

CITY OF ALBUQUERQUE



Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

August 25, 2025

Shannon Vandusen, R.A
Scout Design
2722 San Juan Ave SE
Albuquerque, NM 87106

Re: Christina Kent Day Care
205 Coal Ave SW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 01-14-25 (K14-D234)
Certification dated 08-13-2025
TRANS-2025-00220

Dear Ms. Vandusen,

Based upon the information provided in your submittal received 08-13-25, 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:

1. Anchor down bike rack.
2. Per the City requirements and approved site plan, All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter.



PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Marwa Al-najjar", with a horizontal line drawn through it.

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



August 13, 2025

Shannon VanDusen
SCOUT design
505.414.6212

RE: Traffic Certification Letter for Christina Kent Daycare

I, Shannon Parks, NMPE OR NMRA NUMBER 005140, OF THE FIRM SCOUT design, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 01/16/25. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Emily Brudenell OF THE FIRM SCOUT design. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 08/13/24 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.

Please see attached redline plan, as built conditions in red.

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

08.13.25 Date





ZONE ATLAS PAGE K-14-Z
NOT TO SCALE

KEYED NOTES

1. EXISTING CURB AND GUTTER.
2. EXISTING CONCRETE CURB RAMP WITH TRUNCATED CONES.
3. EXISTING CONCRETE DRIVEWAY.
4. EXISTING WROUGHT IRON FENCE.
5. EXISTING CONCRETE SIDEWALK.
6. EXISTING TRAFFIC MARKINGS.
7. EXISTING SLIDING GATE.
8. EXISTING BUILDING TO BE REMODELED. REFER TO ARCHITECTURAL PLANS.
9. NEW CONCRETE SIDEWALK PER COA STD DWG 2430.
10. NEW CONCRETE PARKING BLOCK.
11. 2" MINIMUM SUPERPAVE SP-IV PER CITY OF ALBUQUERQUE REQUIREMENTS. ENSURE SLOPE IS LESS THAN 1.6% IN ANY DIRECTION.
12. ADA RESERVED PARKING SPACE.
13. ADA ACCESSIBLE RESERVED SIGN MOUNTED PER DETAILS 1/TCL-2 AND 6/TCL-2.
14. ADA VAN ACCESSIBLE RESERVED SIGN MOUNTED PER DETAIL 1/TCL-2 AND 6/TCL-2.
15. RESERVED PARKING SYMBOL PER DETAIL 4/TCL-2.
16. 6" TALL x 3" WIDE R PANEL PERSONNEL GATE. COLOR TO BE SELECTED BY ARCHITECT.
17. 4" WIDE WHITE PARKING STRIPE SHOWN FOR PARKING TABULATION ONLY.
18. SWANSON 9'X6' REFUSE ENCLOSURE PAD PER DETAIL 2/TCL-2. SEE SOLID WASTE PLAN FOR ADDITIONAL DETAILS FOR BOLLARDS AND GATES.
19. REMOVE AND SALVAGE SECTION OF EXISTING WROUGHT IRON FENCE, FOR RELOCATION.
20. 8' TALL CONCRETE MASONRY UNIT SCREEN WALL AT REFUSE ENCLOSURE.
21. 12" TALL PAINTED LETTERS.
22. CONCRETE PATIO WITH 8"X8" TURN DOWN EDGE. SIDEWALK SIMILAR TO COA STD DWG 2430.
23. 4" WIDE BLUE TRAFFIC MARKING AT UNLOADING ZONE.
24. NEW 3" WIDE (CLEAR OPENING) WROUGHT IRON GATE INSTALLING INTO EXISTING FENCING. MATCH EXISTING WROUGHT IRON HEIGHT, PICKET SIZE AND SPACING.
25. MOTORCYCLE PARKING SPACE 5'X8' WITH WHITE 12" TALL "MC" LETTER ON THE PAVEMENT AND "MOTOR-CYCLE PARKING ONLY" SIGN PER DETAILS 1/TCL-2 AND 5/TCL-2.
26. TWO BICYCLE RACKS ON 4" THICK CONCRETE PAD PER DETAIL 3/TCL-2.
27. NEW PLAY AREA.
28. 3' TALL CHAIN LINK FENCE AROUND PLAY AREA.
29. 3' WIDE CHAIN LINK SWING GATE.
30. EXISTING PAVEMENT TO REMAIN.
31. REMOVE AND REPLACE CONCRETE DRIVEPAD WITH STANDARD CURB AND GUTTER AND CONCRETE SIDEWALK PER COA STD DWGS 2415A AND 2430.
32. REMOVE AND REPLACE CONCRETE AROUND WATER METER BOXES. RESET METER BOXES AS REQUIRED.
33. EXISTING CATCH BASIN TO REMAIN.

