

CITY OF ALBUQUERQUE



September 11, 2020

Peter Butterfield, R.A.
Peter Butterfield Architect
13013 Gleenwood Hills Ct. NE
Albuquerque, NM 87111

**Re: Las Lomas Office/Warehouse
7901 Las Lomas Dr. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 5-1-19 (D16D002I)
Certification dated 9-2-20**

Dear Mr. Butterfield,
Based upon the information provided in your submittal received 9-2-20, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

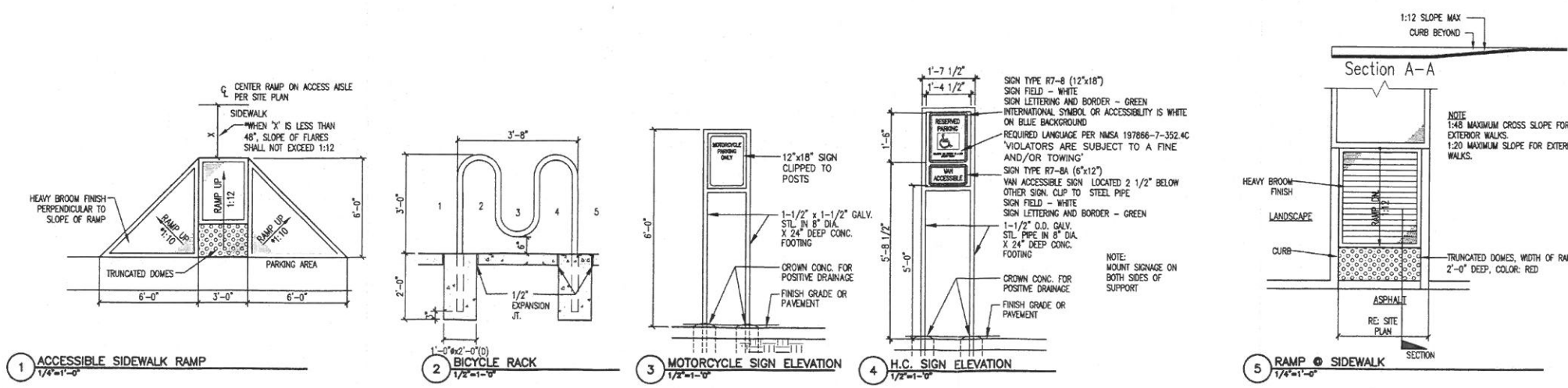
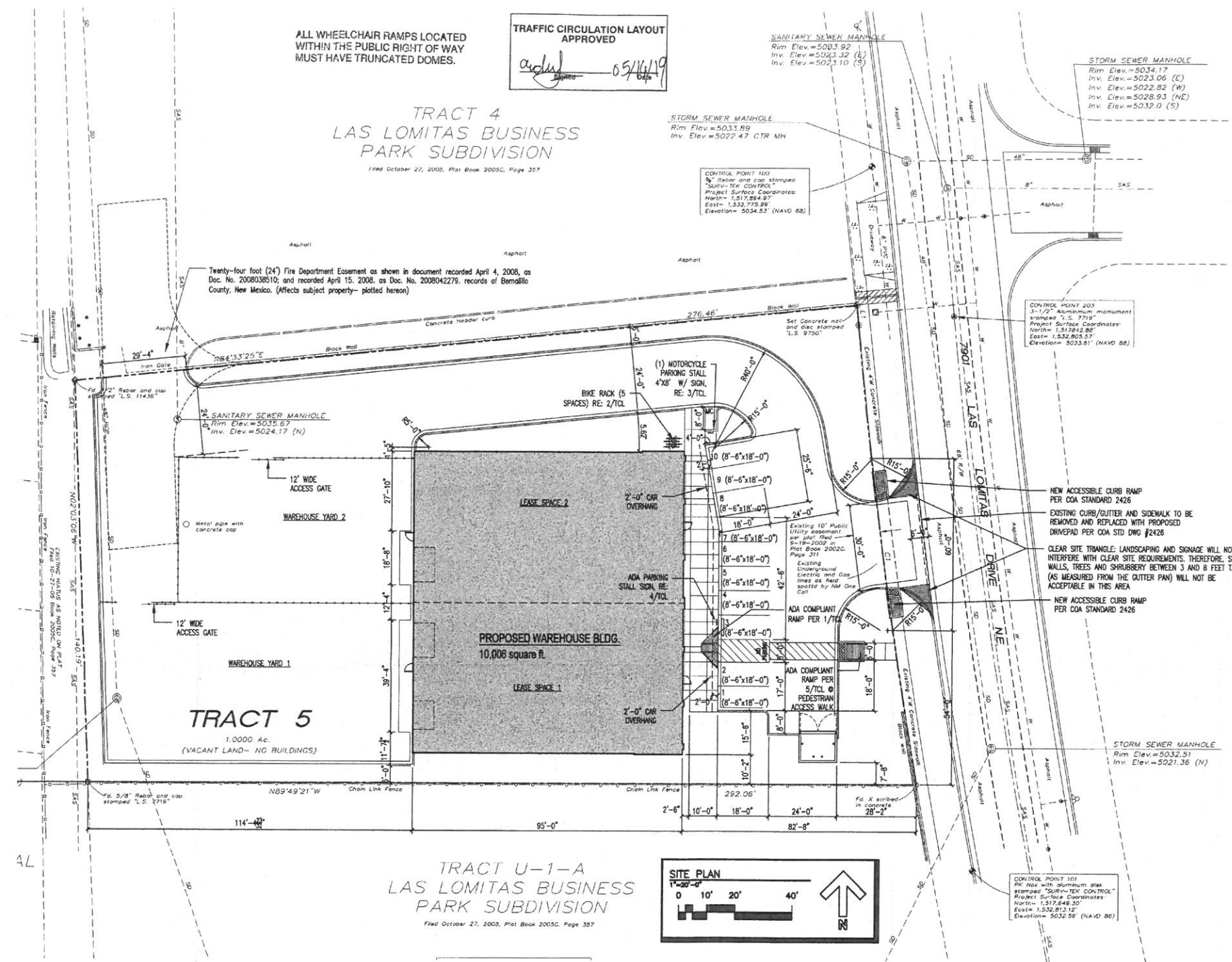
Sincerely,

