

# CITY OF ALBUQUERQUE



June 30, 2020

Richard Bennett, R.A.  
RBA Architecture  
1104 Park Ave SW  
Albuquerque, NM 87102

**Re: RV Covered Parking BP-2019-08811 &  
9900 SF Office/Commercial BP-2019-08813  
3421 Coors Blvd NE, 87102  
Request for Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 4-30-19(AA) (G11D071)  
Certification dated 6-18-20**

Dear Mr. Bennett

Based upon the information provided in your submittal received 6-23-20, 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 Ernie Gomez at (505) 924-3981.

Sincerely,

Jeanne Wolfenbarger, 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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



**Easement Notes**

- EXISTING 10 PNM & MOUNTAIN BELL EASEMENT (06/11/87, C33-178)
- EXISTING 36 JOINT ACCESS EASEMENT (8/8/06, 06C-274)
- EXISTING 50 PNM EASEMENT (1/17/08, DOC. NO. 2008)
- EXISTING 10 UNDERGROUND EASEMENT FOR PNM (1/15/85, MISC. 284, PG 619)

**SITE DATA:**

LEGAL DESCRIPTION: TRACT A-36-A, TOWN OF ATRISCO GRANT.  
 SITE AREA: 4.04 AC. / 176,180 SF  
 EXISTING ZONING: MX-7  
 LAND USE: INDOOR STORAGE FACILITY, RV STORAGE, AND A MULTITENANT OFFICE/COMMERCIAL BUILDING  
 NOTE: CONDITIONAL USES FOR RESTAURANT, TAPROOM AND BREWERY WERE APPROVED BY THE CITY ZONING HEARING EXAMINER ON MARCH 19, 2019. (VA-2018-00231, VA-2018-00228, VA-2018-001925)

**PARKING REQUIREMENTS:**

WAREHOUSE: 1 SPACE PER 2,000 SQUARE FEET OF NET LEASABLE AREA	14
OFFICE: 1 SPACE PER 200 SQUARE FEET	+ 53
TOTAL PARKING REQUIRED:	67
PARKING SPACES PROVIDED:	(74-76)
HANDICAPPED PARKING REQUIRED/PROVIDED:	4/4
MOTORCYCLE PARKING REQUIRED/PROVIDED:	3/3
BICYCLE PARKING REQUIRED/PROVIDED:	4/4

TRANSIT: BUS ROUTES 96 (CROSSTOWN COMMUTER), 155 (COORS), AND 790 (BLUE LINE RAPID RIDE). SOUTHBOUND BUS STOPS FOR ROUTES 96, 155, AND 790 ARE LOCATED APPROXIMATELY 450 TO THE SOUTH OF THE SITE. NORTHBOUND BUS STOPS FOR ROUTES 96 AND 155 ARE LOCATED ACROSS COORS BLVD APPROXIMATELY 550 TO THE NORTH OF THE SITE. NORTHBOUND BUS STOP FOR ROUTE 790 ARE LOCATED DIRECTLY ACROSS COORS BLVD FROM THE SITE.  
 LIGHTING: LIGHTING SHALL BE FULLY SHIELDED AND CONSISTENT WITH THE COORS CORRIDOR PLAN LIGHTING REGULATIONS. THE HEIGHT OF POLE-MOUNTED LIGHTS WILL NOT EXCEED 20 FEET FROM THE GRADE OF THE PARKING LOT.

**GENERAL NOTES:**

- ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF §14-16-3-9, AREA REGULATIONS OF THE CITY COMPREHENSIVE ZONING CODE AND THE SITE PLAN FOR SUBDIVISION DESIGN STANDARDS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
- THE MECHANICAL SYSTEMS (HEATING AND COOLING) AND BUILDING ENVELOPE (WALLS, ROOF, AND WINDOWS) SHALL BE DESIGNED AND MAINTAINED TO PROMOTE THE EFFICIENT USE OF ENERGY.
- RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED.
- PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT. CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION.
- SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
- 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 GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.
- ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE BUILT PER C.O.A STANDARD DRAWINGS: SIDEWALK (2430), RAMPS (2440), CURB CUTS (2428), BUS SHELTER (2535.02), CURB AND GUTTER (2415A).
- ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.

