

CITY OF ALBUQUERQUE



November 15, 2017

Mark Baczek, R.A.
DPS
7601 Jefferson NE
Albuquerque, NM 87114

**Re: Coors Pavilion,
Lot 3, 4101 Coors Blvd NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 04-28-17 (G11-D069A)
Certification dated 11-14-17**

Dear Mr. Baczek,

Based upon the information provided in your submittal received 11-12-17, 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.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

LWP via: email
C: CO Clerk, File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Coors Pavilion ZONE MAP/DRG. FILE # G-11-2069A
DRB#: 10000032 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 3, Coors Pavilion, being a replat of tract X-1-A2 University of Alb Urban Center
CITY ADDRESS: 4101 Coors Blvd. NW

ENGINEERING FIRM: GND, LLC Consulting Engineers CONTACT: Sheldon Greer, PE
ADDRESS: 11032 Dreamy Way DR. NW PHONE: 505.264.0472
CITY, STATE: Albuquerque, NM ZIP CODE: 87114

OWNER: RETAILSOUTHWEST CONTACT: Josh Skarsgard
ADDRESS: 8220 San Pedro NE, Suite 500 PHONE: 505.262.2323
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

ARCHITECT: D/P/S CONTACT: Mark Baczek
ADDRESS: 7601 Jefferson NE, Suite 100 PHONE: 505.897.3366
CITY, STATE: Albuquerque, NM ZIP CODE: 87114

SURVEYOR: SURV-TEK CONTACT: Russ Hugg
ADDRESS: 9384 Valley View Dr PHONE: 505.761.9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

CONTRACTOR: SKARSGARD CONSTRUCTION CONTACT: Jason Skarsgard
ADDRESS: 8220 San Pedro NE, Suite 500 PHONE: 505.803.3757
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM) **Building shell**
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

SUBMITTED BY: Mark Baczek DATE: 10/27/17

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

RE: **TRAFFIC CERTIFICATION**
4101 Coors Blvd. NW
Albuquerque, New Mexico

I, Chris Gunning NMRA, Architect of Record for the project, hereby certify my associate Mark Baczek NMRA, of the firm Dekker/Perich/Sabatini, personally visited the project site on 10/28/2017 and determined by visual inspection that the project has been constructed in substantial compliance with and in accordance with the design intent of the approved plan dated 4/28/2017, to the best of my knowledge and belief.

No exceptions to the original plan are necessary.

This certification is submitted in support of a request for 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.

Dekker/Perich/Sabatini Ltd.

