

# CITY OF ALBUQUERQUE



May 6, 2020

Joe Slagle  
Slagle Architect Inc  
413 2<sup>nd</sup> St SW.  
Albuquerque, NM 87102

**Re: Tin Can Alley  
6110 Alameda NE  
60-Day Temporary Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 9-27-19 (AA)(C18D086)  
Certification dated 4-27-20**

Dear Mr. Slagle

Based upon the information provided in your submittal received 5-6-20 Transportation Development has no objection to a 60-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 60-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

- Work Order Close out package accepted and approved by the City of Albuquerque.

New Mexico 87103

Once corrections are complete resubmit

1. The approved and stamped Administrative Amendment 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.

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

# CITY OF ALBUQUERQUE



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

PO Box 1293

Albuquerque

New Mexico 87103

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



BUILDINGS ONE, TWO, AND THREE WILL BE CONSTRUCTED AS A SINGLE PHASE. BUILDING FOUR WILL BE A SEPARATE PHASE UNLESS A USER IS DETERMINED PRIOR TO BEGINNING CONSTRUCTION OF THE OTHER BUILDINGS. THE PARKING, LANDSCAPING AND OTHER SITE IMPROVEMENTS FOR BUILDING 4 WILL BE PART OF THE FIRST PHASE WITH A PAD SITE PREPARED FOR THE BUILDING.

ADMINISTRATIVE AMENDMENT  
FILE # 2019-00335 PROJECT # 2019-00335  
Updated building elevations and architectural elements.  
APPROVED BY DATE

CONSTRUCTION TYPE:	SEE PLAN
BUILDING AREAS:	SEE PLAN
FIRE FLOW REQUIREMENT:	2375 GPM
BUILDING 1	1500 X 25 = 375 GPM
BUILDING 2	2750 X 25 = 687.5 GPM
BUILDING 3	3500 X 25 = 875 GPM
BUILDING 4	1750 X 25 = 437.5 GPM
FIRE HYDRANTS REQUIRED:	3 FOR FIRE FLOW-3 FOR DISTANCE
AVERAGE SPACING BTWN HYDRANTS:	450 FT
FIRE HYDRANTS PROVIDED:	3 NEW
ALLOWABLE DISTANCE FROM HYDRANT TO FARTHEST POINT ON BLDG:	400 FT

FIRE NOTES:  
1. ALL APPROVED FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS.  
2. FIRE APPARATUS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE

SITE LOCATION	SE CORNER SAN PEDRO AND ALAMEDA NE ALBUQUERQUE, NM
LEGAL DESCRIPTION:	REPLATED LOTS 1-A, 2-A, 4-A, 6-A NORTH ALBUQUERQUE ACRES
UPC NUMBER:	TBD PENDING REPLAT
ZONING:	NR-BP
ZONE ATLAS PAGE:	
PREVIOUS DRB APPROVAL:	NONE
TOTAL LOT AREA:	228,371.658 SF (5.24 AC)
LOT 1-A	43,564.08 SF (1.0001 AC)
LOT 2-A	67,294.9 SF (1.5449 AC)
LOT 4-A	83,122.59 SF (1.9082 AC)
LOT 6-A	34,390.083 SF (0.7895 AC)
GROSS BUILDING AREA:	44,524 SF
BUILDING 1: RESTAURANT	3000 SF
BUILDING 2: CONTAINER DEVELOPMENT	10,820 SF
BUILDING 3: CLIMBING GYM	26,204 SF
BUILDING 4: PAD SITE	4500 SF
BUILDING FOOTPRINT AREA:	36,800 SF
BUILDING 1: RESTAURANT	3000 SF
BUILDING 2: CONTAINER DEVELOPMENT	10,820 SF
BUILDING 3: CLIMBING GYM	18,580 SF
BUILDING 4: PAD SITE	4500 SF

