

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 30, 2025

Eric Munn, R.A
T.I. Design Services
717 Cagua Dr NE
Las Cruces, NM 88011

Re: Dia De Las Baristas/ 4915 Lomas Blvd NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 04-27-23 (J17D006)
Certification dated 09-29-25
TRANS-2025-00279

Dear Mr. Munn,

PO Box 1293

Based upon the information provided in your submittal received 09-29-25, 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 Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

NM 87103

Sincerely,

www.cabq.gov

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

\EA via: email
C: CO Clerk, File

T.I. Design Services - Eric V Munn
717 Cagua Drive NE Albuquerque NM

TRAFFIC CERTIFICATION

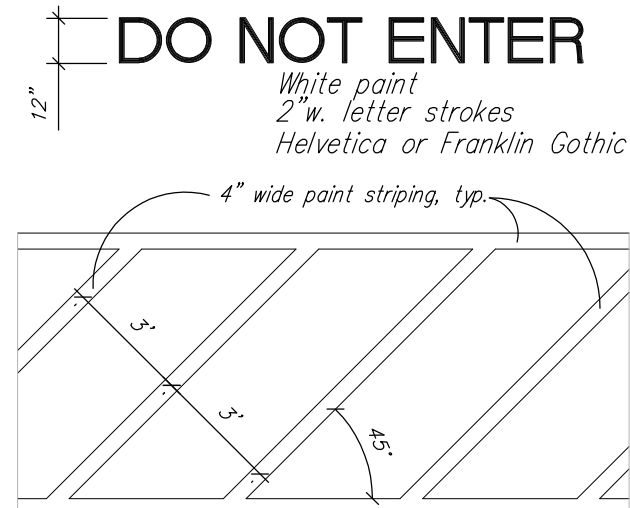
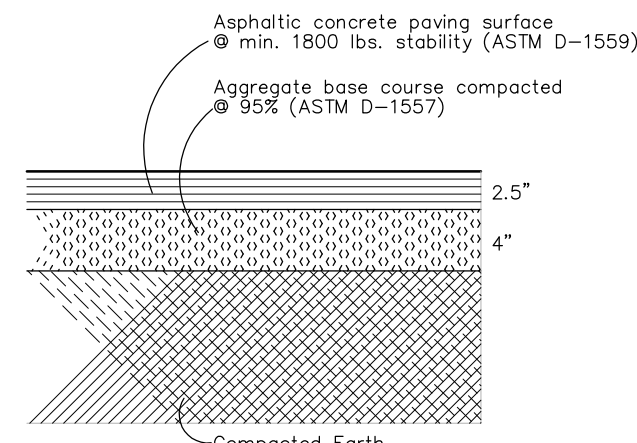
I, Eric Munn, NMRA/Owner, OF THE FIRM, TI Design Services, HEREBY CERTIFY THAT THIS PROJECT, Dia De Las Baristas Coffee Kiosk 4915 Lomas Blvd. NE, BP-2024-20548, IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5-2-2023. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Eric Munn OF THE FIRM TI Design Services. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON September 29, 2025_ AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED AND AMENDED 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 or Temporary Certificate of Occupancy. All Other Departments have signed off on this Permit.

<Exceptions: Bike Racks installation is different, but as approved by Ernest Armijo in email dated June 3, 2025, as attached in this Certification>

THE RECORD INFORMATION PRESENTED HEREIN 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.



1. H.C. Parking Space & Access Aisle, NO PARKING letters shall be capital letters 1'ht. minimum and 2" wide, at rear of space where an adjacent vehicle's rear tires would be placed
2. 6' wide Accessible Pedestrian Access pathway from sidewalk to building:
Asphalt or Concrete pathway from existing sidewalk to asphalt parking area
3. Detectable Warning strip on pavement, 2' depth x 6' wide, typ.
4. New concrete curb
Standard Dwg. 24158 Header Curb
5. Fixed Bolt-down Picnic Tables
6. New Single Trash Enclosure for front loader dumpster, 6 yard, per C.O.A. Standards
7. New Grease Interceptor per C.O.A. Plumbing Dept.
8. "DO NOT ENTER" signage on post, per detail this sheet
9. Painted striping on existing pavement, 4" stripe in white
10. Wheelchair Accessible table: 34"max. table height, 20" depth knee/toe space, per IBC 1108.2.9.1 5% Indoor Dining = 0 spaces; 5% of Patio dining occupants = 1 space
11. Will require a Mini-Work Order from the DRC City of Albuquerque
To be submitted separately from this Building Permit
4" thick 3000 psi concrete slab/pad on grade w/8" turned down edges
All Improvements located in the Right of Way must be included in the work order.
12. New Concrete curb per keynote 4 -or- concrete parking barrier curbs
13. "ONE WAY" signage on post, per detail this sheet
14. New ADA concrete ramp w/ max. running slope of 8.2%
and max. cross slope of 2%
4" thick 3000 psi concrete slab/pad on grade w/8" turned down edges
with 4"x4"x1.4x1.4 WMM, over compacted earth.
15. Refer to Re-Plant PR--2023-008090/SD--2023-00057
for area dedicated to the City, submitted herein with this TCL



