

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

November 4, 2021

Lee Gamelsky, R.A.
Lee Gamelsky Architects P.C.
2412 Miles Rd. SE
Albuquerque, NM 87106

**Re: Westgate Community Center
10001 De Vargas Rd. SW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 12-27-18 (M09D030)
Certification dated 11-3-21**

Dear Mr. Gamelsky,

Based upon the information provided in your submittal received 11-3-21, 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:

- All Van accessible aisles should be 8ft wide. Please note that you are provided four Van parking spaces, and the required are just two.
- Are you planning to grand open after issued the Temporary Certificate of Occupancy, or after complete building the whole site? Please explain.
- Provide redline approved DRB phase1 site plan.

Once corrections are complete resubmit

1. The approved and stamped Administrative Amendment 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) 924-3675.

Sincerely,

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

MA via: email

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C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

TRAFFIC CERTIFICATION

WESTGATE COMMUNITY CENTER
10001 DEVARGAS RD. SW
ALBUQUERQUE, NM 87121
CITY PROJECT NO. 769792

I, Lee Gamelsky, Architect, of the firm : Lee Gamelsky Architects P.C. , HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 27 December 2019 and as redlined/modified in concurrence with the City of Albuquerque Plan Check. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY The General Contractor's Personnel OF THE FIRM CSI – Cartesian Surveys Inc., Will Plotner Jr., NMRPS 14271. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 14 October 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 Certificate of Occupancy.

** no changes noted.*

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.


Signature of Architect

ARCHITECT'S STAMP

10.29.2021
Date





City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6 2018)

Project Title: Westgate Community Center Building Permit #: BP 2019-47509 Hydrology File #: _____
 DRB#: 51-2018-00233 EPC#: VA-2018-0054 Work Order#: _____
 Legal Description: TR of Land within NW/4 NW/4 EXG A-5 w/ly POR SEC. 33 T 10 N R 2 E Parcel 1 Town of Artesia Grant
 City Address: 10001 DE VARGAS Rd SW.
 Applicant: City of ALBUQUERQUE Contact: Juanito Serna
 Address: One Civic Plaza / DMD.
 Phone#: 505. 218. 2004 Fax#: _____ E-mail: JESERNA@CABQ.GOV
 Other Contact: LEE GAMELSKY (ARCHITECT) P.C. Contact: LEE GAMELSKY
 Address: 2412 Miles Rd SE 87106
 Phone#: 505. 842. 8865 Fax#: _____ E-mail: lee@lgamm.com

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

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ 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: 10.29.2021 By: LEE GAMELSKY h. G.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____