

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 1, 2024

Robert J. Fierro, P.E.
Fierro & Company, LLC
3201 4TH St. NW
Albuquerque, NM 87107

Re: Cura Botanicals LLC Grow Facility
5904 Florence Ave. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 06-14-24 (B18-D030)
Certification dated 09-26-24

Dear Mr. Fierro,

Based upon the information provided in your submittal received 09-26-24, 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:

- The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

Once this correction is complete, email pictures to malnajira@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

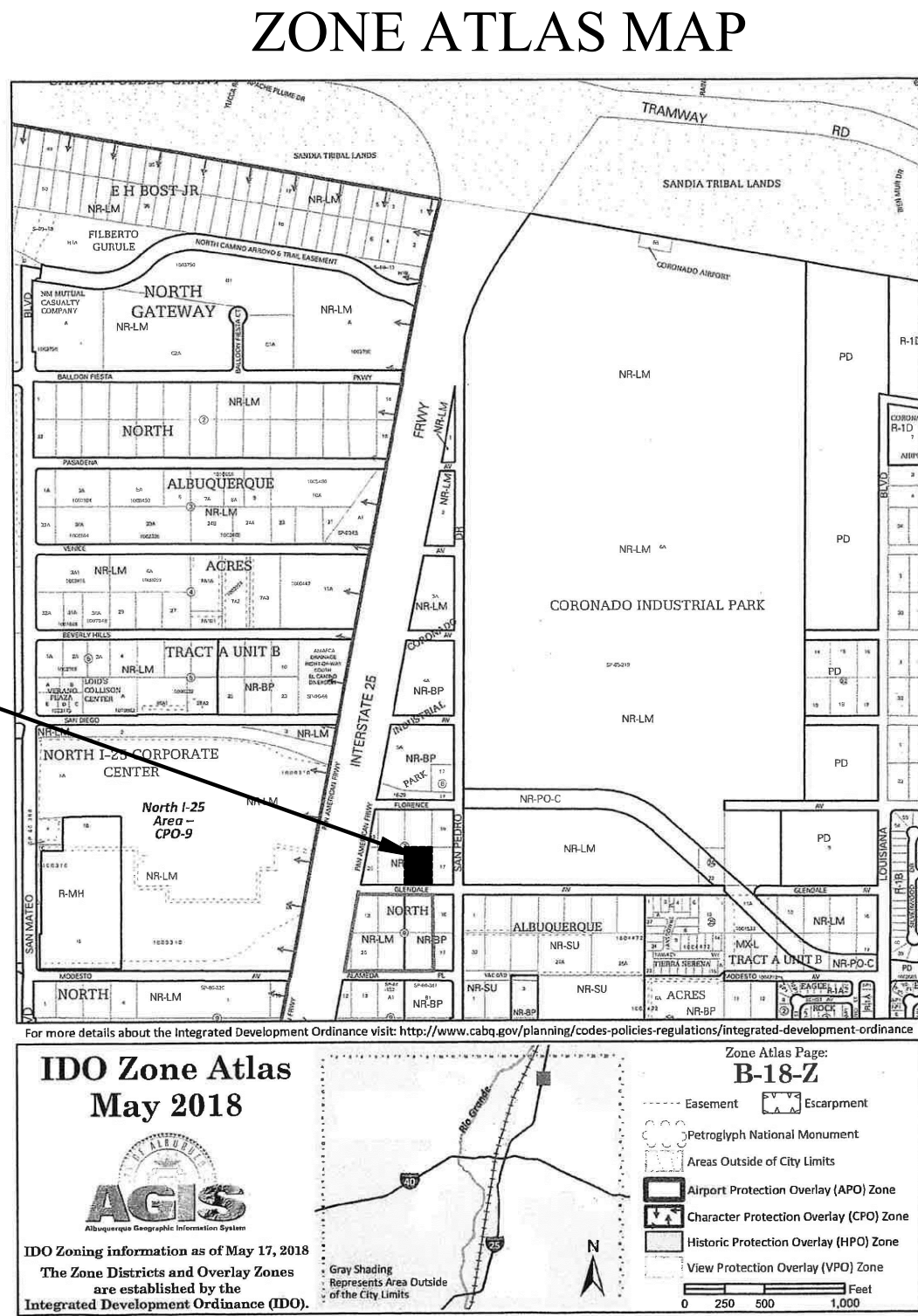
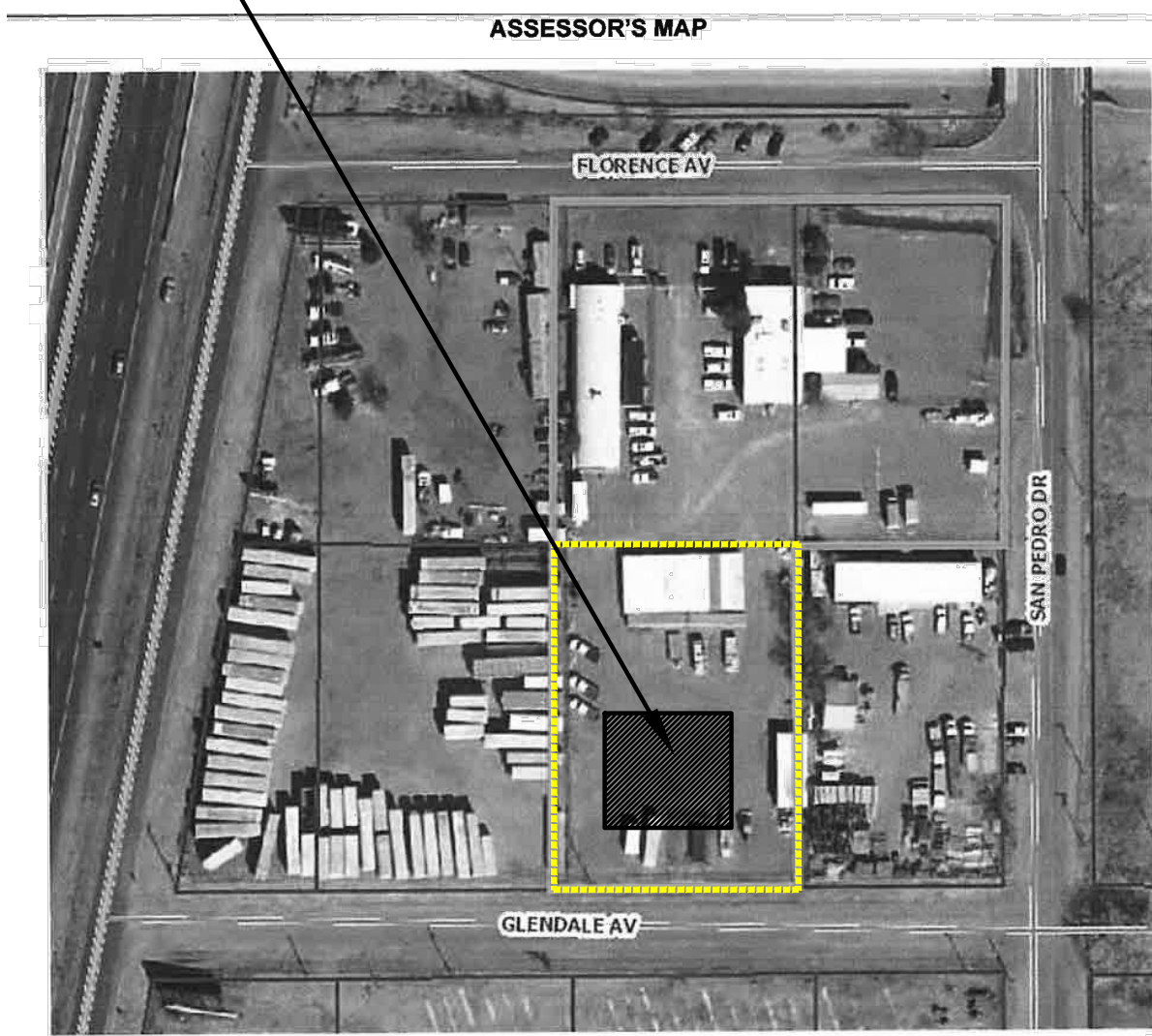
Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Ma via: email

