

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Interim Director



Mayor Timothy M. Keller

February 18, 2022

Rick Bennett, RA  
RBA Architecture Planning Design  
1104 Park Ave SW  
Albuquerque, NM 87102

**Re: Abundant life**  
**2851 Arenal Rd SW**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated (AA) 11-23-20 (M10D006)  
Certification dated 2-7-22

Dear Mr. Bennett,

Based upon the information provided in your submittal received 2-15-22, 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:

- 6 ft ADA pathway cross slope exceeds the Max 2.0%. Please correct areas where cross slopes are more than 2.0%.
- Please Stamp the Certification Letter. (Architect Stamp)
- INFO ONLY: Certification required for Phase 5 when completed.

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](mailto: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.

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Interim Director



*Mayor Timothy M. Keller*

Sincerely,

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

EG     via: email  
C:     CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

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

**ADMINISTRATIVE AMENDMENT**

**FILE # \_\_\_\_\_ PROJECT # \_\_\_\_\_**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**APPROVED BY**

**DATE**

|                      |   |                         |
|----------------------|---|-------------------------|
| EXISTING BUILDINGS:  |   |                         |
| EAST WORKSHOP SPACE: | 1/4 SEATS                                     | 120 SEATS/4 = 30 SPACES |
| WEST WORKSHOP SPACE: | 1/4 SEATS                                     | 60 SEATS/4 = 15 SPACES  |
| OFFICE SPACES:       | 1ST FLR. 1/200                                | 402 S.F./200 = 2 SPACES |
| OFFICE SPACES:       | 2ND FLR. 1/300                                | 282 S.F./300 = 1 SPACES |
| GRADE SCHOOL ROOMS:  | 1/EMPLOYEE                                    | 5 ROOMS = 6 SPACES      |
| HIGH SCHOOL ROOMS:   | SEE NEW GYMNASIUM<br>(1 CLASSROOM - 3 SPACES) |                         |

|                                 |                      |                        |
|---------------------------------|----------------------|------------------------|
| TOTAL SPACES REQUIRED:          |                      | = 54 SPACES            |
| TOTAL EXISTING SPACES PROVIDED: |                      | = 52 SPACES            |
| NEW BUILDING:                   |                      |                        |
| GYMNASIUM 9,000 S.F.            | 1/4 SEATS/AUDITORIUM | 50 SEATS/4 = 13 SPACES |
| TOTAL SPACES REQUIRED:          |                      | 67 SPACES (6 H.C.)     |
| ACCESSIBLE SPACES REQUIRED:     |                      | 51-100 SPACES = 4      |
| TOTAL SPACES PROVIDED:          |                      | 67 SPACES (16 H.C.)    |
| FUTURE BUILDING:                |                      |                        |
| FUTURE GYMNASIUM ADDITION       | 4,000 S.F.           | ACCESSORY SPACE        |
| FUTURE BUILDING 1,525 S.F.      | 1 STORY              | 1 PER 200 = 8 SPACES   |
| TOTAL SPACES REQUIRED:          |                      | 8 SPACES               |

ABUNDANT LIFE SITE WILL NOT USE ALL THE PARKING AT THE SAME TIME. DURING THE WEEK SCHOOL IS IN SESSION FROM 8:00 AM - 3:30 PM. 56 SPACES WILL BE DEDICATED DURING SCHOOL HOURS. OTHER BUILDINGS ARE AREAS FOR ACCESSORY SPACE TO THE SCHOOL. THEY WILL NOT ADD ANY SPACES DURING SCHOOL HOURS.

THE GYM WILL BE USED AFTER HOURS OR WEEKENDS FOR BASKETBALL GAMES WITH 13 PARKING SPACE REQUIRED.

