

CITY OF ALBUQUERQUE



September 13, 2017

Rick Bennett, R.A.
RBA Architecture
1104 Park Ave SW
Albuquerque, NM 87102

Re: Sun Valley 3, 316 Osuna Blvd NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 02/22/08 (E15D012)
Certification dated 08-23-17

Dear Mr. Bennett,

Based upon the information provided in your submittal received 03-12-17, 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 me at (505)924-3981.

Sincerely,


Monica Ortiz
Plan Checker, Planning Dept.
Development Review Services

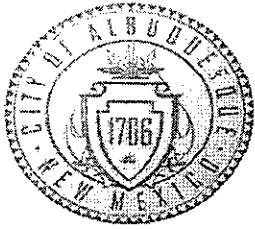
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: Sun Valley Building 3 Building Permit #: BP2017-15183 Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 316 Osuna Blvd. NE

Applicant: Cordova Construction, LLC Contact: Mark Cordova

Address: 316 Osuna Blvd. NE, Albuquerque, NM 87107

Phone#: 505-480-1706 Fax#: _____ E-mail: mark@cordovallc.com

Other Contact: RBA Architecture Contact: Rick Bennett

Address: 1104 Park Ave. SW, Albuquerque, NM 87102

Phone#: 505-242-1859 Fax#: _____ E-mail: rick@rba81.com

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)

☐ OTHER (SPECIFY) _____
☐ 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

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

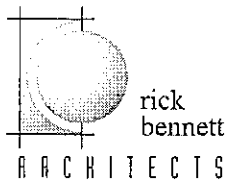
OTHER (SPECIFY) _____

DATE SUBMITTED: 9/7/17 By: [Signature]

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



September 7, 2017

Re: Sun Valley Office Park Building 3:
316 Osuna Road., Alb. NM 87120
Engineer's/Architect's stamp dated: 4-220-17

TRAFFIC CERTIFICATION

I, **Rick Bennett**, NMRA # 1240, of The Firm of Rick Bennett Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout, approved plan dated, 04-20-17.

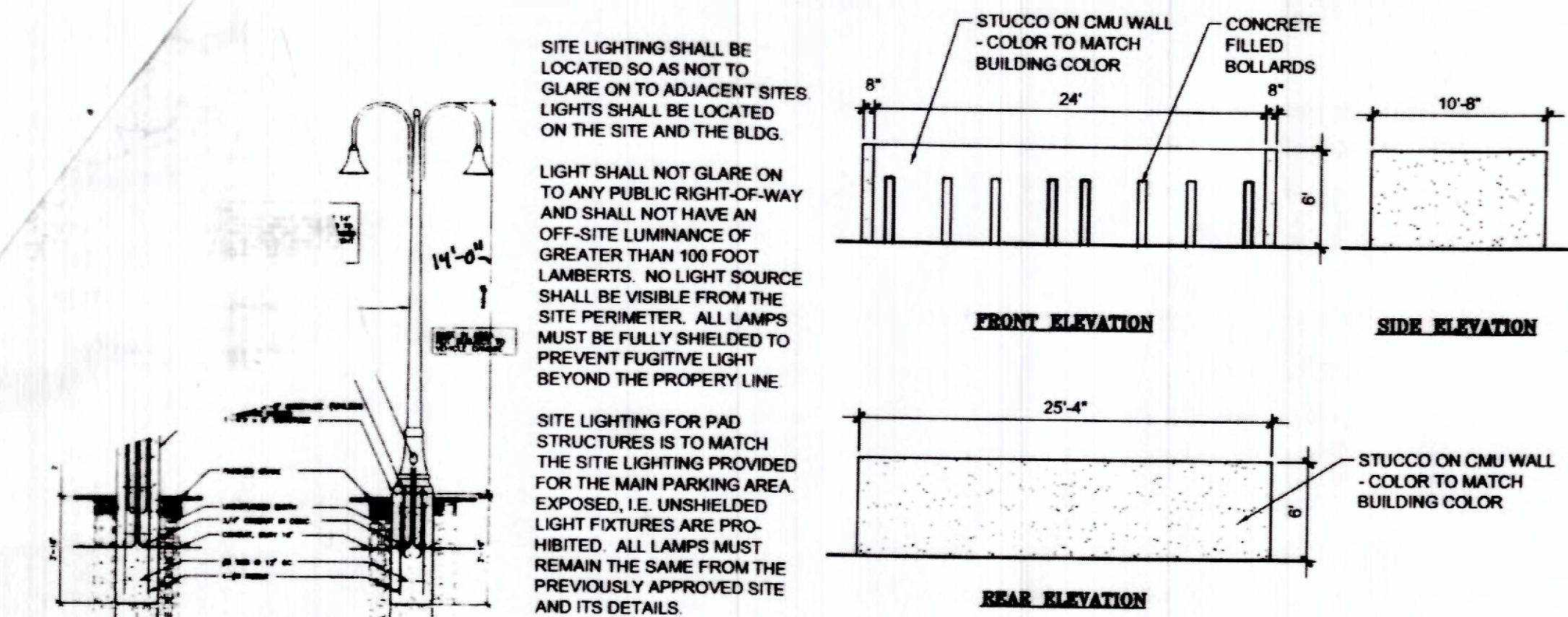
The record information edited onto the original design document has been obtained by **Rick Bennett Architect**, of the firm. I further certify that I have personally visited the project site on August 12, 2017 and have determined by visual inspection that the survey data provided is representative of 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 (Permanent) for Sun Valley Building 3, 316 Osuna Road NE, City of Albuquerque, Bernalillo County, New Mexico.