MATERIAL LEGEND

- 4" THICK CONCRETE SIDEWALK
- 2" THICK ASPHALT TOPPING, SUPER PAVE SP-IV.
- PLAY AREA

GENERAL NOTES:

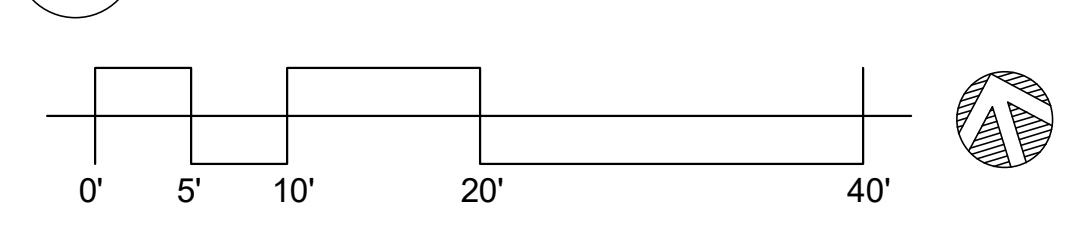
ALL BROKEN OR CRACKED SIDEWALKS OR CURB AND GUTTER ALONG THE PROJECT PARCEL FRONTAGE, TO BE REMOVED AND REPLACED PER CITY SIDEWALK DETAIL 2430 OF STANDARD CURB AND GUTTER PER DETAIL 2415A.

TABULATED PARKING COUNTS

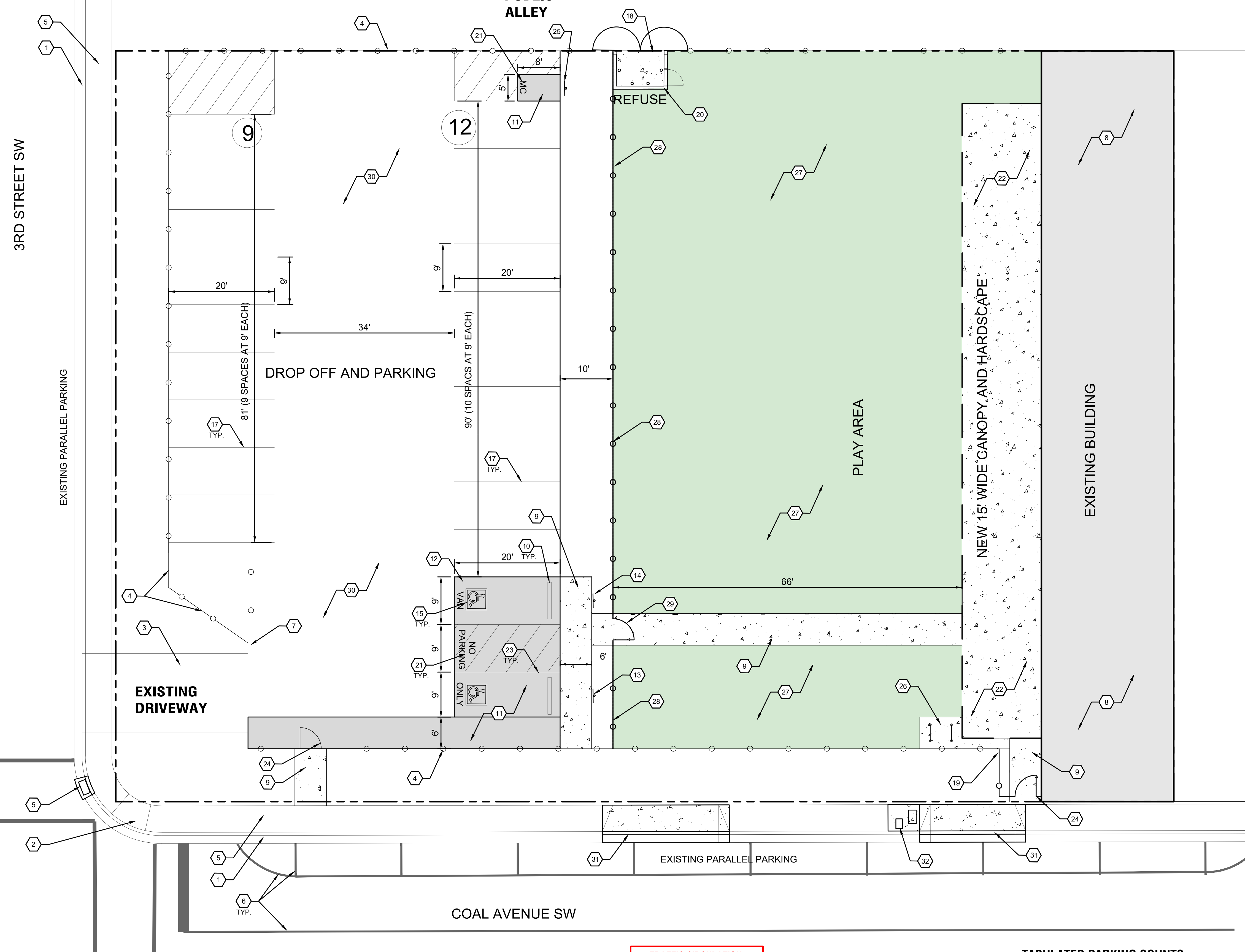
PROPOSED DAY CARE IS 3,550 SQUARE FEET.
PER TABLE 5-5-1 (IDO) MINIMUM PARKING REQUIREMENTS) DAY CARE IN MAIN STREET (CLOSE PROXIMITY TO 4TH STREET) REQUIRES 1 SPACE PER 600 S.F. GFA.
THIS REQUIRES 6 PARKING SPACES (INCLUDING 1 ADA). PROVIDED PARKING IS 21 OFF-STREET PARKING SPACES INCLUDING 2 ACCESSIBLE PARKING STALLS.
1 MOTORCYCLE SPACE IS REQUIRED PER TABLE 5-5-4. 1 SPACE PROVIDED.
BICYCLE PARKING PER IDO TABLE 5-5-5 MINIMUM REQUIRED 3 SPACES PROVIDED 2 RACKS *4 BICYCLE SPACES

