

CITY OF ALBUQUERQUE



April 12, 2019

Raymond R. Vigil, RA
Vigil & Associates
4477 Irving NW
Albuquerque, NM 87114

**Re: 5401 Beverly Hills Ave NE
5401 Beverly Hills Ave NE,
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection**
Engineer's/Architect's Stamp dated 4-19-18 (B18D023)
Certification dated 4-9-19

Dear Mr. Vigil,

Based upon the information provided in your submittal received 4-9-19, Transportation Development will issue 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.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

1. Please add bike rack.
2. Please send photos of corrections to PLNDRS@cabq.gov & epgomez@cabq.gov for release of final CO

NM 87103

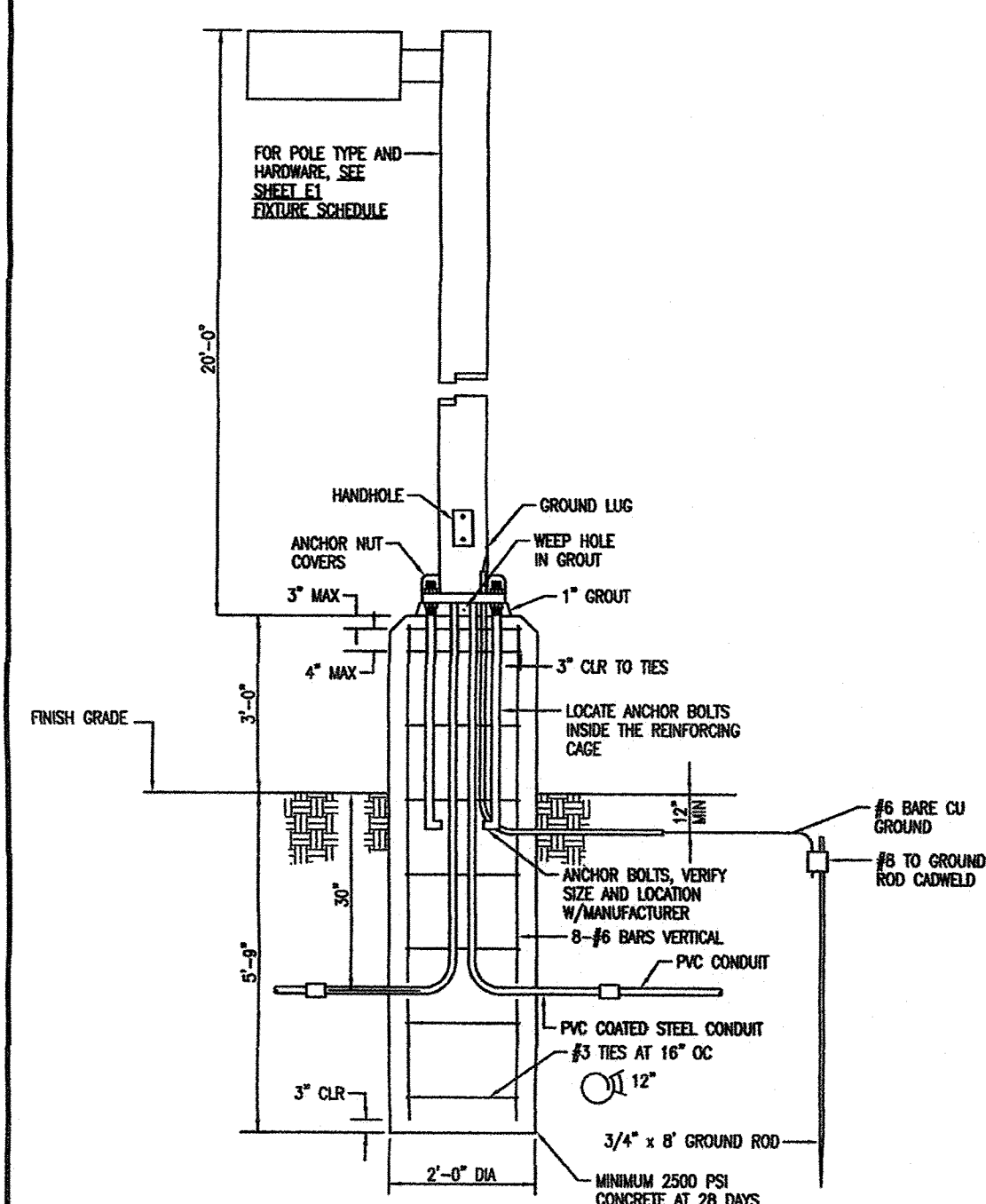
If you have any questions, please contact me at (505) 924-3981.

