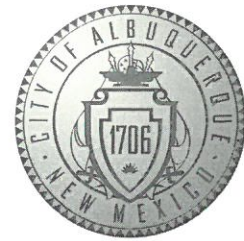


CITY OF ALBUQUERQUE



May 12, 2020

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

Re: Horizon Blvd NE
8830 Horizon Blvd NE
30-Day Temporary 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 5-12-20, 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:

- Please complete asphalt paving on Horizon.

Once corrections are complete resubmit

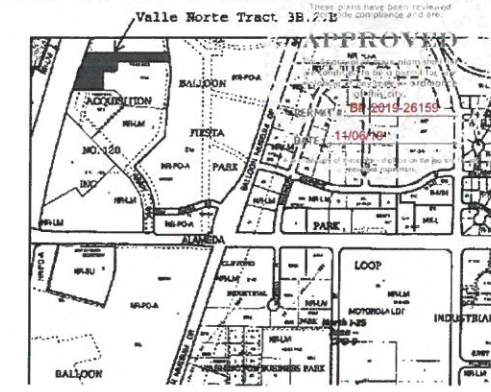
1. The approved and stamped TCL with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
5. The \$75 re-submittal fee for log in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



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

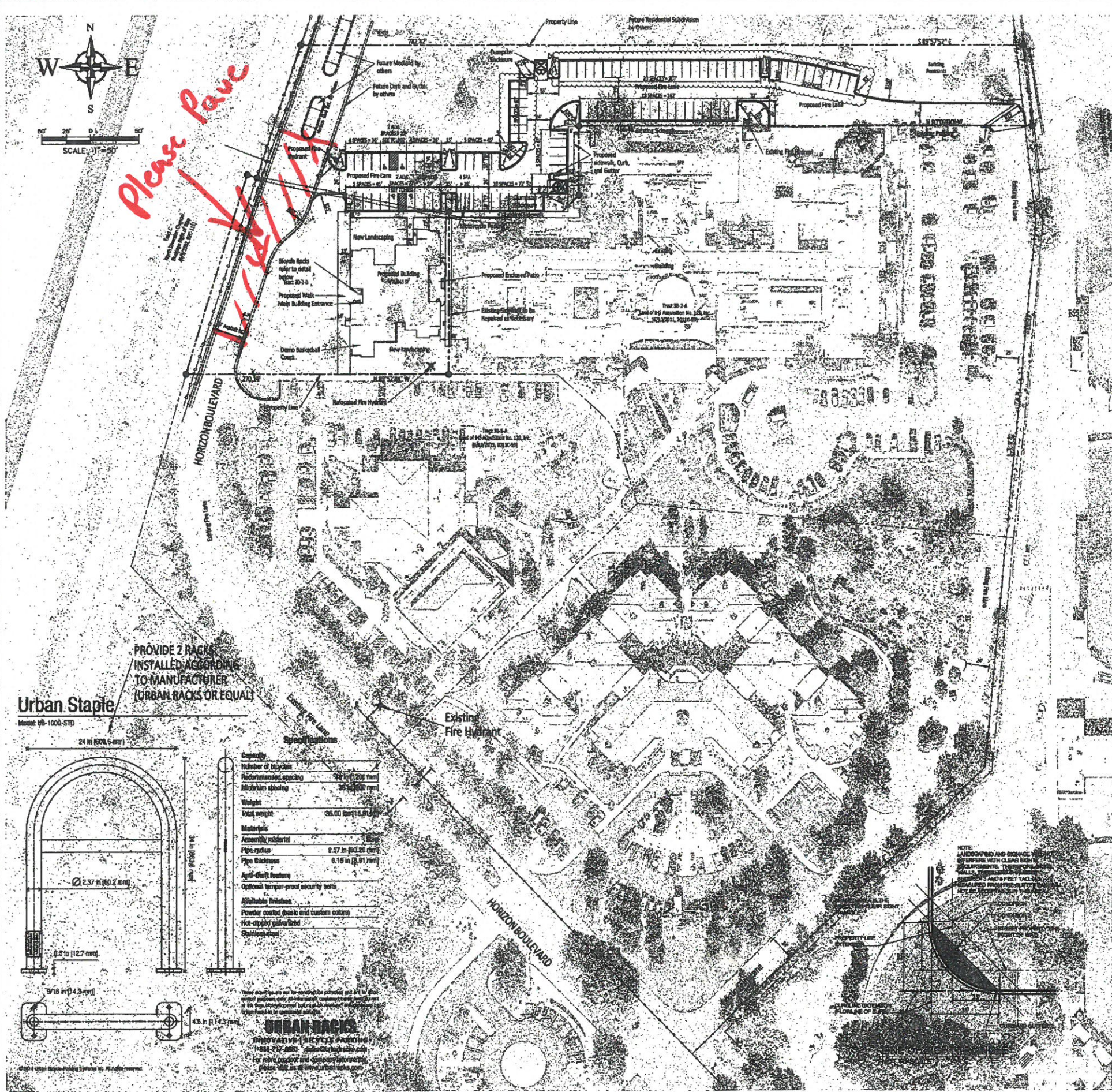
Executive Summary: Project is located within the COA IDO North I-25 Area - CPO-9, Alameda Boulevard Sub-area near Alameda Blvd and Horizon Blvd. The project includes an 8845 SF Office Building, paving, curb and gutter, sidewalks, landscaping. There will be a slight impact on the adjacent site to the 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

