

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 8, 2023

Joe Simons, R. A
Simons Architecture PC
PO Box 67408
Albuquerque, NM 87193

Re: Cutters Edge
820 Rankin Rd. NE
90-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 05-03-22 (G15-D049)
Certification dated 05-01-23

Dear Mr. Simons,

Based upon the information provided in your submittal received 05-11-23, Transportation Development has no objection to a 90-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 90-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:

- Driveway access must be built per the approved plan COA std dwg 2425B.
- Anchor down Bike Racks.
- Per approved plan, provide pedestrian gate for pedestrian pathway.



Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

CITY OF ALBUQUERQUE

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Mayor Timothy M. Keller

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: CUTTERS EDGE **Building Permit #:** 2022-20983 **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 14A BROCE & GAECHTER
City Address: 820 RANKIN ROAD NE

Applicant: CUTTERS EDGE **Contact:** GRANT JACOBSEN
Address: 4408 BARRETT AVE, NW ABQ 87107
Phone#: 505-288-2892 **Fax#:** _____ **E-mail:** gjacobsen@cuttersedgenm.com

Other Contact: Simons Architecture PC **Contact:** Joe Simons
Address: P.O. Box 67408, Albuquerque, NM 87107
Phone#: 505-480-4796 **Fax#:** _____ **E-mail:** joe@simonsarchitecture.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ 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: 5.1.23 **By:** Joe Simons, Simons Architecture PC

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



PO Box 67408
ALBUQUERQUE, NM 87193-7408
JFS @ SIMONSARCHITECTURE.COM

505.480.4796 VOICE

5.1.23

TRAFFIC CERTIFICATION

I, JOE SIMONS JR., NMRA 002890, OF THE FIRM SIMONS ARCHITECTURE PC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 6.24.22 AT THE ADDRESS 820 RANKIN RD NE, ALBUQUERQUE, NM AND PERMIT NUMBER IS PA 2022-20983 THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOE SIMONS JR., OF THE FIRM SIMONS ARCHITECTURE. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4.29.23 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 CERTIFICATE OF OCCUPANCY (PERMANENT). ANY ALTERATIONS TO THE APPROVED TCL IS NOTED IN RED ON THE ATTACHED PLAN AND IS NOTED AS FOLLOWS:

• CHANGE PEDESTRIAN ACCESS

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.



JFS
Signature of Engineer or Architect

5.1.23
Date

CITY OF ALBUQUERQUE PLANNING

These plans have been reviewed for code compliance and are:

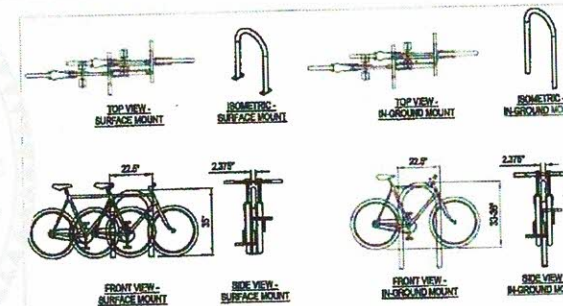
APPROVED

The Approval of these plans shall not be construed to be a permit for any violations of any code or ordinance of this city.

PERMIT #: BP-2022-20983

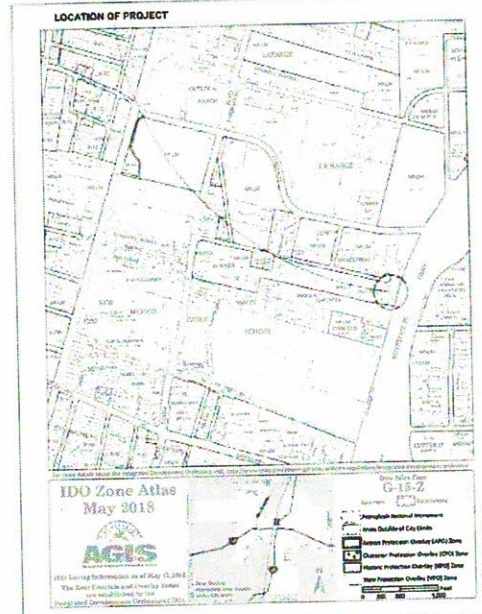
DATE: 06/24/22

A printed copy of these plans shall be on the job site for all requested inspections.



BIKE RACK DETAIL

- NOTES:
1. PLEASE CONTACT MANUFACTURER FOR FINISHES AND COLORS.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. DO NOT SCALE DRAWING.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.caddetails.com AND ENTER REFERENCE NUMBER 118-135.