Sincerely,

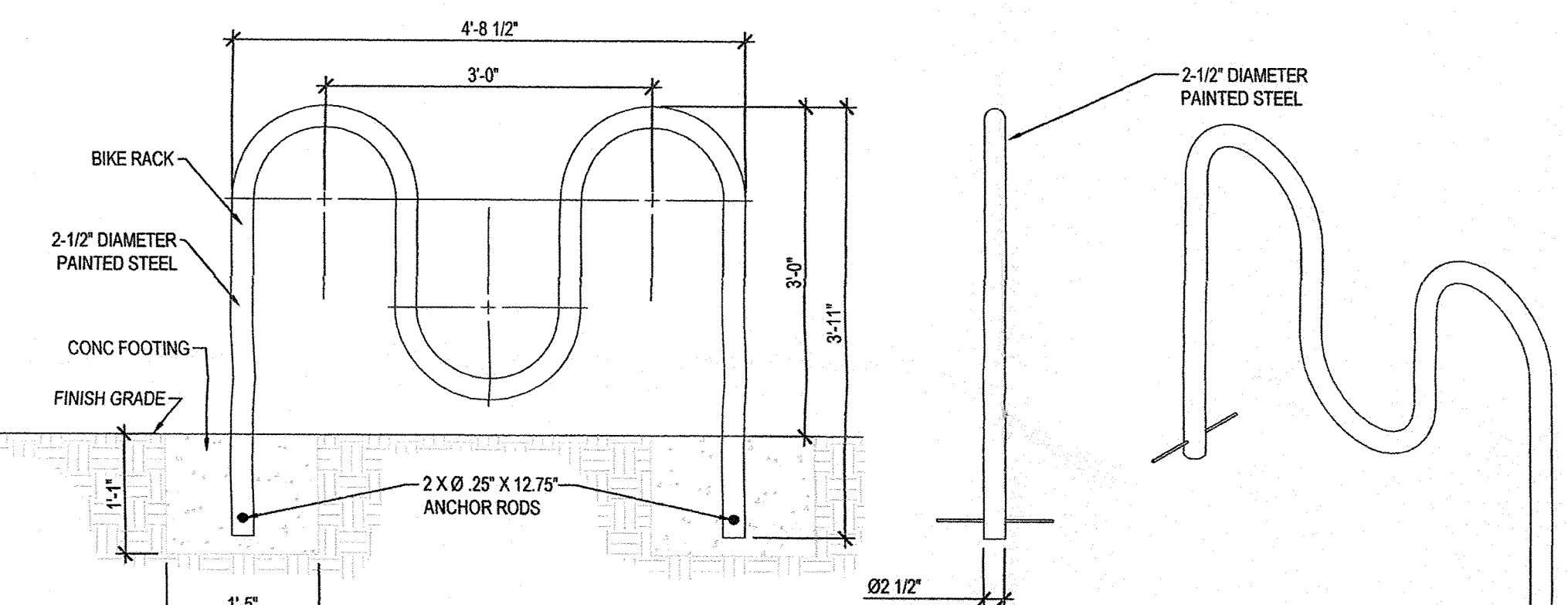
www.cabq.gov


Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