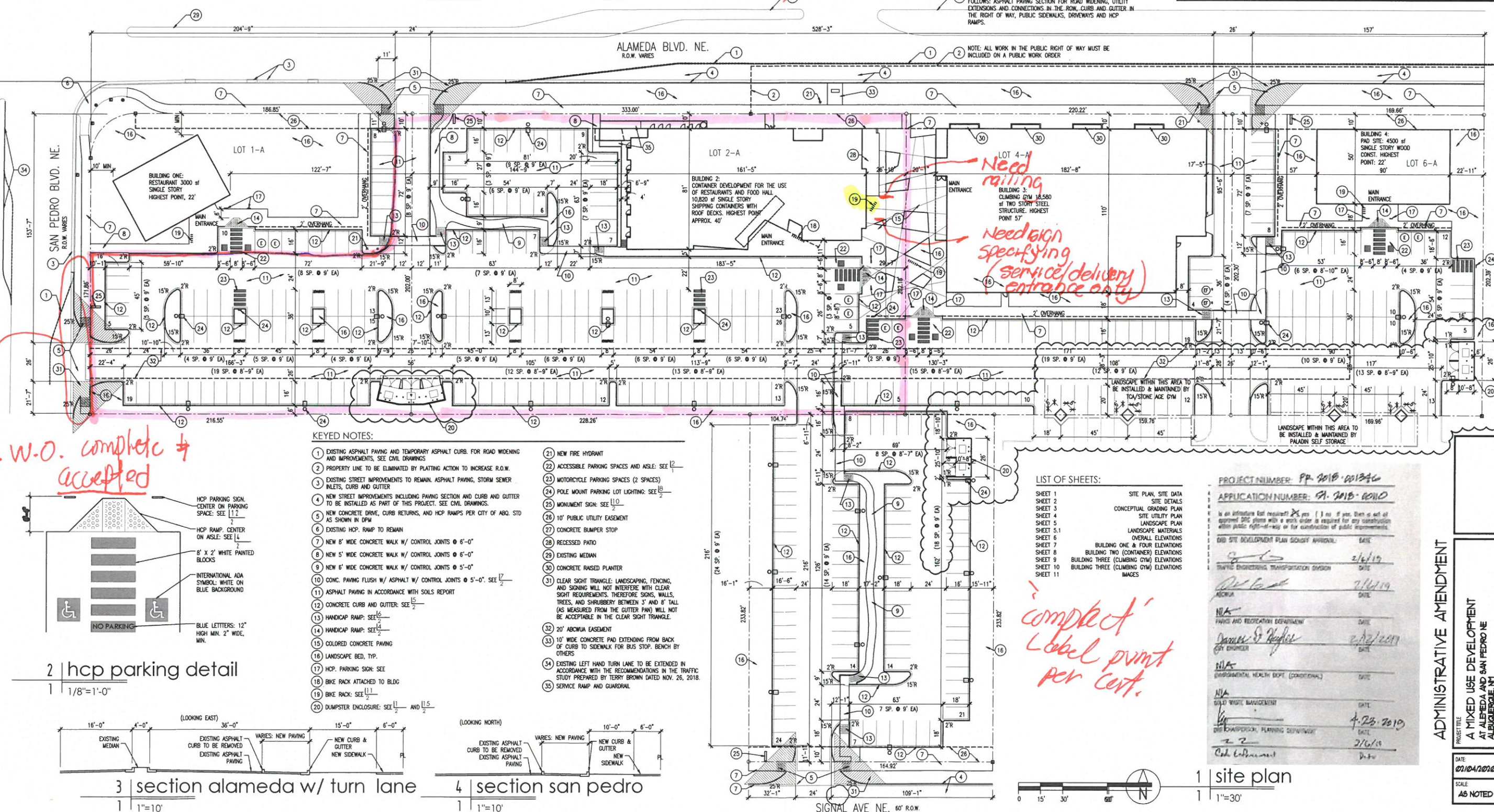
NET LOT AREA (LOT AREA-BLD. FOOTPRINT):	191,471 SF
FLOOR AREA RATIO (GROSS BLDG AREA/LOT AREA):	19.5 %
PARKING CALCULATIONS:	TOTAL SPACES PROVIDED: 379
BUILDING 1: RESTAURANT: 8 PER 1000 SF	SPACES PROVIDED: 70
3000 SF = 24 SPACES REQUIRED	
BUILDING 2: CONTAINER DEVELOPMENT (RESTAURANTS & TAPROOM)	SPACES PROVIDED: 121
RESTAURANT & TAPROOM: 8 PER 1000 SF REQ'D.	
10,820 SF = 87 SPACES REQUIRED	
BUILDING 3: CLIMBING GYM (HEALTH CLUB) 2.5 SP. PER 1000 SF. REQUIRED	SPACES PROVIDED: 131
26,204 SF = 66 SPACES REQUIRED	
BUILDING 4: PAD SITE (RESTAURANT) 8 PER 1000	SPACES PROVIDED: 57
4500 SF = 36 SPACES REQUIRED	
ELC VEHICLE PARKING REQUIRED: 2% OF 386-8 SPACES	TOTAL SPACES PROVIDED: 8
ACCESSIBLE PARKING REQUIRED: 8 INCL. 2 VAN	TOTAL SPACES PROVIDED: 8
MOTORCYCLE PARKING REQUIRED: 8 SPACES	TOTAL SPACES PROVIDED: 8
BICYCLE PARKING REQUIRED: 10% OF PARKING REQ. = 22	TOTAL SPACES PROVIDED: 30
* EXTEND CONDUIT TO THIS PARKING SPACE FOR FUTURE ELEC. CHARGING STATION. (7)	
NOTE: REFER TO SKETCH PLAT PROJECT NUMBER 1000682.	