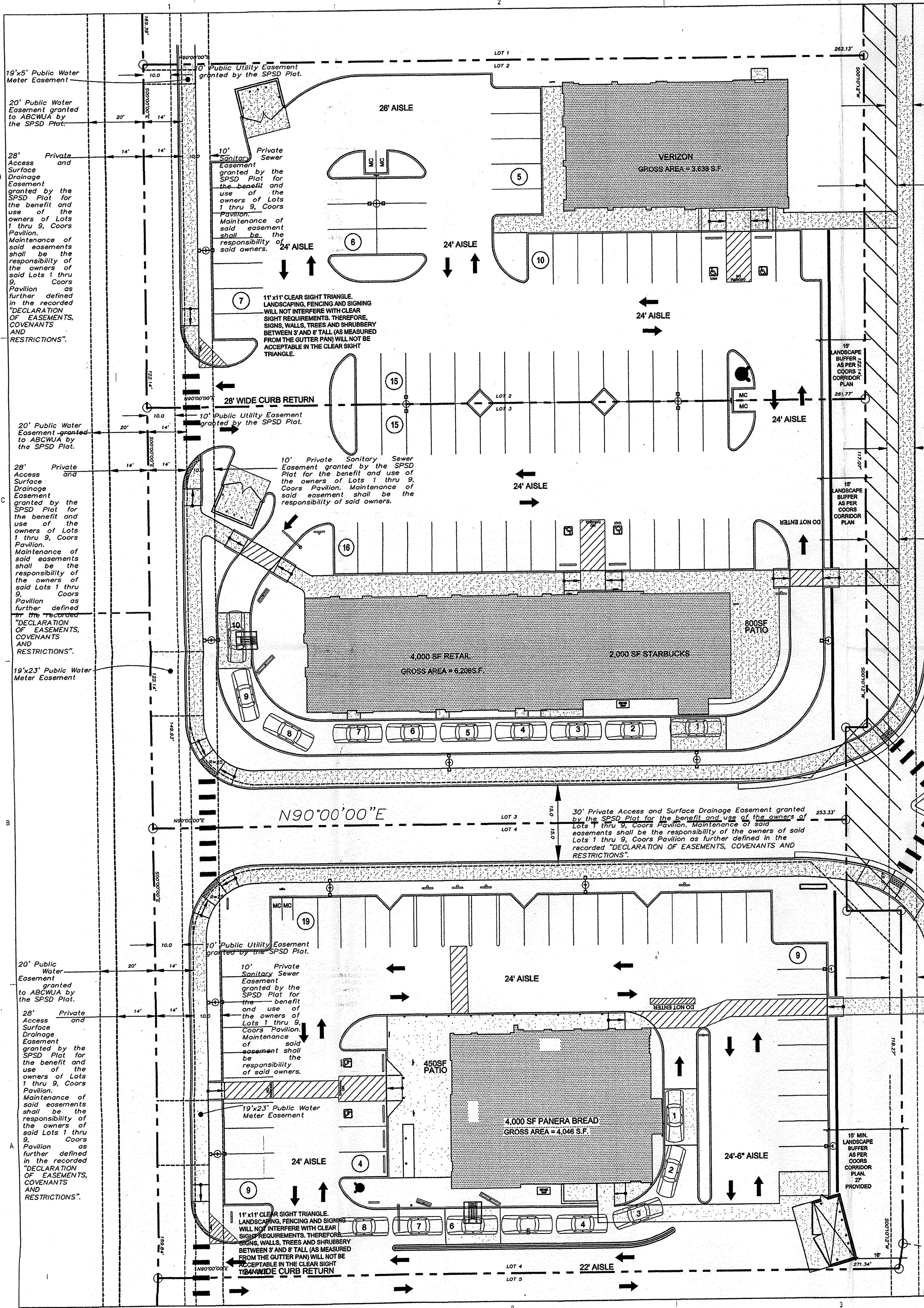


Signature of Architect

11/14/17

Date





Owner shall ensure that WHEREVER THE NMDOT sign is going to be that it is LOCATED ON PRIVATE PROPERTY that the PLAT shows it as an "NMDOT Signage Easement" and you create a rectangle for the sign. If the sign is going to be on public right of way (within the Coors Blvd ROW) then an easement is not required.

10' PNM & Mountain States Telephone & Telegraph Co. Easement per Plat filed September 3, 1953 in Book D254, Page 217

Additional 12' Public Street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by the SPSP plot. (0.1213 Ac. - Cross hatched area)

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15' LANDSCAPE BUFFER AS PER COORS CORRIDOR PLAN

15' LANDSCAPE BUFFER AS PER COORS CORRIDOR PLAN

15' MIN. LANDSCAPE BUFFER AS PER COORS CORRIDOR PLAN 27' PROVIDED

FORMER PROJECT NUMBER: 10050032

PROJECT NUMBER: 17-70051

APPLICATION NUMBER: 17-70051

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.

SITE DEVELOPMENT PLAN APPROVAL:

Robert M. Ward 4/13/17 DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION

Kristy Cadan 04-12-17 DATE
ABCWUA

Edanovale 4/12/17 DATE
PARKS AND RECREATION DEPARTMENT

Rene Braggett 4/12/17 DATE
CITY ENGINEER

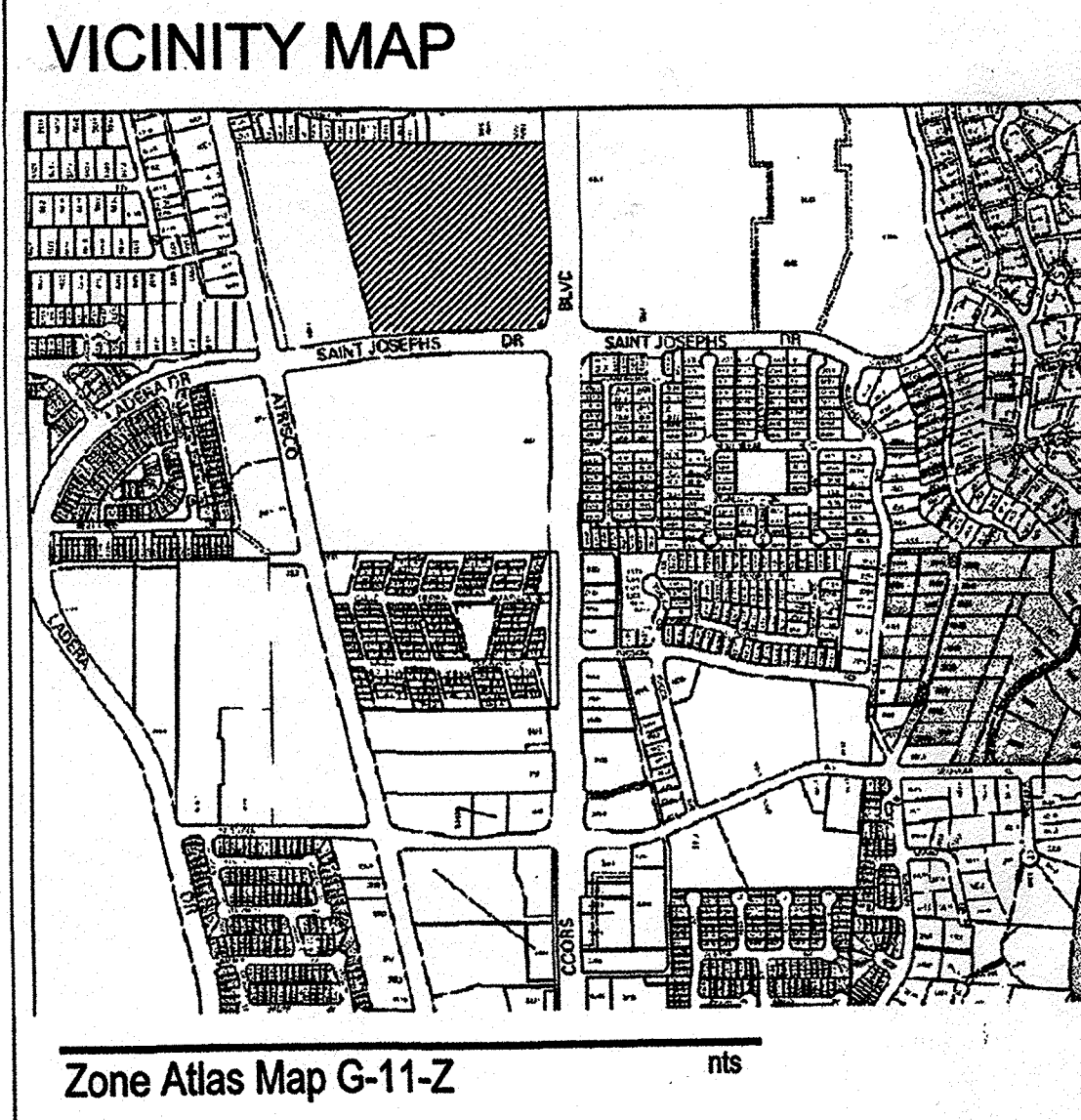
Chale Adams 4-7-17 DATE
SOLID WASTE MANAGEMENT