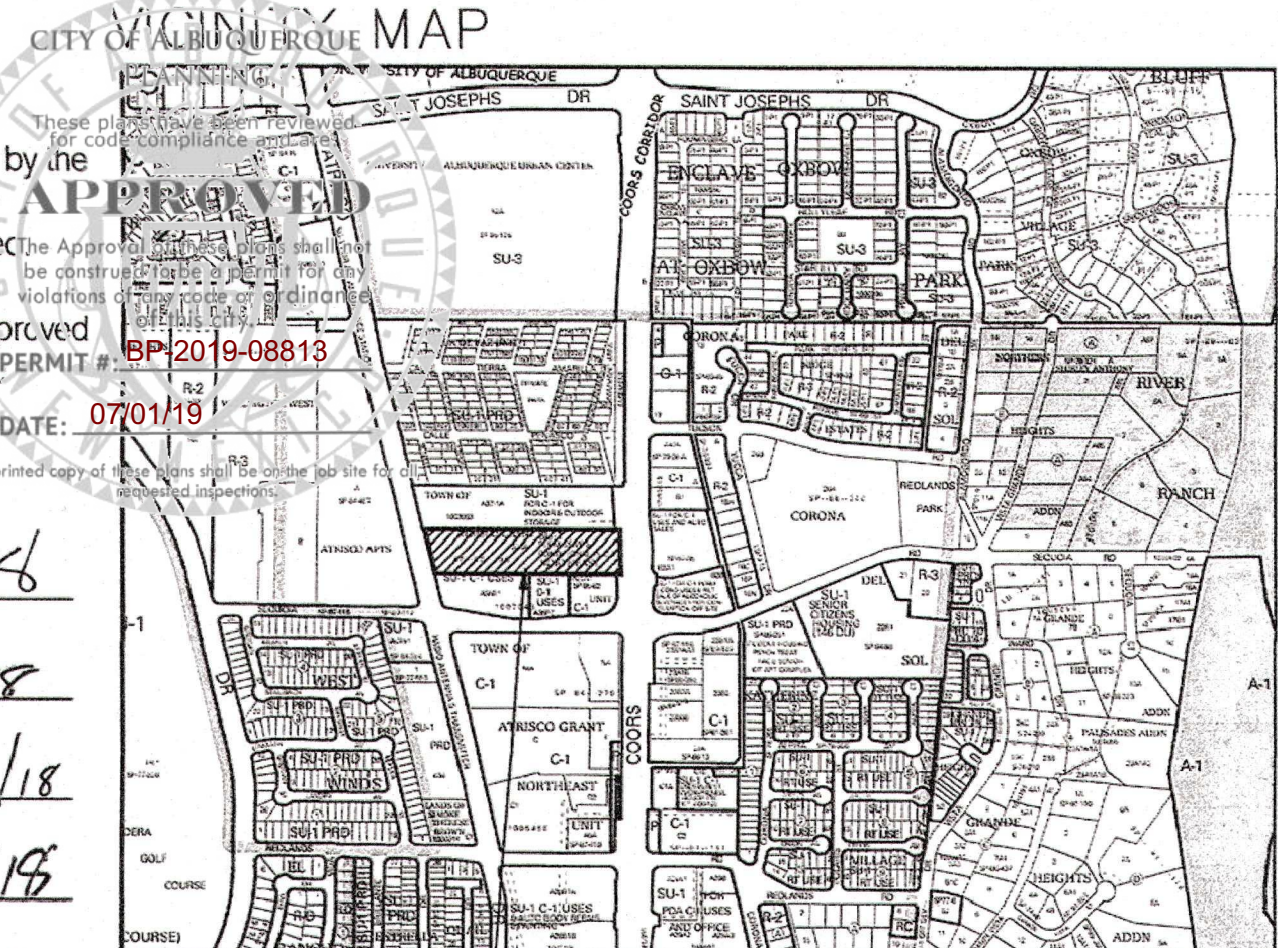
Administrative Amendment (4/8/2019): Commercial/Office building square footage increased by 900 square feet; parking spaces have increased by 5 spaces; and the storage building is phase two.

