

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 1, 2024

Robert J. Fierro, P.E.  
Fierro & Company, LLC  
3201 4<sup>TH</sup> 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.

PO Box 1293

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

Albuquerque

- 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)

NM 87103

www.cabq.gov

Once this correction is complete, email pictures to [malnajira@cabq.gov](mailto: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



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: \_\_\_\_\_ Hydrology File # \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address, UPC, OR Parcel: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant/Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

**TYPE OF DEVELOPMENT:** PLAT (#of lots) \_\_\_\_\_ RESIDENCE  
DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

**DEPARTMENT:** TRANSPORTATION HYDROLOGY/DRAINAGE

**Check all that apply under Both the Type of Submittal and the Type of Approval Sought:**

### TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- GRADING & DRAINAGE PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)  
ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DFT  
APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DFT APPROVAL
- PRELIMINARY PLAT APPROVAL
- FINAL PLAT APPROVAL
- SITE PLAN FOR BLDG PERMIT DFT  
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
- OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_

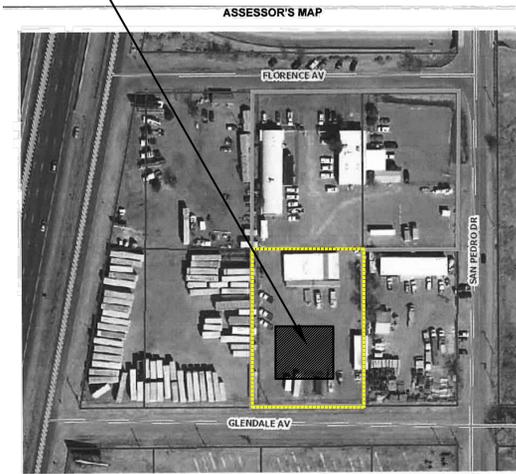


**LOCATION MAP**

NTS

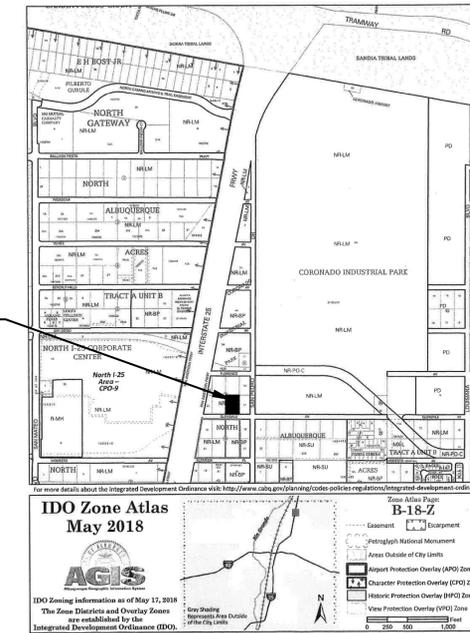


**PROJECT LOCATION LOT 18**



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

**ZONE ATLAS MAP**



**PROJECT LOCATION LOT 18**

**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

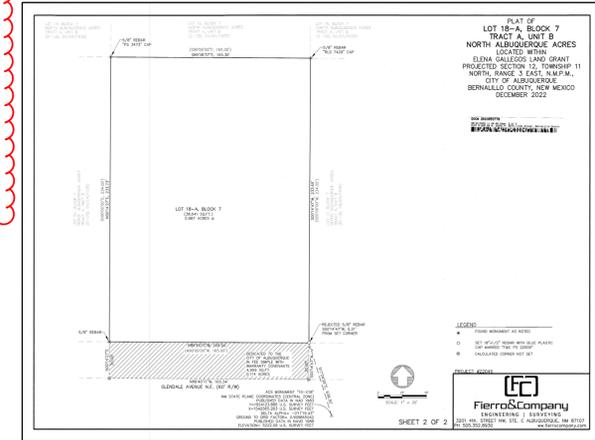
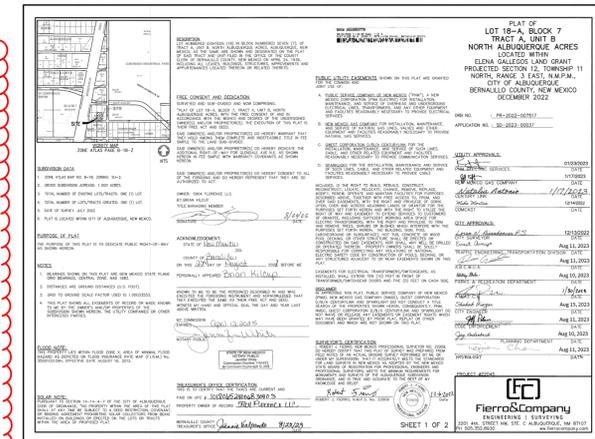
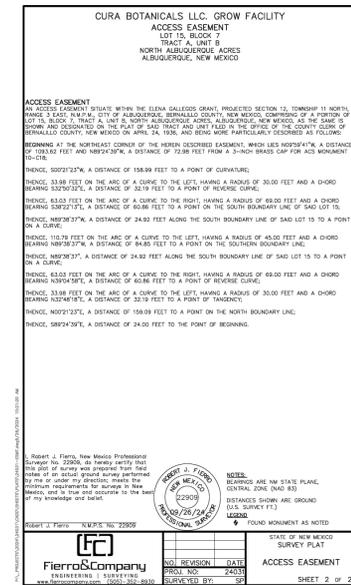
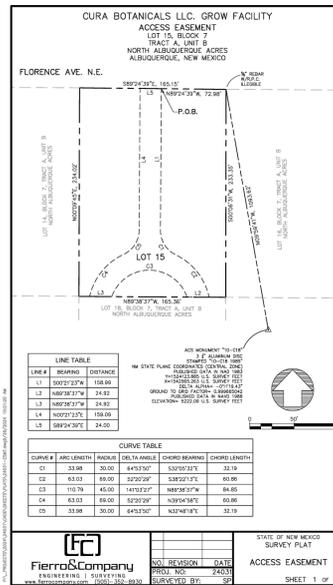
6,080 sq. ft. / 1,000 = 7 Parking Spaces and 1 HC Required / Provided

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



**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 TCI plan dated 6/14/2024. The record information edited onto the original design document has been obtained by Robert J. Fierro, NMPS 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* 9-26-2024  
 Robert J. Fierro, N.M.P.E. No. 20585  
 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



