

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

September 15, 2021

Larry A Anderson, RA
Buffalodesign Architects
10899 Montgomery Blvd NE
Albuquerque, NM 87111

Re: First Nations Community Health Source (FNCH)
505 Madeira Dr. SE, 87108
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 8-17-20 (L18D085)
Certification dated 9-14-21

Dear Mr. Anderson,

Based upon the information provided in your submittal received 9-14-21, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

PO Box 1293

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

Albuquerque

- Driveway is not ADA compliant. Key note #7. Follow City Standard Drawing 2425. See attached photos & design standards.
- Please add Bick Rack & Motorcycle signs.

NM 87103

Once corrections are complete resubmit

www.cabq.gov

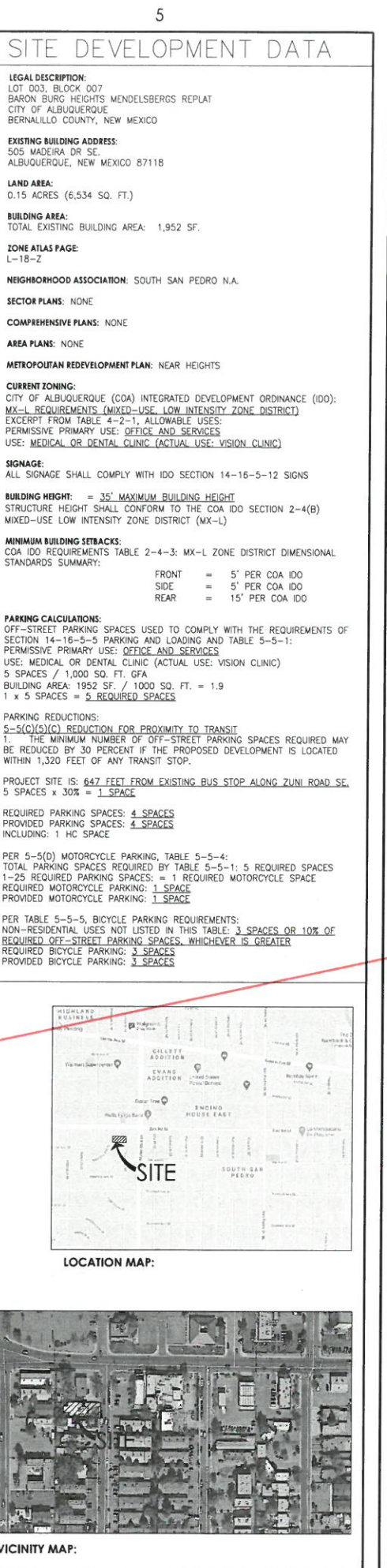
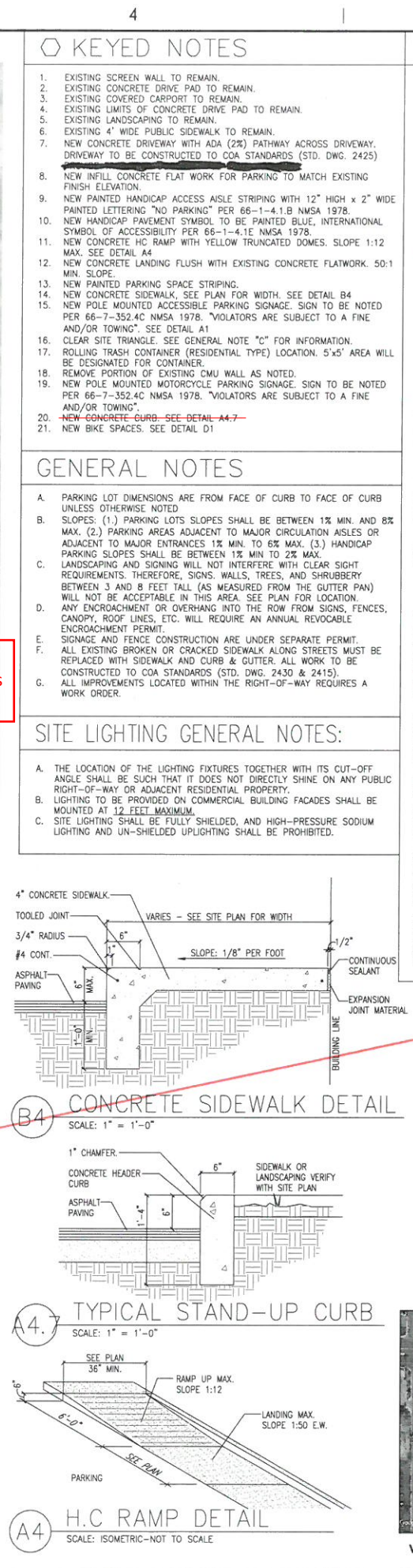
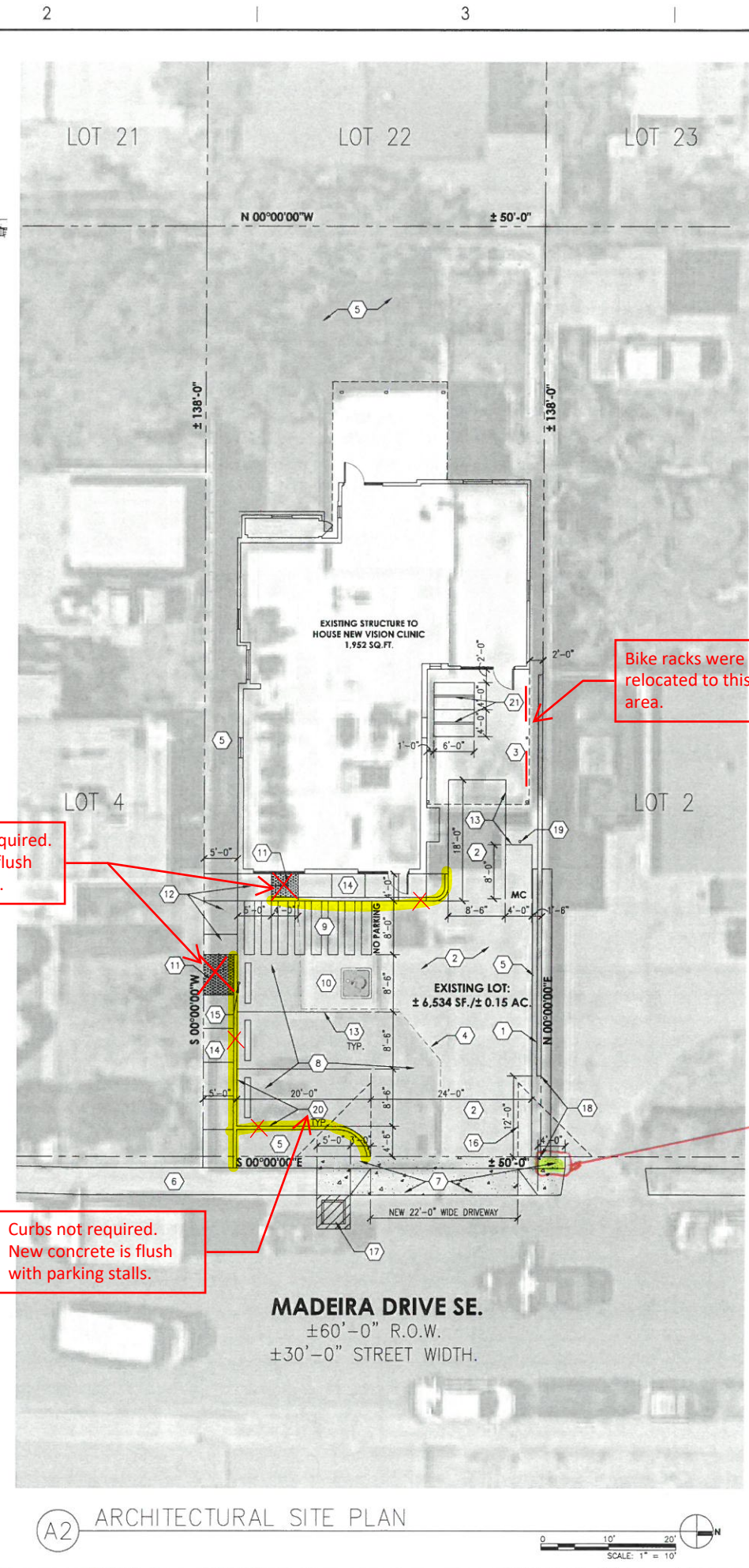
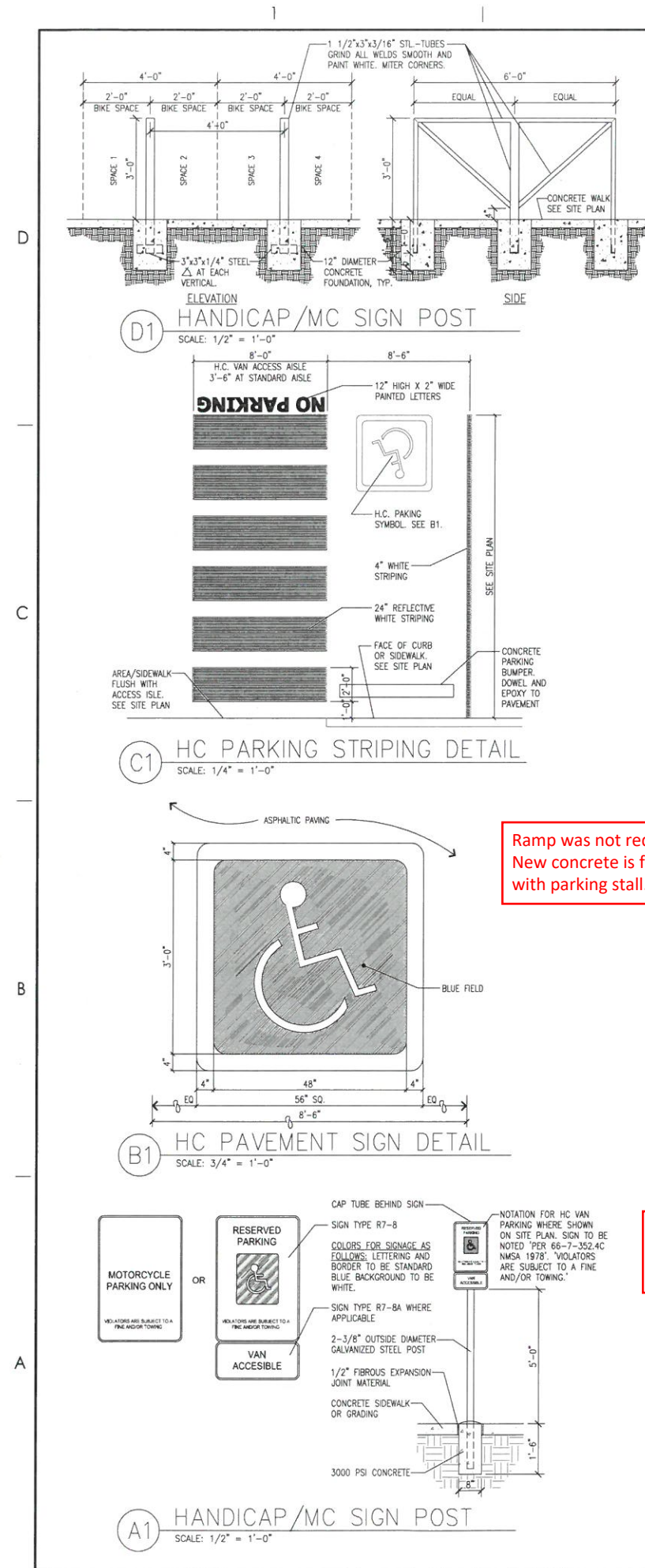
1. The approved and stamped TCL, with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