Jeanne Wolfenbarger

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

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



EXECUTIVE SUMMARY

PROJECT IS LOCATED IN ZONE GRID MAP LOCATION D-16-Z, ZONED NR-BP PER THE LAS LOMITAS INDUSTRIAL PARK DEVELOPMENT DESIGN GUIDELINES. THE PROJECT IS A 10,000 S.F. WAREHOUSE WITH ACCESSORY OFFICES. 5,000 S.F. IS TO BE OCCUPIED WITH 1,143 S.F. OFFICE AND 3,858 S.F. OF WAREHOUSE AREA REQUIRING A TOTAL OF (4) PARKING STALLS. 5,000 S.F. IS VACANT FOR A FUTURE TENANT WITH (6) AVAILABLE STALLS FOR A MAXIMUM OFFICE AREA OF 1,716 S.F..

ZONING DATA

DESIGNATION: NR-BP
MASTER DEVELOPMENT PLAN - THE LAS LOMITAS INDUSTRIAL PARK DEVELOPMENT DESIGN GUIDELINES
UPC: 101 606 333 241 410 702
OWNER: PETER PINDEA
OWNER ADDRESS: 5901 WYOMING BLVD NE, ALBUQUERQUE NM 87109
LEGAL DESCRIPTION: TR 5 PLAT FOR LAS LOMITAS BUSINESS PARK SUBDIVISION CONT
TOTAL SITE ACRES: 1.0

OCCUPANCY TYPE:

OFFICE - WAREHOUSE

PARKING REQUIREMENTS:

OFFICE: (3.5 STALLS PER 1000 S.F.) = 1143 SF/286 = 4 PARKING STALLS
WAREHOUSE: NO REQUIREMENT
4 STALLS REQUIRED [10 STALLS PROVIDED]

ADA STALLS REQUIRED:

1
ADA STALLS PROVIDED: 1 (VAN ACCESSIBLE)

MOTORCYCLE SPACES REQUIRED:

1
MOTORCYCLE SPACES PROVIDED: 1

BICYCLE SPACES REQUIRED:

3
BICYCLE SPACES PROVIDED: 5

ADA SITE NOTES

SIGNAGE (NMBC 1110.1 AND ANSI 502.7)
• A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE.
• CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH.
• CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.
• SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE).
• SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-8A).
• SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010). VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN.
• THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)
• IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)
• ALONG THE PUBLIC RIGHTS-OF-WAY MUTCO RECOMMENDS THE BOTTOM OF THE MUTCO R7-8 SIGN TO BE 84" ABOVE THE GROUND.
• IN THE PUBLIC RIGHTS-OF-WAY MUTCO RECOMMENDS WHITE STRIPING.
• PAVEMENT MARKINGS (NMBC 1110.3)
• PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCO RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.
• PARKING SPACE LINES BE PAINTED BLUE.
• ACCESS AISLE HAS BLUE, DIAGONAL STRIPING. (66-1-4.1.B NMSA 1978).
• ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)
• IN THE PUBLIC RIGHTS-OF-WAY MUTCO RECOMMENDS WHITE STRIPING.

GENERAL NOTES

- WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED PLANS.
- ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMPS AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- MAXIMUM SLOPE PERMITTED AT ADA STALLS AND ACCESS AISLES IS 2% (1:50).

LEGEND

N 90°00'00" E	MEASURED BEARING AND DISTANCES	OVERHEAD UTILITY LINES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD	ANCHOR
○	FOUND AS INDICATED	LIGHT POST
○	FIRE HYDRANT	WATER VALVE
○	SET BACK BATTERY MARKER	WATER METER
○	COVERED AREA	SANITARY SEWER MANHOLE
○	POLE	GAS VALVE
		UTILITY PEDESTAL
		TO BE REMOVED

IDO Zone Atlas

May 2018

AGIS

100 zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

peter butterfield
architect
13013 glenwood hills ct. ne
albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0801

STATE OF NEW MEXICO
REGISTERED ARCHITECT
NO. 3850
3/1/9

RECEIVED
MAY 09 2019
AND DEVELOPMENT SECTION

Office Warehouse Bldg.
7901 Las Lomas Drive N.E.
Albuquerque, NM

TCL

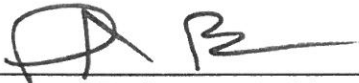
peter butterfield architect

• 505 332 9323 • 13013 Glenwood Hills Ct NE • Albuquerque New Mexico 87111 •

TRAFFIC CERTIFICATION

I, PETER BUTTERFIELD, NMRA 3850, OF THE FIRM PETER BUTTERFIELD, ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5-14-2019. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PETER BUTTERFIELD OF THE FIRM PETER BUTTERFIELD ARCHITECT I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON SEPTEMBER 2, 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.

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.



Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

September 2, 2020

Date

