

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 12, 2024

R. Jarrod Cline, RA
arcLINE Architectural Design LLC
PO Box 91462
Albuquerque, NM 87199

**Re: Office Development
4700 Eubank Blvd. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection**
Architect's Stamp dated 10-25-22 (F21-D073)
Certification dated 04-11-24

Dear Mr. Sazo,

Based upon the information provided in your submittal received 04-11-24, 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 install the ADA signs, 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.
- Install the Motorcycle parking sign.
- Remove all construction equipment and debris from the site.

Once these corrections are complete, email pictures to malnajira@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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: 4700 Eubank Development Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: 2 FAITH ADD'N CONT 2.0349 AC

City Address: 4700 Eubank Blvd NE, 87111

Applicant: arcLINE Architectural Design LLC Contact: Jarrod Cline

Address: PO Box 91462

Phone#: 505-681-7274 Fax#: None E-mail: jarrod@arcline-arch.com

Owner: HAGEN PROPERTIES LLC Contact: Eric Tidmore

Address: PO Box 10837, Albuquerque NM 87184

Phone#: 505-459-1696 Fax#: 505-299-6732 E-mail: eric@trinityconstructionnm.com

TYPE OF SUBMITTAL: _____ 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: 04/11/2024 By: Jarrod Cline

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



April 11, 2024

Project: 4700 Eubank Development

4700 Eubank Blvd NE

Subject: TCL Certification for F21-D073

TRAFFIC CERTIFICATION

I, R. Jarrod Cline, RA, LIC No. 4427, of the firm arcLINE Architectural Design LLC, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL plan approved on January 10, 2023 and dated 10-25-2022. The record information edited onto the original design document has been obtained by R. Jarrod Cline of the firm arcLINE Architectural Design LLC. I further certify that I have personally visited the project on April 11, 2024, and have determined by visual inspection that the actual site conditions are representative of the approved plans and are true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a Permanent 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.

If you have any questions or comments regarding anything contained herein, please do not hesitate to contact me at 505-681-7274 or via email at jarrod@arcline-arch.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Jarrod Cline", is written over a light blue circular graphic element.

R. Jarrod Cline
Owner / Architect

SITE DATA

LOCATION: 4700 EUBANK BLVD. NE
ALBUQUERQUE, NM 87111
LEGAL DESCRIPTION: 2 FAITH ADDITION
UPC #: 102106103214630404
OWNER: HAGEN PROPERTIES LLC
PO BOX 10837
ALBUQUERQUE NM 87184
CURRENT ZONING: MX-T
ZONE ATLAS PAGE: F-21
BUILDING CONSTRUCTION: 5B (NON-SPRINKLED AND SPRINKLED)
APPLICABLE CODE: 2015 IBC
TOTAL LOT AREA: (1.00 AC) 43,560 S.F.
MAX. BUILDING HEIGHT ALLOWED: 30 FEET
MAX. BUILDING HEIGHT: 23 FEET
MAX. BUILDING FOOTPRINT AREA: 8,818 S.F.
NET LOT AREA (GROSS LOT AREA): 34,985 S.F.
FLOOR AREA RATIO (GROSS BLD. AREA/LOT AREA): 19.7 %

PAVED AREA: 28,342 S.F.
LANDSCAPE AREA: 6,605 S.F.
LANDSCAPE % NET LOT AREA: 15.1 %
LANDSCAPE TO PAVED AREA RATIO: 1 : 4.29
REQUIRED PARKING: 44 SPACES
MEDICAL AND DENTAL OFFICE: 5 SPACES / 1,000 SF GFA
8,613 S.F. / 1000 SF GFA = 8.613 x 5 = 43.06 SPACES
PARKING PROVIDED: 51 ON-SITE SPACES SPACES
REQUIRED H.C. PARKING: 3 SPACES (1 VAN)
H.C. PARKING PROVIDED: 3 SPACES (1 VAN)
REQUIRED MOTORCYCLE PARKING: 3 SPACES
MOTORCYCLE PARKING PROVIDED: 3 SPACES
REQUIRED BICYCLE PARKING: 5 SPACES
BICYCLE PARKING PROVIDED: 5 SPACES

