

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 20, 2021

Joe Simons, RA
Simons Architecture PC
P.O. Box 67408
Albuquerque, NM 87107

Re: **JATC**
4501 Montbel Pl. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 7-27-18 (F16D011)
Certification dated 7-9-21

Dear Mr. Simons,

Based upon the information provided in your submittal received 7-9-21, 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:

- Please Red Line Approved TCL reflecting onsite changes.
- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
- Add Van accessible sign.

Once corrections are complete resubmit

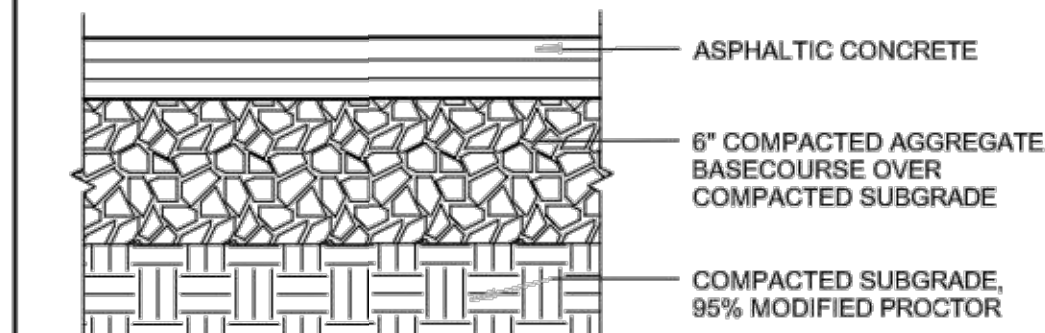
1. The approved and stamped TCL, with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

