

CITY OF ALBUQUERQUE



July 2, 2018

Van H Gilbert, R.A.
VHGA
2428 Baylor Drive SE
Albuquerque, NM 87106

Re: Fresenius Kidney Care, 5200 San Mateo NE, 87109
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 12-21-17 (F18D012A)
Certification dated 06-13-18

Dear Mr. Gilbert

Based upon the information provided in your submittal received 06-26-18, 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.

1. Please remove construction debris and equipment.

If you have any questions, please contact Ernie Gomez at (505) 924-3981 or me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

6/13/2018 12:03:24 PM P:\Revit Projects\14915 Garcia 5200 San Mateo Fresenius\DRAWINGS\REVIT\14915 Garcia 5200 San Mateo-Site_TCL.rvt

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SHEET KEYNOTES AS-101

- EXISTING PUBLIC STREET
- PROPERTY LINE
- EXISTING DRIVEWAY ENTRANCE
- EXISTING FIRE HYDRANT
- EXISTING PUBLIC SIDEWALK
- EXISTING CURB AND GUTTER, TYPICAL
- EXISTING DUMPSTER
- EXISTING STRIPING TO REMAIN
- EXISTING 10' PNM EASEMENT
- NEW CURB CUT TO EXTENT AND DIMENSIONS SHOWN
- NEW LANDSCAPING, TYP. REFER TO LS 101 FOR LANDSCAPE LAYOUT AND CALCULATION
- NEW LIGHTPOLE
- EXISTING LIGHTPOLE TO REMAIN
- EXISTING LIGHTPOLE TO BE REMOVED
- EXISTING CURB AND GUTTER, TYPICAL
- NOT USED
- NEW BIKE RACK
- NEW PARKING SPACE STRIPING, TYP
- NEW MOTORCYCLE PARKING
- NEW ADA PARKING
- WHEEL STOP
- NEW ADA PARKING SIGNAGE, SEE AS-103 FOR DETAILS
- MOTORCYCLE SIGNAGE, SEE AS-103 FOR DETAILS
- ONE WAY SIGNAGE, SEE AS-103 FOR DETAILS
- DO NOT ENTER SIGN, SEE AS-103 FOR DETAILS
- NEW ADA ACCESSIBLE PEDESTRIAN PATHWAY FROM THE THE PUBLIC SIDEWALK TO BUILDING ENTRANCE

CODE DATA, 5200 SAN MATEO

PROJECT DATA

PROJECT NAME: 5200 SAN MATEO
UPC: 101806103632020113
OWNER: GARCIA AUTOMOTIVE GROUP
OWNER ADDRESS: 8301 LOMAS BLV NE, ALBUQUERQUE NM 87110
LEGAL DESCRIPTION: TRACK J1A CAMPTOWN, ADDN FORMERLY TRS J1 & J2 CONT 5.3972 ACML
ACRES: 5.4
CITY ZONING AND SERVICES
CITY ZONING: C3
LAND USE: COMMERCIAL RETAIL
ZONE ATLAS PAGE: F18

OFF-STREET PARKING COUNT (CABQ Article 16: Zoning Code; Part 3, Section 14-16-3-1):

USES

#27 RETAIL AND SERVICE USES:	AREA 10,000 SF	1 SPACE/200 SF	TOT. 50
#31 WAREHOUSE	AREA 10,000 SF	1 SPACE 2,000 SF	TOT. 5
	OVERALL REQUIRED PARKING SPACES		TOT. 55
	PARKING PROVIDED ON LOT:		TOT. 57

HANDICAPPED PARKING SPACES REQUIRED:	# 4
HANDICAPPED PARKING SPACES PROVIDED:	# 4
MOTORCYCLE SPACES REQUIRED:	# 3
MOTORCYCLE SPACES PROVIDED:	# 4
BICYCLE SPACES REQUIRED:	# 2
BICYCLE SPACES PROVIDED:	# 6 SPACES - 1 RACK

Van H. Gilbert Architect PC
ARCHITECTURE • INTERIORS • PLANNING



2428 Baylor Dr SE Albuquerque, NM 87106
Tel 505-247-9955 Fax 505-247-1826
E-mail info@vhgarchitect.com
Web Site www.vhgarchitect.com

