

CITY OF ALBUQUERQUE



December 19, 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
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 11-25-19 (AA)(E12D006E)
Certification dated 10-3-19

Dear Mr. Crook

Based upon the information provided in your submittal received 12-18-19, 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.

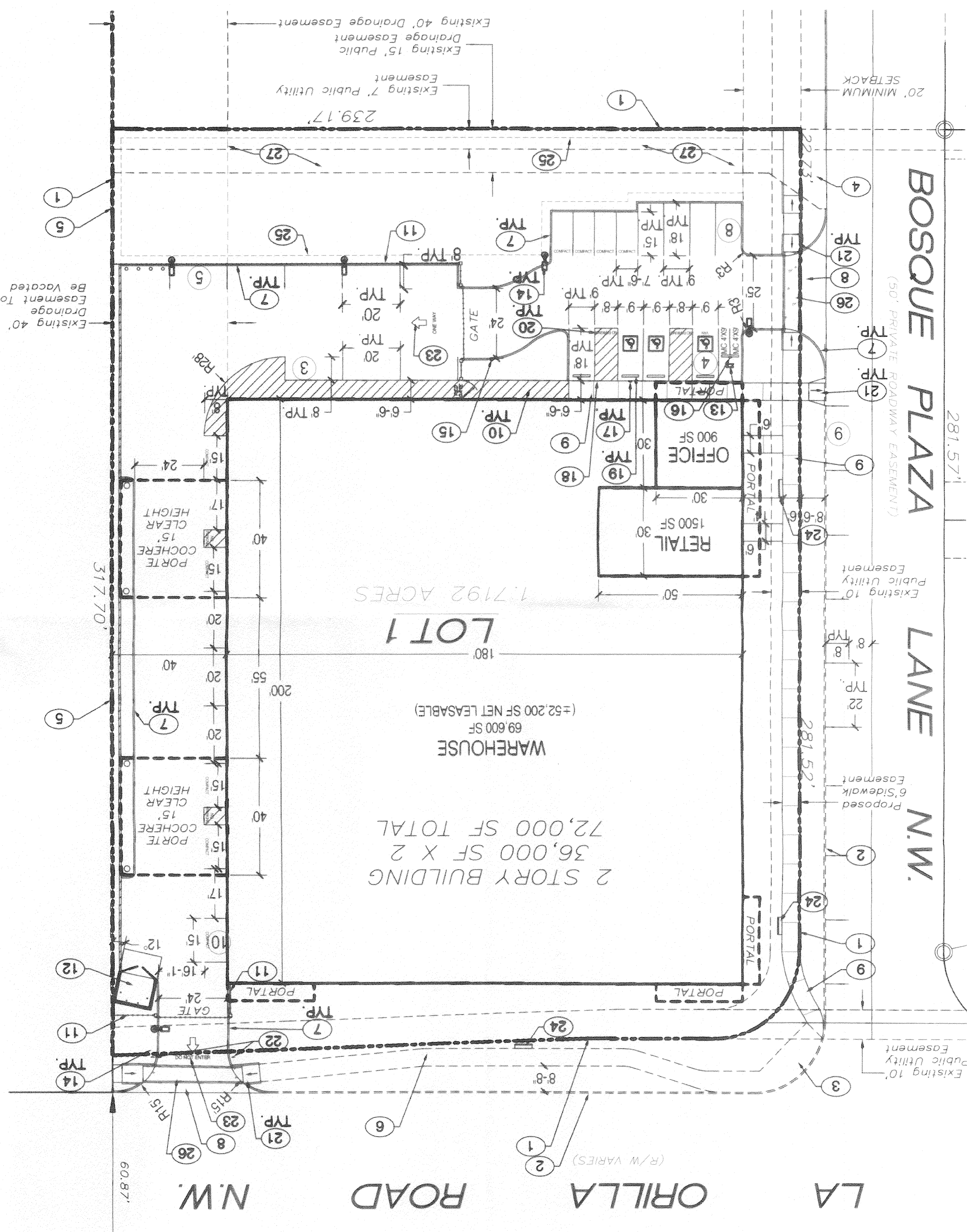
If you have any questions, please contact Ernie Gomez at (505) 924-3981.