PROJECT NUMBER: 1003993  
 Application Number: 18EPC-40020

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 10, 2018 and the Findings and Conditions in the Official Notification of Decision are satisfied.  
 Is an Infrastructure List required? ( ) No ( ) Yes. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

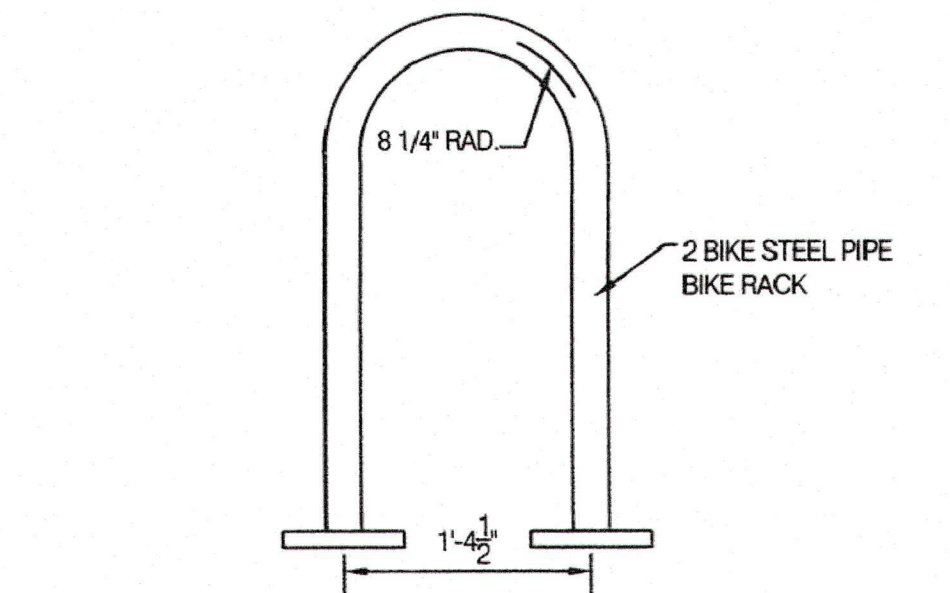
**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

<i>Ragun M. M...</i>	7/11/18
Traffic Engineering, Transportation Division	Date
<i>...</i>	7/11/18
Water Utility Department	Date
<i>...</i>	7/11/18
Parks and Recreation Department	Date
<i>...</i>	7/11/18
City Engineer/Hydrology	Date
<i>...</i>	7/11/18
Code Enforcement	Date
<i>N/A</i>	
Environmental Health Department (conditional)	Date
<i>N/A</i>	
Solid Waste Management	Date
<i>...</i>	2.6.18
DRB Chairperson, Planning Department	Date

