### CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



August 11, 2023

Mitchell C. Smith MG2 18200 Von Karman Ave, Suite 910 Irvine, CA 92612

Re: Chuze Fitness
6600 Central Ave. NW
90-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 10-4-22 (K10D027)
Certification dated 8-11-23

Dear Mr. Smith,

Based upon the information provided in your submittal received 8/11/2023, Transportation Development has no objection to a <u>90-day Temporary Certificate of Occupancy</u> based. This letter serves as a "green tag" from Transportation Development for a <u>90-day Temporary Certificate of Occupancy</u> to be issued by the Building and Safety Division.

PO Box 1293

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

Albuquerque

- All offsite improvements indicated in the Traffic Impact Study must be completed and accepted by NMDOT District 3. Please provide a letter from NMDOT D3 showing their acceptance of the improvements.
- NM 87103
- Provide proof an access permit provided by NMDOT D3 for Coors entrance.

www.cabq.gov

• Correct the Certification form to not include TBD in the spaces for the architect's name, license number and firm name.

Once these corrections are complete, you may submit for a final inspection to <a href="mailto:plndrs@cabq.gov">plndrs@cabq.gov</a> for Final CO. A final inspection will still need to be performed.

If you have any questions, please contact me at (505) 924-3991.

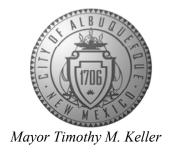
Sincerely,

Ernest Armijo, P.E.

Principal Engineer, Planning Dept. Development Review Services

# CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



## **City of Albuquerque**

Planning Department

Development & Building Services Division

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Chuze fitues Building	Permit #Hydrology File #			
DRB#	EPC#			
Legal Description:	_ City Address OR Parcel 6600 central 54			
Applicant/Agent: David Kaehler Address: 1827 claster Rd NE Email: DKaehler agray we con				
Applicant/Owner:	Contact:			
Address:	Phone:			
Email:				
TYPE OF DEVELOPMENT:PLAT (#of lots)RESIDENCEDRB SITE ADMIN SITE: RE-SUBMITTAL:YESX NO  DEPARTMENT:TRANSPORTATION HYDROLOGY/DRAINAGE				
	OF APPROVAL/ACCEPTANCE SOUGHT:			
ENGINEER/ARCHITECT CERTIFICATION	BUILDING PERMIT APPROVAL			
PAD CERTIFICATION	CERTIFICATE OF OCCUPANCY CONCEPTUAL TCL DRB APPROVAL			
CONCEPTUAL G&D PLAN	PRELIMINARY PLAT APPROVAL			
GRADING PLAN	SITE PLAN FOR SUB'D APPROVAL			
DRAINAGE REPORT	SITE PLAN FOR SUB D'ATTROVAL			
DRAINAGE MASTER PLAN FLOOD PLAN DEVELOPMENT PERMIT APP	FINAL PLAT APPROVAL			
ELEVATION CERTIFICATE	SIA/RELEASE OF FINANCIAL GUARANTEE			
CLOMR/LOMR	FOUNDATION PERMIT APPROVAL			
TRAFFIC CIRCULATION LAYOUT (TCL)	GRADING PERMIT APPROVAL			
ADMINISTRATIVE	SO-19 APPROVAL			
TRAFFIC CIRCULATION LAYOUT FOR DRB	PAVING PERMIT APPROVAL			
APPROVAL	GRADING PAD CERTIFICATION			
TRAFFIC IMPACT STUDY (TIS)	WORK ORDER APPROVAL			
STREET LIGHT LAYOUT	CLOMR/LOMR			
OTHER (SPECIFY)	FLOOD PLAN DEVELOPMENT PERMIT			
PRE-DESIGN MEETING?	OTHER (SPECIFY)			
DATE SUBMITTED:				

MG2 3333 Michelson Dr, Ste 100 Irvine, CA 92612

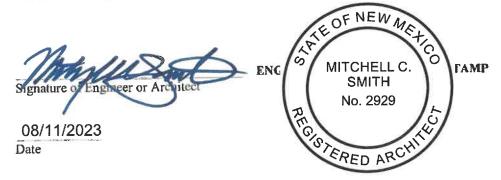
949 705 0700 MG2.com

#### TRAFFIC CERTIFICATION

I, TBD , NMPE OR NMRA NUMBER TBD , OF THE FIRM TBD , HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/11/22. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Mitchell C. Smith OF THE FIRM MG2 Coorporation I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 8/09/23 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 CERTIFICATE OF OCCUPANCY

