

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

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 90-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 90-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:

- 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.
- Provide proof an access permit provided by NMDOT D3 for Coors entrance.
- 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 plndrs@cabq.gov 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

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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 Fitness Building Permit # _____ Hydrology File # _____
DRB# _____ EPC# _____
Legal Description: _____ City Address OR Parcel 6600 central SW
Applicant/Agent: David Kaehler Contact: David Kaehler
Address: 1827 claxton Rd NE Phone: 657-513-5145
Email: DKaehler@graywc.com
Applicant/Owner: _____ Contact: _____
Address: _____ Phone: _____
Email: _____

TYPE OF DEVELOPMENT: ___ PLAT (#of lots) ___ RESIDENCE ___ DRB SITE ___ ADMIN SITE: ___
RE-SUBMITTAL: ___ YES ☒ NO

DEPARTMENT: ☒ TRANSPORTATION ___ HYDROLOGY/DRAINAGE
Check all that apply:

TYPE OF SUBMITTAL:	TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
<input type="checkbox"/> ENGINEER/ARCHITECT CERTIFICATION	<input type="checkbox"/> BUILDING PERMIT APPROVAL
<input type="checkbox"/> PAD CERTIFICATION	<input checked="" type="checkbox"/> CERTIFICATE OF OCCUPANCY
<input type="checkbox"/> CONCEPTUAL G&D PLAN	<input type="checkbox"/> CONCEPTUAL TCL DRB APPROVAL
<input type="checkbox"/> GRADING PLAN	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SITE PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> DRAINAGE MASTER PLAN	<input type="checkbox"/> SITE PLAN FOR BLDG PERMIT APPROVAL
<input type="checkbox"/> FLOOD PLAN DEVELOPMENT PERMIT APP.	<input type="checkbox"/> FINAL PLAT APPROVAL
<input type="checkbox"/> ELEVATION CERTIFICATE	<input type="checkbox"/> SIA/RELEASE OF FINANCIAL GUARANTEE
<input type="checkbox"/> CLOMR/LOMR	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input checked="" type="checkbox"/> TRAFFIC CIRCULATION LAYOUT (TCL)	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input type="checkbox"/> ADMINISTRATIVE	<input type="checkbox"/> SO-19 APPROVAL
<input type="checkbox"/> TRAFFIC CIRCULATION LAYOUT FOR DRB	<input type="checkbox"/> PAVING PERMIT APPROVAL
<input type="checkbox"/> APPROVAL	<input type="checkbox"/> GRADING PAD CERTIFICATION
<input type="checkbox"/> TRAFFIC IMPACT STUDY (TIS)	<input type="checkbox"/> WORK ORDER APPROVAL
<input type="checkbox"/> STREET LIGHT LAYOUT	<input type="checkbox"/> CLOMR/LOMR
<input type="checkbox"/> OTHER (SPECIFY)	<input type="checkbox"/> FLOOD PLAN DEVELOPMENT PERMIT
<input type="checkbox"/> PRE-DESIGN MEETING?	<input type="checkbox"/> OTHER (SPECIFY) _____

DATE SUBMITTED: _____

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 Corporation 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.


Signature of Engineer or Architect



08/11/2023
Date

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

