

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

September 14, 2021

Tafazzul Hussain, RA
AFRA Design & Construction
2501 Yale Blvd SE, Suite #102
Albuquerque, NM 87106

**Re: Storage Building
4100 Yale NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection**
Engineer's/Architect's Stamp dated 4-19-18 (G16D095F)
Certification dated 9-8-21

Dear Mr. Hussain,

Based upon the information provided in your submittal received 9-8-21, 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 add bike rack & Do Not Enter sign per approved TCL
- Add directional floor markings & Pavement Markings Per TCL
- Redline TCL to reflect site changes.

Once corrections are complete resubmit

1. The approved and stamped TCL, with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

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

Sincerely,

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

ACS MONUMENT "1-25-20"
X = 390,403.88
Y = 1,502,304.95
Ground-to-Grid:
0.9996708
Delta Alpha: -00°12'39"
NAD 1927

EXISTING BILLBOARD
PUD EASEMENT

UNPLATTED LAND
(PROPERTY OF NEW MEXICO DEPARTMENT OF TRANSPORTATION)

TRACT A - 1
2.8365 ac.

PAN AMERICAN FRONTAGE RD. S.
ONE WAY

FOUR STORY
STORAGE

YALE BLVD. N.E.

SITE PLAN
SCALE 1" = 30'-0"

KEYED NOTES

- BIKE RACK SEE , FOR (4) BIKES, SEE 8/SP-2.
- LIGHT POLE SEE , 2/SP-2.
- ACCESSIBLE PARKING SIGNAGE, SEE 1/SP-2.
- CONCRETE PARKING BUMPER, SEE 9/SP-2.
- TRUCK PATH
- TRUNCATED DOME MATT PER ADA.
- SLIDING ELECTRIC GATE.
- KEYPAD PEDESTAL.
- PEDESTRIAN PATHWAY, SEE 6/SP-2.
- NEW FIRE HYDRANT PER FIRE 1 .
- MANUAL SLIDING GATE.
- DO NOT ENTER SIGN ON CITY APPROVED POST AND CITY APPROVED HEIGHT FROM GRADE, SEE 15/SP-2.
- PAINT CURB RED.
- ADA PARKING SIGN, SEE 1/SP-2.
- CLEAR SIGHT TRIANGLE.

LEGAL DESCRIPTION

LOTS 31 AND 32, BLOCK 4
TRACT 2, UNIT 3
LOT AREA: 1 ACRE
NORTH ALBUQUERQUE ACRES
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2016

GENERAL INFORMATION

ALL REQUIRED INFRASTRUCTURE WILL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS AND DRAWINGS.

DRIVE PADS - AND
SIDEWALK COA STD DWG 2430
CURB AND GUTTER COA STD DWG 2415 A & B
WHEEL CHAIR RAMPS COA STD DWG 2440 AND 2441
PAVEMENT COA STD DWG 2408

THE PROPOSED RETAINING WALLS WILL BE COLORED TO MATCH THE BUILDING STUCCO.

GROUND MOUNTED EQUIPMENT SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5'-6' OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.

THE DEVELOPER SHALL CONTACT PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE REGARDING THIS PROJECT. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS FOR DISTRIBUTION IS 10' IN WIDTH TO ENSURE ADEQUATE, SAFE, CLEARANCES. CONTACT: PNM-ELECTRIC SERVICE PHONE: (605)241-3425

ALL LANDSCAPE SHALL BE AT GRADE WITH PARKING AREAS.

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN THE WORK ORDER.

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed: 86 Date: 4/24/18

PARKING ANALYSIS

ZONING:		
WAREHOUSE	96,480 SF / 2000	= 48
RECEPTION/RETAIL	600 SF / 200	= 3
OFFICE	160 SF / 100	= 2
BREAK ROOM, REST ROOM ETC	862 SF / N/A	= N/A
TOTAL PARKING REQUIRED		= 53
TOTAL PARKING PROVIDED		= 53
ACCESSIBLE PARKING SPACES REQUIRED		= 2
ACCESSIBLE PARKING SPACES PROVIDED		= 3
VAN ACCESSIBLE SPACE		= 1
TOTAL ACCESSIBLE PARKING SPACES		= 3

City of Albuquerque
Building Safety
APR 20 2018
I.B.C.
Plan Check Section

STATE OF NEW MEXICO
TAFAZZUL
HUSSAIN
NO. 3071
REGISTERED ARCHITECT
4/14/18

SITE PLAN

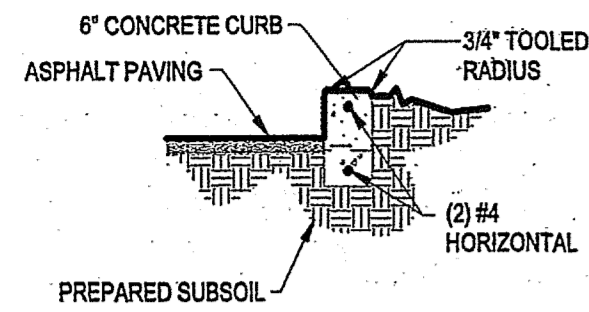
Afra Construction & Design
2501 Yale Blvd SE Suite 102
Albuquerque, New Mexico 87106
Tel 505 242-1745
Fax 505 242-1737