Access Aisle + Pedestrian Path Striping

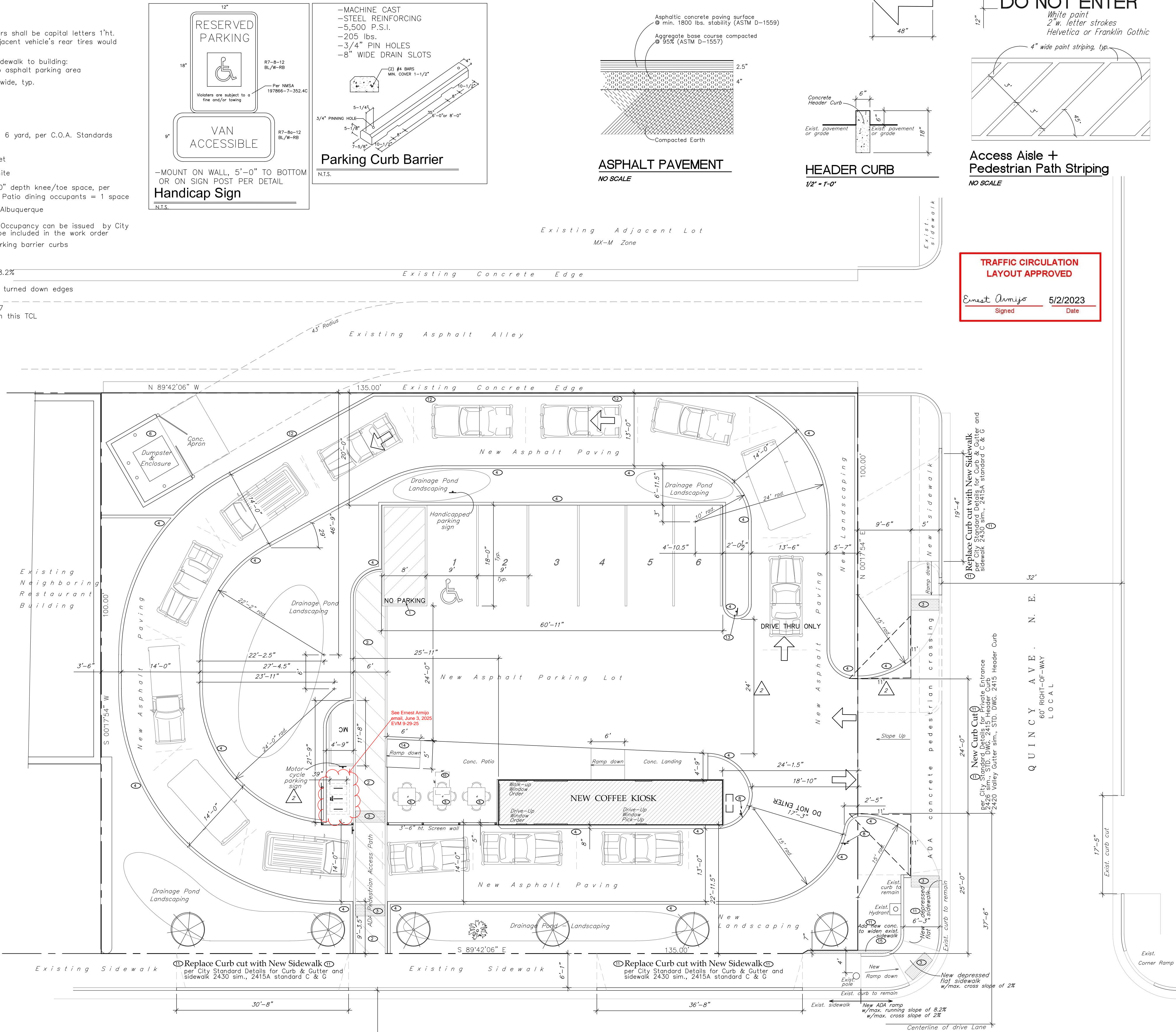
TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo

12/2023



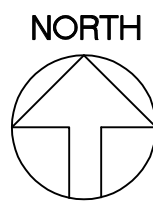
N.T.S. NMAC, SECTION 14.7.2.19 J



AN APPROVED/ACCEPTED SIDEWALK EASEMENT IS A CONDITION OF RELEASING THE FINAL CO.



TRAFFIC CIRCULATION LAYOUT

$$1^{\circ} = 10' - 0''$$


COFFEE SHOP DRIVE THRU



T.I. Design Services

T.I. Design Services

Dia De las Baristas

4915 LOMAS BLVD, NE ALBUQUERQUE NM 87106

SHEET

TCL

$$\begin{array}{r} 3-8-23 \\ \triangle 2 \text{ DATE} \\ 4-27-23 \\ \triangle 1 \\ 4-13-23 \\ \hline 6-3-24 \end{array}$$