

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 2, 2025

Jeremy F. Ortiz, R.A
ARCHIS Architects, LLC
4700 Lincoln Rd NE
Albuquerque, NM 87109

Re: Cuesta Arriba Warehouse/ 1320 Cuesta Arriba Ct NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 06-27-23 (D16D104)
Certification dated 09-25-25
TRANS-2025-00276

Dear Mr. Ortiz,

PO Box 1293

Based upon the information provided in your submittal received 09-25-25, 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.

Albuquerque

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

NM 87103

Sincerely,

www.cabq.gov

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

\EA via: email
C: CO Clerk, File



Traffic Certification

ARCHIS *architects*, LLC
4700 Lincoln Rd NE
Albuquerque, New Mexico 87109
(505) 998-7717

September 25, 2025

Re: Traffic circulation layout substantial compliance BP-2023-39487

I, Jeremy Ortiz, NMRA 5695, of the firm Archis Architects, LLC, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved traffic circulation layout plan with approved stamp date of 08/02/2023. I further certify that a representative of the firm visited the project site on 09/17/2025 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.

Exceptions:

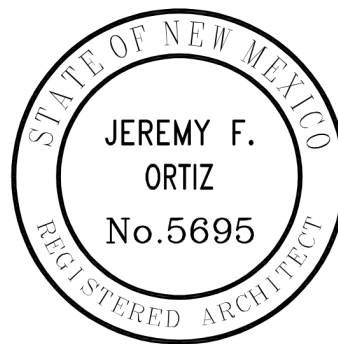
1. Due to the locations of gas meters on the south side of each building, and bollards to protect those gas meters, two parking spaces have approximately 21' behind them.

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.

Best regards,

A handwritten signature in black ink, appearing to read 'Jeremy Ortiz', with a large, stylized flourish at the end.

Jeremy Ortiz
September 25, 2025



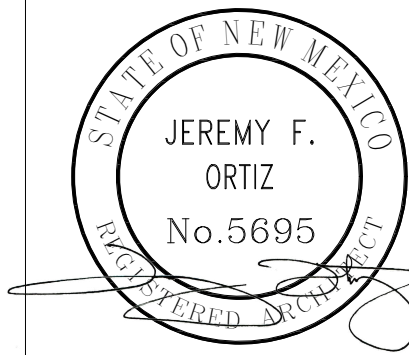
EXECUTIVE SUMMARY

- TRACT 17 - LAS LOMITAS BUSINESS
WITHIN ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22, T. 11 N., R. 3 E. N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2020
- LEGAL DESCRIPTION:
TRACT NUMBERED SEVENTEEN (17) OF THE PLAT FOR LAS
LOMITAS BUSINESS PARK SUBDIVISION, CITY OF
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE
SAME IS SHOWN & DESIGNATED ON THE PLAT THEREOF,
FILED IN THE OFFICE OF THE COUNTY CLERK OF
BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 27, 2005
IN PLAT BOOK 2005C, PAGE 357.

THE CONSTRUCTION OF METAL BUILDING HELLS FOR FUTURE LIGHT MANUFACTURING TENANTS AT 1320 CUESTA ARRIBA CT NE, THE CURRENTLY VACANT LOT IS WITHIN LAS LOMITAS INDUSTRIAL PARK OF THE VISTA DEL NORTE COMMUNITY. DESIGN GUIDELINES SHALL FOLLOW THE CURRENT IDO AND LAS LOMITAS INDUSTRIAL PARK DEVELOPMENT DESIGN GUIDELINES AS APPROVED BY THE CITY OF ALBUQUERQUE ON FEBRUARY 2, 2005 (PROJECT NUMBER 1002134; APPLICATION NUMBER 04DB-01804).

THE NORTH AND WEST SIDES OF THE LOT ARE ADJACENT TO ADDITIONAL LOTS WITHIN THE INDUSTRIAL PARK, WHILE THE SOUTH SIDE OF THE LOT ABUTS A RESIDENTIAL ZONE AND WILL MAINTAIN A 50' MIN SETBACK. TWO PARALLEL BUILDINGS WILL SHARE A CENTRAL DRIVE WITH GARAGE DOOR ACCESS TO EACH FUTURE TENANT SPACE (FOUR FUTURE TENANT SPACES IN THE WEST BUILDING AND FIVE FUTURE TENANT SPACES IN THE EAST BUILDING).