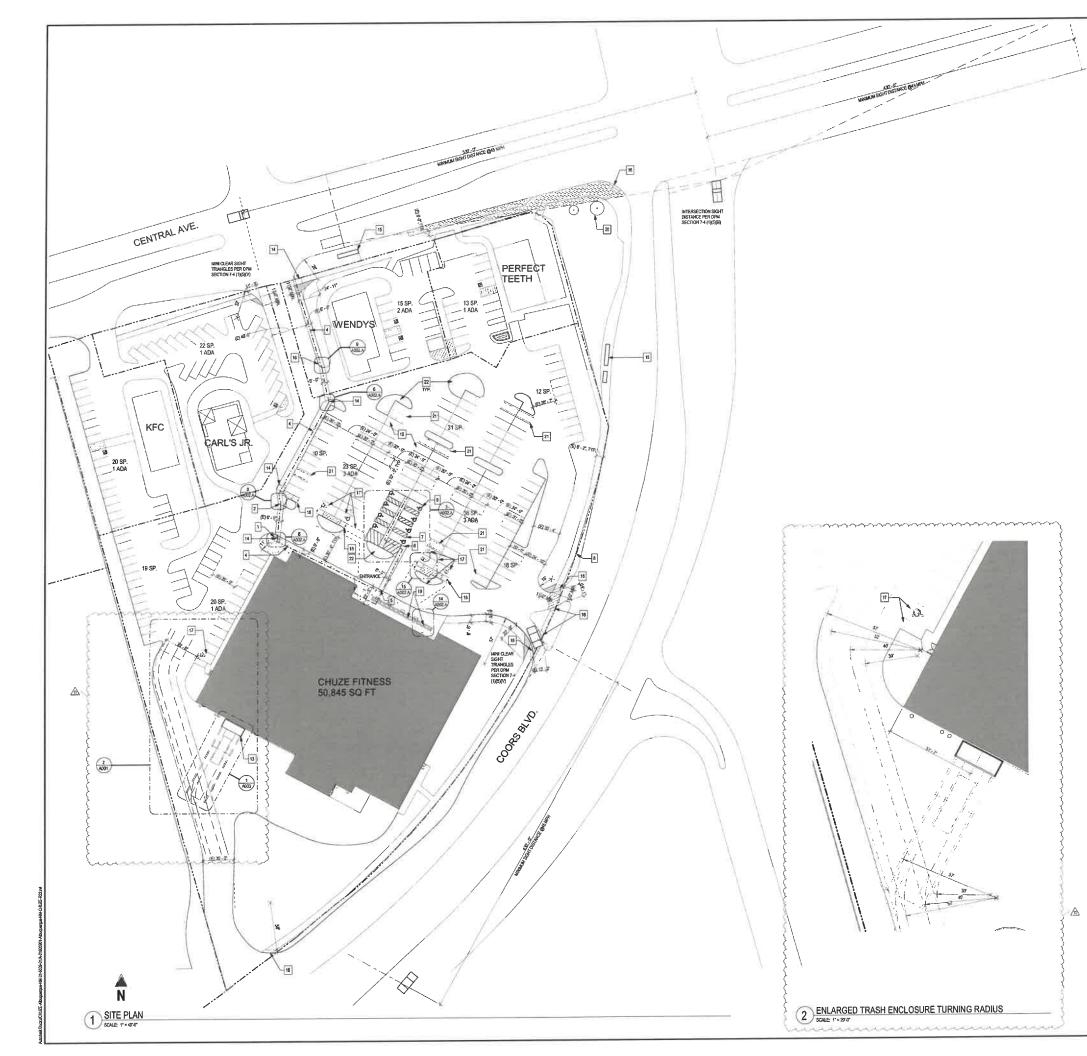
#### <LIST EXCEPTIONS, IF ANY>

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.