GENERAL NOTES

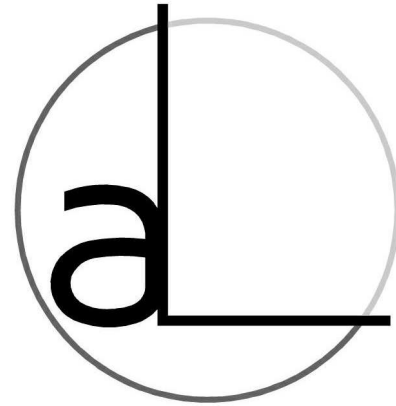
- A. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS.
B. CURBS DIMENSIONED TO FACE OF CURB U.N.O.
C. PATCH AND REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORDINATION WITH DRIVEWAY CONSTRUCTION.
D. VERIFY ALL NEW DRIVEWAY REQUIREMENTS WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.
E. LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.
F. SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT.

KEYED NOTES

1. CONCRETE CURB AND GUTTER, RE: D1/AS102a.
2. EXISTING CURB AND GUTTER (WHERE OCCURS) TO REMAIN.
3. CONCRETE SIDEWALK PER DETAIL D3/AS102a.
4. EXISTING CONCRETE SIDEWALK TO REMAIN.
5. 4" THICK CONCRETE FLAST WORK, JOINTED AS SHOWN, WITH TURN DOWN EDGE, RE: D4/AS102a.
6. ASPHALT PAVING, RE: SOILS REPORT.
7. LANDSCAPE AREA, RE: LANDSCAPE DRAWINGS.
8. POLE MOUNTED LIGHT ON CONCRETE BASE, RE: C5/AS102a.
9. EXISTING POWER POLE TO REMAIN.
10. ACCESSIBLE SIDEWALK RAMP, RE: C4/AS102a.
11. MONUMENT SIGN, RE: A1 & A3/AS102a.
12. 12" WIDE 6" HIGH OPEN SPACE CONCRETE CULVERT. PROVIDED 1/2" STEEL CHECKER PLATE COVER ATTACHED TO CONCRETE EMBEDDED 1-1/2"x1-1/2"x1/4" STEEL ANGLE, PAINT, TYPICAL. RE: A4/AS102a.
13. GAS METER.
14. ELECTRICAL GEAR ENCLOSURE WITH DISCONNECT AND METER. SEE ELECTRICAL DRAWINGS.
15. ACCESSIBLE PARKING SIGN, ADD TEXT "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING". RE: B3/AS102a.
16. BICYCLE RACK, RE: B3/AS102a.
17. CONCRETE HEADER CURB, RE: D2/AS102a.
18. 4" THICK, 12" WIDE CONCRETE FLATWORK FLUSH WITH TOP OF CURB.
19. EXISTING ASPHALT PAVEMENT.
20. RELOCATED EXISTING FIRE HYDRANT.
21. PARKING STRIPING - 4" WIDE - SAFETY WHITE.
22. HANDICAP PARKING SPACE WITH ACCESSIBLE PARKING SPACE PAVEMENT SIGNAGE, RE: C2/AS102a.
23. HANDICAP VAN PARKING SPACE PER C.O.A.BQ. STANDARDS WITH ACCESSIBLE PARKING SPACE PAVEMENT SIGNAGE, RE: C2/AS102a.
24. HANDICAP ACCESSIBLE AISLE WITH PAINTED "NO PARKING". EACH LETTER TO BE MIN. 12" HIGH AND 2" WIDE AND PLACED AT THE REAR OF THE PARKING SPACE.
25. NEW RETAINING WALL, RE: C4/AS103a.
26. TRASH ENCLOSURE, RE: A1/AS102a.
27. ELECTRICAL EQUIPMENT, RE: ELECTRICAL DRAWINGS.
28. NEW FIRE HYDRANT.
29. "KNOX BOX" INSTALLED PER FIRE DEPT STANDARDS.
30. LANDSCAPE IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE. RE: LANDSCAPE FOR REQUIREMENTS.
31. ELECTRICAL TRANSFORMER, RE: ELECTRICAL DRAWINGS.
32. COMMUNICATIONS PEDESTAL, RE: ELECTRICAL DRAWINGS.
33. NOT USED.
34. BOLLARD LIGHT, RE: ELECTRICAL DRAWINGS.
35. EXISTING POWER POLE TO REMAIN.
36. 3" O" CONCRETE VALLEY GUTTER, RE: CIVIL.
37. FIRE SUPPRESSION SYSTEM POST INDICATOR OF VALUE.
38. DOWNSPOUT CONNECTION TO STORM DRAIN, RE: CIVIL DETAIL.
39. ROOF DRAIN CONNECTION TO STORM DRAIN, RE: DETAIL A5/AS102a.
40. 2" O" VALLEY GUTTER, RE: B5/AS102a.
41. 2" O" WIDE CONCRETE CHANNEL.
42. NEW ACCESS DRIVEWAY PER COA STANDARD DRAWING 2426 AND VALLEY GUTTER PER COA STANDARD DRAWING 2420.
43. ACCESSIBLE SIDEWALK RAMP PER COA DETAIL DRAWING 2446.
44. ACCESSIBLE SIDEWALK RAMP PER COA DETAIL DRAWING 2426.
45. NEW CONCRETE CURB AND GUTTER PER COA DETAIL DRAWING 2415A.
46. NEW CONCRETE SIDEWALK PER COA DETAIL DRAWING 2430.
47. MOTORCYCLE PARKING SIGN, RE: B3/AS102a.
48. MOTORCYCLE PARKING WITH PAINTED "MOTORCYCLE". EACH LETTER TO BE MIN. 12" HIGH AND 2" WIDE AND PLACED AT THE REAR OF THE PARKING SPACES.

