CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

June 16, 2023

Tate Fishburn, R.A Tate Fishburn Architect P O Box 2941 Albuquerque, NM 87048

Re: New Office/ Warehouse Building 7421 Snaproll St. NE 30-Day Temporary Certificate of Occupancy Transportation Development Final Inspection Architect's Stamp dated 02-16-22 (D17-D003AA7) Certification dated 06-06-23

Dear Mr. Fishburn,

Based upon the information provided in your submittal received 06-08-23, Transportation Development has no objection to a <u>30-day Temporary Certificate of Occupancy</u> based. This letter serves as a "green tag" from Transportation Development for a <u>30-day Temporary Certificate of Occupancy</u> 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:

Albuquerque

NM 87103

PO Box 1293

- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of signs.
- The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.

www.cabq.gov Once these corrections are complete, email pictures to <u>malnajjra@cabq.gov</u> for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar Associate Engineer, Planning Dept. Development Review Services

Ma via: email

C: CO Clerk, File

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F- (9 (1706))
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City of Albuquerque

Planning Department Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title:	Building Per	-mit #:	Hydrology File #:		
			Work Order#:		
Legal Description: TRACTS A	-2-A AND A-3-A JOU	IRNAL CENTER	R PHASE 2 UNIT 2		
City Address: 7421 SNAPR	OLL ST. NE, ABQ NN	Л			
Applicant: TATE FISHBURN Address: P.O. BOX 2941, C	Contact: TATE FISHBURN				
			E-mailtatefishburn@msn.com		
			Contact:		
Address:					
Phone#:	Fax#:		E-mail:		
TYPE OF DEVELOPMENT:	PLAT (# of lots)	RESIDENCE	X DRB SITE ADMIN SITE		
IS THIS A RESUBMITTAL?	Yes X No				
DEPARTMENT X TRANSPOR	CIATION HYD	ROLOGY/DRAINA	AGE		
Check all that Apply: TYPE OF APPRO			ROVAL/ACCEPTANCE SOUGHT:		
TYPE OF SUBMITTAL:			G PERMIT APPROVAL		
X ENGINEER/ARCHITECT CER	TIFICATION	X CERTIFIC	CATE OF OCCUPANCY		
PAD CERTIFICATION	memory				
CONCEPTUAL G & D PLAN		PRELIMINARY PLAT APPROVAL			
			N FOR SUB'D APPROVAL		
DRAINAGE REPORT			TE PLAN FOR BLDG. PERMIT APPROVAL		
DRAINAGE MASTER PLAN		FINAL PI	LAT APPROVAL		
FLOODPLAIN DEVELOPMEN	T PERMIT APPLIC	CIA/DEL			
ELEVATION CERTIFICATE SIA/ RELEAS			EASE OF FINANCIAL GUARANTEE		
CLOMP/LOMPFOUNDATIO			TION PERMIT APPROVAL		
TRAFFIC CIRCULATION LAVOUT (TCL)		G PERMIT APPROVAL			
TRAFFIC IMPACT STUDY (T		SO-19 AP			
STREET LIGHT LAYOUT			PERMIT APPROVAL		
OTHER (SPECIFY)			G/ PAD CERTIFICATION		
PRE-DESIGN MEETING?			DER APPROVAL		
		CLOMR/I			
			LAIN DEVELOPMENT PERMIT		
	1.	1 + 1	SPECIFY)		
DATE SUBMITTED: 06-06-20)23 By:	M Mum	-		
	,	1			

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

June 6, 2023

Hydrology Development-TCL City of Albuquerque 600 2nd St., N.W., Second Floor West Albuquerque, NM

