

CITY OF ALBUQUERQUE



September 18, 2020

Jarrood Cline, RA
arcLINE Architectural Design LLC
P.O. Box 91462

**Re: Palomas Peak
8310 Palomas Ave NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 11-1-19 (D19D031)
Certification dated 9-4-20**

Dear Mr. Cline,

Based upon the information provided in your submittal received 9-8-20, 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.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

- Please complete asphalt patch work at drive entrance (See attached photo)
- Please complete off street parking striping and road way center stripe adjustment to allow for off street parking.
- An accepted and approved Work Order closeout.

NM 87103

Once corrections are complete resubmit

www.cabq.gov

1. The approved and stamped TCL, 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.
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

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

September 4, 2020
Project: Palomas Peak, 8310 Palomas Ave NE
Subject: TCL Certification for D19D031



TRAFFIC CERTIFICATION

I, R. Jarrod Cline, RA, LIC No. 4427, of the firm arcLINE Architectural Design LLC, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL plan approved on January 23, 2020 and dated 11-01-2019. The record information edited onto the original design document has been obtained by R. Jarrod Cline of the firm arcLINE Architectural Design LLC. I further certify that I have personally visited the project on September 1, 2020, and have determined by visual inspection that the actual site conditions are representative of the approved plans and are true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a Permanent Certificate of Occupancy.

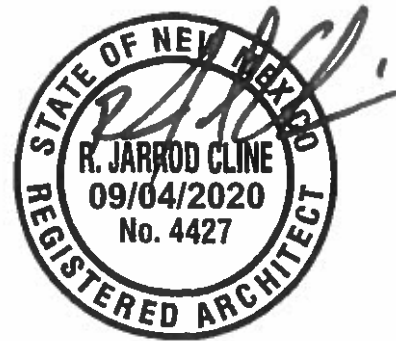
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions or comments regarding anything contained herein, please do not hesitate to contact me at 505-681-7274 or via email at jarrod@arcline-arch.com.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Jarrod Cline".

R. Jarrod Cline
Owner / Architect





FLOOR AREA RATIO (GROSS BLD. AREA/LOT AREA)	20.8 %
PAVED AREA:	20,538 S.F.
LANDSCAPE AREA:	4,137 S.F.
LANDSCAPE % NET LOT AREA:	21 %
LANDSCAPE TO PAVED AREA RATIO:	1 : 2.57
REQUIRED PARKING:	80 SPACES
MEDICAL AND DENTAL OFFICE:	8 SPACES / 1,000 SF OF GFA 0.872 S.F. / 1,000 SF OF GFA = 0.872 x 80 = 80 SPACES
PARKING PROVIDED:	83 SPACES
	80 ON-SITE SPACES 3 ON-STREET SPACES
REQUIRED H.C. PARKING:	2 SPACES (1 VAN)
H.C. PARKING PROVIDED:	4 SPACES (2 VANS)
REQUIRED MOTORCYCLE PARKING:	2 SPACES
MOTORCYCLE PARKING PROVIDED:	2 SPACES
REQUIRED BICYCLE PARKING:	8 SPACES
BICYCLE PARKING PROVIDED:	8 SPACES

TRAFFIC CIRCULATION LAYOUT
APPROVED

[Signature] 1-21-21
Date

- A. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS.
- B. CURBS DIMENSIONED TO FACE OF CURB U.N.C.
- C. PATCH AND REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTS/AGES AS NECESSARY IN COORDINATION WITH DRIVEWAY CONSTRUCTION.
- D. VERIFY ALL NEW DRIVEWAY REQUIREMENTS WITH CITY OF ALBUQUERQUE STANDARDS.
- E. SITE LIGHTING
LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.
- F. SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT.
- G. ALL IMPROVEMENTS IN THE RIGHT OF WAY REQUIRE A WORK ORDER WITH APPROVED CITY OF ALBUQUERQUE ORC APPROVED PLANS. THIS IS TO INCLUDE REMOVAL AND/OR RESTRICTION OF THE STREET.

