

# CITY OF ALBUQUERQUE



October 9, 2019

Hiram Crook, PE  
Mark Goodwin & Associates, PA  
P.O. Box 90606  
Albuquerque, NM 87199

**Re: Bosque Plaza – Guardian Storage**  
**3600 Bosque Plaza Lane NW**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 2-22-18 (E12D006E)  
Certification dated 10-3-19

Dear Mr. Crook,

Based upon the information provided in your submittal received 10-4-19, 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 submit an (AA) Administrative Amendment to Urban Design & Development section reflecting the reconfiguration of the parking stalls. Please contact Russell Brito @ (505)924-3337 for questions.

NM 87103

- Please add missing parking bumpers to the ADA stalls.
- ADA parking stall signs need to be a minimum of 60 inches off ground so that they are visible while vehicles are parked in a space.

www.cabq.gov

- Please add Motorcycle Signs. (Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the IDO. Each stall requires its own sign)

Once corrections are complete resubmit

1. The approved and stamped Administrative Amendment.
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.

If you have any questions, please contact me at (505) 924-3991.

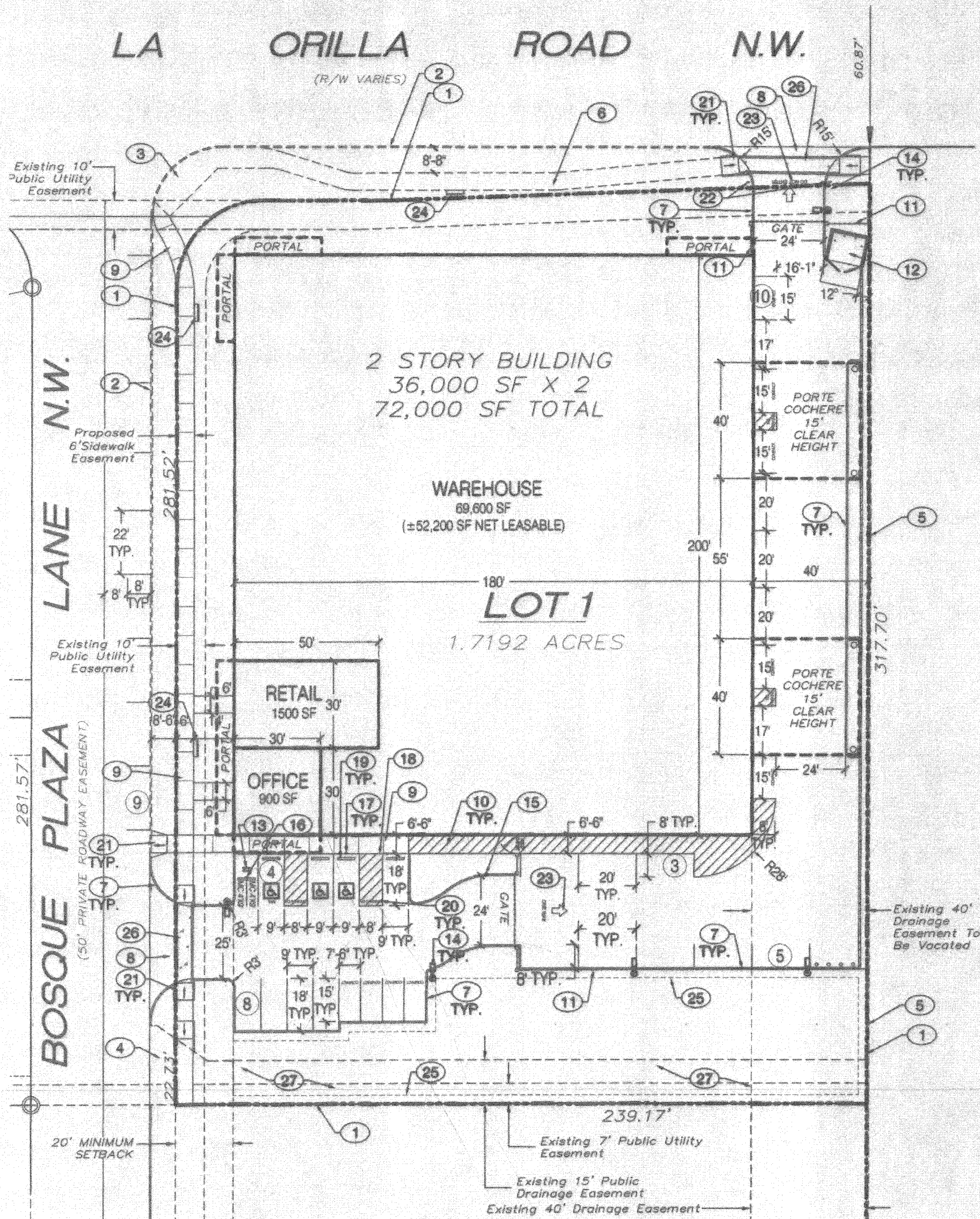
Sincerely,

A handwritten signature in dark ink, appearing to read 'Ernie Gomez', with a stylized, cursive flourish at the end.

