

CITY OF ALBUQUERQUE

Planning Department

Alan Varela, Director



Mayor Timothy M. Keller

April 16, 2024

Richard Bennett, RA
RBA Architecture, PC
1104 Park Ave SW
Albuquerque, NM

Re: Unser Crossing- Building A
10550 Unser Blvd NW
Request for Certificate of Occupancy-30 Day Temp
Transportation Development Final Inspection
Architect's Stamp date 7-20-21 (A11D017B)
Certification dated 2-27-24

Dear Mr. Bennett;

Based upon the information provided in your submittal received 4-11-24, Transportation Development has no objection to a 30-Day Temporary Certificate of Occupancy. 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 issuance of a Permanent Certificate of Occupancy, the following items are to be addressed:

1. The installed size of each bike rack was not per plan: 14" wide.
2. The installed spacing between bike was not spaced per plan: 16" apart.

If you have any questions, please contact me at ccherne@cabq.gov or (505) 924-3986.

Sincerely,

Curtis A. Cherne

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: Laurie Elliot, Yvette Lucero, Desiree Gonzales, Wendi Alcala, James Broomfield,
icordova@insightNM.com

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Richard Bennett, RA
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1104 Park Ave SW
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Re: Unser Crossing- Building B
10550 Unser Blvd NW
Request for Certificate of Occupancy-30 Day Temp
Transportation Development Final Inspection
Architect's Stamp date 7-20-21 (A11D017B)
Certification dated 2-27-24

Dear Mr. Bennett;

Based upon the information provided in your submittal received 4-11-24, Transportation Development has no objection to a 30-Day Temporary Certificate of Occupancy. 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 issuance of a Permanent Certificate of Occupancy, the following items are to be addressed:

1. The installed size of each bike rack was not per plan: 14" wide.
2. The installed spacing between bike was not spaced per plan: 16" apart.
3. The drive-up was missing the "Do Not Enter" and One-Way" pavement markings.
4. The asphalt at the south edge of the site, east of the drive through, terminated into uneven dirt with piles of concrete and asphalt debris and the asphalt drive through the area labeled "Phase 2 Bldg C" was not constructed.

If you have any questions, please contact me at ccherne@cabq.gov or (505) 924-3986.

Sincerely,

Curtis A Cherne

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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: _____



February 27, 2024

Re: Unser Crossing
10621 Unser Blvd. NW
Albuquerque, NM 87114
Project # BP-2022-36431
Approved 08/19/2022

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 Traffic Certification Layout, approved Site Plan dated 08/19/22 and with Architect's stamp dated 07/20/21.