AFTER ENTERING THE SITE AT THE END OF A CUL DE SAC, PARKING SPACES ARE AVAILABLE AT THE NORTH / ENTRANCE SIDE OF THE LOT, WITH ADDITIONAL PARKING SPACES AT THE SOUTH END OF THE LOT AT THE END OF A HAMMERHEAD TURNAROUND. TRASH ENCLOSURE FOR SOLID WASTE ACCESS IS PROVIDED AT THE NORTH END OF THE LOT.



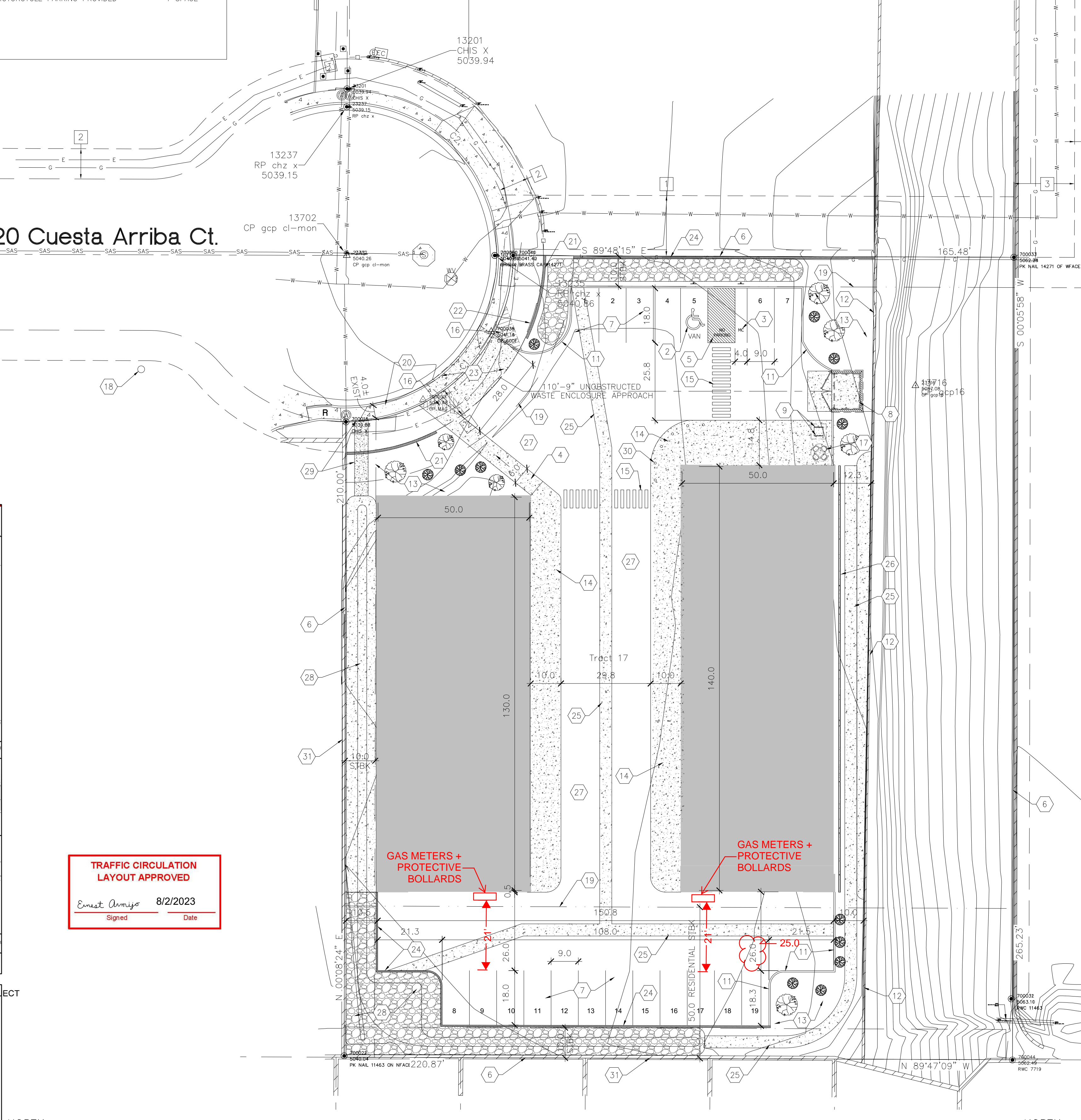
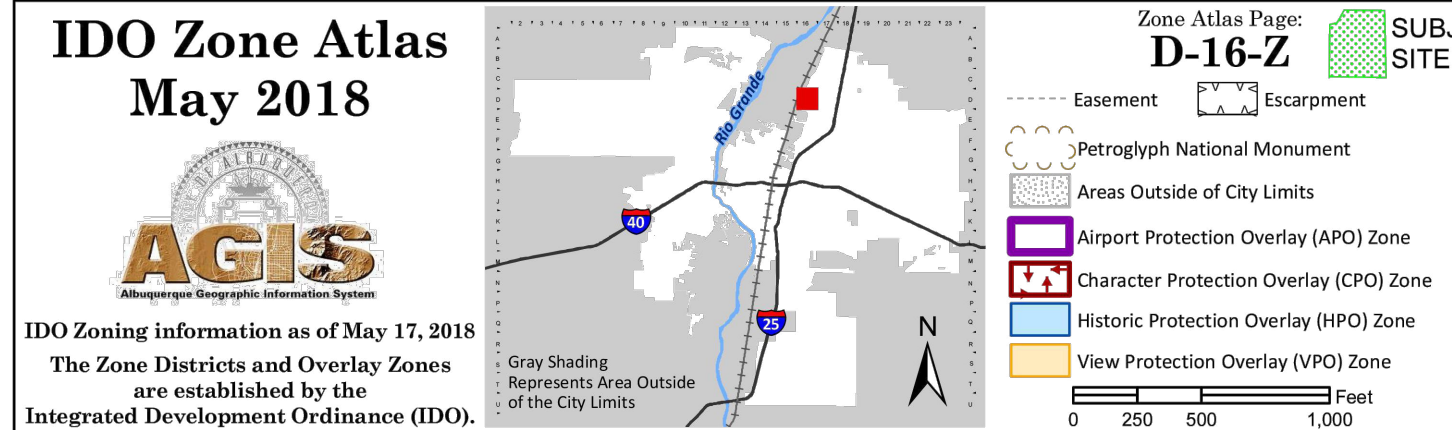
06-27-2023