TRAFFIC CIRCULATION LAYOUT APPROVED
 Sertil A. Kanbar 1/16/2025
 Signed _____ Date _____

A1 TRAFFIC CIRCULATION LAYOUT
SCALE: 1" = 10'-0"



7:25:24 2/07/23 PM



CHRISTINA KENT DAY CARE
 205 COAL AVENUE, SW
 ALBUQUERQUE, NEW MEXICO

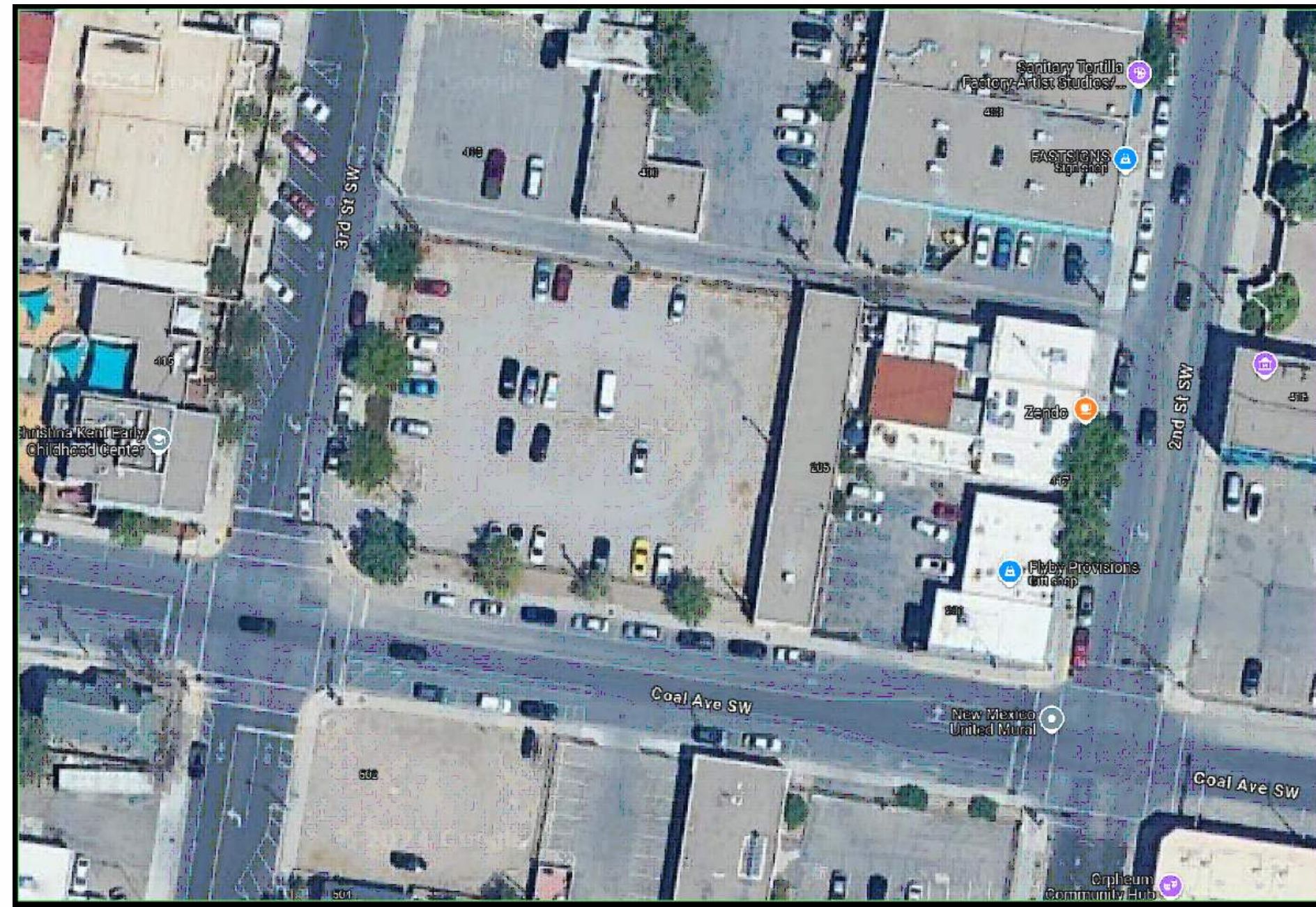
PERMIT PLANS

REVISION	DATE

DATE 01.14.25
PROJECT NO

TRAFFIC CIRCULATION LAYOUT

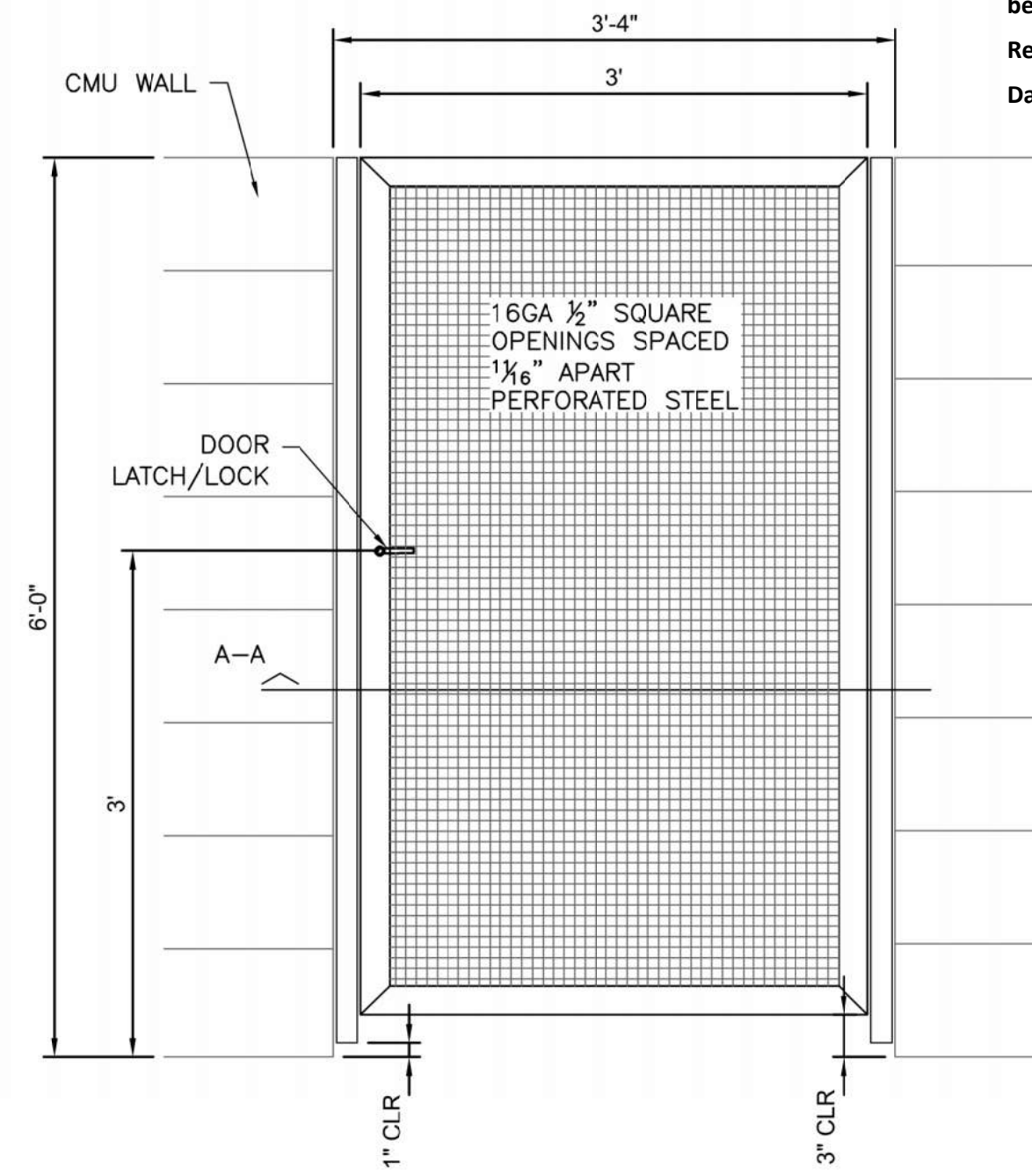
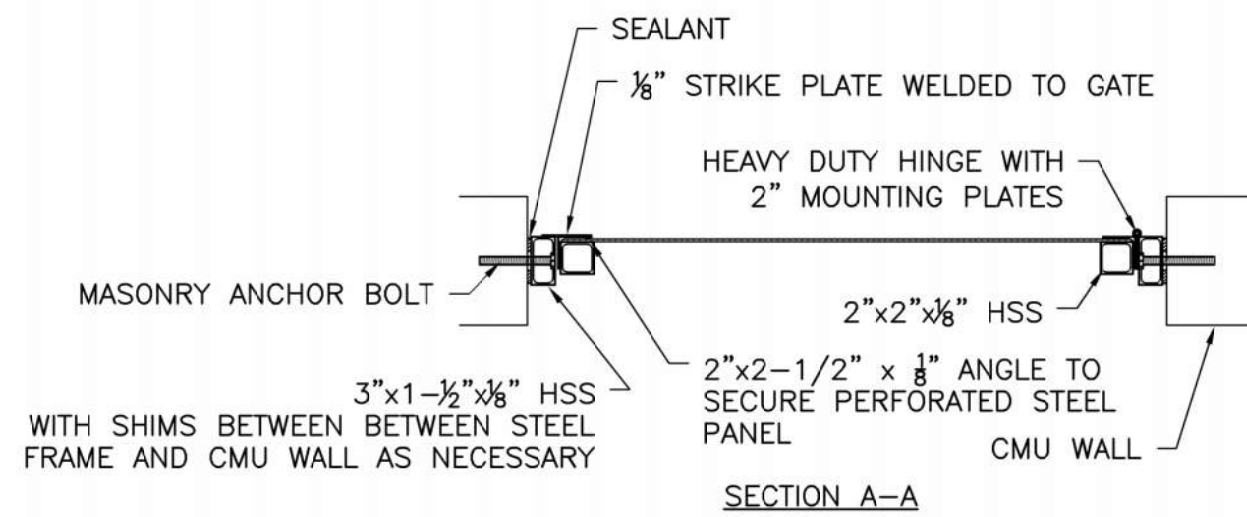
SHEET NO.
TCL-1



