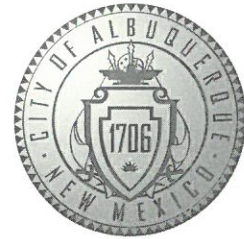


# CITY OF ALBUQUERQUE



July 2, 2018

Tommy J Razloznik, R.A.  
PSRBB, Commercial group Inc.  
1810 Wyoming Ave  
El Paso, TX 79903

**Re: Church Gym**  
**840 Juan Tabo NE, 87123**  
**30-Day Temporary Certificate of Occupancy- Transportation Development**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 9-08-17 (K22D035C)  
Certification dated 06-25-18

Dear Mr. Razloznik,  
Based upon the information provided in your submittal received 6-25-18,  
Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. 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.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

1. Please add correct ADA sign. 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."** Please call out detail and location of HC signs.
2. Missing Directional Signage in rear of Building please add.

NM 87103

www.cabq.gov

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to submittal. If you have any questions, please contact me at (505) 924-3981.

Sincerely,

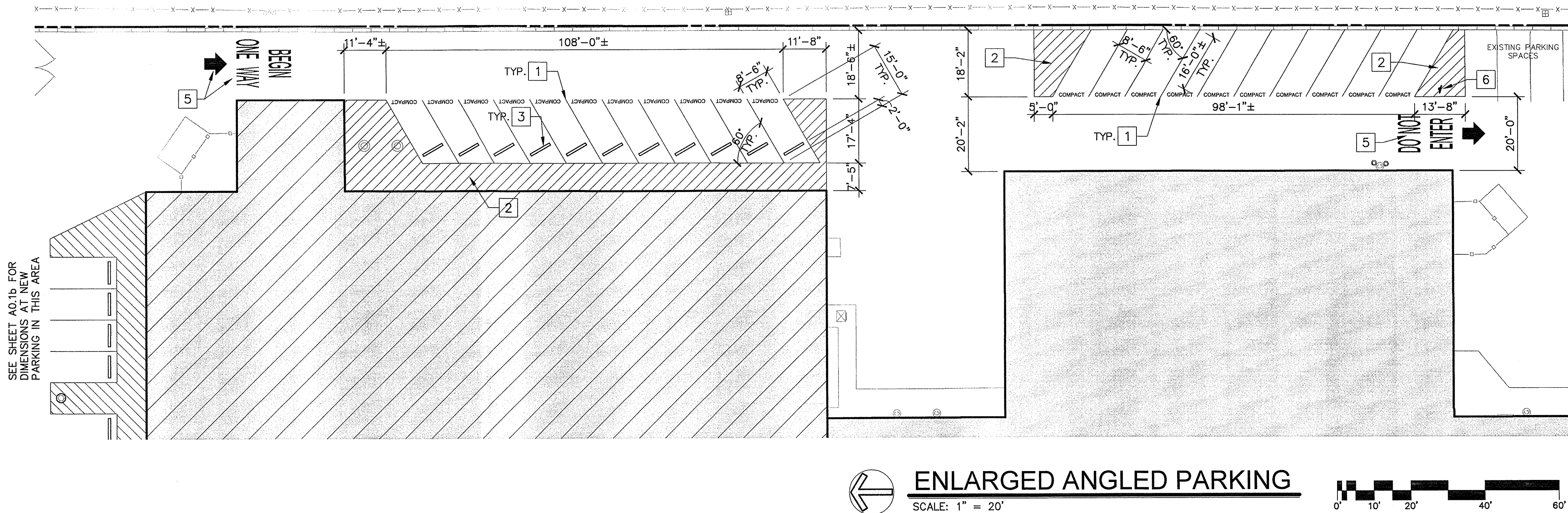
  
Ernie Gomez  
Plan Checker, Transportation & Hydrology  
Development Review Services

