

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 13, 2025

Tate Fishburn, RA
Tate Fishburn Architect
PO Box 2941
Corrales, NM 87048

Re: New Office/ Warehouse/ 5605 Venice Ave. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 04-24-23 (B18-D026)
Certification dated 01-02-25

Dear Mr. Fishburn,

Based upon the information provided in your submittal received 01-03-25, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: NEW OFFICE/WAREHOUSE Building Permit #: _____ Hydrology File #: _____

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

Legal Description: Lot 24-A, Block 3, North Albuquerque Acres, Tract A, Unit B B-18-Z

City Address: 5605 Venice Ave. NE ABQ, NM

Applicant: TATE FISHBURN ARCHITECT Contact: TATE FISHBURN

Address: P.O. BOX 2941, CORRALES, NM 87048

Phone#: _____ Fax#: _____ E-mail: tatefishburn@msn.com

Other Contact: _____ Contact: _____

Address: _____

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

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: 01-02-25 By: *tate fishburn*

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

T A T E F I S H B U R N A R C H I T E C T

January 2, 2025

Hydrology Development-TCL
City of Albuquerque
600 2nd St., N.W., Second Floor West
Albuquerque, NM

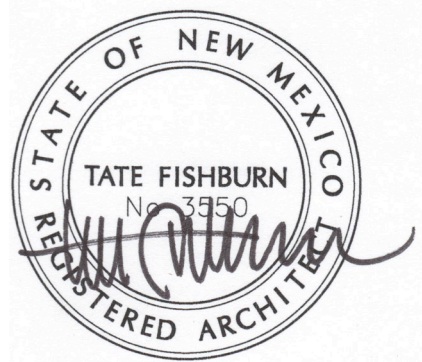
Ref: **TCL Certification**
5605 Venice DR , NW

I, Tate Fishburn, NMRA #3550, of the firm Tate Fishburn Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of SDP for Building Permit PR-2023-008250 dated 04-24-23 and approved by Traffic on 08-08-23. I have shown the minor changes that occurred during construction on the attached plan. The pedestrian access from the public sidewalk was relocated slightly by the civil engineer to account for the site grading. I further certify that I have personally visited the project site on 01-02-2025 and have determined by visual observation that the SDP plan 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 Traffic Circulation Layout certification.

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 it's accuracy before using it for any other purpose.

