

# CITY OF ALBUQUERQUE



July 27, 2018

Scott C Anderson  
4419 4<sup>th</sup> St  
Albuquerque, NM 87107

**Re: TLC Plumbing, 5000 Edith NE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 07-19-18 (G15-D032)  
Certification dated 07-24-18

Dear Mr. Anderson,

Based upon the information provided in your submittal received 07-24-18, 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.

If you have any questions, please contact Ernie Gomez at (505) 924-3981 or me at (505) 924-3630.

Sincerely,

Logan Patz  
Senior Engineer, Planning Department  
Development Review Services

LWP via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: TLC PLUMBING & UTLL Building Permit #: 2017-06255 Hydrology File #: N/A GISD032  
DRB#: N/A EPC#: N/A Work Order#: N/A  
Legal Description: \_\_\_\_\_  
City Address: 5000 EDITH NE

Applicant: Scott C. Anderson Contact: Scott Anderson  
Address: 4419 4th St  
Phone#: 505 401 7575 Fax#: \_\_\_\_\_ E-mail: Andersonscottc@comcast.net

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

TYPE OF DEVELOPMENT: \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL? X Yes \_\_\_\_\_ No

DEPARTMENT X TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

#### TYPE OF SUBMITTAL:

- X ENGINEER/ARCHITECT CERTIFICATION  
\_\_\_\_ PAD CERTIFICATION  
\_\_\_\_ CONCEPTUAL G & D PLAN  
\_\_\_\_ GRADING PLAN  
\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_ DRAINAGE MASTER PLAN  
\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
\_\_\_\_ ELEVATION CERTIFICATE  
\_\_\_\_ CLOMR/LOMR  
X TRAFFIC CIRCULATION LAYOUT (TCL)  
\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)  
\_\_\_\_ STREET LIGHT LAYOUT  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_  
\_\_\_\_ PRE-DESIGN MEETING?

- X 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) \_\_\_\_\_

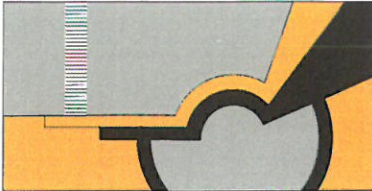


DATE SUBMITTED: \_\_\_\_\_ By: \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



**SCOTT C. ANDERSON**  
& associates architects

7604 rio penasco nw  
albuquerque, nm 87120  
andersonscottc@comcast.net  
505.401.7575

July 24, 2018

**Mr. Logan Patz**

Planning Department  
Transportation Development  
600 2<sup>nd</sup> St. NW, Suite 201  
Albuquerque, NM 87102  
505 924-3630

5000 EDITH BLVD NE (BP2017-06255)

Re: Traffic layout certification, ~~5540 Midway Park PINE~~ (BP2017-32118)

Dear Mr. Patz:

I, Scott C. Anderson NMRA #4341, of the firm Scott C. Anderson & Associates Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 11/6/17. The record information edited onto the original design document has been obtained by Scott Anderson. I further certify that I have personally visited the project site on 7/22/18 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 a Certificate of Occupancy.

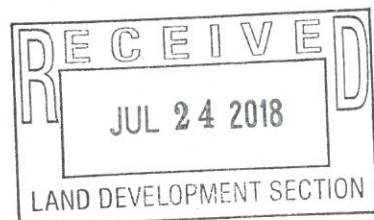
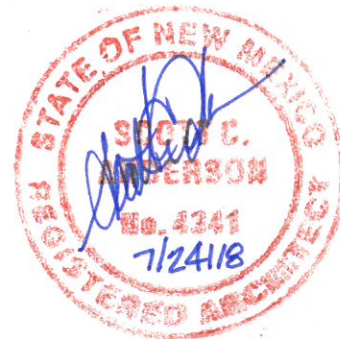
There are deviations from the approved TCL dated 11/6/17. The approved plan had a building HC parking in a different location, did not have motorcycle parking, did not have a gated area on the east side of the building and had a different parking configuration on the north side of the building. A drawing of the new conditions is attached.

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.

