

CITY OF ALBUQUERQUE



July 21, 2020

Kevin Juno, RA
Juno Architects
2210 Vista Oriente NW
Albuquerque, NM 87120

Re: ABQ RV & Storage, BP-2017-22912, BP-2018-28988, BP-2017-32919, BP-2017-32923 & BP-2017-32927, BP-2017-32917
2210 Vista Oriente NW, 87120
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 5-1-19 (AA) (H10D006B)
Certification dated 3-13-20

Dear Mr. Juno,

PO Box 1293

Based upon the information provided in your pictures received 3-14-20, 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.

Albuquerque

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

NM 87103

Sincerely,

Jeanne Wolfenbarger

www.cabq.gov

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

JUNO

ARCHITECTS

March 13, 2020

Albuquerque Transportation Department
602 2nd. St. NW,
Albuquerque, NM 87102

Re: Albuquerque RV & Boat Storage
2210 Vista Oriente NW
Albuquerque, NM 87120

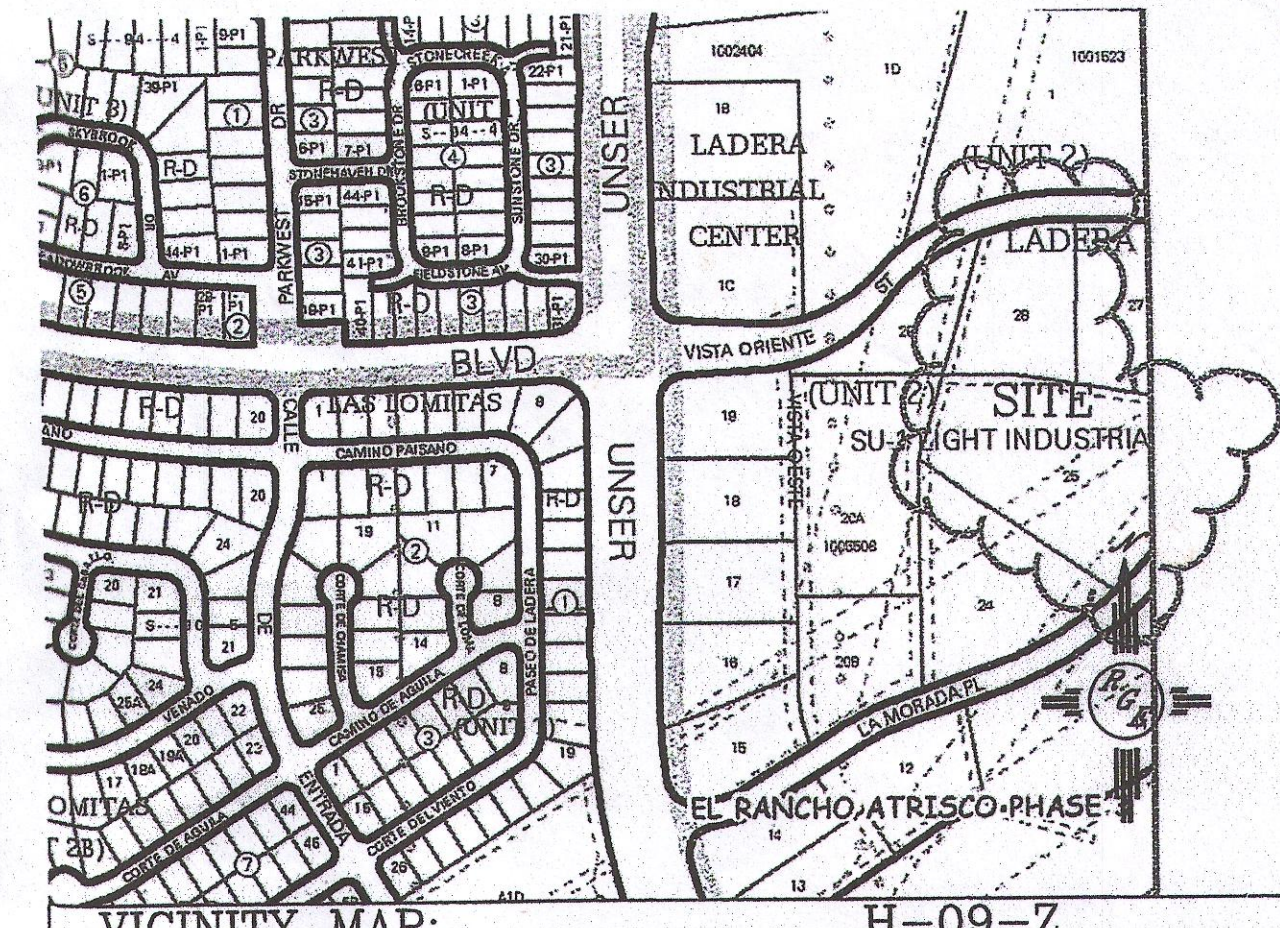
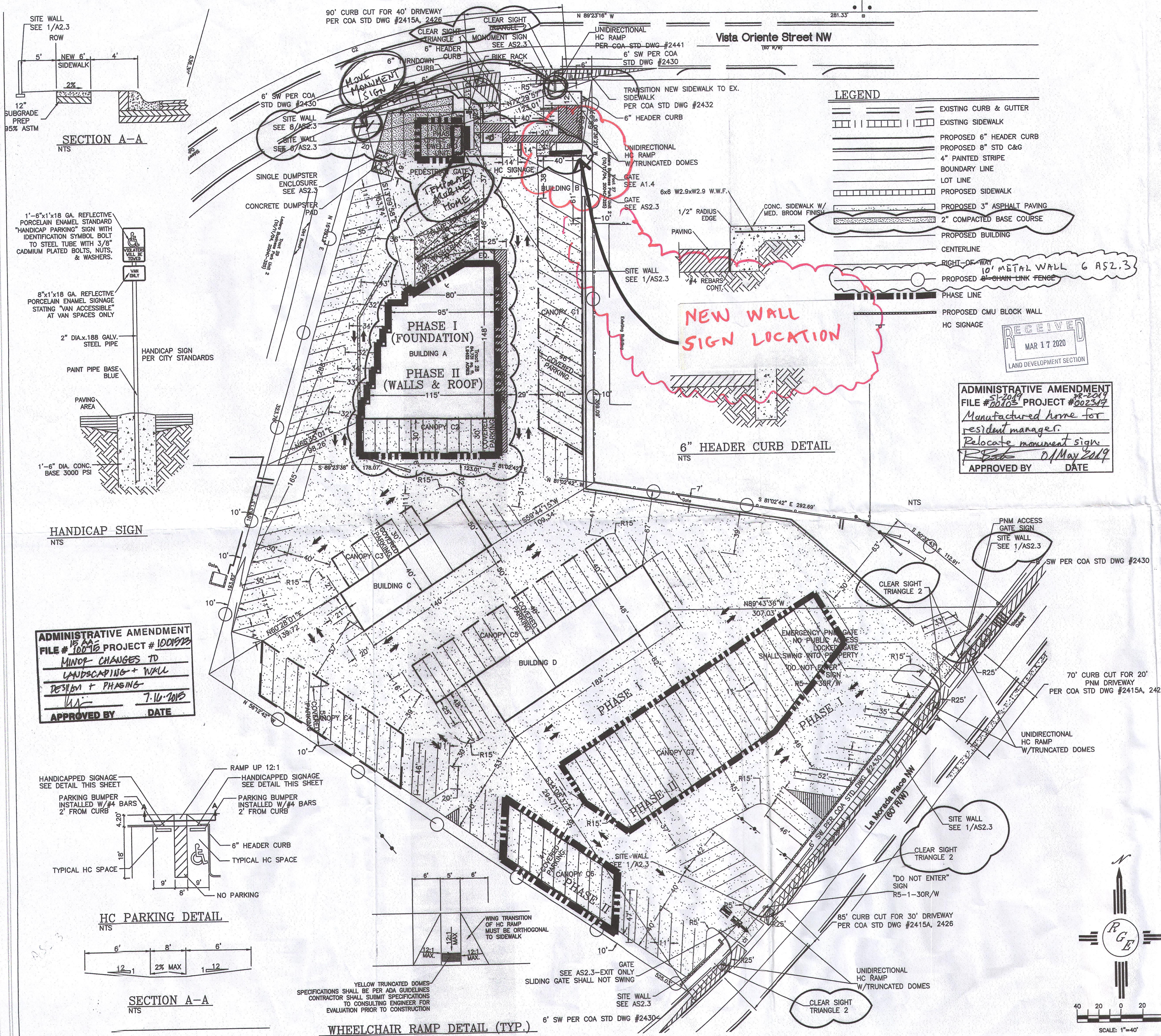
TRAFFIC CERTIFICATION