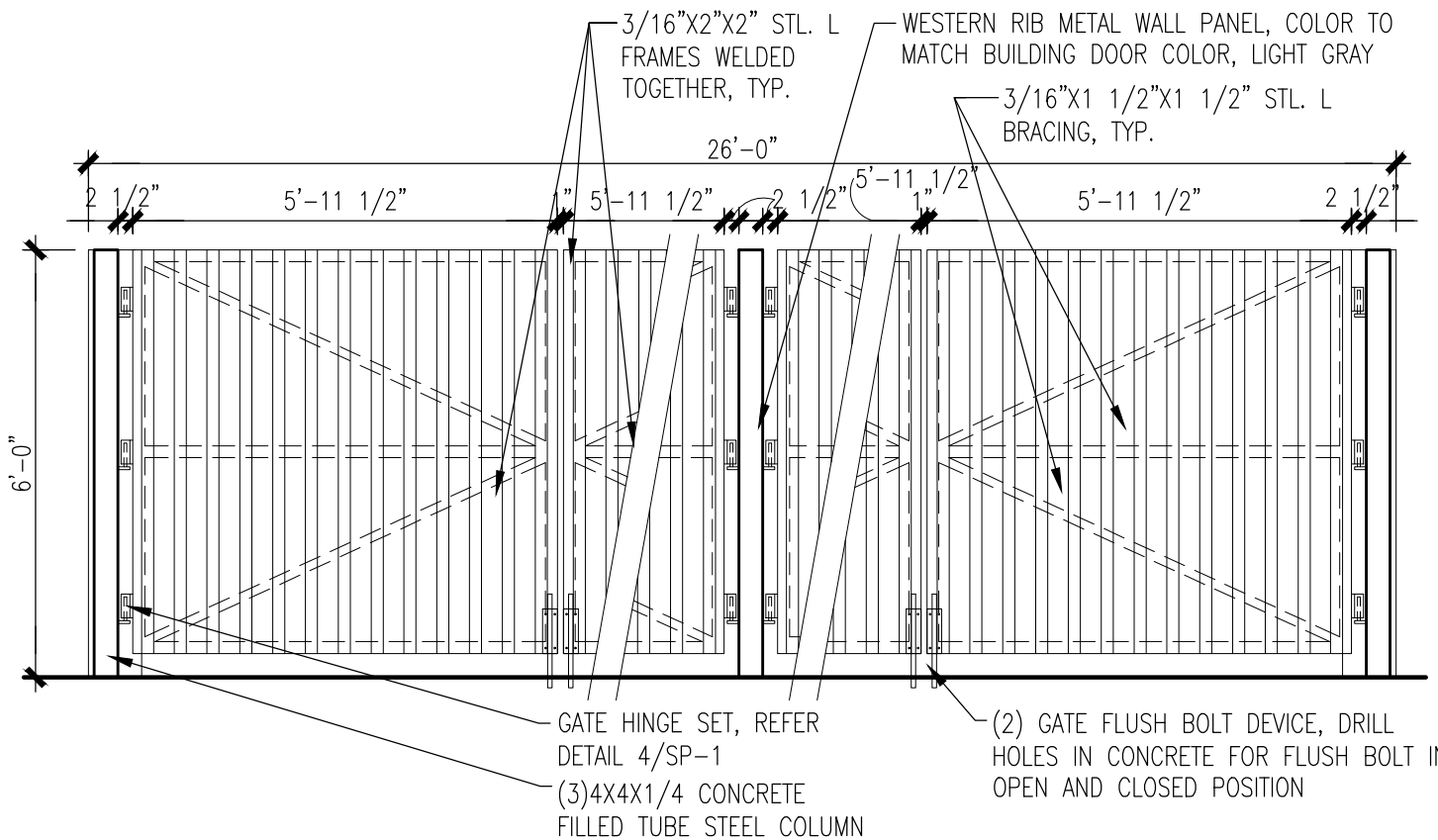


Tate Fishburn
Architect
01-02-2025

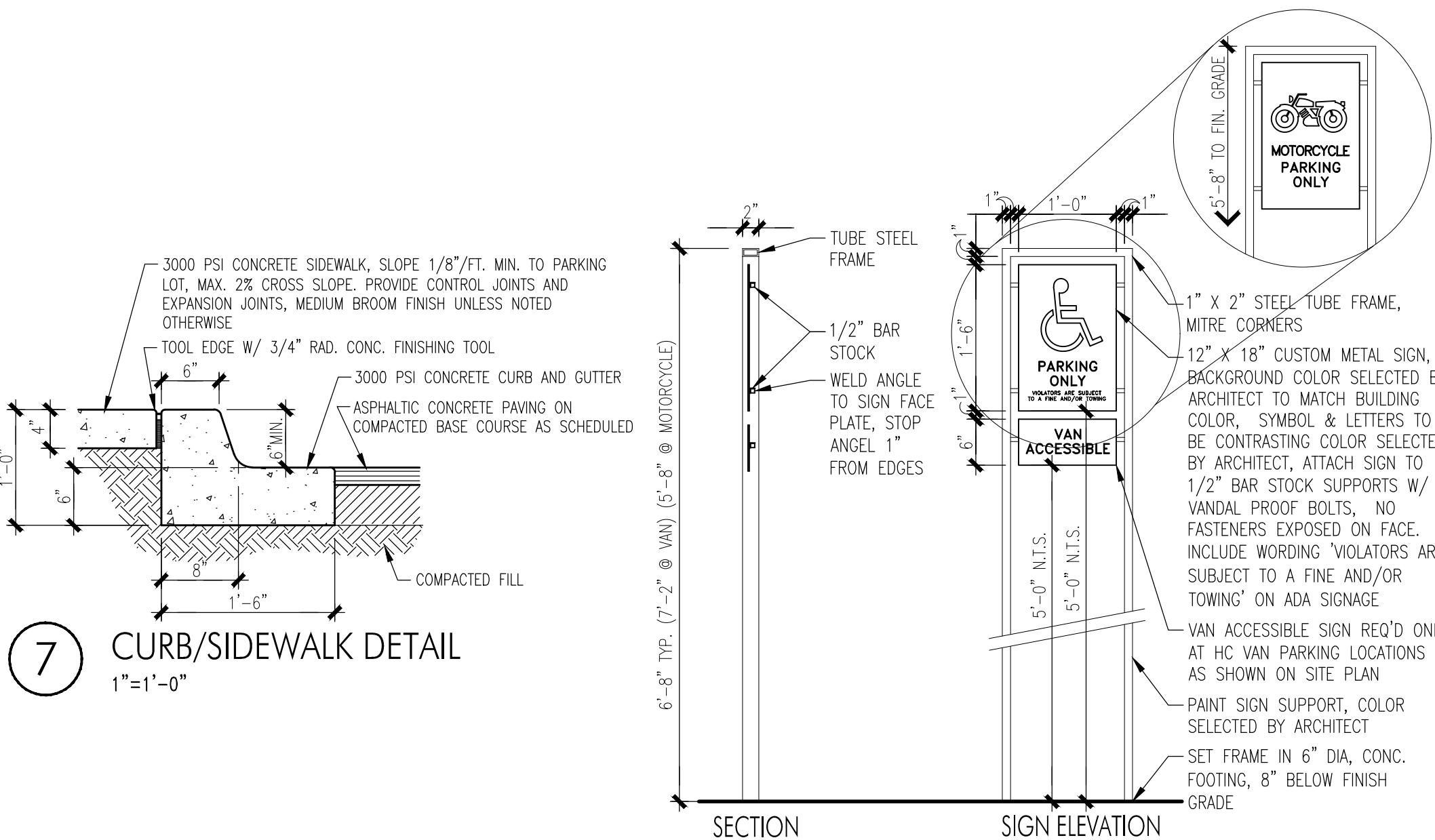


FACADE DESIGN COMPLIANCE IDO 5-11(E)

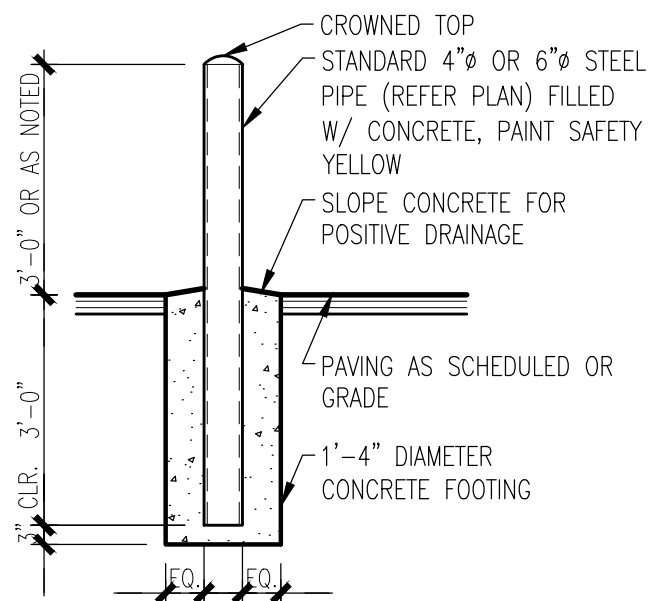
THIS BUILDING COMPLIES WITH IDO 5-11(E) AS THERE ARE NO STREET FACING FACADES WITHIN 30 FEET OF PROPERTY LINE. ALSO, THE PRIMARY BUILDING FACADE IS COMPOSED OF BOTH STUCCO WALL SURFACES AND INTEGRALLY COLORED CMU WITH ACCENT BANDS. THIS IS CONTINUED MORE THAN 1/3 THE DEPTH OF THE BUILDING ON BOTH SIDES. SEE BUILDING ELEVATIONS.



