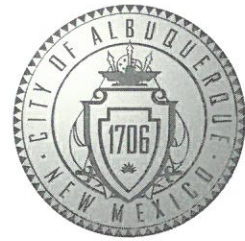


CITY OF ALBUQUERQUE



September 6, 2018

Eric Munn, RA
T.I. Design Services
717 Cajun Dr. NE
Albuquerque, NM 87108

Re: Chocolate Cartel
1218 San Pedro Dr. SE
30-Day Temporary Certificate of Occupancy- Transportation Development
Transportation Development Final Inspection
Architect's Stamp dated 08-10-17 (L18-D083)
Certification dated 08-30-18

Dear Mr. Munn,

Based upon the information provided in your submittal received 08-30-18, 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.

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

1. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted.

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 and CC: Lpatz@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

LWP via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: Chocolate Cartel Building Permit #: BP-2017-28012 Hydrology File #: L18D083
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot 8 Block 25A Elder Homestead Addn,
City Address: 1218 San Pedro Dr. SE ABQ NM 87108

Applicant: T.I. Design Services Contact: Eric Munn
Address: 717 Cagua Dr. NE ABQ NM 87108
Phone#: 688-2914 Fax#: _____ E-mail: holybarbarian@yahoo.com
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

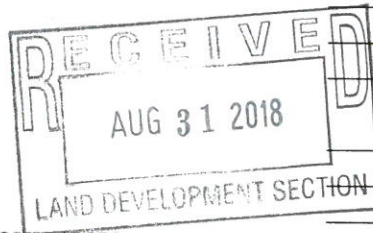
- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ AS-BUILT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY TEMPORARY
☐ GRADING/ESC PERMIT APPROVAL
☐ 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
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING?
☐ OTHER (SPECIFY) _____



\$75

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 8-31-18 By: [Signature]

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

FEE RECEIVED: _____

T.I. Design Services - Eric Munn
717 Cagua Drive NE Albuquerque NM

TRAFFIC CERTIFICATION

I, Eric Munn, NMRA/Owner, OF THE FIRM, TI Design Services, HEREBY CERTIFY THAT THIS PROJECT, Chocolate Cartel Remodel 1218 San Pedro Dr. SE, BP2017-28022, IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 8-10-2017. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Eric Munn OF THE FIRM TI Design Services. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON August 29, 2018_ AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED AND AMENDED 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 or Temporary Certificate of Occupancy. All Other Departments have signed off on this Permit.

<Exceptions: No Parking Striping adjacent to West side of building; Motorcycle Parking signs; Complete striping in access aisle in northerly parking lot; Incomplete Pedestrian access aisle from city sidewalk>

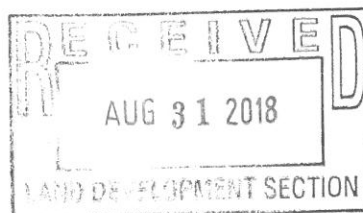
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



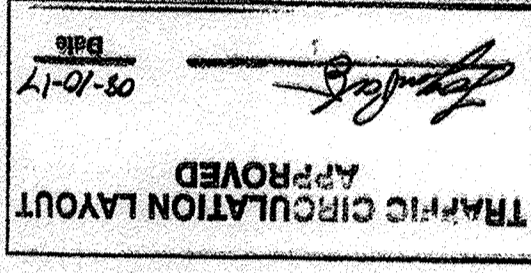
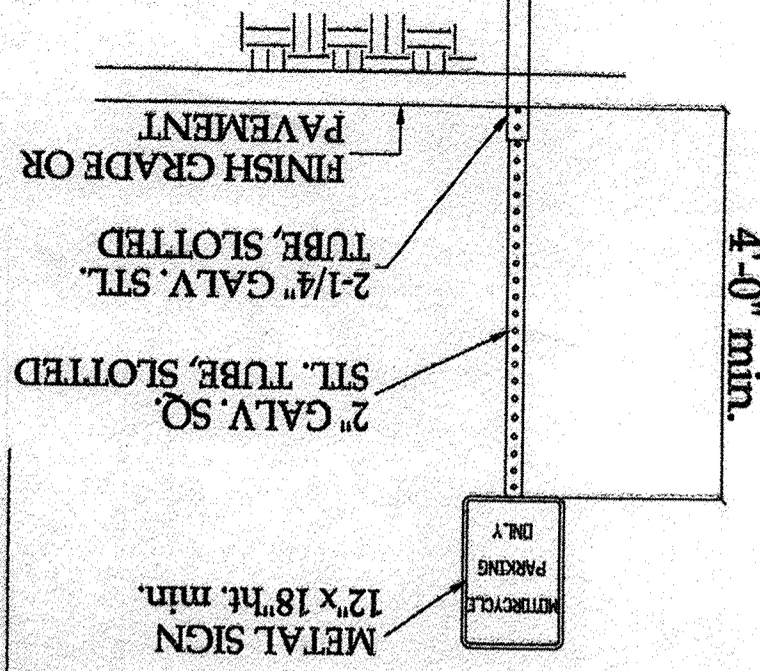
ENGINEER'S OR ARCHITECT'S STAMP

