

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 22, 2022

Ronald A. Witherspoon, RA
Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

Re: Luminaria Senior Community
10600 Central Ave. SE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 3-1-22 (L21-D045C)
Certification dated 3-3-22

Dear Mr. Ronald,

Based upon the information provided in your submittal received 3-21-22, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. 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:

- The width for the ADA Parking spaces at the north side of the site must be 8.5 ft. (per ADA requirements and per approved site plan).
 - Stalls located prior to gate (westside of gate) the access aisle is width is only 45" (needs to be 6 ft in width per COA requirements) and the lip adjoining the asphalt and concrete sidewalk will need to be grid in order to comply with ADA accessibility requirement (**Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances**).
 - The stalls located after gate(eastside) the access aisle width in only 52" (needs to be 6 ft in width) lip a joining the asphalt and concrete sidewalk will need to be grid down in order to comply with ADA accessibility)
 - Concrete sidewalk pathway: a plat is shown on landscaping but no shown on site. This situation will need to be addressed because curbing is broken and landscaping and water is draining directly onto sidewalk and stall access aisle.
 - ADA Parking stall at the Westside of the side: The water swells are carrying water and landscaping soil directly onto sidewalk and ADA stalls. This is a concern for ADA accessibility. Please address this concern since there are no curbing to control landscape soil onto sidewalk and stalls.
1. Once these corrections are complete, Send an electronic copy of your submittal to PLNDRS@cabq.gov. for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

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Sincerely,

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

ma via: email
C: CO Clerk, File

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www.cabq.gov