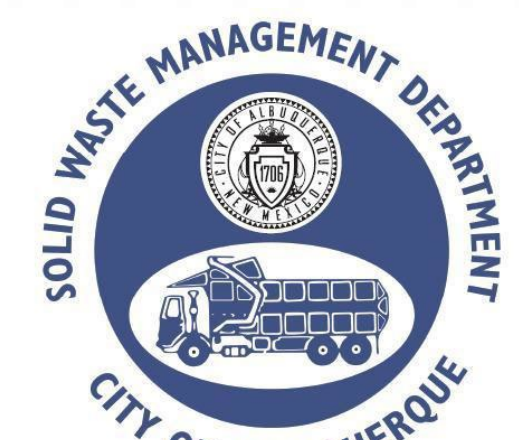
1 SITE AERIAL
SCALE: NOT TO SCALE

KEYED NOTES

1. SWANSON 9'x6' REFUSE ENCLOSURE PAD PER DETAIL 4, PROVIDE STEEL SWING GATES PER DETAIL 3.
2. REMOVE AND SALVAGE SECTION OF EXISTING WROUGHT IRON FENCE, FTO ALLOW FOR REFUSE ENCLOSURE AND GATES.
3. 6' TALL CONCRETE MASONRY UNIT SCREEN WALL AT REFUSE ENCLOSURE PER DETAIL 5.
4. 6" THICK CONCRETE SLAB (4,000 PSI AT 28 DAYS) WITH W 6/6 X 10/10 WWF.
5. 3' WIDE PERSONNEL GATE PER DETAIL 2.



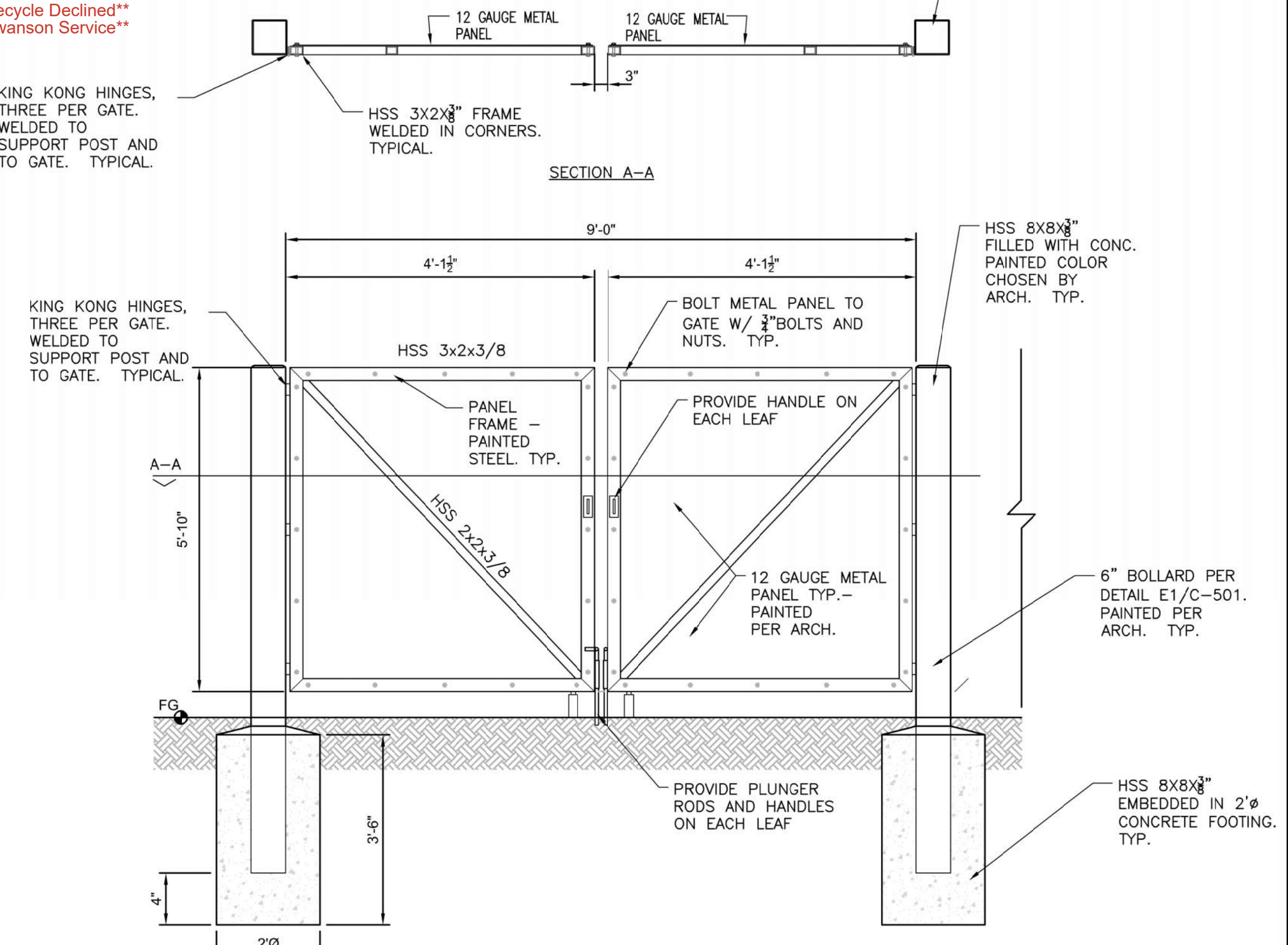
2 PERSONNEL GATE
NOT TO SCALE



Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up between the hours of 5AM and 8PM.
Reviewer: *Heiman Gallages*
Date: 10-23-24
Recycle Declined
Swanson Service