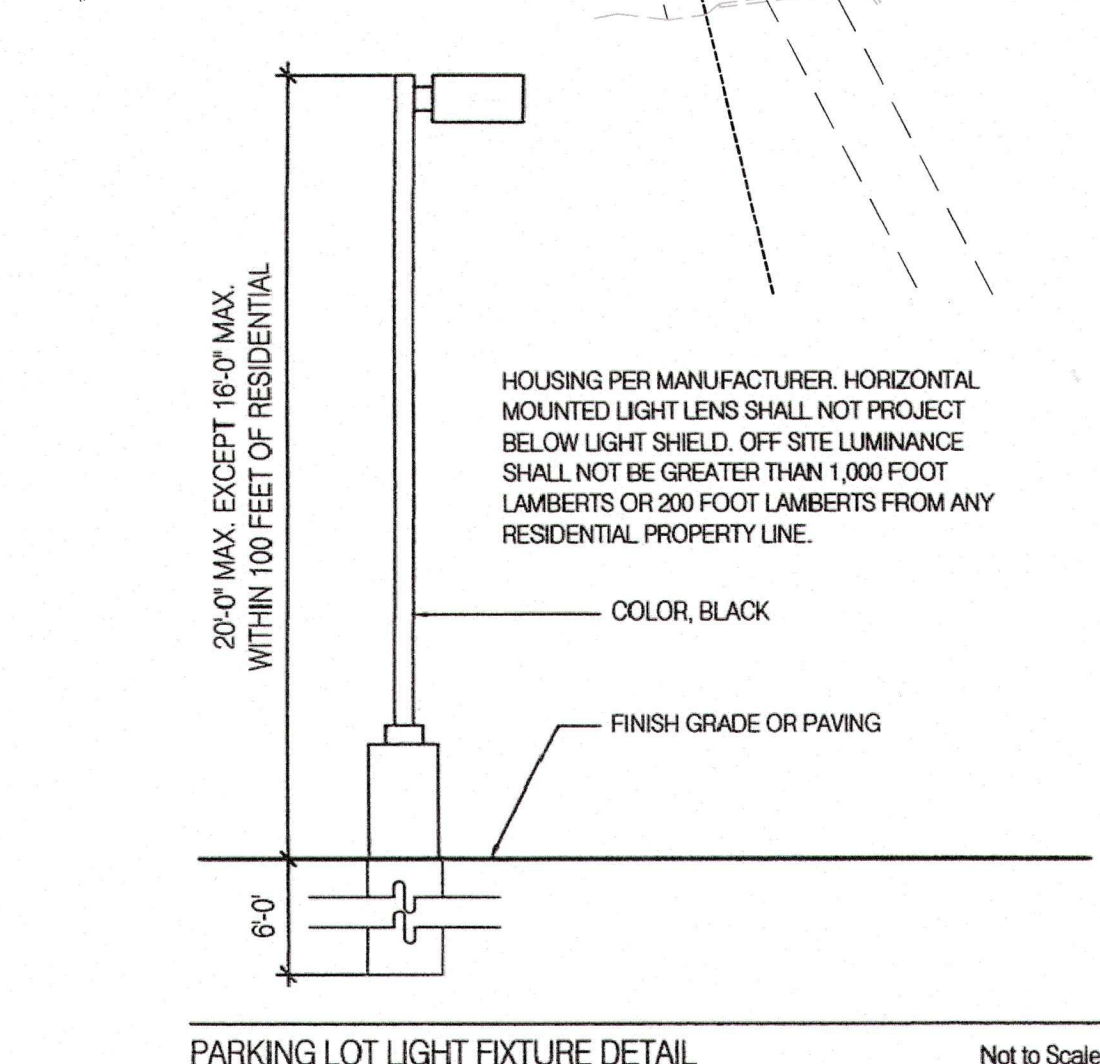
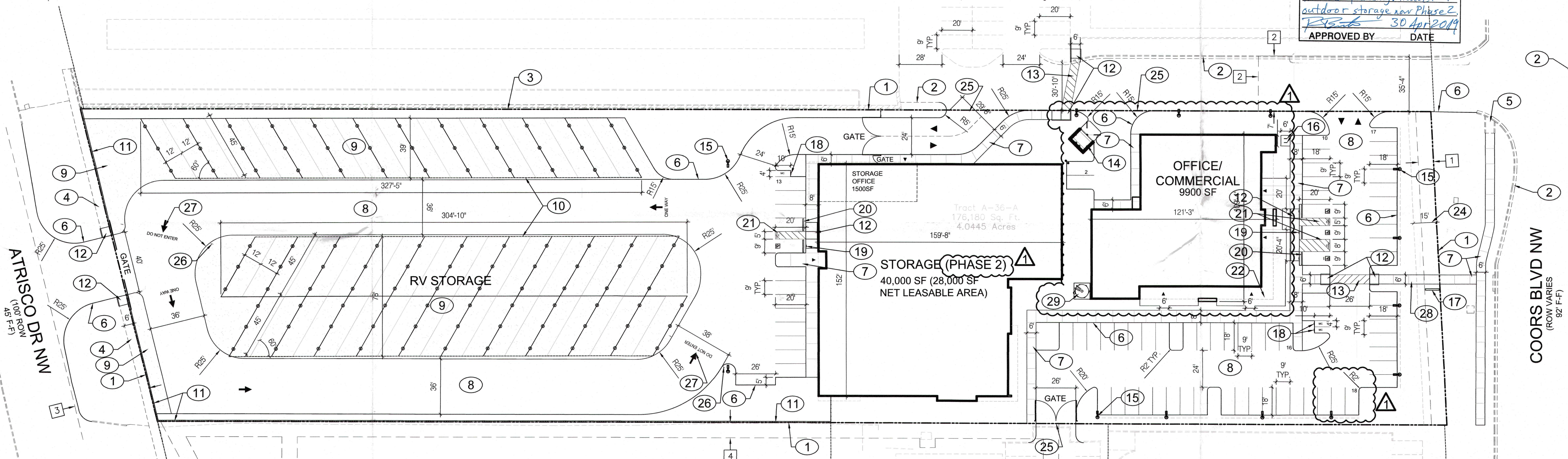