CONSULTANTS

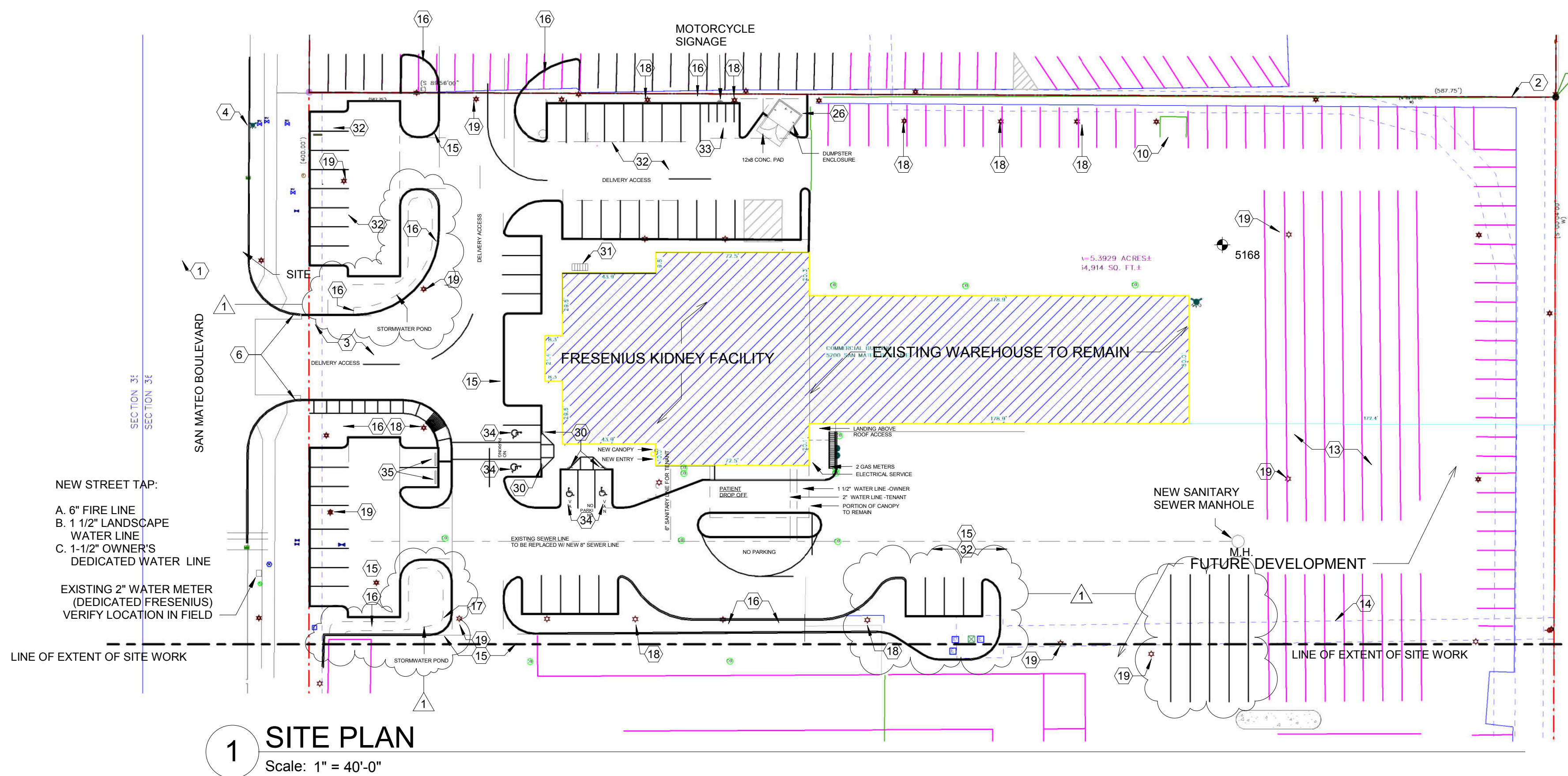
PROJECT

GARCIA AUTOMOTIVE GROUP
5200 SAN MATEO

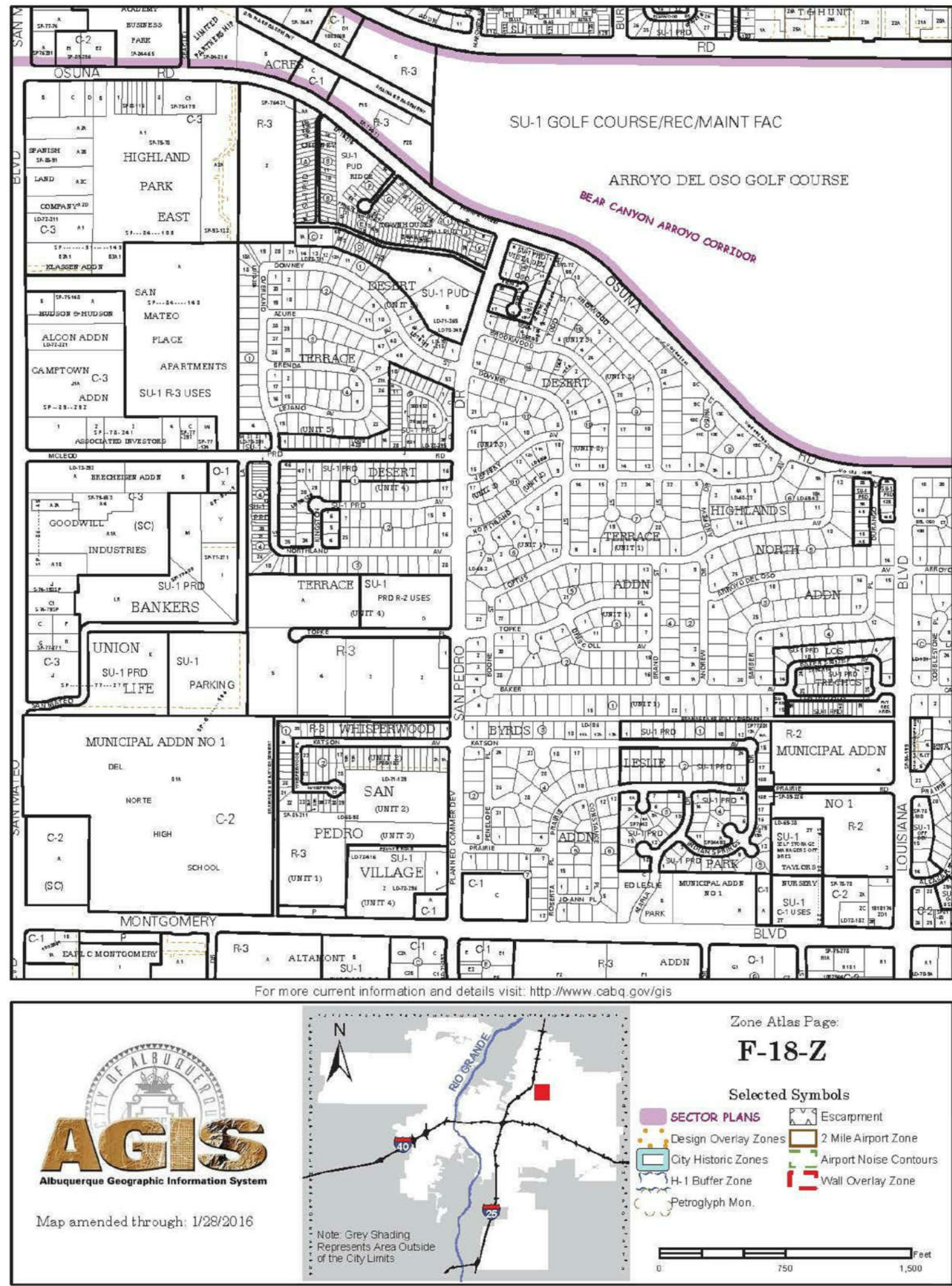
