

# CITY OF ALBUQUERQUE



July 15, 2020

J. David Hickman, RA  
Jeebs & Zuzu  
11030 Menaul NE, Suite C  
Albuquerque, NM 87112

**Re: Eagle Rock Commons, Building C**  
**5501 Eagle Rock Ave NE**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 9-23-09(AA)(C18D037H)  
Certification dated 5-21-20

Dear Mr. Hickman

Based upon the information provided in your submittal received 7-14-20, 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 correct raised lip on ADA ramp.

Once these corrections are complete, email pictures showing the changes to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov), and [epgomez@cabq.gov](mailto:epgomez@cabq.gov)

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

**PARKING SPACES:**  
 NET LEASABLE BUILDING AREA: 26,658 SF  
 REQUIREMENT: 1 OFF STREET PARKING SPACE PER 200 SF NET  
 26,658 / 200 = 134 SPACES  
 SPACES PROVIDED = 137  
 HC SPACES REQUIRED = 8  
 HC SPACES PROVIDED = 8  
 MC SPACES REQUIRED = 4  
 MC SPACES PROVIDED = 4  
 BICYCLE PARKING REQUIRED = 1 SPACE PER 20 CAR SPACES  
 137 / 20 = 7 SPACES  
 PROVIDED = (4) 6'-0" RACKS (SPACES) = 24 SPACES

**BUILDING AREAS:**  
 ACTUAL GROSS PROPOSED BUILDING AREA: 28,220 SF  
 NON-LEASABLE AREA =  
 834 SF (PERIMETER WALL)  
 128 SF (RESTROOMS)  
 1562 SF  
 NET LEASABLE BUILDING AREA: 26,658 SF

# KEYED NOTES

- POWER POLE
- PAD MOUNTED ELECTRICAL TRANSFORMER
- WATER METER / SERVICE BOX - MINIMUM 1" WATER SERVICE LINE
- TELEPHONE PEDESTAL
- ELECTRICAL SERVICE PANEL
- EXISTING 6' HIGH CHAIN LINK FENCE
- WALL PAK SITE LIGHT WITH DIRECTIONAL SHROUD
- BICYCLE PARKING
- MOTORCYCLE PARKING
- DESIGNATED ACCESSIBLE ROUTE
- REFUSE ENCLOSURE - SEE A/3.0 FOR ELEVATIONS
- EXISTING SIDEWALK
- EXISTING FIRE HYDRANT
- PROPERTY MONUMENT SIGN - SEE A/3.0 FOR ELEVATIONS/COLORS/AND LETTERING
- EXISTING LANDSCAPE ZONE
- EXISTING CURB EDGE
- PAINTED ACCESS AISLE W/ STRIPING
- UTVB PER ATTACHED DRAWING
- UNDERDIRECTIONAL ACCESSIBLE RAMP PER STANDARD DRAWING 2440
- BUILD PRIVATE ENTRANCE PER STANDARD DRAWING 2430
- ACCESSIBLE RAMP PER ADA STANDARDS - CURB RAMP, MAX SLOPE 1:12, MAX CROSS SLOPE 1:48
- CURB RAMP SHALL BE CONSTRUCTED TO CONFORM WITH ANSI A117.1 1998 AND IBC CHAPTER 11 REQUIREMENTS
- PARKING BUMPER TYPICAL
- PEDESTRIAN PATH

The Subject Property is located near an existing/ former landfill. Due to the Subject Property being near an existing/ former landfill, certain Preliminary measures may need to be taken to ensure the health & safety of the public. Recommendations made by a Professional Engineer with Landfills and Landfill Gas Issues, (As required by various Guidelines for Development Within City Designated Landfill Buffer Zones) shall be constructed prior to 100'-0" development of the site.

PROJECT NUMBER: 1006922

APPLICATION NUMBER: 07 DRB-70351

## DRB SITE DEVELOPMENT PLAN APPROVAL:

11/4/07  
 Traffic Engineering, Transportation Division date

11-14-07  
 ABCWA date

11/14/07  
 Christina Sandoval  
 Parks and Recreation Department date

Is an Infrastructure List Required ( ) Yes ( X ) No. If yes, then a set of approved DRG plans with a work order is required for any construction within the Public Right-of-Way