**SITE** GRAPHIC SCALE MAP NO. E-12

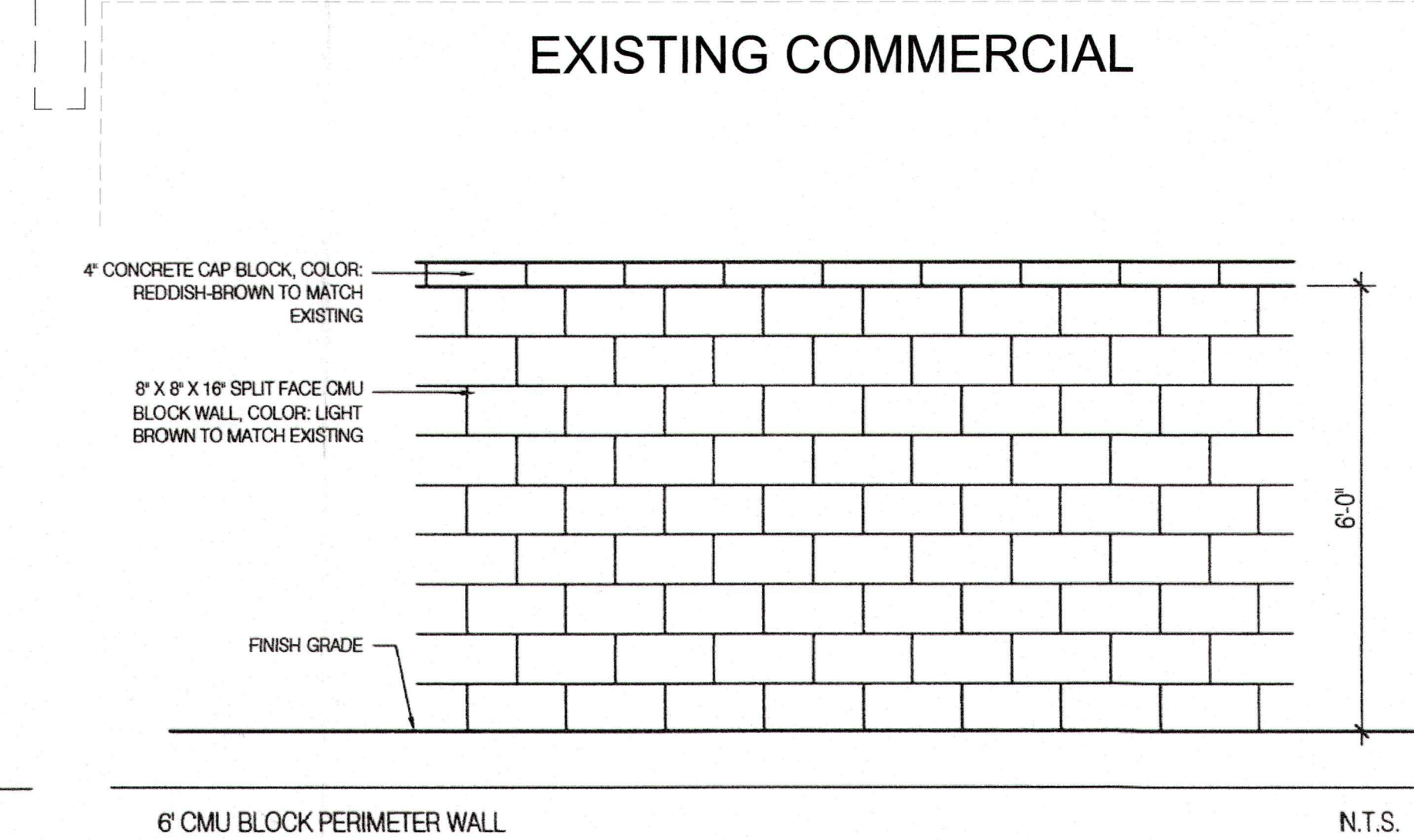
**ADMINISTRATIVE AMENDMENT**  
 FILE # *ST-2019-00102* PROJECT # *PR-2018-001192*  
*10% increase in building s.f.*  
*increase parking, indoor & outdoor storage now Phase 2.*  
*PR-2018-001192 30 Apr 2019*  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_