C: CO Clerk, File



LOCATION MAP

NTS



PROJECT DESCRIPTION

PROJECT CONSISTS OF A BUILD-OUT INSIDE AN EXISTING PRE-MANUFACTURED METAL BUILDING SHELL, FOR A CANNABIS GROW FACILITY. SOME ELECTRICAL EQUIPMENT WILL BE ON THE SECOND LEVEL MEZZANINE. THERE WILL BE A UNISEX LOCKER ROOM, FULLY ACCESSIBLE. THIS IS A FULLY INSULATED BUILDING.

GENERAL NOTE:

Property Information

Property Address: 5904 Florence Ave. NE
Building C
Albuquerque, NM
87113

Property Owner: Brian and Brenda Kilcup

Legal Description

015 007TR A UNIT B NORTH ALBUQ AC

Zone: NR-BP

Principal Engineer: Robert J. Fierro, PE, PS
Architect: Joe Slagle AIA

City of Albuquerque - IDO

Parking Requirements:

Page 275, 5-5-1, Industrial Uses: Minimum Off-Street Parking Table

Cannabis Cultivation: 1 Space / 1,000 sq. ft. GFA

6,080 sq. ft. / 1,000 = 7 Parking Spaces and 1 HC Required / Provided

1 Motorcycle space and 2 Bicycle racks will be installed

Clear Sight Triangle at main Entrance: Florence Ave.

There are no Landscaping or signage to interfere with clear site requirements.