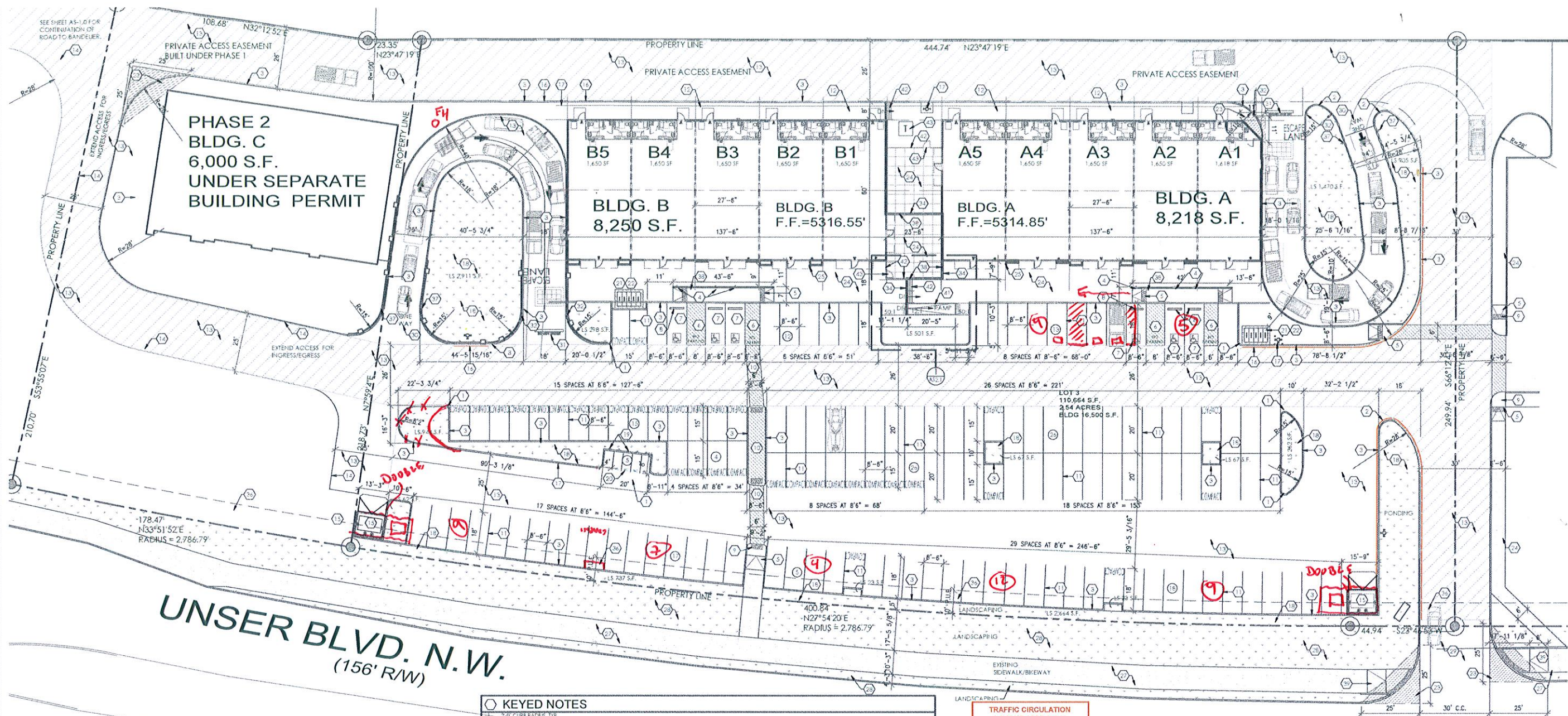
The record information was edited on the original design document has been obtained by **Rick Bennett | Architect**, of the firm. I further certify that I have personally visited the project site on February 27, 2024 and have determined by visual inspection that the survey data provided is representative 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 Unser Crossing at 10621 Unser Blvd. NW, Tract 20A-1 Vacation Amended Plat & Repl of Paradise North Situated within the Town of Alameda Grant in 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.

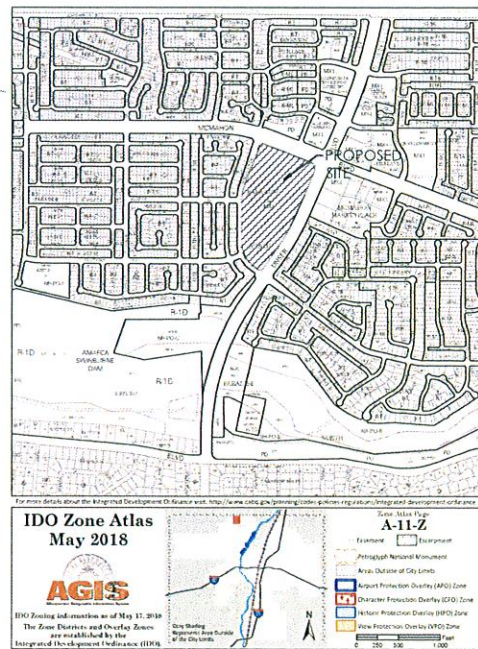
Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Bennett", written over a light blue horizontal line.

