

# CITY OF ALBUQUERQUE



May 7, 2020

Daniel Puzak, RA  
ARIA Studio Consultants, Inc.  
P.O. Box 1515  
Cedar Crest, NM 87008

**Re: Horizon Blvd NE  
8830 Horizon Blvd NE  
Request for Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 7-26-19 (C17D127)  
Certification dated 3-23-20**

Dear Mr. Puzak,

Based upon the information provided in your submittal received 5-4-20, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

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

- Please complete asphalt paving on Horizon.

Once corrections are complete resubmit

1. The approved and stamped TCL with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

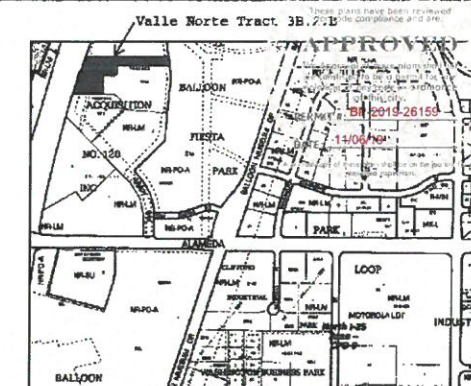
If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File





ZONE ATLAS MAP C-17-2

Legal Description: Tract 3B-2-B, of Land of IHS Acquisition No. 120, Inc., as shown and designated on the Plat entitled "Tracts 3B-1-A, 3B-2-A and 3B-2-B, Land of IHS Acquisition No. 120, Inc., a replat of Tracts 3B-1 and 3B-2, Within Projected Sections 11 and 14, T. 11 N., R. 3 E., N.M.P.M., City of Albuquerque, Bernalillo County, NM."

## PROJECT INFORMATION

Legal Description: Tract 3B-2-B, of Land of IHS Acquisition No. 120, Inc., as shown and designated on the Plat entitled "Tracts 3B-1-A, 3B-2-A and 3B-2-B, Land of IHS Acquisition No. 120, Inc., a replat of Tracts 3B-1 and 3B-2, Within Projected Sections 11 and 14, T. 11 N., R. 3 E., N.M.P.M., City of Albuquerque, Bernalillo County, NM."

UPC: 101706404552620224  
Acres: 3.0237  
Type and Size of Development: 8845 Square Foot Office Building  
Parking Spaces Required by IDO: 28  
Parking Spaces Provided: 38

Executive Summary: Project is located within the COA IDO North I-25 Area - CPO-9, Alameda Boulevard Sub-area near Alameda Blvd and Horizon Blvd. The project includes an 8845 SF Office Building, paving, curb and gutter, sidewalks, landscaping. There will be a slight impact on the adjacent site to the east as the property line runs down the center of the sidewalk and will be shared. There is also a few parking spaces which are on the adjacent site to the east which will be unusable during grading and paving. Both will be repaired as necessary. No other impacts are perceived as traffic will circulate on public or dedicated roads and/or easements.