RECEIVED
APR 19 2018
LAND DEVELOPMENT SECTION

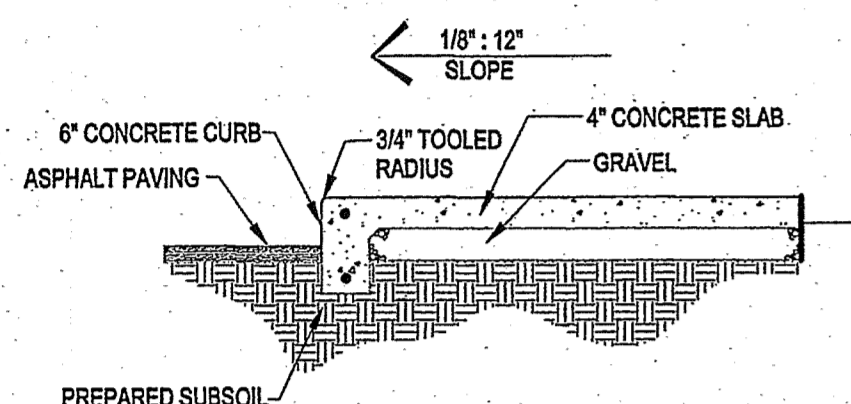
M.J HOSPITALITY
Extra Space Storage
Albuquerque, New Mexico

SP-1

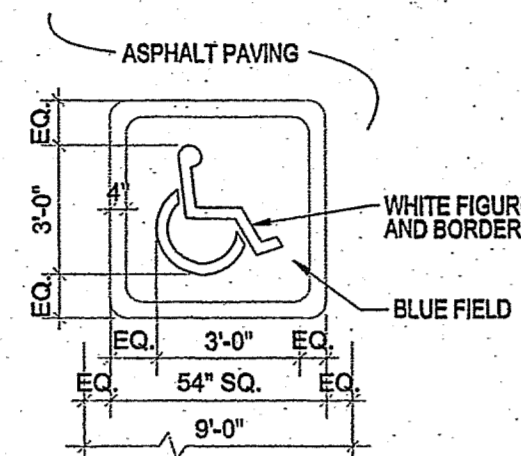
04/18/2018



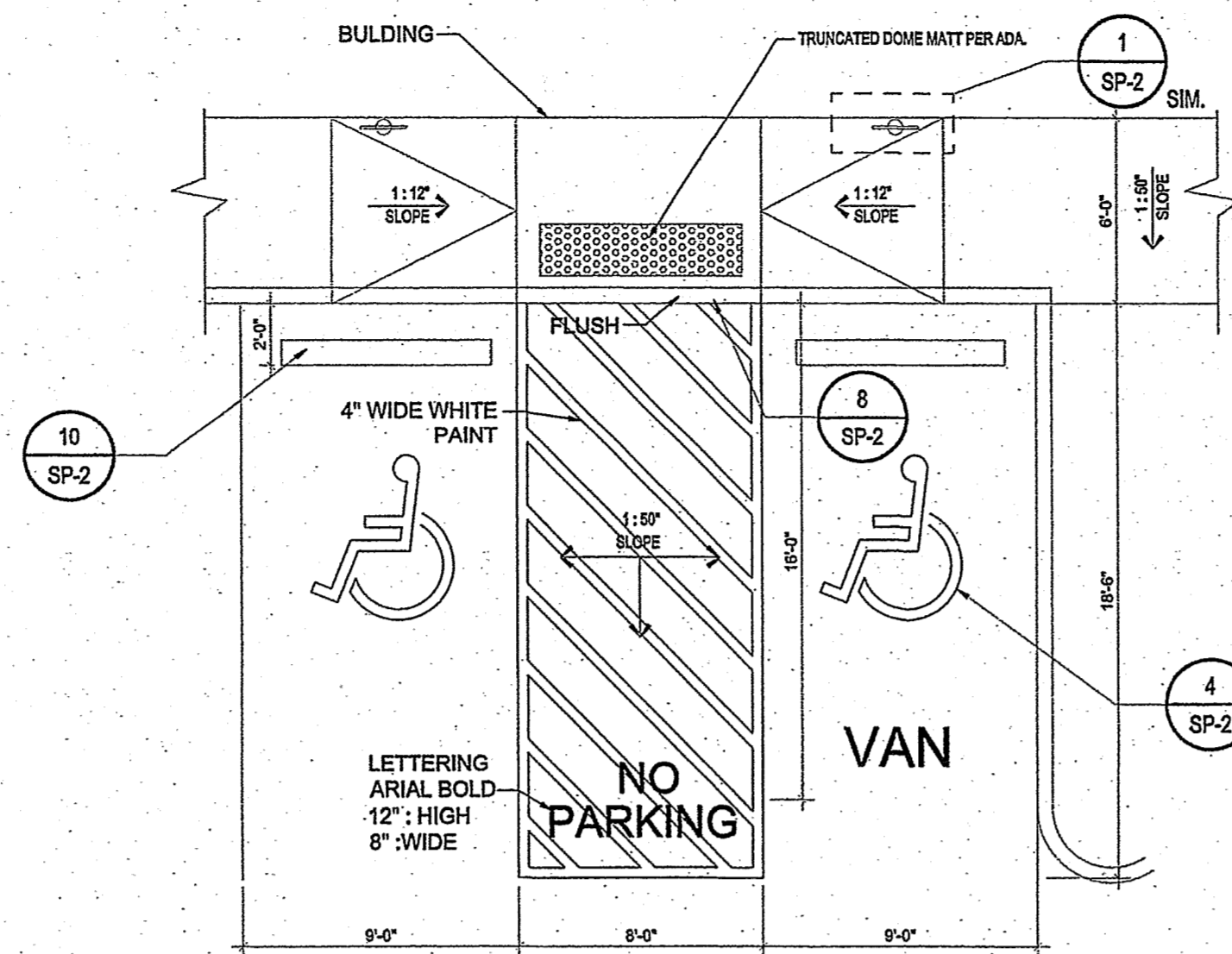
5 LANDSCAPE CURB DETAIL
SP-2 SCALE: 1/2"=1'-0"



