

# CITY OF ALBUQUERQUE



August 14, 2019

Joe Simons, RA  
Simons Architecture PC  
P.O. Box 67408  
Albuquerque, NM

**Re: ABQ. North Storage**  
**5124 2<sup>nd</sup> St NW**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 6-29-17 (F15D052E)  
Certification dated 8-8-19

Dear Mr. Simons

Based upon the information provided in your submittal received 8-9-19, 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 remove Trailer from parking stalls. Remove rock/dirt pile from private road & construction material from sidewalk.

NM 87103

Once these corrections are complete, email pictures showing the changes to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov), and submit an administrative fee of \$40. for log in and evaluation by Transportation.

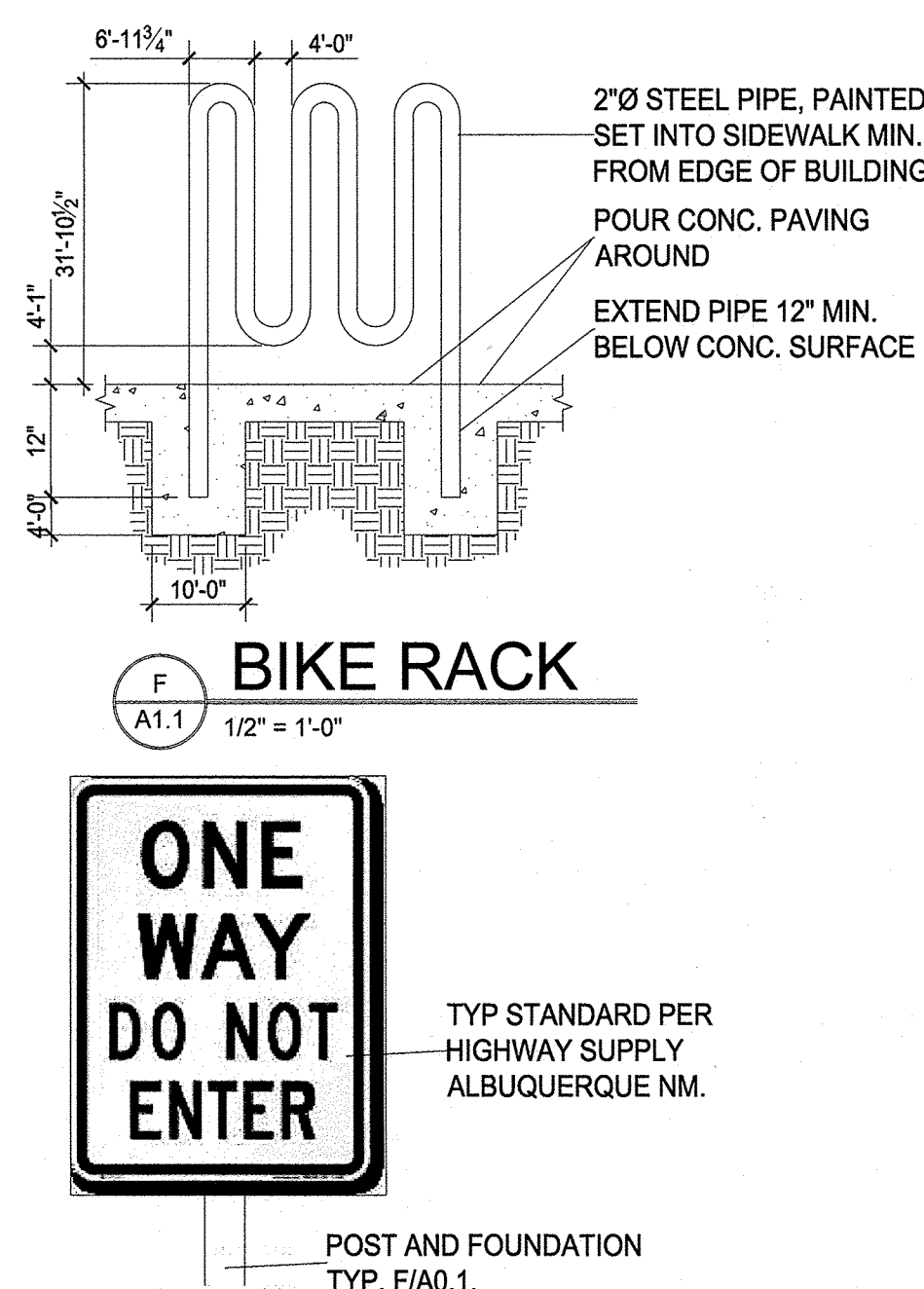
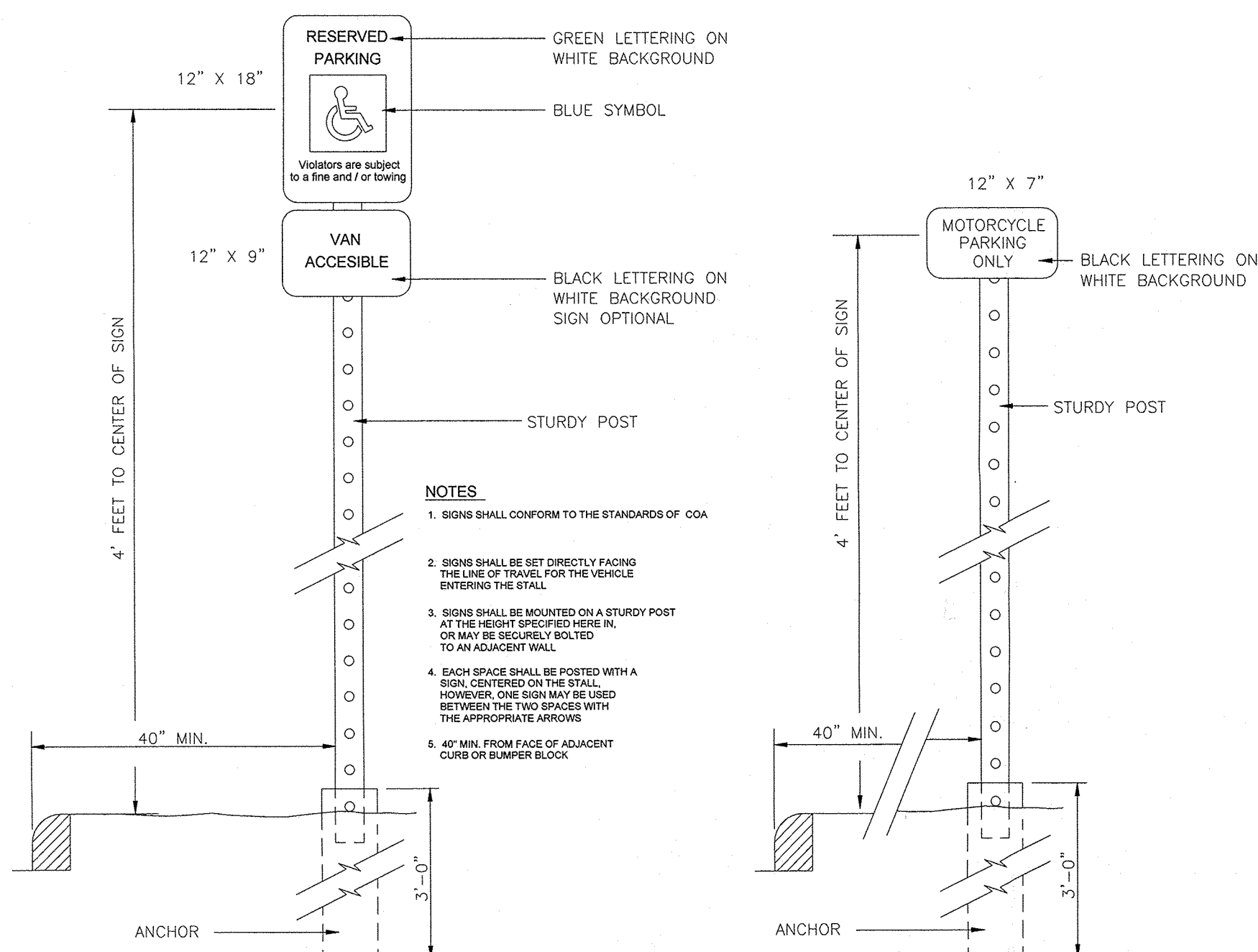
[www.cabq.gov](http://www.cabq.gov)