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.

Date: 9/7/2017

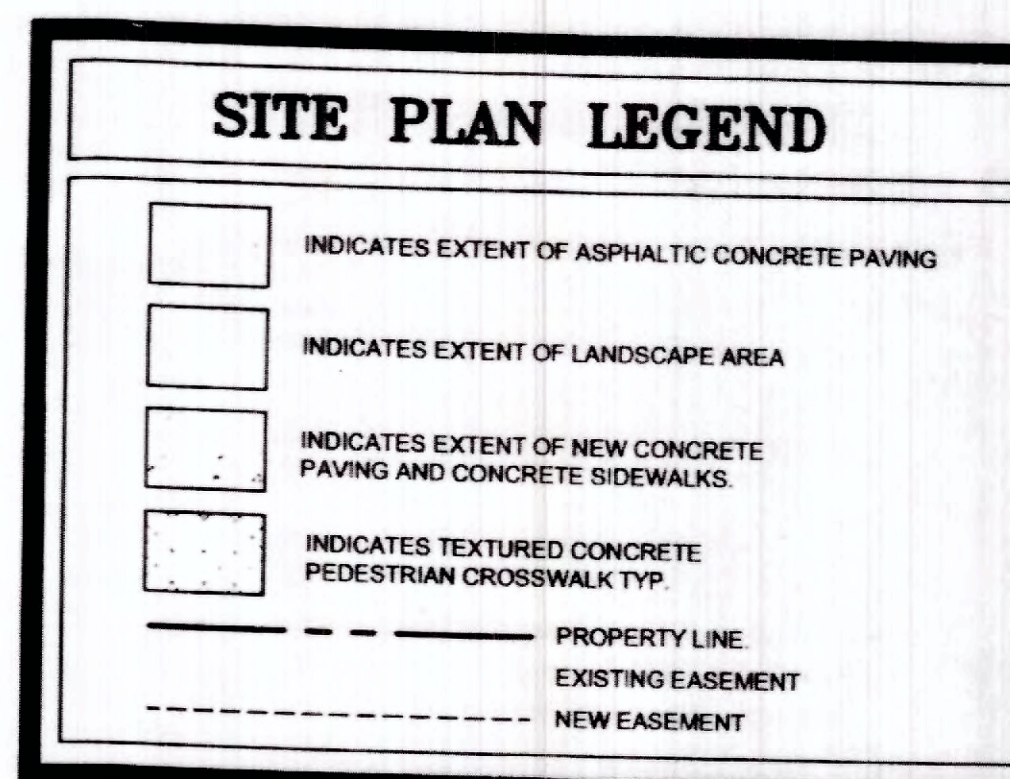
Sincerely,

Rick Bennett, Architect

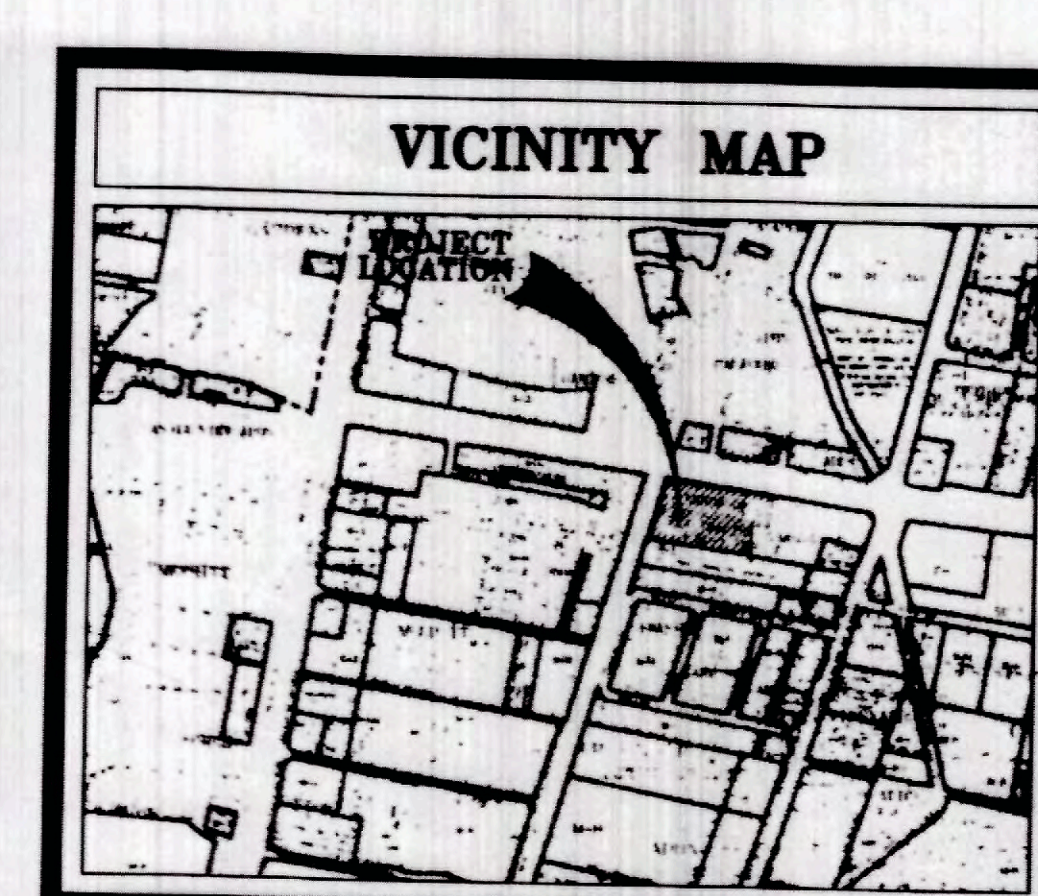


D1 LIGHTING DETAIL
SCALE: N.T.S.

D2 TRASH ENCLOSURE DETAIL
SCALE: 1/8" = 1'-0"



PARKING ANALYSIS:
PARKING REQUIRED: 34209 SF / 200 = 171
PROVIDED: 172 SPACES INCL 6 MOTORCYCLE SPACES
ADA SPACES: 8 REQUIRED, 10 PROVIDED
BICYCLE PARKING: 171 / 20 = 9 REQUIRED, 12 PROVIDED
LOT SIZE:
14892 SF = 3.45 ACRES



D4 ZONE ATLAS MAP E-15
SCALE: N.T.S.

SIGNATURE BLOCK

PROJECT NUMBER: 1000351
APPLICATION CASE NUMBER: 07DKB-70140

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED March 19, 2007 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 DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC-RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS

DRG SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