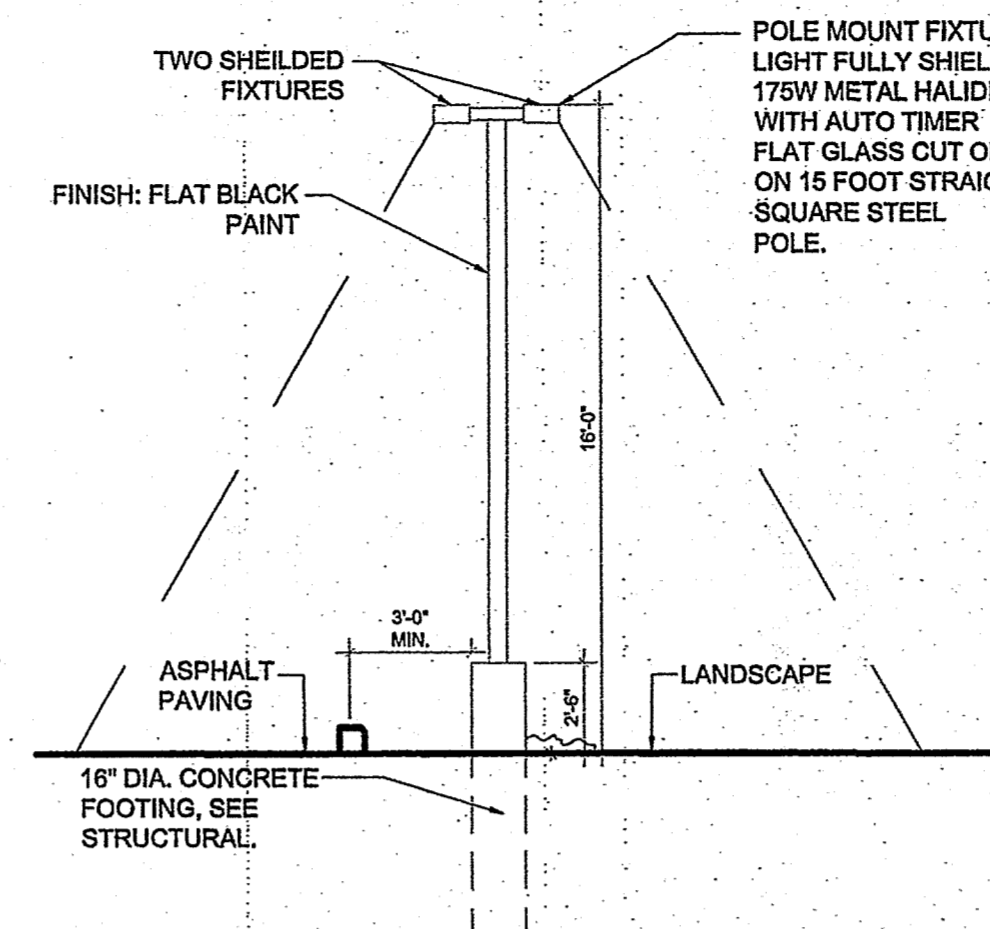
6 CONCRETE SIDE WALK CURB
SP-2 SCALE: 1/2"=1'-0"