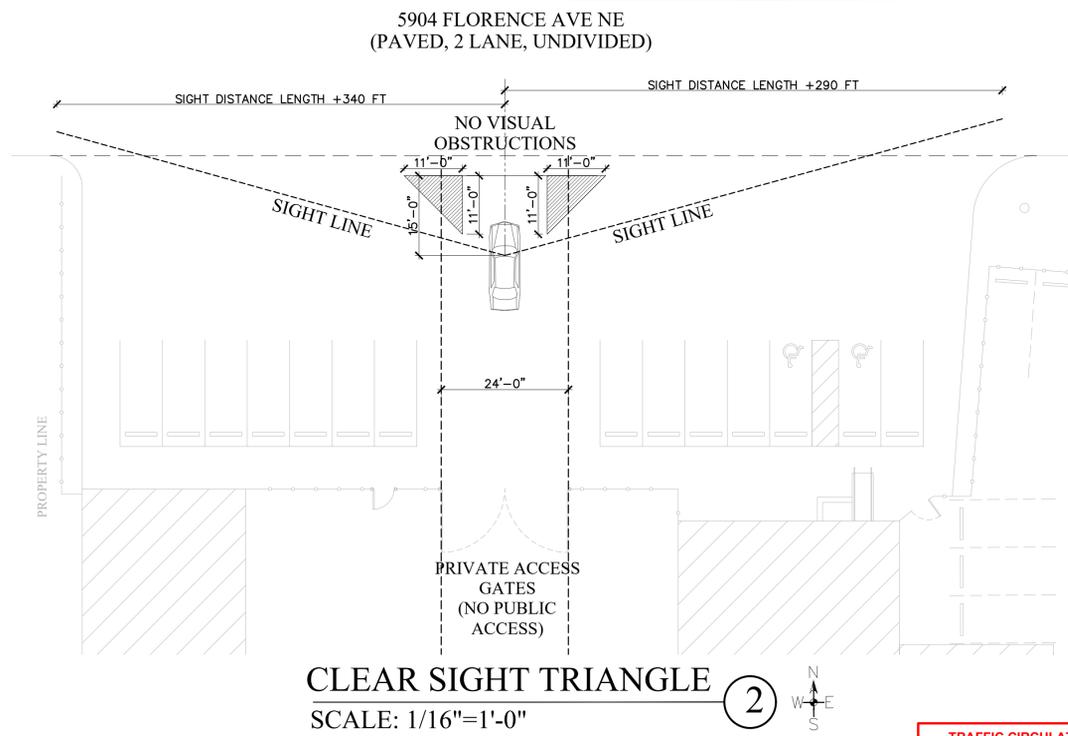
General Notes

**PROJECT INFORMATION**

No.	1	REVISION	9/26/24
Revision/Issue			

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

Project	Sheet
Date	TCL1
Scale	

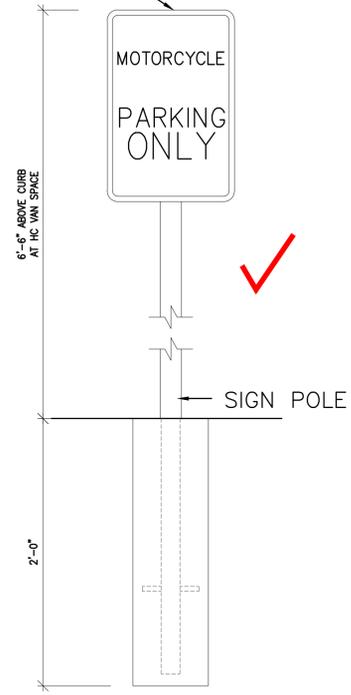


