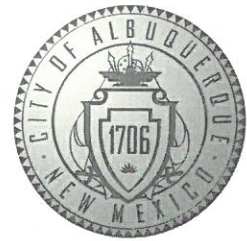


# CITY OF ALBUQUERQUE



September 12, 2019

Devin Cannady, R.A.  
Cannady Architect Studio  
300 Adams St. SE  
Albuquerque, NM 87106

**Re: MAS Charter School**  
**2401 Ross Ave SE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 7-18-19 (L16D037)  
Certification dated 9-9-19

Dear Mr. Cannady

Based upon the information provided in your submittal received 9-10-19, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernie Gomez at (505) 924-3981.

Sincerely,

Ernest Armijo, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

Ernie Gomez  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File









September 9, 2019

City of Albuquerque  
Planning Department  
Transportation Development Section  
600 Second Street NW  
Albuquerque, NM 87102

Re: 2401 Ross Ave. SE, Albuquerque NM 87106

Building Permit #: BP-2019-26559

### SUBSTANTIAL COMPLIANCE VERIFICATION

I, Devin Cannady, NMRA 4257, of the Firm Devin Cannady Architect Studio, hereby attest that the above mentioned project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout approved plan dated July 18th, 2019. I further attest that I have personally visited the project site on September 9th, 2019 and have determined by visual observation 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.

Exceptions:

1. Existing spaces were configured at 8'-6" in width, existing width remains unaltered. Due to existing width, 3 additional parking spaces have been provided.
2. Space identified as #30 on this plan was made into a compact space due to clearance requirements of the adjacent egress door.
3. 4' fence and gates were determined by school to not be necessary at this location.
4. Bike racks installed at this location and at the main entry patio.

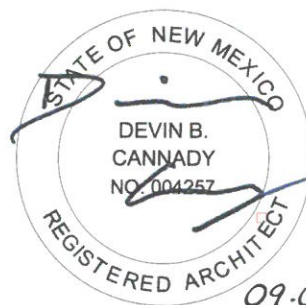
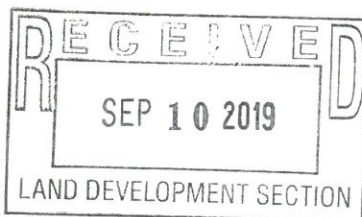
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Architect's Stamp

Sincerely,

Devin Cannady

Principal - Cannady Architect Studio





# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: MAS Charter School  
Pre-K Portables Building Permit #: BP-2019-26559 Hydrology File #: L160037  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Lot B, Block 0000, Yale & Ross Subdivision  
City Address: 2401 Ross Ave. SE, Albuquerque, NM 87106

Applicant: Cannady Architect Studio Contact: Devin Cannady  
Address: 300 Adams St. SE, Albuquerque, NM 87108  
Phone#: 505.299.1111 Fax#: \_\_\_\_\_ E-mail: devin@cannadystudio.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

TYPE OF DEVELOPMENT: \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE X ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes X No

DEPARTMENT X TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

X ENGINEER/ARCHITECT CERTIFICATION

\_\_\_\_\_ PAD CERTIFICATION

\_\_\_\_\_ CONCEPTUAL G & D PLAN

\_\_\_\_\_ GRADING PLAN

\_\_\_\_\_ DRAINAGE REPORT

\_\_\_\_\_ DRAINAGE MASTER PLAN

\_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

\_\_\_\_\_ ELEVATION CERTIFICATE

\_\_\_\_\_ CLOMR/LOMR

\_\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)

\_\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)

\_\_\_\_\_ STREET LIGHT LAYOUT

\_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

\_\_\_\_\_ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

\_\_\_\_\_ BUILDING PERMIT APPROVAL

X 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: 09-09-2019

By: D. G.

COA STAFF:

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

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