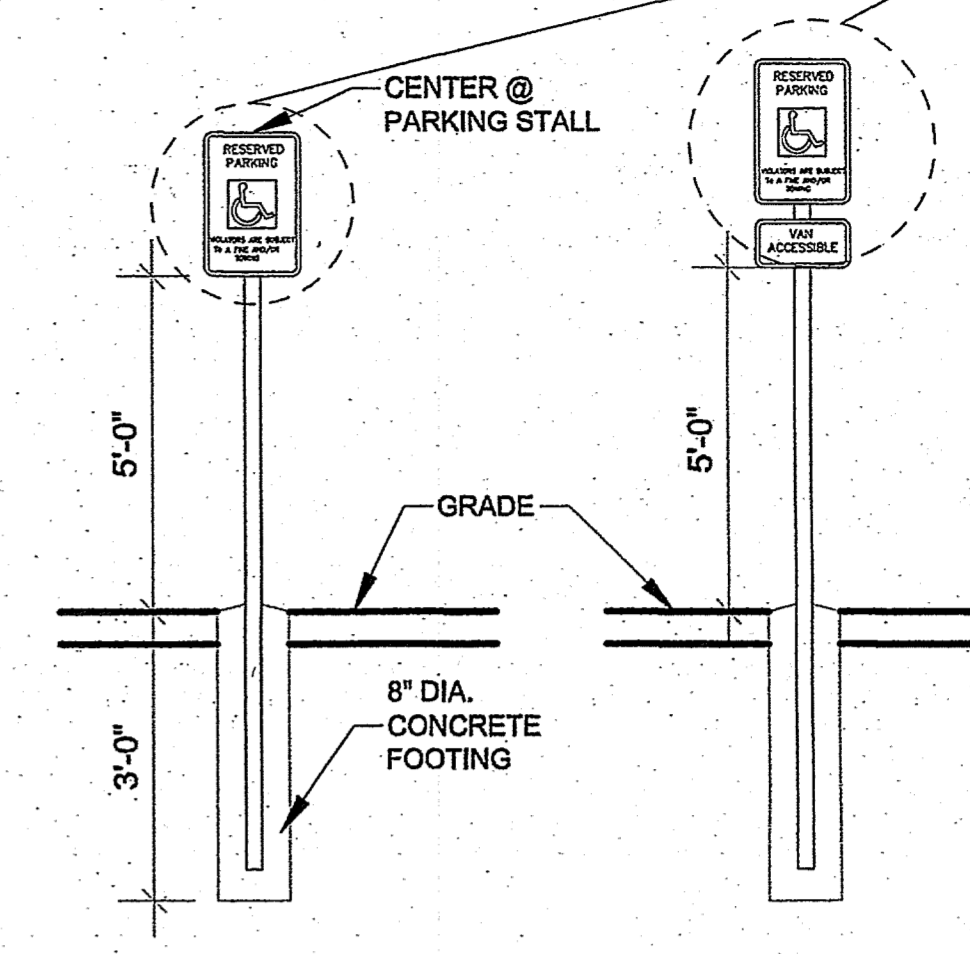
4 ACCESSIBLE PAVING SIGN
SP-2 SCALE: 1/4"=1'-0"



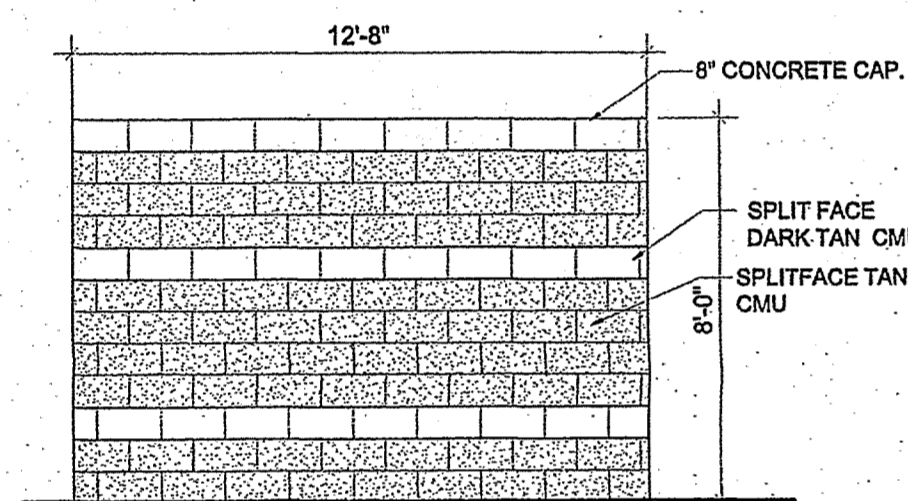
3 ACCESSIBLE PARKING SPACES
SP-2 SCALE: 3/16"=1'-0"



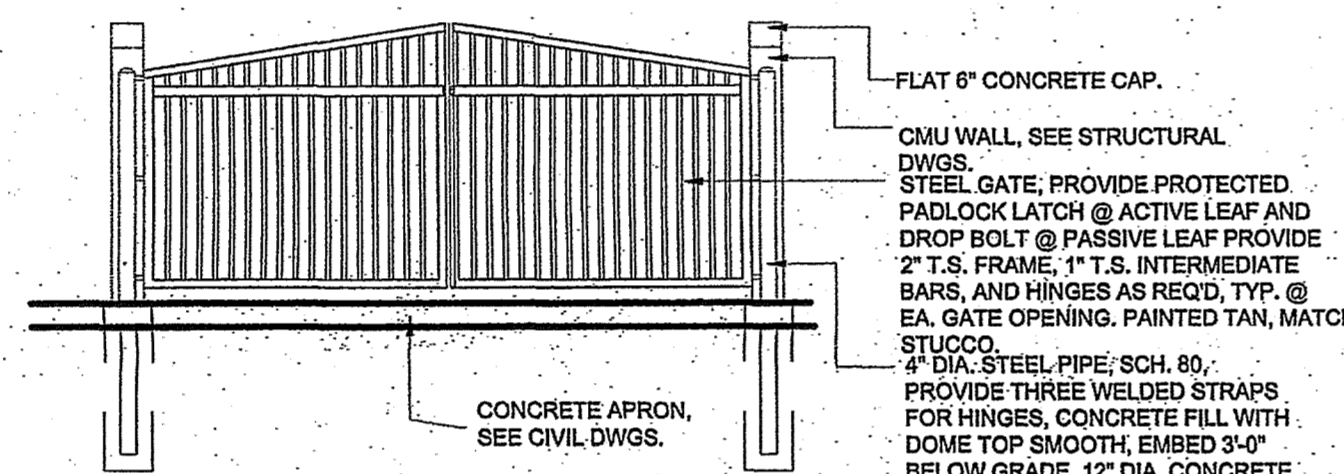
2 SHIELDED LIGHT POLE
SP-2 SCALE: 3/16"=1'-0"



