

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 28, 2025

Jason Hall, R.A
Wilder Design LLC
7617 Guadalupe Trail NW
Los Ranchos, NM 87107

Re: Retail Shell Bldg
845 Juan Tabo Blvd NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 09-20-24 (K21-D019A)
Certification dated 03-25-2025

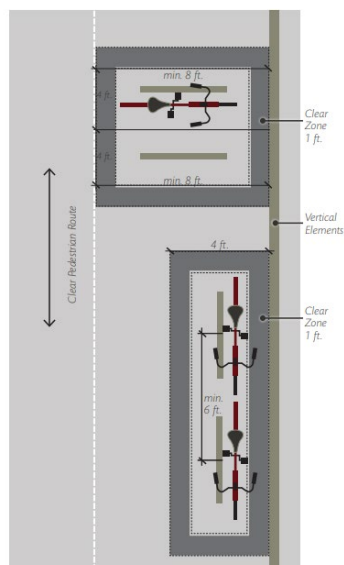
Dear Mr. Hall,

Based upon the information provided in your submittal received 03-27-25, 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:

- Per approved site plan and city requirement, please install the "U" shape Bike rack following the required dimensions.

FIGURE 7.4.115 Bicycle Parking Stall Layout Options



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

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

Sincerely,

Marwa Al-najjar

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

PO Box 1293

Albuquerque

NM 87103

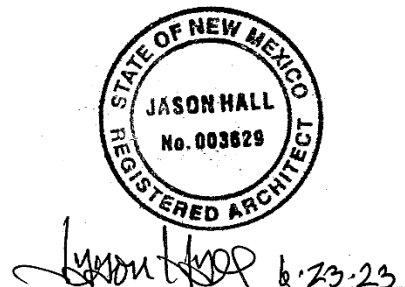
www.cabq.gov

I, Jason Hall, NMPE OR NMRA NUMBER 003629, OF THE FIRM WILDER DESIGN LLC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5-19-23. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SCHARLES WILDER OF THE FIRM WILDER DESIGN LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE AT **845 JUAN TABO, ALBUQUERQUE, NM 87123** ON 3/18/25 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

THE FOLLOWING ITEMS DO NOT REFLECT THE SIGNED AND APPROVED TCL:

- 1. The southeast corner on the Juan Tabo Exit was concrete poured by the city. The radius is not per the original stamped TCL because of a power pole in the sidewalk area.*
- 2. The Truncated domes are not in place at this entrance/exit.*
- 3. The parking spaces had to be reduced to 8'-6" on the East row along Juan Tabo.*

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.



Jason Hall 6.23.23

Date 03/25/25

APPROVED NOTES

1. APPROVED FOR THE CITY OF ALBUQUERQUE
2. APPROVED FOR THE CITY OF ALBUQUERQUE
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DATE: 10/22/24

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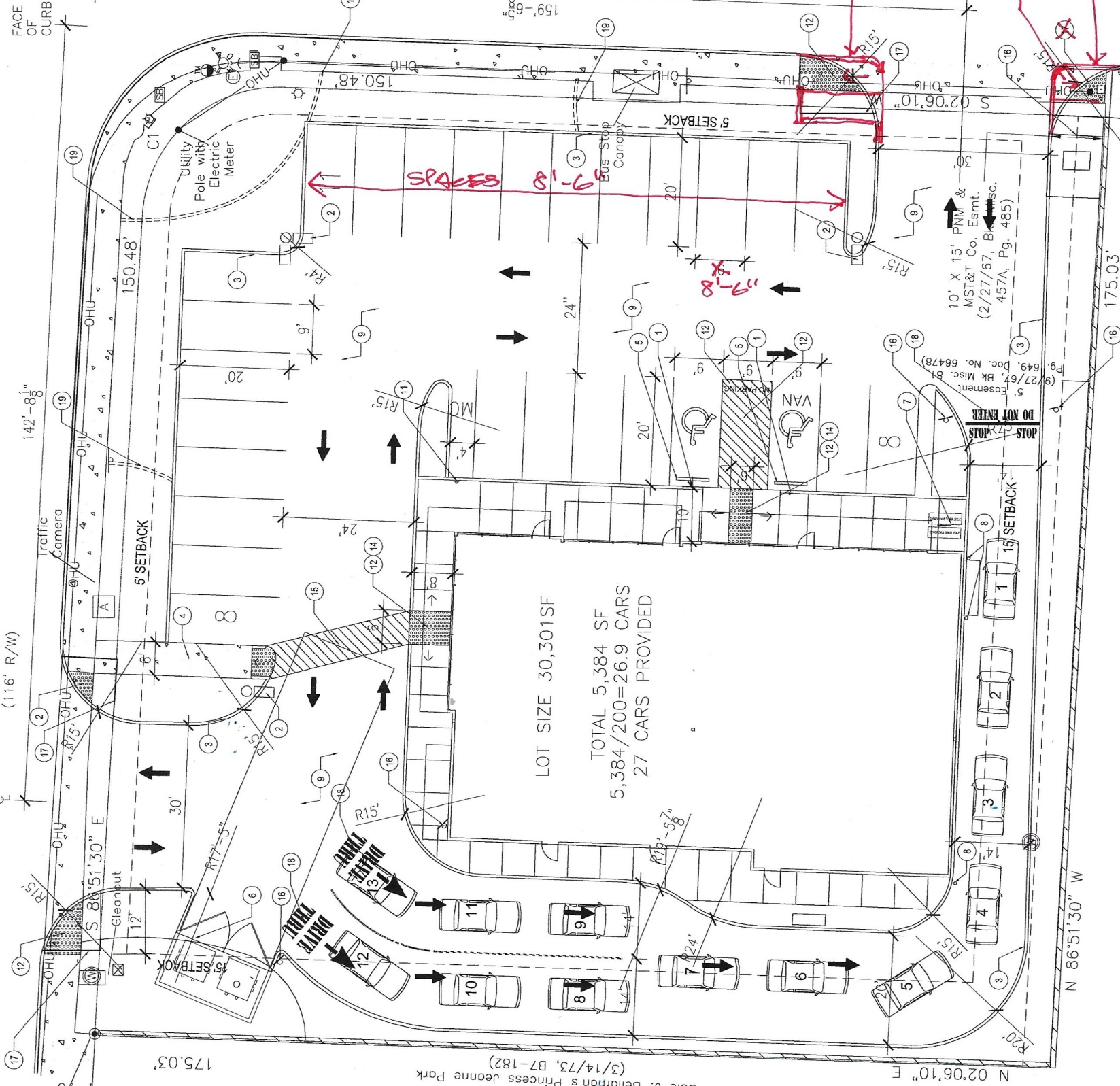
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Lomas Boulevard NE