Signature Architect

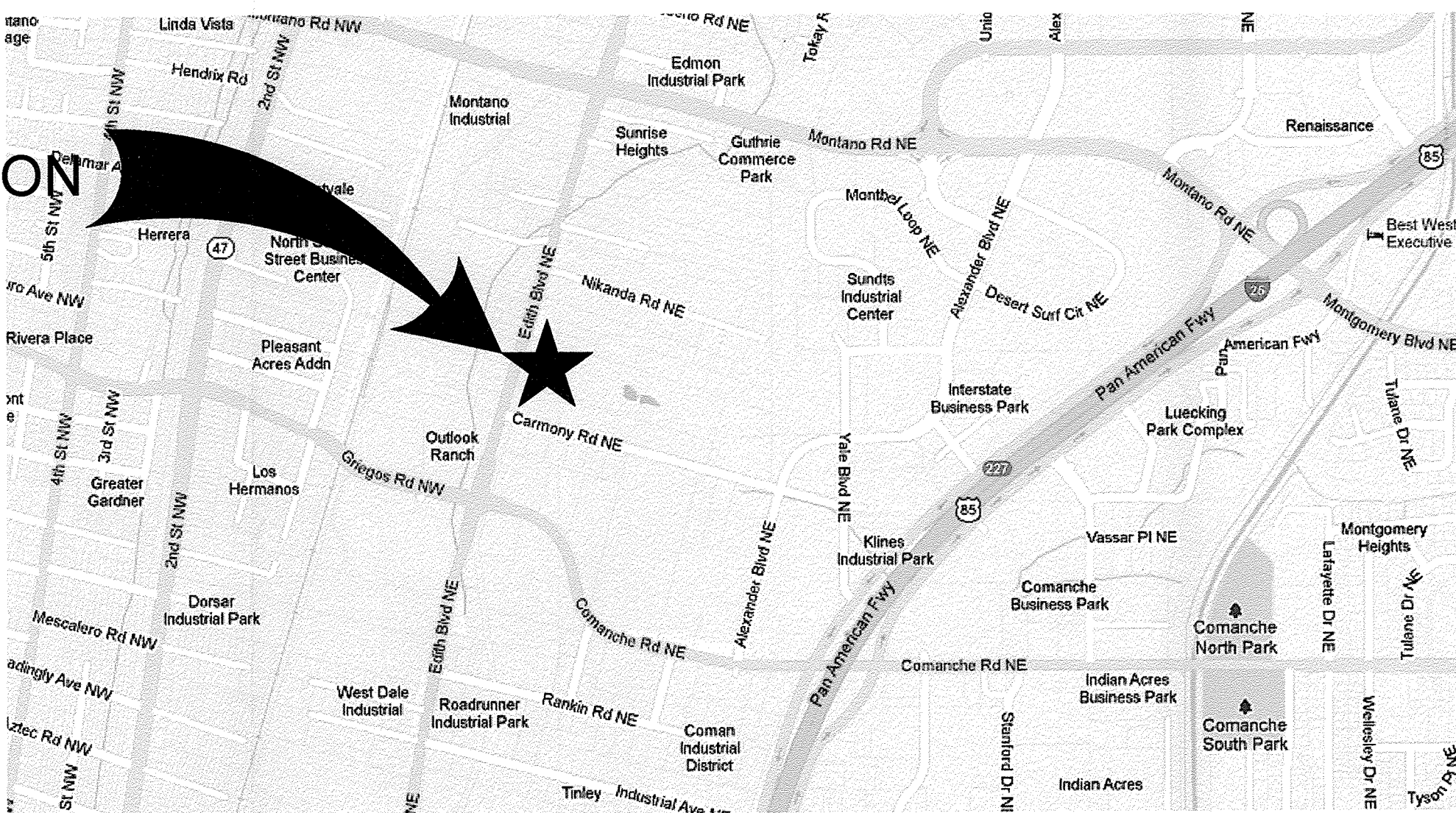
7/24/18

Date



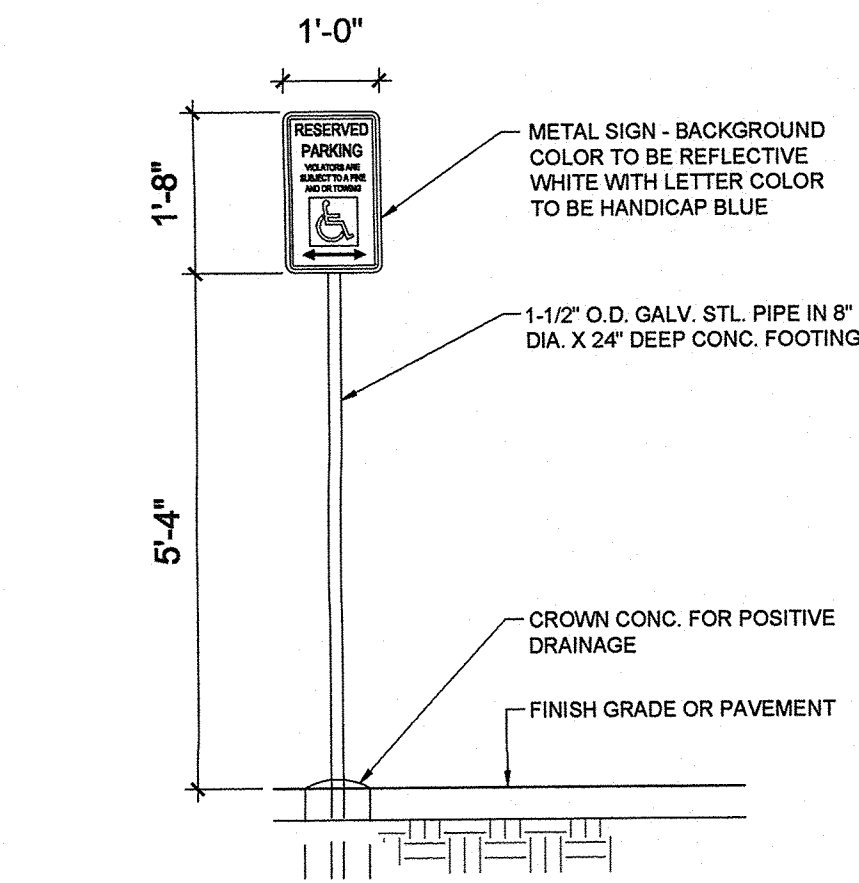