GENERAL NOTES

- A. USE FULL SCALE DRAWINGS FOR CONSTRUCTION PRINTED ON 24X36 "D" SIZE PAPER; DO NOT SCALE DRAWINGS
- B. REFER TO NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) STANDARD DRAWING 608-001-1 "PEDESTRIAN ACCESSIBLE ROUTE GENERAL NOTES" FOR STANDARD RAMPS AND STAIR DETAILS ON CONSTRUCTING SIDE STEPS, RAMPS, FINISHES AND OTHER REQUIREMENTS, ANY DETAILS OR REQUIREMENTS IN THAT DOCUMENT SUPERSEDE THESE DETAILS AND WHERE ANY DETAILS IN THAT DOCUMENT OR OTHER CURRENT ADA STANDARDS CONFLICT WITH THESE DETAILS, OR EACH OTHER, THE MOST STRINGENT REQUIREMENTS SHALL APPLY
- C. PROVIDE EXTERIOR GRADE SEALANTS AT EXPANSION JOINTS AT SIDEWALKS AND OTHER CONCRETE AREAS
- D. PROVIDE POSITIVE CURB GRADING AROUND THE ENTIRE BUILDING
- E. LANDSCAPING AND SIGNAGE 3" H TO 8" H (AS MEASURED FROM GUTTER PAN) SHALL NOT BE IN CLEAR SIGHT TRIANGLE
- F. RE: GRADING & DRAINAGE PLAN FOR ADDITIONAL INFORMATION
- G. LANDSCAPING SHOWN FOR REFERENCE ONLY
- H. ALL IMPROVEMENTS IN THE RIGHT OF WAY MUST BE INCLUDED ON THE FINAL WORK ORDER
- I. TREATMENT OF NEW ACCESS POINTS, CURB CUTS AND/OR DRIVE PADS SHALL COMPLY WITH COA DPM CHAPTER 26, SECTION 6
- J. ALL NEW RAMPS MUST INCLUDE TRUNCATED DOMES
- K. ALL EXISTING BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER TO MATCH EXISTING ADJACENT SIDEWALK CURB & GUTTER PER COA STD DETAILS; COORDINATE WITH CIVIL ENGINEER
- L. REFER TO COA STD DWG 2600-702 FOR SIGN SUPPORT INSTALLATION AT FREESTANDING SIGNS