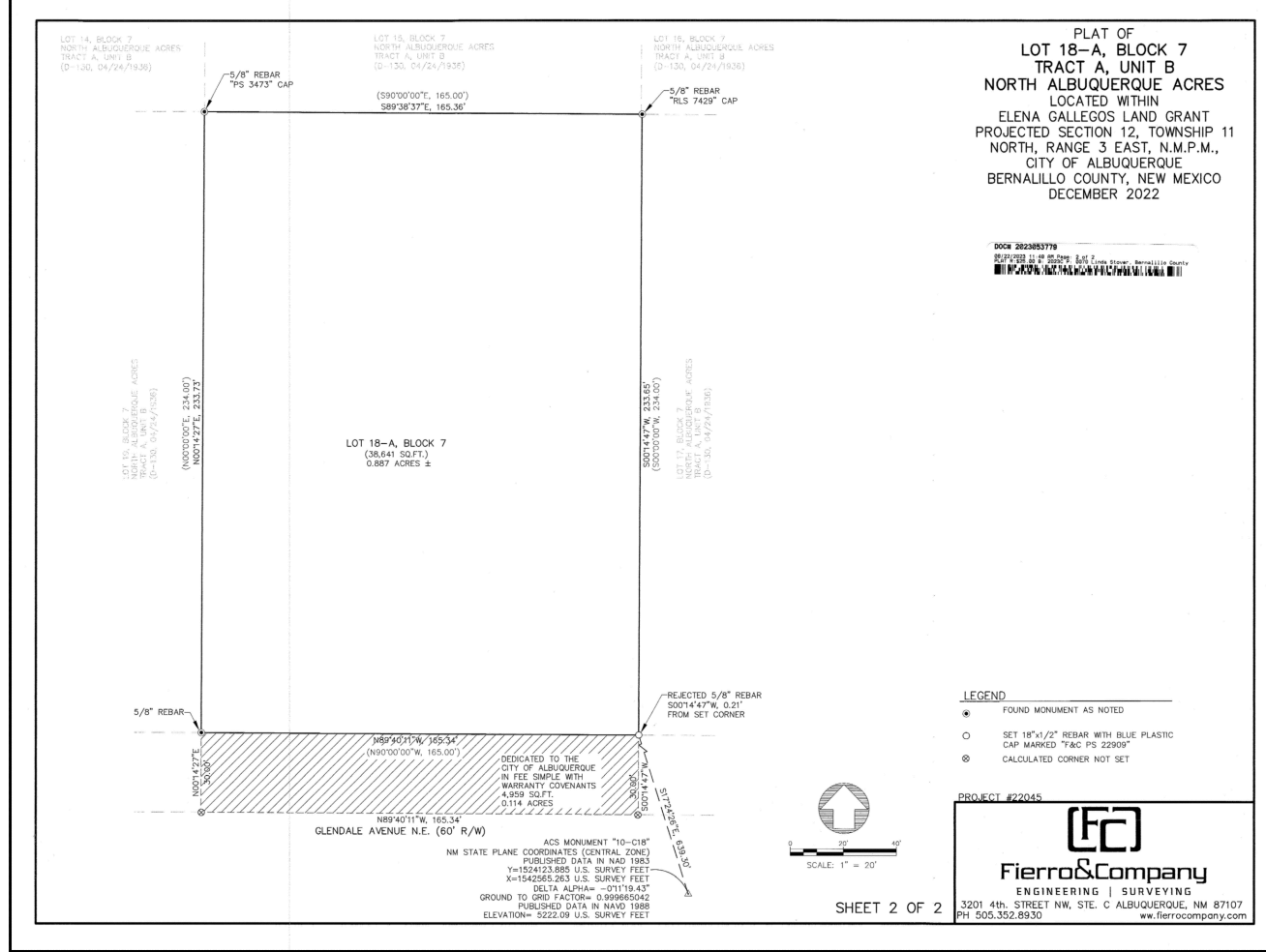