Racquel M. Michel, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File

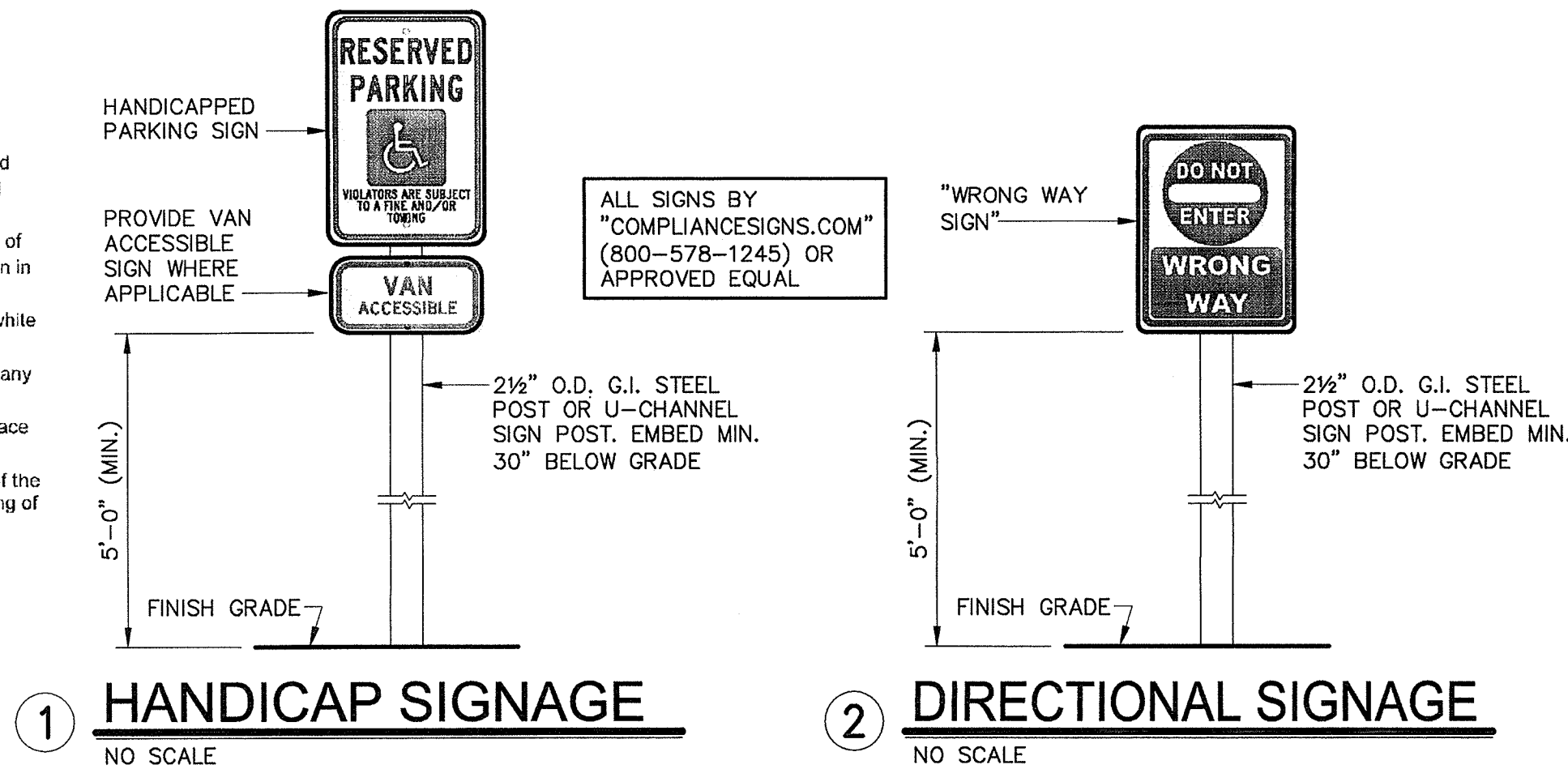


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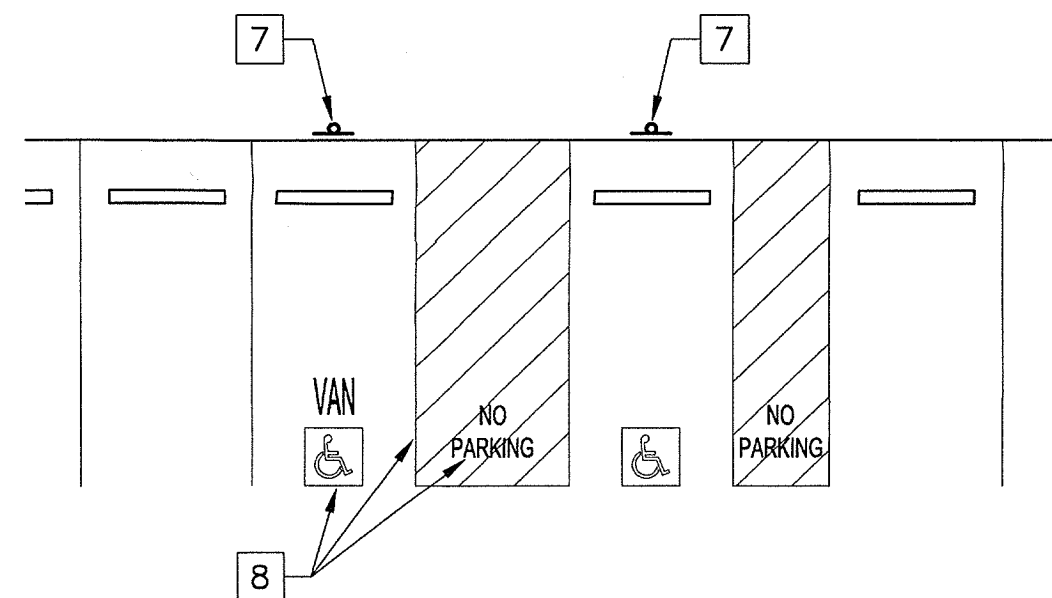
#### Design of Parking Signs:

- Accessible parking spaces must have a sign that includes the international symbol of accessibility and state "RESERVED PARKING." Spaces designed for van parking must also have a sign stating "VAN ACCESSIBLE." (ADAAG 502.6), (MUTCD R7-8)
- The sign should be 12"W x 18"H with green lettering and border on a white background. The symbol of accessibility should be 4"H and be white on a blue background. The symbol is a depiction of a person in a wheel chair. (MUTCD R7-8), (ADAAG 703.7.2.1)
