

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 5, 2025

Ryan Joseph Morrissey, P.E.
Burkhardt
28 North Cherry St
Germantown, OH 45327

Re: Goodwill
270 98th St NW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 12-20-24 (K09-D048E)
Certification dated 08-05-2025
TRANS-2025-00210

Dear Mr. Morrissey,

Based upon the information provided in your submittal received 08-04-25, 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:

- Please remove the container from the site, as it is blocking some of the parking spaces.



Once these corrections are complete, email pictures to malnajar@cabq.gov for release of Final CO.

CITY OF ALBUQUERQUE

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Mayor Timothy M. Keller

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

Sincerely,

Marwa Al-najjar

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



August 5, 2025

Planning Department – Transportation & Hydrology
City of Albuquerque
600 2nd Street NW, Suite 201
Albuquerque, NM 87102
925.965.4475

RE: Traffic Certification for Goodwill – 270 98th Street NW (BP-2024-33715)

To whom it may concern,

I, Ryan Joseph Morrissey, NMPE 25323, of the firm Burkhardt Engineering Company, hereby certify that this project is in substantial compliance and in accordance with the design intent of the Traffic Circulation Layout Plan (TCL), dated 12/20/2024.

I further certify that I have personally reviewed photography and have determined by visual inspection that the survey data (obtained by Lenore Armijo, NMPS 15511, of the Firm Breakline Engineering) 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 a 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.

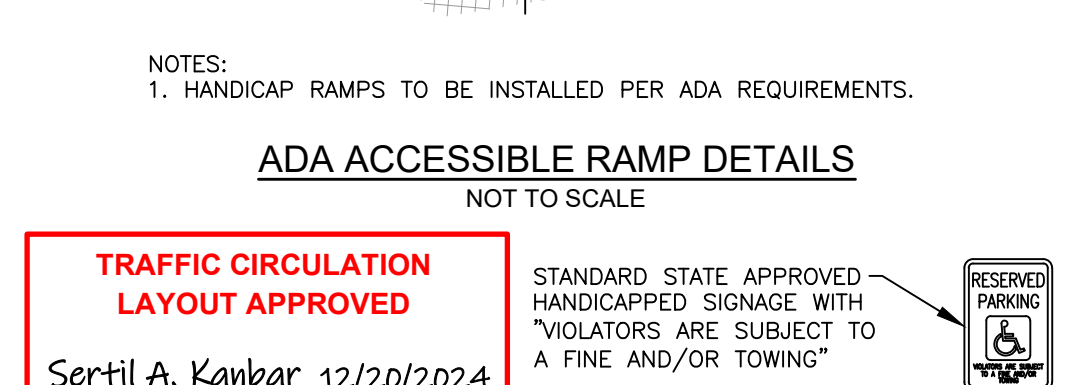
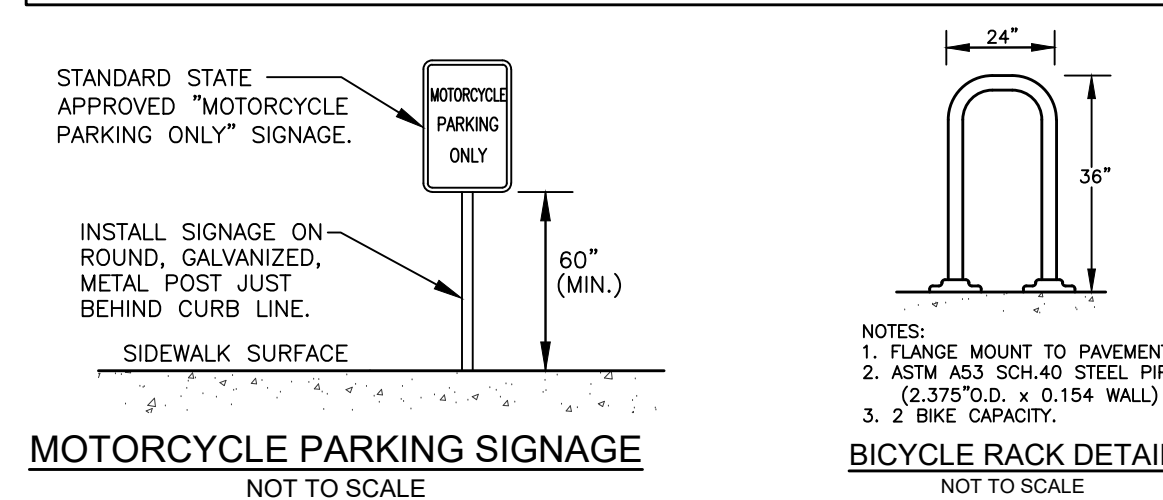
Sincerely,


A handwritten signature in blue ink, reading 'Ryan J. Morrissey', is written over the circular professional engineer seal.

Ryan J. Morrissey, P.E.
Project Team Leader



8/5/2025



 **VERTICAL & HORIZONTAL CONTROL:**
Reference - ALTA / NSPS Land Survey of the subject property
prepared by CSI-Cartesian Surveys INC., dated, October 27th, 2021.

GRAPHIC SCALE

20 0 10 20

1 inch = 20 ft.

W N E S

PROPERTY INFORMATION
Address: 270 98th Street NW Albuquerque NM 87121
Legal Description: TR F1 Plat For Tracts F-1 and F-2 RS Bluewater Addition
(Being Comprised of Tract F, RS Bluewater Addition)
Area: 2.3185 acres
Zoning: NR-BP (Non-Residential Business Park)
Flood Zone Designation: FIRM # 35001C0328J, effective date: November 4, 2016
Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.