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

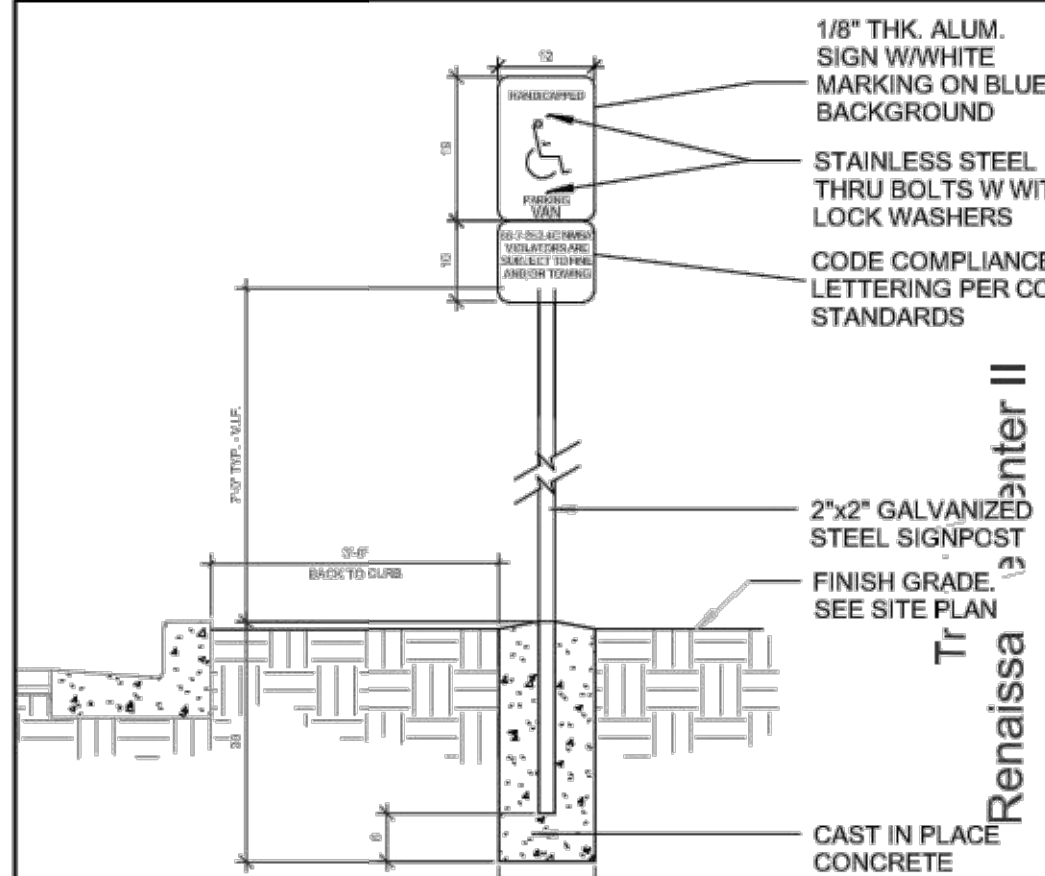
Sincerely,

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

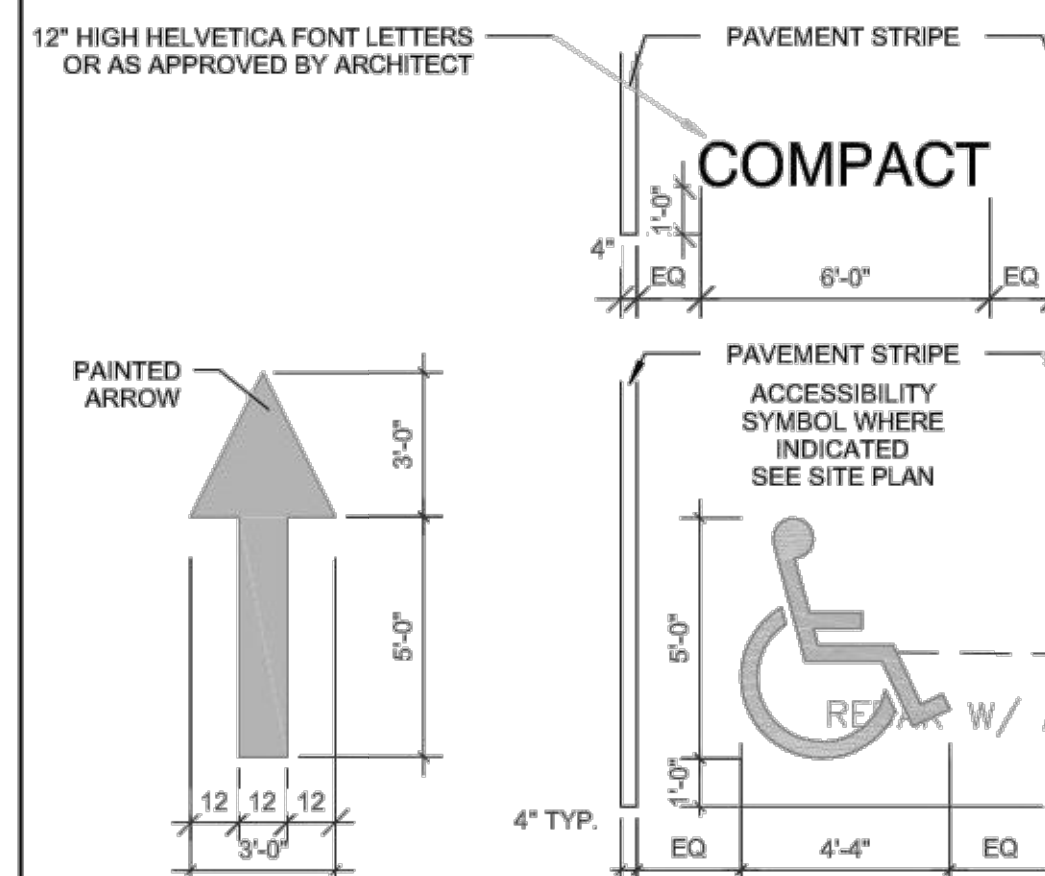
EG via: email
C: CO Clerk, File



PAVEMENT SECTION- TYP.



ADA SIGNPOST DETAIL



STRIPING DETAIL

TRAFFIC CIRCULATION LAYOUT
APPROVED

7/30/2020

Site

LEGAL DESCRIPTION:

LOTS 1 AND 1-A-1
BLOCK 1
SUNDT'S INDUSTRIAL CENTER
SECTIONS 33 AND 34
T 11 N, R 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO, NEW MEXICO
JANUARY 1995

ZONING CLASSIFICATION:

M-2

ZONING MAP:

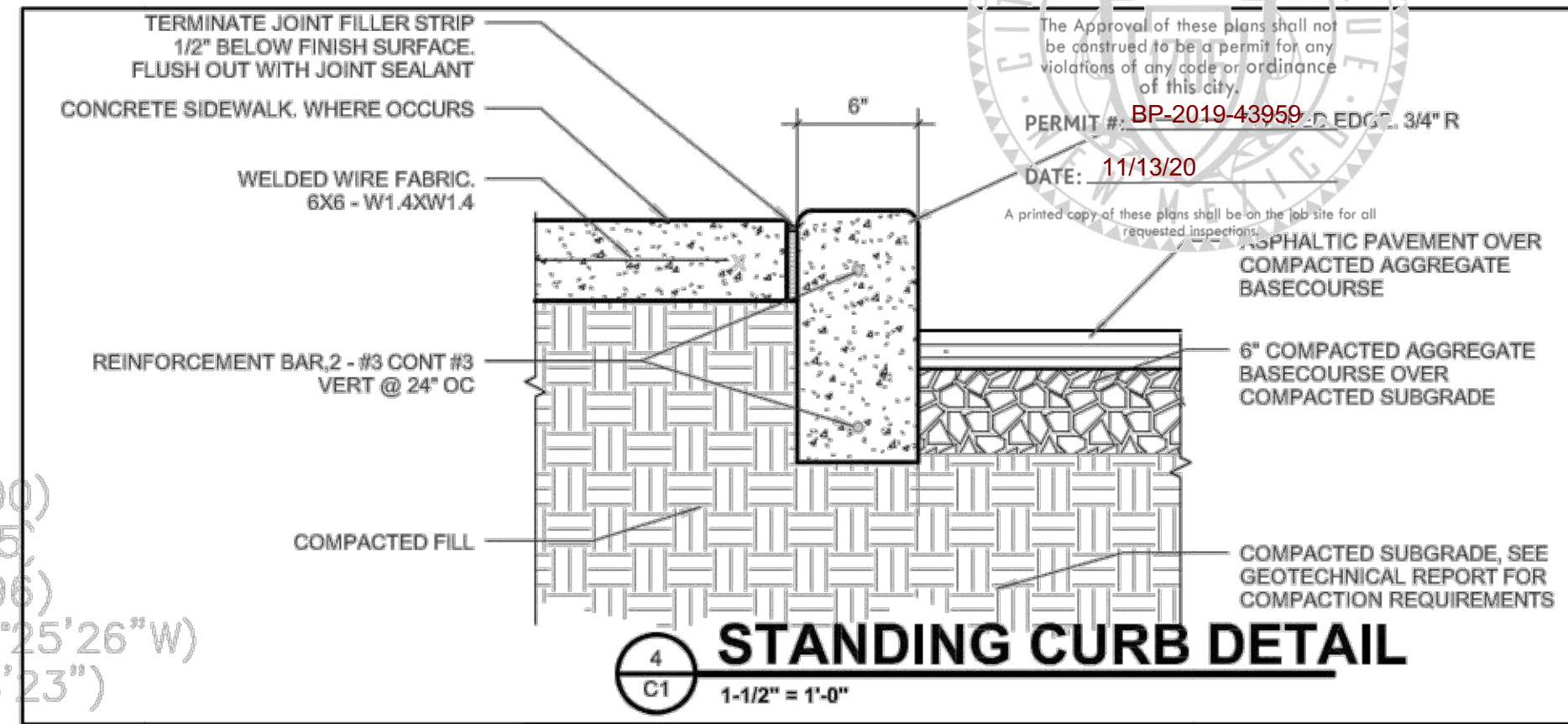