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

Sincerely,

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

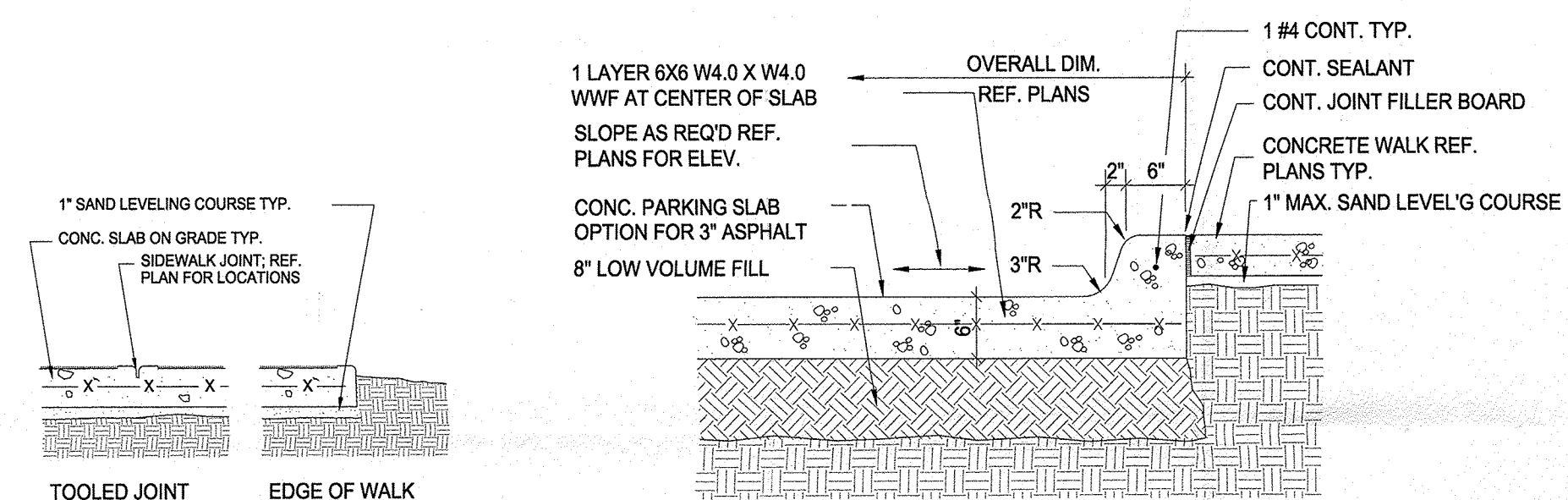
EG via: email  
C: CO Clerk, File



**B**  
A1.1  
H.C. SIGNAGE  
1" = 1'-0"

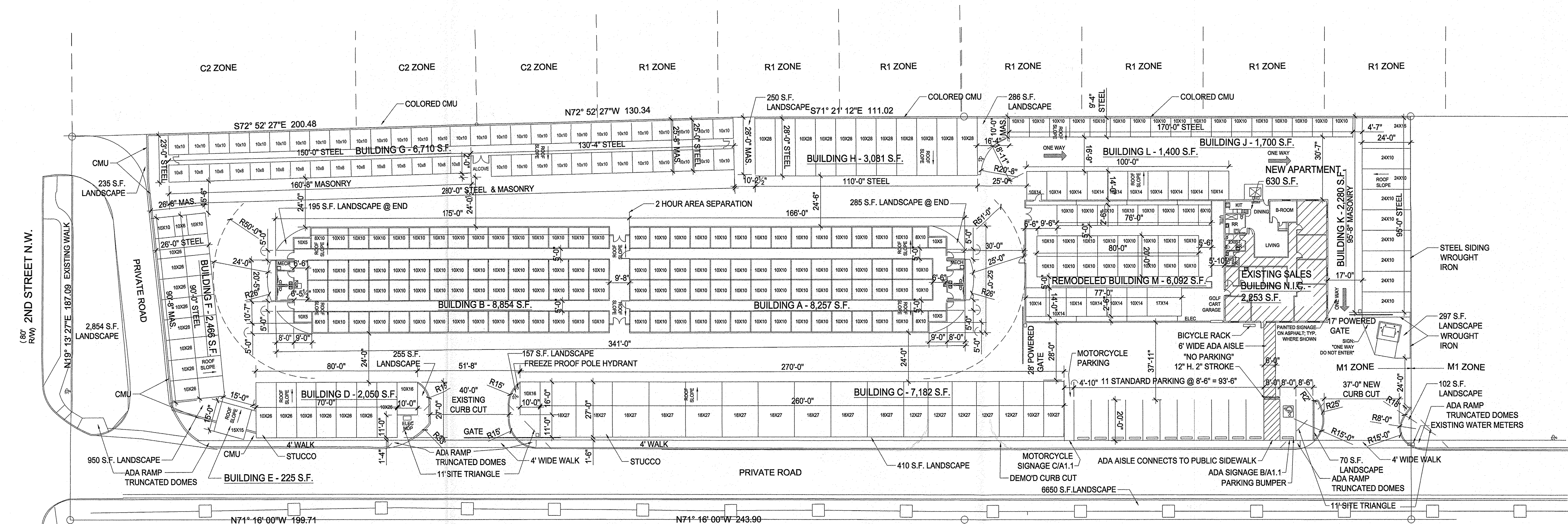
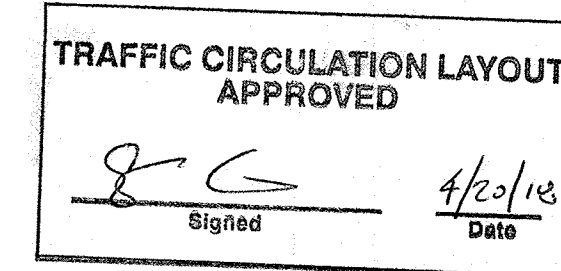
**C**  
A1.1  
MOTORCYCLE  
1" = 1'-0"