**TRAFFIC CIRCULATION LAYOUT APPROVED**

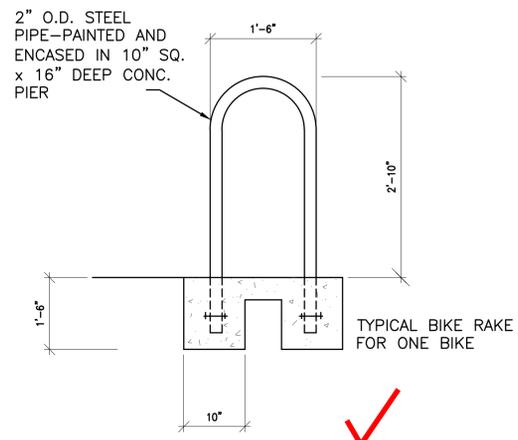
Sertil A. Kanbar 6/14/2024

Signed \_\_\_\_\_ Date \_\_\_\_\_

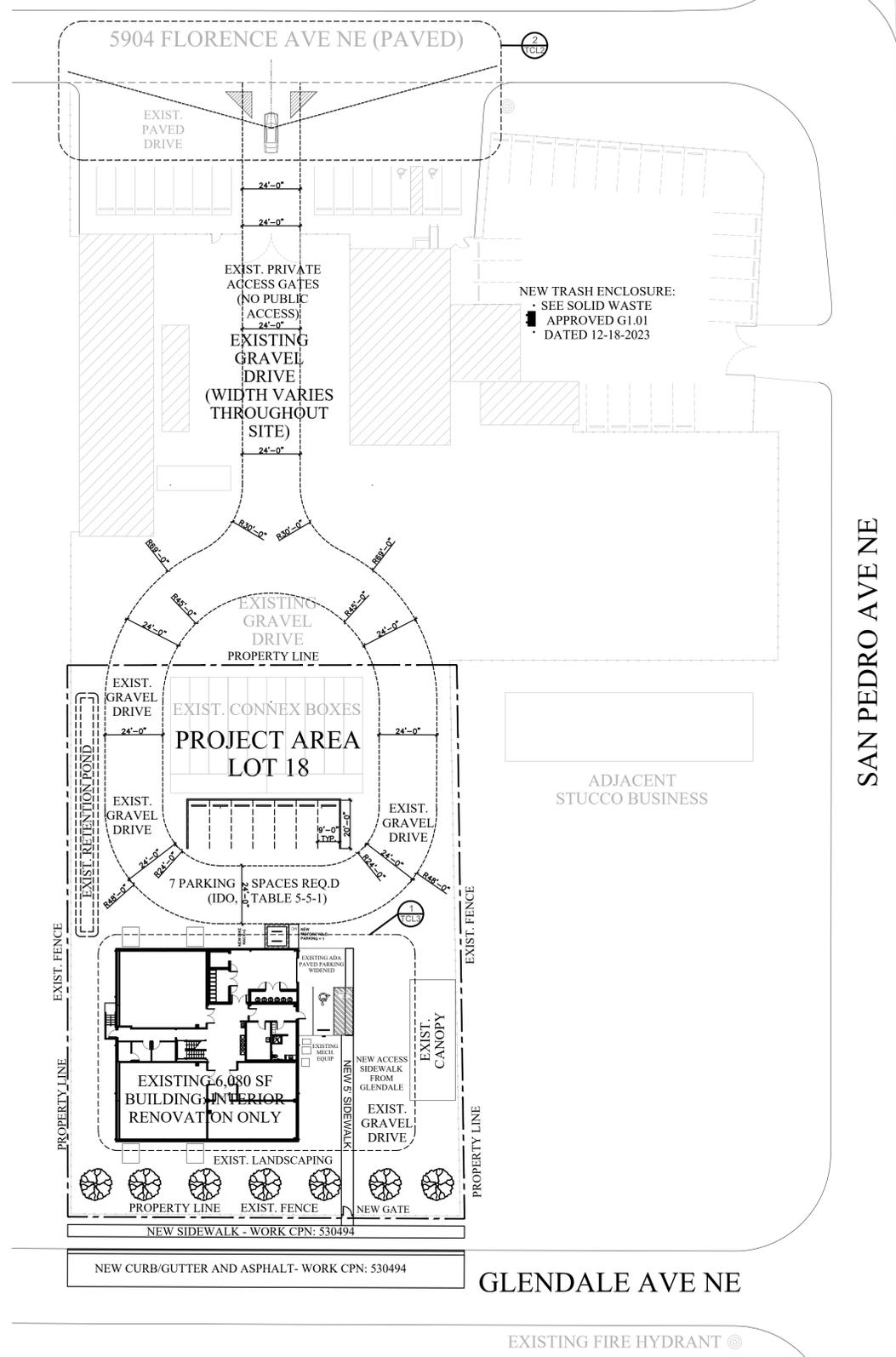
SIGN TYPE R7-8 (12"x18")  
- SIGN FIELD IS WHITE  
- SIGN LETTERING AND BORDER ARE BLACK



