

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 10, 2025

Ian M. N. Anderson, P.E.  
Isaacson & Arfman, Inc.  
128 Monroe St NE  
Albuquerque, NM 87108

**Re: Technology Leadership High School**  
**5000 Marble Ave. NE**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's Stamp dated 01-24-24 (J17-D039)  
Certification dated 01-06-2025

Dear Mr. Anderson,

Based upon the information provided in your submittal received 01-06-25, 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:

- Bicycle Racks shall be sturdy and anchored to a concrete pad.
- Sidewalk off Manzano St and Quincy St. repairs required:
  1. Some parts are cracked and deteriorating.
  2. Other section (including the curb) are uneven, with raised or sunken area creating a potential tripping hazards.
  3. To ensure compliance with safety and accessibility standard, All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter.



# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller



PO Box 1293

Once these corrections are complete, email pictures to [malnajjar@cabq.gov](mailto:malnajjar@cabq.gov) for release of Final CO.

Albuquerque

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

Sincerely,

NM 87103

*Marwa Al-najjar*

[www.cabq.gov](http://www.cabq.gov)

Marwa Al-najjar  
Associate 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 (DTIS)

Project Title: Technology Leadership High School Tenant Improvements Hydrology File # J17-D039

Legal Description: Tract 3-X, Block 3, Pueblo Alto Addition Replat of North 400 Ft of Block 3

City Address, UPC, OR Parcel: 5000 Marble Ave NE, Albuquerque, NM 87110

Applicant/Agent: Isaacson & Arfman, Inc. Contact: Ian Anderson

Address: 128 Monroe St NE, Albuquerque, NM 87108 Phone: 505-268-8828

Email: ian@iacivil.com

Applicant/Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

TYPE OF DEVELOPMENT: ☐ Plat (# of lots) \_\_\_\_\_ ☐ Single Family Home  
☒ All other Developments

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

### TYPE OF SUBMITTAL:

- ☒ Engineering / Architect Certification
- ☐ Conceptual Grading & Drainage Plan
- ☐ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☐ Traffic Circulation Layout (TCL) – Administrative
- ☐ Traffic Circulation Layout (TCL) – DFT Approval
- ☐ Traffic Impact Study (TIS)
- ☐ Street Light Layout
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

- ☐ Pad Certification
- ☐ Building Permit
- ☐ Grading Permit
- ☐ Paving Permit
- ☐ SO-19 Permit
- ☐ Foundation Permit
- ☒ Certificate of Occupancy - ☐ Temp ☒ Perm
- ☐ Preliminary / Final Plat
- ☐ Site Plan for Building Permit - DFT
- ☐ Work Order (DRC)
- ☐ Release of Financial Guarantee (ROFG)
- ☐ CLOMR / LOMR
- ☐ Conceptual TCL - DFT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 01/06/25

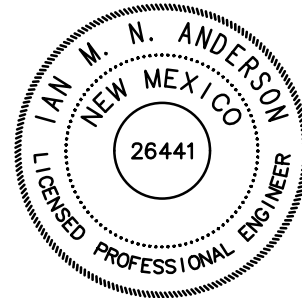
## Traffic Circulation Layout (TCL) Certification Letter

I, **Ian M. N. Anderson, NMPE No. 26441** of the firm **Isaacson & Arfman, Inc.**, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB, AA, or TCL approved plan dated **01-24-2024**. The record information edited onto the original design document has been obtained by **N/A** of the firm **N/A**. I further certify that I have visited the project site on **01-03-2025** 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 **Permanent Certificate of Occupancy**.

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.