Ref: TCL Certification 7421 Snaproll St. , NE

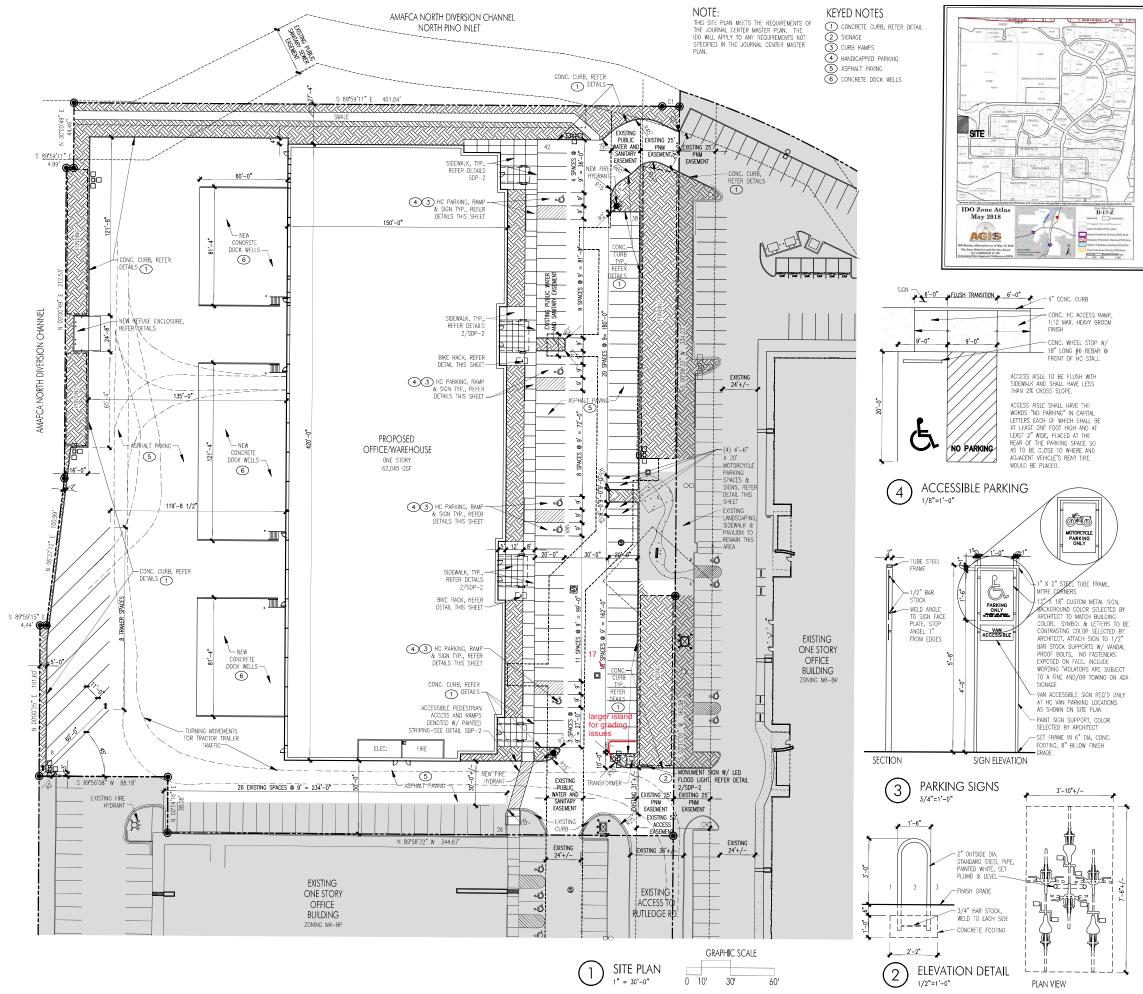
I, Tate Fishburn, NMRA #3550, of the firm Tate Fishburn Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of SDP for Building Permit PR-2022-006258 dated 02-16-22 and approved 04-20-22. I have shown the minor changes that occurred during construction on the attached plan. The landscape island in the southeast corner of the site was enlarged to account for grading issues. This eliminated one parking space. I further certify that I have personally visited the project site on 06-03-2023 and have determined by visual observation that the SDP plan 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 Traffic Circulation Layout certification.

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 it's accuracy before using it for any other purpose.