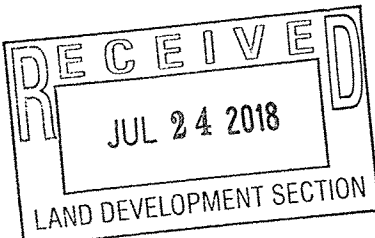
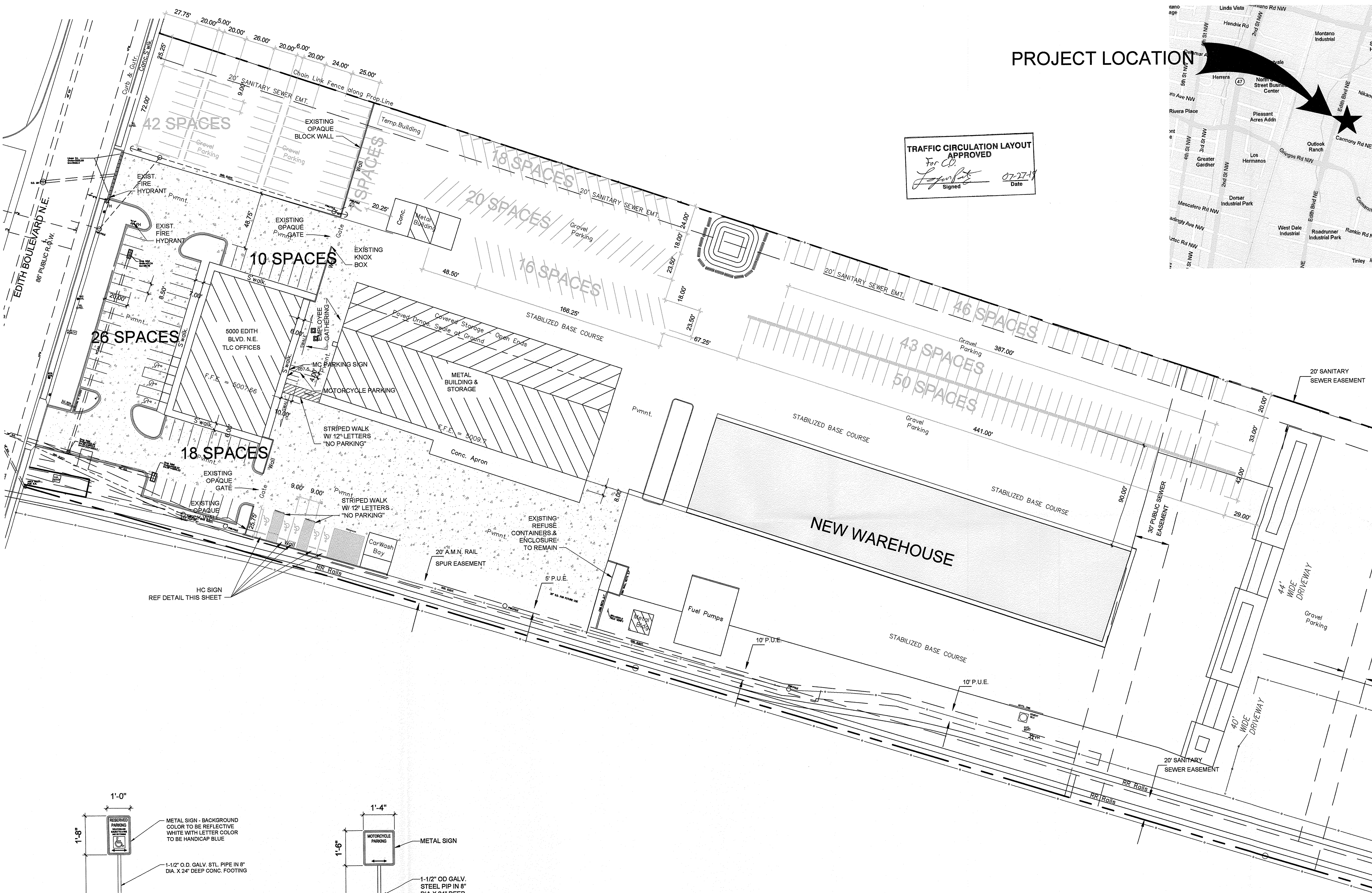


