

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 17, 2023

Charles T. Berger, R.A  
CTB Associates Architects  
1700 South Harrison St.  
Amarillo, TX 79102

**Re: Desert Spring Church/ 705 Osuna Rd. NE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 07-19-2021 (E16-D021)  
Certification dated 09-12-23

Dear Mr. Berger,

Based upon the information provided in your submittal received 10-13-23, 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 Ernest Armijo at (505) 924-3991 or at [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

\xxx via: email  
C: CO Clerk, File



CTB ASSOCIATES  
ARCHITECTS • PLANNERS

September 12, 2023

Desert Springs Church Expansion Project  
705 Osuna Road, NE, Albuquerque, NM 87113

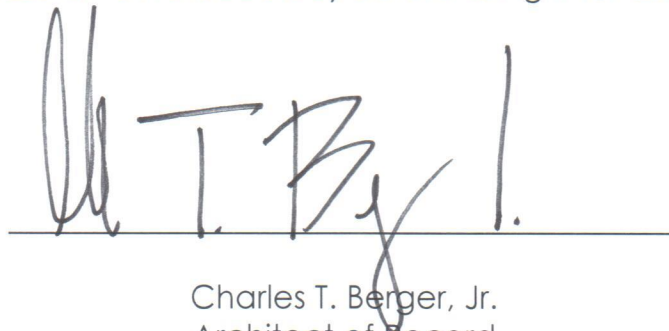
Traffic Control Letter

Regarding the site development scope for the Desert Springs Church expansion project, I certify that this project is in substantial compliance with and in accordance with the design intent of the traffic circulation layout approved plan (July 19, 2021 – PRT Submittal) (October 11, 2021 – Contract Documents submittal).

I further certify that per visual inspection of the site layout provided by the General Contractor (via photographs and plans), that as constructed the site is developed as per the design intent and as per the City approval documentation.

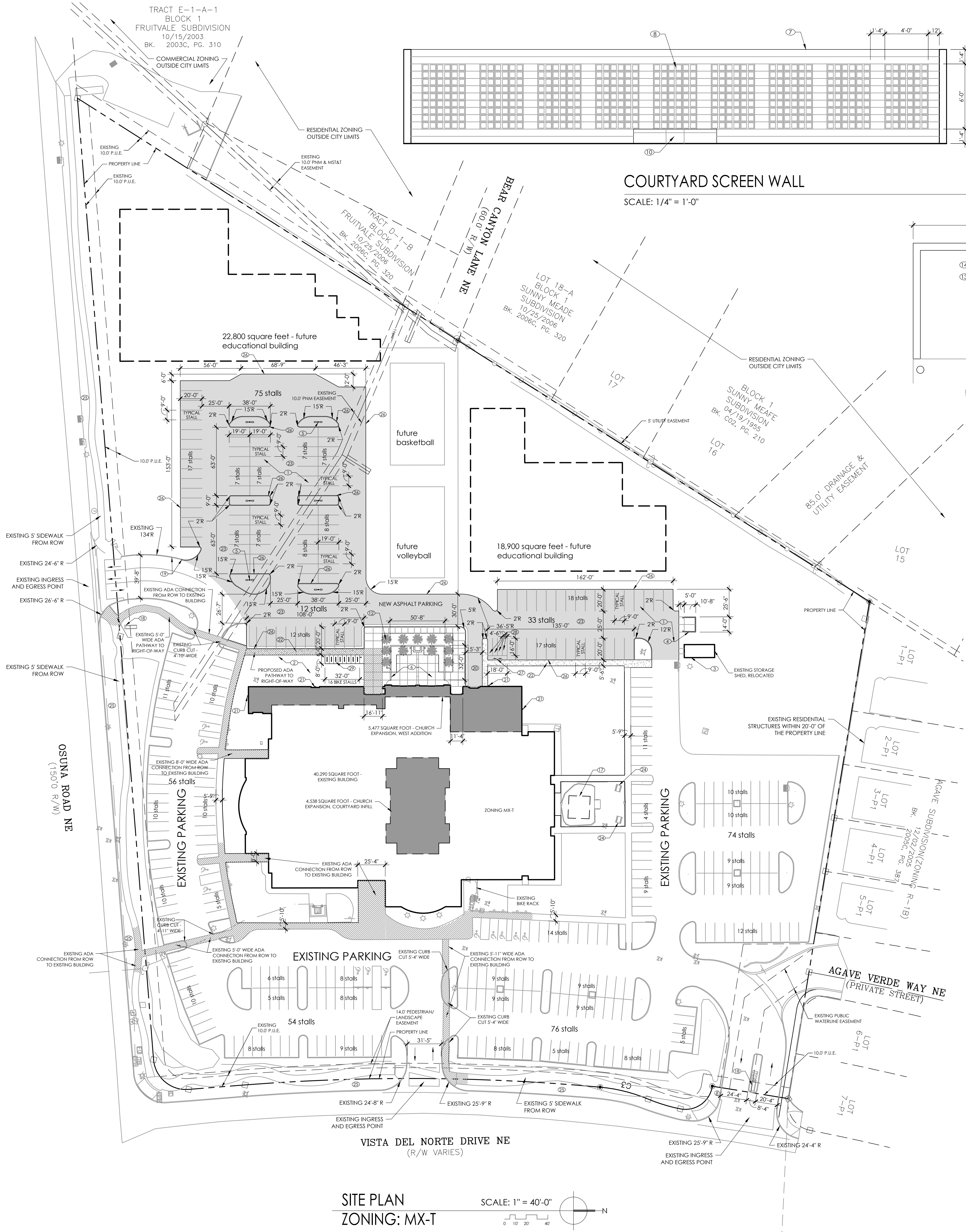
This certification is submitted in support of a request for a certificate of occupancy.