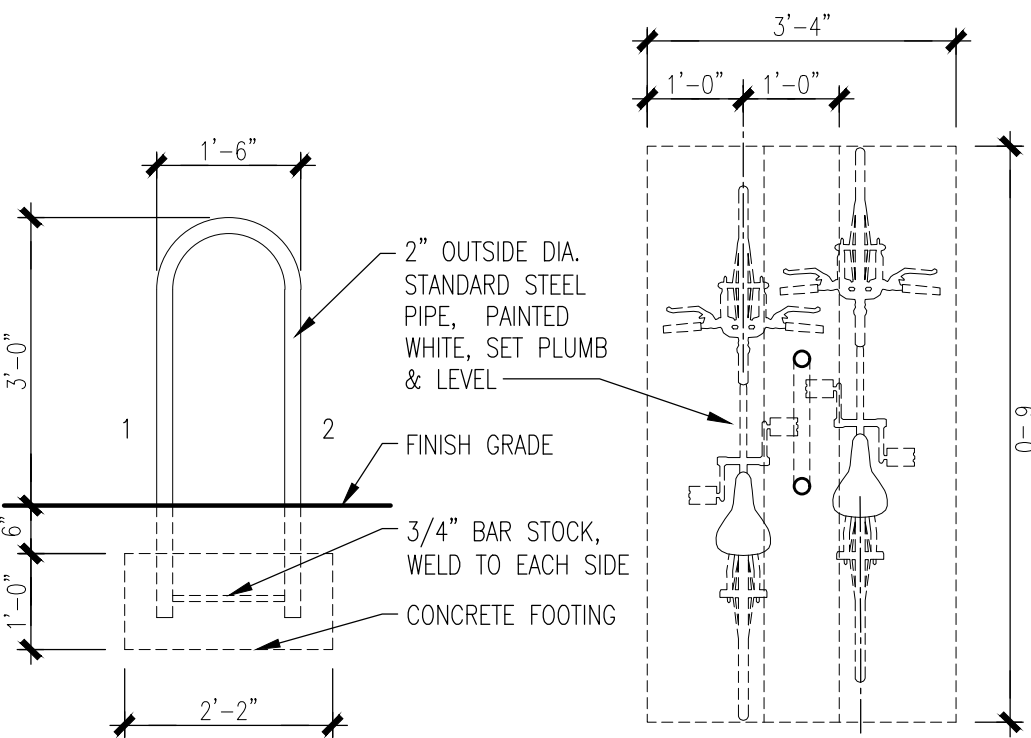
5 TRASH ENCLOSURE ELEVATION
3/8"=1'-0"



