

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

September 29, 2023

David Soule, P.E.  
Rio Grande Engineering  
1606 Central Ave. SE  
Albuquerque, NM 87106

**Re: 224 Muriel  
224 Muriel Rd. SE  
30-Day Temporary Certificate of Occupancy  
Transportation Development Final Inspection**  
Engineer's Stamp dated 08-05-19 (L21-D072)  
Certification dated XX-XX-XX

Dear Mr. Soule,

Based upon the information provided in your submittal received 09-25-23, 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:

- Due to the locked gate during the site visit, please provide me with pictures of the ADA and Motorcycle parking spaces. These pictures should clearly display the dimensions and the signage in place.
- Per site visit, the pedestrian pathway from public sidewalk to the site gate is only 2 ft. wide. As a suggestion: please consider installing a 4'X4' concrete pad on the south side of the gate, to create an ADA compliant pathway.



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- Please date your stamp on the Traffic Certification.

Once these corrections are complete, email pictures to [malnajira@cabq.gov](mailto:malnajira@cabq.gov) for release of Final CO.

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

Sincerely,

*Marwa Al-najjar*

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

PO Box 1293

Ma via: email

Albuquerque

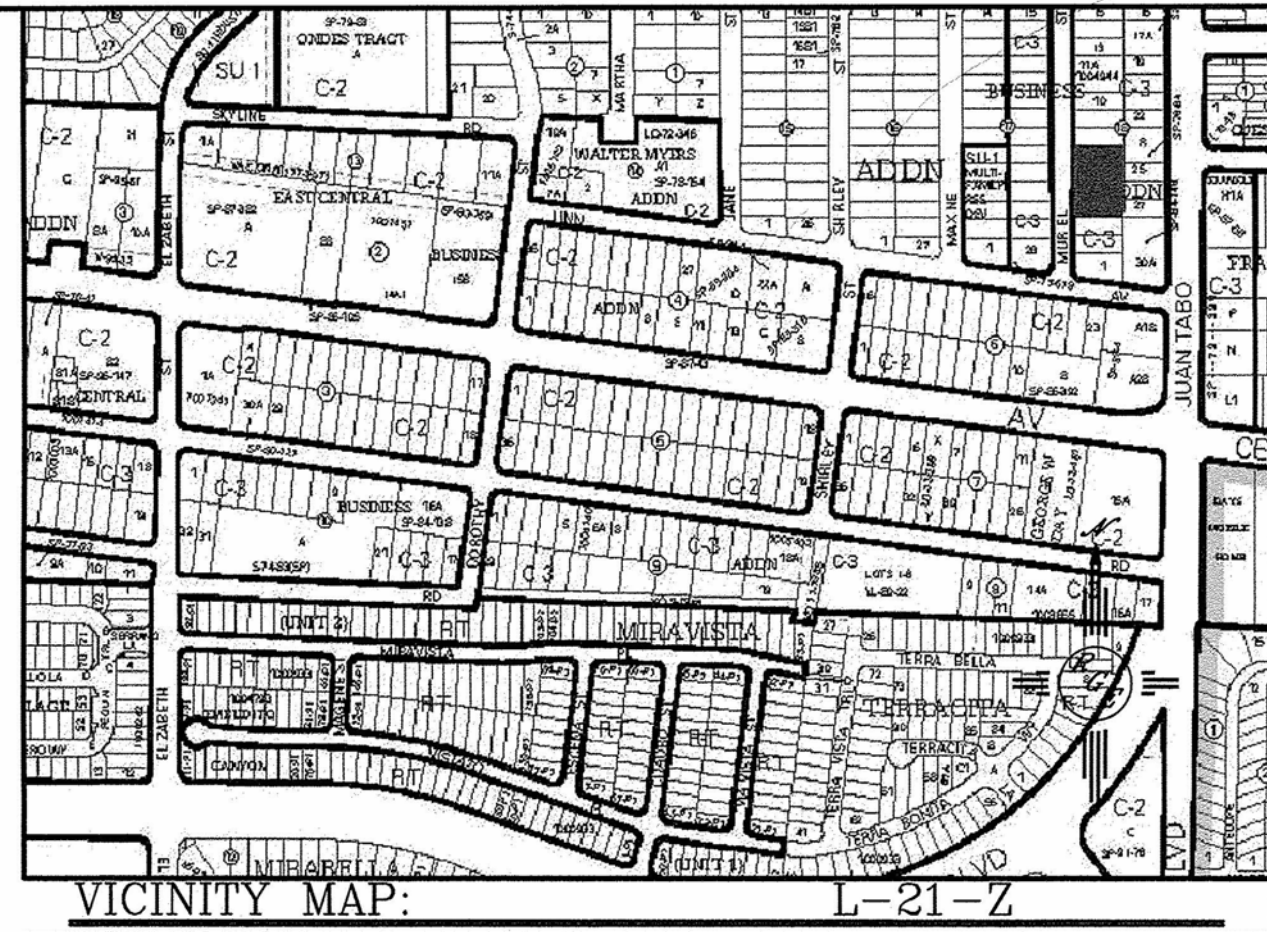
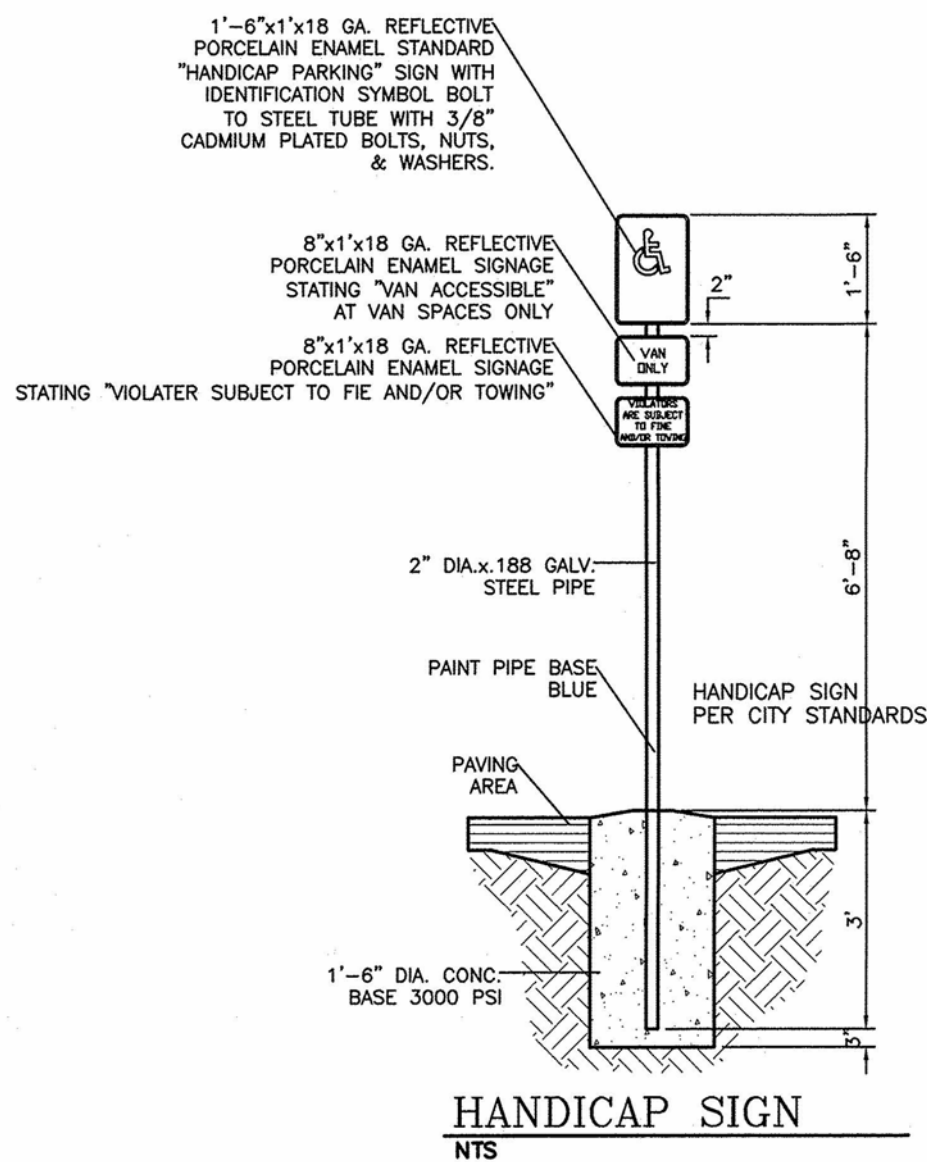
C: CO Clerk, File

