

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

May 8, 2023

Robert Gerard, RA  
Studio Southwest Architects  
2101 Mountain Rd. NW  
Albuquerque, NM 87104

**Re: XRAMM**  
**5800Jefferson St. NE**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
 Engineer's Stamp dated 12-16-21 (E17-D011B)  
 Certification dated 05-08-23

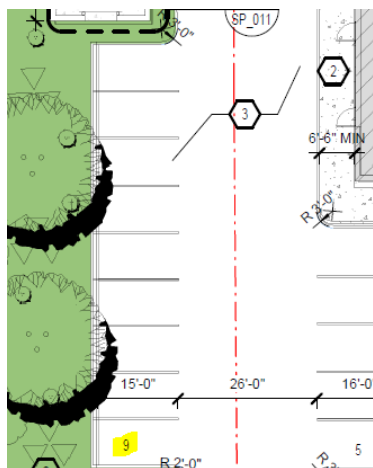
Dear Mr. Gerard,

Based upon the information provided in your submittal received 05-01-23, 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.

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

- Approved site plan shows 9 parking spaces on the south side of the Generator (keynote 33), Per site visit, only two parking spaces and a pond exist. Please provide parking calculations showing that the provided parking spaces meet the requirements.

And Please red mark the site plan to reflect the changes made during construction.



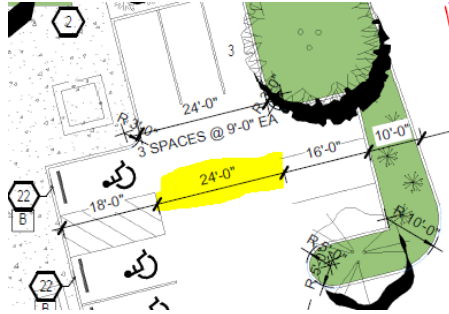
# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director

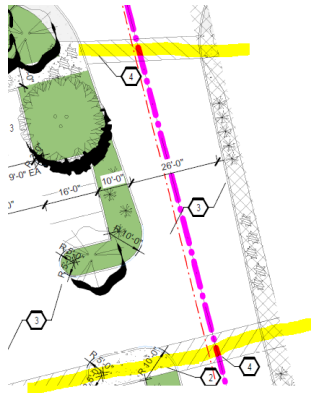


Mayor Timothy M. Keller

- Per the site visit, the width for this drive aisle was 23 ft. Please red mark the site plan to reflect the changes made during construction.



- Please complete painted crosswalk per approved plan keynote 4.



PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

- Per site visit, there were 42 compact parking spaces, please provide parking calculations showing how many parking spaces are required by zoning because only 25% of the required parking could be a compact parking space.

Once these corrections are complete, email pictures to [malnajjra@cabq.gov](mailto:malnajjra@cabq.gov) for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

*Marwa Al-najjar*

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services  
Ma via: email  
C: CO Clerk, File



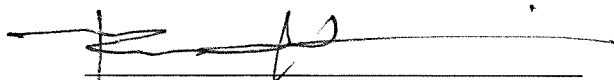
May 8, 2023

Re: XRAMM Traffic Certification

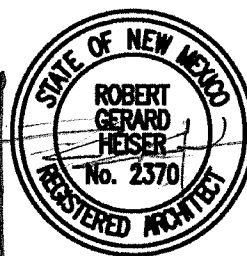
I, ROBERT GERARD HEISER, NMPE OR NMRA NUMBER 2370, OF THE FIRM STUDIO SOUTHWEST ARCHITECTS, INC., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED JANUARY 14, 2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PAUL NORRIS OF THE FIRM ENTERPRISE BUILDERS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON APRIL 21, 2023, 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 TRANSPORTATION FINAL.

<No exceptions.>

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.



