

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

January 2, 2024

Scott C. Anderson, R.A  
Scott C. Anderson & Associates Architects  
2818 4<sup>th</sup> St. NW Suite C  
Albuquerque, NM 87107

**Re: Children's Promise Centers**  
**401 Alvarado Dr. NE**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 08-04-22 (K18-D022)  
Certification dated 11-29-23

Dear Mr. Anderson,

Based upon the information provided in your submittal received 12-06-23, 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 review the approved plan dated on the Traffic Certification. The Architect Stamp is dated 08/04/22.
- Please fix the concrete cracked on the public sidewalk on the eastside of the site off Avarado Dr.



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- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
- The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- Per site visit, this ramp does not comply with ADA standards. Please install an ADA compliant ramp that meet the ADA regulations (max. running slope should not exceed 8.2%).



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[www.cabq.gov](http://www.cabq.gov)

- Site accesses and public ADA curb ramps at the corner of Alvarado & Highland Rd. and at Highland & Palomas Dr. must be updated to current standards and have truncated domes installed.
- Please provide sidewalk easement for the sidewalk off Alvarado Dr. as mentioned in the approved TCL letter.
- Per approved site plan, please provide two Motorcycle parking spaces and the pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
- Anchor down the bike rack.
- Tripping Hazard: sidewalk and landscape area at the south side of the playground must be at the same elevation.



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- Please provide 6 ft. wide ADA pathway from the public sidewalk to the building entrance.



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Once these corrections are complete, email pictures to [malnajira@cabq.gov](mailto:malnajira@cabq.gov) for release of Final CO.

NM 87103

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

Sincerely,

[www.cabq.gov](http://www.cabq.gov)

*Marwa Al-najjar*

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

Ma via: email

C: CO Clerk, File