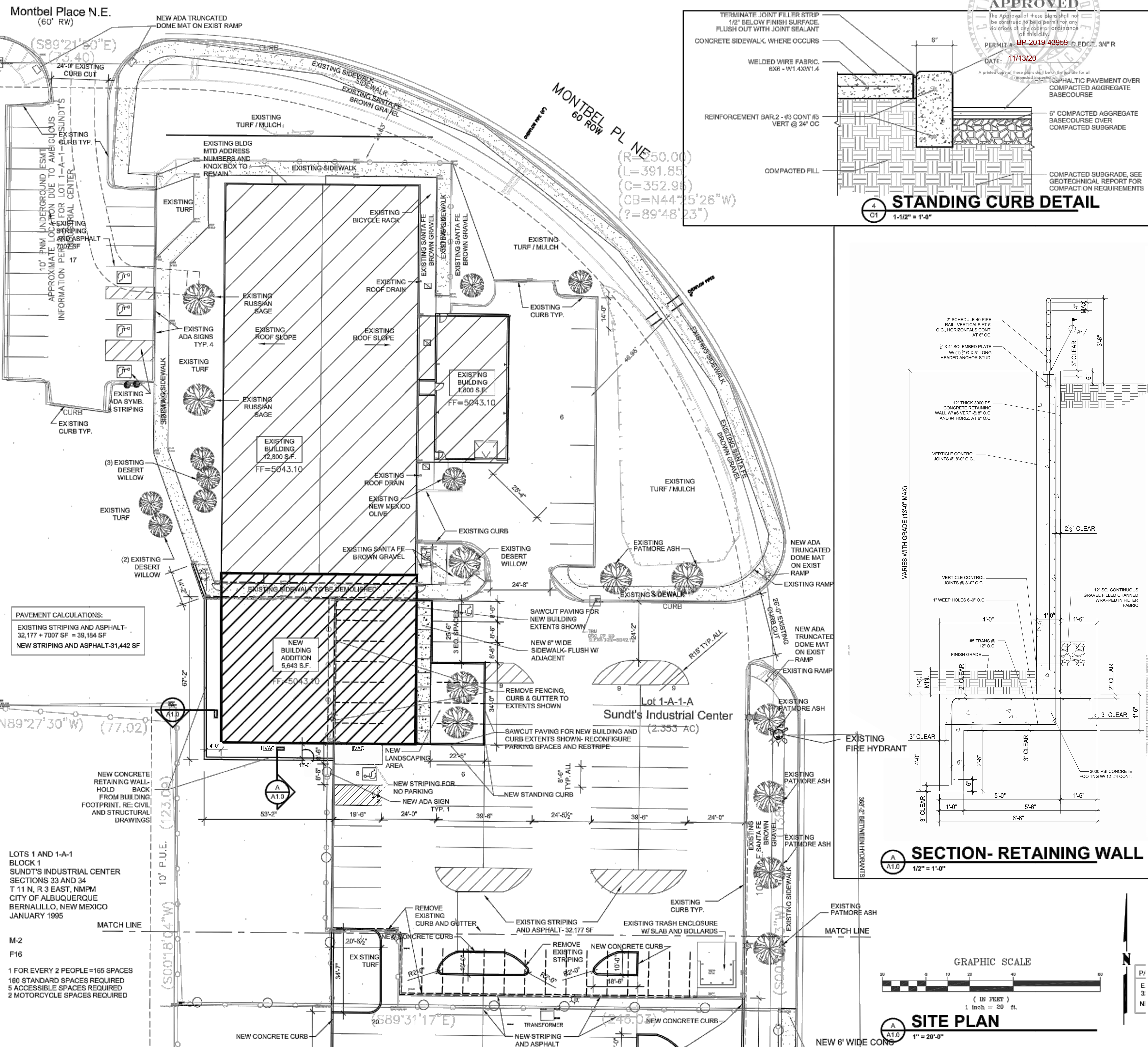
F16