LEGEND

- NEW ASPHALT PAVING
NEW CONCRETE PAVING
NEW LANDSCAPING
NO WORK THIS AREA



arcLINE

Architectural Design LLC
PO Box 91462
Albuquerque
New Mexico 87199
P 505.681.7274
www.arcLINE-arch.com

ARCHITECT/ENGINEER



4700 EUBANK OFFICE DEVELOPMENT

4700 EUBANK BLVD NE
ALBUQUERQUE, NM 87113

BID / PERMIT SET

REVISIONS

REV DATE DESCRIPTION

DATE 10-25-2022

PROJECT NO. 21-018

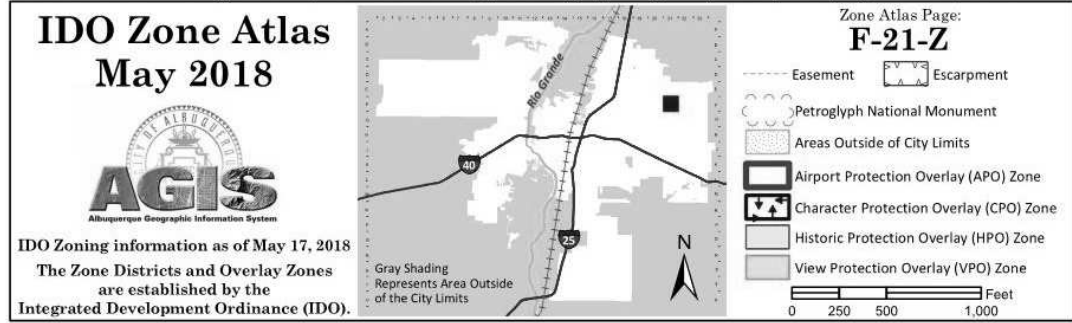
DRAWING NAME

SITE PLAN

SHEET NO.