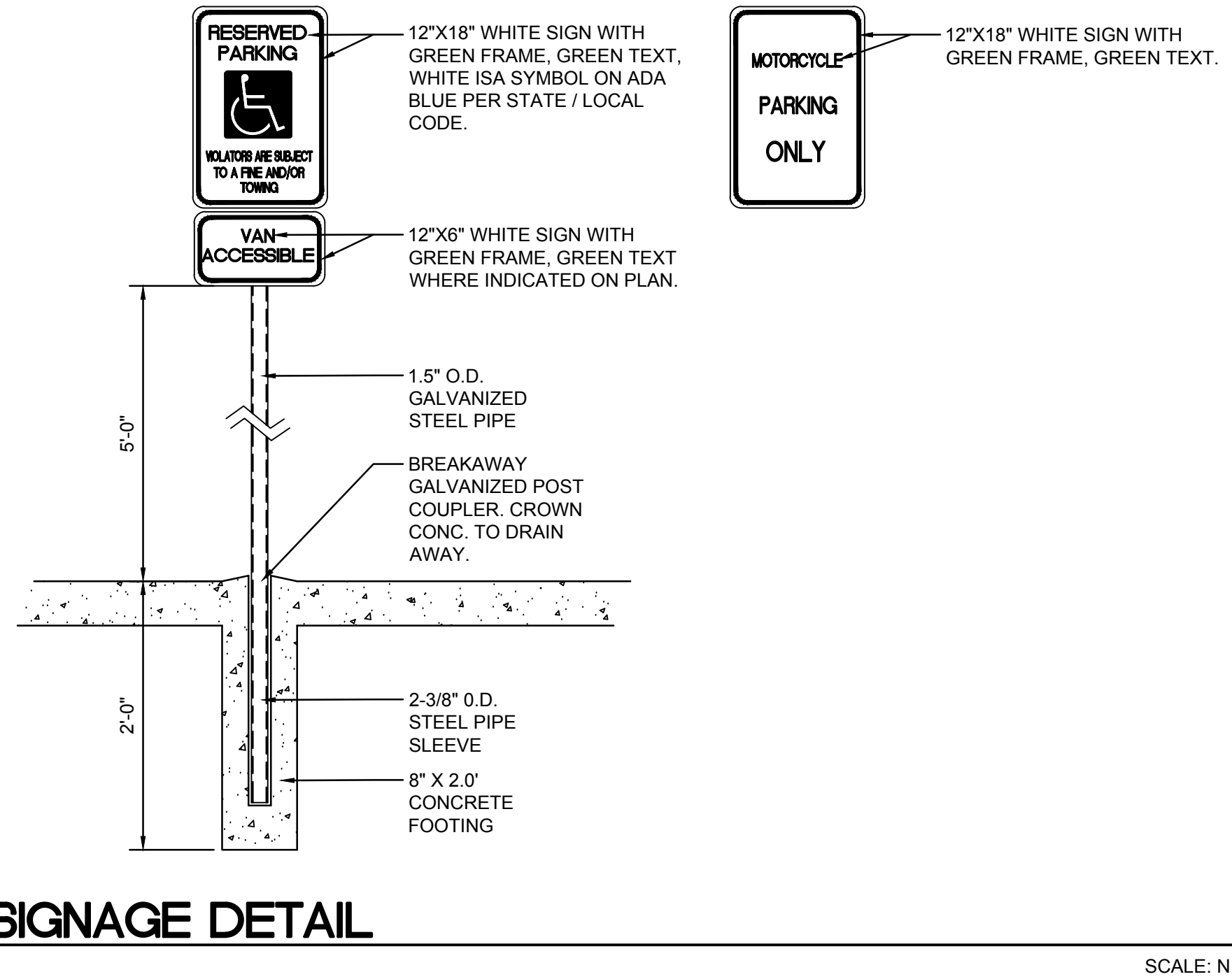
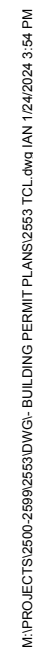
  
\_\_\_\_\_  
Ian M. N. Anderson, PE

1/6/25  
\_\_\_\_\_  
Date



### Attachments:

- Drainage and Transportation Information Sheet (DTIS)
- Approved TCL (No redlines, site was constructed per plan)



**VICINITY MAP**

Map showing the project location (SITE) in San Jose, CA, near Highway 101 and Highway 88. The map includes surrounding streets and landmarks.

# GENERAL NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. ALL CURB RADI ARE 3' UNLESS OTHERWISE NOTED.
- C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE (COA) STANDARDS.
- D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE PAVED UNLESS NOTED OTHERWISE.
- E. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 4 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- F. ALL LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND SHALL BE FULLY SUBJECTED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-8.5 OUTDOOR LIGHTING. MAXIMUM HEIGHT FOR LIGHT POLES SHALL BE 10 FEET TALL.
- G. ALL SIDEWALKS TO HAVE A MAXIMUM RUNNING SLOPE OF  $\frac{1}{2}\%$  (5%), AND A MAXIMUM CROSS SLOPE OF  $\frac{1}{4}\%$  (2%).
- H. ALL CURB RAMPS TO HAVE A MAXIMUM RUNNING SLOPE OF  $\frac{1}{2}\%$  (8.33%), AND A MAXIMUM CROSS SLOPE OF  $\frac{1}{4}\%$  (2%).
- I. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
- J. UNUSED CURB CUTS MUST BE REMOVED AND REPLACED WITH STANDARD SIDEWALK CURB AND GUTTER PER COA STD DWGS 2415A-C & 2430.
- K. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STD DWGS 2415A-C & 2430.
- L. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN THREE (3) AND EIGHT (8) FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

architecture  
design  
studio

JG

JORGE GONZALES  
ARCHITECTURE DESIGN STUDIO

---

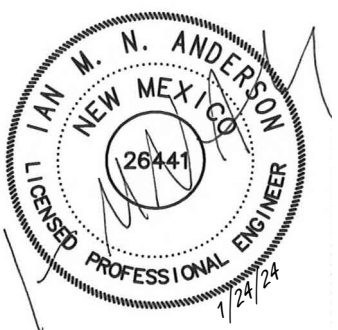
CONSULTANT

---

*Isaacson & PC Artman, Inc.*  
Civil Engineering Consultants

128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8828 | [www.iaacivil.com](http://www.iaacivil.com)

2053 TOL.dwg 21 December 2023



permit issue

---

project name

tenant improvement

5000 marble ne | albuquerque, new mexico

technology leadership high school

mark	date	description

project number	2210 / I&A Project # 2553
copyright:	JORGE GONZALES ARCHITECTURE DESIGN STUDIO
sheet title	

TRAFFIC CIRCULATION  
LAYOUT PLAN

# TCL-100