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.

A handwritten signature in black ink, appearing to read 'CTB', is written over a horizontal line.

Charles T. Berger, Jr.  
Architect of Record  
CTB Associates

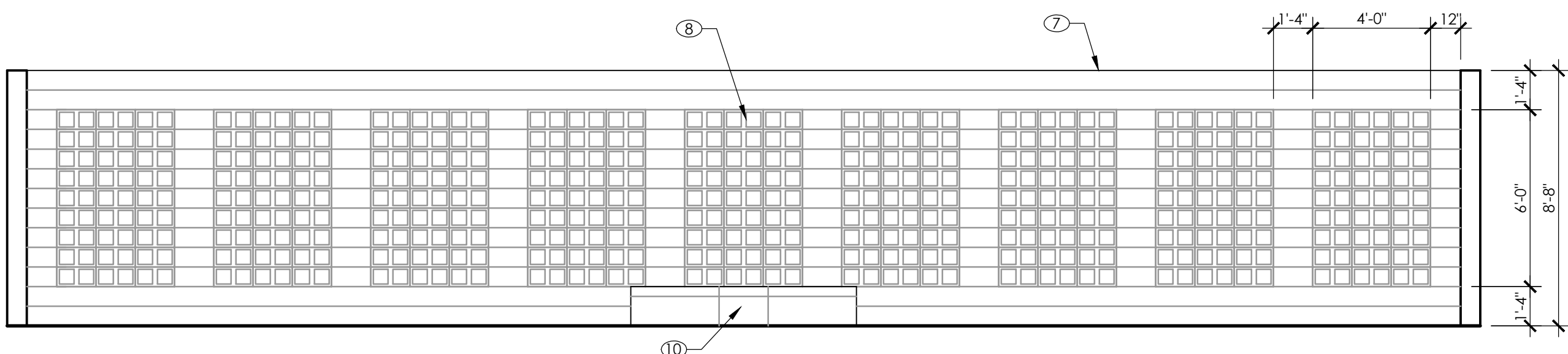
September 12, 2023



SITE PLAN  
ZONING: MX-T  
SCALE: 1" = 40'-0"

