

CITY OF ALBUQUERQUE



October 30, 2020

John Douglas Heller, RA
Mullen Heller Architecture, PC
1718 Central Ave SW, Suite D
Albuquerque, NM 87104

Re: Burque Bakehouse
640 Broadway Blvd SE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 8-23-19 (K14D119)
Certification dated 10-22-20

Mr. Heller,

Based upon the information provided in your submittal received 10-29-20, 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 send copy of Recorded Plat for release of Final CO.

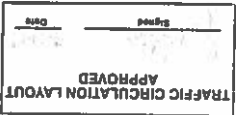
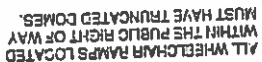
Once these corrections are complete, email Recorded Plat to PLNDRS@cabq.gov, and epgomez@cabq.gov for release of Final CO

If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



- [illegible]

UTMARY OF WORK:
 THIS PROJECT INCLUDES THE INTERIOR RENOVATION OF AN EXISTING
 SINGLE STORY BUILDING WITH APPROX 5000 SQ. FT. TO MEET CURRENT
 ZONING REQUIREMENTS. THE EXISTING DRIVE ACCESS POINTS AND ASPHALT
 PAVING AREA ARE TO REMAIN AS-IS.
 PROJECT ADDRESS: 640 BROADWAY BLVD SE
 ALBUQUERQUE, NM 87102
 LEGAL DESCRIPTION: 000 S HIGHLAND AVE SOUTH W 75 FT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 101405735310442501
 ZONING: MX4 ZONE ATLAS PAGE:
 PARKING CALCULATIONS:
 PER THE IDO SECTION 8-6 FOR PARKING AND
 LOADING, THE BUILDING IS REQUIRED TO PROVIDE
 PARKING AS FOLLOWS:
 BUILDING GROSS ON CONNECTIONARY SHOP
 4 SPACES FOR EVERY 1,000 SF
 BUILDING SF: 501 SF
 THEREFORE 4 PARKING SPACES ARE REQUIRED
 4 SPACES @ STANDARD 1,000 SF PROVIDED
 1 MOTORCYCLE SPACE REQUIRED, 1 PROVIDED
 3 BICYCLE SPACE REQUIRED, 3 PROVIDED
 OCCUPANCY GROUP: EXISTING : B (OFFICE/CLERICAL)
 PROPOSED: B (OFFICE/CLERICAL) &
 COMMERCIAL KITCHEN UNDER 2,500 SF

VICINITY AERIAL



MULLEN+HELLER

ARCHITECTURE. P.C.

October 22, 2020

Jeanne Wolfenbarger, P.E., Transportation Development
Planning Department
Development and Building Services Division
City of Albuquerque
600 2nd Street NW.
Albuquerque, NM 87102

Re: **Permanent Certificate of Occupancy for
Burque Bakehouse
640 Broadway Blvd. SE**

Dear Jeanne Wolfenbarger:

I, Doug Heller, NMRA with Mullen Heller Architecture P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Approved Traffic Control Layout (Permit #BP-2019-32594).

I further certify that I have personally visited the project site on October 22, 2020, 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 to reflect the approved Traffic Control Layout.

This certification is submitted in support for Permanent Certificate of Occupancy.

The record information presented herein 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.

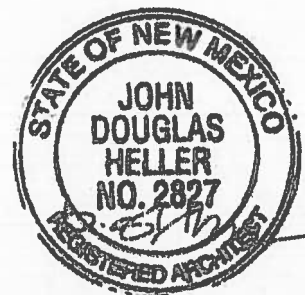
Please feel free to contact me if you have any questions.

Sincerely,
Mullen Heller Architecture, PC



Doug Heller, AIA, LEED AP

Attachments: Approved TCL for Permit dated 09/24/2019
Site Photographs from Visits Conducted on 10/22/2020



MULLEN+HELLER

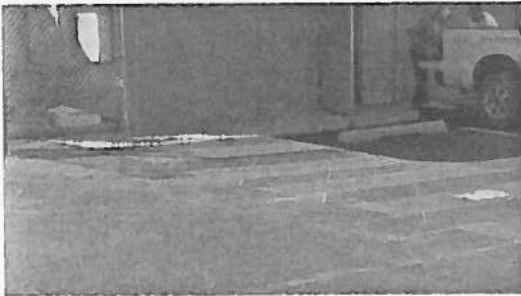
ARCHITECTURE. P.C.



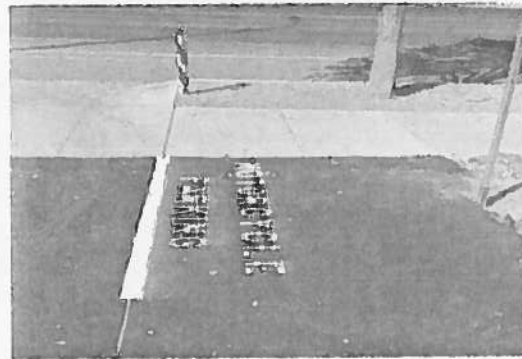
View of overall completed parking area, with ADA accessible parking spaces, access aisle, and signs.



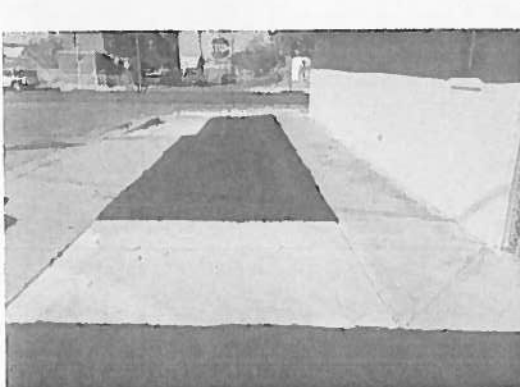
View of completed ADA accessible parking space, access aisle sign, and bike rack.



View of completed ramped access aisle.



View of completed motorcycle parking space.



View of completed sidewalk extension.