ZONE ATLAS PAGE

LEGAL DESCRIPTION

LOT 14A
BROCK & GAECHESTER
ALBUQUERQUE, NEW MEXICO 87107
BERNALILLO COUNTY

SITE DATA

ZONE: NR-LM
ZONE ATLAS: G-15
SITE SIZE: 68,382 SQ. FT. (1,572 AC.)
BUILDING SIZE / % OF SITE: 7500 SQ. FT. / 10.5%
AREA OF DISTURBANCE FOR CONST: 35200 SQ. FT. / 50AC
UPC: 101506044818240361

PARKING CALCULATIONS

OFFICE
AREA: 1,800 S.F.
PARKING CALCULATIONS:
1 SPACE / 1,800 / 1000 X 2.5 4 SPACES
WAREHOUSING
NEW AREA: 6,700 S.F.
PARKING CALCULATIONS:
NO PARKING REQUIRED PER 14-16-6, TABLE 6-5-1
TOTAL STANDARD PARKING PROVIDED = 4 SPACES
TOTAL H.C. PARKING REQUIRED = 1 SPACE
TOTAL H.C. PARKING PROVIDED = 1 SPACE
TOTAL PARKING PROVIDED = 4 SPACES
TOTAL PARKING REQUIRED = 4 SPACES
TOTAL H.C. PARKING PROVIDED = 1 SPACE
1 MOTORCYCLE SPACE / 25 SPACES = 1 SPACE
3 BICYCLE SPACES MIN REQ'D = 3 SPACES



JOSEPH F. SIMONS, JR.
ARCHITECT
10000 UNIVERSITY BLVD. N.W.
SUITE 100
ALBUQUERQUE, NM 87107
PH: 505-480-4700
JFS@simonsarchitecture.com

JOSEPH F. SIMONS, JR., AIA
ARCHITECT
10000 UNIVERSITY BLVD. N.W.
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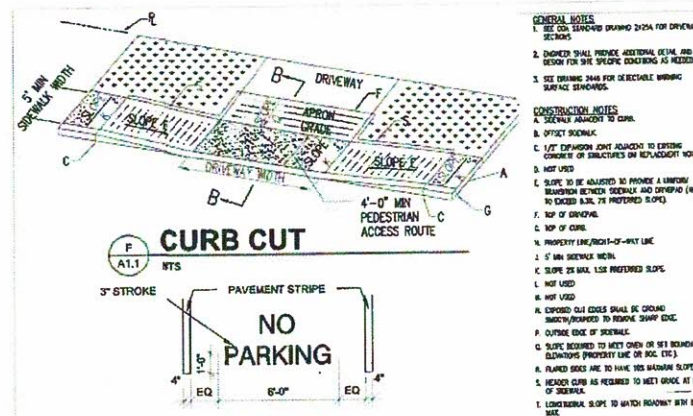
CUTTERS EDGE
OFFICE / WAREHOUSE
820 RANKIN ROAD
ALBUQUERQUE, NM 87107
BERNALILLO COUNTY

JOB NUMBER
CUT-001
DATE
5.3.22
REVISIONS

DESIGNED & DRAWN BY
JFS

A1.1 TCL

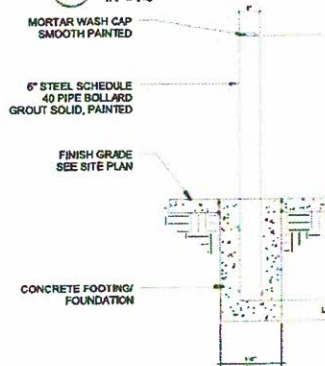
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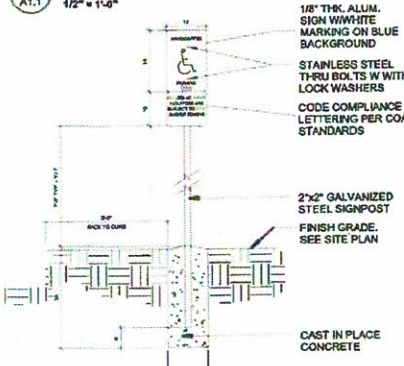
CURB CUT