PARKING REQUIREMENTS:

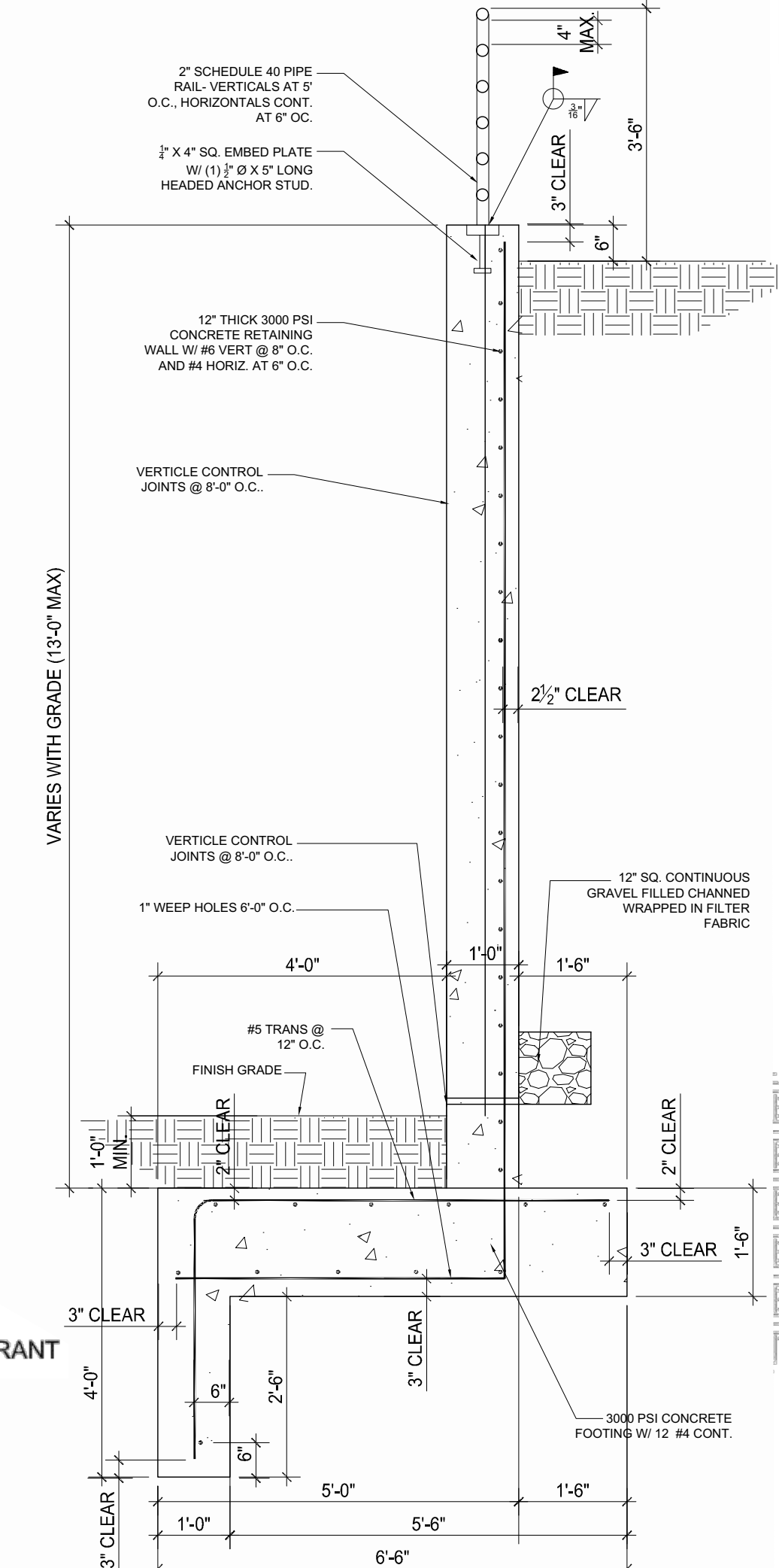
1 FOR EVERY 2 PEOPLE = 165 SPACES
160 STANDARD SPACES REQUIRED
5 ACCESSIBLE SPACES REQUIRED
2 MOTORCYCLE SPACES REQUIRED

PAVEMENT CALCULATIONS:
EXISTING STRIPING AND ASPHALT-
32,177 + 7007 SF = 39,184 SF
NEW STRIPING AND ASPHALT-31,442 SF

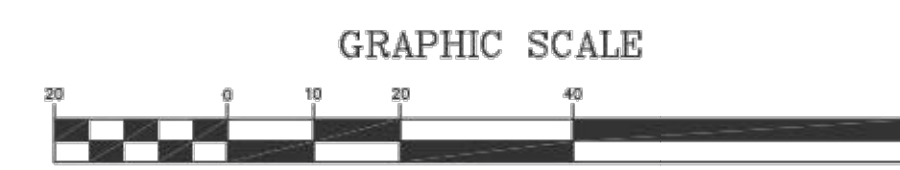
NEW CONCRETE
RETAINING WALL-
HOLD BACK
FROM BUILDING
FOOTPRINT. RE: CIVIL
AND STRUCTURAL
DRAWINGS



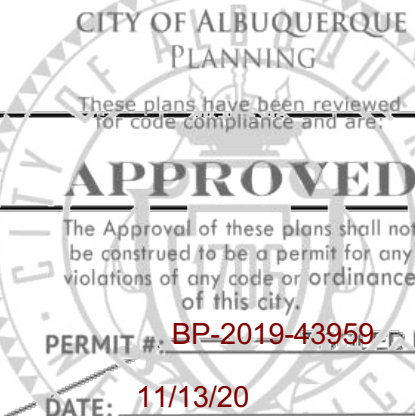
STANDING CURB DETAIL



SECTION- RETAINING WALL



SITE PLAN



Joseph F. Simons Jr., aia
nm lic 002890
p.o. box 67408
albq, n.m., 87193-7408
ph. 505.480.4796
jfs@simonsarchitecture.com