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

EG     via: email  
C:     CO Clerk, File





# SITE DATA:

LEGAL DESCRIPTION: LOT 1, BOSQUE PLAZA SUBDIVISION

SITE AREA: 1.72 AC / 74,923 SF

ZONING: C-1 (SD)

PROPOSED LAND USE: 2-STORY BUILDING FOR STORAGE AND RETAIL USES AS PERMITTED IN THE C-1 AND INDOOR CLIMATE CONTROLLED STORAGE USES. STORAGE FACILITY TO PROHIBIT THE IMPROPER STORAGE OF HAZARDOUS, EXPLOSIVE OR ILLEGAL MATERIALS.

MAXIMUM FLOOR AREA RATIO: 1.0

BUILDING AREA: 69,600 SF = FAR of 0.32

MAXIMUM BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT SHALL BE PURSUANT TO THE CITY C-1 ZONE (26 FEET) AND SHALL COMPLY WITH THE COORS CORRIDOR SECTOR DEVELOPMENT PLAN (CCSDP) VIEW PRESERVATION REQUIREMENTS FOR SEGMENT 3 (SEE SHEET 7).

## PARKING REQUIREMENTS:

WAREHOUSE: 1 SPACE PER 2,000 SQUARE FEET OF NET LEASABLE SPACE 26.1  
 RETAIL: 1 SPACE PER 200 SQUARE FEET 7.5  
 OFFICE: 1 SPACE PER 200 SQUARE FEET 4.5

## TOTAL PARKING REQUIRED:

PROVIDED PARKING 30

OFF-STREET PARKING SPACES: 21

COMPACT OFF-STREET PARKING SPACES (MAX 9): 9

PRIVATE ROADWAY EASEMENT PARKING SPACES: 9

TOTAL PARKING PROVIDED: 30

HANDICAPPED REQUIRED: 3

HANDICAPPED PROVIDED: 3

MOTORCYCLE PARKING REQUIRED: 2

MOTORCYCLE PARKING PROVIDED: 2

BICYCLE REQUIRED: 2

BICYCLE PROVIDED: 4

TRANSIT: BUS ROUTES 86 (CROSSTOWN COMMUTER), 155 (COORS), 730 (BLUE LINE RAPID RIDE), AND 162 (VENTANA RANCH COMMUTER). BUS STOPS FOR 86 AND 155 ARE LOCATED ACROSS LA ORILLA NW APPROXIMATELY 400 TO THE NORTH WEST FROM THE SITE. BUS STOPS FOR 86, 155, AND 162 ARE LOCATED ACROSS COORS BLVD NW APPROXIMATELY 700 TO THE WEST FROM THE SITE.