## PARKING CALCULATIONS

COA IDO SECTION 5-5: OFF-STREET PARKING REQUIREMENTS  
OFFICES AND SERVICES

OFFICE REQUIREMENTS 3.5 SPACES / 1000 SF GFA  
SPACES REQUIRED 0.0035 x 8044 SF = 28.154

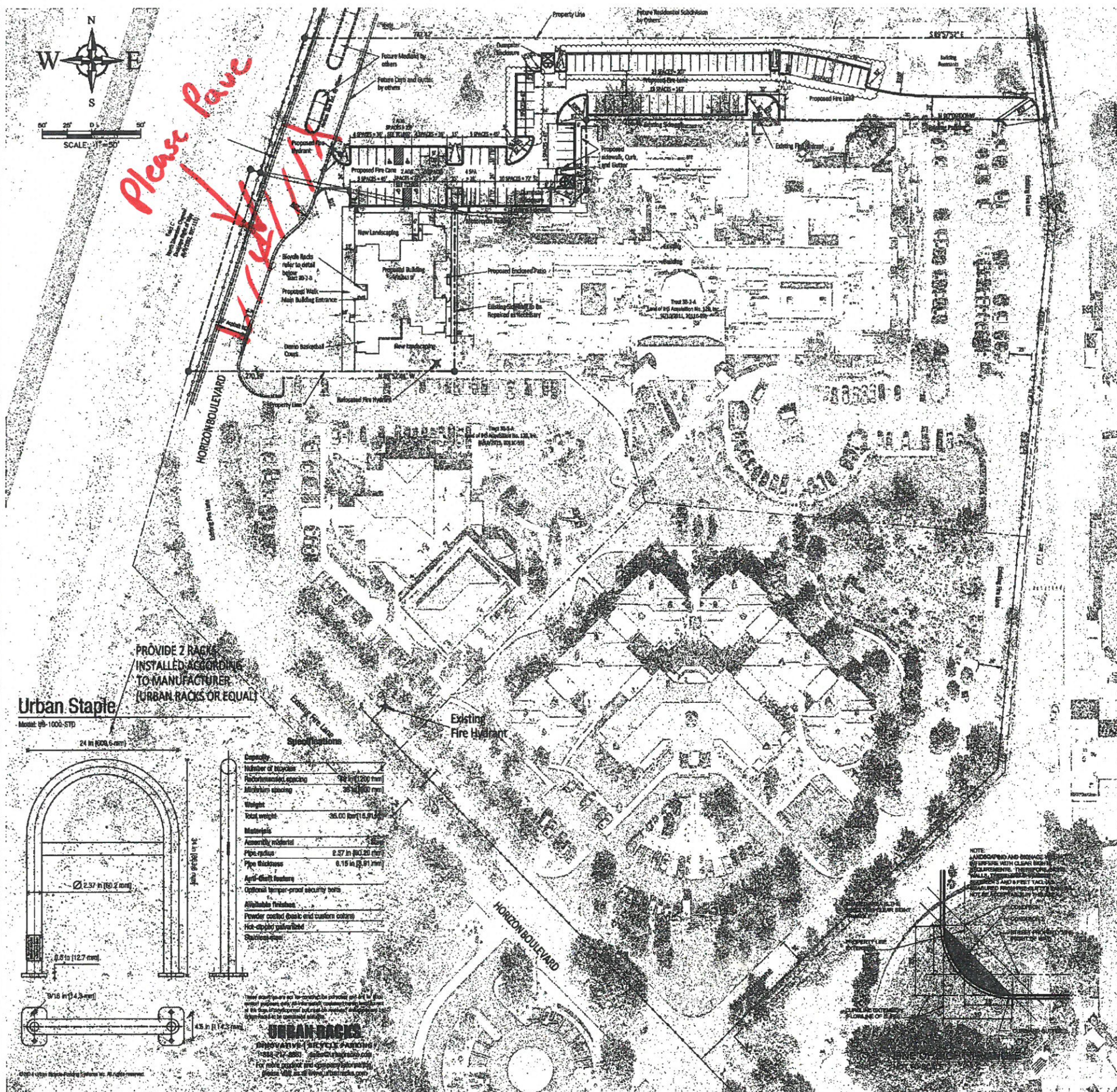
SPACES PROVIDED (8'0" X 20'0")  
REGULAR 52 SPACES  
ACCESSIBLE 4 SPACES (1 VAN)  
TOTAL 56 SPACES  
MOTORCYCLE 4 SPACES  
BICYCLE 3 SPACES

FUTURE VARIANCE SPACES 40



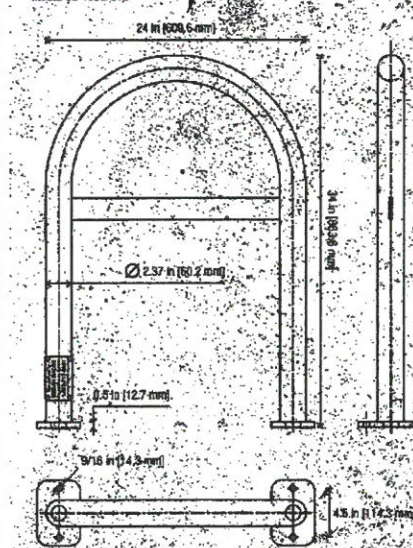
## SITE NOTES

- SITE LIGHTING SHALL BE LIMITED TO 16' POLES WITH SHARP CUT-OFF ANGLE FIXTURES.
- ALL EXTERIOR LIGHTING SHALL BE NIGHT SKY COMPLIANT.
- INDIVIDUAL BUILDING-MOUNTED SIGNS SHALL HAVE AN AREA NOT TO EXCEED 6% OF THE FAÇADE TO WHICH IT IS APPLIED. ALL SIGNAGE SHALL BE DESIGNED TO BE CONSISTENT WITH AND COMPLEMENT THE MATERIALS, COLOR, AND ARCHITECTURAL STYLE OF THE BUILDING OR SITE LOCATION.
- SCREEN ALL METERS AND GROUND MOUNTED EQUIPMENT PER COA AND THE DEVELOPMENT STANDARDS.
- Slopes (REFER TO GRADING PLAN)
  - (1) Parking lots require a slope between 1% min and 8% max.
  - (2) Parking areas adjacent to major circulation aisles or adjacent to major entrances 1% min to 6% max.
  - (3) Handicap parking 1% min to 2% max.
- Unused curb-cuts must be replaced with curb, gutter and sidewalk per COA STD # 2415A and should match existing.
- SOLID WASTE IS TO PROVIDE ALL INSPECTIONS ON THE TRASH ENCLOSURE SUCH AS PRE-POUR FOR SLAB AND APRON, BOND BEAM, BOLLARD, AND FINAL INSPECTION. INSPECTIONS WILL BE CONTINGENT FOR SOLID WASTE SIGN OFF FOR FINAL CO.