**G**  
A1.1  
DO NOT ENTER SIGN  
3/4" = 1'-0"



**D**  
A1.1  
SIDEWALK JOINT  
3/4" = 1'-0"

**E**  
A1.1  
PAVING / CURB DETAIL  
3/4" = 1'-0"



**A**  
A1.1  
SITE PLAN  
1" = 30'-0"

PROJECT  
LOCATION  
@HATCHED



**BUILDING SUMMARY**

|                                  |                                     |
|----------------------------------|-------------------------------------|
| BUILDING A - 8,257 S.F.          | BUILDING L - 1,400 S.F.             |
| BUILDING B - 8,854 S.F.          | BUILDING M - 6,092 S.F.             |
| BUILDING C - 7,182 S.F.          | EXISTING SALES NIC - 2,253 S.F.     |
| BUILDING D - 2,050 S.F.          | REMODELED APARTMENT - 630 S.F.      |
| BUILDING E - 225 S.F.            | TOTAL BUILDING ONSITE - 53,180 S.F. |
| BUILDING F - 2,468 S.F.          |                                     |
| BUILDING G - 6,710 S.F.          |                                     |
| BUILDING H - 3,081 S.F.          |                                     |
| BUILDING I - 1,700 S.F.          |                                     |
| BUILDING J - 1,700 S.F.          |                                     |
| BUILDING K - 2,280 S.F.          |                                     |
| BUILDING L - 1,400 S.F.          |                                     |
| TOTAL NEW BUILDING - 44,205 S.F. |                                     |

**LEGAL DESCRIPTION**

LOTS 1, 2 & 3 NORTH SECOND STREET BUSINESS CENTER  
ALBUQUERQUE, NEW MEXICO  
BERNALILLO COUNTY

**SITE DATA**

|                            |                             |
|----------------------------|-----------------------------|
| ZONING:                    | M-1                         |
| ZONE ATLAS:                | F15                         |
| SITE SIZE:                 | 128,748 SQ. FT. (2,881 AC.) |
| BUILDING SIZE / % OF SITE: | 53,180 SQ. FT. / 41.31%     |