7 CURB/SIDEWALK DETAIL
1"=1'-0"

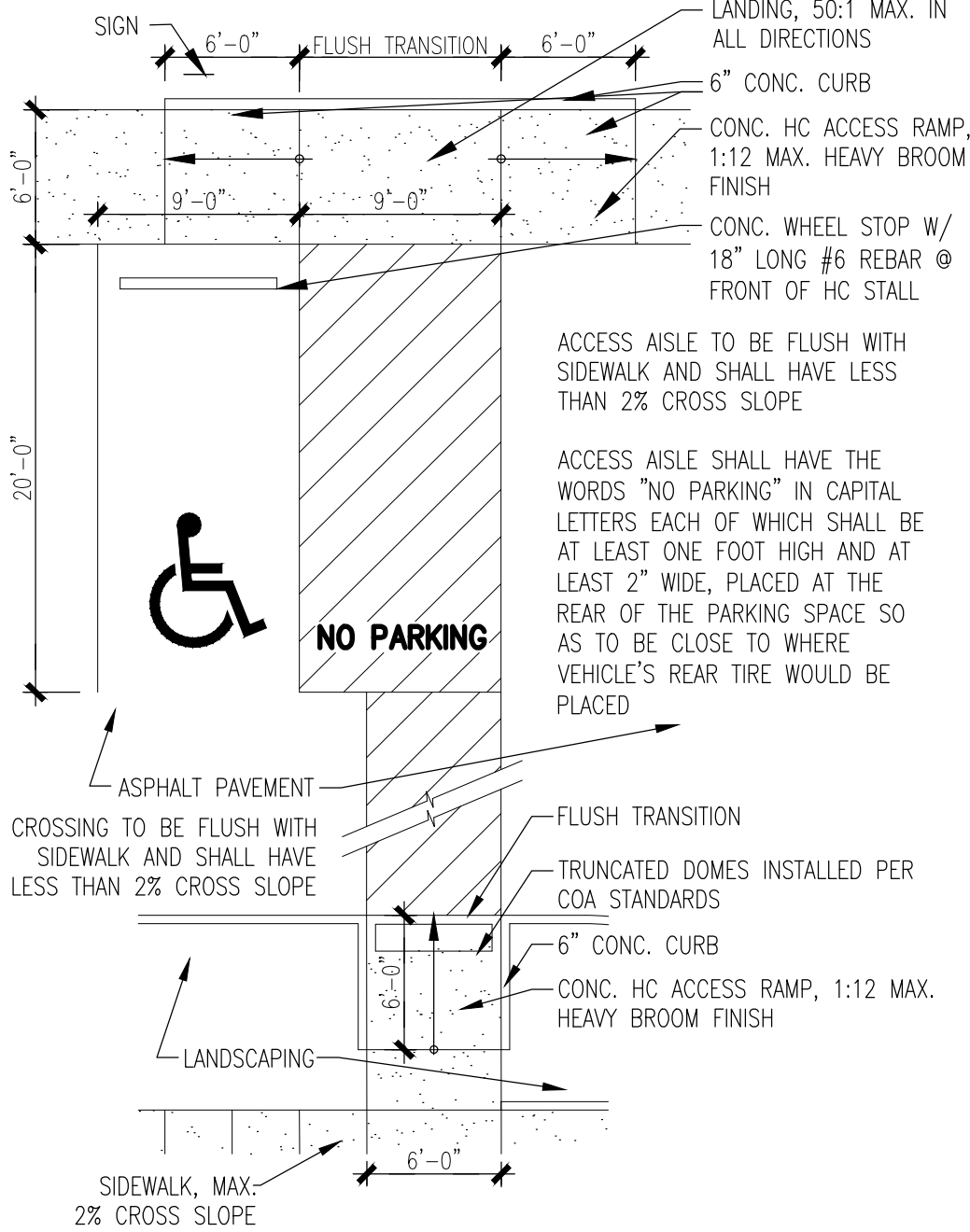


6 BOLLARD DETAIL
1/2"=1'-0"



3 ELEVATION DETAIL
1/2"=1'-0"

4 PARKING SIGNS
3/4"=1'-0"



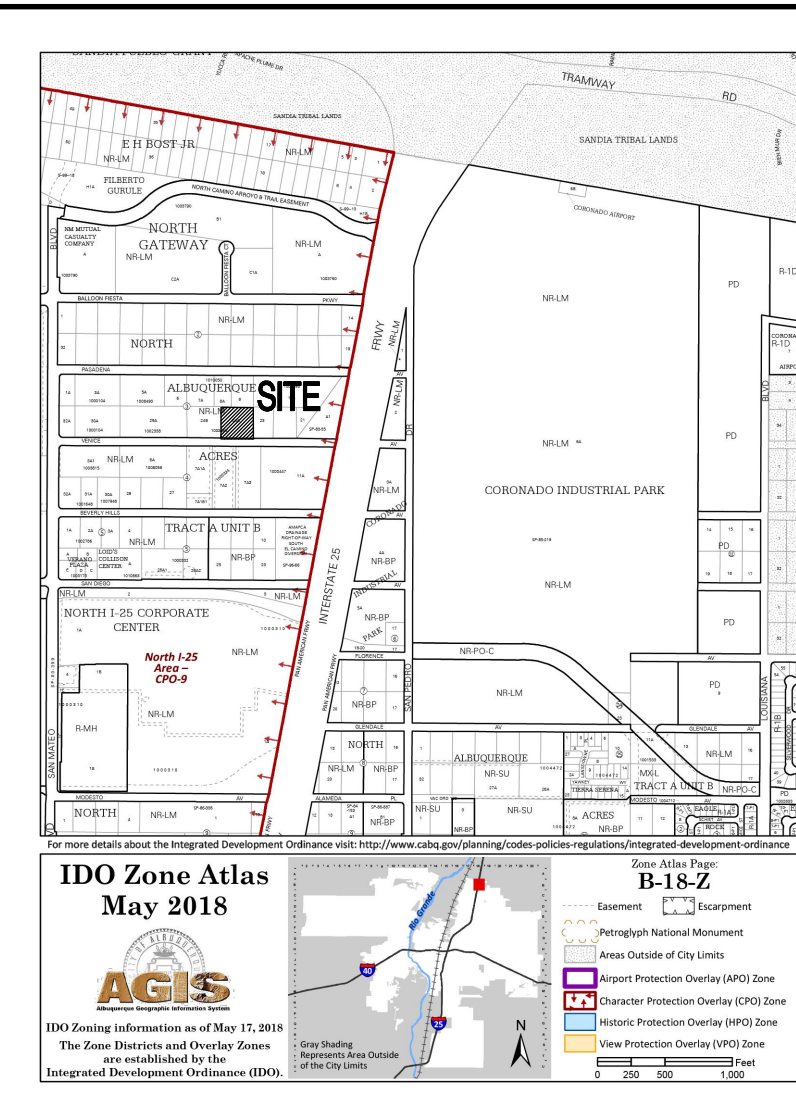
2 ACCESSIBLE PARKING & PATHWAY
1/8"=1'-0"

