

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 22, 2022

Daniel Duran
Modulus Architect
100 Sun Ave. NE Suite 600
Albuquerque, NM 87109

**Re: Champion Xpress
5101 Lomas Blvd. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection**
Architect's Stamp dated 5-11-22 (J17-D010)
Certification dated 09-08-22

Dear Mr. Daniel,

Based upon the information provided in your submittal received 09-08-22, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. 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.

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

- Per Approved TCL, Curb Return design driveway accesses must be built off Lomas Blvd. and Manzano St.
- Per the approved TCL key note 15, ADA curb ramp at the corner of Lomas and Manzano must have Truncated Domes installed.
- 6 ft. wide ADA pathway need to be provided from the ADA aisle to the building entrance. Please note that per site visit, there is only 3 ft wide pathway has been built from the ADA aisle to the building entrance.
- Please build parallel parking spaces per approved TCL.
- Anchor down Bike Rack.

Once these corrections are complete, resubmit to PLNDRS@cabq.gov

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

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Ma via: email
C: CO Clerk, File