SHEET KEYNOTES

1. FREESTANDING SIGN, PROVIDE POWER FOR LIGHTING; SIGN DESIGN SHALL COMPLY WITH IDO TABLE 5-12-12; 100 SF MAX AREA AND 26 FT MAX HEIGHT; COORDINATE FINAL DESIGN AND FOOTING REQUIREMENTS WITH OWNER'S SIGN CONSULTANT
2. ADA PARKING STALL AT 1% MIN TO 2% MAX SLOPE; 4" WIDE STRIPING, MARKED WITH PAINTED ADA MARKING LOCATED AT END OF STALL AND FACING DIRECTION AS SHOWN AND FREESTANDING SIGN, RE: D3/AS501; PAINT ALL STRIPING BLUE
3. MOTORCYCLE PARKING WITH PAVEMENT LABEL IN "WHITE"; PROVIDE FREESTANDING SIGN
4. RAMPED SIDEWALK, MAX 5% SLOPE; RE: CIVIL SHEETS
5. ADA ACCESS AISLE; 4" WIDE STRIPING; PAINT ADA BLUE
6. PROPERTY LINE
7. NEW ASPHALT PAVING WITH PARKING STALLS AT 1% MIN TO 6% MAX SLOPE; PROVIDE 4" WIDE PAINT STRIPES (WHITE) FOR PARKING SPACES; 2 COATS MIN; PARKING LOT REQUIREMENTS SHALL COMPLY WITH COA STANDARD DETAILS AND MINIMUM REQUIREMENTS FOR PARKING LOTS
8. SINGLE WASTE RECEPTACLE AND ENCLOSURE; RE: D6/AS501
9. BICYCLE RACK SECURED TO CONCRETE PAD, MIN 3-BICYCLE CAPACITY; RACK DESIGN SHALL COMPLY WITH IDO SECTION 5-5(E); RE: CS/AS01
10. 6" MIN TO 8" MAX CONCRETE BARRIER CURB AND GUTTER AT SIDEWALK
11. 6" MIN TO 8" MAX CONCRETE BARRIER CURB AND GUTTER AT GRADE
12. EXISTING RETAINING WALL
13. LANDSCAPING AND IRRIGATION
14. CONCRETE APRON/SIDEWALK SLOPED TO PAVEMENT
15. PEDESTRIAN CROSSWALK; SOLID WHITE RETROREFLECTIVE STRIPING; RE: COA STD DWG 2600-106
16. CLEAR SIGHT TRIANGLE; RE: GENERAL NOTE "F" THIS SHEET
17. OUTDOOR PICNIC TABLE
18. EXISTING FIRE HYDRANT
19. SETBACK LINE
20. EXISTING SIDEWALK
21. NEW BLOCK WALL, 6"H
22. WALL--MOUNT SIGNAGE; PROVIDE LIGHTING
23. NEW CONCRETE DRIVEWAY; RE: COA STD DETAIL #2425 AND CIVIL SHEETS
24. NEW RETAINING WALL; RE: CIVIL AND STRUCTURAL SHEETS
25. NEW CONCRETE VALLEY GUTTER; RE: CIVIL SHEETS
26. NEW MOW STRIP; RE: CIVIL SHEETS
27. NEW ASPHALT PAVING; RE: CIVIL SHEETS
28. NEW RETENTION POND AREA; RE: CIVIL SHEETS
29. NEW CONCRETE CHANNEL AND SIDEWALK CULVERT; RE: CIVIL SHEETS
30. NEW SOLAR BOLLARD LIGHT; RE: ELECTRICAL SHEETS
31. EXISTING CMU SITE WALL



A horizontal graphic scale bar with alternating black and white segments. It is marked with '0'' at the left end, '20'' at the first major tick, '40'' at the second major tick, and '60'' at the right end.

CUESTA ARRIBA WAREHOUSE
1320 CUESTA ARRIBA CRT NE
ALBUQUERQUE, NEW MEXICO 87113

| | |
|-------------|---------------|
| Project No. | Drawn by: A |
| 22-001 | Checked by: J |

Issue Date:
June 27, 202

:sl

Date:

Sheet Title:

Traffic Circulation Layout

Sheet No.

AS100