



234 East Colorado Blvd., Suite 850, Pasadena, CA 91101
O. 310.437.8204

February 14, 2025

To:

City of Albuquerque: Building & Safety division
600 2nd St NW, Suite 190
Albuquerque, NM 87102

Re:

Commercial Tenant Improvement Drawings
Chuze Fitness
800 Juan Tabo Blvd NE, Suite A
Albuquerque, NM 87123

Permit#: BPC-2025-00008

Response letter:

This letter addresses the traffic circulation layout checklist as required for our permit of the proposed Chuze Fitness (BP-2024-39322). Below is an executive summary to provide a brief yet comprehensive discussion of the following items under "I. General Information".

I. General Information

7. Executive Summary-Provide a brief yet comprehensive discussion of the following:

a. General project location

SA Response: The proposed Chuze Fitness is located at 800 Juan Tabo Blvd NE, Suite A, Albuquerque, NM 87123. All project information is listed on the coversheet and the site plan, please refer to A001.

b. Development concept for the site

SA Response: This is a proposed tenant improvement for exterior work only for Chuze Fitness. The exterior permit (BPC-2025-00008) which includes all the exterior work is currently in review with the building and zoning departments. We have received comments from transportation requesting the following plans clarifying the traffic circulation layout. The scope of work includes the following: the removal of the existing parking spaces located at the rear of space A to provide an outdoor exterior turf area for exercise equipment.

c. Traffic circulation concept for the site

SA Response: All traffic circulation is existing to remain as shown on plans and is not part of our scope of work, contract, and/or construction. The exterior addition (BPC-2025-00008) does not impede the existing traffic circulation that was previously approved by the city for the administrative amendment; 17AA-10131. Please see the supplemental documents attached.



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d. Impact on the adjacent sites

SA Response: No Impact on the adjacent sites/ tenants/ buildings. They are to remain as shown on plans and is not part of our scope of work, contract, and/ or construction. Please refer to plans A001.

e. Reference any applicable Traffic Impact Studies (TIS) or previously approved Plans

SA Response: Please refer to the existing landlord's previously approved administrative amendment; 17AA-10131. Please see the supplemental documents attached.

f. Variance required to accommodate unusual site circumstances

SA Response: Variance required as this project (BPC-2025-00008) do not cause any unusual site circumstances. Please refer to plans.

II. Plan Drawings

(2) Treatment of access points-curb cuts and/or drive pads need to comply with Chapter 7, Section 7-4(B) (if not, discuss in Executive Summary)

SA Response: All access points-curb cuts and/ or drive pads are compliant and is to remain as shown on plans and is not part of our scope of work, contract, and/ or construction (as per approved administrative amendment; 17AA-10131)

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