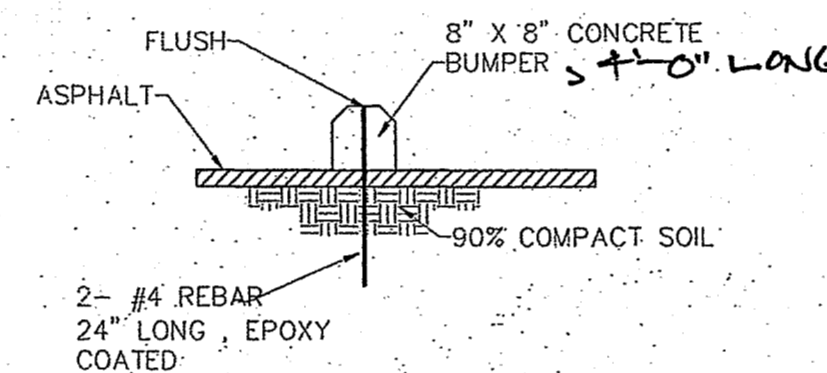
1 ACCESSIBLE PARKING SIGN
SP-2 SCALE: 1/2"=1'-0"



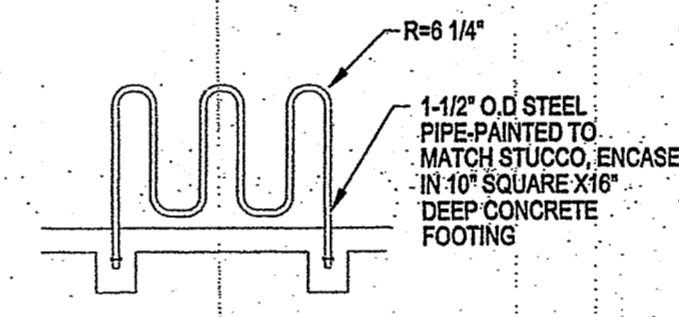
12 TYPICAL SIDE ELEVATION AT TRASH ENCLOSURE
SP-2 SCALE: 1/4"=1'-0"



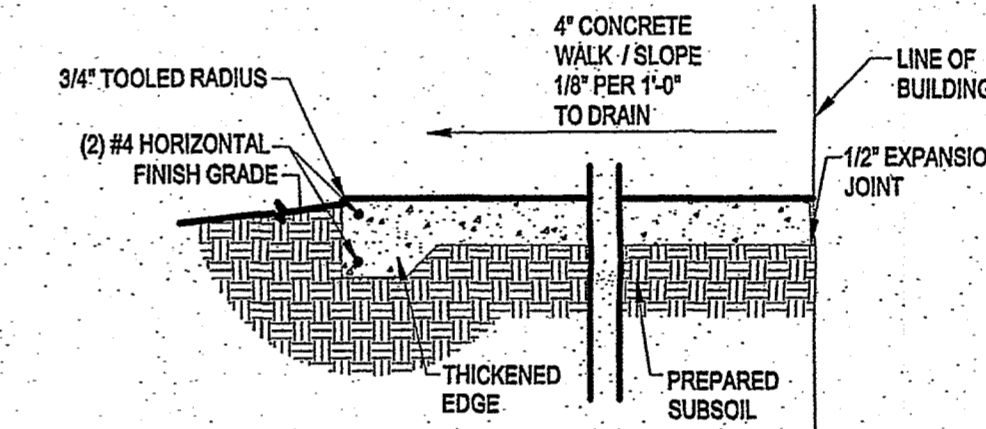
11 TRASH ELEVATION
SP-2 SCALE: 1/4"=1'-0"



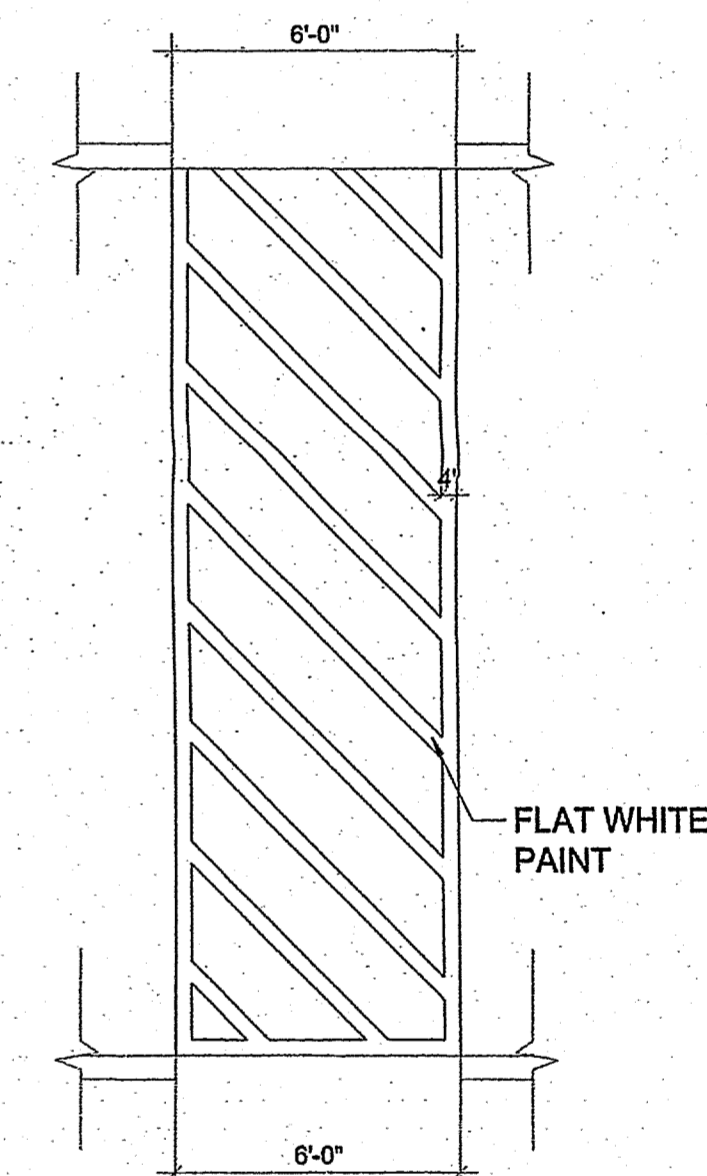
10 PARKING BUMPER
SP-2 SCALE: 1/2"=1'-0"



