

# CITY OF ALBUQUERQUE



September 9, 2019

Joe Slagle, RA  
Slagle Architect Inc.  
413 Second St. SW  
Albuquerque, NM 87102

**Re: Nusenda Admin Bldg A**  
**4100 Pan American Fwry. NE 87198**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 3-7-18(AA) (G16D154)  
Certification dated 8-27-19

Dear Mr. Slagle

Based upon the information provided in your submittal received 8-27-19, 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:

- **Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.**
- **Please remove trash container, construction equipment & debris.**

Once these corrections are complete, email pictures showing the corrections to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) & [epgomez@cabq.gov](mailto:epgomez@cabq.gov)

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



August 27, 2019

**RE: NUSENDA ADMIN BUILDING PERMIT NUMBER BP-2018-10371  
TRAFFIC CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY**

Planning Department  
Building and Safety Division  
Plaza Del Sol Building  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

I, Joe Slagle, NMRA 2284 as architect of record, hereby certify that this project is in substantial compliance with and in accordance with the design intent of AA10025, DRB Project No. 1007317 approved 3-7-18, with approved modifications dated 7-8-19. I certify that I have personally visited the project site on 8-27-19 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 submittal is for Permanent Certificate of Occupancy for the Nusenda Administration Building A, 4100 Pan American Fwy NE, Abq, NM.

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.

Respectfully,

Joe Slagle,  
Slagle Architect Inc.



8-27-19



NEW ADMIN BUILDING  
FOR:  
**NUSENDA**  
CREDIT UNION  
4100 PAN AM FWY, ABQ, NM

JOE SLAGLE ARCHITECT  
405 2nd St NW  
Albuquerque, NM 87102  
505.248.0870

revisions:



### PARKING CALCULATIONS

|   |                         |
|---|-------------------------|
| EXISTING TRAINING/TEAMWORK CENTER         | 148 SPACES              |
| EXISTING FIRST FLOOR NET LEASABLE OFFICE  | 7,000 S.F.              |
| EXISTING FIRST FLOOR CLASSROOM/TRAINING   | 156 SPACES              |
| EXISTING SECOND FLOOR NET LEASABLE OFFICE | 4,180 S.F.              |
| EXISTING SECOND FLOOR CLASSROOM/TRAINING  | 35 STATIONS             |
| EXISTING DATAPRINT OFFICE/WAREHOUSE       | 63 SPACES               |
| EXISTING VAULT/STORAGE LEASABLE AREA      | 865 S.F.                |
| EXISTING LEASABLE OFFICE AREA             | 10,400 S.F.             |
| EXISTING EXERCISE FACILITY                | 29 OCCUPANTS            |
| NEW 4 STORY OFFICE BUILDING               | 152 SPACES              |
| FIRST FLOOR LEASABLE OFFICE               | 5,000/200 = 25 SPACES   |
| FIRST FLOOR LUNCHROOM                     | 5,300 S.F.              |
| 2ND-4TH FLOOR NET LEASABLE OFFICE         | 36,000/300 = 120 SPACES |
| 2ND-4TH FLOOR NET LEASABLE OFFICE         | 36,000/300 = 120 SPACES |
| TOTAL REQUIRED SPACES                     | 363 SPACES              |
| DISABLED SPACES REQUIRED                  | 12 SPACES               |
| MOTORCYCLE SPACES REQUIRED                | 6 SPACES                |
| BICYCLE SPACES REQUIRED                   | 19 SPACES               |
| TOTAL PARKING SPACES PROVIDED             | 420 SPACES              |
| DISABLED SPACES PROVIDED                  | 19 SPACES               |
| MOTORCYCLE SPACES PROVIDED                | 6 SPACES                |
| BICYCLE SPACES PROVIDED                   | 20 SPACES               |

