

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

December 18, 2014

Daniel Herr, R.A.
Slagle Herr Architects
413 2nd Street SW
Albuquerque, NM 87102

Re: Office/Warehouse, 8620 President Place
Traffic Circulation Layout
Architect's Stamp dated 12-15-14 (C17-D122)

Dear Mr. Herr:

The TCL submittal received 12-16-14 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: File

site data

LOCATION:	8610 PRESIDENT PLACE NE ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION:	TR. B-1-A-5, CLIFFORD INDUSTRIAL PARK
CURRENT ZONING:	M-1 OR SU-2 NC
ZONE ATLAS PAGE:	C-17
TOTAL LOT AREA:	43,705 SQ. FT. (1.0025 AC)
1ST FLOOR BUILDING AREA:	15,740 S.F.
COVERED EXTERIOR AREA:	470 S.F.
SCREENED YARD	8,750 S.F.
NET LOT AREA:	18,745 S.F.

PARKING REQUIREMENT
PRODUCTION FRAMING: 1 SPACE / 1000 S.F. 6047 S.F. / 1000 = 6.0 SPACES

DESIGNER WAREHOUSE: 1 SPACE / 2000 S.F. 7065 S.F. / 2000 = 1.2 SPACES
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OFFICE: 1 SPACE / 200 S.F. 7065 S.F. / 200 = 35.3 SPACES

42.5 SPACES -10% (4.25) REDUCTION FOR TRANSIT
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TOTAL OF 38 SPACES REQUIRED

PARKING PROVIDED
38 PARKING SPACES PROVIDED (INCLUDING 3 ACCESSIBLE SPACES)
2 MOTORCYCLE SPACES PROVIDED
5 BICYCLE SPACES PROVIDED

PAVING SPECIFICATION
SEE GEOTECHNICAL REPORT PREPARED FOR THIS SITE DATED 10-22-14 FOR ALL PAVING REQUIREMENTS.

MINI CLEAR SITE TRIANGLE
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

vicinity map
N.T.S.



a new facility for:
Kirkpatrick & Associates, Inc.

8610 president place NE
albuquerque NM 87113

slagleherrarchitects
413 second st sw
albuquerque nm
87102
5052460870
slagleherr.com

SITE PLAN / TCL, SITE DETAILS



revisions

date
12-15-14
sheet
C100