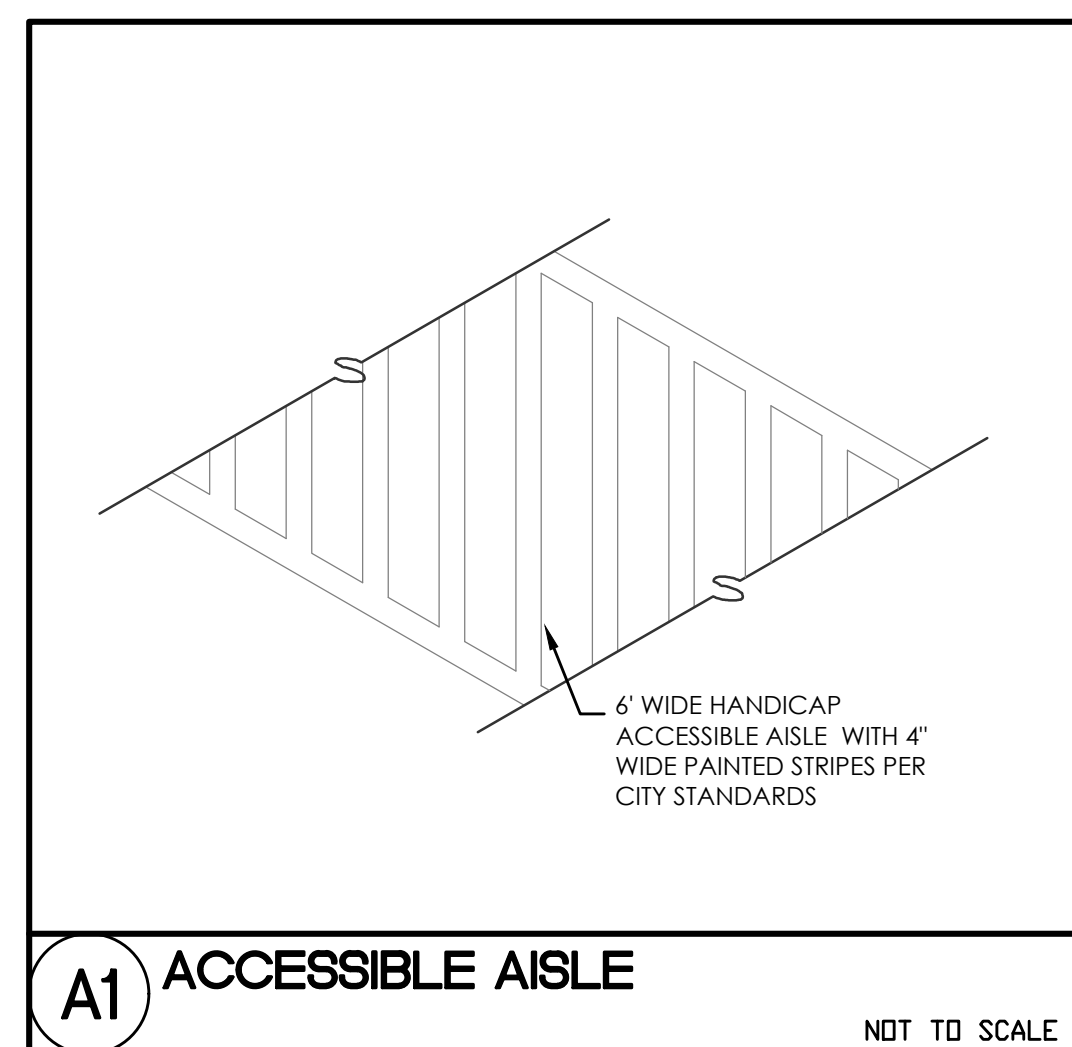
THERE IS A NEW SIDEWALK THAT GOES FROM THE BACK DOOR OF THE CAFETERIA (RIGHT BESIDE THE KITCHEN) TO THE GYM TO ALLOW FOR HANDICAPPED ACCESS. THERE ARE NO STEPS OR OBSTACLES THAT WOULD IMPEDE A WHEELCHAIR FROM GOING FROM FRONT PARKING LOT HANDICAPPED SPACES TO THE GYM, BY GOING THROUGH THE FRONT DOORS OF THE SCHOOL AND THROUGH THE CAFETERIA AREA.

THE FIRST FLUSH POND WILL BE BUILT AT THIS TIME AS REQUIRED.

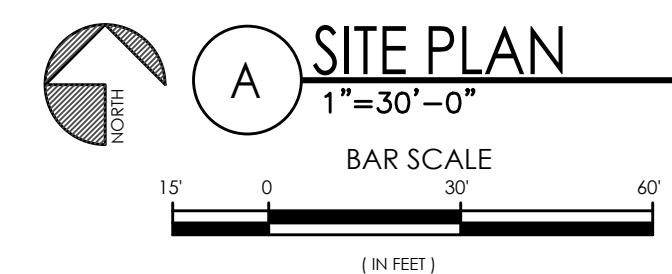
|   |             |
|---|-------------|
| APPROVED BUILDINGS PER SITE DEVELOPMENT PLAN 1990 |             |
| PHASE 1: WORSHIP SPACE                            | 5,600 S.F.  |
| PHASE 2: CLASSROOMS/OFFICES                       | 5,600 S.F.  |
| PHASE 3: FUTURE SCHOOL                            | 2,800 S.F.  |
| PHASE 3: 2 STORY BLDG                             | 13,000 S.F. |
| TOTAL APPROVED SQUARE FOOTAGE                     | 27,000 S.F. |