ADDRESS

5200 SAN MATEO BLVD,
ALBUQUERQUE, NM 87109

FRESENIUS KIDNEY CARE



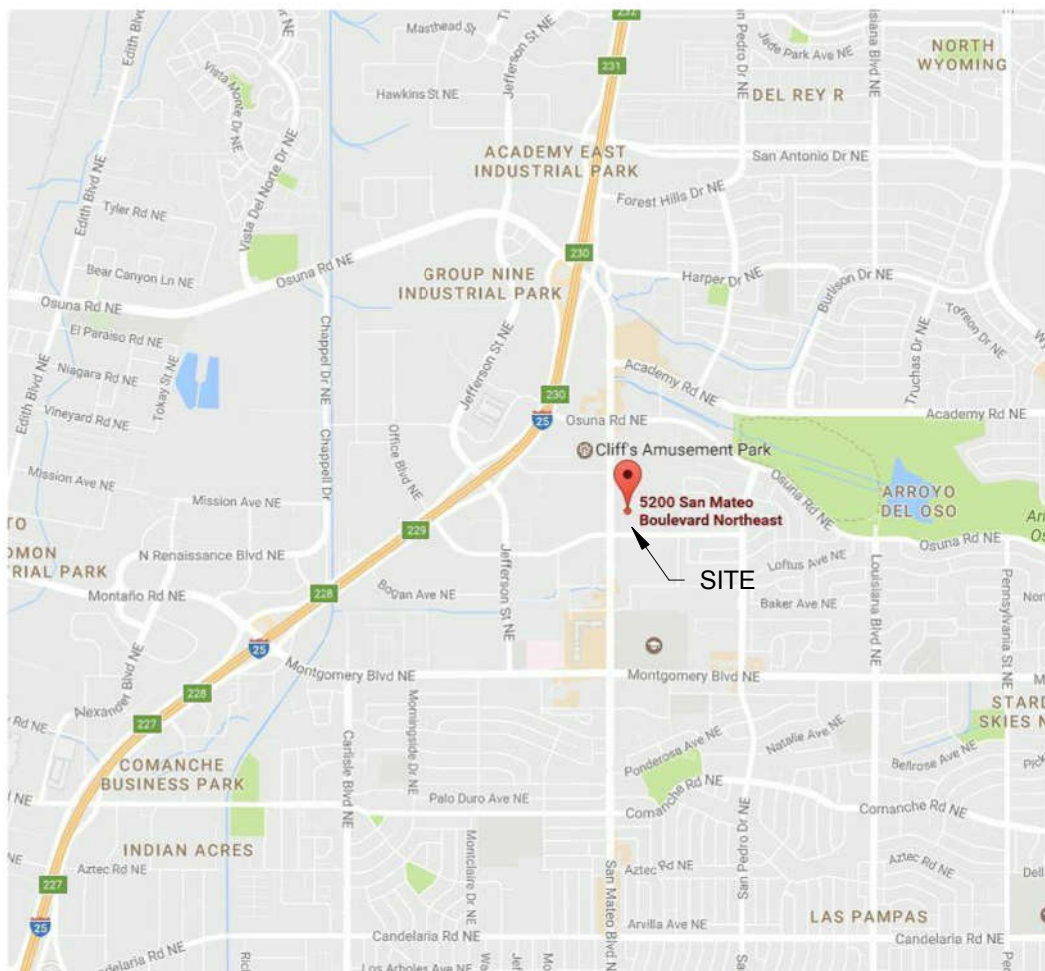
1 SITE PLAN
Scale: 1" = 40'-0"