Signature of Engineer or Architect



5.8.2023

5.8.2023

Date

File: p:\2120 xramm jefferson office\40-construction admin\closeout documents\transportation co\traffic





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

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

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

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

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

**DEPARTMENT:** \_\_\_\_\_ TRAFFIC/TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- \_\_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION
- \_\_\_\_\_ PAD CERTIFICATION
- \_\_\_\_\_ CONCEPTUAL G & D PLAN
- \_\_\_\_\_ GRADING PLAN
- \_\_\_\_\_ DRAINAGE MASTER PLAN
- \_\_\_\_\_ DRAINAGE REPORT
- \_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- \_\_\_\_\_ ELEVATION CERTIFICATE
- \_\_\_\_\_ 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
- \_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT
- \_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

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

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



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: <b>Jefferson 25 XRAY QOZB, LLC</b>		Phone: <b>(505) 259-0991</b>
Address: <b>303 Roma NW # 200</b>		Email: <b>scott@argusinvestment.com</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87102</b>
Professional/Agent (if any): <b>STUDIO SOUTHWEST (Saige Cox / Robert Heiser)</b>		Phone: <b>(505) 843-9639</b>
Address: <b>2101 Mountain rd., NW</b>		Email: <b>scox@studioswarch.com</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87104</b>
Proprietary Interest in Site: <b>Represent &amp; manage</b>		List all owners: <b>Argus Investment Realty</b>

### BRIEF DESCRIPTION OF REQUEST


### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: <b>LOT 1-B PLAT OF LOTS 1-A, 1-B, 2-A, &amp; 2-B, FOP ADD.</b>	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: <b>101706232011740105</b> <b>10170623311484010</b>
Zone Atlas Page(s): <b>E-17-Z</b>	Existing Zoning: <b>NR-BP</b>	Proposed Zoning: <b>NR-BP</b>
# of Existing Lots: <b>2</b>	# of Proposed Lots: <b>2</b>	Total Area of Site (acres): <b>4.6 acres</b>

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: <b>5900 Jefferson St., NE</b>	Between: <b>The Lane at 25 NE</b>	and: <b>Jefferson Plz, NE</b>
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### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

**1004801 / UPC #101706232011740105 & 101706233114840107**

Signature:	Date: <b>Sept. 15, 2021</b>
Printed Name: <b>C. Saige Cox</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #



## GENERAL NOTES

- **Application Number:** SI-2021-01661

**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 APPROVAL:**

Jeanne Wolfenbarger  
Jeanne Wolfenbarger (Dec 16, 2021 12:59 MST)  
Traffic Engineering, Transportation Division  
Blaine Carter

Blaine Carter (Dec 16, 2021 13:50 MST)  
ABCWUA  
11.11.21

Cheryl Zimmerfeldt  
Cheryl.Zimmerfeldt@dc.gov  
Date and Recreation Department

Parks and Recreation Department  
Ernest Armijo

City Engineer/Hydrology  
*Robert Webb*

Robert Webb (Dec 16, 2021 11:29 MST)  
Code Enforcement

Code Enforcement








\* Environmental Health Department (condition)

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Solid Waste Management  
*S. Waffery*

DRB Chairperson, Planning Department

\*Environmental Health, if necessary

 BUILDING  
 ASPHALT  
 LANDSCAPED AREA  
 CONCRETE SIDEWALK OR PAVING  
 FIRE ACCESS LANE  
 EXISTING PROPERTY LINE  
 NEW PROPERTY LINE (25' PI LOT)

A) SEE SHEET G-001 FOR ADDITIONAL INFORMATION.  
B) SEE SHEETS AS-105 & AS106 FOR SITE DETAILS.  
C) ALL SITE LIGHTING WILL BE IN COMPLIANCE WITH ZONING CODE SECTION 14-16-3-9, AN AREA LIGHTING REGULATIONS REFER TO C3-105 FOR TYPICAL PARKING LOT LIGHT FIXTURES.  
D) UNLESS NOTED OTHERWISE, ALL PEDESTRIAN SIDEWALKS WILL BE CONCRETE. REFER TO PLAN FOR WIDTHS.  
E) UNLESS NOTED OTHERWISE, ALL VEHICULAR TRAFFIC AREAS WILL HAVE ASPHALTIC CONCRETE PAVING.  
F) IDENTIFY ALL CONTACT SPACES WITH "COMPACT" PAINTED ON PAVEMENT.  
G) ALL TRUNCATED CURBS IDENTIFIED WITH THE CITY RIGHT OF WAY MUST HAVE TRUNCATED CROWN. REFER TO A1A-3-3-01.

