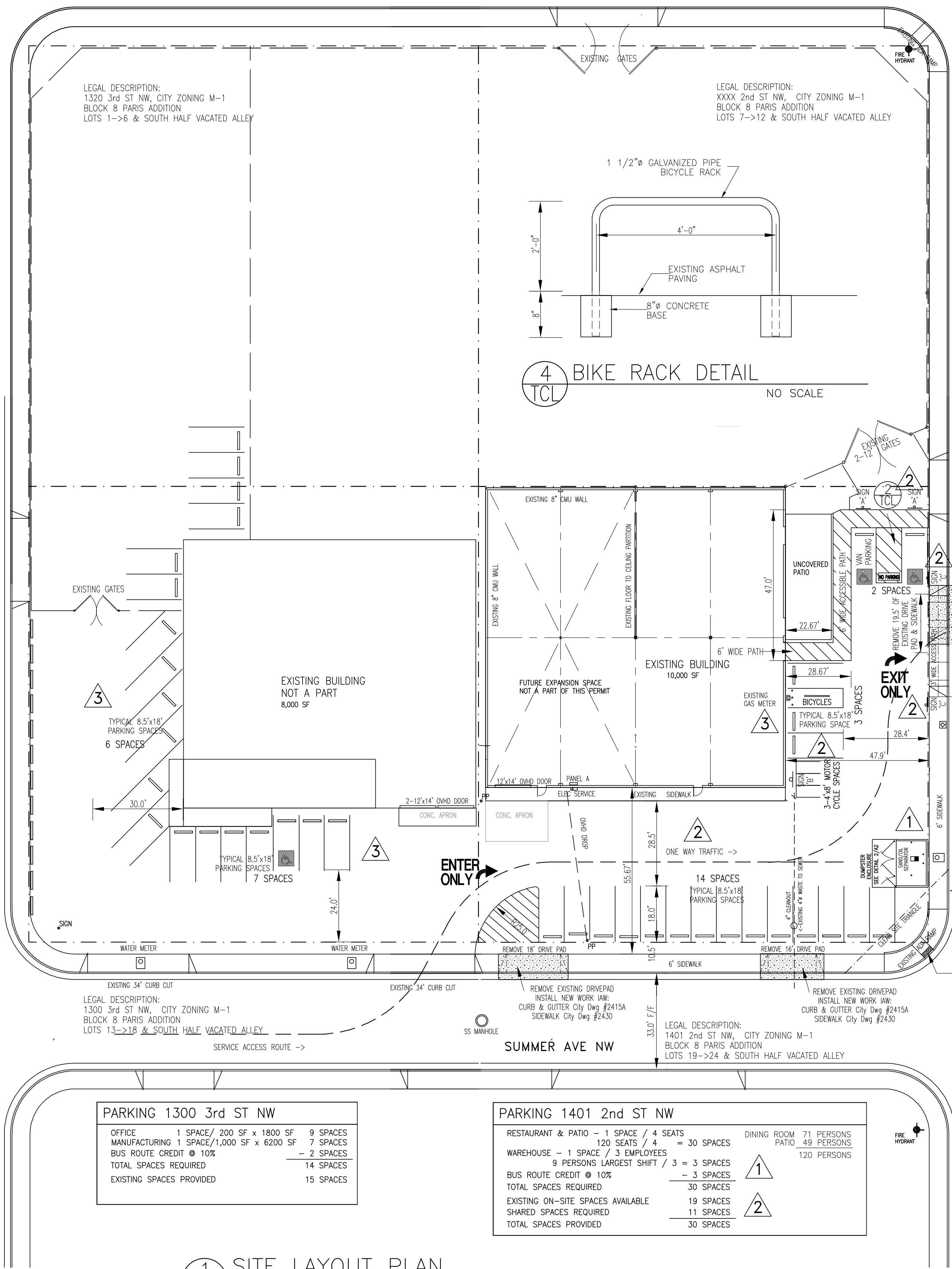


4 BIKE RACK DETAIL
NO SCALE



ZONE ATLAS J-14
NO SCALE

← 3rd STREET NW ONE WAY ←



LEGAL DESCRIPTION:
1300 3rd ST NW, CITY ZONING M-1
BLOCK 8 PARIS ADDITION