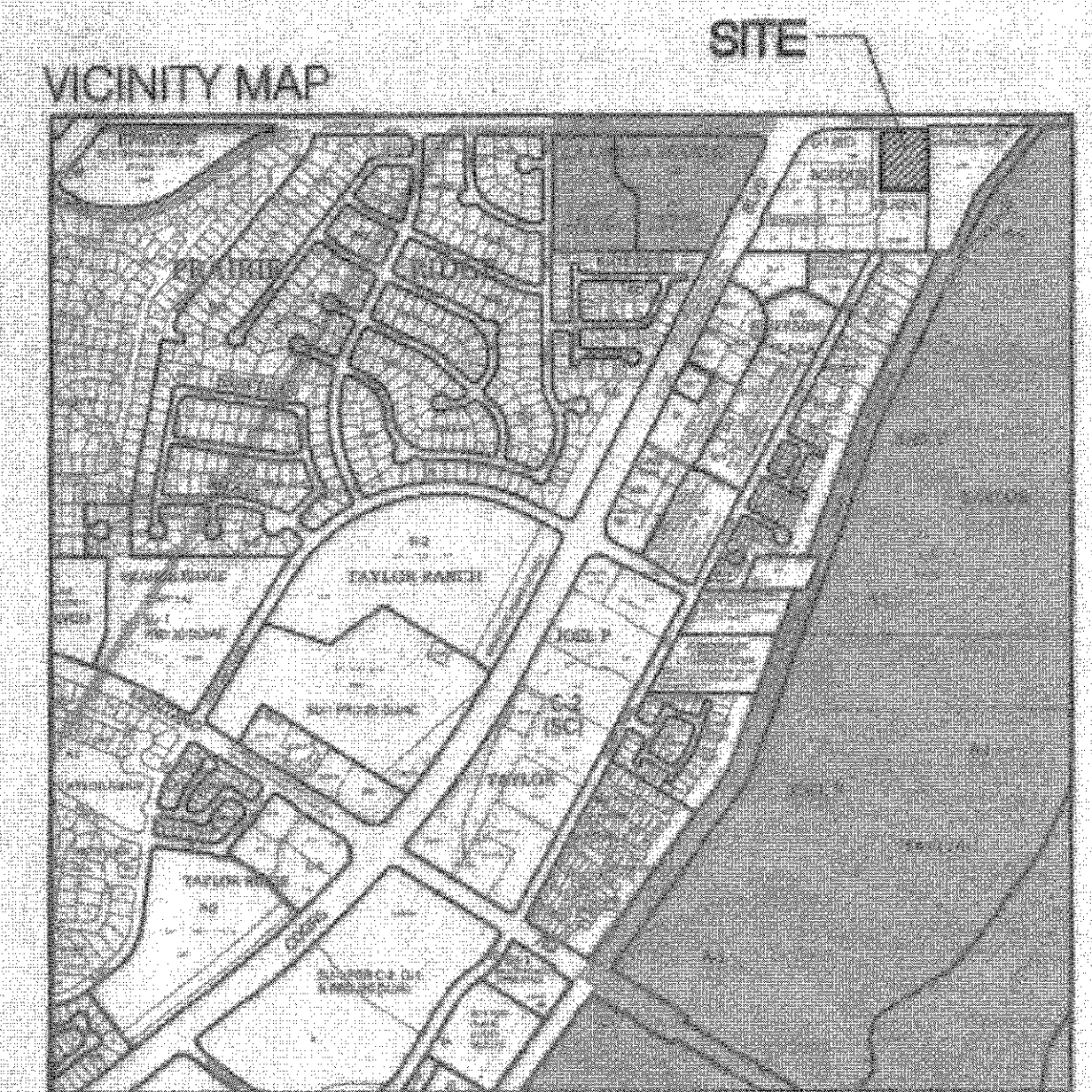
LIGHTING: LIGHTING SHALL BE FULLY SHIELDED AND CONSISTENT WITH THE COORS CORRIDOR PLAN LIGHTING REGULATIONS. THE HEIGHT OF POLE-MOUNTED LIGHTS WILL NOT EXCEED 20 FEET FROM THE GRADE OF THE PARKING LOT.

## GENERAL NOTES:

- ALL LIGHTING SHALL COMPLY WITH THE CITY COMPREHENSIVE ZONING CODE OF §14-16-3-9 AREA LIGHTING REGULATIONS. PARKING LOT SITE LIGHTING SHALL BE A MAXIMUM 20 FEET AND COMPLY WITH THE BOSQUE PLAZA SITE PLAN FOR SUBDIVISION.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
- RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED. SEE GRADING/DRAINAGE (SHEET 3).
- ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 3-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
- PWM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT. CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION.
- ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURBS AND GUTTER SHALL BE BUILT PER C.O.A. STANDARD DRAWINGS. SIDEWALK (2430), RAMPS (2440), CURB CUTS (2426), CURB AND GUTTER (2417A).
- CLEAR SIGHT DISTANCE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA (SEE LANDSCAPE PLAN, SHEET 2, FOR SIGHT TRIANGLE).
- WINDOW FILM SIGNAGE SHALL BE PROHIBITED ON ALL WINDOWS.
- COMPACT PARKING SPACES SHALL HAVE THE WORD "COMPACT" ON THE PAVEMENT OF EACH SPACE.