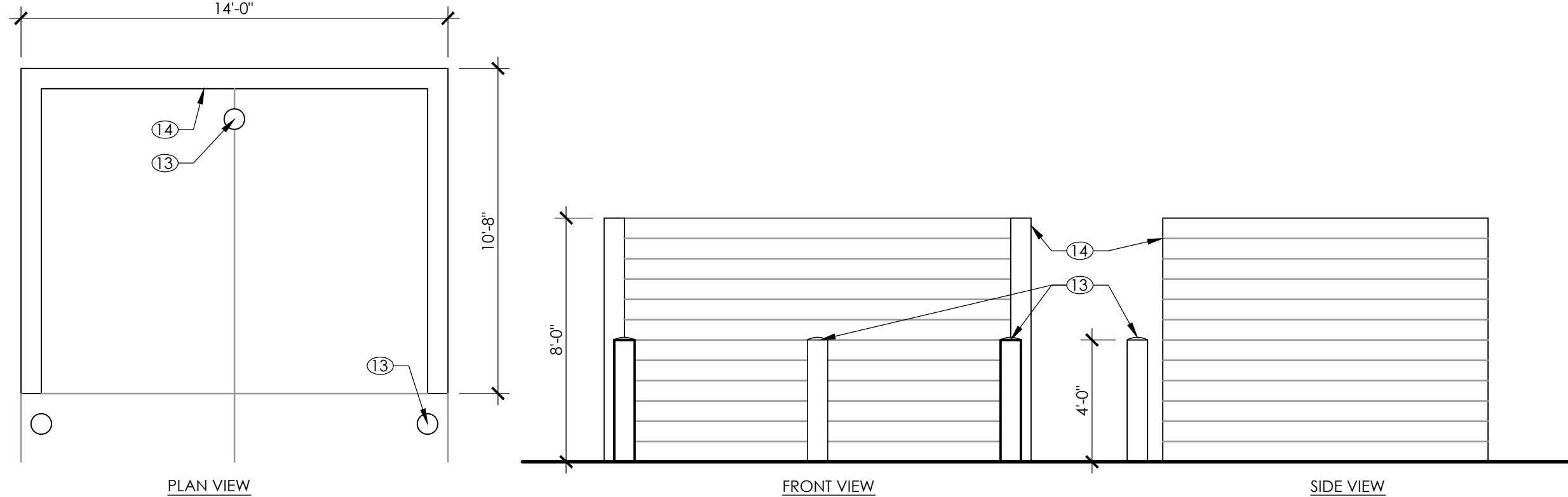
### COURTYARD SCREEN WALL

SCALE: 1/4" = 1'-0"



### TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"



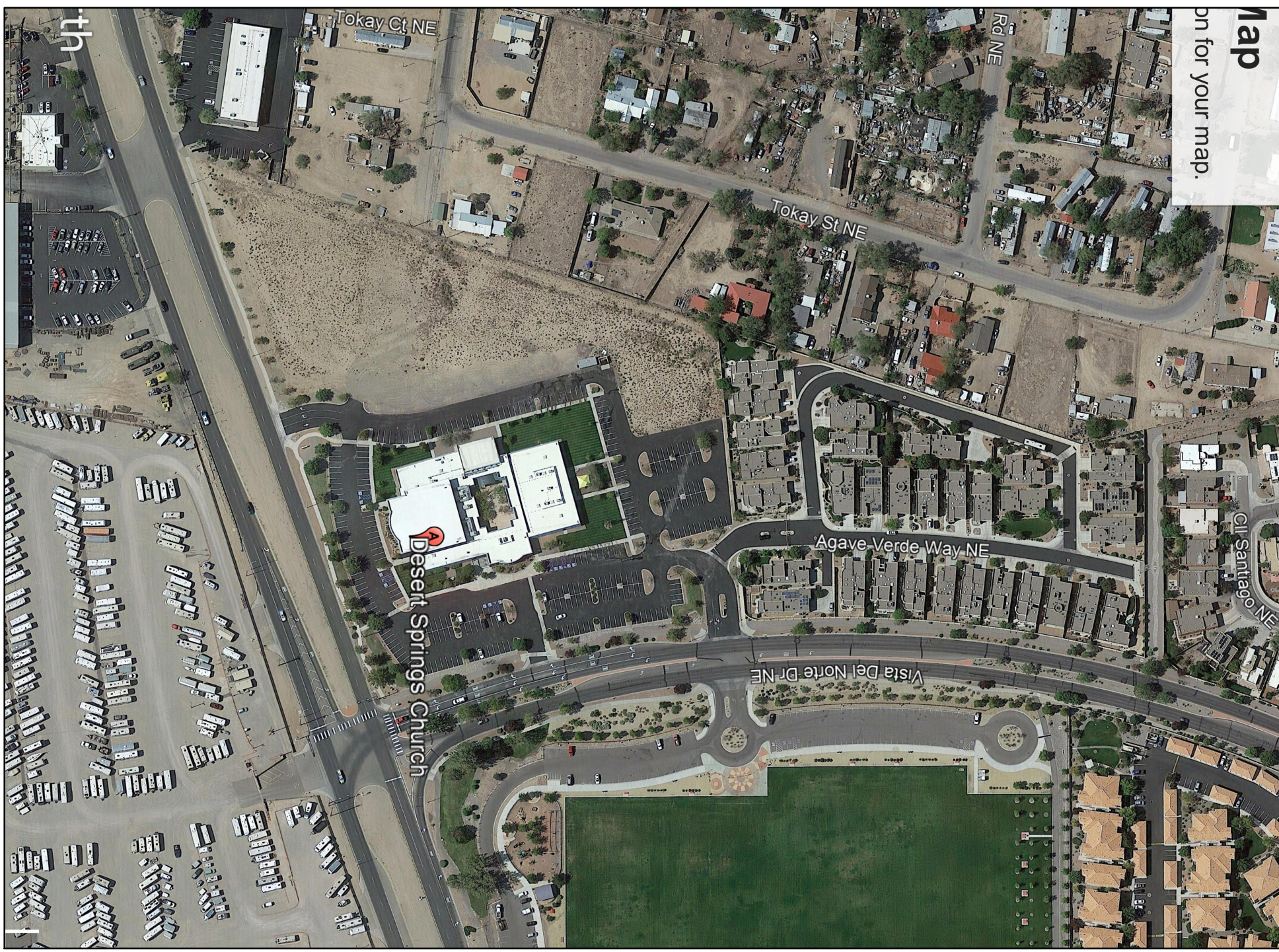
MOTORCYCLE  
PARKING  
ONLY

### MOTORCYCLE PARKING SIGN

SCALE: NTS

REQUIRED PER THE DPM SECTION 7-5(K)(3)

**CITY OF ALBUQUERQUE  
"SOLID WASTE"  
MANAGEMENT DEPARTMENT  
APPROVED**  
*Javier Ayala #17*



### VICINITY MAP

SCALE: 1" = 200'-0"

#### KEYED NOTES

- SEE GRADING AND DRAINAGE PLAN FOR NEW SCOPE DEVELOPMENT.
- NEW LANDSCAPING THROUGHOUT, TO BE DEVELOPED BY LANDSCAPE CONTRACTOR IN COORDINATION WITH OWNER.
- RELOCATE EXISTING STORAGE SHED TO LOCATION SHOWN.
- RELOCATE EXISTING DUMPSTER TO LOCATION SHOWN.
- DUAL HORIZONTAL LIGHT FIXTURE SIDE ARM MOUNTED TOP OF 20'-0" POLE, TYPICAL. (MANUFACTURE - GARDOCO 1011-161-530-NW-G1-3-UNV-CE50-B7) SEE ELECTRICAL DRAWINGS.
- SEE COURTYARD DEVELOPMENT PLAN AND ELEVATIONS.
- 8" CMU SCREEN WALL - CMU TEXTURE AND PAINT FINISH TO BE COORDINATED BETWEEN OWNER AND GENERAL CONTRACTOR.
- SEE STRUCTURAL DRAWINGS FOR FOOTING DETAIL.
- CMU - OPEN CELL EXPOSED, TO BE COORDINATED BETWEEN OWNER AND GENERAL CONTRACTOR.
- EXIT GATE - WROUGHT IRON POSTS AND GATE, TO BE COORDINATED BETWEEN OWNER AND GENERAL CONTRACTOR.
- PROVIDE LOCK AND EXIT HARDWARE FOR GATES - EACH GATE RAISED CONCRETE BENCH. FINISH TO BE COORDINATED BETWEEN OWNER AND GENERAL CONTRACTOR.
- RAISED PLANTER - LANDSCAPING TO BE DEVELOPED BY LANDSCAPE CONTRACTOR IN COORDINATION WITH OWNER.
- NEW LANDSCAPE BEDS, TO BE DEVELOPED BY LANDSCAPE CONTRACTOR IN COORDINATION WITH OWNER.
- 8" STEEL PIPE BOLLARD FILLED WITH CONCRETE.
- 8" CMU TRASH ENCLOSURE WALL. CMU TEXTURE AND PAINT FINISH TO BE COORDINATED BETWEEN OWNER AND GENERAL CONTRACTOR. SEE STRUCTURAL DRAWING FOR FOOTING DETAIL.
- ELECTRICAL IN-GRADE JUNCTION BOX, SEE ELECTRICAL DRAWINGS.
- ELECTRICAL RECEPTACLE BOX, SEE ELECTRICAL DRAWINGS.
- EXISTING PLAYGROUND EQUIPMENT WITH SHADE CANOPY.
- EXISTING FREESTANDING MONUMENT SIGNS.
- EXISTING CURB TRANSITION TO NEW PARKING CURB.
- NEW VEHICULAR DRIVE-UP ACCESS.
- WALL MOUNTED CUTOFF TYPE LED WALL PACK, 12'-0" A.F.F. (MANUFACTURE - GARDOCO 1011-161-530-NW-G1-3-UNV-CE50-B7)
- NEW 5'-0" WIDE CONCRETE SIDEWALK.
- HEAVY DUTY ASPHALT PAVING.
- EXISTING PICNIC TABLE.
- EXISTING LANDSCAPE BUFFER AREA.
- NEW 6" HIGH CONCRETE CURB, TYPICAL. SEE CURB DETAIL.
- POSTED UP RIGHT, FREE STANDING, MOTORCYCLE PARKING SIGN 12" X 18" W/ THE LOWER EDGE 4'-0" ABOVE GRADE.
- TYPICAL MOTORCYCLE STALL - 4'-6" X 16'-0" TYPICAL.
- 16 BIKE STALLS PROVIDED 8'-0" X 4'-0" WITH BIKE ON BOTH SIDES OF THE METAL RACK. RACK TO MEET D.P.M. MINIMUM STANDARD HEIGHT AND WIDTH.