THIS CERTIFICATION MUST BE SUBMITTED ON COMPANY LETTERHEAD, WITH AN ORIGINAL STAMP AND SIGNATURE OR ON THE APPROVED SITE PLAN, TCL, OR AA.





### APPROVED The Apational of these plantished not be stone vital as fair to plantish of the stone according to the stone of the stone

LINE TYPE LEGENT 1887-2022-01930 Approved course from page 1990 to entire left of the

		ALBERSONS APPRIOVED PARKING	CHUZE FITNESS PROPOSED PARKING
PARKING SPACES	REQUIRED	N/A	128 2.5 SPACES PER 1000 SQ FT FLOOR AREA PER GFA IDO SECTION 5-5 (C)(Z).
	PROVIDED	158	169
ADA PARKING SPACES	REQUIRED	8	3.3 SPACES PER 1000 SQ FT FLOOR ARE
	PROVIDED	11	8
BICYCLE PARKING SPACES	REQUIRED	NA	12 10%, OF REDURED OFF-STREET PARKING SPACES: 128 X 10% = 12.8 PER IDO TABLE 5-55: MINIADM BICYCLE PARKING REQUIREMENTS
	PROVIDED	N/A	12
MOTOCYCLE PARKING SPACES	REQUIRED	NZA	PER IDO TABLE 5-5-4; MINIMUM MOTORCYCLE PARKING REQUIREMENTS
	PROVIDED	N/A	6

#### KEYNOTES

- 1. PROVIDE NEW ACCESSIBLE CURB RAMP, 1:12 SLOPE MAX.
- PROVIDE NEW ACCESSIBLE CURB RAMP; 1:12 SLOPE MAX. & INSTALL NEW TRUNCATED DOME, SEE DETAILS & 8 SIA002A.
- 5. EXISTING FLASH CURB CONDITION.
- S. NEW ACCESSIBLE PATH OF TRAVEL ROUTE
- 7. PROVIDE ALL NEW 4" STRIPING IN FEDERAL BILLIE AT ACCESIBLE PATH OF TRAVEL.
- REMOVE ALL EXISTING ACCESIBLE PARKING SIGNAGE AND REPLACE WITH NEW CODE COMPLIANT SIGNAGE. RESTRIPE EXISTING PARKING WITH NEW ACCESSIBLE PATH OF TRAVEL.

- G.C. TO CONFIRM THE EXISTING SIGNAGE AT SITE ENTRANCE IN IN CONCODE AS NOTED ON DETAIL MADDZA.
- EXSITING ACCOESIBLE CURB RAMP; INSTALL NEW TRUNCATED DOME, DETECTABLE WARNING SEE DETAILS 6, 9, 11 & 12/A002A.
- 15. EXISTING CITY TRANSIT BUS STOP.
- 18. EXSITING ACCCESIBLE CURB RAMP WITH TRUNCATED DOME, DETECTABLE WARNING 17. REMOVE EXISTENG ADA PARKING SYMBOLS, ACCESSIBLE PATH STRIPING AND SIGNAGE.
- 8. NEW MOTORCYCLE SPACES PER IDO SECTION 5-5(D), TABLE 5-5-4, MOTORCYLE SPACES SHALL BE DESIGNATED BY ITS OWN CONSPICUOUSLY POSTED UPRIGHT SIGN PER THE IDO.
- 19. LOCATION OF NEW BIKE RACK, SEE DETAIL 13/A002.A
- 20. EXISTING LOCATION OF TREES ON SITE.
- 21. EXISTING CART CORRAL TO BE REMOVED COMPLETE. PATCH ASPHALT AS REQUIRED





FITNESS

6600 CENTRAL AVE, SW ALBUQUERQUE, NM 87121

COORS & CENTRAL - CHUZE ALBUQUERQUE

	Date	<b>IssueDescription</b>
	03/11/2022	PLAN CH RESUBMIT
1	05/04/2022	PLAN CH RESUBMIT
3	06/06/2022	PLAN CH RESUBMIT
4	06/10/2022	PLANNING COMMEN
11	10/03/2022	BULLETIN 4
_	12/17/21	25% SUBMITTAL
	01/05/22	75% SUBMITTAL
_	01/14/22	PERMIT SET
	01/31/22	100% SUBMITTAL
	03/11/22	PERMIT SET

SITE PLAN

A001