- If required, the van accessible sign should be 12"W x 6"H and have green lettering and border on a white background or white lettering and border on a blue background. (MUTCD R7-8a, R8-8b)
- Signs should be mounted at least 60 inches above the parking surface so as to not be obstructed by any parked vehicles.
- Signs should be constructed to withstand the elements. An aluminum substrate with a reflective surface using UV stable ink is recommended. An anti-graffiti laminate surface might also be considered.
- Of note: Federal accessibility signs avoid the use of the text "handicapped" or "disabled" as a result of the Department of Justice's efforts to make use of up-to-date accepted terminology and avoid stereotyping of individuals. (28CFR35.104)



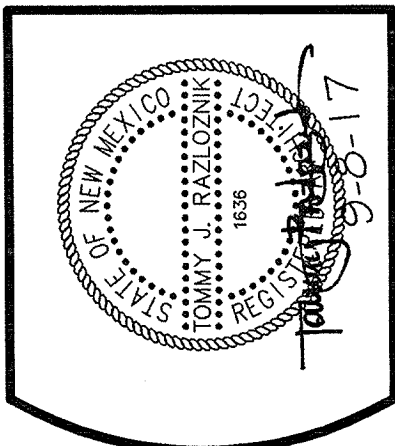
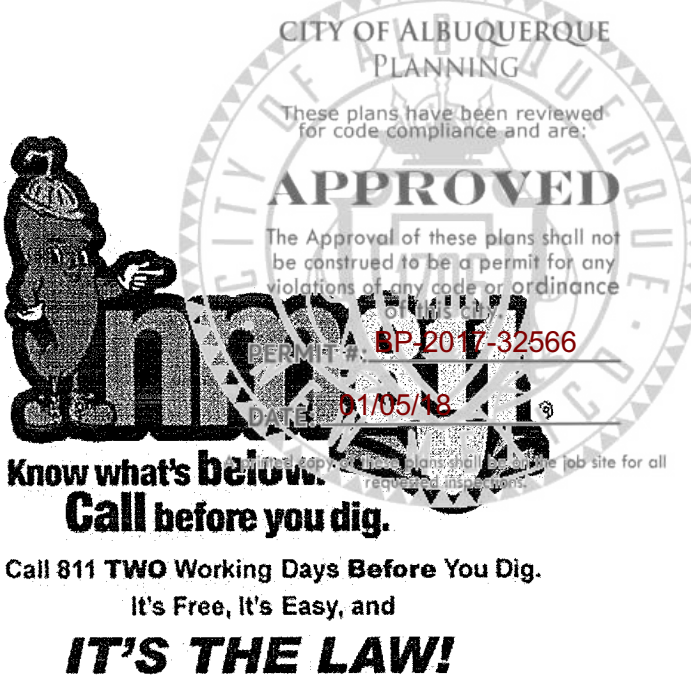
#### NEW WORK KEYED NOTES