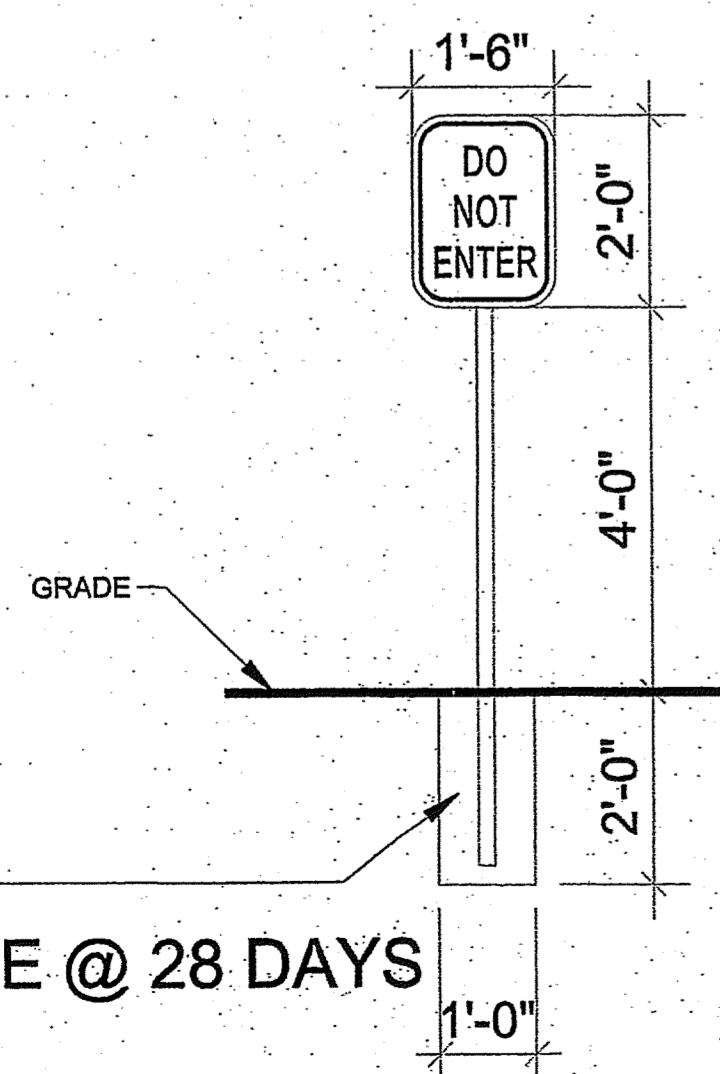
9 BIKE RACK DETAIL
SP-2 SCALE: 1/4"=1'-0"