## VICINITY MAP



**MODULUS ARCHITECTS**  
100 SUN AVENUE NE SUITE 305  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498

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April 27, 2020

**RE: TIN CAN ALLEY PERMIT NUMBER BP-2019-19386**  
**TRAFFIC CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY**

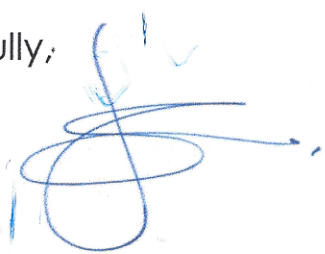
Planning Department  
Building and Safety Division  
Plaza Del Sol Building  
600 2nd Street NW  
Albuquerque, NM 87102

I, Joe Slagle, NMRA 2284 as architect of record, hereby certify that this project is in substantial compliance with and in accordance with the design intent of DRB project no 2019-001346 and AA file no. SI-2019 00335. I certify that I have personally visited the project site on 4-17-20 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.

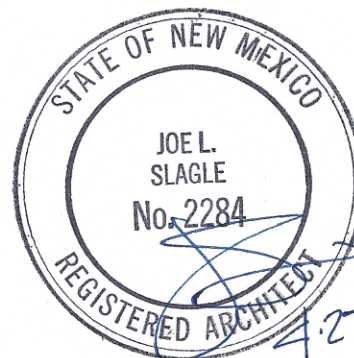
This submittal is for Permanent Certificate of Occupancy for Tin Can Alley.  
NOTE: This certification only applies to the areas indicated on the site plan dated 5-17-19 with revision date 4-7-20 which are under the Tin Can Alley building permit.

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

Respectfully,



Joe Slagle,  
Slagle Architect Inc.