Dec 16, 2021

Dec 16, 2021

Date

Date  
Dec 16, 2021

Date \_\_\_\_\_

Date \_\_\_\_\_



**STUDIO SW**  
ARCHITECTS

101 Mountain Road NW Suite B | Albuquerque NM 87104  
505-843-9639 | [www.studioswarch.com](http://www.studioswarch.com)

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## CONSULTANTS

architec

Engineer



XRANM JEFFERSON  
OFFICE

5800 JEFFERSON ST., NE  
ALBUQUERQUE. NM  
87109

No	Date	Description
Revision Schedule		
ISSUE:	DRB RESUBMITTAL	
PROJECT NUMBER:	2120	
FILE:	2120 X-RANIM_ARCH_Central.rte	
DRAWN BY:	CSC	
CHECKED BY:	Checker	
DATE:	NOV. 17, 2021	

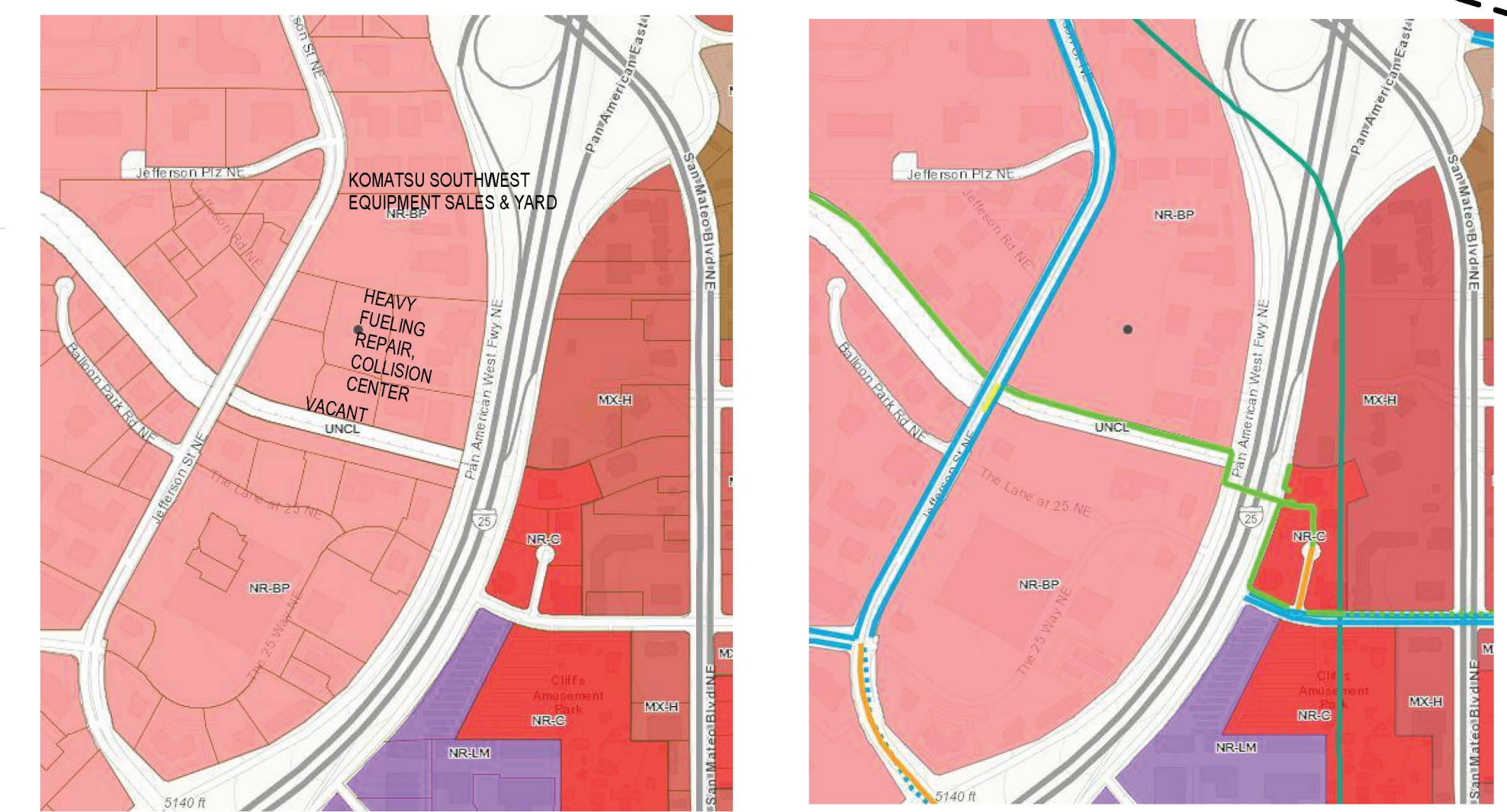
SHEET TITLE

## SITE PLAN - OVERALL LOTS

# AS101

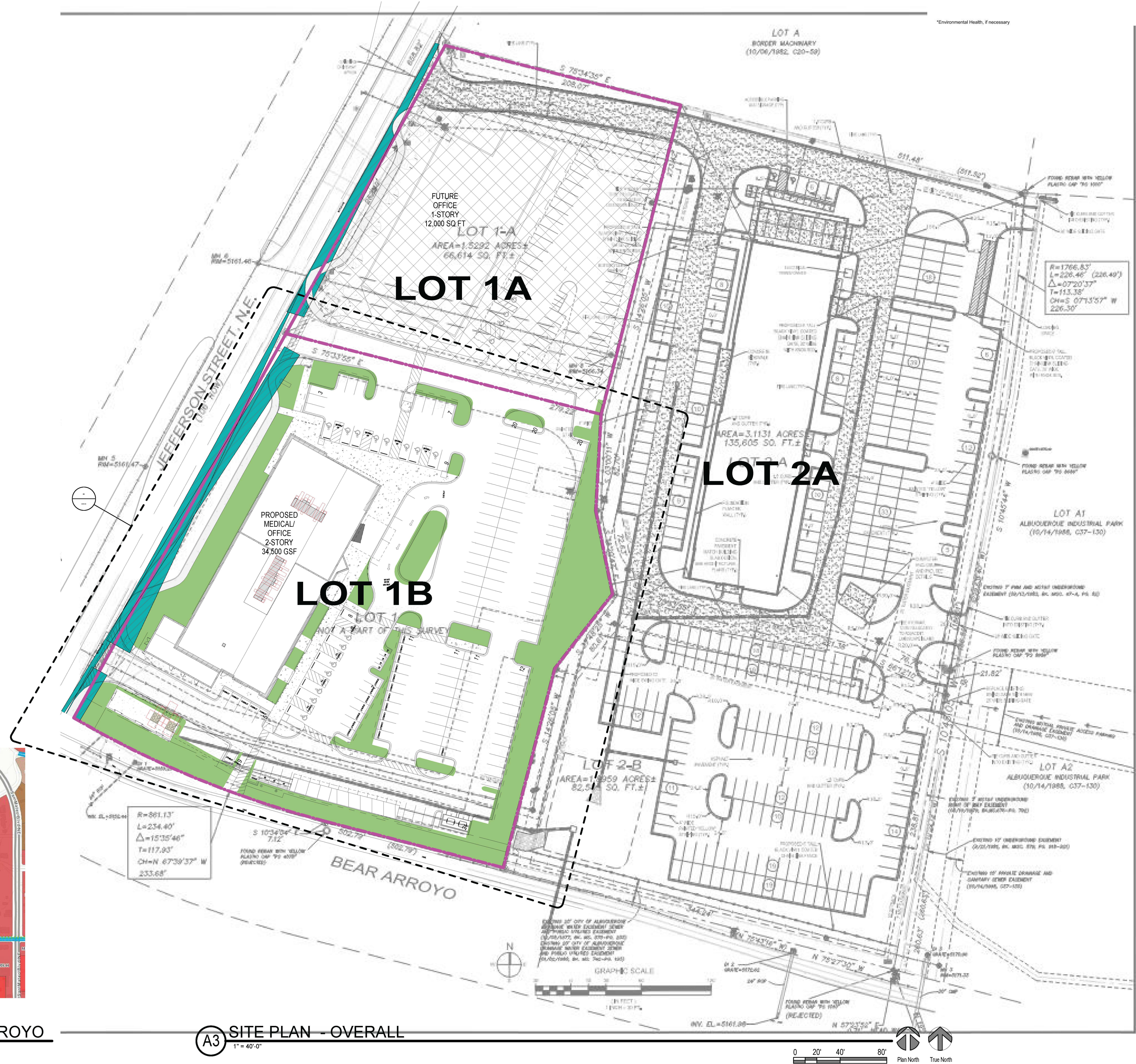


**B1** TRAFFIC LIGHTS & ADJACENT DRIVES  
1/2" = 1'-0"



**EXISTING ZONE/LAND USE**

**A2 BIKEWAY-TRANSIT-ARROYO**  
1/2" = 1'-0"



**A3 SITE PLAN - OVERALL**  
1" = 40'-0"