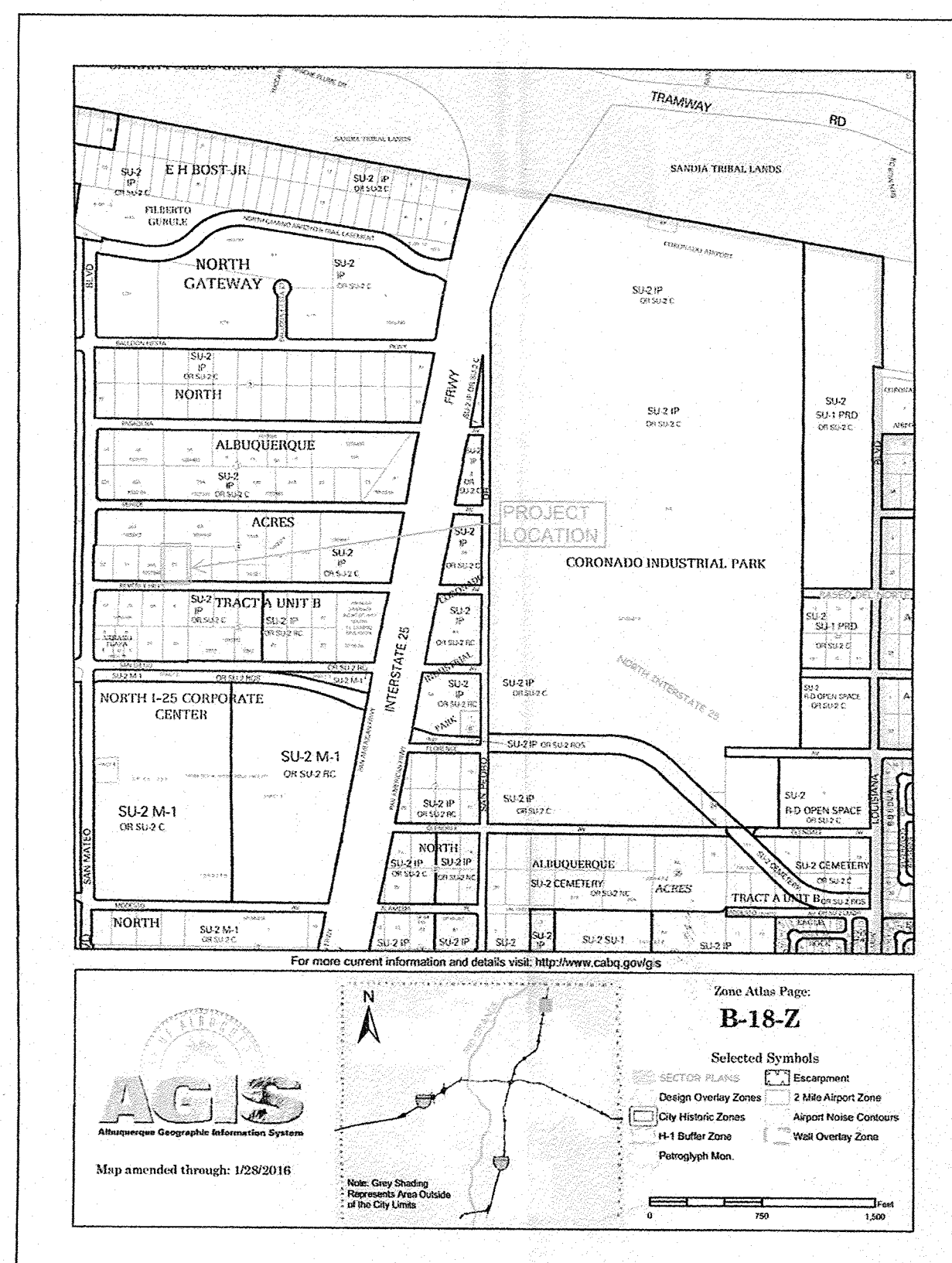
EG via: email
C: CO Clerk, File