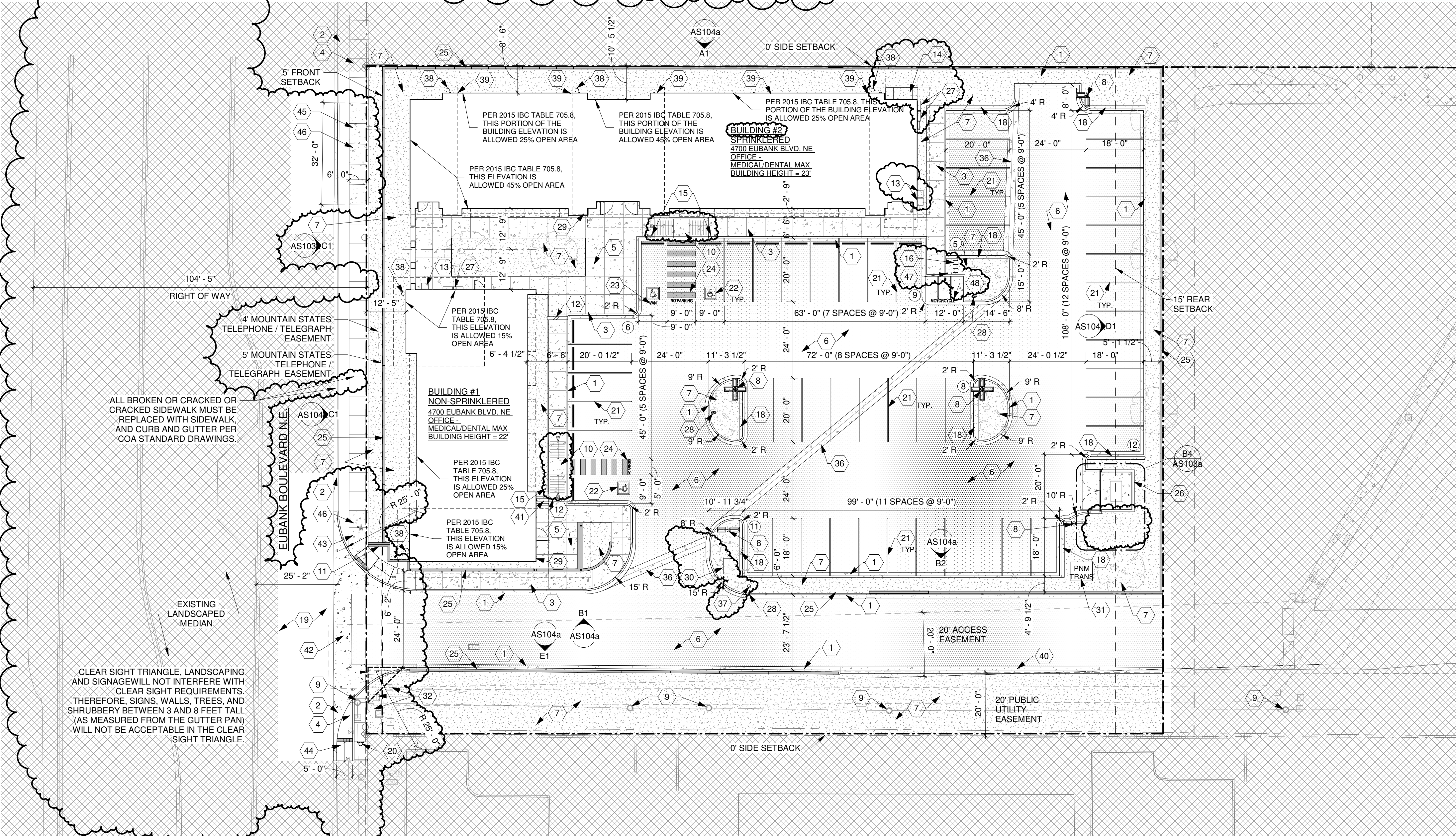
AS101a

PROJECT
LOCATION



TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 1/10/2023
Signed Date



A1 SITE PLAN

1" = 20'-0"