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Tate Fishburn Architect

06-06-2023



PROJECT NO. PR-2021-006258		N. A.
APPLICATION NO. SI-2022-00057-SITE	PLAN	A.M.
THIS PLAN IS CONSISTENT WITH THE SPECIFIC PLAN APPROVED BY THE EPC, DATED THE FINDINGS AND CONDITIONS IN THE OFFICIA DECISION ARE SATISFIED.	AND	
IS AN INFRASTRUCTURE LIST REQUIRED? () YI IF YES, THEN A SET OF APPROVED DRC PLANS ORDER IS REQUIRED FOR ANY CONSTRUCTION RIGHT-OF-WAY OR FOR CONSTRUCTION OF PU	S WITH A WORK WITHIN PUBLIC	
DRB SITE DEVELOPMENT PLAN FOR BUILDING P	ERMIT:	
Jeanne Wolfenbarger	Apr 15, 2022	A Z
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE	1.91
Blaine Carter Blaine Carter (Apr 20, 2022 09:12 MDT)	Apr 20, 2022	HALF.
ABCWUA	DATE	
Cheryl Smerfeldt (Apr 16, 2022 18:13 MDT)	Apr 16, 2022	A D
	DATE	AC
Ernest Armijo	Apr 15, 2022	
	DATE	
Jeff Palmer (Apr 15, 2022 12:18 MDT)	Apr 15, 2022	ARCHITECT SEA
CODE ENFORCEMENT	DATE	4. OF I
		1×
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE	TATE FISH
SEE NEXT SHEET		ELIA
SOUR WASTE	DATE	Larger Can
Jungo	Apr 20, 2022	ERED
TRB CHAIRPERSON, ALBUQUERQUE PLANNING DEPARTMENT	T DATE	_
*ENVIRONMENTAL HEALTH, IF NECESSARY		ENGINEER SEA
]
ROJECT INFOR	MATION	1



ΡR PROJECT NEW OFFICE/WAREHOUSE LOCATION: SNAPROLL & RUTLEDGE ROAD, NE

ALBUQUERQUE, NEW MEXICO OWNER: BRUNACINI DEVELOPMENT ARCHITECT: TATE FISHBURN ARCHITECT LEGAL DESCRIPTION: TRACTS A-2-A AND A-3-A JOURNAL CENTER PHASE 2, UNIT 2 CURRENT ZONING CLASSIFICATION: NR-BP NET SITE AREA: 206,704 SF 4.7453 ACRES 0FFICE 4,343 GSF WAREHOUSE 57,702 GSF 62,045 GSF

BUILDING AREA: FAR:

PARKING ANALYSIS: OFF-STREET PARKING OFFICE

 4,343 GSF
 1:300
 =
 15 SPACES

 20,000 GSF
 1:1000 (1ST 20000SF)
 =
 20 SPACES

 20,000 GSF
 1:2000 (2ND 20000SF)
 =
 10 SPACES
WAREHOUSE 7.702 GSF 1:4000 (REMAINDER) = 5 SPACES REQUIRED 50 SPACES PROVIDED TOS SPACES 105 + 8 TRAILER SPACES= 113 TOTAL SPACES PROVIDED HANDICAP PARKING (101-150 PRVD) = REQUIRED 5 SPACES TOTAL (1 VAN) PROVIDED 5 SPACES TOTAL (1 VAN) MOTORCYCLE PARKING (50 RQD PARKING SPACES) = REQUIRED 2 SPACES PROVIDED 4 SPACES BICYCLE PARKING (10% RQD PARKING SPACES) = REQUIRED 5 SPACES PROVIDED 6 SPACES

LEGEND

------- PROPERTY LINE ----- EASEMENT LINE PONDING PONDING AREA LANDSCAPED AREA EXISTING PARKING, DRIVES, CURBS AND LANDSCAPING TO REMAIN å HANDICAP PARKING PAVEMENT MARKING FIRE HYDRANT 80 25' WHITE PARKING LOT POLE W/ (3) 100 WATT LED FIXTURE HEADS

GENERAL NOTES

- ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8. OUTDOOR AND SITE LIGHTING.
- PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
- LOUAL SAFET & ILLOWINATION REQUIREMENTS. ALL LIGHT FOTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FRO THE SITE PERIMETER.
- SOURCE STALL DE VISIELE FRO THE STIE PERMIETER. ROOF TOP AND GROWING MOUTED EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDINGS BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELIEV THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
- 5. SITE HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.

CURVE TABLE

IUMBER	DELTA	CHORD DIRECTION	RADIUS	LENGTH	CHORD LENGTH
1	0'51'22"	S 89°25'05" E	810.00'	12.10'	12.10'



DATE FEBRUARY 16, 2022 \bigcirc 1"=30' OR AS NOTED DRAWING NAME SITE DEVELOPMENT PLAN FOR **BUILDING PERMIT**

SHEET NUMBER SDP-1

REVISIONS