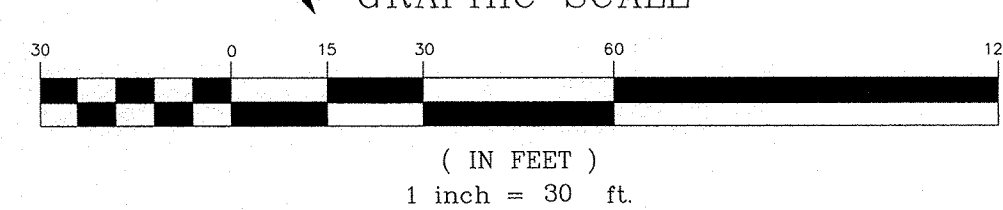
**PARKING CALCULATIONS**

|                                             |            |
|---------------------------------------------|------------|
| EXISTING AND NEW BUILDING                   |            |
| OFFICE AREA:                                | 2,233 S.F. |
| PARKING CALCULATIONS:                       |            |
| OFFICE - 200 S.F. SPACE = 12 PARKING SPACES |            |
| APARTMENT = 1 PARKING SPACES                |            |
| 13 SPACES                                   |            |
| TOTAL STANDARD PARKING PROVIDED =           | 12 SPACES  |
| TOTAL H.C. PARKING REQUIRED =               | 1 SPACE    |
| TOTAL H.C. PARKING PROVIDED =               | 1 SPACE    |
| TOTAL MOTORCYCLE SPACES REQUIRED =          | 1 SPACE    |
| TOTAL MOTORCYCLE SPACES PROVIDED =          | 1 SPACE    |
| TOTAL PARKING PROVIDED =                    | 13 SPACES  |
| TOTAL PARKING REQUIRED =                    | 13 SPACES  |
| 1 BICYCLE RACK PER 20 PARKING SPACES        |            |
| BIKE SPACES REQUIRED =                      | 1 RACK     |
| BIKE SPACES PROVIDED =                      | 1 RACK     |

**LANDSCAPE CALCULATIONS**

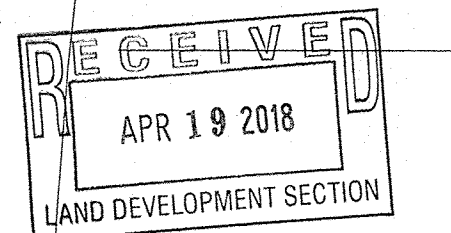
|                                                                                                                                                                                                                                         |                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| LOT AREA:                                                                                                                                                                                                                               | 128,748 S.F.   |
| BUILDING AREA:                                                                                                                                                                                                                          | 53,180 S.F.    |
| NET LOT AREA:                                                                                                                                                                                                                           | 75,568 S.F.    |
| LANDSCAPE AREA REQUIRED (15%):                                                                                                                                                                                                          | 11,335.20 S.F. |
| GROUND COVER REQUIRED (75% OF LANDSCAPE):                                                                                                                                                                                               | 8,501.40 S.F.  |
| STREET TREES:                                                                                                                                                                                                                           | 30' O.C.       |
| LANDSCAPE AREA PROVIDED (17.08%):                                                                                                                                                                                                       | 12,908 S.F.    |
| 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 CUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE. |                |

**GRAPHIC SCALE**



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ph. 505.480.4796  
joe@simonsarchitecture.com



ABQ NORTH STORAGE  
5124 2ND STREET NW  
ALBUQUERQUE, NM 87111  
BERNALILLO COUNTY

|                     |         |
|---------------------|---------|
| JOB NUMBER          | MUR-004 |
| DATE                | 3.24.18 |
| REVISIONS           |         |
| 3.29.18             |         |
| 4.18.18             |         |
| DESIGNED & DRAWN BY | JFS     |

**A1.1**



PO Box 67408  
ALBUQUERQUE, NM 87193-7408  
JFS @ SIMONSARCHITECTURE.COM

505.480.4796 VOICE

8.7.19

## TRAFFIC CERTIFICATION

I, JOE SIMONS JR., NMRA 002890, OF THE FIRM SIMONS ARCHITECTURE PC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 4.20.18 AT THE ADDRESS 5124 2<sup>nd</sup> STREET, ALBUQUERQUE, NM AND PERMIT NUMBER IS2018-30295. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOE SIMONS JR., OF THE FIRM SIMONS ARCHITECTURE. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7.21.19 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). ANY ALTERATIONS TO THE APPROVED TCL IS NOTED IN RED ON THE ATTACHED PLAN AND IS NOTED AS FOLLOWS:

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

8-8-19  
Date



# City of Albuquerque

Planning Department  
Development & Building Services Division

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

Project Title: ABQ. NORTH STORAGE Building Permit #: 2018-30295 Hydrology File #: \_\_\_\_\_

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

Legal Description: LOTS 1, 2, 3 NORTH SECOND STREET BUSINESS CENTER

City Address: 5124 2ND STREET NW

Applicant: MURPHY PROPERTIES LLC Contact: DAVE MURPHY

Address: 5124 2ND ST. NW

Phone#: 623-698-4003 Fax#: \_\_\_\_\_ E-mail: murprop1@gmail

Other Contact: SIMONS ARCHITECTURE PC Contact: JOE SIMONS

Address: P.O. Box 67408

Phone#: 480-4796 Fax#: \_\_\_\_\_ E-mail: joe@simonsarchitecture.com

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

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

DEPARTMENT ☒ 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) \_\_\_\_\_
- ☐ 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: 8.8.19 By: DAVE MURPHY

COA STAFF:

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

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



