

# CITY OF ALBUQUERQUE



June 17, 2020

Treveston R. Elliott, R.A.  
Treveston Elliott Architect  
811 12<sup>th</sup> St. NW  
Albuquerque, NM 87102

**Re: 3301 Candelaria Rd. NE, 87107**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 6-16-20 (G16D097)  
Certification dated 4-13-20

Dear Mr. Elliott

Based upon the information provided in your submittal received 6-12-20, 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.

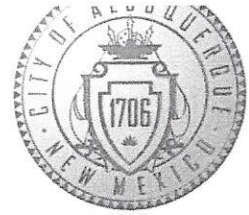
Sincerely,

*Jeanne Wolfenbarger*  
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

CITY OF ALBUQUERQUE



TREVESTON ELLIOTT ARCHITECT

811 12TH STREET NW  
ALBUQUERQUE NM  
87102

505.259.4617

TEarchitect.com

## TRAFFIC CERTIFICATION

I, TREVESTON ELLIOTT ARCHITECT HEREBY CERTIFY THAT THE PROJECT AT 3301 CANDELARIA RD. ALBUQUERQUE NM 87107 IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED APRIL 15, 2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TREVESTON ELLIOTT OF THE FIRM TREVESTON ELLIOTT ARCHITECT. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 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.

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.

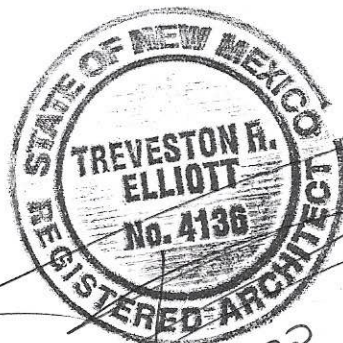
PO Box 1293

Albuquerque

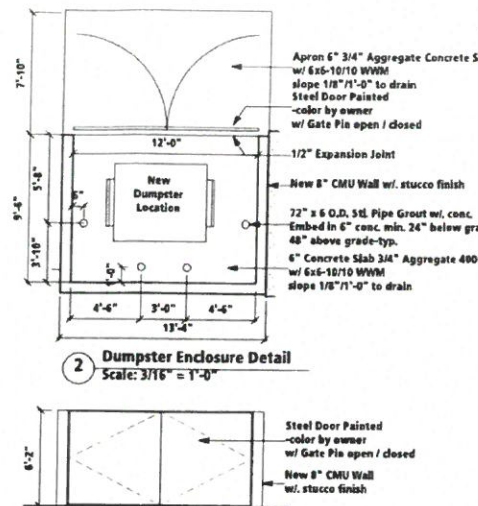
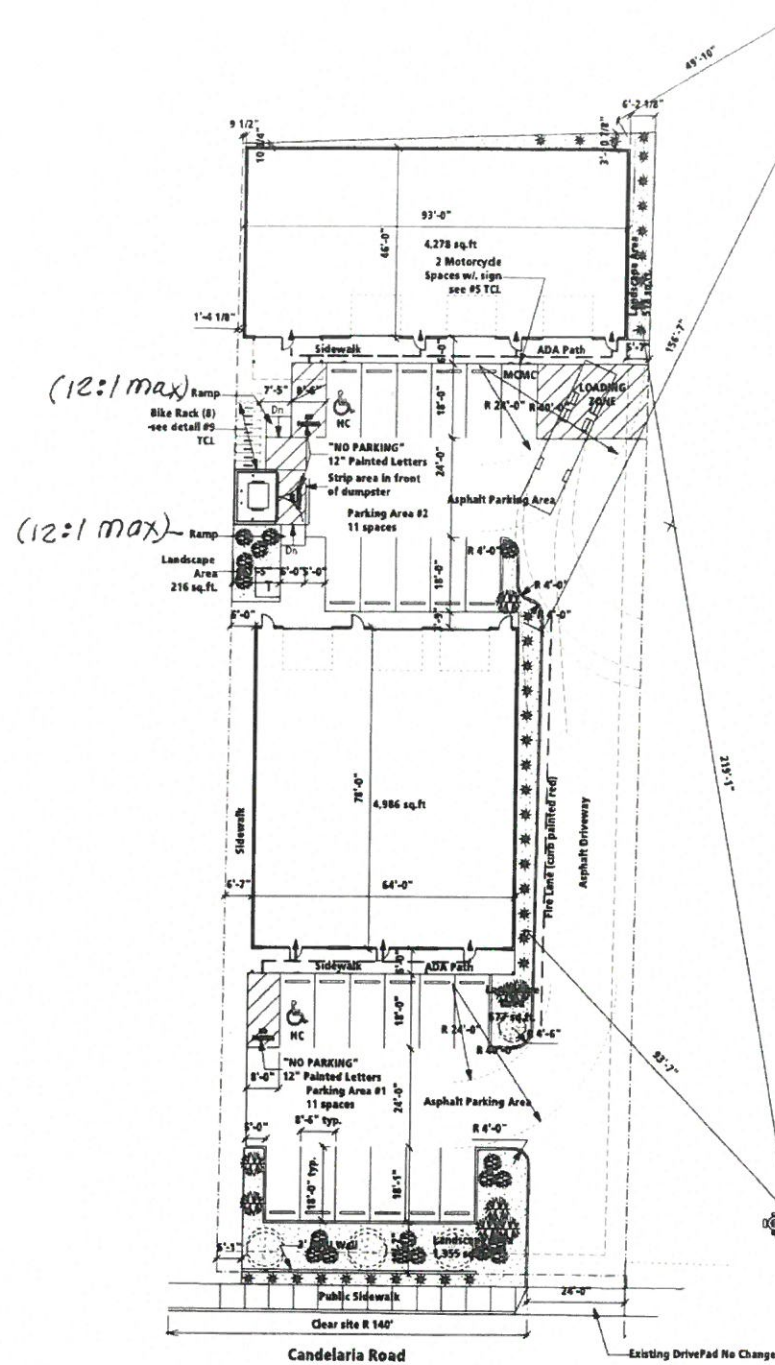
NM 87103