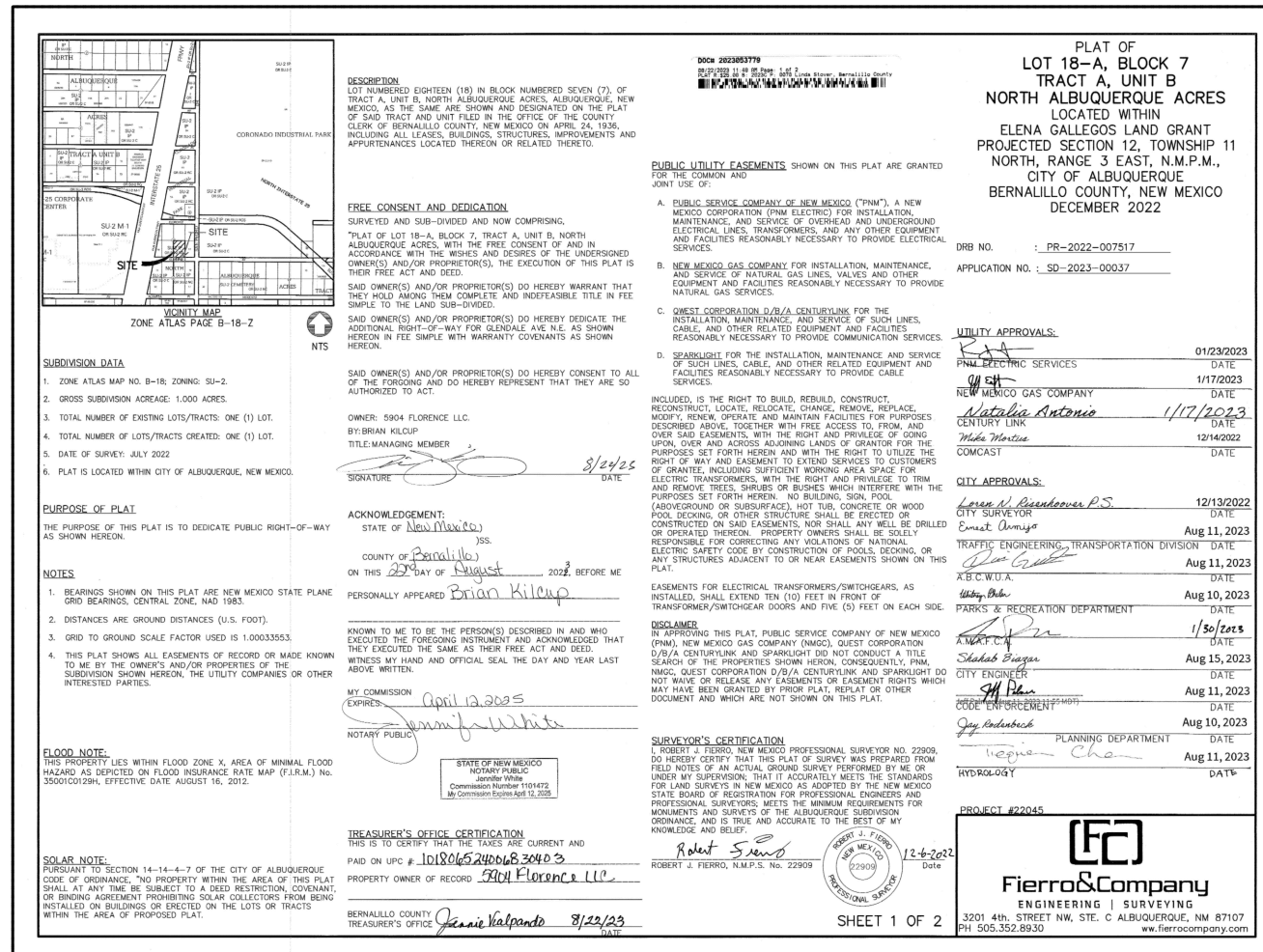
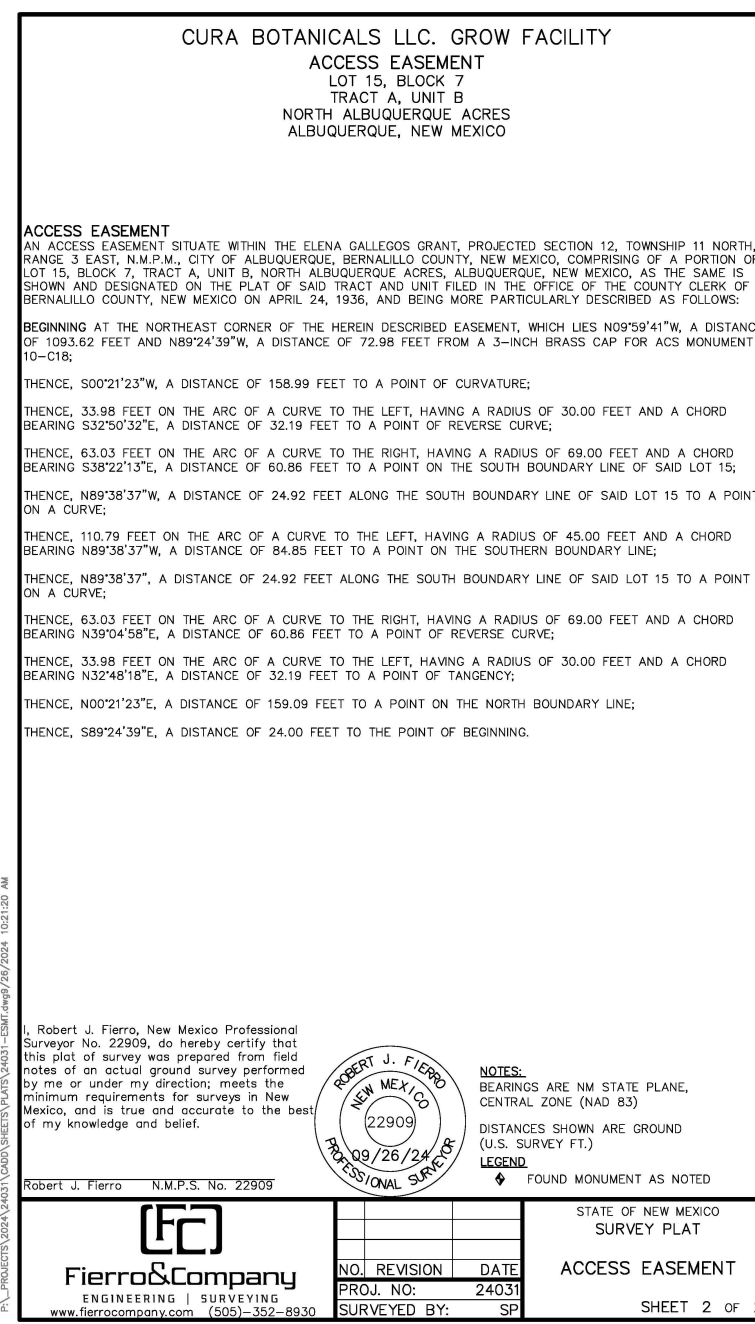