KEY:

- A = 6" PORTLAND CEMENT CONCRETE
4000 PSI, AIR ENTRAINED
REINFORCED WITH #4 REBAR
AT 18" O.C., EACH WAY
- B = 12" COMPACTED SUBGRADE

SEE PLAN FOR DIMENSIONS

4"

4" COMPACTED GRANULAR BASE

NOTES:

1. SIDEWALK TO BE CONSTRUCTED USING 3000 PSI CONCRETE.
2. SIDEWALK TO HAVE TOOLED CONTROL JOINTS NOT EXCEEDING 5 FT. SPACING IN ANY DIRECTION.

HEAVY DUTY CONCRETE
PAVEMENT SECTION
NOT TO SCALE

CONCRETE SIDEWALK
PAVEMENT SECTION
NOT TO SCALE

4" WIDE STRIPE

STOP BAR

4" TALL BLOCK LETTERS — DO NOT ENTER

45°

24"

PARKING STRIPE / HATCH DETAIL

[illegible]

SEE GEOTECHNICAL REPORT PREPARED BY
COZ ENGINEERING, LLC DATED JULY 2ND,
2024 FOR ADDITIONAL INFORMATION.

**HEAVY DUTY ASPHALT
PAVEMENT SECTION**

NOT TO SCALE

[illegible]

SITE DEVELOPMENT PLANS FOR
Goodwill
270 98TH STREET NW
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

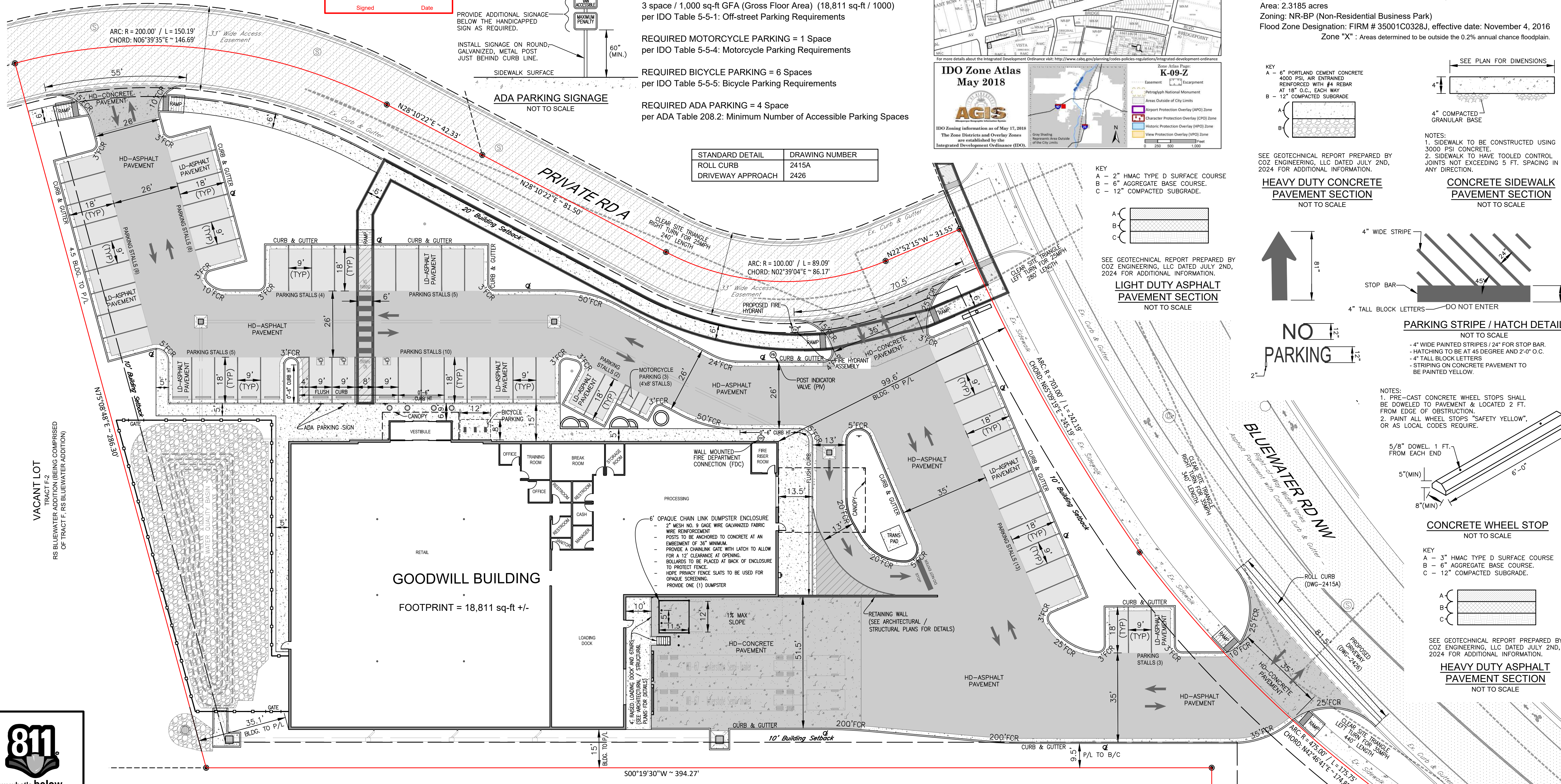


BURKHARDT
ENGINEERS ▴ SURVEYORS

28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-384-0960 | BURKHARDTING.COM

CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: MCM	Proj: 24.148
Draw: MCM	Dwg: 24-148.dwg
Check: RJM	Tab: C2.0-TP
Scale: 1" = 20'	
Date: 12.20.2024	
Sheet: TRAFFIC CIRCULATION LAYOUT PLAN	
Sheet No.: C-2.0	



Know what's below.
Call before you dig.