### SITE DATA

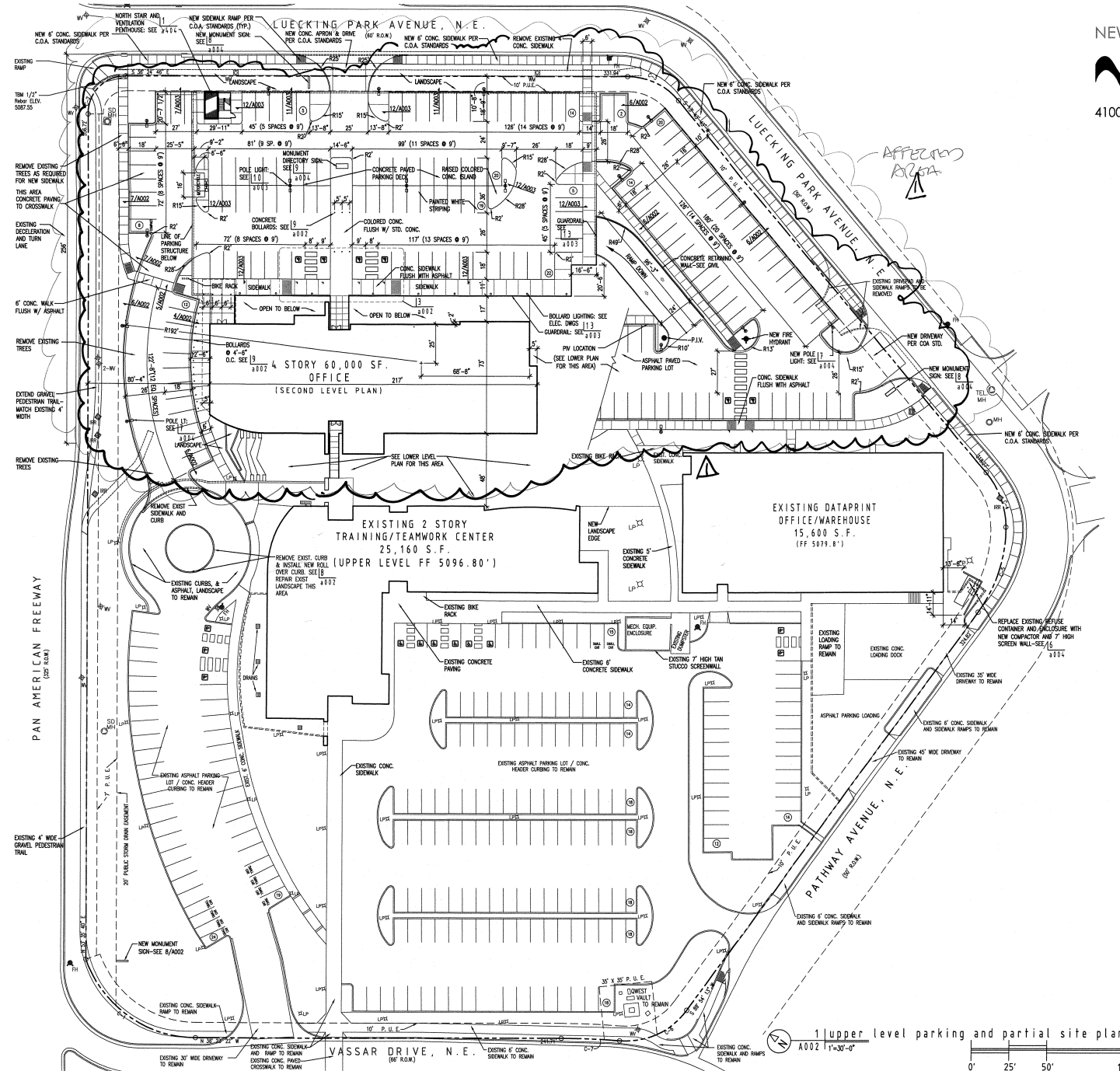
|   |   |
|---|---|
| ADDRESS                                     | 4100 PAN AMERICAN NE                              |
| LEGAL DESCRIPTION                           | TR. A-18-1, LUSKING PARK COMPLEX, NO. 2 AND NO. 3 |
| UPC NUMBER                                  | 10180902/22305028                                 |
| OWNER                                       | NUSENDA CREDIT UNION                              |
| PREVIOUS DRB APPROVAL                       | DRB-97-417, 1007317, 100959                       |
| LOT AREA                                    | 317,087 S.F. (7.28 AC.)                           |
| GROSS BUILDING AREA                         | 134,760 S.F.                                      |
| EXISTING TRAINING/TEAMWORK CENTER           | 25,160 S.F.                                       |
| EXISTING DATAPRINT OFFICE/WAREHOUSE         | 15,600 S.F.                                       |
| NEW 4 STORY OFFICE BUILDING                 | 60,000 S.F.                                       |
| NEW PARKING STRUCTURE                       | 34,000 S.F.                                       |
| BUILDING FOOTPRINT AREA                     | 78,880 S.F.                                       |
| EXISTING TRAINING/TEAMWORK CENTER           | 16,880 S.F.                                       |
| EXISTING DATAPRINT OFFICE/WAREHOUSE         | 15,000 S.F.                                       |
| NEW 4 STORY OFFICE BUILDING                 | 12,800 S.F.                                       |
| NEW PARKING STRUCTURE                       | 34,000 S.F.                                       |
| FLOOR AREA RATIO (LOT AREA/GROSS BLD. AREA) | 42.4 %  |
| ASPHALT PAVED AREA                          | 157,400 S.F.                                      |
| LANDSCAPED AREA                             | 78,887 S.F.                                       |
| LANDSCAPED % OF TOTAL LOT AREA              | 24.2 %  |
| LANDSCAPED % OF NET LOT AREA                | 32.8 %  |