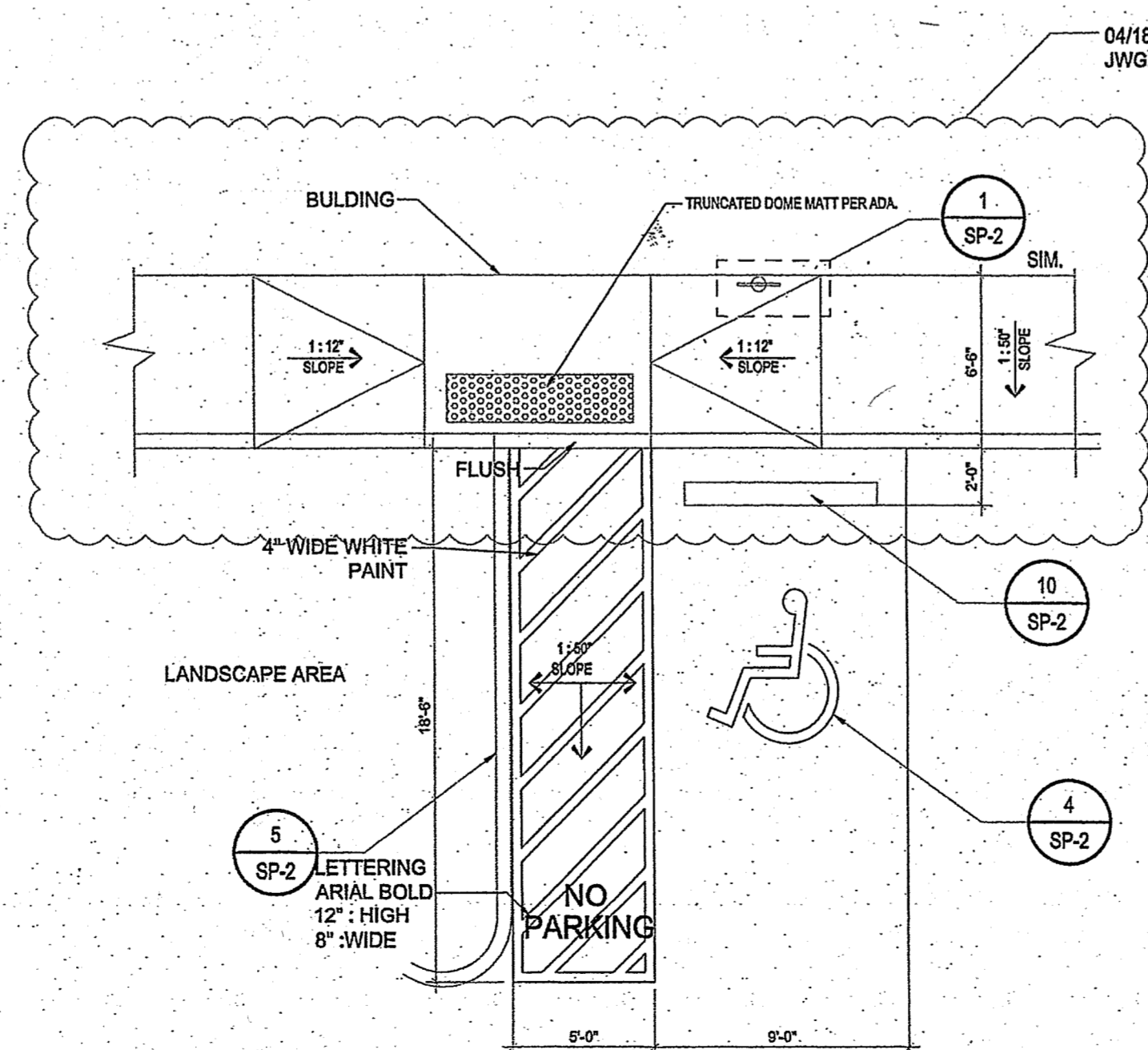
8 FLUSH SIDEWALK AT ACCESSIBLE
SP-2 SCALE: 1/2"=1'-0"



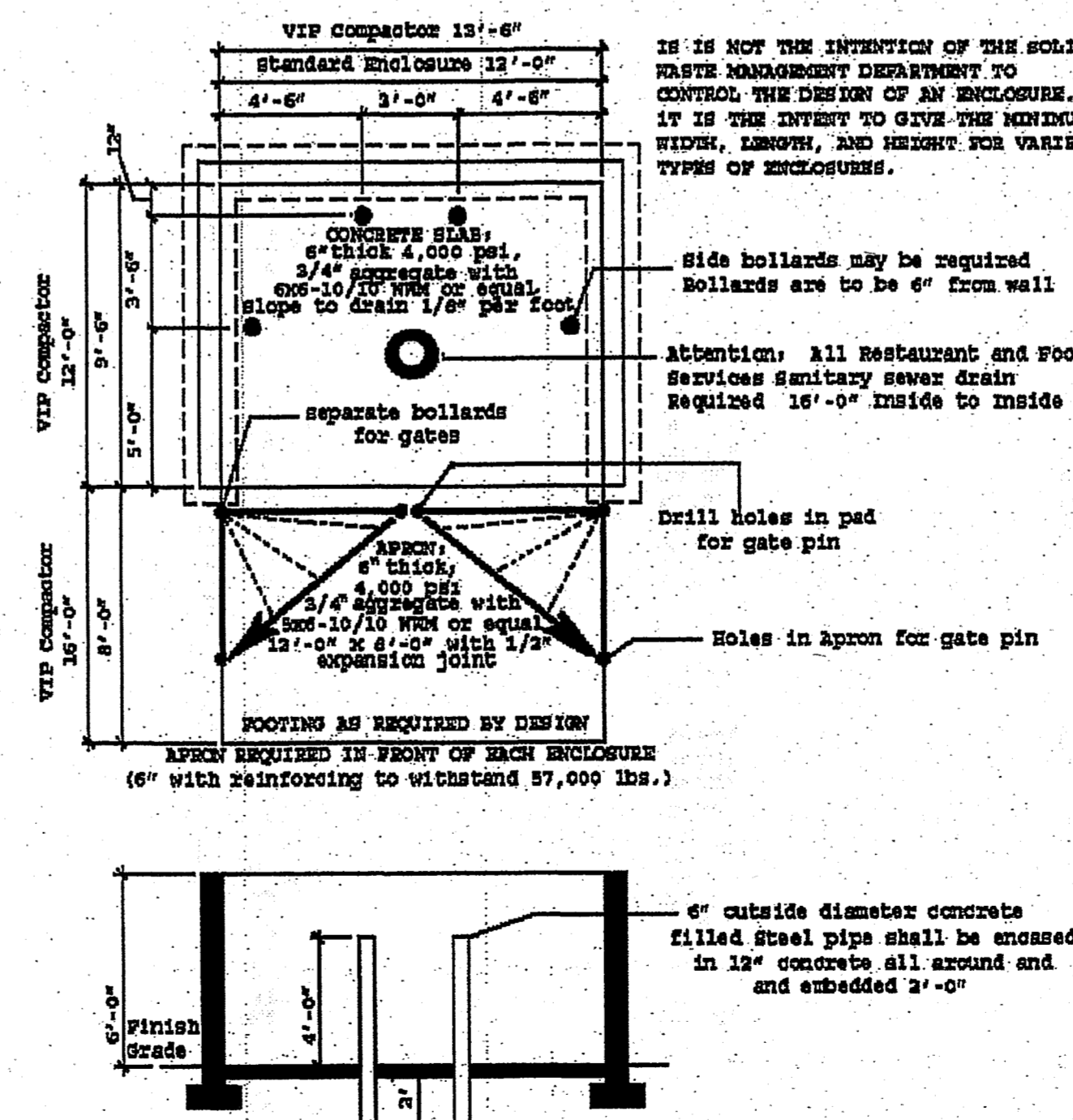
7 PEDESTRIAN PATHWAY
SP-2 SCALE: 1/2"=1'-0"