Pat Cho 4-28-17 DATE
DRD CHAIRPERSON, PLANNING DEPARTMENT

- ### GENERAL SHEET NOTES
- A. THERE ARE NO EXISTING CITY UTILITIES OR CURBS LOCATIONS INFO.
- B. SEE CIVIL PLANS FOR FACING, DRAINAGE, AND CURB LOCATIONS INFO.
- C. PARKING AREA SHALL BE DESIGNED TO MEET THE CITY OF ALBUQUERQUE STANDARDS.
- D. DIMENSIONS ARE TO FACE OF CURB - 3' REDUCED TO 2' UNLESS OTHERWISE NOTED.
- E. ALL CURBS WILL BE 4" SIGNAGE AND 12" HIGH. STANDARDS. CURBS WILL ALSO BE DESIGNED TO ALLOW WATER TO RUN OFF THE CURB AND NOT INTO THE STREET. RUN-OFF AND SUPPLEMENT IRRIGATION of this city.
- F. ALL LIGHT FIXTURES SHALL BE DESIGNED TO MEET THE CITY OF ALBUQUERQUE NIGHT SKY PROTECTION ACT AND THE CITY OF ALBUQUERQUE STANDARDS. LIGHTING SHALL BE DESIGNED TO MEET THE CITY OF ALBUQUERQUE STANDARDS.
- G. LIGHTING DESIGN FOR PARKING AREAS SHALL BE DESIGNED TO MEET THE CITY OF ALBUQUERQUE STANDARDS. LIGHTING SHALL BE DESIGNED TO MEET THE CITY OF ALBUQUERQUE STANDARDS. LIGHTING SHALL BE DESIGNED TO MEET THE CITY OF ALBUQUERQUE STANDARDS.
- H. SIDEWALKS TO BE STANDARD GRAY SCORED CONCRETE UNLESS NOTED OTHERWISE.
- I. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
- J. ALL EFFECTIVE RADIALL FIRE LINES SHALL BE 28'.
- K. PREMISE IDENTIFICATION SHALL BE PROVIDED WHERE ADJACENT PUBLIC ROADWAYS OCCUR.
- L. ALL BUILDINGS SHALL PROVIDE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
- M. FIRE DEPARTMENT CONNECTIONS SHALL BE WITHIN 100' OF A FIRE HYDRANT.
- N. ALL ACCESS ROADS & AISLES SHALL BE PAVED & SHALL NOT EXCEED 10% GRADE.
- O. ALL BUILDINGS SHALL BE FIRE SPRINKLERED.
- P. ALL BUILDINGS SHALL HAVE EXTERIOR SECURITY CAMERAS.
- Q. THERE IS A MINIMUM 15' LANDSCAPED SETBACK REQUIRED ALONG COORS BLVD.

REFER TO EACH INDIVIDUAL LOT'S SITE PLAN FOR BUILDING PERMIT SHEET-1 FOR SITE-SPECIFIC KEYED NOTES, SITE INFORMATION & PARKING INFORMATION.

LOT 2: SPBP-1
LOT 3: SPBP-1
LOT 4: SPBP-1



ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

LOTS 2,3 & 4 COORS PAVILION

NW Corner of Coors Blvd & St. Joseph Dr.
Albuquerque, New Mexico 87120

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |

DRAWN BY MB, AJ
REVIEWED BY CG, MB
DATE 4/8/17
PROJECT NO. 15-0158.008
DRAWING NAME SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NO. SPBP-1 OF