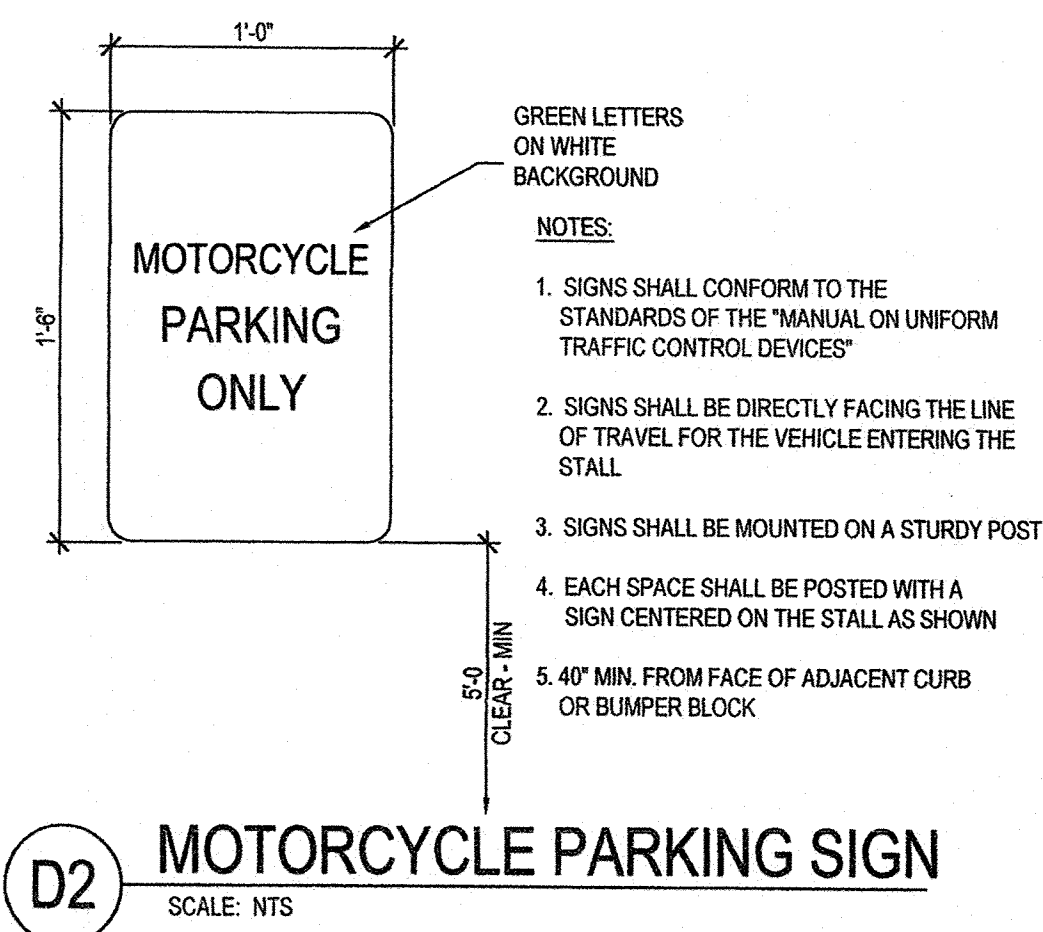
C1 POLE BASE DETAIL
SCALE: NTS



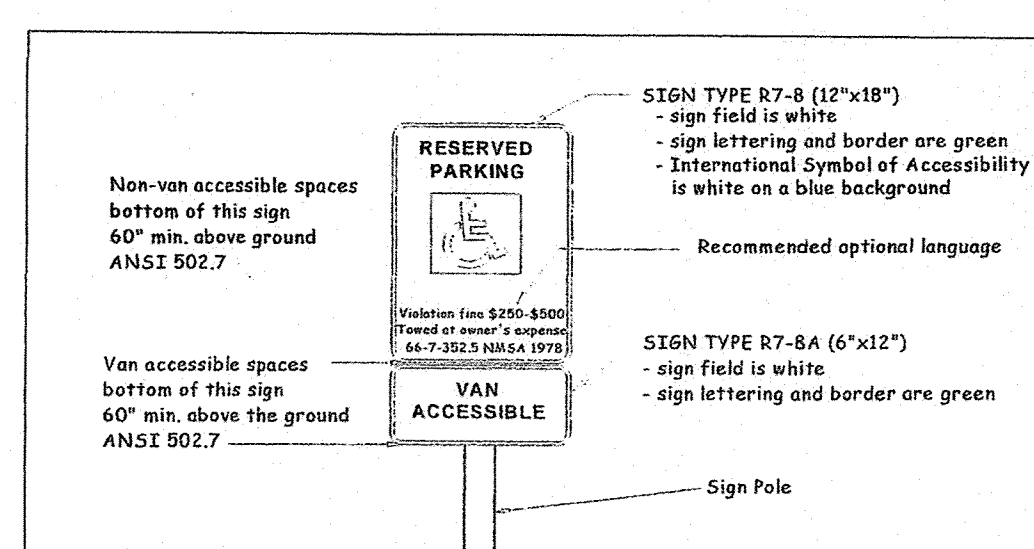