LOTS 13-18 & SOUTH HALF VACATED ALLEY

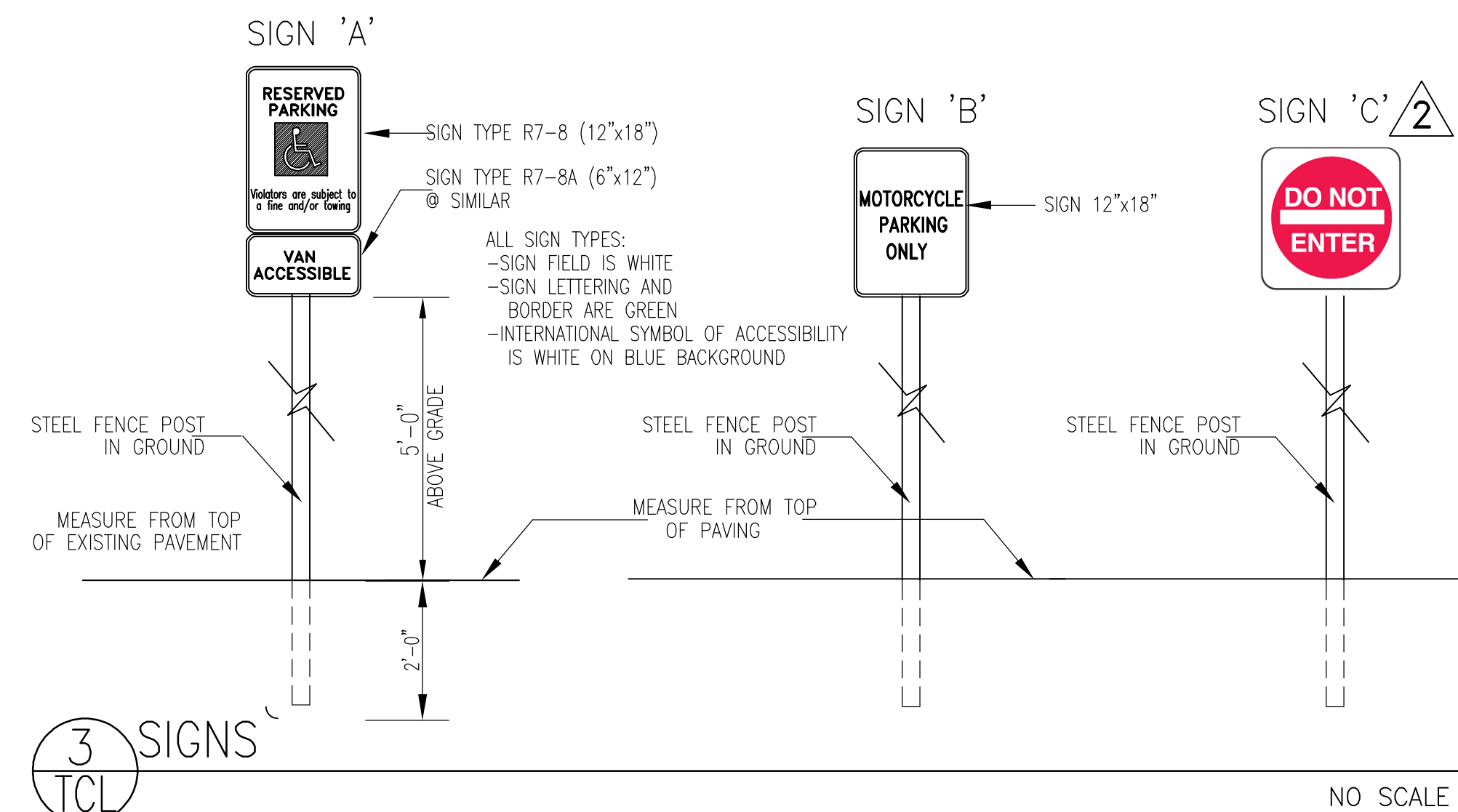
LEGAL DESCRIPTION:
1401 2nd ST NW, CITY ZONING M-1
BLOCK 8 PARIS ADDITION
LOTS 19-24 & SOUTH HALF VACATED ALLEY