www.cabq.gov

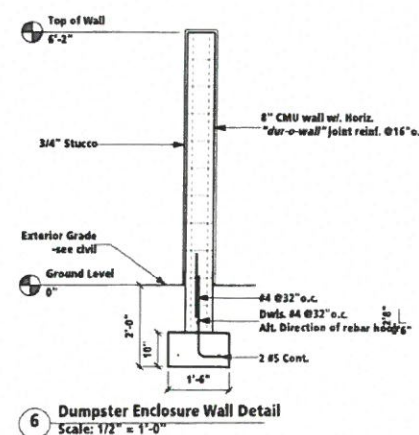
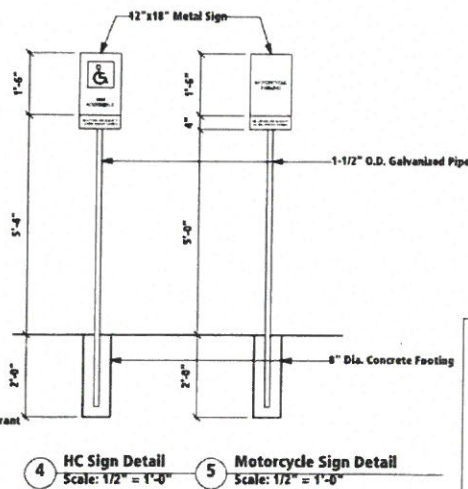
Treveston Elliott RA June, 1st 2020







General Note:  
PRE POUR DISPECTION REQUIRED BY COA SOLID WASTE DEPARTMENT.



#### Plant Material

- Chitalpa mature 15' spread 20' hgt.
- Desert Willow mature 15' spread 20' hgt.
- Fountain Grass (x23) mature 2' spread 3' hgt.
- Apache Plume (x28) mature 4' spread 3' hgt.
- Russian Sage (x17) mature 4' spread 4' hgt.

#### Landscape Requirements

Site Area 2.44 Acres	27,444 sq.ft.
Building #1 Footprint	4,986 sq.ft.
Building #2 Footprint	4,278 sq.ft.
Total Buildings	9,264 sq.ft.
Landscape Area:	18,180 sq.ft.
Required Landscape %	.15 sq.ft.
Landscape Area Required:	2,727 sq.ft.
Landscape Area Provided:	2,766 sq.ft.
Parking Lot Area	12,097 sq.ft.
Sidewalk Area	3,000 sq.ft.

Irrigation System  
Irrigation system standards outlined in the Water Conservation Landscape and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system is existing and shall be tested by the contractor and repaired if required.

#### CITY OF ALBUQUERQUE PLANNING

These plans have been reviewed for code compliance and are:

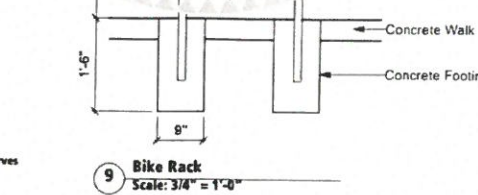
**APPROVED**

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-2019-49676**

DATE: **04/15/20**

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



CODE DATA  
2015 International Building Code  
2015 Uniform Plumbing Code  
2018 Uniform Mechanical Code  
2017 National Electrical Code  
2009 International Energy Conservation Code  
2015 International FIRE Code

City of Albuquerque  
Location: 3301 Candelaria Rd. NE  
Albuquerque, New Mexico 87107

Zoning: NR-C

Zoning Atlas Page: G-16

Setbacks: 5' Front

Height: 35' Max

Parking: 3.5/1,000 GSF Office @1,000 = 3.5  
NA Warehouse @2,600 = 10.4  
4/1,000 GSF General Retail

Total Spaces required = 14  
Total Spaces provided = 22

Bld. Area: Building #1 = 4,986 sq.ft.  
Building #2 = 4,278 sq.ft.  
Total = 9,264 sq.ft.

Vanilla Shell: No Occ.

Construction Type: Type IIIb

Separation: NA

Seismic: C

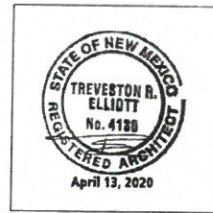
Sprinkler: Non-Sprinkled

Construct new Buildings.

TREVESTON ELLIOTT  
ARCHITECT

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ALBUQUERQUE, NEW MEXICO  
87102  
505.259.4617  
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3301 Candelaria Road NE  
ALBUQUERQUE, NEW MEXICO 87107



Date: April 13, 2020

Sheet: Traffic Control Layout

TCL