### VICINITY MAP



### UPPER LEVEL SITE PLAN

date:  
2-12-18  
sheet:  
a001



NEW ADMIN BUILDING FOR:

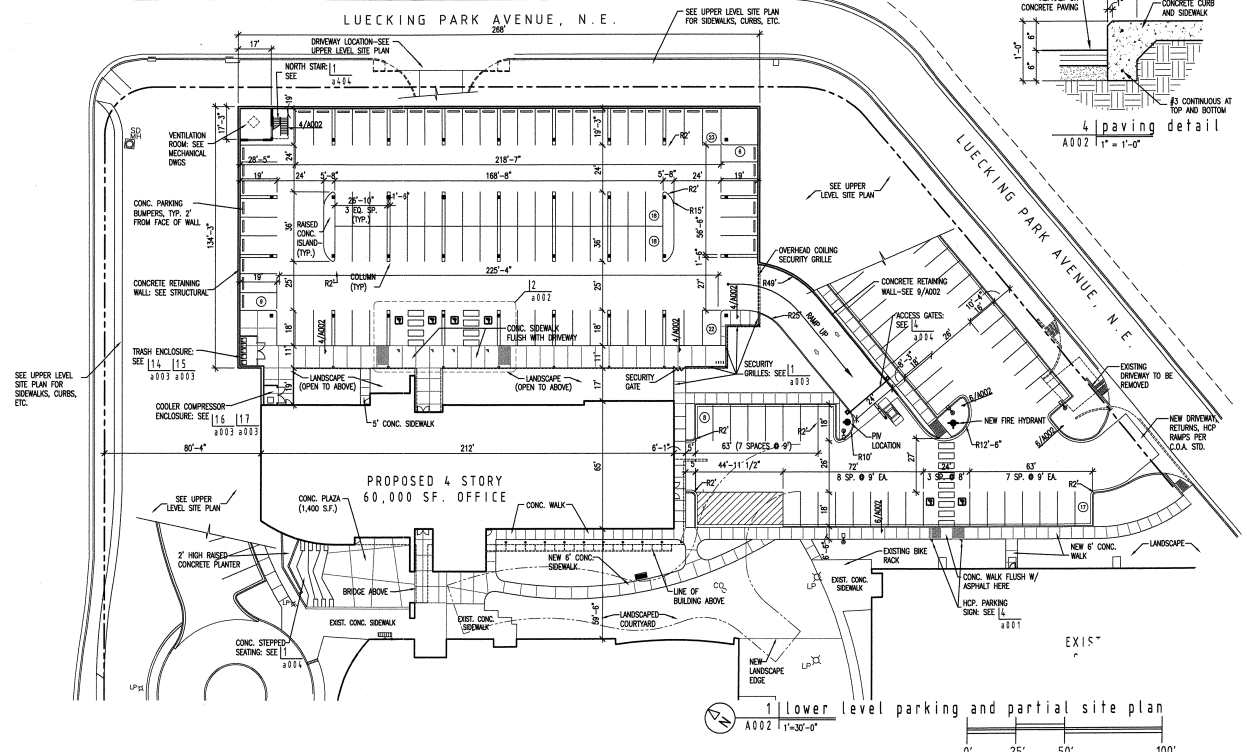
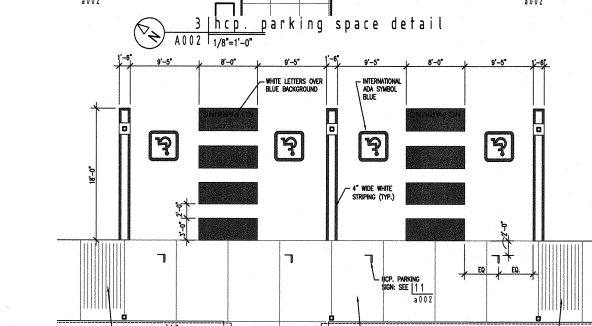
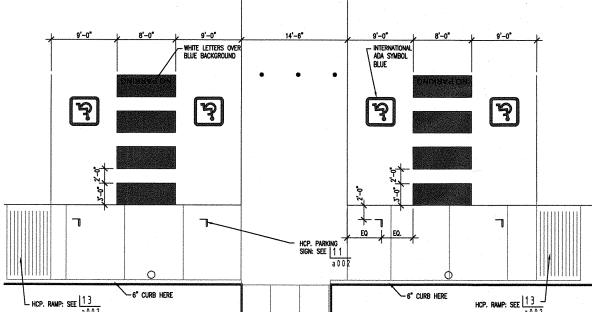
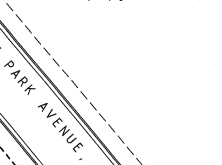