|   |                    |
|---|--------------------|
| <b>BUILDINGS THAT EXIST NOW</b>         |                    |
| EXISTING PHASE 1: WORSHIP SPACE/BLDG. A | 7,145 S.F.         |
| EXISTING PHASE 2: CLASSROOMS/OFFICES    | 5,600 S.F.         |
| <b>TOTAL SQUARE FOOTAGE</b>             | <b>12,745 S.F.</b> |

| <u>NEW BUILDINGS PROPOSED WITH THIS AA:</u> |             |
|---|-------------|
| PHASE 4: GYMNASIUM                          | 9,000 S.F.  |
| PHASE 5: FUTURE GYM ADDITION                | 4,000 S.F.  |
| TOTAL SQUARE FOOTAGE                        | 13,000 S.F. |
| REMOVE PHASE 3 FUTURE SCHOOL                | 2,800 S.F.  |
| REMOVE PHASE 3 2 STORY BLDG                 | 13,000 S.F. |
| NEW TOTAL PROPOSED SQUARE FOOTAGE           | 25,475 S.F. |
| TOTAL APPROVED SQUARE FOOTAGE               | 27,000 S.F. |

[illegible]





PROJECT NARRATIVE: REVISING ADMINISTRATIVE  
AMENDMENT TO SHOW JUST THE GYMNASIUM BEING  
BUILT. ALL OTHER WORK WILL BE FUTURE. THERE WILL  
BE 8 ADDITIONAL SPACES ADDED TO THE EAST SIDE.  
THEY WILL BE ON GRAVEL BASE COURSE



LEGAL DESCRIPTION

2851 ARENAL RD SW, ALBUQUERQUE, NM 87121  
SU-1 LOT 2A SAN JOSE ARENAL, TRACT 2-A CORRECTED PLAT OF  
TRACTS 1-A, 2-A, AND 3-A SAN JOSE ARENAL CONTAINING 3.675  
ACRES AND LOCATED ON ARENAL RD BETWEEN COORS AND  
UNSER. USES TO INCLUDE WORSHIP SPACE AND CLASS ROOMS  
WITH GYMNASIUM.

ABUNDANT LIFE GYMNASIUM  
SITE PLAN FOR ADMINISTRATIVE AMENDMENT  
ALBUQUERQUE, NM  
PROJECT #1301

|   |   |
|---|---|
| <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> REVISION DATE<br/> 08-18-2020<br/> 10-20-2020 </div> <div style="border: 1px solid black; padding: 10px; text-align: center; margin-bottom: 5px;">  </div> <div style="border: 1px solid black; padding: 10px; text-align: center;">  </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> DATE<br/> 07-30-2015 </div> | <div style="border: 1px solid black; padding: 10px; text-align: center; margin-bottom: 5px;">  </div> <div style="border: 1px solid black; padding: 10px; text-align: center;">  </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> DATE<br/> 07-30-2015 </div> |
| <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> SHEET NUMBER<br/> AA-1.0 </div>  |   |





February 7, 2022

Re: Abundant Life Christian School  
2851 Arenal Rd SW  
Albuquerque, NM 87121  
Project # PR-2020-00432  
Approved 11/23/2020

### TRAFFIC CERTIFICATION

I, **Rick Bennett**, NMRA #1240, of the firm of RBA Architecture, PC hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Administrative Amendment, approved Site Plan dated 7/30/15 and with Architect's stamp dated 07/30/15.

The record information was edited on the original design document has been obtained by **Rick Bennett | Architect**, of the firm. I further certify that I have personally visited the project site on February 1, 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 (Permanent) for Abundant Life Christian School at 2851 Arenal Rd SW, Tract 2-A Corrected Plat of Tracts 1-A, 2-A, and 3-A San Josearenal Cont. 3.675 AC, Bernalillo County in Albuquerque, New Mexico.

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.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Bennett", with a long horizontal flourish extending to the right.

Rick Bennett, Architect



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

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

**TYPE OF SUBMITTAL:**

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**CHECK 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
- ☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_