NAME	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	6-1-07
WATER UTILITY DEVELOPMENT	8-1-07
PAVED & RECREATION DEPARTMENT	8/1/07
BRADLEY B. BISHOP	2/22/08
CITY ENGINEER, ENGINEERING DIVISION / AMAPCA	
N/A	
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	
Michael Helton	7/16/07
SOLID WASTE MANAGEMENT	
On 7/31/07 Andrew Genua	2/22/08
DRG CHAIRPERSON, PLANNING DEPARTMENT	

CLAUDIO VIGIL ARCHITECTS

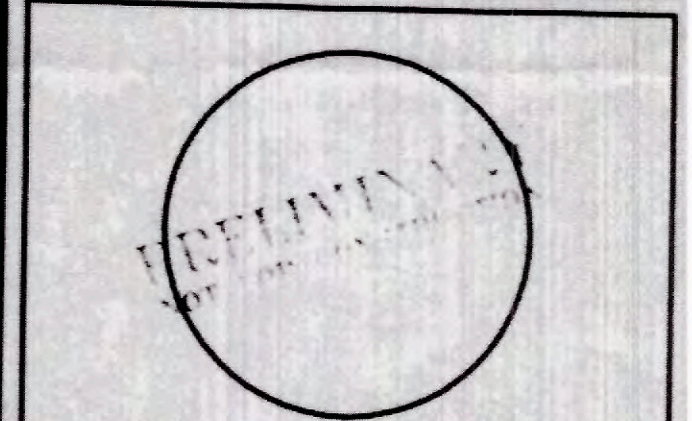
1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

OWNERSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, specifications, plans, computer files, field data, notes and other documents and instruments prepared by Ambyasis P.C., D.B.A. Claudio Vigil Architects, as instruments of service shall remain the property of Ambyasis P.C., Claudio Vigil Architects, P.C. Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto.