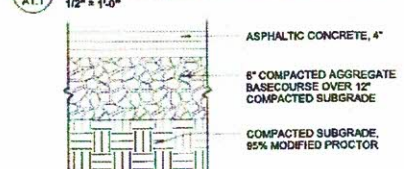
ADA STANDARDS



BOLLARD DETAIL



ADA SIGNAGE



ASPHALT PAVING



- GENERAL NOTES:
1. SEE CITY STANDARD DRAWING 2-204 FOR DRIVEWAY DETAILS.
 2. DRIVEWAY SHALL PROVIDE ADDITIONAL DETAIL AND DESIGN FOR THE SPECIFIC EXISTING SURFACE CONDITIONS.
 3. SEE DRAWING 2-204 FOR DETAIL OF DETECTABLE WARNING SURFACE CONDITIONS.
- CONSTRUCTION NOTES:
- A. DRIVEWAY ADJACENT TO CURB.
 - B. DRIVEWAY ADJACENT TO DRIVEWAY.
 - C. DRIVEWAY ADJACENT TO DRIVEWAY.
 - D. DRIVEWAY ADJACENT TO DRIVEWAY.
 - E. DRIVEWAY ADJACENT TO DRIVEWAY.
 - F. DRIVEWAY ADJACENT TO DRIVEWAY.
 - G. DRIVEWAY ADJACENT TO DRIVEWAY.
 - H. DRIVEWAY ADJACENT TO DRIVEWAY.
 - I. DRIVEWAY ADJACENT TO DRIVEWAY.
 - J. DRIVEWAY ADJACENT TO DRIVEWAY.
 - K. DRIVEWAY ADJACENT TO DRIVEWAY.
 - L. DRIVEWAY ADJACENT TO DRIVEWAY.
 - M. DRIVEWAY ADJACENT TO DRIVEWAY.
 - N. DRIVEWAY ADJACENT TO DRIVEWAY.
 - O. DRIVEWAY ADJACENT TO DRIVEWAY.
 - P. DRIVEWAY ADJACENT TO DRIVEWAY.
 - Q. DRIVEWAY ADJACENT TO DRIVEWAY.
 - R. DRIVEWAY ADJACENT TO DRIVEWAY.
 - S. DRIVEWAY ADJACENT TO DRIVEWAY.
 - T. DRIVEWAY ADJACENT TO DRIVEWAY.
 - U. DRIVEWAY ADJACENT TO DRIVEWAY.
 - V. DRIVEWAY ADJACENT TO DRIVEWAY.
 - W. DRIVEWAY ADJACENT TO DRIVEWAY.
 - X. DRIVEWAY ADJACENT TO DRIVEWAY.
 - Y. DRIVEWAY ADJACENT TO DRIVEWAY.
 - Z. DRIVEWAY ADJACENT TO DRIVEWAY.

GATES OPEN
DURING BUSINESS
HOURS

ELIMINATE
GATE

820 RANKIN ROAD
100' R.O.W. CUL DE SAC

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed
6/23/20
Date

KEYED NOTES

1. NEW ASPHALT PAVING TO EXTENTS SHOWN, AT GC OPTION, MILL AND RESURFACE EXISTING TO REMAIN IF VIABLE. SAWCUT ALL PATCHES AND TRANSITIONS TO MAKE FLUSH.

2. NEW PRECAST CONCRETE BOLLARD, REF. 2-101.1

3. PAVEMENT STRIPING TO EXTENTS SHOWN

4. LANDSCAPING AREA

5. CONCRETE SIDEWALK PAVING, 5\"/>

6. EDGE OF ASPHALT OR CONC PAVING AT BASECOURSE/GRAVEL CONDITION, THICKEN ASPHALT/CONC EDGE.

7. EXISTING WALL

8. GRAVEL OR COMPACTED BASECOURSE PAVING AT THIS AREA - OVERAGE PARKING AREAS, USE PIN FLAGS TO IDENTIFY SPACES, OR AT GC OPTION, PROVIDE PRECAST PARKING BUMPERS W/ 18\"/>

9. EXISTING PERMETER FENCING AND GATE, MODIFY PER OTHER NOTES AT MAIN GATE.

10. UPDATE EXISTING CURB RAMP TO CURRENT CABQ STANDARD DETAIL 2428B F1A1.1; ADD TRUNCATED DOWNS.

11. NEW HO PARKING SIGN PER DETAIL THIS PAGE

12. NEW HO STRIPING AND PAVEMENT PAINTED SYMBOL

13. NEW CABQ STD DUMPSTER ENCLOSURE LOCATION PER DETAIL ON SHEET A1.3

14. EXISTING SIDEWALK, BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURBS, AND GUTTER TO BUILT TO COA STANDARD DETAIL 2430 & 2431.

KEYED NOTES

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SITE PLAN

1\"/>

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

N76° 39' 07\"/>

N76° 39' 07\"/>