B1 BIKE RACK
SCALE: NTS



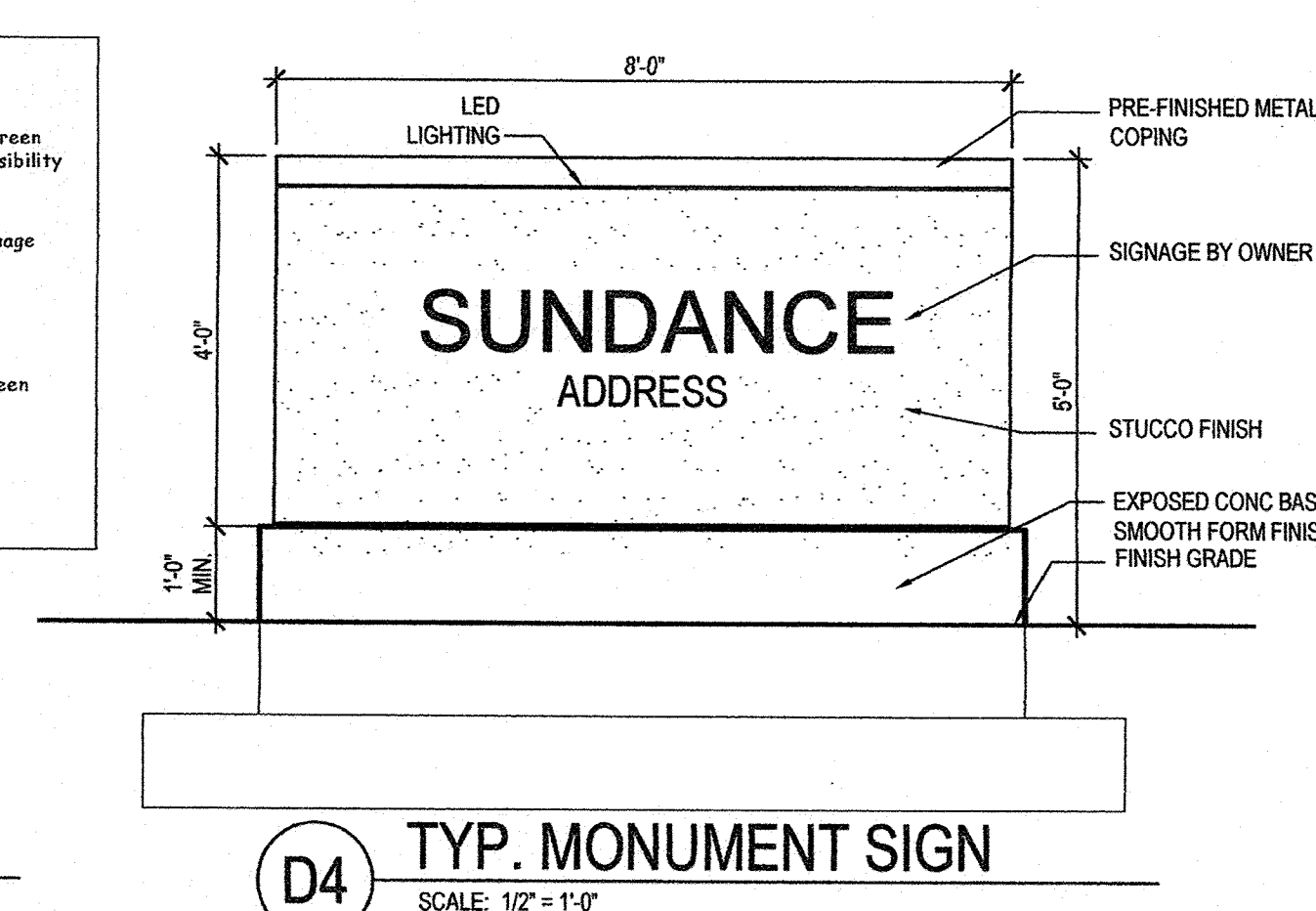
A2 SITE PLAN
SCALE: 1" = 20'-0"