CONSULTANTS

NAME	DATE	DESCRIPTION

PROFESSIONAL SEAL



SUN VALLEY COMMERCIAL CENTER

OSUNA ROAD NE
ALBUQUERQUE, NEW MEXICO

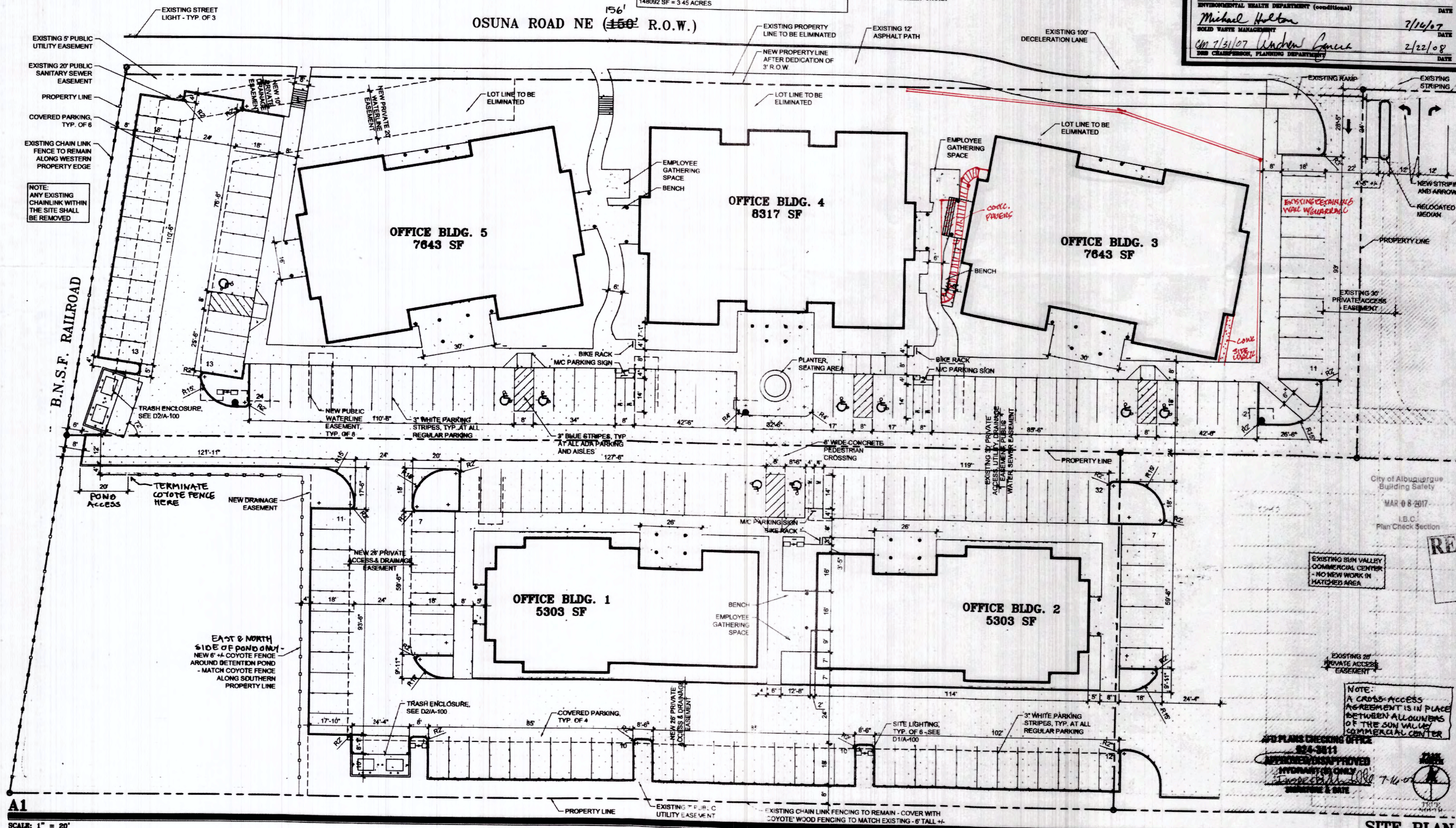
RECEIVED

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 06205
DRAWING FILE: LH
DRAWN BY: LH
CHECK BY:
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2007
DATE: JULY 12, 2007

SHEET TITLE
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NUMBER
A-100



A1
SCALE: 1" = 20'

SITE PLAN