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

Sincerely,

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



buffalodesign architects
10899 montgomery blvd ne
suite c
albuquerque, nm 87111

SEAL
STATE OF NEW MEXICO
LARRY A. ANDERSON
3089
REGISTERED ARCHITECT
08/17/2020

PROJECT
FIRST NATIONS COMMUNITY HEALTH SOURCE (FNCH) VISION CLINIC INTERIOR IMPROVEMENTS
505 MADEIRA DRIVE, SE
ALBUQUERQUE, NEW MEXICO 87108

CONDITION OF CO. APPROVAL:
LAND OWNER (501 MADEIRA SE, 87108) PROVIDE LETTER FOR PERMISSION TO HAVE CONCRETE ADJACENT TO DRIVE PAD

REVISIONS

NO.	DATE	DESCRIPTION
1	08/19/20	

CLIENT PROJ#:
ARCH PROJ#: A19.06
DRAWN BY: mws
CHECKED BY: mws
DATE: JULY 30, 2020
SHEET TITLE: ARCHITECTURAL SITE PLAN FOR TRAFFIC CIRCULATION LAYOUT

AS-TCL

September 14, 2021

Transportation Development
City of Albuquerque
600 2nd Street NW.
Albuquerque, NM 87102

Re: **Permanent Certificate of Occupancy for**
First Nations Community Healthsource - Vision Clinic
Address: 505 Madeira Drive SE., Albuquerque, NM 87118

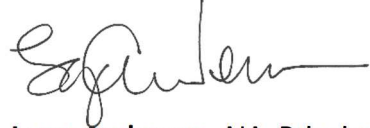
To whom it concerns:

I, Larry Anderson, NMRA of **buffalo design, llc.**, hereby certify that the following project at the address listed above is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout (TCL) Plan approved August 19, 2020.

I further certify that I have personally visited the project site for the remodeled Vision Clinic on August 30, 2021 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 Engineer's Certification (TCL approved Site Plan) for Permanent Certificate of Occupancy.

The record information presented herein 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.

Please feel free to contact me if you have any questions.



Larry Anderson, AIA, Principal
buffalo design, llc

Attachments: Redlined Approved TCL Site Plan.





City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

First Nations Community
Project Title: Healthsource - Vision Clinic Building Permit #: BP-2020-03452 Hydrology File #: _____
DRB#: N/A EPC#: N/A Work Order#: _____
Legal Description: Lot 003. Block 007 Mendelsberg Baron Burg Heights
City Address: 505 Madeira Drive SE., Albuquerque, NM 87118

Applicant: Buffalo Design Architects Contact: Mike Salvador
Address: 10899 Montgomery Blvd. NE, Suite A, Albuquerque, NM 87111
Phone#: 505-720-1920 | 505-492-0405 Fax#: N/A E-mail: msalvador@bd-llc.com

Other Contact: N/A Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF DEVELOPMENT: 1 PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes X No

DEPARTMENT X TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ 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
- ☒ 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: September 14, 2021 By: Mike Salvador (Buffalo Design Architects)

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____