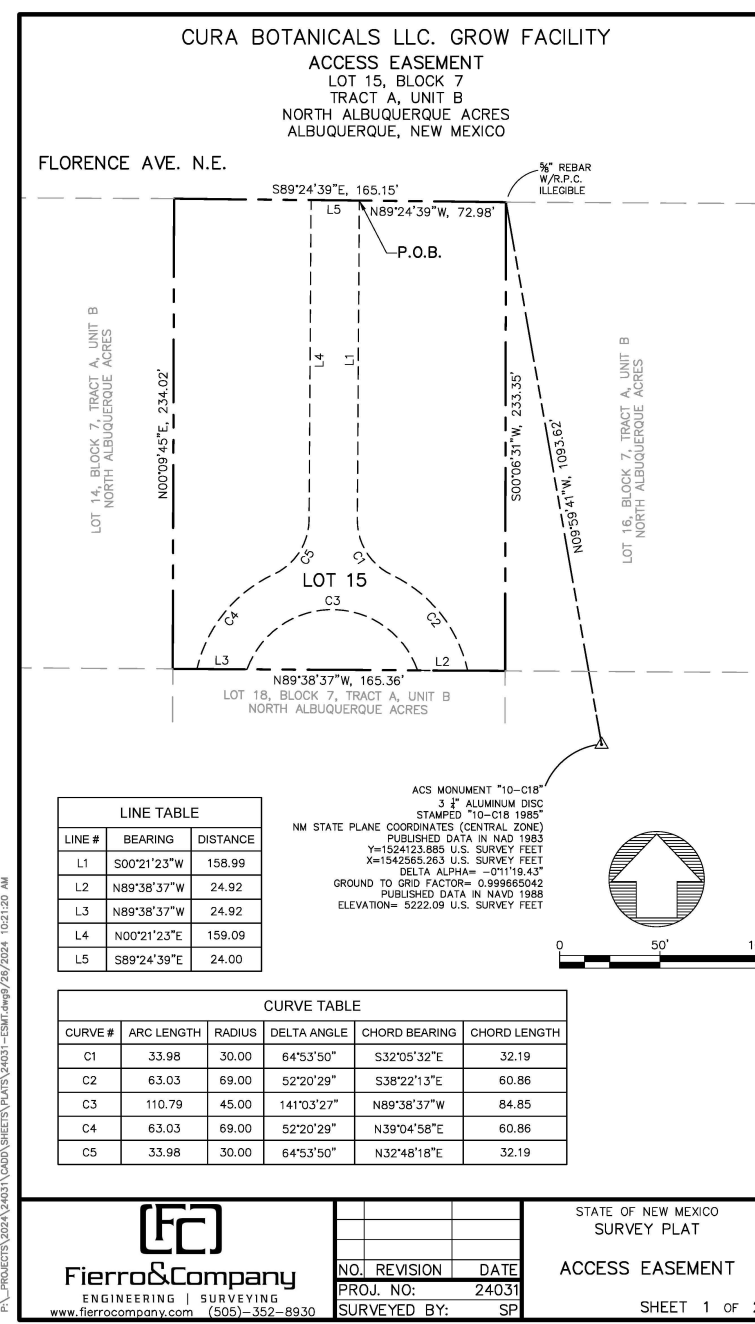
60' Right-of-Way