#### GENERAL NOTES

- 380 PARKING STALLS ARE PROPOSED ON-SITE.
- PER CITY OF ALBUQUERQUE PARKING REQUIREMENTS:
- 14.16.3.1(A)(3) - ONE STALL IS REQUIRED PER EVERY FOUR SEATS IN SANCTUARY.
  - SANCTUARY SEATING CAPACITY IS 901.
  - 226 PARKING STALLS ARE REQUIRED.
  - PER CITY REQUIREMENTS - 8 MINIMUM MUST BE HANDICAPPED ACCESSIBLE.
  - 12 EXISTING HANDICAPPED ACCESSIBLE PARKING STALLS ARE PROVIDED.
- FUTURE SCOPE PRESUMPTIONS:
- ADDITIONAL BUILD OUT ON-SITE MAY BE 41,700 SQUARE FEET OF EDUCATIONAL FACILITY.
  - EDUCATIONAL PARKING REQUIREMENTS PER CITY REQUIRE ADDITIONAL DESIGN DEVELOPMENT ESTABLISHED. ASSUME 250 STUDENT CAPACITY.
  - PERHAPS 148 PARKING STALLS REQUIRED.
  - REQUIRED PARKING IS THUS ACCOMMODATED EXCEPT THAT ADDITIONAL HANDICAPPED PARKING WOULD BE NEEDED.
  - 4 MOTORCYCLE STALLS REQUIRED PER IDO TABLE 5-5-4.
  - 15 BICYCLE STALLS REQUIRED PER IDO TABLE 5-5-5. 16 STALLED PROVIDE.

#### SYMBOLS

- KEYED NOTE
- FOUND CONTROL MONUMENT (AS NOTED)
  - FOUND REBAR (AS NOTED)
  - FOUND PIPE NAIL (AS NOTED)
  - SET 1/2" REBAR W/IT CAP STAMPED
  - "CA MEDINA PS 1570Z" (UNLESS OTHERWISE NOTED)
  - FIRE DEPARTMENT CONNECTION
  - IRRIGATION VALVE
  - HOT BOX
  - FIRE HYDRANT
  - WATER METER
  - WATER VALVE
  - CLEANOUT
  - SANITARY SEWER MANHOLE
  - CURB INLET
  - AREA INLET
  - GAS METER
  - ELECTRIC MANHOLE
  - TRANSFORMER
  - TRAFFIC LIGHT
  - GUY WIRE
  - ELECTRIC BOX
  - ELECTRIC PULLBOX
  - JUNCTION BOX
  - LIGHT POLE
  - POWER POLE
  - TELEPHONE PEDESTAL
  - CABLE TV
  - TELEPHONE PULLBOX
  - FIBER OPTIC PULLBOX
  - TELEPHONE MANHOLE
  - BOLLARD
  - SIGN
  - FINISH FLOOR ELEVATION
  - BIKE RACK
  - PICNIC TABLE
  - HANDICAP PARKING
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND GAS LINE
  - UNDERGROUND SANITARY SEWER LINE
  - OVERHEAD POWER
  - CHAIN LINK FENCE
  - WIRE FENCE
  - WROUGHT IRON FENCE
  - PROPERTY LINE
  - EASEMENT

### DESERT SPRINGS CHURCH - EXPANSION

705 Osuna Road, NE, Albuquerque, NM 87113

Architect  
**CTB ASSOCIATES**  
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ctb@ctbassociates.com

Stamp: State of New Mexico, Charles T. Berger, Jr., 7/19/21, EXERCISED AUTHORITY

Revisions:

1	
2	
3	

Sheet No. 1

Date Issued: JULY 19, 2021

#### SITE PLAN