REFUSE ENCLOSURE GATES NOTES

1. GATES TO SWING OPEN TO FULL 180° POSITION.
2. CLEAR OPENING TO BE 9'-0" WITH GATES IN FULLY OPEN POSITION.



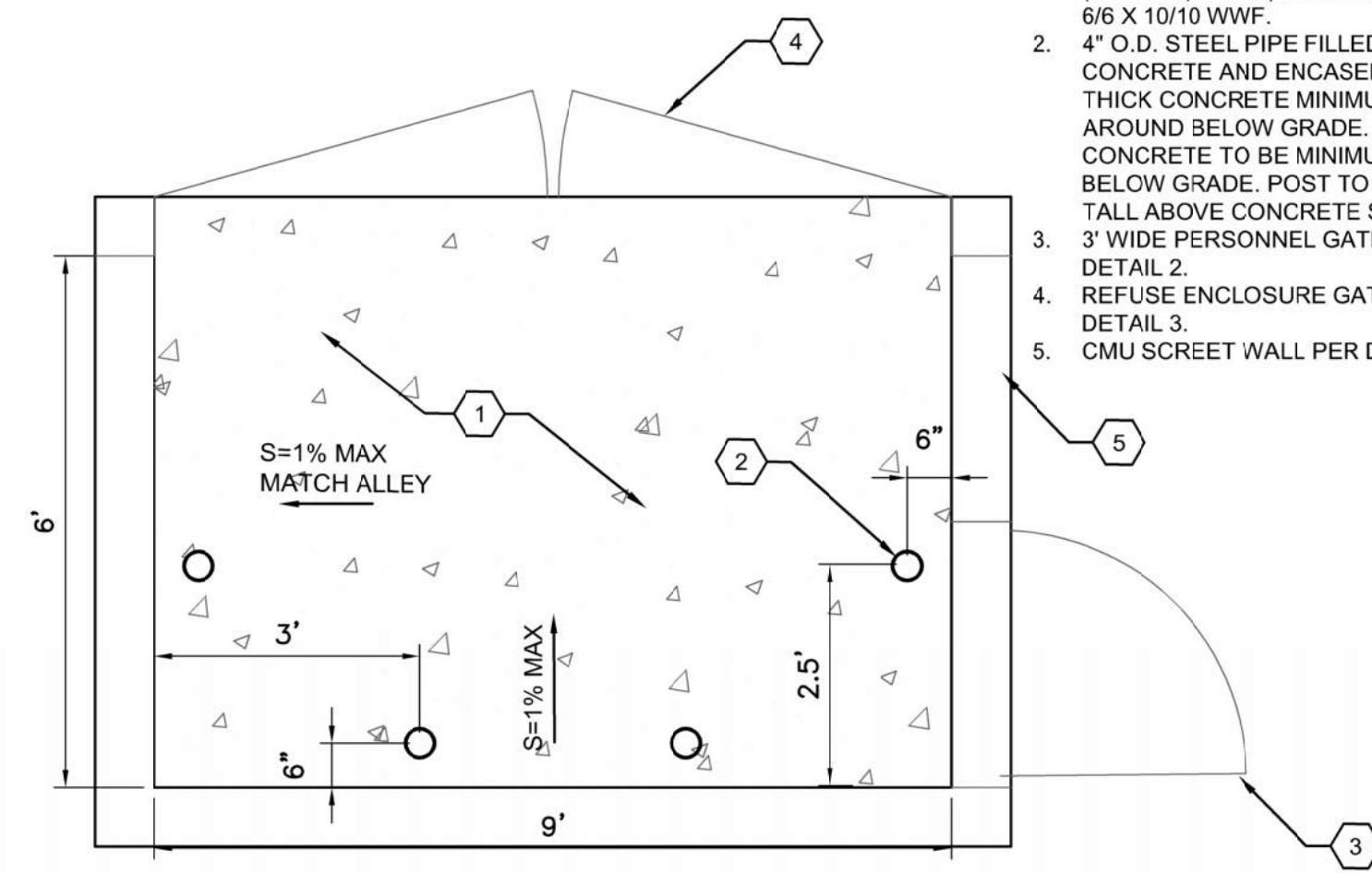
3 REFUSE ENCLOSURE GATES
