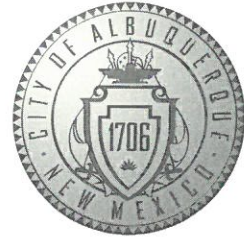


CITY OF ALBUQUERQUE



January 23, 2019

Isaacson & Arfman, PA
Fred Arfman, P.E.
128 Monroe St. NE
Albuquerque, NM 87108

Re: Ladera Crossing Self Storage
7901 Ladera Dr. NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 3-20-18 (H09D028)
Certification dated 1-18-19

Dear Mr. Arfman,

Based upon the information provided in your submittal received 1-18-19, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. 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:

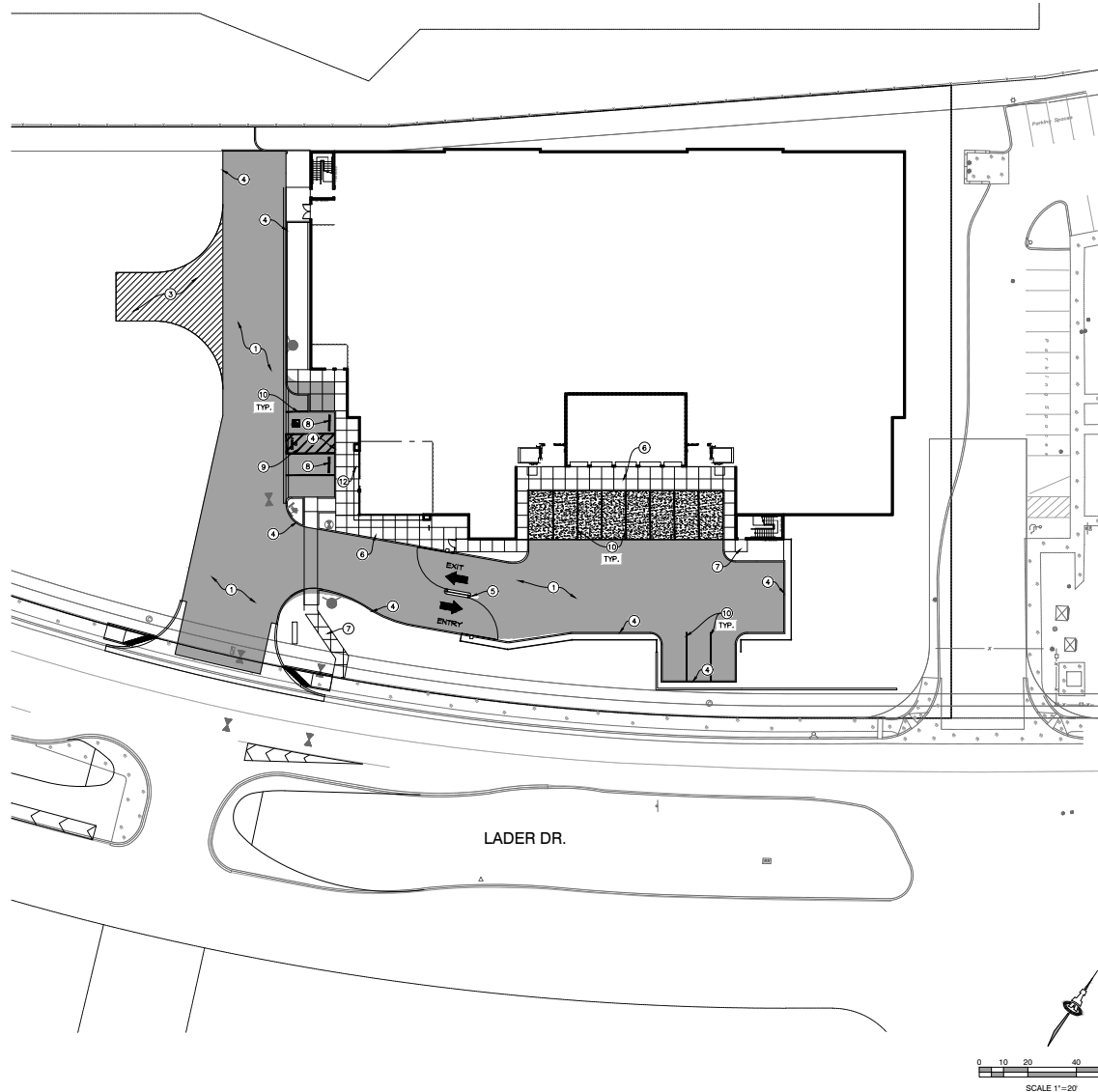
1. Please replace cracked concrete at sidewalk off Ladera.
2. Please add Bike Rack
3. Please add floor directional markings
4. Please send photos of corrections for final CO.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3981.