D2 MOTORCYCLE PARKING SIGN
SCALE: NTS



D3 TYP. H.C. PARKING SIGN
SCALE: NTS



D4 TYP. MONUMENT SIGN
SCALE: 1/2" = 1'-0"

LEGAL DESCRIPTION

5401 BEVERLY HILLS AVE NE
LOT 29
BLOCK 4
TRACT A
UNIT B
NORTH ALBUQUERQUE ACRES
ZONE: SU-2 M1
AREA: .893 ACRES

PARKING/SIGNAGE CALCULATIONS

REQUIRED PARKING:		
OFFICE	1200 SF = 1 SPACE / 200 SF =	6 SPACES
WAREHOUSE	10078 SF = 1 SPACE / 2,000 SF =	5 SPACES
TOTAL REQUIRED		11 SPACES
TOTAL PARKING SPACES PROVIDED		17 SPACES
MOTORCYCLE PARKING REQUIRED	1.25 = 1 SPACE	1 SPACE
MOTORCYCLE PARKING PROVIDED		1 SPACE
BICYCLE PARKING REQUIRED	1 SPACE	1 SPACE
BICYCLE PARKING PROVIDED		1 SPACE
HANDICAPPED PARKING REQUIRED	1.25 = 1 H.C. SPACES	1 SPACE
HANDICAPPED PARKING PROVIDED		1 SPACE

SIGNAGE
1) ALLOWABLE SIGNAGE PER 14-16-3-2, 1 SIGN (150 MAX SF) PER 300' OF STREET FRONTAGE - 1 SIGN ALLOWABLE @ 165.73' STREET FRONTAGE, 1 SIGN ACTUAL.
2) FUTURE SIGNAGE CAN BE APPROVED ADMINISTRATIVELY IF IT COMPLIES WITH THE ZONING CODE.

AREA SCHEDULE

MARK	AREA	% OF TTL
STRUCTURE	11,345 S.F.	29 %
OPEN AREA @ STRUCTURE	955 S.F.	< 2%
PARKING	3,306 S.F.	8.5 %
CIRCULATION	9,080 S.F.	23.5 %
LANDSCAPING	14,512 S.F. ALLOWABLE	37 %
TOTAL AREA	39,198 S.F. (.9 ACRES)	

LEGEND

	LANDSCAPING AREA
	ASPHALT PAVING
	CONCRETE WALK

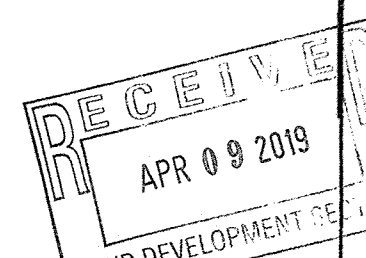
PROJECT NUMBER: 1011397
Application Number: 17-015-70373

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () 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.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Rogin M. M... 1/24/18 Date
Traffic Engineering, Transportation Division
Don Entgaard 1/24/18 Date
ABCWUA
Don Entgaard 1/24/18 Date
City Engineer
Renée Bruns 4/19/18 Date
Solid Waste Management
Don Entgaard 1-24-18 Date
DRB Chairperson, Planning Department
4.19.18 Date



date: JANUARY 12, 2018
drawn by: V&A
checked by: RRV
file name: XXXXXA_AXXX.dwg
revisions:

SPBP-001



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 5401 Beverly Hills Ave NE **Building Permit #:** BP-2018-02915 **Hydrology File #:** B18D023
DRB#: 1011397 (17DRB-70373) **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot 29, Block 4, North Albuquerque Acres, Tract A, Unit B
City Address: 5401 Beverly Hills Ave NE

Applicant: Sundance Construction **Contact:** Matt Pendley
Address: 10611 4th Str NW Albuquerque, NM 87114
Phone#: 505-369-1216 **Fax#:** _____ **E-mail:** matt@suncon.net

Other Contact: Vigil & Associates **Contact:** Charles Carlson
Address: 4477 Irving NW, Albuquerque, NM 87114
Phone#: _____ **Fax#:** _____ **E-mail:** Charles@va-architects.com

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

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

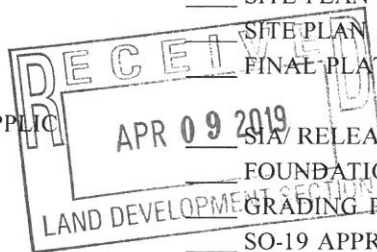
Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
____ DRAINAGE REPORT
____ DRAINAGE MASTER PLAN
____ FLOODPLAIN DEVELOPMENT PERMIT APPLICATION
____ 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: 4/03/2019 **By:** Charles Carlson

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



VIGIL & ASSOCIATES
ARCHITECTURAL GROUP, P.C.

April 9, 2019

Transportation Department
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87102

RE: 5401 Beverly Hills Ave NE

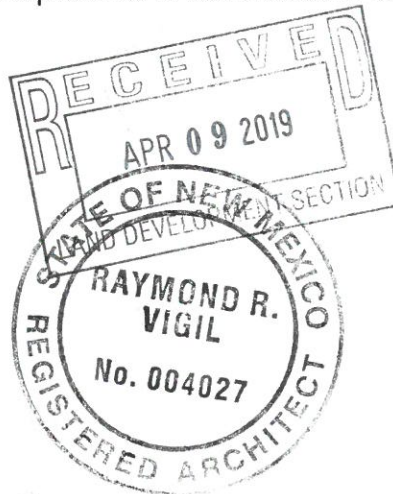
To whom it may concern,

I, Ray Vigil, NMRA #4027, of the firm Vigil & Associates Architectural Group, PC, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated, January 24, 2018. The record information edited onto the original design document has been obtained by Jerry Pendley of the firm Sundance Construction LLC. I further certify that my staff has personally visited the project site on March 07, 2019, and have determined by visual inspection that the drawing 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 a Certificate of Occupancy.

Exceptions: N/A

Sincerely,

Ray R. Vigil, AIA
NMRA #4027



Attachments

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

04/09/2019 Issued By: BLDADM 364685

Permit Number: 2018 061 003

Category Code 970

Application Number: 18REV-61003, Review: Drain Plan-Lomr-Traffic Impact

Address:

Location Description: 5401 BEVERLY HILLS AVE NE

Project Number: null

Applicant

VIGIL & ASSOCIATES ARCHITECTURAL GROUP

4477 IRVING NW SUITE A
ALBUQUERQUE NM 87114

Agent / Contact

VIGIL & ASSOCIATES ARCHITECTURAL GROUP

4477 IRVING NW SUITE A
ALBUQUERQUE NM 87114

Application Fees

REV Actions	\$110.00
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TOTAL:	\$110.00
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DUPLICATE

City of Albuquerque Treasury
Date: 4/9/2019 Office: AMNEX
Stat ID: Cashier: E41709
Batch: 10217 Trans #: 47
Permit: 2018061003
Receipt Num: 00562632
Payment Total: \$110.00
0907 REV Actions
VISA Tendered: \$110.00

DUPLICATE