NOT TO SCALE

GENERAL NOTES

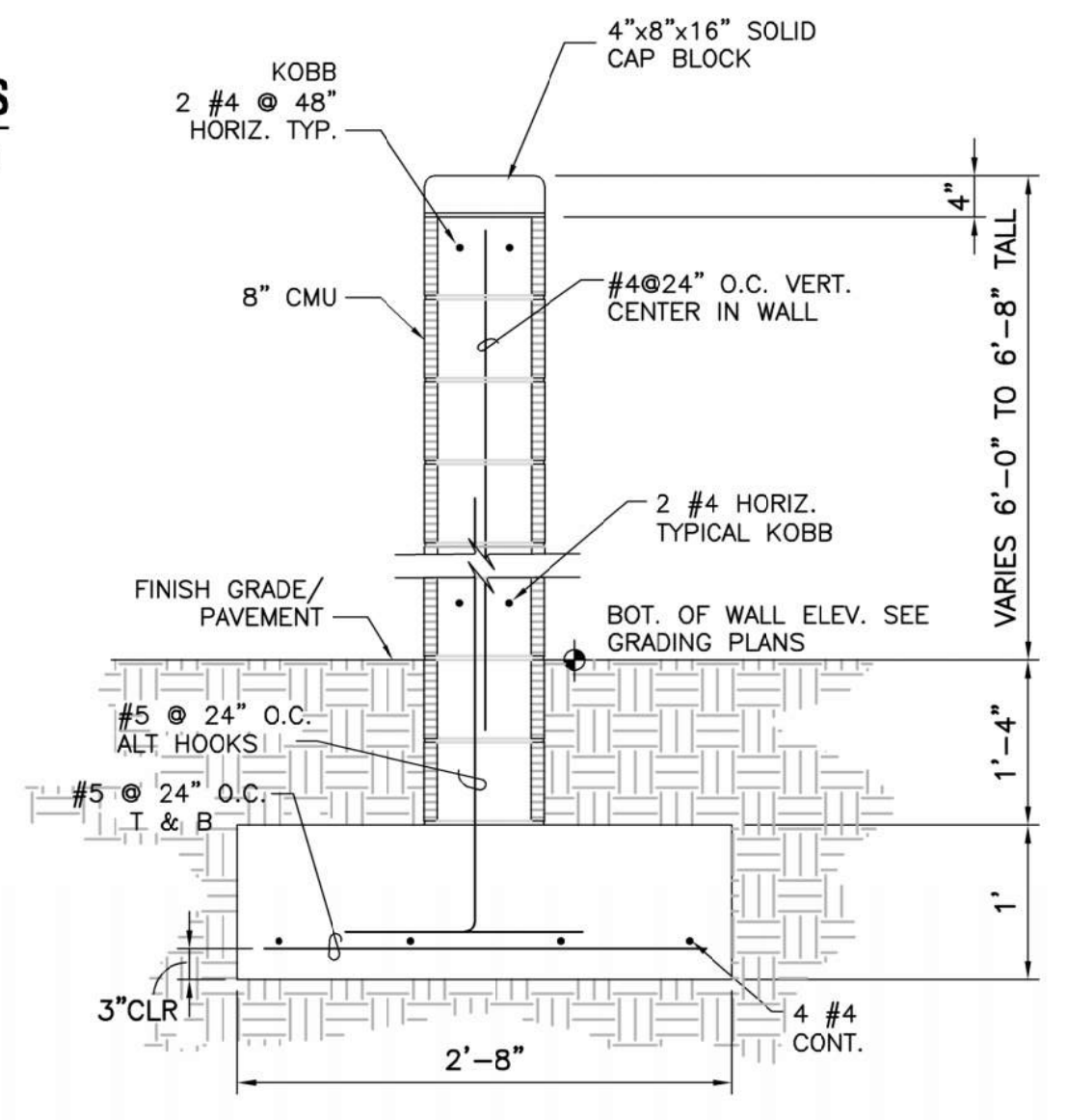
1. EXISTING BUILDING IS BEING CONVERTED INTO DAY CARE FACILITY.
2. NO FULL KITCHEN FACILITY IS INCLUDED WITHIN THE BUILDING, JUST A WARMING KITCHEN.