KEYED NOTES

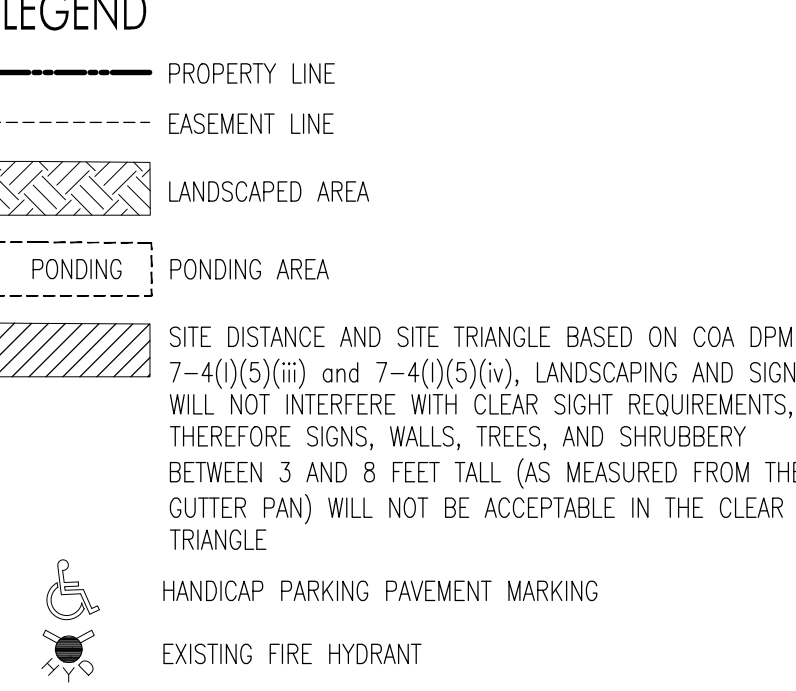
- 1 CONCRETE CURB, REFER DETAIL 7/SDP-1
- 2 (2) BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAIL 3/SDP-1
- 3 HC PARKING, RAMP, SIGN & PATHWAY, REFER DETAILS 2&4/SDP-1
- 4 (1) 4'x20' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAIL 4/SDP-1, PARKING SPACE SHALL HAVE THE LETTERS 'MC' IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2' WIDE PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE VEHICLES REAR TIRE WOULD BE PLACED
- 5 2" ASPHALT PAVING OVER 4" BASE COURSE
- 6 SIDEWALK & RAMPS PER COA STD DWG 2430 & 2415
- 7 NEW ENTRANCE DRIVE PER COA STD DWG 2426
- 8 NEW REFUSE ENCLOSURE, REFER DETAIL 5/SDP-1
- 9 ELEC. TRANSFORMER LOCATION
- 10 NEW FIRE HYDRANT LOCATION

PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE
LOCATION: 5605 VENICE AVE., NE ALBUQUERQUE, NEW MEXICO
OWNER: GLASSRITE
ARCHITECT: TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION: LOT 24-A, BLOCK 3, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B
CURRENT ZONING CLASSIFICATION: NR-LM
NET SITE AREA: 56,520 SF 1.2975 ACRES
BUILDING AREA: OFFICE 3,952 GSF
WAREHOUSE 16,324 GSF
TOTAL 20,276 GSF
FAR: 35.9
PARKING ANALYSIS:
OFF-STREET PARKING
OFFICE 3,952 GSF 3.5:1000 = 14 SPACES
WAREHOUSE 16,324 GSF NO REQUIREMENT
TOTAL SPACES PROVIDED 14 SPACES
HANDICAP PARKING (26-35 PRVD) = REQUIRED 2 SPACE TOTAL (1 VAN) PROVIDED 2 SPACE TOTAL (1 VAN)
MOTORCYCLE PARKING (1-25 RD) = REQUIRED 1 SPACE PROVIDED 1 SPACE
BICYCLE PARKING 10% OF REQ'D OR 3 = REQUIRED 3 SPACES PROVIDED 4 SPACES



PROJECT NO. PR-2023-008250
APPLICATION NO. SI-2023-00376-SITE PLAN-DFT
IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO
IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.
DFT SITE DEVELOPMENT PLAN APPROVAL:
TRAFFIC ENGINEER, TRANSPORTATION DIVISION
DATE
ABCWJIA
DATE
PARKS & RECREATION DEPARTMENT
DATE
HYDROLOGY
DATE
CODE ENFORCEMENT
DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)
DATE
SOLID WASTE MANAGEMENT
DATE
PLANNING DEPARTMENT
DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY

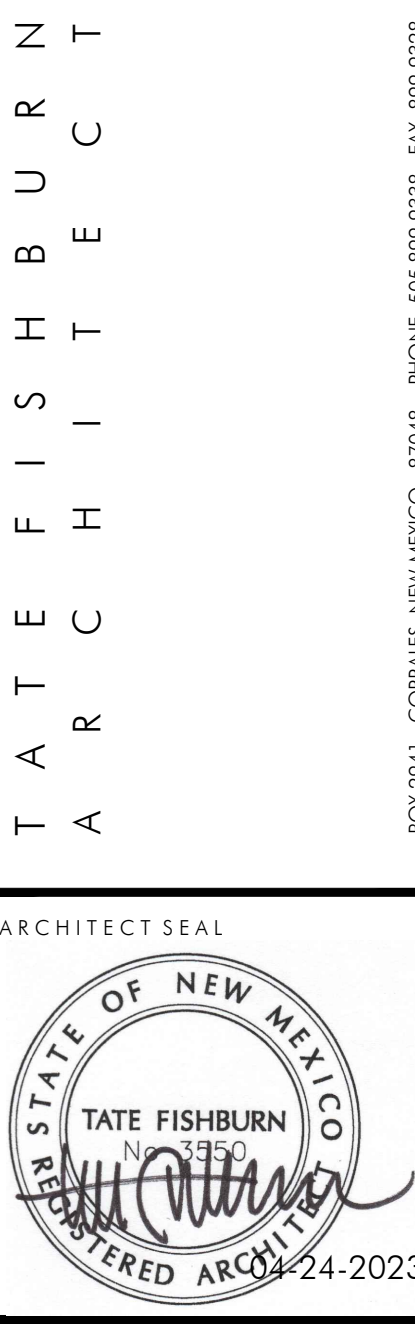
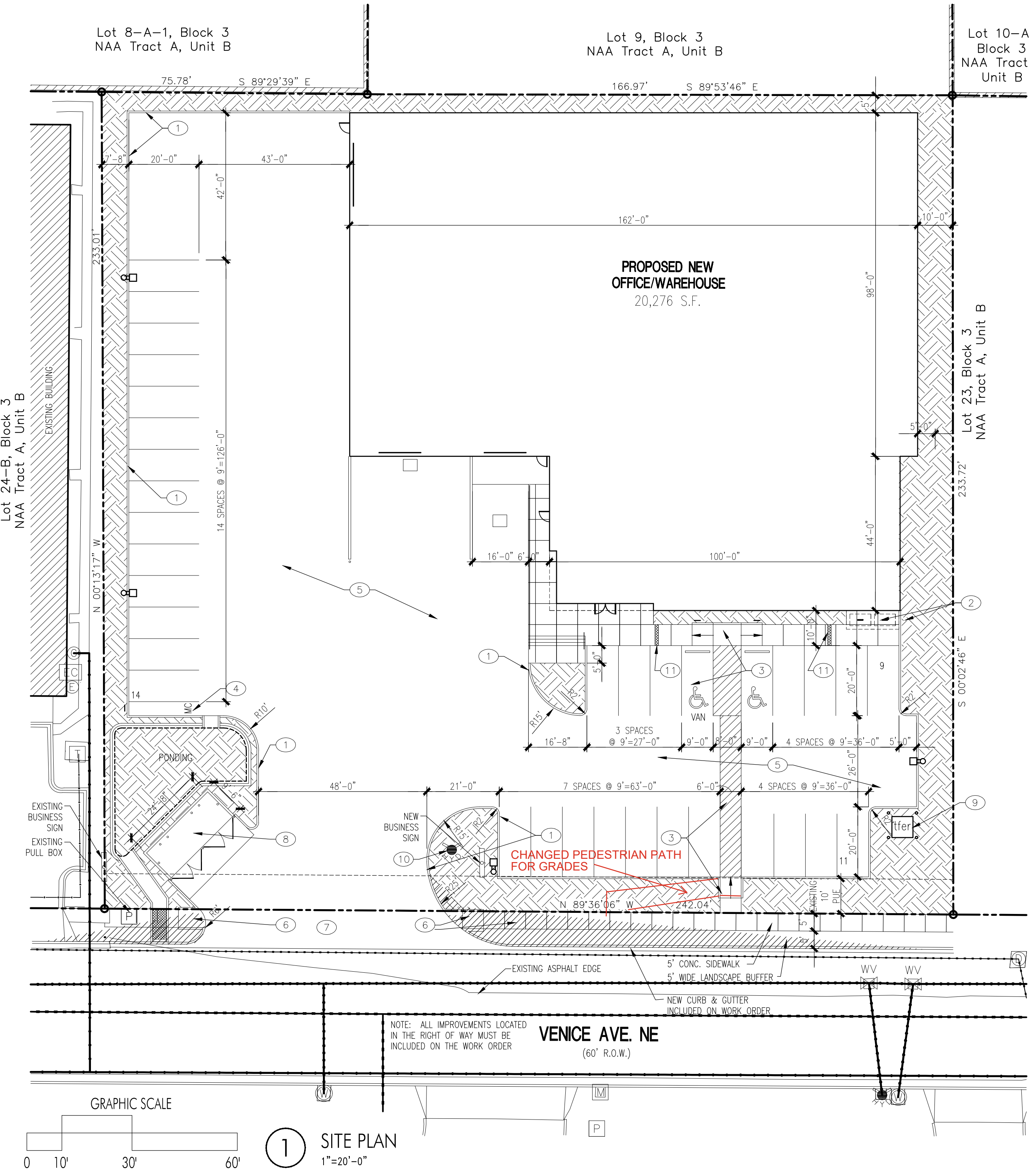


GENERAL NOTES

1. THIS SITE PLAN MEETS THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE IDO.
2. ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8. OUTDOOR AND SITE LIGHTING.
3. PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
4. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FRO THE SITE PERIMETER.
5. ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDINGS BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
6. SITE HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.

INDEX TO DRAWINGS

SDP-1	SITE DEVELOPMENT PLAN
SDP-1	BUILDING EXTERIOR ELEVATIONS
GR-1	GRADING & DRAINAGE PLAN
MU-1	MASTER UTILITY PLAN
LS-101	LANDSCAPE PLAN
LS-102	IRRIGATION PLAN
LS-103	LANDSCAPE DETAILS



ENGINEER SEAL

PROJECT

GLASS-RITE
NEW OFFICE/WAREHOUSE
5605 VENICE AVE., NE
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE APRIL 24, 2023

NORTH SCALE

1"=20'-0" OR AS NOTED

DRAWING NAME

SITE DEVELOPMENT PLAN

SHEET NUMBER

SDP-1