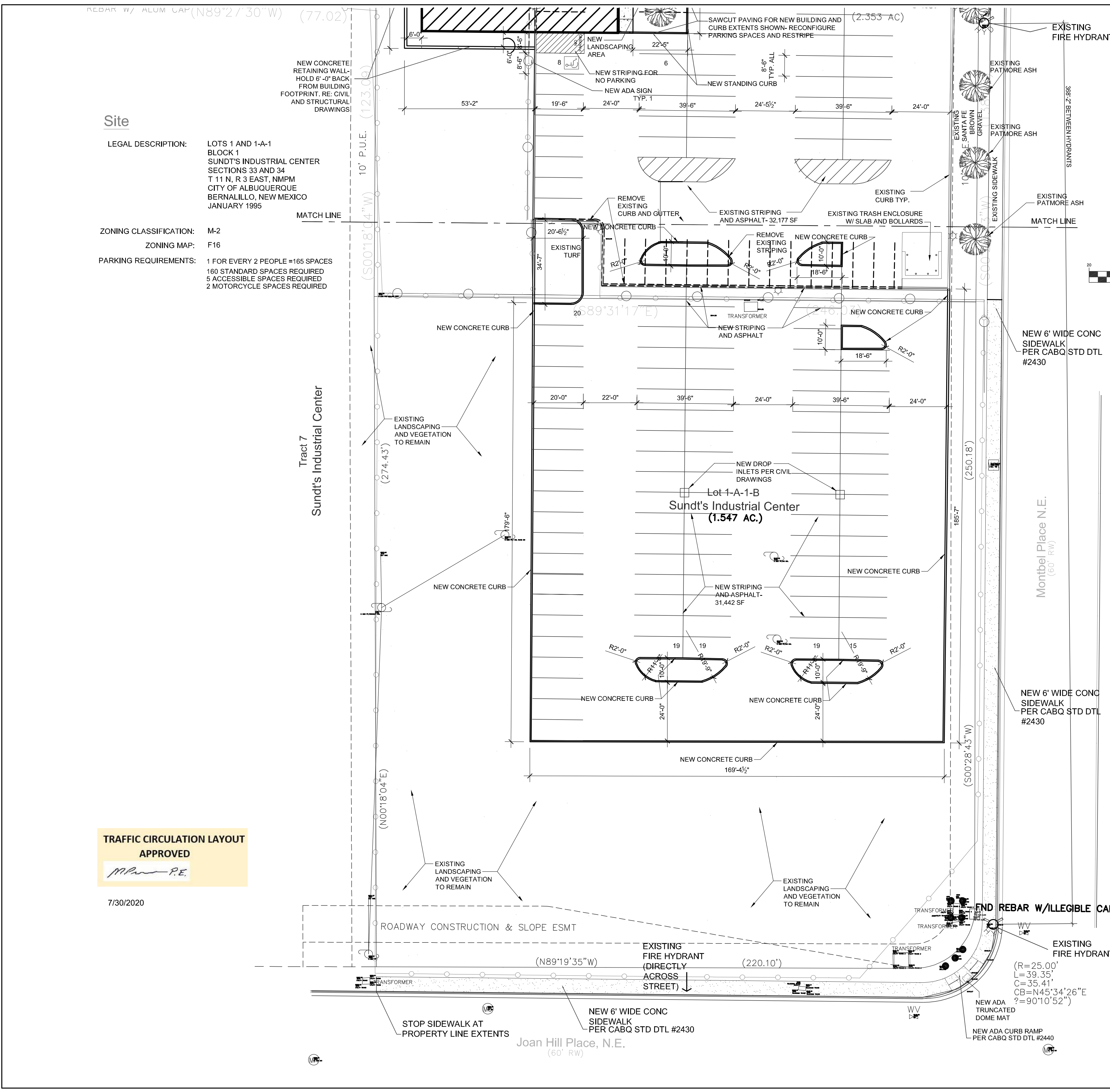


JATC
INTERIOR REMODEL
4501 MONTBEL PLACE NE
ALBUQUERQUE NM
BERNALILLO COUNTY

JOB NUMBER	JAT-002
DATE	07.27.18
REVISIONS	07.27.18 07.13.20

DESIGNED & DRAWN BY
JFS

TCL



Site

LEGAL DESCRIPTION: LOTS 1 AND 1-A-1
BLOCK 1
SUNDT'S INDUSTRIAL CENTER
SECTIONS 33 AND 34
T 11 N, R 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO, NEW MEXICO
JANUARY 1995