### Urban Staple

Model: UB-1000-STD



Capacity	
Number of bicycles	1
Recommended spacing	94 in (2391 mm)
Minimum spacing	30 in (762 mm)
Weight	
Total weight	265.00 lbs (119.7 kg)
Materials	
Assembly material	5085
Pipe radius	0.57 in (14.5 mm)
Pipe thickness	0.15 in (3.8 mm)
Anti-climb features	
Optional tamper-proof security bolts	
Available finishes	
Powder coated (black and custom colors)	
Hot-dipped galvanized	
Optional sign	

These racks are not to be painted or painted and are to be used as is. If you do not want to paint them, you must use the racks as they are. If you do not want to paint them, you must use the racks as they are. If you do not want to paint them, you must use the racks as they are.

**ARIA**  
STUDIO CONSULTANTS, INC  
P.O. Box 1515, Cedar Crest, NM 87008  
Daniel@ariastudio.com (505) 506-2314  
Architect

STATE OF NEW MEXICO  
REGISTERED ARCHITECT  
DANIEL PUZAK  
NO. 6317  
07/26/2019  
Engineer

CITY OF ALBUQUERQUE  
"SOLID WASTE"  
MANAGEMENT DEPARTMENT  
APPROVED HQ  
08-01-19

TRAFFIC CIRCULATION LAYOUT  
APPROVED  
[Signature]  
08/21/19

ALL WHEELCHAIR RAMPS LOCATED  
WITHIN THE PUBLIC RIGHT OF WAY  
MUST HAVE TRUNCATED DOMES.

11/05/2019 FUTURE PARKING VARIANCE

**CAUWELS & CAUWELS**  
11111 1st St. NE  
Albuquerque, NM 87111  
505.266.5711  
505.266.5922  
cauwels@cauwels.com

TCL Submittal for  
Cauwels Golden and  
Schlenker & Cantwell  
8830 Horizon Blvd NE  
Albuquerque, NM 87111

Revision	Date	Description
1	7/26/19	Initial submittal
2	7/26/19	Final submittal

Issue: TCL  
Date: May 28, 2019  
Drawn By: DW  
Checked By: DP  
File Name: 1900.4\_SC\_TCL

Traffic Circulation Layout

TCL001





## Aria Studio Consultants, Inc.

Daniel Puzak, AIA | PO Box 1515 Cedar Crest, NM 87008 | 505-506-2314 | [daniel@ariascinc.com](mailto:daniel@ariascinc.com)

3/23/2020

Traffic Engineer  
City of Albuquerque  
Public Works Department  
Development & Building Services Division  
Plaza del Sol, 600 2nd NW  
Albuquerque, NM 87102

**Re: Transportation Final C.O.- Horizon 3 Office building**  
**8830 Horizon Blvd NE, Albuquerque NM 87113**  
**Traffic Circulation Layout**  
**Zone: C-17-Z Permit #: BP-2019-21219, TCL Site Plan Dated 5-28-19**

To Whom It May Concern:

I, Daniel Puzak, AIA, NMRA #5317, of Aria Studio Consultants, Inc., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated May 28, 2019. The record information edited onto the original design documentation has been obtained by Daniel Puzak, AIA of the firm Aria Studio Consultants, Inc. I further certify that I personally visited the project site on March 11, 2020 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 Certificate of Occupancy.

1. (Describe any exceptions and/or qualifications here in a separate paragraph.) NONE
2. (Describe any deficiencies and/or required corrections here in a separate paragraph) NONE

The Record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to the above-mentioned building. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions please feel free to contact me at: [Daniel@ariascinc.com](mailto:Daniel@ariascinc.com) or 505-506-2314

Sincerely,

A handwritten signature in black ink, appearing to be "Daniel Puzak", written over a horizontal line.

Daniel Puzak, AIA, 3/23/2020





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Horizon 3 Building Permit #: 2019-26159 Hydrology File #: \_\_\_\_\_  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: TR 3B-2-B AMENDED PLAT OF TRS 3B-1-A, 3B-2-A & 3B-2-B LAND OF IHS ACQUISITION NO. 120 INC (AMENDED PLAT OF TRS 3B-1 & 3B-2) CONT 3.0237 AC  
City Address: 8830 Horizon Blvd NE, Albuquerque, NM

Applicant: ARIA Studio Consultants, Inc Contact: Debra West  
Address: PO Box 1515, Cedar Crest, NM 87008  
Phone#: 505-453-5813 Fax#: \_\_\_\_\_ E-mail: debra@ariascinc.com

Other Contact: ARIA Studio Consultants, Inc Contact: Daniel Puzak  
Address: PO Box 1515, Cedar Crest, NM 87008  
Phone#: 505-506-2314 Fax#: \_\_\_\_\_ E-mail: daniel@ariascinc.com

TYPE OF DEVELOPMENT: 1 PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes X No

DEPARTMENT X 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: 04/30/2020 By: Debra West

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_