REFUSE PAD KEYED NOTES

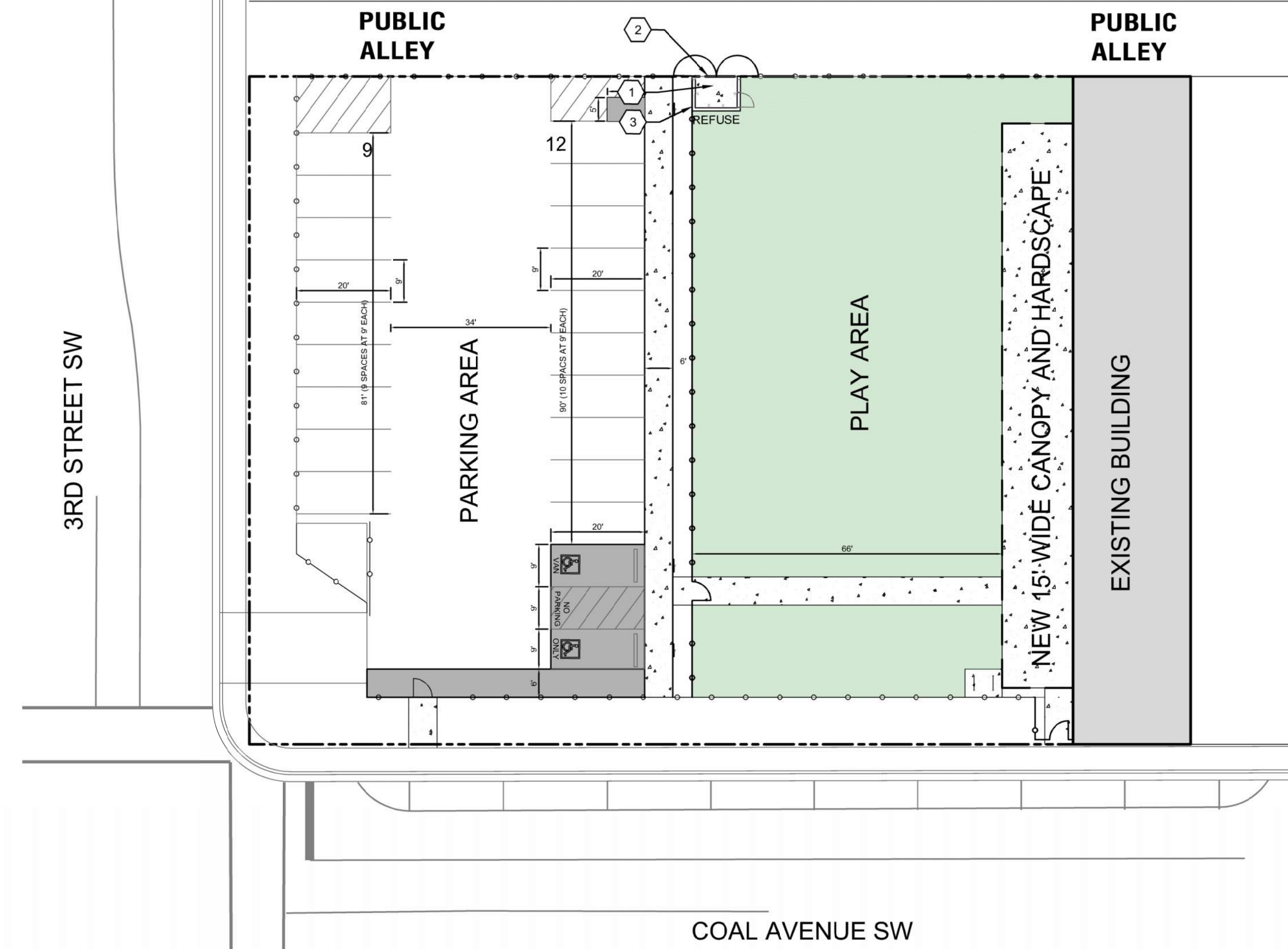
1. CONCRETE SLAB 6" THICK, 4,000 PSI (28 DAYS) WITH 3/4" AGGREGATE AND 5/8 X 10/10 WWF.
2. 4" O.D. STEEL PIPE FILLED WITH CONCRETE AND ENCASED IN 6" THICK CONCRETE MINIMUM ALL AROUND BELOW GRADE. CONCRETE TO BE MINIMUM OF 30" BELOW GRADE. POST TO BE 42" TALL ABOVE CONCRETE SLAB.
3. 3' WIDE PERSONNEL GATE PER DETAIL 2.
4. REFUSE ENCLOSURE GATES PER DETAIL 3.
5. CMU SCREED WALL PER DETAIL 5.



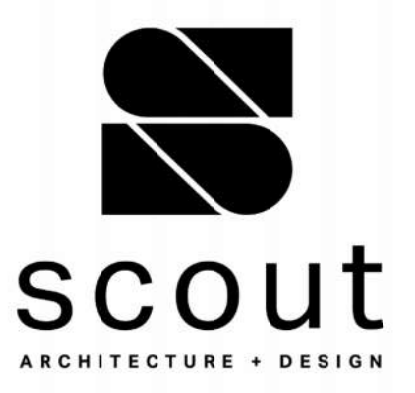
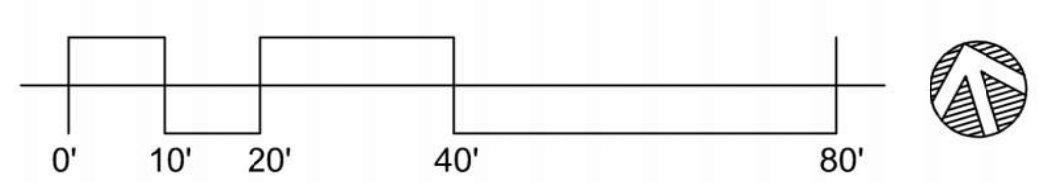
4 SWANSON REFUSE PAD DETAIL
SCALE 1"=2'-0"



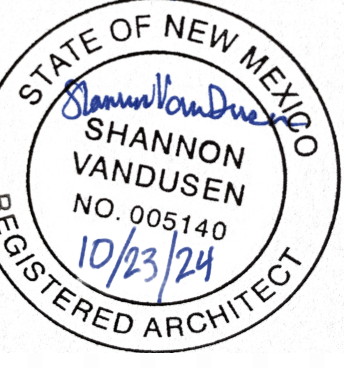
5 CMU SCREEN WALL
NOT TO SCALE



A1 SOLID WASTE PLAN
SCALE: 1" = 20'-0"



ARCHITECT/ENGINEER



CHRISTINA KENT DAY CARE
205 COAL AVENUE, SW
ALBUQUERQUE, NEW MEXICO

PERMIT PLANS

REVISION DATE

DATE 10-23-24

PROJECT NO

SOLID WASTE PLAN

SHEET NO.

SOLID

7-25-24 2:07:53 PM