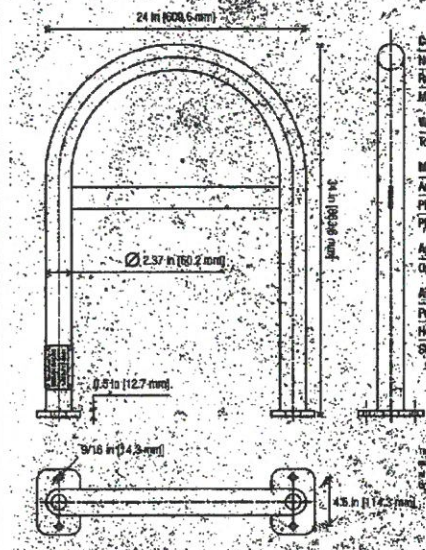
COA IDO SECTION 5-5: OFF-STREET PARKING REQUIREMENTS OFFICES AND SERVICES		
OFFICE REQUIREMENTS	3.5 SPACES / 1000 SF GFA	
SPACES REQUIRED	0.0035 x 8044 SF = 28.154	
SPACES PROVIDED (8'0" X 20'0")	52 SPACES	FUTURE VARIANCE SPACES 40
REGULAR	52 SPACES	
ACCESSIBLE	4 SPACES (1 VAN)	
TOTAL	56 SPACES	
MOTORCYCLE	4 SPACES	
BICYCLE	3 SPACES	

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: US-1000-STD
24 in (609.6 mm)



Capacity	
Number of bicycles	1
Recommended spacing	24 in (609.6 mm)
Minimum spacing	20 in (508.0 mm)
Weight	
Total weight	365.00 lbs (165.5 kg)
Materials	
Assembly material	Steel
Pipe radius	0.57 in (14.5 mm)
Pipe thickness	0.15 in (3.8 mm)
Anti-theft features	
Optional tamper-proof security bolts	
Available features	
Powder coated (black and custom colors)	
Hot-dip galvanized	
Optional sign	

URBAN RACKS
888-274-8881
For more product and company information
visit: www.urbanracks.com

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

Engineer
DANIEL PUZAK
NO. 6317
07/26/2019
REGISTERED ARCHITECT

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

TRAFFIC CIRCULATION LAYOUT
APPROVED
8/2/19

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

11/05/2019 FUTURE PARKING VARIANCE
CAUWELS & CAUWELS
11111 1st Ave NE
Albuquerque, NM 87113
505.266.5711

TCL Submittal for
Cauwels Golden and
Schlenker & Cantwell
8830 Horizon Blvd NE
Albuquerque, NM 87113

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

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

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 or 505-506-2314

Sincerely,

Daniel Puzak, AIA, 3/23/2020