11/14/07  
 Bradley A. Bingham  
 City Engineer date

11/14/07  
 Rhonda Methe  
 Environmental Health Department (conditional) date

11/14/07  
 Michael Holton  
 Solid Waste Management date

11/20/07  
 Andrew Zmija  
 DRB Chairperson, Planning Department date



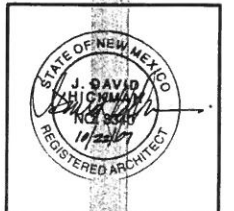
**CORE, LTD**

5924 ANAHEIM AVE. NE  
 SUITE A  
 ALBUQUERQUE, NM 87113

P: 505-796-0894  
 F: 505-796-0896

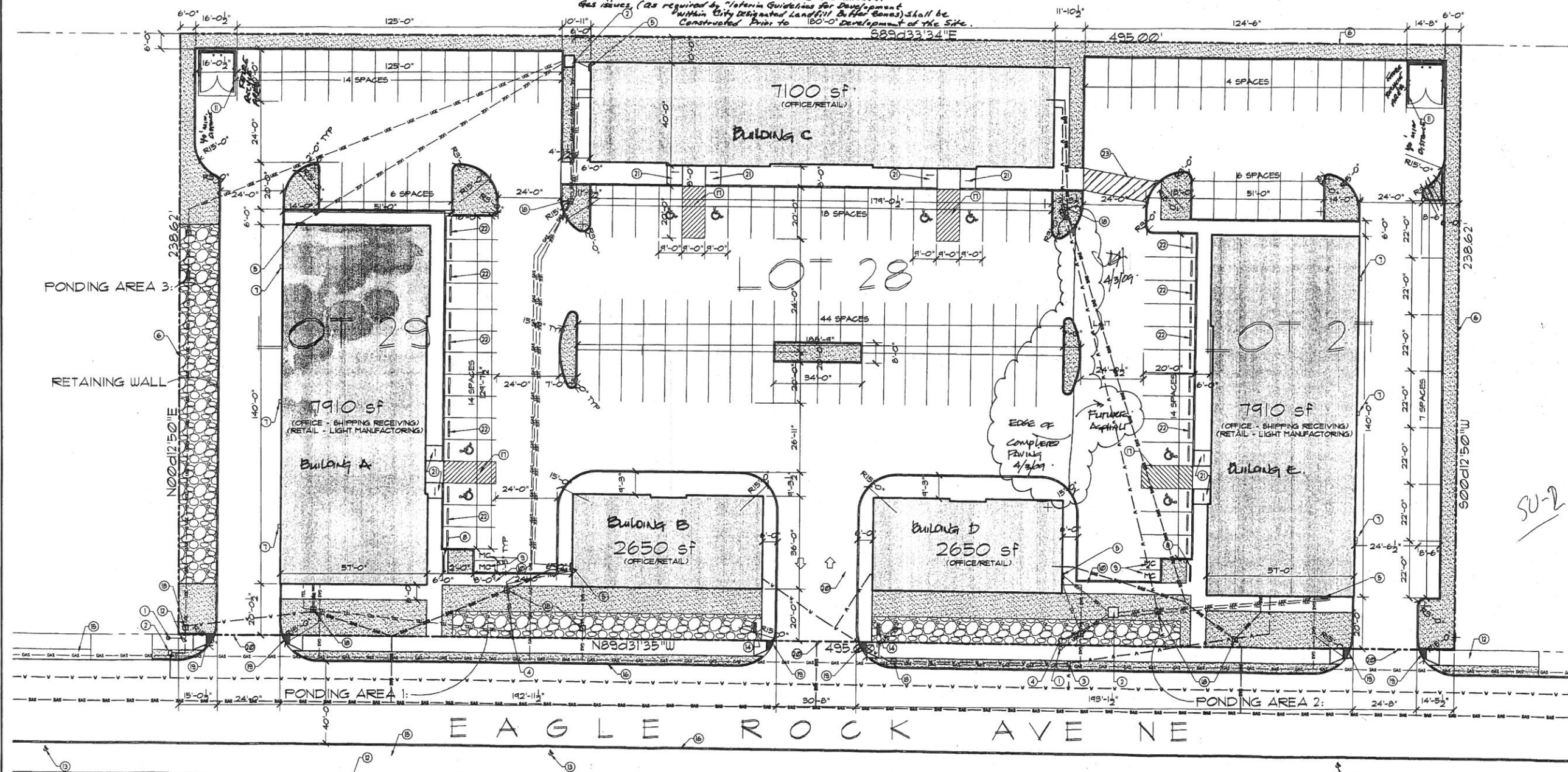
Job no:  
 acad file:  
 drawn by: CORE, LTD  
 checked: JDH/EB  
 date: 10/22/07

revisions:



**THE COMMONS AT EAGLE ROCK**  
 EAGLE ROCK NE,  
 ALBUQUERQUE, NM 87113

sheet no:  
**S-1.0**



## SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SCALE: 1" = 20'-0"



## GENERAL NOTES

ALL STRUCTURES ARE PROPOSED NEW. NO STRUCTURES EXIST ON THE PROPERTY.