Rick Bennett, Architect



UNSER BLVD. N.W.
(156' R/W)



KEYED NOTES

- 2.0' CURB RAMP, TYP.
- 5.0' CURB RAMP.
- CONSTRUCT NEW RAKED CONCRETE CURB AND GUTTER PER CARQ STANDARDS 2415A, REF. DET. A5/AS-2.0.
- ACCESSIBLE PARKING SIGNAGE PER CARQ STANDARDS, REF. DET. A5/AS-2.0.
- ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE (CARQ) STANDARDS 2443, REF. A5/AS-2.0.
- PAINTED STRIPED HANDICAP ACCESSIBLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH X 2" WIDE, LOCATE SIGN: 166-1-4-T8/NNM-19786, REF. DETAIL A5/AS-2.0.
- HANDICAP SYMBOL PER CARQ STANDARDS, TYPICAL (B) PLATE REF. DETAIL A5/AS-2.0.
- CONCRETE PARKING BUMPER, TYP. REF. DETAIL A5/AS-2.0.
- 24" TRUNCATED DOWNS, TYP.
- 6' FOOTWIDE ACCESSIBLE PEDESTRIAN PATH, TYP. REF. DETAIL A7/AS-2.0.
- 4" WIDE PAINTED STRIPES PER C.O.A. STANDARDS, REF. DETAIL A4/AS-2.0, TYP.
- CONSTRUCT NEW CONCRETE SIDEWALK PER CARQ STANDARD DWG. 2430, REF. A11-A12/AS-2.0, REF. PLAN FOR SIDEWALK WIDTH. THE EXISTING SIDEWALKS AS NEEDED.
- ASPHALT PAVING OVER BASE COURSE, REF. GEOTECH REF. DET.
- EDGE OF ASPHALT.
- DUMPSTER ENCLOSURE PER CARQ, REF. DETAIL A1/AS-2.0.
- FIRE LANE, PAINT CONC. CURB RED AND ADD SIGNAGE TO CURBS 5" HIGH WHITE LETTER "NO PARKING, FIRE LANE", TYP. EVERY 15' OVER 6" WIDE RED STRIPE, REF. FIRE ORD 503.3.1.
- NEW FIRE HYDRANT LOCATION.
- LANDSCAPING AREA, REF. LANDSCAPING PLAN.
- MOTORCYCLE PARKING SIGNAGE PER CARQ STANDARDS, TYP.
- PAINTED "NO" IN CAPITAL LETTERS, 12" HIGH X 2" WIDE, AT MOTORCYCLE PARKING - WHITE ON PAVEMENT PER CARQ STANDARDS.
- BIKE RACK FOR (5) BICYCLES, REF. DETAIL A13/AS-2.0.
- A. 32" TALL X 16" WIDE.
- B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED.
- C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
- D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
- E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
- F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
- G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
- Bike parking spaces shall be 6'-0" LONG X 2' WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE.
- CLEAR SIGHT TRIANGLE, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 8 FEET AND 8 FEET TALL AS MEASURED FROM THE GUTTER FAN WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- CONCRETE PAVEMENT.
- G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS, MOUNT BOX 4'-0" - 6'-0" HIGH A.F.F., TYP.
- ELECTRICAL TRANSFORMER LOCATION, COORDINATE LOCATION WITH FNA.
- EXISTING 15' WIDE ASPHALT SIDEWALK BIKE PATH.
- EXISTING OFF SITE LANDSCAPING.
- CONSTRUCT NEW DRIVE PAD PER C.O.A. STD. DWG. 2426 & 2420, REF. CIVIL DRAWINGS.
- PAINTED "ONE-WAY" - WHITE ON PAVEMENT PER CARQ STANDARDS, REF. DETAIL A18/AS-2.0.
- PAINTED "DO NOT ENTER" - WHITE ON PAVEMENT PER CARQ STANDARDS, REF. DETAIL A19/AS-2.0.
- "DO NOT ENTER" HIGH PER CARQ STANDARDS #600-600, REF. DETAIL A16/AS-2.0.
- ALL BURNER OR CRACKS SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER C.O.A. STANDARD DRAWINGS 2415A.
- REPAIRING WALL, REF. FOUNDATION PLAN AND DETAILS.
- PAINTED "COMPACT" - WHITE ON PAVEMENT PER CARQ STANDARDS.
- 10' PUBLIC UTILITY EASEMENT.
- "ONE WAY" SIGN PER CARQ STANDARD 2430-403, REF. DETAIL A17/AS-2.0.
- 42" HIGH 1 1/4" DIA. PAINTED STEEL GUARDRAIL, REF. DETAILS ON SHEET S-2.0.
- CURB RAMP PER CARQ STANDARD DWG. 2446, REF. CIVIL DRAWINGS.
- CURB RAMP PER CARQ STANDARD DWG. 2441, REF. CIVIL DRAWINGS.
- ACCESSIBLE CONC. RAMP, REF. FOUNDATION PLAN AND DETAILS.
- CONC. STAIRS, REF. STAIRING AND DRAPAGE PLAN AND FOUNDATION PLAN AND DETAILS.
- TRANSFORMER LOCATION, REF. ELECTRICAL PLAN.
- 42" HIGH 1 1/4" DIA. PAINTED STEEL FENCE, REF. FOUNDATION PLAN AND FOUNDATION DETAILS.
- 42" HIGH X 36" WIDE 1 1/4" DIA. PAINTED STEEL GATE WITH EGRESS LATCH, TYP.