BICYCLE RACK Not to Scale



PARKING LOT LIGHT FIXTURE DETAIL Not to Scale



6\"/>

**KEY NOTES:**

- PROPERTY BOUNDARY
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING CMU BLOCK WALL TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- EXISTING ACCESSIBLE RAMP TO REMAIN
- CONCRETE CURB AND GUTTER, TYP.
- CONCRETE SIDEWALK
- ASPHALT SURFACING
- GRAVEL SURFACING
- COVERED RV PARKING
- 6\"/>
- ACCESSIBLE CONCRETE RAMP
- STRIPED PEDESTRIAN CROSSWALK
- REFUSE ENCLOSURE
- SITE LIGHTING, TYP.
- BICYCLE RACKS
- MONUMENT SIGN
- \*MOTORCYCLE PARKING ONLY\* SIGN
- ADA \*RESERVED PARKING\* SIGN WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY, MUST HAVE THE REQUIRED LANGUAGE PER 66-7-352-AC NMSA 1978 \*VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING\*. ADDITIONAL \*VAN ACCESSIBLE\* SIGN TO BE INCLUDED AT VAN ACCESSIBLE SPACE.
- CONCRETE PARKING BUMPER, TYP.
- ADA ACCESS AISLE AISLE SHALL HAVE THE WORDS 'NO PARKING' IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (66-1-2.1.B NMSA 1978)
- OUTDOOR PATIO - 466 SF
- 6\"/>
- 15\"/>
- CROSS ACCESS AGREEMENT WILL BE PROVIDED AT FINAL SIGNOFF AT DRB.
- \*DO NOT ENTER\* SIGN 12\"/>
- PAINTED DIRECTIONAL ARROW AND 1-6\"/>
- 6\"/>
- BREWERY SILO

**GLOBAL STORAGE COORS**  
 SITE PLAN FOR BUILDING PERMIT

Prepared for:  
 Thakur Enterprises, LLC.  
 1501 University Boulevard NE  
 Albuquerque, NM 87102

Prepared by:  
 Consensus Planning, Inc.  
 302 Eighth Street SW  
 Albuquerque, NM 87102

Armando Lopez Architecture  
 221 N Main St, Studio E  
 Las Cruces, NM 88001

Isaacson & Arfman, P.A.  
 128 Monroe St. NE  
 Albuquerque, NM 87108





June 18, 2020

Re: RV Covered Parking  
3421 Coors Blvd  
BP-2019-08811  
Administrative Amendment Approval Date: 04/20/2019

### TRAFFIC CERTIFICATION

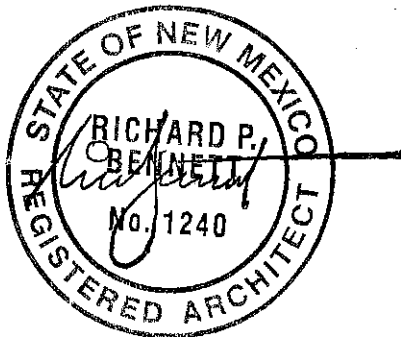
I, **Rick Bennett**, NMRA #1240, of the firm of RBA Architecture, PC hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation layout, approved Administrative Amendment Date of 04/20/2019.

I, **Rick Bennett**, certify that I have personally visited the project site on June 18, 2020 and have determined by visual inspection that the survey data provided is representative of the 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) for The Goat Brewery and Restaurant in Albuquerque, New Mexico.

The record information presented herein 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.

Sincerely,

Rick Bennett Architect





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** RV Covered Parking **Building Permit #:** BP-2019-08811 **City Drainage #:** \_\_\_\_\_

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

**Legal Description:** Tract A-36-A, Town of Atrisco Grant, Albuquerque, NM

**City Address:** 3421 Coors Blvd. NE, 87120

**Engineering Firm:** N/A **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** N/A **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** RBA Architecture Planning Design **Contact:** \_\_\_\_\_

**Address:** 1104 Park Ave, SW, Alb., NM 87102

**Phone#:** 505-242-1859 **Fax#:** \_\_\_\_\_ **E-mail:** rick@rba81.com

**Other Contact:** Darby Miera **Contact:** \_\_\_\_\_

**Address:** 1104 Park Ave, SW

**Phone#:** 505-242-1859 **Fax#:** \_\_\_\_\_ **E-mail:** darby@rba81.com

Check all that Apply:

**DEPARTMENT:**

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

**CHECK 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
- PRE-DESIGN MEETING
- OTHER (SPECIFY) \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ENGINEER/ ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?:  Yes  No

**DATE SUBMITTED:** 6/18/2020 **By:** Darby Miera

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_