ALL SITE LIGHTING TO BE MOUNTED ON BUILDINGS. LIGHTS NOT INDICATED AS WALL SURFACE MOUNTED SHALL BE CEILING MOUNTED IN BUILDING OVERHANGS OR COVERED WALKS.

SITE LIGHTING SHALL CONFORM TO NIGHT SKY ORDINANCE.

North Interstate 25 Sector Development Plan... Zoning "E. Industrial Uses" "4. The SU-2/M-1 zone allowing uses permissive in the M-1 zone as regulated by the M-1 zone with the exception that all new industrial development zoned SU-2/M-1 shall require a landscape plan incorporating the design standards contained in Section VI."

# CITY OF ALBUQUERQUE


Design Build Maintain

Easy as Pie



I, J. DAVID HICKMAN, A REGISTERED ARCHITECT IN THE STATE OF NEW MEXICO, OF THE FIRM JEEBS & ZUZU, LLC., HEREBY CERTIFY THAT THIS PROJECT, EAGLE ROCK COMMONS, IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE AMENDED DRB, AA OR TCL APPROVED PLAN DATED 11/20/07. THE RECORD INFORMATION EDITED ON THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PHIL CLARK, A REGISTERED PROFESSIONAL ENGINEER WITH THE STATE OF NEW MEXICO. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON SEPTEMBER 30, 2009 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 CERTIFICATION OF OCCUPANCY.

PO Box 1293

  
J. David Hickman  
Albuquerque Architect



NM 87103

5/21/20

Date:

[www.cabq.gov](http://www.cabq.gov)

# CITY OF ALBUQUERQUE



May 21, 2020

Jeanne Wolfenbarger, PE  
Transportation Development  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Request for Certificate of Shell Occupancy – Building C  
Application Number: 07 DRB 70351  
Eagle Rock Commons [1006922]  
Eagle Rock, NE, Albuquerque  
DRB Chairman signature date 11/20/07  
Plan dated 10/22/07  
Administrative Amendment

Dear Ms. Wolfenbarger,  
PO Box 1293

I am pleased to report to you that the work required by the approved DRB Site Development Plan, and the approved administrative amendment, has been completed for the above referenced project.

Albuquerque

On May 20, 2020, I reviewed the project site to again verify that the work completed is in accordance with the DRB Site Development Plan as noted on the recent Administrative Amendment. I have found the work completed to be in full compliance with the DRB Site Development Plan as reflected on the included amended site plan.

NM 87103

I do hereby certify that the project meets and conforms to these requirements and the design provided in the approved DRB Site Development Plan. I am including with this package the previous letter of approval recommending Certificate of Occupancy for Building A dated October 09, 2009. The parking lot has not changed, nor has any additional work been completed since the former approval. In its current configuration, the parking lot has sufficient numbers of parking spaces to support Buildings A, B, C, and D. With the construction of Building E, the remainder of the parking lot will be completed.

www.cabq.gov

We appreciate your assistance in the completion of this project, and formally request that a Shell Certificate of Occupancy be issued for Building C at this time.

Thank you,

J. David Hickman,  
Architect

# CITY OF ALBUQUERQUE



## City of Albuquerque

Planning Department  
Development & Building Services Division



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

Building C

Project Title: EAGLE ROCK COMMONS Building Permit #: BP2019-30858 Hydrology File #: \_\_\_\_\_

DRB#: 07 DRB-70351 EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: LOT 27 A BLK 9 UNIT B TRACT A NAA

City Address: 5501 EAGLE ROCK AVE. NE ALBUQ NM

Applicant: John SCHIFFER Contact: \_\_\_\_\_

Address: 5924 ANAHEM AVE NE 87113

Phone#: 507-1921 Fax#: \_\_\_\_\_ E-mail: MASTERHOMECRAFTER.NM@GMAIL.COM

Other Contact: JOHN SCHIFFER Contact: \_\_\_\_\_

Address: MASTERHOMECRAFTER.NM@GMAIL.COM

Phone#: 507-1921 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

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

DEPARTMENT ☒ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

PO Box 1293

Check all that Apply:

#### TYPE OF SUBMITTAL:

- Albuquerque ☐ ENGINEER/ARCHITECT CERTIFICATION  
☐ PAD CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
NM 87103 ☐ DRAINAGE REPORT  
☐ DRAINAGE MASTER PLAN  
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
www.cabq.gov ☐ 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: 5/26/20 By: [Signature]

COA STAFF:

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

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