ZONING CLASSIFICATION: M-2

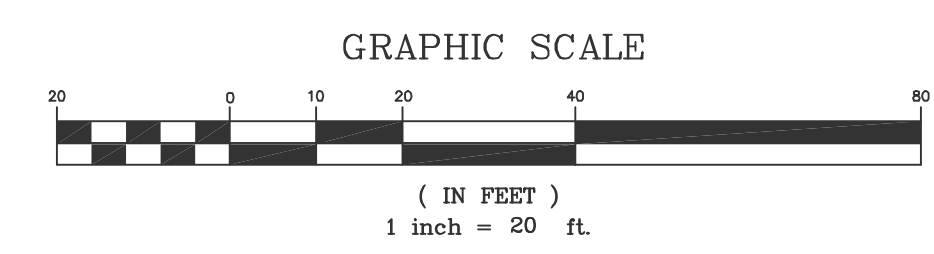
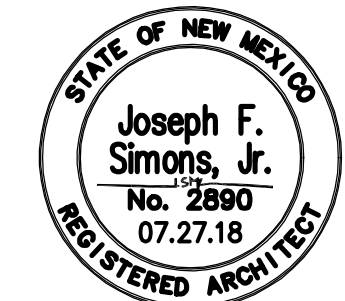
ZONING MAP: F16

PARKING REQUIREMENTS: 1 FOR EVERY 2 PEOPLE = 165 SPACES
160 STANDARD SPACES REQUIRED
5 ACCESSIBLE SPACES REQUIRED
2 MOTORCYCLE SPACES REQUIRED

TRAFFIC CIRCULATION LAYOUT
APPROVED

M.P. P.E.

7/30/2020



PAVEMENT CALCULATIONS:
EXISTING STRIPING AND ASPHALT-
32,177 + 7007 SF = 39,184 SF
NEW STRIPING AND ASPHALT-31,442 SF

WORK SUMMARY:

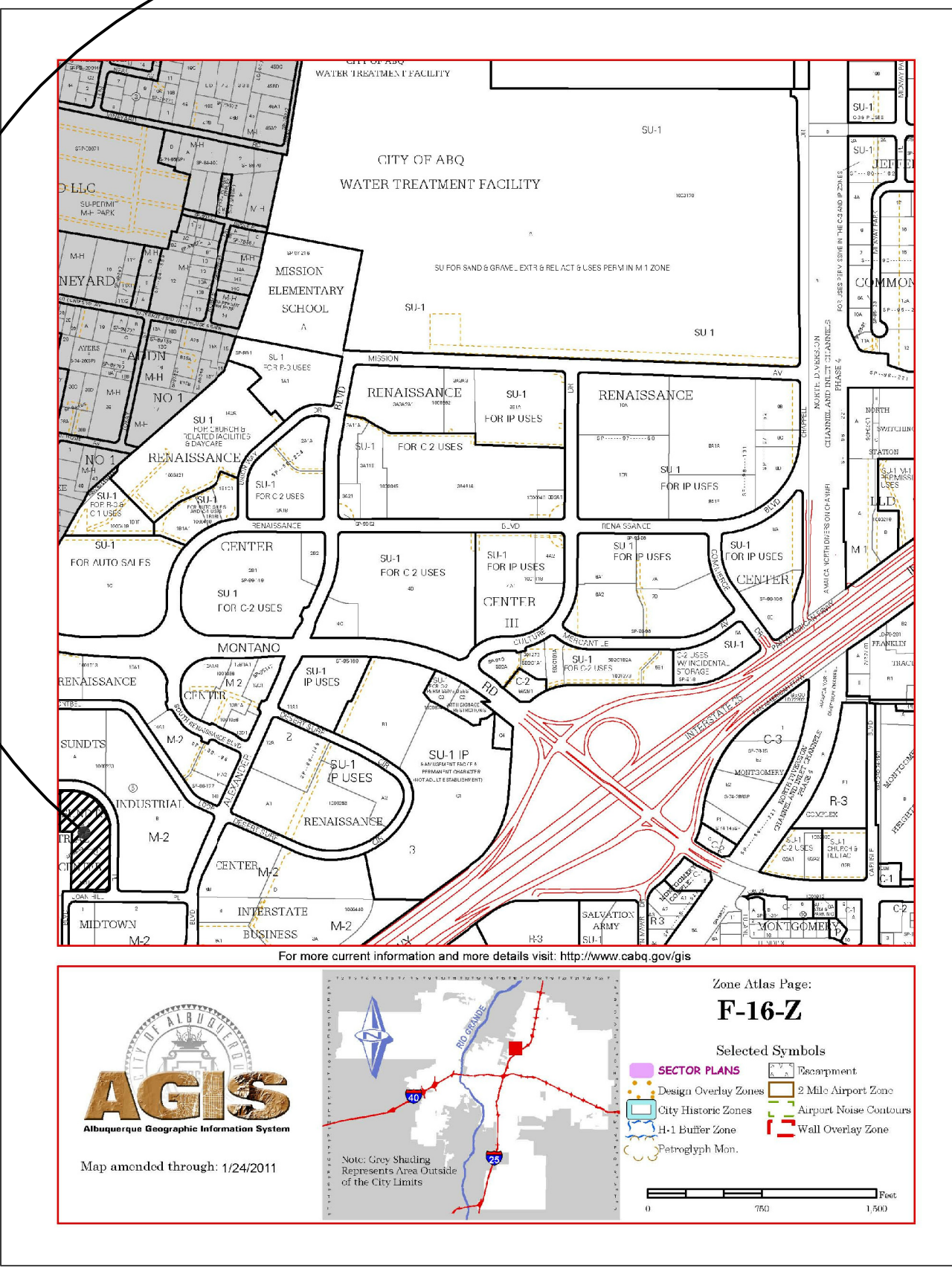
A 5,600 SF BUILDING ADDITION TO AN EXISTING 14,600 SF STRUCTURE AND AN EXTENSION OF APPROXIMATELY 31,400 SF OF NEW ASPHALT PAVED PARKING LOT AREA TO AN EXISTING APPROVED PARKING LOT ON GRADE.