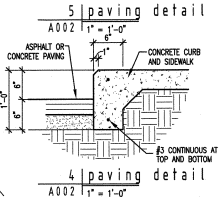
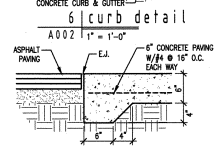
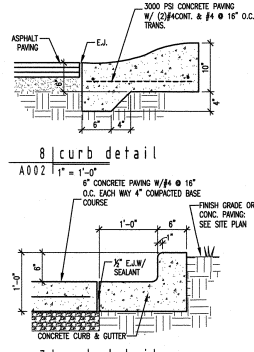
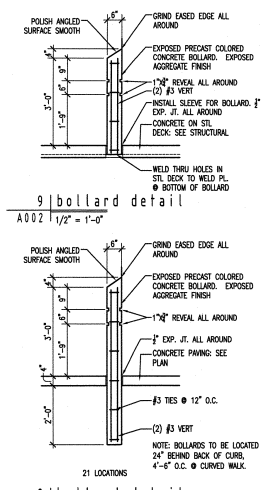
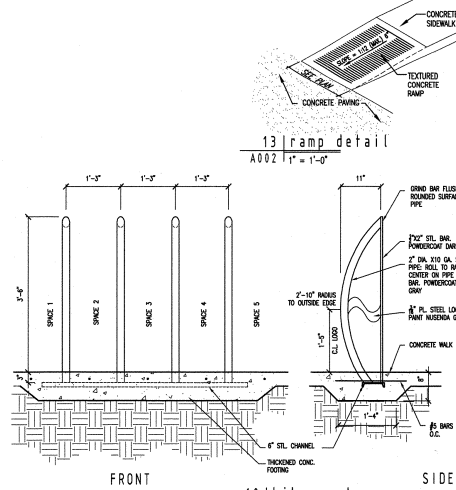
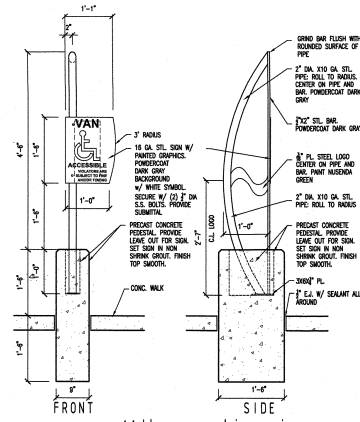