# City of Albuquerque

Planning Department  
Development & Building Services Division

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

**Project Title:** Tin Can Alley **Building Permit #:** BP-2019-19386 **Hydrology File #:** \_\_\_\_\_  
**DRB#:** 2018-001346 **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Lot 2A Block 29, unit B, North Abq acres.  
**City Address:** 6110 Alameda NE Albuquerque, NM

**Applicant:** Joe Slagle **Contact:** \_\_\_\_\_  
**Address:** 413 Second Street SW, Albuquerque, NM 87102  
**Phone#:** 505-246-0870 **Fax#:** \_\_\_\_\_ **E-mail:** joe@slaglearchitect.com

**Other Contact:** N/A **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

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

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

**DEPARTMENT** ☒ **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:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

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

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



PROJECT PHASING:

PHASE ONE:  
THIS PHASE WILL INCLUDE BUILDING 2 (TIN CAN ALLEY) PLUS THE SITE WORK SHOWN ON THIS SHEET THAT IS NOT SHADED. ALSO INCLUDED WITH THIS PHASE ARE THE OFFSITE IMPROVEMENTS PER THE APPROVED INFRASTRUCTURE LIST AS WELL AS ALL REQUIRED CONSTRUCTION AS DESCRIBED IN THE APPROVED GRADING AND DRAINAGE PLAN.

PHASE TWO: (SEPARATE PERMIT) BUILDING 3 (STONE AGE CLIMBING GYM) PLUS ALL ASSOCIATED SITEWORK WITHIN THE BOUNDS OF THAT PROPERTY AS WELL AS THE SHADED AREA AT THE EASTERN PORTION OF THE DEVELOPMENT.

PHASE THREE: CONSTRUCTION OF BUILDING ONE PLUS ASSOCIATED SITEWORK WITHIN THE BOUNDS OF THE SHADED AREA ON LOT 1-A.

PHASE FOUR: CONSTRUCTION OF BUILDING FOUR PLUS ASSOCIATED SITEWORK WITHIN THE BOUNDS OF THE SHADED AREA ON LOT 6-A.

PORTIONS OF DEVELOPMENT NOT PART OF THIS PERMIT.  
PHASE 4 AS DESCRIBED ABOVE

FIRE DATA:

CONSTRUCTION TYPE:	SEE PLAN
BUILDING AREAS:	SEE PLAN
FIRE FLOW REQUIREMENT:	2625 GPM
BUILDING 1	IFC TABLE B105.1(2)
BUILDING 2	1500 X .25 = 375 GPM
BUILDING 3	3750 X .25 = 937.5 GPM
BUILDING 4	3500 X .25 = 875 GPM
	1750 X .25 = 437.5 GPM
FIRE HYDRANTS REQUIRED:	3 FOR FIRE FLOW-3 FOR DISTANCE
	IFC TABLE C102.1
AVERAGE SPACING BTWN HYDRANTS:	400 FT
	IFC TABLE C102.1
FIRE HYDRANTS PROVIDED:	3 NEW
ALLOWABLE DISTANCE FROM HYDRANT TO FARTHEST POINT ON BLDG:	400 FT
	IFC 507.5.1

FIRE NOTES:

1. ALL APPROVED FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS.
2. FIRE APPARATUS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE

SITE DATA

SITE LOCATION	SE CORNER SAN PEDRO AND ALAMEDA NE
	ALBUQUERQUE, NM
LEGAL DESCRIPTION:	REPLATED LOTS 1-A, 2-A, 4-A, 6-A
	NORTH ALBUQUERQUE ACRES
UPC NUMBER:	TBD PENDING REPLAT
ZONING:	NR-BP
ZONE ATLAS PAGE:	
PREVIOUS DRB APPROVAL:	NONE
TOTAL LOT AREA:	228,371.658 SF (5.24 AC)
LOT 1-A	43,564.08 SF (1.0001 AC)
LOT 2-A	67,294.9 SF (1.5449 AC)
LOT 4-A	83,122.59 SF (1.9082 AC)
LOT 6-A	34,390.083 SF (0.7895 AC)
GROSS BUILDING AREA:	53,856 SF
BUILDING 1: RESTAURANT	3400 SF
BUILDING 2: CONTAINER DEVELOPMENT	20,152 SF
BUILDING 3: CLIMBING GYM	26,204 SF
BUILDING 4: PAD SITE	4500 SF
BUILDING FOOTPRINT AREA:	37,896 SF
BUILDING 1: RESTAURANT	3690 SF
BUILDING 2: CONTAINER DEVELOPMENT	11,816 SF
BUILDING 3: CLIMBING GYM	18,580 SF
BUILDING 4: PAD SITE	4500 SF