LANDSCAPING PROVIDED:
REQUIRED LANDSCAPING:
LOT SIZE 30,301 SF
30,301 SF - 3,230 SF = 24,917 SF
TOTAL REQUIRED LANDSCAPING = 3,728 SF
TOTAL PROVIDED LANDSCAPING = 4,921 SF

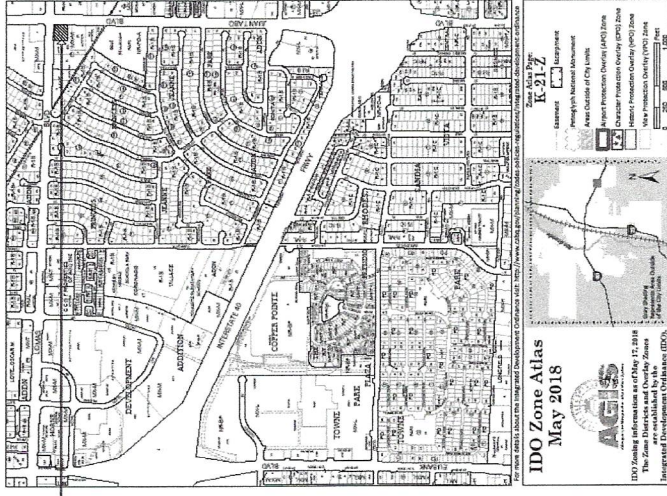
GENERAL NOTES - CITY REQUIRED

- A. THE RESPONSIBLE PARTY MUST RECTIFY ALL UNPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN.
- B. THIS SITE PLAN HAS BEEN REVIEWED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT SHOWN ON THIS SITE PLAN WILL BE CONSIDERED AS FIELD CHANGES AND WILL BE SUBJECT TO THE INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNPROVED WORK AND TO INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.
- C. ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION FOR TEMPORARY C.O. WILL BE SCHEDULED AND BEGINS.
- D. THE RESPONSIBLE PARTY MUST BE AWARE THAT ANY AGREEMENT WITH THE OWNER STATING PORTIONS OF THIS BUILDING PERMIT WORK TO BE COMPLETED BY THE OWNER OR A REPRESENTATIVE WILL BE SUBJECT TO THE INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNPROVED WORK AND TO INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.
- E. THE RESPONSIBLE PARTY MUST BE AWARE THAT ANY AGREEMENT WITH THE OWNER STATING PORTIONS OF THIS BUILDING PERMIT WORK TO BE COMPLETED BY THE OWNER OR A REPRESENTATIVE WILL BE SUBJECT TO THE INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNPROVED WORK AND TO INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.
- F. THE RESPONSIBLE PARTY MUST BE AWARE THAT ANY AGREEMENT WITH THE OWNER STATING PORTIONS OF THIS BUILDING PERMIT WORK TO BE COMPLETED BY THE OWNER OR A REPRESENTATIVE WILL BE SUBJECT TO THE INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNPROVED WORK AND TO INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.
- G. THE RESPONSIBLE PARTY MUST BE AWARE THAT ANY AGREEMENT WITH THE OWNER STATING PORTIONS OF THIS BUILDING PERMIT WORK TO BE COMPLETED BY THE OWNER OR A REPRESENTATIVE WILL BE SUBJECT TO THE INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNPROVED WORK AND TO INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.
- H. THE RESPONSIBLE PARTY MUST BE AWARE THAT ANY AGREEMENT WITH THE OWNER STATING PORTIONS OF THIS BUILDING PERMIT WORK TO BE COMPLETED BY THE OWNER OR A REPRESENTATIVE WILL BE SUBJECT TO THE INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNPROVED WORK AND TO INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.

PARKING PROVIDED:

REQUIRED SPACES:
5,384 SF 1 PER 200 = 26.92 SPACES
2 ACCESSIBLE (1 VAN INCLUDED)
1 MOTORCYCLE SPACE
TOTAL REQUIRED 27
TOTAL PROVIDED SPACES 27

VICINITY MAP



* ALL REDLINES INSTALLED BY CITY OF ABQ.



WILDER DESIGN

REVISIONS	
1	10/22/24

RETAIL SHELL BLDG
845 JUAN TABO NE
ALBUQUERQUE, NM

TRAFFIC CIRCULATION LAYOUT

JOB #	23015
DATE	7/31/2023
DRAWN BY:	STW
PROJECT MANAGER	STW

TCL1