4100 PAN AM FWY, ABQ, NM

JOE SLAGLE ARCHITECT

413 2nd St NW  
8503 NW 23rd Ave  
505 245 0870

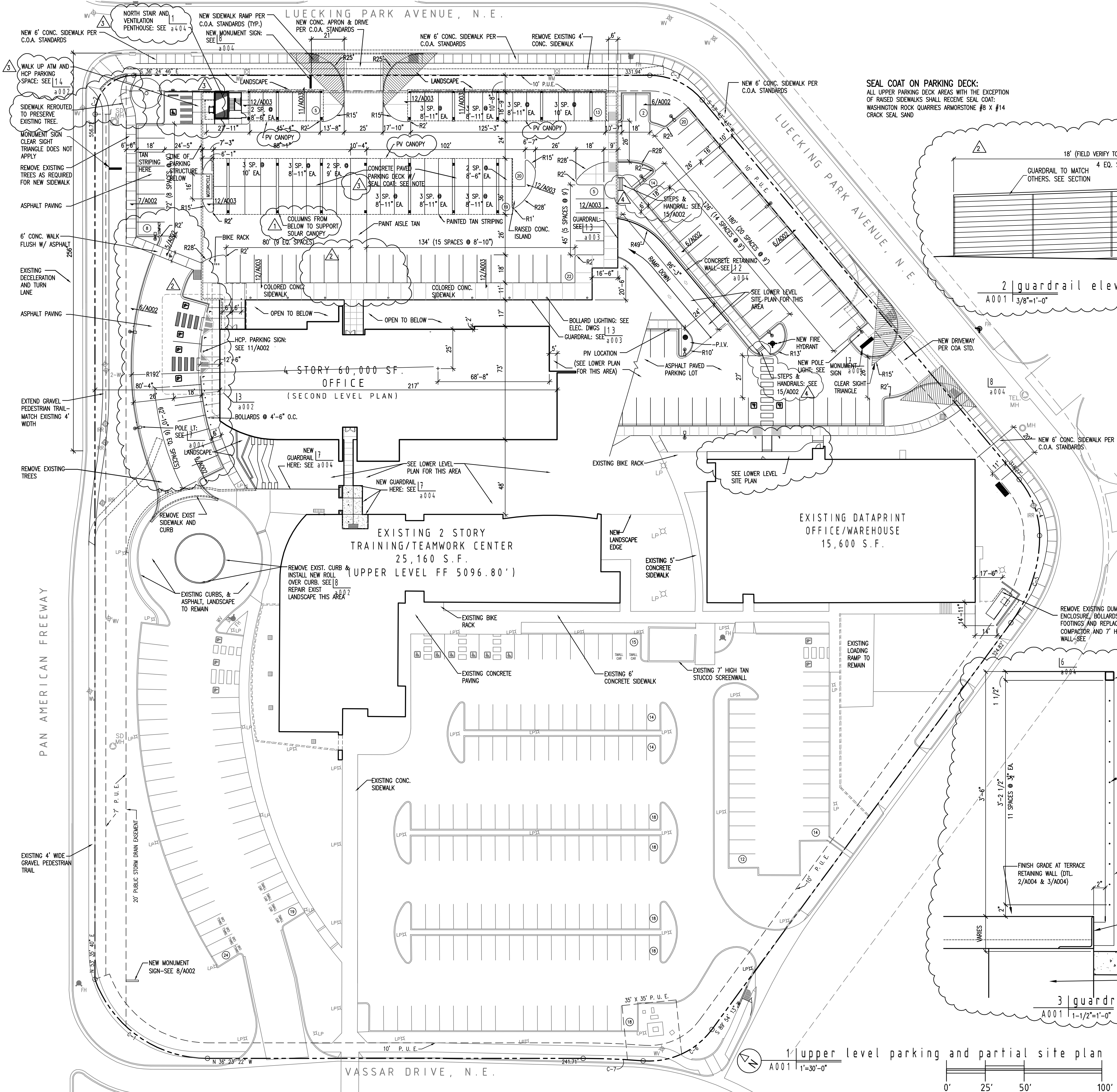
revisions:



LOWER LEVEL  
SITE PLAN  
SITE DETAILS

date:  
2-12-18  
sheet:  
a002





NEW ADMIN BUILDING

4100 PAN AMERICAN NE  
ALBUQUERQUE, NM 87102

CITY OF ALBUQUERQUE  
PLANNING

APPROVED

DATE: 08/01/19

joe slagle architect

413 2nd st sw  
albuquerque nm 87102  
505 246 0870

4100 PAN AMERICAN NE  
ALBUQUERQUE, NM 87102

- revisions:
- 4-13-18 SOLAR CANOPIES
  - 7-8-19 HCP PARK REV.
  - 7-8-19 RELOCATED ATM
  - 7-8-19 ADDED STEPS



### PARKING CALCULATIONS

|  |                         |
|--|-------------------------|
| EXISTING TRAINING/TEAMWORK CENTER          | 148 SPACES              |
| EXISTING FIRST FLOOR NET LEASABLE OFFICE:  | 7,600 S.F.              |
| EXISTING FIRST FLOOR CLASSROOM/TRAINING:   | 7,600/200 = 38 SPACES   |
| EXISTING SECOND FLOOR NET LEASABLE OFFICE: | 156/2 = 78 SPACES       |
| EXISTING SECOND FLOOR CLASSROOM/TRAINING:  | 4,180 S.F.              |
| EXISTING SECOND FLOOR CLASSROOM/TRAINING:  | 4,180/300 = 14 SPACES   |
| EXISTING EXERCISE FACILITY:                | 36 STATIONS             |
| EXISTING EXERCISE FACILITY:                | 36/2 = 18 SPACES        |
| EXISTING DATAPRINT OFFICE/WAREHOUSE        | 63 SPACES               |
| EXISTING VAULT/STORAGE LEASABLE AREA:      | 865 S.F.                |
| EXISTING LEASABLE OFFICE AREA:             | 865/2,000 = 1 SPACE     |
| EXISTING EXERCISE FACILITY:                | 10,400 S.F.             |
| EXISTING EXERCISE FACILITY:                | 10,400/200 = 52 SPACES  |
| EXISTING EXERCISE FACILITY:                | 29 OCCUPANTS            |
| EXISTING EXERCISE FACILITY:                | 29/3 = 10 SPACES        |
| NEW 4 STORY OFFICE BUILDING                | 152 SPACES              |
| FIRST FLOOR LEASABLE OFFICE:               | 5,000 S.F.              |
| FIRST FLOOR LUNCHROOM:                     | 5,000/200 = 25 SPACES   |
| FIRST FLOOR LUNCHROOM:                     | 5,300 S.F.              |
| FIRST FLOOR LUNCHROOM:                     | NO PARKING REQUIREMENT  |
| 2ND-4TH FLOOR NET LEASABLE OFFICE:         | 38,000 S.F.             |
| 2ND-4TH FLOOR NET LEASABLE OFFICE:         | 38,000/300 = 127 SPACES |
| TOTAL REQUIRED SPACES:                     | 363 SPACES              |
| DISABLED SPACES REQUIRED:                  | 12 SPACES               |
| MOTORCYCLE SPACES REQUIRED:                | 6 SPACES                |
| BICYCLE SPACES REQUIRED:                   | 19 SPACES               |
| TOTAL PARKING SPACES PROVIDED:             | 420 SPACES              |
| DISABLED SPACES PROVIDED:                  | 19 SPACES               |
| MOTORCYCLE SPACES PROVIDED:                | 6 SPACES                |
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### SITE DATA