15 DO NOT ENTER SIGN
SP-2 SCALE: 1/2"=1'-0"

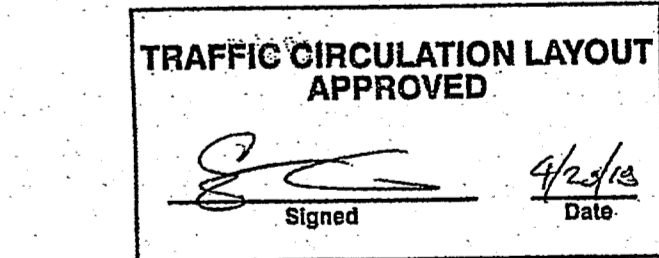
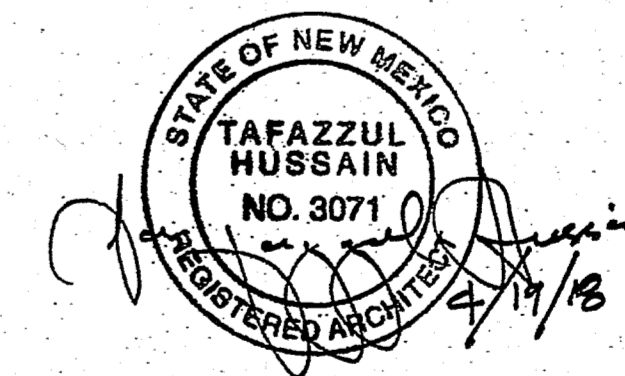


14 ACCESSIBLE PARKING SPACES
SP-2 SCALE: 3/16"=1'-0"



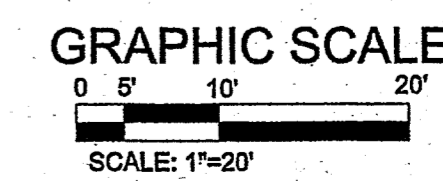
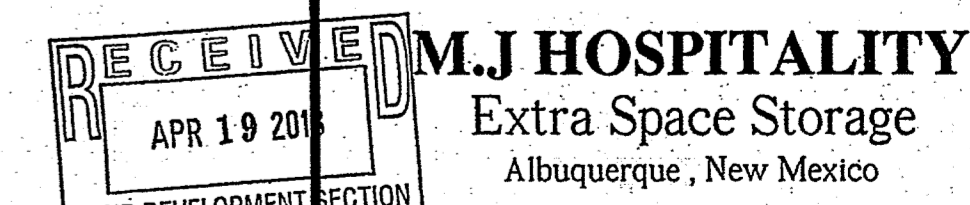
13 TRASH ENCLOSURE
SP-2 SCALE: N.T.S.

City of Albuquerque
Building Safety
APR 20 2018
I.B.C.
Plan Check Section



SITE DETAILS

Afra Construction & Design
2501 Yale Blvd SE Suite 102
Albuquerque, New Mexico 87106
Tel 505.242-1745
Fax 505.242-1737



SP-2
04/18/2018

AFRA CONSTRUCTION & DESIGN

2501 YALE BLVD. SE, SUITE 102

ALBUQUERQUE, NM 87106

PHONE: 505-242-1745

FAX: 505-242-1737

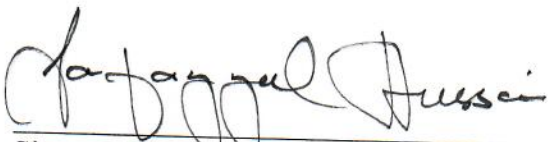
TRAFFIC CERTIFICATION

I, TAFAZZUL HUSSAIN NMPE OR NMRA ARCHITECT, OF THE FIRM AFRA CONSTRUCTION LLC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 04/26/2018. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TAFAZZUL HUSSAIN OF THE FIRM AFRA CONSTRUCTION LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 09/07/2021 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 (CO).

<LIST EXCEPTIONS, IF ANY>

NO EXCEPTIONS.

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 of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

9/8/2021
Date