NET LOT AREA (LOT AREA-BLD. FOOTPRINT):	190,475 SF
FLOOR AREA RATIO (GROSS BLDG AREA/LOT AREA):	16.6 %
PARKING CALCULATIONS:	TOTAL SPACES PROVIDED: 386
BUILDING 1: RESTAURANT: 8 PER 1000 SF	3000 SF = 24 SPACES REQUIRED
BUILDING 2: CONTAINER DEVELOPMENT (RESTAURANTS & TAPROOM)	SPACES PROVIDED: 70
RESTAURANT & TAPROOM: 8 PER 1000 SF REQ'D.	
20,156 SF = 121 SPACES REQUIRED	SPACES PROVIDED: 121
BUILDING 3: CLIMBING GYM (HEALTH CLUB) 2.5 SP. PER 1000 SF. REQUIRED	
26,204 SF = 66 SPACES REQUIRED	SPACES PROVIDED: 134
BUILDING 4: PAD SITE (RESTAURANT) 8 PER 1000	
4500 SF = 36 SPACES REQUIRED	SPACES PROVIDED: 61
ELEC VEHICLE PARKING REQUIRED: 2% OF 386=8 SPACES	TOTAL SPACES PROVIDED: 8
ACCESSIBLE PARKING REQUIRED: 8 INCL. 2 VAN	TOTAL SPACES PROVIDED: 8
MOTORCYCLE PARKING REQUIRED: 6 SPACES	TOTAL SPACES PROVIDED: 8
BICYCLE PARKING REQUIRED: 10% OF PARKING REQ.=22	TOTAL SPACES PROVIDED: 30

\* EXTEND CONDUIT TO THIS PARKING SPACE FOR FUTURE ELEC. CHARGING STATION (EF)  
NOTE: REFER TO SKETCH PLAT PROJECT NUMBER 1000682.