Signature of Engineer or Architect

8.31.18
Date

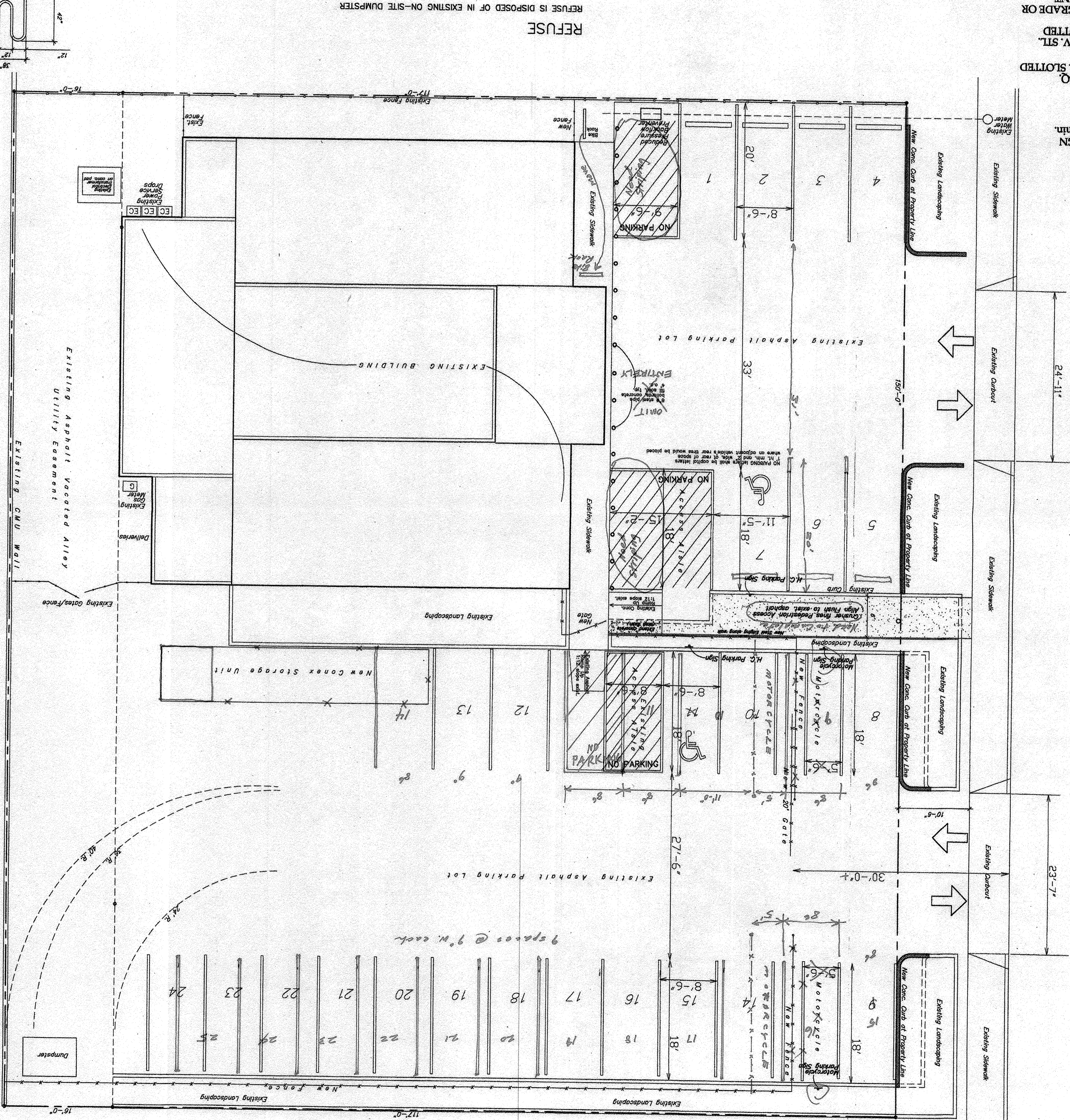


N.T.S. NMAC SECTION 14.2.19 J
Motorcycle Parking Sign



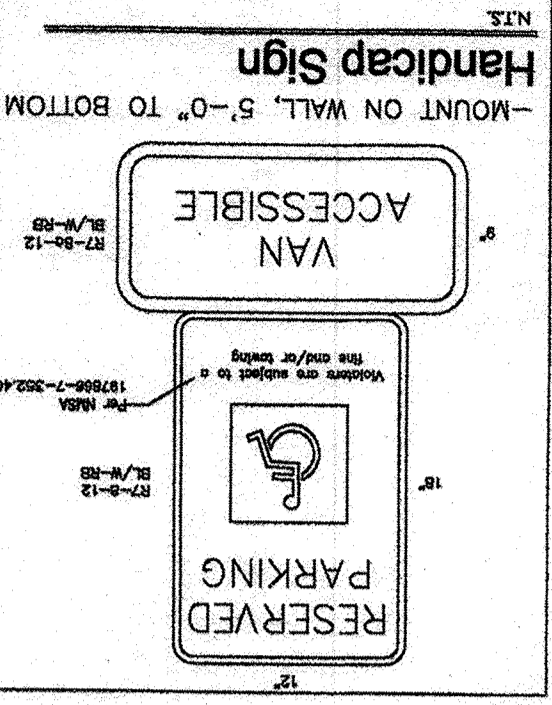
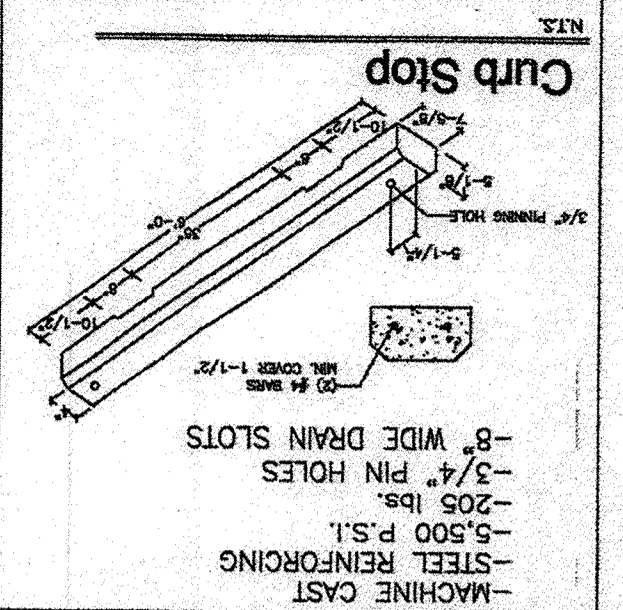
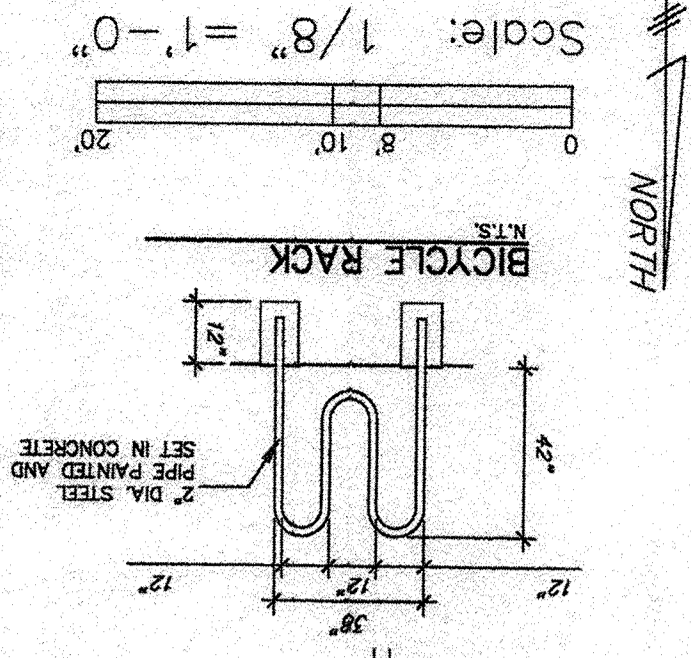
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

SAN PEDRO DRIVE S.E.
(60' R/W)

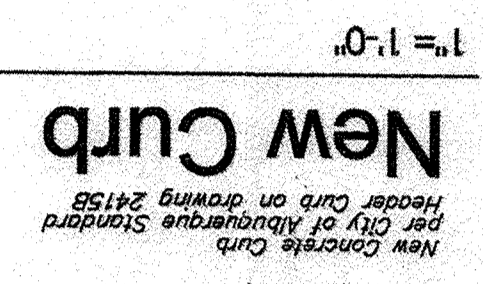


REFUSE IS DISPOSED OF IN EXISTING ON-SITE DUMPSTER

PARKING CRITERIA
BUSINESS : 1 SPACE PER 200 SF (5247/200= 26 SPACES)
26 SPACES REQUIRED (X10% on Transit Route) = 24 REQUIRED SPACES
24 PARKING SPACES PROVIDED...
1 OF WHICH IS HANDICAPPED ACCESSIBLE SPACE;
1 MOTORCYCLE SPACE PROVIDED



SITE PLAN / TRAFFIC CIRCULATION LAYOUT
SCALE: 1/8" = 1'-0"



Handicap Sign
N.T.S. NMAC SECTION 14.2.19 J