THE PARKING LAYOUT PROPOSED IS SHOWN ON THIS PAGE. IT IS A DOUBLE LOADED TWO WAY 90 DEGREE PARKING STALL TRAFFIC CONCEPT WITH STANDARD (ON AVERAGE) 24' DRIVE AISLE WIDTHS, STANDARD 20' DEEP PARKING PACES AT 9'-0" WIDE, STANDARD STANDING 6" TALL CONCRETE CURBING AT THE AISLE PARKING ENDS AND AT THE PERIMETER PER CABQ STANDARDS. SINCE ALL ACCESS TO THIS EXPANSION LOT IS REUSING THE EXISTING CURB CUTS ALONG MONTBEL, THERE IS NO IMMEDIATE IMPACT TO ADJACENT PROPERTIES OR DRIVE ENTRANCES.

THERE IS NO KNOWN TRAFFIC IMPACT ANALYSIS ON FILE, AND THE PROPOSED USE IS MERELY AN INCREASE OF WHAT IT IS CURRENTLY BEING USED FOR. NOT CHANGE IN USE OF DENSITY EXPECTED WITH THE BUILDING EXPANSION.

NO VARIANCES WILL BE REQUIRED WITH THIS WORK.

LOCATION



SITE PLAN

Joseph F. Simons Jr., AIA
nm lic 002890
p.o. box 67408
albuq. n.m., 87193-7408
ph. 505.480.4796
joe@simonsarchitecture.com



JATC
INTERIOR REMODEL
4501 MONTBEL PLACE NE
ALBUQUERQUE NM
BERNALILLO COUNTY

JOB NUMBER	JAT-002
DATE	07.27.18
REVISIONS	07.27.18 07.13.20

DESIGNED & DRAWN BY
JFS

TCL-2



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

505.480.4796 VOICE

7.9.21

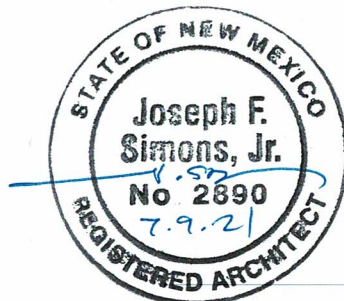
TRAFFIC CERTIFICATION

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 7.30.2020 AT THE ADDRESS 4501 MONTBEL PL. NE, ALBUQUERQUE, NM AND PERMIT NUMBER IS 2019-43959. 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 9.9.21 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.

J. S.
Signature of Engineer or Architect

7.9.21
Date





City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: JATC **Building Permit #:** 2019-43959 **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot 1 AND 1-A-1A AND 1-A-1B, BLOCK 1, SUNDT'S INDUSTRIAL PARK
City Address: 4501 MONTBEL PLACE NE, ALBUQUERQUE, NM 87107

Applicant: JATC **Contact:** Bob Getz
Address: 4501 MONTBEL PLACE NE, ALBUQUERQUE, NM 87107
Phone#: 505-341-4444 **Fax#:** _____ **E-mail:** director@nmjatc.org

Other Contact: Simons Architecture PC **Contact:** Joe Simons
Address: P.O. Box 67408, Albuquerque, NM 87107
Phone#: 505-480-4796 **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: 7.4.21 **By:** Joe Simons, Simons Architecture PC

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____