



**Planning Department
Transportation Development Services Section**

Dec 19, 2013

Stephen Dunbar, R.A.
Modulus Architects
220 Copper Ave Suite 350 NW
Albuquerque, NM 87104

Re: Certification Submittal for Certificate of Occupancy Declined for
Regal Theatre – Winrock
2201 Louisiana Blvd. NE
Architect's Stamp dated 12-02-13 (J19-D058)
Certification dated 12-02-13

PO Box 1293

Dear Mr. Dunbar,

Albuquerque

The Letter of Certification submitted on 12-16-13 is not sufficient for acceptance by this office for final Certificate of Occupancy (CO). The 120-day Temporary Certificate of Occupancy issued on 10-31-13 is still active through February 2014.

The following items need to be addressed:

NM 87103

An itemized list of 13 site plan alterations was provided over the counter on 12/18/13. Many of these alterations are minor and could be redlined on the site plan for submittal of a CO.

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The following items are substantial and warrant an Administrative Amendment:

- Pedestrian connection between site sidewalk and stairs located at the northeastern property line was not installed (2 WC ramps, 6 ft pedestrian colored concrete crosswalk, and sidewalk section).
- Handicap Parking, WC ramps and ADA pedestrian connections not installed along western phase line.
- Bicycle Rack not installed along western phase line.
- Parking calculations need to be amended to reflect what is actually provided. Currently deficient on Vehicle/ HC parking and Bicycle parking.

CITY OF ALBUQUERQUE



The DRB Site Plan submitted for Final C.O. needs to be the **exact** copy of the approved TCL in the plan set approved for building permit or the most recently approved administratively amended site plan. This will be the latest edition, which may have redlined comments, initialed and dated by the designer-of-record.

Resubmit acceptable package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

PO Box 1293

Albuquerque

NM 87103

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