ZONING / LOCATION INFORMATION

SITE INFORMATION

UPC: 101806103632020113
OWNER: G3 INVESTORS LLC, GARCIA EDWARD T.
OWNER ADDRESS: 8301 LOMAS BLVD NE, ALBUQUERQUE NM 87110
SITE ADDRESS: 5200 SAN MATEO BLV, NE ALBUQUERQUE NM 87110
LEGAL DESCRIPTION: TRACK J1A CAMPTOWN ADDN FORMERLY TRS J1 & J2 CONT 5.3972 ACML
ACRES: 5.4
CITY ZONING & SERVICES
ZONING: C3
LAND USE: COMMERCIAL RETAIL
ZONE ATLAS PAGE: F18



VICINITY MAP

ADMINISTRATIVE AMENDMENT
FRESENIUS KIDNEY CARE, 5200 SAN MATEO
PROJECT # 1011393 - CASE # 17-AA-10132

1	5/18/18	AS BUILT COORDINATION
Mark	Date	Description
Date		DECEMBER 14, 2017
Project Number		14915
Drawn By		CC
Checked By		MB
Copyright ©		VAN H. GILBERT ARCHITECT PC

SHEET TITLE

TRAFFIC CIRCULATION LAYOUT PLAN

TCL-101

SHEET OF



VHGArchitects
2426 Baylor Drive SE
Albuquerque, NM 87106
505.247.9955

www.vhgarchitects.com

New Mexico • Colorado

June 13, 2018

City of Albuquerque Traffic Engineering
601 2nd Street NW
Albuquerque, NM

**Re: Fresenius Kidney Care
Traffic Circulation Layout Plan
5200 San Mateo NE
Albuquerque, New Mexico**

To whom it may concern,

On behalf of Van H. Gilbert Architects, I certify with this sealed and signed letter, that the project located at 5200 San Mateo NE in Albuquerque, New Mexico, was built per the TCL-101 Traffic Circulation Layout Plan dated June 13, 2018. This observation is based on a site visit that I conducted on June 13, 2018. Should you have any questions or concerns, please feel free to call me at 247-9955.

Regards,

Ann Marie Allen, VHGArchitects, AIA, LEED AP

Attachments: TCL-101, Drainage/TCL Information Sheet





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

Project Title: Fresenius Kidney Care **Building Permit #:** BP-2017-35813 **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: J1A CAM, UPC # 101806103632020113, Zone C3, Page F-18-Z
City Address: 5200 San Mateo NE

Applicant: G3 Investors, LLC **Contact:** Vince DiGregory
Address: 8301 Lomas Blvd. NE, Albuquerque, NM 87110
Phone#: 260-5186 **Fax#:** _____ **E-mail:** vincedigregory@gmail.com

Other Contact: Van H. Gilbert Architect **Contact:** Van Gilbert
Address: 2428 Baylor Drive SE
Phone#: 505-247-9955 **Fax#:** 505-247-1826 **E-mail:** vgilbert@vhgarchitect.com

Check all that Apply:

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

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) Administrative Amendment (G&D)
☐ 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: 06-25-18 **By:** [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: ☒

FEE PAID: _____