Sincerely,

Jeanne Wolfenbarger, 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



- LEGAL DESCRIPTION: LOT 1, BOSQUE PLAZA SUBDIVISION
- SITE AREA: 1.72 AC. / 74,923 SF
- ZONING: C-1 (SC)
- PROPOSED LAND USE: 2-STORY BUILDING FOR STORAGE AND RETAIL USES AS PERMITTED IN THE C-1 AND INDOOR CLIMATE CONTROLLED STORAGE USES. STORAGE FOR PROHIBIT THE IMPROPER STORAGE OF HAZARDOUS, EXPLOSIVE OR ILLEGAL MATERIALS
- MAXIMUM FLOOR AREA RATIO: 1.0
- BUILDING AREA: 69,600 SF = FAR OF 0.92
- COMPLY WITH THE COORS CORRIDOR 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
- RETAIL: 1 SPACE PER 200 SQUARE FEET
- OFFICE: 1 SPACE PER 200 SQUARE FEET
- TOTAL PARKING REQUIRED: 39
- PROVIDED PARKING
- OFF-STREET PARKING SPACES: 21
- COMPACT OFF-STREET PARKING SPACES (MAX 9): 9
- PRIVATE ROADWAY EASEMENT PARKING SPACES: ± 9
- TOTAL PARKING PROVIDED: 39
- HANDICAPPED REQUIRED: 3
- HANDICAPPED PROVIDED: 3
- MOTORCYCLE PARKING REQUIRED: 2
- MOTORCYCLE PARKING PROVIDED: 2
- BICYCLE REQUIRED: 2
- BICYCLE PROVIDED: 4
- TRANSIT: BUS ROUTES 96 (CROSSTOWN COMMUTER), 155 (COORS), 179 (BLUE LINE RAPID RIDE), AND 162 (VENTANA RANCH COMMUTER). BUS STOPS FOR 96 AND 155 ARE LOCATED ACROSS LA ORILLA NW APPROXIMATELY 400 TO THE NORTH WEST FROM THE SITE. BUS STOPS FOR 96, 155, AND 162 ARE LOCATED ACROSS COORS BLVD NW APPROXIMATELY 750 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
- 1. ALL LIGHTING SHALL COMPLY WITH THE CITY COMPREHENSIVE ZONING CODE OF §14-16-9-9 AREA LIGHTING REGULATIONS. PARKING LOT SITE LIGHTING SHALL BE A MAXIMUM 20 FEET AND COMPLY WITH THE BOSQUE PLAZA SITE PLAN FOR SUBDIVISION
- 2. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED
- 3. RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED. SEE GRADING/DRAINAGE (SHEET 3)
- 4. ALL SCREENERING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES
- 5. PNM 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
- 6. ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER C.O.A STANDARD DRAWINGS: SIDEWALK (2430), RAMPS (2440), CURB CUTS (2426), AND CURB AND GUTTER SHALL BE BUILT 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)
- 8. WINDOW FILM SIGNAGE SHALL BE PROHIBITED ON ALL WINDOWS
- 9. COMPACT PARKING SPACES SHALL HAVE THE WORD "COMPACT" ON THE PAVEMENT OF EACH SPACE
- 18. SIDEWALK FLUSH WITH ASPHALT
- 19. CONCRETE PARKING BUMPER
- 20. ADA ACCESS ASIDE. 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 REAR TIRE WOULD BE PLACED. (66-1-2-1 B NMSA 1978)
- 21. ACCESSIBLE CONCRETE RAMP
- 22. "DO NOT ENTER" SIGN 12X18" ON STEEL POST
- 23. TYP. PAINTED DIRECTIONAL ARROW AND 1-6" TALL LETTERS
- 24. 6 BENCH
- 25. FONDING, SEE CONCEPTUAL GRADING AND DRAINAGE PLAN
- 26. 6" WIDE CONCRETE PEDESTRIAN CROSSING WITH WHITE EDGING
- 27. PORTION OF EXISTING CONCRETE DRAINAGE CHANNEL TO BE REMOVED
- KEY NOTES
- 1. PROPERTY BOUNDARY
- 2. EXISTING CURB AND GUTTER TO REMAIN
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- 4. EXISTING CONCRETE BLOCK WALL TO REMAIN
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- 11. 8' HEIGHT WROUGHT IRON FENCE, COLOR TO MATCH
- 12. PRIMARY BUILDING COLOR
- 13. BICYCLE RACK
- 14. SITE LIGHTING
- 15. ELECTRIC GATE KEY PAD
- 16. "MOTORCYCLE PARKING ONLY" SIGN
- 17. ADDITIONAL VAN ACCESSIBLE - SIGN TO BE INCLUDED AT VAN ACCESSIBLE SPACE

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SITE PLAN FOR BUILDING PERMIT

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

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

December 20, 2017

Scale: 1" = 20'

VICINITY MAP

SITE

GRAPHIC SCALE
MAP NO. E-12

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Transportation Division: *Reginald Ward* 1/24/18
Water Utility Department: *Jon Fitzgerald* 1/24/18
Parks and Recreation Department: *Mike S. Smith* 1/24/18
City Engineer: *Bob B. B.* 1-3-18
Solid Waste Management: *Mike S. Smith* 1/24/18
DRB Chairperson, Planning Department: *Mike S. Smith* 1/24/18