

CITY OF ALBUQUERQUE



June 9, 2017

Joe Slagle, RA
Slagle Herr Architects Inc.
413 2nd St. SW
Albuquerque, NM 87102

Re: Office Warehouse Development
5454 Venice Ave. NE
30-Day Temporary Certificate of Occupancy- Transportation Development
Architect's Stamp dated 1-6-10 (B18D017)
Certification dated 6-6-17

Dear Mr. Slagle,

Based upon the information provided in your submittal received 6-6-17, Transportation Development has no objection to the issuance of 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 the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

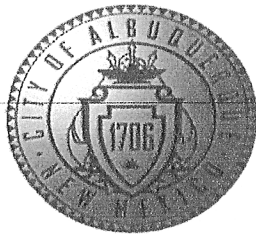
1. Complete all railing at egress on west entrance.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

\mao via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Office Warehouse Development Building Permit #: T201600114 City Drainage #: _____

DRB#: 1008059 EPC#: _____ Work Order#: _____

Legal Description: Lots 4,5,6 Block 4 Tract 4 Unit B, North Albuquerque Acres

City Address: 5454 Venice Ave NE, Albuquerque, NM

Engineering Firm: Isaccson Arfman Contact: Fred Arfman

Address: 126 Monroe St NE, Albuquerque, NM 87108

Phone#: 505 268-8828 Fax#: _____ E-mail: _____

Owner: Mechenbier Construction Contact: _____

Address: 8500 Washington St NE, Albuquerque, NM 87113 jeremymechenbier@mechenbier.com

Phone#: 505 314-7700 Fax#: _____ E-mail: _____

Architect: Slagle Herr Architects Inc. Contact: Joe Slagle

Address: 413 Second Street SW, Albuquerque, NM 87102

Phone#: 505 246 0870 Fax#: _____ E-mail: joe@slagleherr.com

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: Mechenbier Contstruction Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: 6-6-17 By: Joe Slagle

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

TRAFFIC CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY

RE: 5454 Venice Office Warehouse Development Permit no.
T201600114, DRB Project no. 1008059

I, Joe Slagle, NMRA 2284, of the firm Slagle Herr Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved Site Development Plan dated 1-8-10, with variations as documented on the attached approved site development plan. I certify that I have personally visited the project site on 6-6-17 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 submittal is for Permanent Certificate of Occupancy for the 5454 Venice Office Warehouse Development.