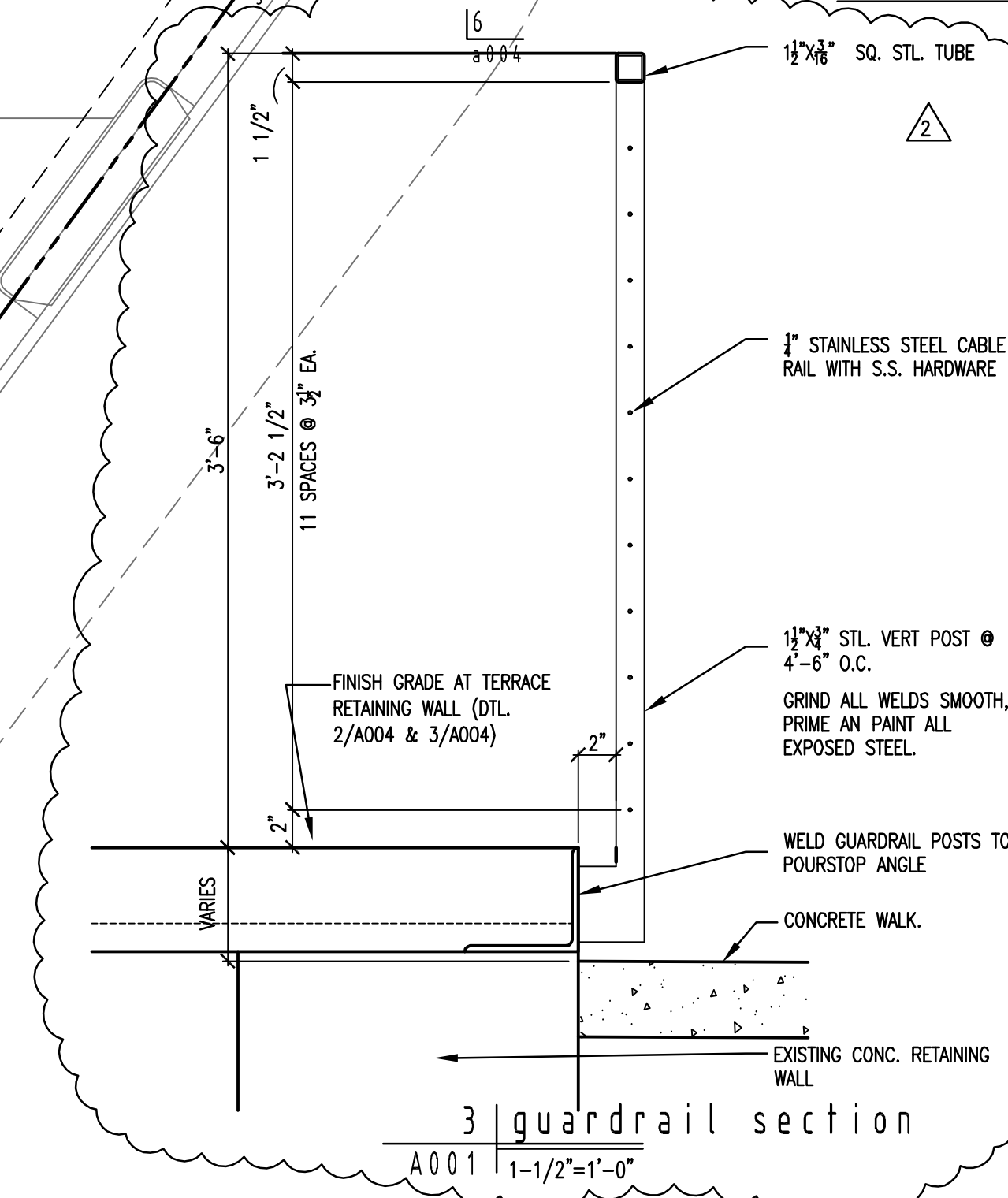
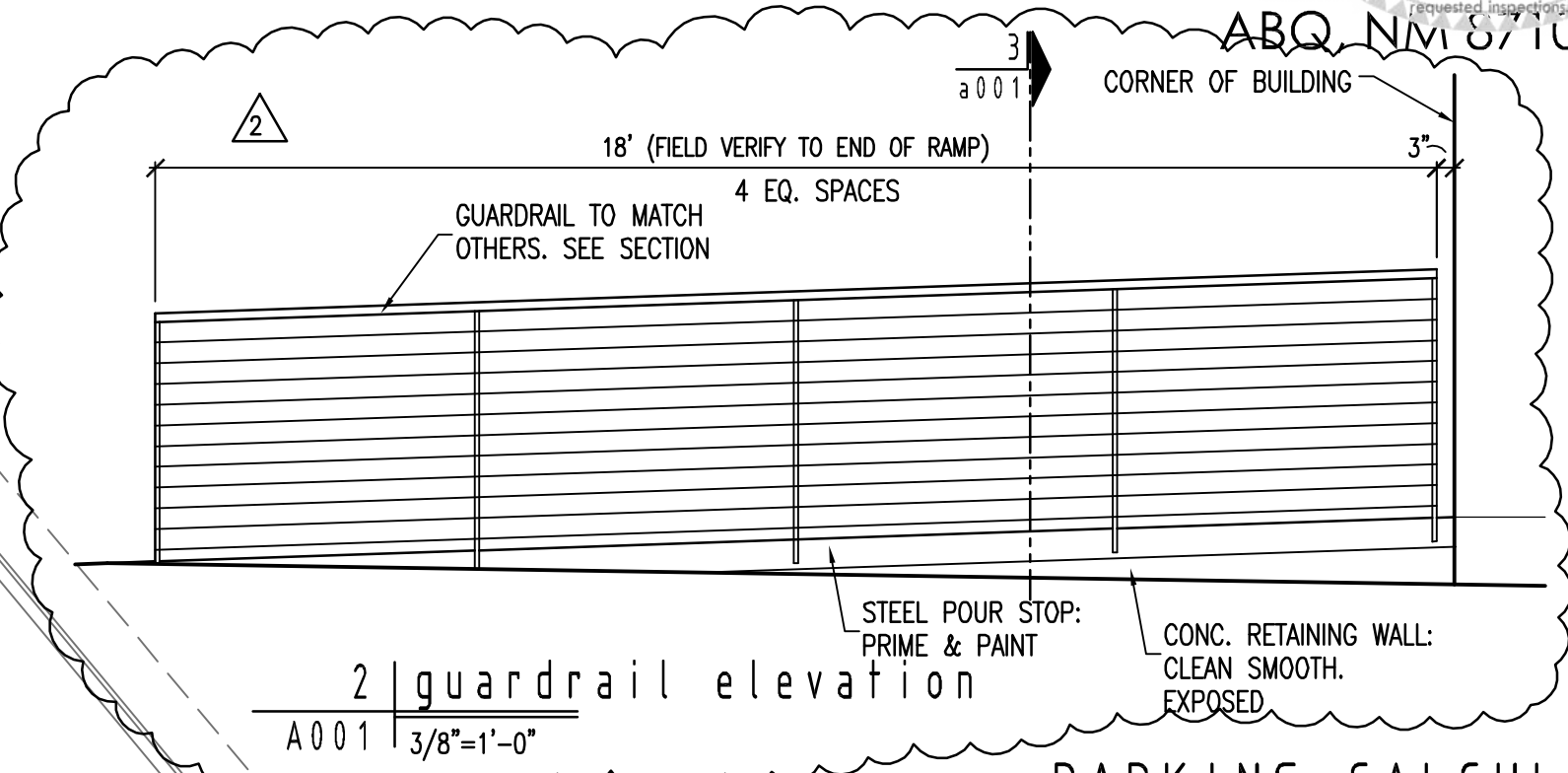
|  |  |
|--|--|
| ADDRESS                                      | 4100 PAN AMERICAN NE                             |
| LEGAL DESCRIPTION:                           | TR A-1A-1, LUECKING PARK COMPLEX NO. 2 AND NO. 3 |
| UPC NUMBER:                                  | 10160602212320526                                |
| OWNER:                                       | NUSENDA CREDIT UNION                             |
| OWNER:                                       | PO BOX 8530                                      |
| OWNER:                                       | ALBUQUERQUE NM 87198 8530                        |
| ZONING:                                      | SU-1, OFFICE PARK, PRD AND RELATED USES          |
| ZONE ATLAS PAGE:                             | G16  |
| PREVIOUS DRB APPROVAL:                       | DRB-97-417, 1007317, 1000858                     |
| LOT AREA:                                    | 317,087 S.F. (7.28 AC.)                          |
| GROSS BUILDING AREA:                         | 134,760 S.F.                                     |
| EXISTING TRAINING/TEAMWORK CENTER            | 25,160 S.F.                                      |
| EXISTING DATAPRINT OFFICE/WAREHOUSE          | 15,600 S.F.                                      |