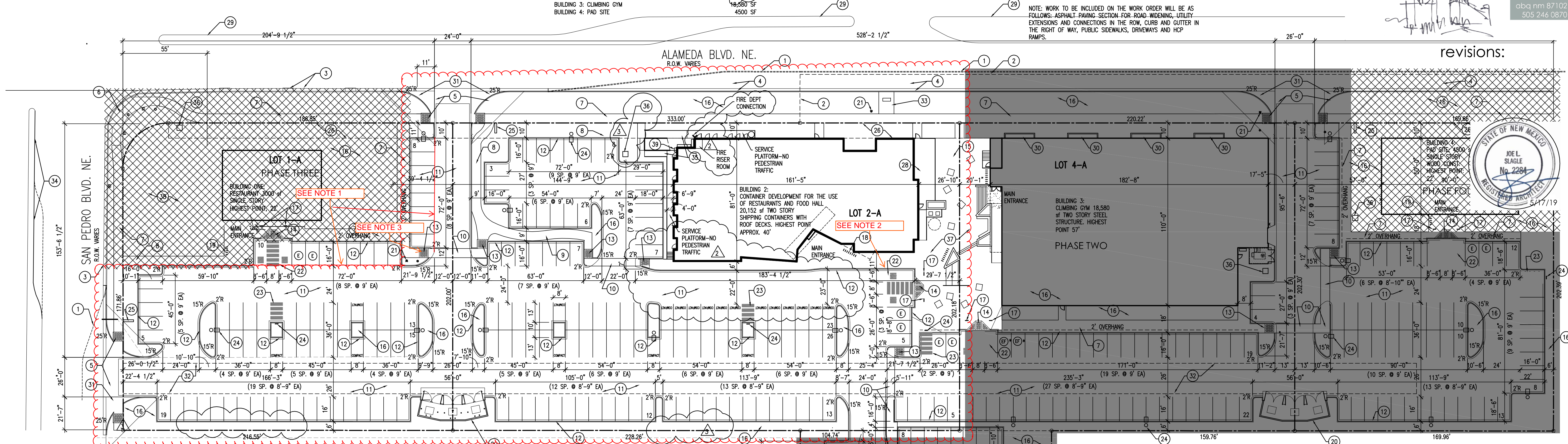
VICINITY MAP



NOTE: WORK TO BE INCLUDED ON THE WORK ORDER WILL BE AS FOLLOWS: ASPHALT-PAVING SECTION FOR ROAD WIDENING, UTILITY EXTENSIONS AND CONNECTIONS IN THE ROW, CURB AND GUTTER IN THE RIGHT OF WAY, PUBLIC SIDEWALKS, DRIVEWAYS AND HCP RAMPS.

joe slagle architect  
413 2nd st sw  
albuquerque nm 87102  
505 246 0870

revisions:



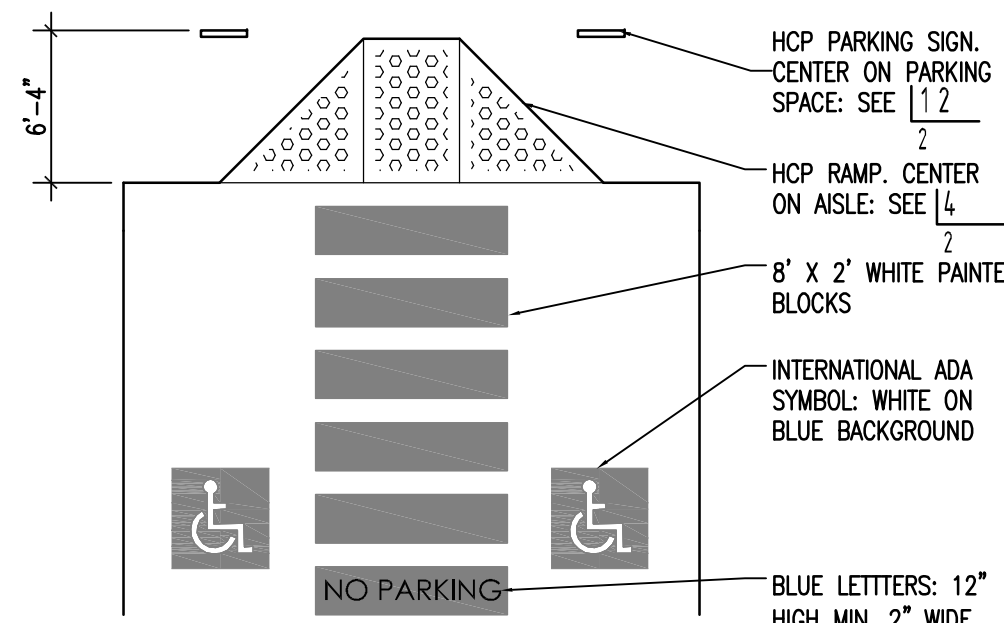
KEYED NOTES:

- 1 EXISTING ASPHALT PAVING AND TEMPORARY ASPHALT CURB. FOR ROAD WIDENING AND IMPROVEMENTS. SEE CIVIL DRAWINGS
- 2 PROPERTY LINE TO BE ELIMINATED BY PLATTING ACTION TO INCREASE R.O.W.
- 3 EXISTING STREET IMPROVEMENTS TO REMAIN. ASPHALT PAVING, STORM SEWER INLETS, CURB AND GUTTER
- 4 NEW STREET IMPROVEMENTS INCLUDING PAVING SECTION AND CURB AND GUTTER TO BE INSTALLED AS PART OF THIS PROJECT. SEE CIVIL DRAWINGS
- 5 NEW CONCRETE DRIVE, CURB RETURNS, AND HCP RAMPS PER CITY OF ABQ. STD AS SHOWN IN DPM
- 6 EXISTING HCP. RAMP TO REMAIN
- 7 NEW 8' WIDE CONCRETE WALK W/ CONTROL JOINTS @ 6'-0"
- 8 NEW 5' WIDE CONCRETE WALK W/ CONTROL JOINTS @ 6'-0"
- 9 NEW 6' WIDE CONCRETE WALK W/ CONTROL JOINTS @ 5'-0"
- 10 CONC. PAVING FLUSH W/ ASPHALT W/ CONTROL JOINTS @ 5'-0". SEE 14 A002
- 11 ASPHALT PAVING IN ACCORDANCE WITH SOILS REPORT
- 12 CONCRETE CURB AND GUTTER: SEE 14 A002
- 13 HANDICAP RAMP: SEE 14 A002
- 14 HANDICAP RAMP: SEE 14 A002
- 15 COLORED CONCRETE PAVING
- 16 LANDSCAPE BED, TYP.
- 17 HCP. PARKING SIGN: SEE
- 18 BIKE RACK ATTACHED TO BLDG
- 19 BIKE RACK: SEE 11 A002
- 20 DUMPSTER ENCLOSURE: SEE 11 A002
- 21 NEW FIRE HYDRANT
- 22 ACCESSIBLE PARKING SPACES AND AISLE: SEE 12 A001
- 23 MOTORCYCLE PARKING SPACES (2 SPACES)
- 24 POLE MOUNT PARKING LOT LIGHTING: SEE 13 A002
- 25 MONUMENT SIGN: SEE 11 A002
- 26 10' PUBLIC UTILITY EASEMENT
- 27 CONCRETE BUMPER STOP
- 28 RECESSED PATIO
- 29 EXISTING MEDIAN
- 30 CONCRETE RAISED PLANTER
- 31 CLEAR SIGHT TRIANGLE: LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE OUTER PAV) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- 32 20' ABOWUA EASEMENT
- 33 10' WIDE CONCRETE PAD EXTENDING FROM BACK OF CURB TO SIDEWALK FOR BUS STOP. BENCH BY OTHERS
- 34 EXISTING LEFT HAND TURN LANE TO BE EXTENDED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE TRAFFIC STUDY PREPARED BY TERRY BROWN DATED NOV. 26, 2018.
- 35 SERVICE RAMP AND GUARDRAIL
- 36 TRANSFORMER BY PNM: SEE ELECTRICAL SITE PLAN
- 37 FOR ENLARGED COURTYARD PLAN SEE 11 A003
- 38 DRAINAGE RETENTION POND: SEE CIVIL
- 39 GAS METER LOCATION

NOTE: THIS TRAFFIC CERTIFICATION PERTAINS ONLY TO THE AREA PERMITTED WITH TIN CAN ALLEY AS SHOWN IN CLOUDED AREA

NOTES:

1. THESE PARKING SPACES NOT INSTALLED AT THIS TIME PENDING DEVELOPMENT OF LOT 1-A. CONCRETE CURB HAS BEEN INSTALLED AT DRIVE AISLE.
2. CURB FLUSH WITH ASPHALT HERE
3. NO RAMP HERE PENDING DEVELOPMENT OF THIS BUILDING SITE.



2 | hcp parking detail

1 | 1/8"=1'-0"

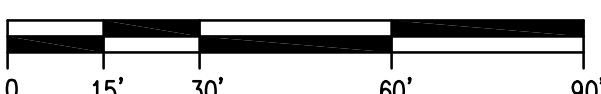
REVISIONS:

- 1 7-1-19 UPDATED CODE DATA
- 2 7-18-19 PERMIT COMMENTS
- 3 4-7-20 LIGHT POLES, TRANSFORMER

**TIN CANALLEY**  
A CONTAINER DEVELOPMENT  
6110 ALAMEDA BLVD NE  
ALBUQUERQUE, NM

Overall Site Plan

date:  
5-17-19  
sheet:  
a001



1 | site plan

1 | 1"=30'







**DELIVERY  
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