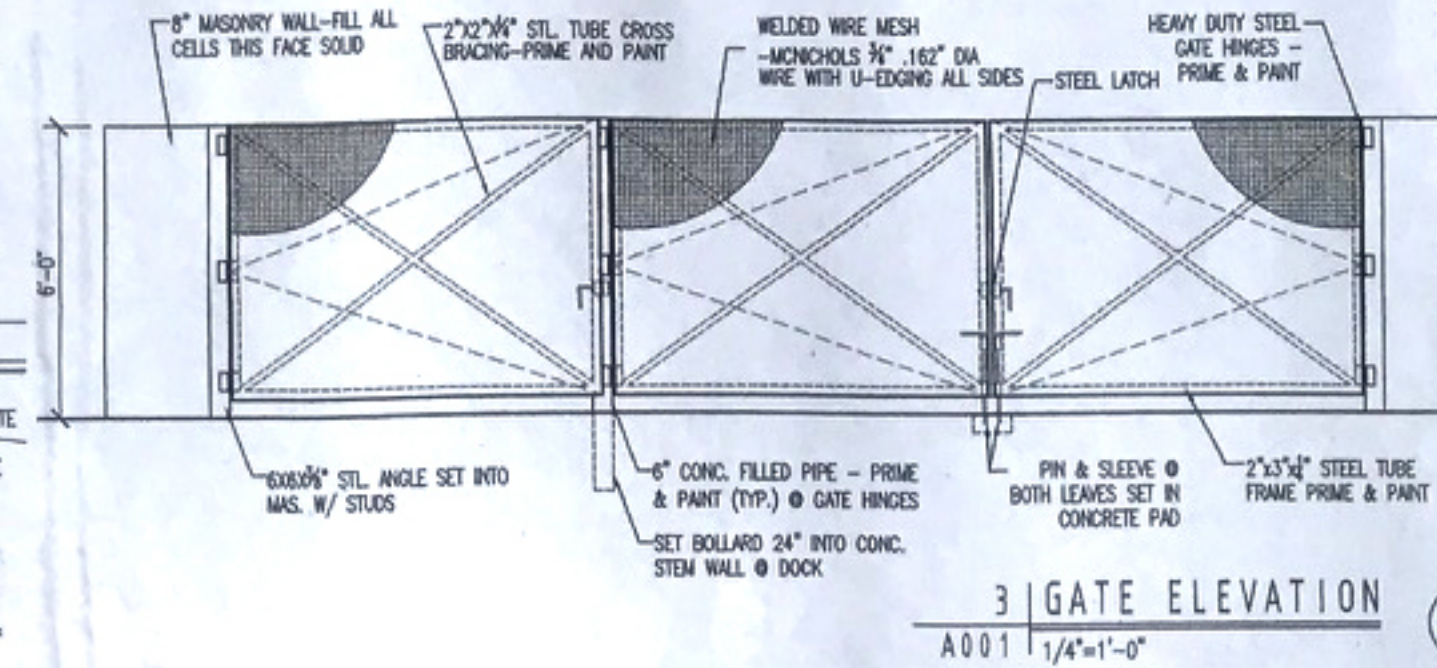
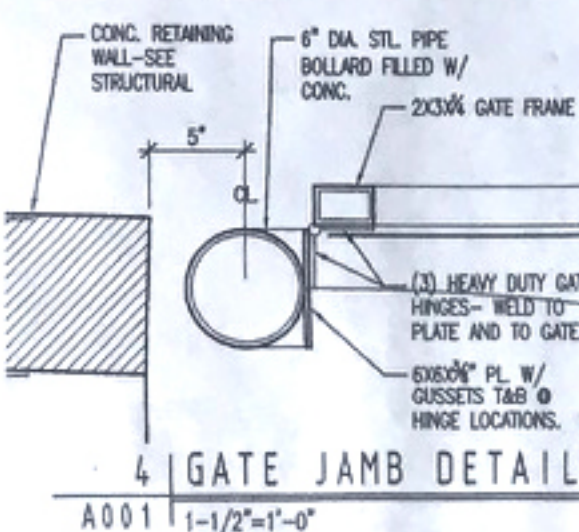
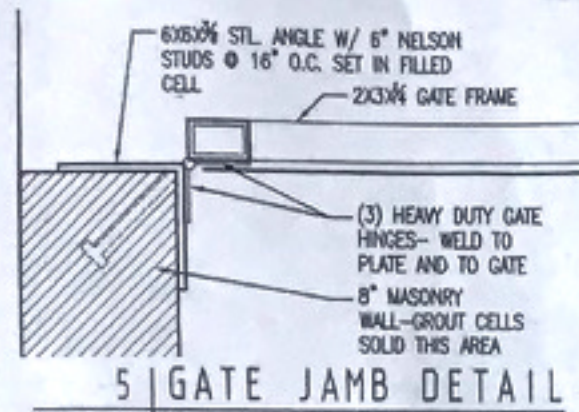
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