MOTORCYCLE SIGNAGE ELEVATION NTS **D5**



BIKE RACK ELEVATION NTS **D6**



**FacilityBUILD**

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

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Architect

Engineer

ROBERT J. FIERRO  
NEW MEXICO  
20585  
Professional Engineer

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	<b>TCL2</b>
Scale	

Architect

Engineer



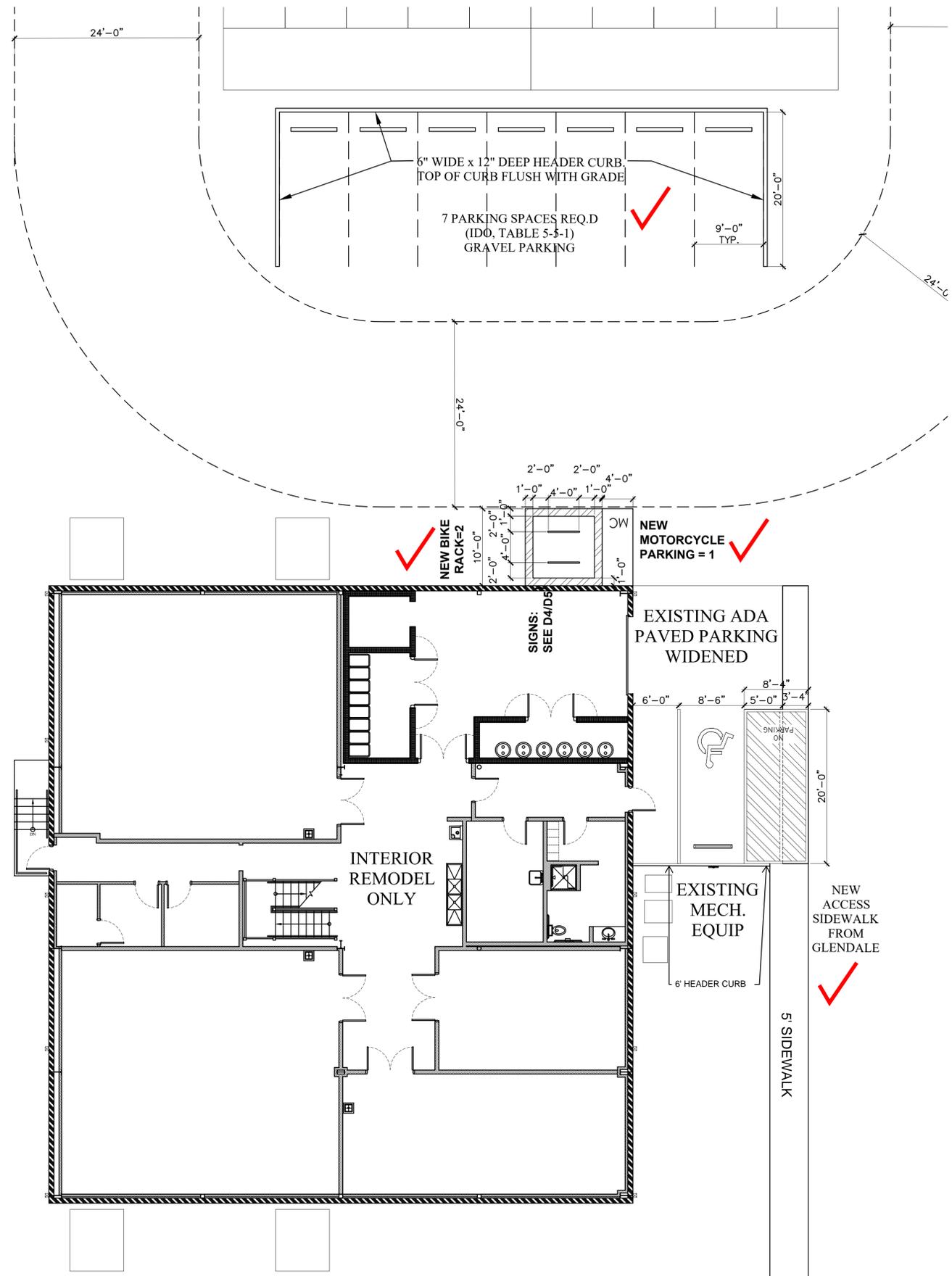
General Notes

OVERALL SITE PLAN / CLEAR SIGHT TRIANGLE /  
SIGNAGE DETAILS

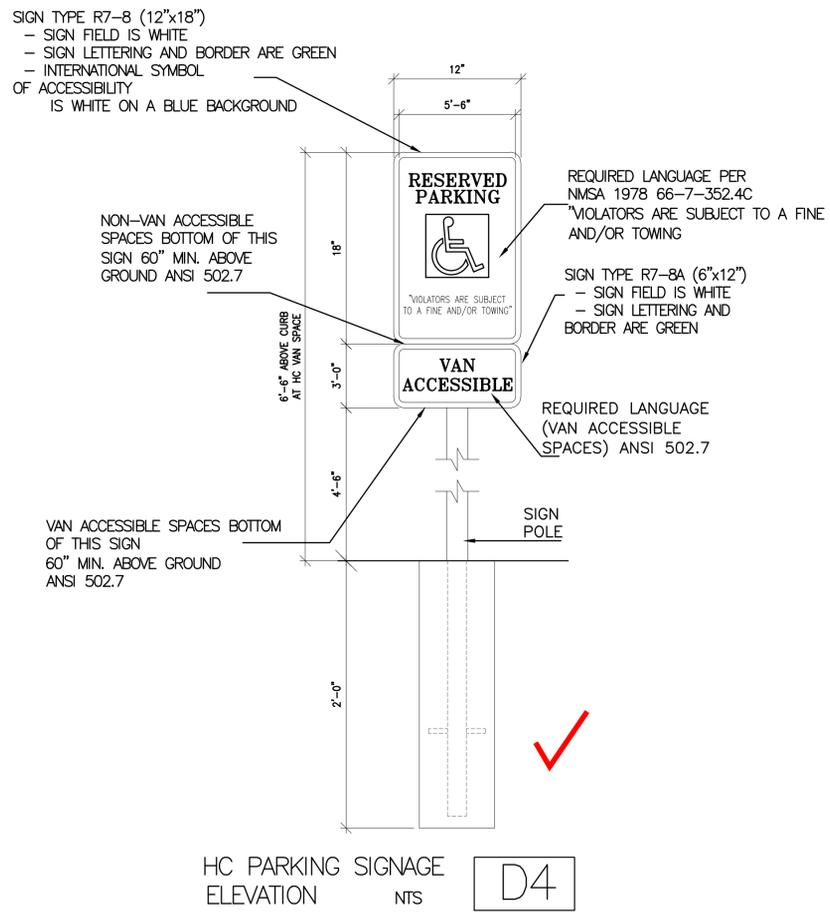
No.	Revision/Issue	Date

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

Project	Sheet
Date 06/13/2024	TCL3
Scale	



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



ENLARGED SITE PLAN  
SCALE: 1/8"=1'-0"