PARKING 1300 3rd ST NW		
OFFICE	1 SPACE / 200 SF x 1800 SF	9 SPACES
MANUFACTURING	1 SPACE / 1,000 SF x 6,200 SF	7 SPACES
BUS ROUTE CREDIT @ 10%		- 2 SPACES
TOTAL SPACES REQUIRED		14 SPACES
EXISTING SPACES PROVIDED		15 SPACES

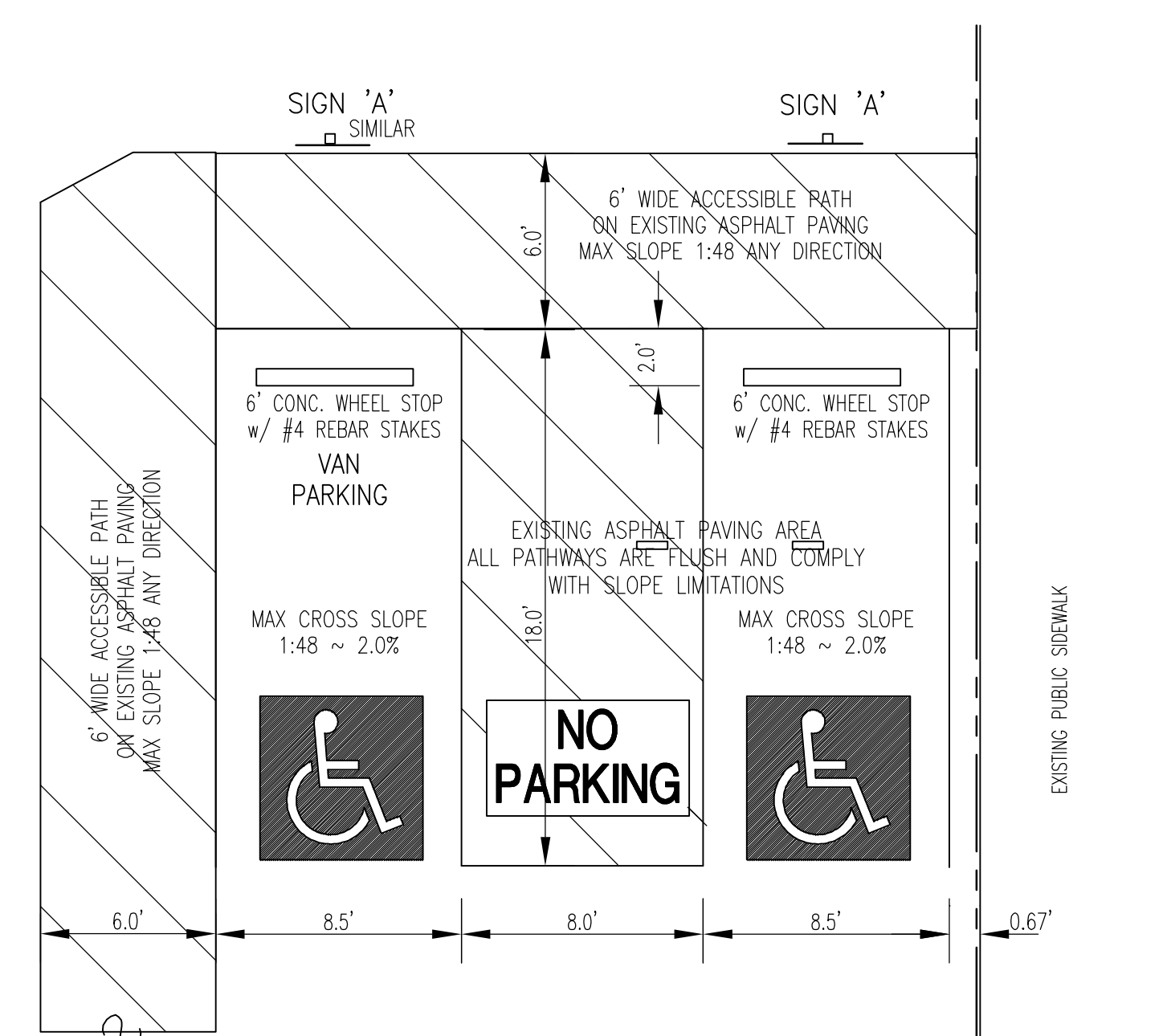
PARKING 1401 2nd ST NW		
RESTAURANT & PATIO	- 1 SPACE / 4 SEATS	
	120 SEATS / 4	= 30 SPACES
WAREHOUSE	- 1 SPACE / 3 EMPLOYEES	
	9 PERSONS LARGEST SHIFT / 3	= 3 SPACES
BUS ROUTE CREDIT @ 10%		- 3 SPACES
TOTAL SPACES REQUIRED		30 SPACES
EXISTING ON-SITE SPACES AVAILABLE		19 SPACES
SHARED SPACES REQUIRED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