Joe Slagle, Architect

6.6.17
Date





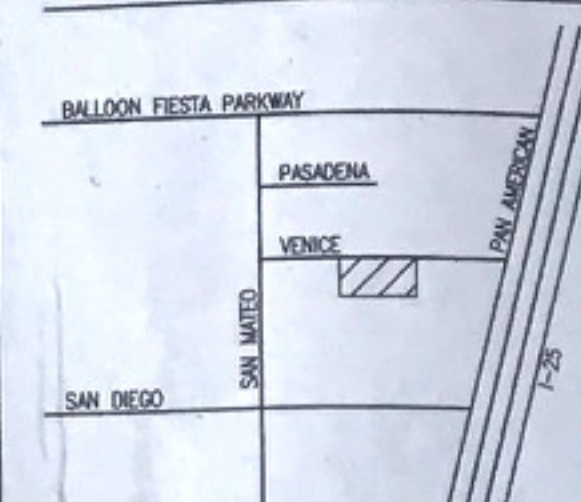
SIGNATURE BLOCK

PROJECT NUMBER: 1008059
APPLICATION NUMBER: 1008059
Is an infrastructure list required? () Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within public right-of-way or for construction of public improvements.

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
DATE: 01/21/10
ALLAN PETERSON
UTILITIES DEVELOPMENT
DATE: 01/20/10
CHRISTINA SANDORAL
PARKS AND RECREATION
DATE: 1/20/10
BRADLEY D. BYRNE
CITY ENGINEER
DATE: 1/20/10

ENVIRONMENTAL HEALTH DEPT. (if required)
DATE: 1-6-10
SOLID WASTE MANAGEMENT
DATE: 2-3-10
DRB CHAIRPERSON, PLANNING DEPARTMENT

VICINITY MAP



GENERAL NOTES

1. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS
2. CURBS DIMENSIONED TO FACE OF CURB UNLESS OTHERWISE NOTED
3. PATCH & REPAIR OR REPLACE EXISTING CURB & CUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORDINATION WITH DRIVEWAY CONSTRUCTION
4. VERIFY ALL NEW DRIVEWAY REQ'S W/ CITY OF ALBUQUERQUE STANDARDS
5. SITE LIGHTING PROVIDED FROM BUILDING FACADES TO BE OUT-OF-TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
6. MAX. SLOPE FOR ALL RAMP IS 1:12.

SITE DATA

LOCATION:	5454 VENICE AVE. NE, ALBUQUERQUE, NM 87113
OWNER:	MECHENBIER CONSTRUCTION 8500 WASHINGTON ST. NE, SUITE A-6 ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION:	LOTS 4,5,6, BLOCK 4, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES
UPC #:	101806505924930923 101806507424930922 101806509124830921
CURRENT ZONING:	IP
ZONE ATLAS PAGE:	B-18
CONSTRUCTION TYPE:	2-B, SPRINKLED
APPLICABLE CODE:	2006 IBC
TOTAL LOT AREA:	(2,659 AC) 115,826 S.F.
BUILDING FOOTPRINT AREA:	37,608 S.F.
NET LOT AREA:	78,218 S.F.
HARDSCAPE AREA (PAVING AND SIDEWALKS):	65,769 S.F.
LANDSCAPE AREA:	12,449 S.F.
LANDSCAPE % OF NET LOT AREA:	15.9 %
LANDSCAPE TO HARDSCAPE AREA RATIO:	1 : 5.28
REQUIRED PARKING:	96 SPACES
OFFICE:	(22,418 SF x 0.8) / 200 = 90 SPACES
WAREHOUSE:	(15,190 SF x 0.8) / 2000 = 6 SPACES
PARKING PROVIDED:	109 SPACES
H.C. PARKING PROVIDED (4 REQUIRED):	4 SPACES
COMPACT SPACES ALLOWED (25% OF 96):	24 SPACES
COMPACT SPACES PROVIDED:	2 SPACES
REQUIRED BICYCLE PARKING:	5 SPACES
BICYCLE PARKING PROVIDED:	10 SPACES
MOTORCYCLE PARKING PROVIDED (3 REQUIRED):	4 SPACES

MECHENBIER CONSTRUCTION INC.

OFFICE/ WAREHOUSE
DEVELOPMENT AT
5454 VENICE AVE. N.E.

Architects
1600 riogrande nw
albuquerque
new mexico 87104
505.246.6437
slagleherp.com

SITE PLAN CODE / ZONING DATA

revisions:
date: 1/8/10
sheet: A001