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Amayo
Signed Date 8/19/2022

LANDSCAPE REQUIREMENTS:

GROSS LOT AREA: 110,664 S.F. (2.54 ACRES)
BUILDING AREA: 16,500 S.F. (2 BLDGS)
NET LOT AREA: 94,164 S.F.
REQUIRED LS: 14,125 S.F.
PROVIDED LS ONSITE: 9,758 S.F.
PROVIDED LS OFFSITE: 7,234 S.F.

PARKING REQUIREMENTS:

BUILDING A
REQUIRED: TOTAL BUILDING SQ. FT. 8,218 S.F. RESTAURANT 8 SPACES/1,000 S.F. (125) RETAIL 4 SPACES/1,000 S.F. (250) TOTAL BUILDING 1 SPACES
= 8,218 S.F. = 4,125 S.F. RESTAURANT, 4,125 S.F. RETAIL
= 4,125/125 = 33 SPACES REQUIRED
= 4,125/250 = 17 SPACES
= 50 SPACES
NMBCT TABLE 1106.1 36-50 = 3 H.C. SPACES
2018 IDO TABLE 5-5-4 MOTORCYCLE = 26-50 = 2 SPACES

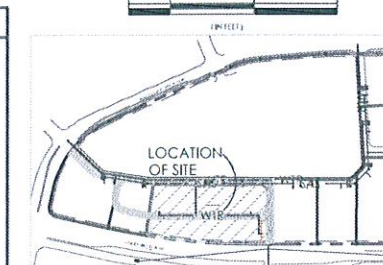
BUILDING B
REQUIRED: TOTAL BUILDING SQ. FT. 8,250 S.F. RESTAURANT 8 SPACES/1,000 S.F. (125) RETAIL 4 SPACES/1,000 S.F. (250) TOTAL BUILDING 1 SPACES
= 8,250 S.F. = 4,125 S.F. RESTAURANT, 4,125 S.F. RETAIL
= 4,125/125 = 33 SPACES REQUIRED
= 4,125/250 = 17 SPACES
= 50 SPACES
NMBCT TABLE 1106.1 36-50 = 3 H.C. SPACES
2018 IDO TABLE 5-5-4 MOTORCYCLE = 26-50 = 2 SPACES

TOTAL PARKING REQUIRED 2 BUILDINGS
TOTAL PARKING PROVIDED
= 100 SPACES
= 146 SPACES PROVIDED (INCLUDING 4 H.C. SPACES)
37 SMALL CARS (LESS THAN 30% ALLOWED, 44 MAX)
5 MOTORCYCLE SPACES
= 100% OF REQUIRED OFF STREET PARKING = 10 BIKE SPACES

BICYCLE SPACES NON-RESIDENTIAL

ENLARGED SITE PLAN

1" = 20'-0"
BAR SCALE



KEY LOT PLAN

1" = 10'-0"

UNSER CROSSING
ENLARGED SITE PLAN
10550 UNSER BLVD NW
ALBUQUERQUE, NM 87114
PROJECT #2063

REVISION DATE



DATE
03-30-2021

SHEET NUMBER
AS-1.1