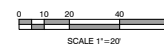
Sincerely,

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

EG via: email
C: CO Clerk, File



GENERAL NOTES	
A.	FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-260-1990) FOR LOCATION OF EXISTING UTILITIES.
B.	PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
C.	ADJUST ALL UTILITY CLEANOUTS & WATER VALVES TO FINAL GRADE.
D.	SEE ARCHITECTURAL PLANS FOR DIMENSIONS.
KEYED NOTES	
1.	ASPHALT PAVING, SEE SECTION SHEET CPS.1.
2.	PCC PAVING, SEE SECTION SHEET CPS.1. CONSTRUCTED WITH BUILDING SLAB.
3.	BASE COURSE PAVING, SEE SECTION SHEET CPS.1.
4.	PCC CURB AND GUTTER, SEE DETAIL SHEET CPS.1.
5.	MOUNTABLE CURB AND GUTTER, SEE DETAIL SHEET CPS.1.
6.	PCC TURN DOWN SIDEWALK, SEE DETAIL SHEET CPS.1.
7.	PCC SIDEWALK, SEE DETAIL SHEET CPS.1.
8.	PCC WHEEL STOP, SEE DETAIL SHEET CPS.1.
9.	REFLECTORIZED PAVEMENT MARKING ACCESSIBILITY SYMBOL, SEE ARCHITECTURAL PLANS.
10.	REFLECTORIZED PAVEMENT MARKING 4" SOLID WHITE STRIPE.
11.	CURB PAINTED RED WITH SAFETY WHITE LETTERING "FIRE LANE-NO PARKING" AT 12'-0" O.C.
12.	PARKING SIGNS, SEE DETAIL SHEET CPS.1 (WALL MOUNTED).
LEGEND	
=====	EXISTING CURB AND GUTTER
=====	PROPOSED CURB AND GUTTER
=====	FIRE LANE
=====	ASPHALT PAVING SECTION
=====	PCC PAVING SECTION
=====	BASE COURSE PAVING SECTION



JUNE '17
B.J.B.
FCA

bruce jordan, architect

131 Calle Iglesia, Suite 100
San Clemente, CA. 92672-7541

Telephone (949) 388-8090
Facsimile (949) 388-8290

THIS OFFICE AND ITS CONSULTANTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.



TITAN DEVELOPMENT
6300 RIVERSIDE PLAZA NW SUITE 200
ALBUQUERQUE, NM 87120

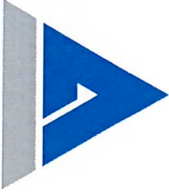
LADERA CROSSING SELF STORAGE

NORTH EAST CORNER OF
LADERA DRIVE NW
UNSER BLVD. NW.
ALBUQUERQUE, NM.

PAVING PLAN

PROJECT MANAGER:
DRAWN BY: B.J.B.
DATE: 12/22/17
JOB NUMBER: 17-424
FILE NAME: 222866/OI
SHEET NUMBER:

CP1.1



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE(RET.) & LS(RET.) . Fred C. Arfman, PE . Åsa Nilsson-Weber, PE

TRAFFIC CERTIFICATION

Project: Ladera Crossing Self Storage

I, Fred C. Arfman, NMPE No 7322, of the firm Isaacson & Arfman, PA, hereby certify that this Project is in Substantial Compliance with and in accordance with the approved design intent of the DRB approved plan dated January 26, 2018. I further certify that I have personally visited the site on January 18, 2019 and have determined by visual inspection that the original plans are representative of the actual site conditions and are true and correct to the best of my knowledge and belief. This Certification is submitted in support of a request for Permanent Certificate of Occupancy.


Fred C. Arfman, PA

January 18, 2019





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

LADERA CROSSING

Project Title: **SELF STORAGE** Building Permit #: _____ Hydrology File #: **H09D028**
DRB#: **17DRB-7024B-7** EPC#: **17EPC-40021-3** Work Order#: **691683**
Legal Description: **TR. 5-A-1C-1, EL RANCHO ATRISCO, PHASE III**
City Address: **7901 LADERA DR. NW**

Applicant: **TITAN DEVELOPMENT** Contact: **BRIAN PATTERSON**
Address: **6300 RIVERSIDE PLAZA LANE, STE. 200, ABQ., NM 87120**
Phone#: **(505) 998-0163** Fax#: _____ E-mail: **BPATTERSON@TITAN-DEVELOPMENT.COM**

Other Contact: **ISAACSON/ARFMAN, P.A.** Contact: **FRED ARFMAN**
Address: **128 MONROE ST. N.E., ABQ., NM 87108**
Phone#: **(505) 268-8828** Fax#: **N/A** E-mail: **FREDA@IACIVIL.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: **01.18.19** By: **FRED C. ARFMAN**

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____