1 SITE LAYOUT PLAN
TCL

SCALE: 1" = 20'-0"



3 SIGNS
TCL



2 ACCESSIBLE PARKING DETAILS
TCL

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 # 1730EARC
19 SEP 2017
REV: 16 NOV 2017

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

3 TCL FIELD CHANGES
2 TCL COMMENTS
1 PERMIT COMMENTS

TCL

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.

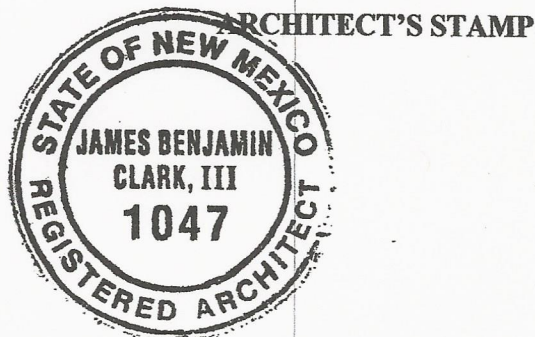
THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Certificate of Occupancy, BP-2017-33022.

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: BLUE GRASSHOPPER 3 Building Permit #: BP-2017-33022 Hydrology File# J14-D189

DRB#: _____ EPC# _____ Work Order# _____

Legal Description: LOTS 19 > 24, BLOCK 8, PARIS ADDN & PORTION OF VACATED ALLEY

City Address: 1401 2ND ST NW

Applicant: Masterworks Architects Inc Contact: Jim Clark

Address: 516 11th St. NW, Albuquerque, NM 87102

Phone#: 505-242-1866 Fax#: NA E-mail: MWArchitect@comcast.net

Other Contact: PETER APRES Contact: PETER APRES

Address: 4500 ARROWHEAD RIDGE DR. RIO RANCHO, NM

Phone#: 463-3169 Fax#: NA E-mail: BLUEGRASSHOPPERPUB@GMAIL.COM

Check all that Apply:

DEPARTMENT:

- HYDROLOGY/DRAINAGE
- TRAFFIC/TRANSPORTATION

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMRL/OMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- 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) _____

IS THIS A RESUBMITTAL?: Yes No

OTHER (Specify) _____

DATE SUBMITTED: 20 May 2019

By: James B Clark

COA STAFF

ELECTRONIC SUBMITTAL RECEIVED _____

FEE PAID: _____