2L - 2 Lanes, 1 for each direction

TRAFFIC CIRCULATION LAYOUT APPROVED

Sertil A. Kanbar 6/14/2024

Signed Date



CERTIFICATE OF OCCUPANCY

Traffic Certification of Substantial Compliance

I, Robert J. Fierro, NMPE 20585, of the firm Fierro & Company, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved T.C.I. plan dated 6/14/2024. The record information edited onto the original design document has been obtained by Robert J. Fierro, NMPE 22909, of the firm Fierro & Company. I further certify that I have personally visited the project site on 9/6/2024 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 temporary certificate of occupancy.

Exception(s)

1) ADA Access Aisle does not have the words "No Parking"

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

Robert J. Fierro, N.M.P.E. No. 20585 9-26-2024

Fierro & Company, LLC
3201 4th Street NW, Suite C
Albuquerque, NM 87107



5904 FLORENCE AVENUE NORTHEAST
ALBUQUERQUE, NEW MEXICO 87113
505 828-0060 LIC. #88676
FAX: 505 823-0161

APPROVED
FOR CONSTRUCTION
THESE DOCUMENTS
ARE FOR
FACILITYBUILD USE
ONLY

Architect

Engineer



General Notes

PROJECT INFORMATION

No.	Revision/Issue	Date
1	EASEMENT	9/26/24

Project Name and Address

CURA BOTANICALS LLC
GROW FACILITY
5904 FLORENCE AVE. NE
ALBUQUERQUE, NM 87113

Project Sheet

Date
06/13/2024
Scale

TCL1



5904 FLORENCE AVENUE NORTHEAST
ALBUQUERQUE, NEW MEXICO 87113
505 828-0060 LIC. #88676
FAX: 505 823-0161

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General Notes

OVERALL SITE PLAN / CLEAR SIGHT TRIANGLE /
SIGNAGE DETAILS

No. Revision/Issue Date

Project Name and Address
CURA BOTANICALS LLC
GROW FACILITY
5904 FLORENCE AVE. NE
ALBUQUERQUE, NM 87113

Project Sheet
Date 06/13/2024
Scale
TCL3

TRAFFIC CIRCULATION
LAYOUT APPROVED
Sertil A. Kanbar 6/14/2024
Signed Date

SIGN TYPE R7-8 (12"x18")
- SIGN FIELD IS WHITE
- SIGN LETTERING AND BORDER ARE GREEN
- INTERNATIONAL SYMBOL
OF ACCESSIBILITY
IS WHITE ON A BLUE BACKGROUND