| NEW 4 STORY OFFICE BUILDING                  | 60,000 S.F.                                      |
| NEW PARKING STRUCTURE                        | 34,000 S.F.                                      |
| BUILDING FOOTPRINT AREA:                     | 78,680 S.F.                                      |
| EXISTING TRAINING/TEAMWORK CENTER            | 16,580 S.F.                                      |
| EXISTING DATAPRINT OFFICE/WAREHOUSE          | 15,600 S.F.                                      |
| NEW 4 STORY OFFICE BUILDING                  | 12,500 S.F.                                      |
| NEW PARKING STRUCTURE                        | 34,000 S.F.                                      |
| NET LOT AREA (LOT AREA-BLD. FOOTPRINT):      | 238,407 S.F.                                     |
| FLOOR AREA RATIO (LOT AREA/GROSS BLD. AREA): | 42.4 %   |
| ASPHALT PAVED AREA:                          | 157,900 S.F.                                     |
| LANDSCAPED AREA:                             | 76,807 S.F.                                      |
| LANDSCAPED % OF TOTAL LOT AREA:              | 24.2 %   |
| LANDSCAPED % OF NET LOT AREA:                | 32.9 %   |

### VICINITY MAP



### UPPER LEVEL SITE PLAN

date:  
6-14-19  
sheet:  
a001



1 upper level parking and partial site plan  
A001 1'-30'-0"