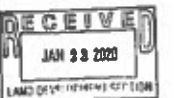
1. CONCRETE CURBS AND GUTTER, RE: D2AS102.
2. EXISTING CURB & GUTTER (WHERE OCCURS) TO REMAIN.
3. CONCRETE SIDEWALK PER DETAIL D2AS102.
4. EXISTING CONCRETE SIDEWALK TO REMAIN.
5. 4" THICK CONCRETE FLAT WORK, JOINTED AS SHOWN, WITH TURN DOWN EDGE, RE: C2AS102.
6. ASPHALT PAVING, RE: SLOIS REPORT.
7. LANDSCAPE AREA, RE: LANDSCAPE DRAWINGS.
8. POLE MOUNTED LIGHT ON CONCRETE BASE, RE: S1AS102.
9. POLE MOUNTED LIGHT ON CONCRETE BASE, RE: ASAS102.
10. ACCESSIBLE SIDEWALK RAMP, RE: C2AS102.
11. MONUMENT SIGN, RE: B2AS102.
12. 12" WIDE @ 8" HIGH OPEN SPACE CONCRETE CULVERT. PROVIDE 3" STEEL CHECKER PLATE COVER ATTACHED TO CONCRETE EMBEDDED 1-1/2"x1-1/2" STEEL ANGLE, PAINT, TYPICAL.
13. GAS METER ENCLOSURE.
14. ACCESSIBLE PARKING SPACE, ADD TEXT "VOLATORS ARE SUBJECT TO A FINE AND/OR TOWING", RE: C2AS102.
15. COMPACTED BASE COURSE ACCESS ROAD TO CARRY MINIMUM WEIGHT OF 75,000 LB FIRE TRUCK, RE: D2AS101.
16. ELECTRICAL GEAR ENCLOSURE.
17. BICYCLE RACK, RE: S2AS102.
18. CONCRETE HEADER CURB, RE: A1AS102.
19. BACKFLOW PREVENTER AND HOUSING, RE: CIVIL.
20. EXISTING ASPHALT PAVEMENT.
21. EXISTING FIRE HYDRANT.
22. NEW DRIVEWAY AND APRON PER C.O.B.Q. STANDARDS (TF) - DRWG.
23. PARKING STRIPING PER C.O.B.Q. STANDARDS - 4" WIDE - SAFETY WHITE.
24. HANDICAP PARKING SPACE PER C.O.B.Q. STANDARDS WITH ACCESSIBLE PARKING SPACE PAVEMENT SIGNAGE, RE: B2AS102.
25. HANDICAP VAN PARKING SPACE PER C.O.B.Q. STANDARDS WITH ACCESSIBLE PARKING SPACE PAVEMENT SIGNAGE, RE: S2AS102.
26. HANDICAP ACCESSIBLE PARKING SPACE PER C.O.B.Q. STANDARDS WITH PAINTED "NO PARKING" EACH LETTER TO BE MIN. 12" HIGH AND 2" WIDE AND PLACED AT THE REAR OF THE PARKING SPACE.
27. HANDICAP RAMP WITH RUTTED DOME SURFACE, RE: S2AS102.
28. TRASH ENCLOSURE PER C. O. B. REQ. REQUIREMENTS, RE: A1AS101.
29. ACCESSIBLE PARKING SPACE PER C.O.B.Q. STANDARDS WITH PAINTED "NO PARKING" EACH LETTER TO BE MIN. 12" HIGH AND 2" WIDE AND PLACED AT THE REAR OF THE PARKING SPACE.
30. NEW FIRE HYDRANT PER C.O. B.Q. AND FIRE DEPT. STANDARDS.
31. YONOX BOX INSTALLED PER C.O. B.Q. AIRE DEPT.
32. CURBS PAINTED RED WITH "NO PARKING FIRE LANE" PER IFC SECTION 505.3 3/4"MIN.
33. CURB RETAINING WALL, RE: C2AS102.
34. CAST-IN-PLACE CONCRETE RETAINING WALL, RE: AAAS102.
35. CAST-IN-PLACE CONCRETE RETAINING WALL, RE: ASAS102.
36. LANDSCAPE IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE, RE: LP101 FOR REQUIREMENTS.
37. ELECTRICAL TRANSFORMER WITH SURROUNDING 6" PIPE BOLLARDS, RE: ELEC.
38. COMMUNICATIONS PEDESTAL, RE: ELEC.
39. WATER UTILITY REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE, RE: CIVIL FOR REQUIREMENTS.
40. STANDARD CONCRETE CURBS AND GUTTER, PER C.O.B.Q. STANDARDS (TF) - DRWG. B2AS102.
41. CONCRETE SIDEWALK PER C.O.B.Q. STANDARDS (TF) - DRWG. B2AS102.
42. ON STREET PARKING SPACE

	NEW ASPHALT PAVING
	NEW CONCRETE PAVING
	NEW LANDSCAPING
	COMPACTED BASE COURSE ACCESS ROAD



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Albuquerque, NM 87109

**PERMIT / BID SET**

DIVISIONS	
E	DESCRIPTION
E	11-01-2019
JECT NO.	19-0006
DRAWING NAME	
TE DEVELOPMENT	
PLAN FOR BUILDING	
PERMIT	

ET NO. AS101