PROJECT LOCATION

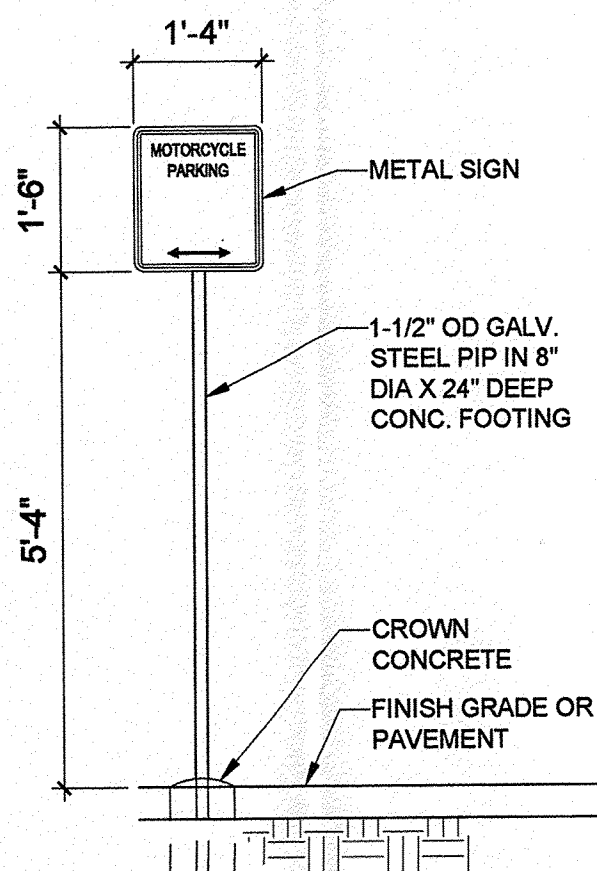


TRAFFIC CIRCULATION LAYOUT  
APPROVED  
For C.D.  
*[Signature]*  
Signed Date 07-27-18

PARKING:  
EXISTING OFFICE FLR 1: 9,300 SF / 200 = 46.5 SPACES  
EXISTING OFFICE FLR 2: 9,300 SF / 300 = 31 SPACES  
EXISTING WAREHOUSE: 24,080 SF / 1,000 = 24 SPACES  
NEW WAREHOUSE: 30,000 SF / 1,000 = 30 SPACES  
  
REQUIRED SPACES: 131.5 SPACES  
10% TRANSIT ROUTE REDUCTION: -13.15  
TOTAL REQUIRED SPACES = 119  
TOTAL PROVIDED SPACES = 301  
  
MOTORCYCLE PARKING PER ZONING CODE 101-150 = 4  
MOTORCYCLE SPACES PROVIDED = 4  
  
DISABLED PARKING PER ZONING CODE 101-300 = 8  
DISABLED SPACES PROVIDED = 8



A1 HC SIGN  
SCALE: 1/2" = 1'-0"



A2 MC SIGN  
SCALE: 1/2" = 1'-0"

SITE PLAN

SCALE: 1" = 40'-0"



No	Revision	Item	Date
<div><div></div><div>SCOTT C. ANDERSON &amp; associates architects 1604 25th Street NE Albuquerque, NM 87120 505.401.7575</div></div>			
TLC PLUMBING & UTILITY OFFICE-WAREHOUSE 5000 EDITH BLVD. NE ALBUQUERQUE, NM 87107			
DRAWING TITLE <b>SITE PLAN</b>			
<div><div>SEAL</div><div></div></div>	DESIGNED	PROJECT NO.	
	DRAWN	SCALE	
	CHECKED	DRAWING NO.	
	REVIEWED	DATE 7/19/18	
		<b>A-100</b> OF	