NM 87103

[www.cabq.gov](http://www.cabq.gov)



I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been constructed in substantial compliance with and in accordance with the design intend of the approved TCL plan approved 8/5/19. The record information edited on the original design document has performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided by THOMAS JOHNSTON, 14269. The certification is submitted in support of a request for Permanent Certificate of Occupancy. The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the Traffic Circulation aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



#### LEGAL DESCRIPTION:

LOT 7 BLOCK 18 EAST CENTRAL BUSINESS ADDITION

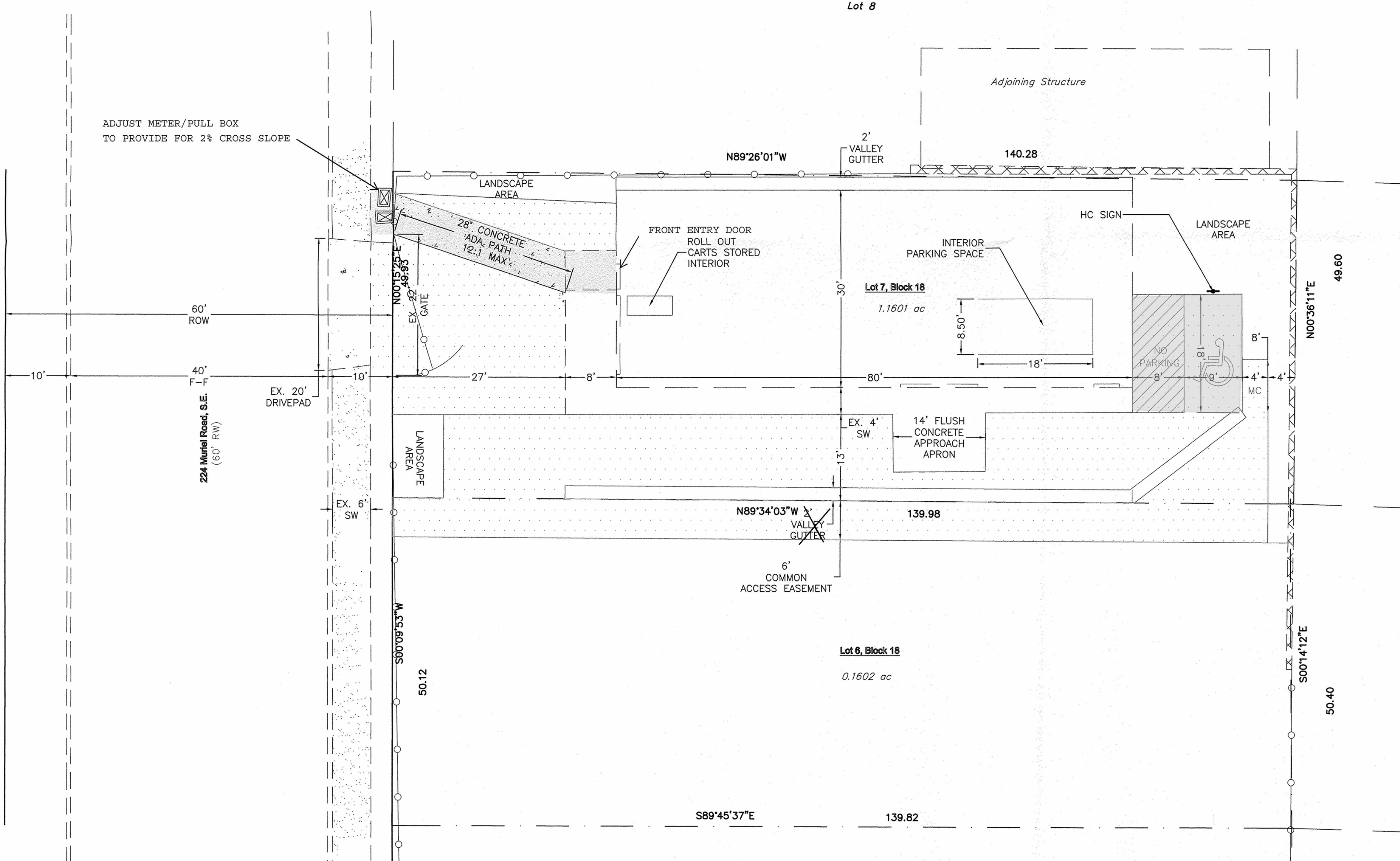
#### LEGEND

---	BOUNDARY
---	EASEMENT
---	RIGHT-OF-WAY
---	PROPOSED CURB
---	EXISTING CURB AND GUTTER
---	EXISTING SIDEWALK
---	NEW 2" AG PAVING- 3" ASPHALT MILLINGS

#### TRAFFIC CIRCULATION LAYOUT APPROVED

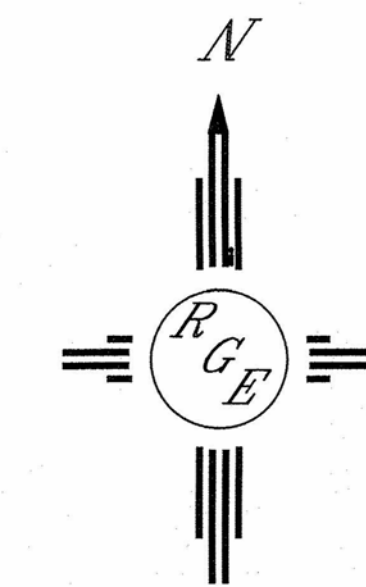
8/6/19  
Signed Date

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



#### SITE DATA

ZONING	MXH
BUILDING SIZE	2400 SF
PARKING	
WAREHOUSE/WHOLESALE	1 SPACE/2000 SF=2 SPACES
2 SPACES REQUIRED	
2 SPACES PROVIDED ( 1 SPACE INTERIOR TO BUILDING )	
HANDICAP PARKING	1 REQUIRED 1 PROVIDED
MOTORCYCLE PARKING	1 REQUIRED 1 PROVIDED



ENGINEER'S SEAL	224 Muriel Road, S.E.	DRAWN BY WCWJ
DATE	7-17-19	2109061-LAYOUT-7-17-19
8/5/19	TRAFFIC CONTROL LAYOUT	SHEET #
DAVID SOULE P.E. #14522	Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	JOB # 2109061