- 1 NEW 4" WIDE PARKING STRIPES. STRIPE PARKING SPACES AS DIMENSIONED
- 2 NEW "NO PARKING" STRIPES @ 24" O.C. AS SHOWN
- 3 NEW WHEEL STOPS
- 4 1'-0" TALL LETTERING PAINTED ON PAVEMENT READING "COMPACT" AS SHOWN AT EVERY PARKING SPACE WHERE SHOWN
- 5 DIRECTION SIGNAGE AND TEXT AS SHOWN PAINTED ON PAVEMENT
- 6 DO NOT ENTER SIGN (SEE DETAIL 2/A0.1c)
- 7 HANDICAPPED PARKING SIGN (SEE DETAIL 1/A0.1c)
- 8 TYPICAL THROUGHOUT THE PROJECT SITE, ALL EXISTING H.C. PARKING SIGNAGE AND PARKING STALL STRIPING SHALL BE REPAINTED. ALL ADA ACCESS AISLES SHALL HAVE THE WORDS "NO PARKING" IN 1'-0" TALL CAPITAL LETTERS AT LEAST 2" 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



#### 3 TYPICAL HANDICAPPED PARKING

SCALE: 1" = 10'-0"



A TENANT IMPROVEMENT FOR

**CRUNCH GYM**

ALBUQUERQUE, NM

840 JUAN TABO BLVD NE

1810 Wyoming Ave  
El Paso TX 79903  
Ph: 915.534.8082  
Tx: 915.534.8093

psbb

commercial group inc.

designs by design

COMMISSION No.  
17-035

DATE: SEPT. 2017

REVISIONS  
12/13/17 ADDED THIS SHEET PER TRANSPORTATION DEPT. COMMENT CORRECTIONS

SHEET: A0.1c

2 OF 2









# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

**Project Title:** A Tenant Improvement for Crunch Gym **Building Permit #:** BP-2017-32566 **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** Portion of Tract A-1, Princess Jeanne Park Addition

**City Address:** 840 Juan Tabo NE, Albuquerque, NM 87123

**Applicant:** Eisenberg Company **Contact:** \_\_\_\_\_

**Address:** 2710 E. Camelback Rd. #210, Phoenix, AZ 85016

**Phone#:** 602-468-6100 **Fax#:** \_\_\_\_\_ **E-mail:** craig@eisenbergcompany.com

**Other Contact:** Hardesty & Associates, Inc. **Contact:** Tara Kotchounian

**Address:** 711 W. 17th St. Unit D2, Costa Mesa, CA 92627

**Phone#:** 949-723-2230 ext. 217 **Fax#:** \_\_\_\_\_ **E-mail:** tjr@psrbcommgroup.com

Check all that Apply:

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

### DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION  
☐ PAD CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
☐ ELEVATION CERTIFICATE  
☐ CLOMR/LOMR  
  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
  
☐ OTHER (SPECIFY) \_\_\_\_\_  
☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY  
  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ FLOODPLAIN DEVELOPMENT PERMIT  
☐ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 6/21/18 **By:** Tara Kotchounian

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



1810 Wyoming Avenue  
El Paso, Texas 79903  
tel 915.534.8082  
fax 915.534.8083

psrbb

commercial group inc.

June 21, 2018

City of Albuquerque – Planning Department  
Development & Building Services Division  
600 2<sup>nd</sup> Street NW Ste. 300  
Albuquerque, NM 87102

Re: A Tenant Improvement for Crunch Gym  
Building Permit #BP-2017-32566

To Whom It May Concern:

This letter is to certify that Crunch Gym located at 840 Juan Tabo NE was constructed per the Plans dated September 2017 and now has attained Substantial Completion. We therefore are requesting a Certificate of Occupancy be issued for this project.

Should you require any further information, please do not hesitate to contact us.

Sincerely,

Tommy J. Razloznik, AIA

Enclosure: City of Albuquerque Application for Certificate of Occupancy