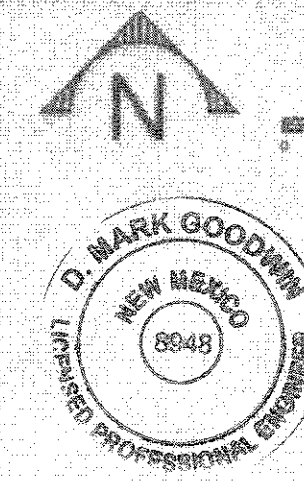
## KEY NOTES:

- PROPERTY BOUNDARY
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING ACCESSIBLE RAMP TO REMAIN
- EXISTING CONCRETE DRAINAGE CHANNEL TO REMAIN
- EXISTING BLOCK WALL TO REMAIN
- EXISTING CONCRETE SIDEWALK TO REMAIN
- CONCRETE CURB AND GUTTER
- CONCRETE DRIVE PAD
- CONCRETE SIDEWALK
- STRIPED ASPHALT PAVING
- 8' HEIGHT WROUGHT IRON FENCE, COLOR: TO MATCH PRIMARY BUILDING COLOR
- REFUSE ENCLOSURE
- BICYCLE RACK
- SITE LIGHTING
- ELECTRIC GATE KEY PAD
- "MOTORCYCLE PARKING ONLY" SIGN
- ADA "HANDICAP PARKING ONLY" SIGN, MUST HAVE THE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." ADDITIONAL "VAN ACCESSIBLE" SIGN TO BE INCLUDED AT VAN ACCESSIBLE SPACE.
- SIDEWALK FLUSH WITH ASPHALT
- CONCRETE PARKING BUMPER
- ADA ACCESSIBLE 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 TIRE WOULD BE PLACED. (66-1-2.1.8 NMSA 1978)
- ACCESSIBLE CONCRETE RAMP
- "DO NOT ENTER" SIGN 12"X18" ON STEEL POST
- PAINTED DIRECTIONAL ARROW AND 1-6" TALL LETTERS, TYP.
- 8' BENCH
- PONDING, SEE CONCEPTUAL GRADING AND DRAINAGE PLAN
- 6' WIDE CONCRETE PEDESTRIAN CROSSING WITH WHITE EDGING
- PORTION OF EXISTING CONCRETE DRAINAGE CHANNEL TO BE REMOVED



GRAPHIC SCALE  
 MAP NO. E-12

TRAFFIC CERTIFICATION  
 I, MARK GOODWIN, MAKE STATE OF THE FIRM MARK GOODWIN & ASSOCIATES, P.A. HEREBY CERTIFY THAT THIS PROJECT IS IN THE SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JESSIE HUGGINS, OF THE FIRM SURVIVEX, I FURTHER CERTIFY THAT FOR SOMEONE UNDER MY SUPERVISION HAS VISITED THE PROJECT SITE ON SEPTEMBER 20, 2018 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 AS ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.  
 Mark Goodwin, P.E. NWPE 6948 Date 10/3/19



PROJECT NUMBER: 1004167  
 Application Number: 17EPC-40009

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 12, 2017 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

## DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Reginald M. Muel 1/24/19  
 Traffic Engineering, Transportation Division Date  
 Jim Entz 1/24/18  
 Water Utility Department Date  
 J. C. Flores 1/24/18  
 Parks and Recreation Department Date  
 Mike O'Healy 2-22-2018  
 Date  
 Bob Dillins 1-3-18  
 Waste Management Date  
 DRB Chairperson, Planning Department Date 2/22/18

# GUARDIAN STORAGE SITE PLAN FOR BUILDING PERMIT

Prepared for:  
 Guardian Storage W, LLC  
 9221 Eagle Ranch Rd NW  
 Albuquerque, NM 87114

Prepared by:  
 Consensus Planning, Inc.  
 302 Eighth Street SW  
 Albuquerque, NM 87102



December 20, 2017

Sheet 1 of 7





# City of Albuquerque

Planning Department  
Development & Building Services Division

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

**Project Title:** Bosque Plaza – Guardian Storage Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

DRB#: 1004167 EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 1 Bosque Plaza within Section 25

City Address: Bosque Plaza Lane and La Orilla

**Applicant:** Guardian Storage Contact: Paul Hedges

Address: 7501 Holly Ave NE, Albuquerque, NM 87113

Phone#: 450-6385 Fax#: \_\_\_\_\_ E-mail: pdhedges@hotmail.com

**Other Contact:** Mark Goodwin & Associates, PA Contact: Hiram Crook

Address: PO BOX 90606, Albuquerque, NM 87199

Phone#: 828.2200 Fax#: \_\_\_\_\_ E-mail: hiram@goodwinengineers.com

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

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes X No

**DEPARTMENT** X 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) TRAFFIC CERTIFICATION  
☐ 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: October 3, 2019 By: Hiram Crook

COA STAFF:

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

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