NON-VAN ACCESSIBLE
SPACES BOTTOM OF THIS
SIGN 60" MIN. ABOVE
GROUND ANSI 502.7

VAN ACCESSIBLE SPACES BOTTOM
OF THIS SIGN
60" MIN. ABOVE GROUND
ANSI 502.7

HC PARKING SIGNAGE
ELEVATION
NTS

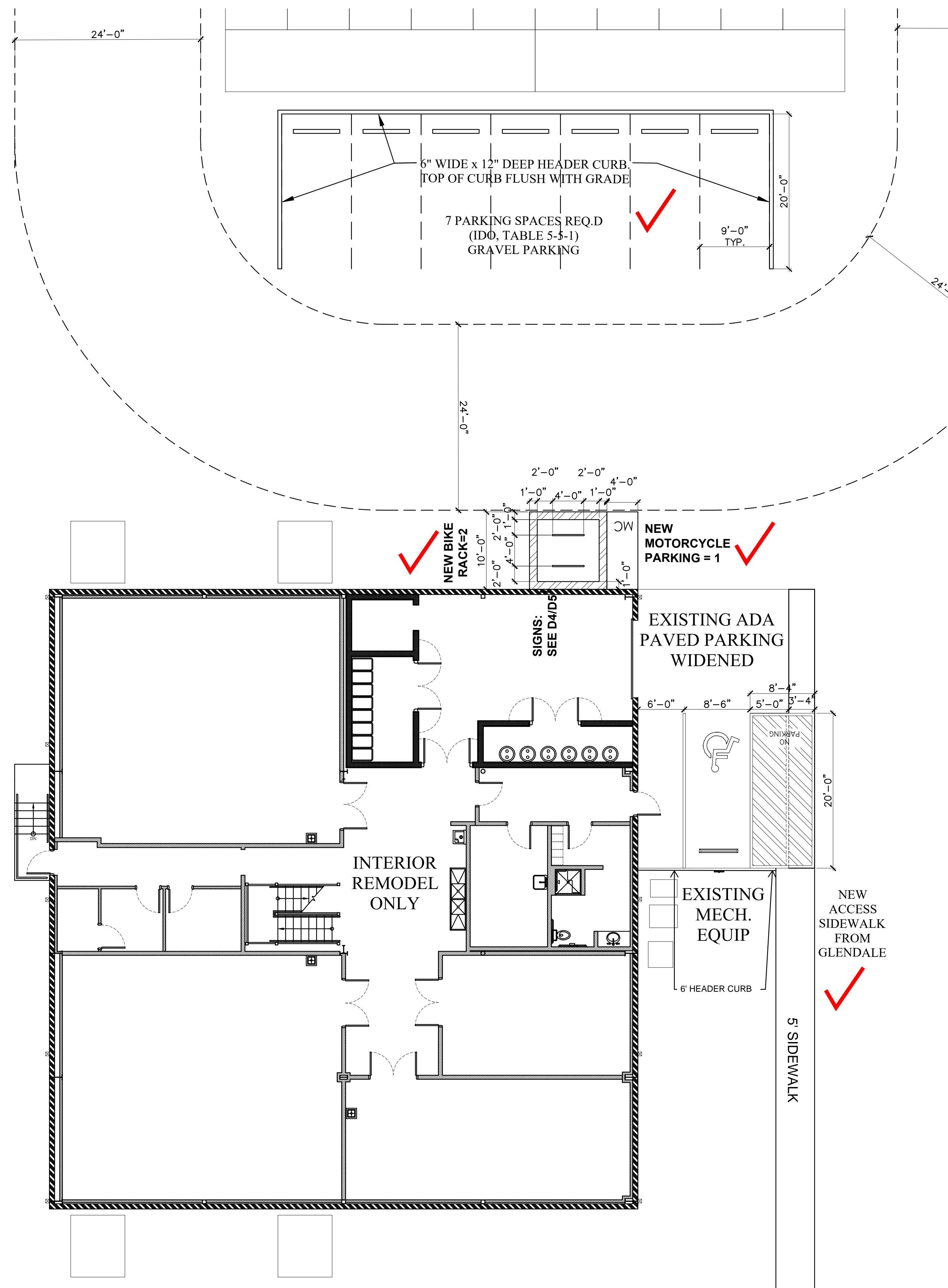
D4

REQUIRED LANGUAGE PER
NMSA 1978 66-7-352.4C
"VIOLATORS ARE SUBJECT TO A FINE
AND/OR TOWING"

SIGN TYPE R7-8A (6"x12")
- SIGN FIELD IS WHITE
- SIGN LETTERING AND
BORDER ARE GREEN

REQUIRED LANGUAGE
(VAN ACCESSIBLE
SPACES) ANSI 502.7

SIGN
POLE



ENLARGED SITE PLAN

SCALE: 1/8"=1'-0"