I, KEVIN JUNO, NMRA 1603, OF THE FIRM JUNO ARCHITECTS, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5-1-19. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY KEVIN JUNO OF THE FIRM JUNO ARCHITECTS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 3-9-20 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 A 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.



Signature of Architect



LEGAL DESCRIPTION:
TR. 25, 28, UNIT 2-LADERA LIGHT INDUSTRIAL

- GENERAL NOTES:**
1. ALL WHEELCHAIR RAMPS SHALL BE BUILT PER DETAIL THIS SHEET.
 2. ALL PRIVATE CURBS SHALL BE 6" TALL UNLESS OTHERWISE NOTED SEE DETAIL SHEET. ALL COA ROW CURBS SHALL BE STD 8" PER COA STD DWG #2415A.
 3. ALL HANDICAP RAMPS SHALL BE ADA COMPLIANT.
 4. ALL DRIVABLE SURFACES SHALL BE 3" THICK ASPHALT PAVING.
 5. ALL LANDSCAPING WITHIN THE COA ROW WILL BE GOVERNED BY APPROVED STREET TREE AGREEMENT.
 6. CROSS LOT ACCESS EASEMENT WILL BE REQUIRED PRIOR TO BUILDING PERMIT.
 7. PHASE I WILL INCLUDE ALL LANDSCAPING AND PERIMETER SITE FENCING/WALLS.

SITE DATA:

PROJECT: ALBUQUERQUE RV AND BOAT STORAGE
LOCATION: 2210 VISTA ORIENTE NW
OWNER: DAN RICH
ARCHITECT: JUNO ARCHITECTS
LEGAL DESCRIPTION: TRACTS 26 AND 27 UNIT 2 LADERA INDUSTRIAL CENTER.
ZONING ATLAS MAP: H-9-Z
CURRENT ZONING CLASSIFICATION: SU-1 LIGHT INDUSTRIAL
BUILDING TYPE: II-B, NON-SPRINKLERED

TOTAL LOT AREA: 6.7575 AC.

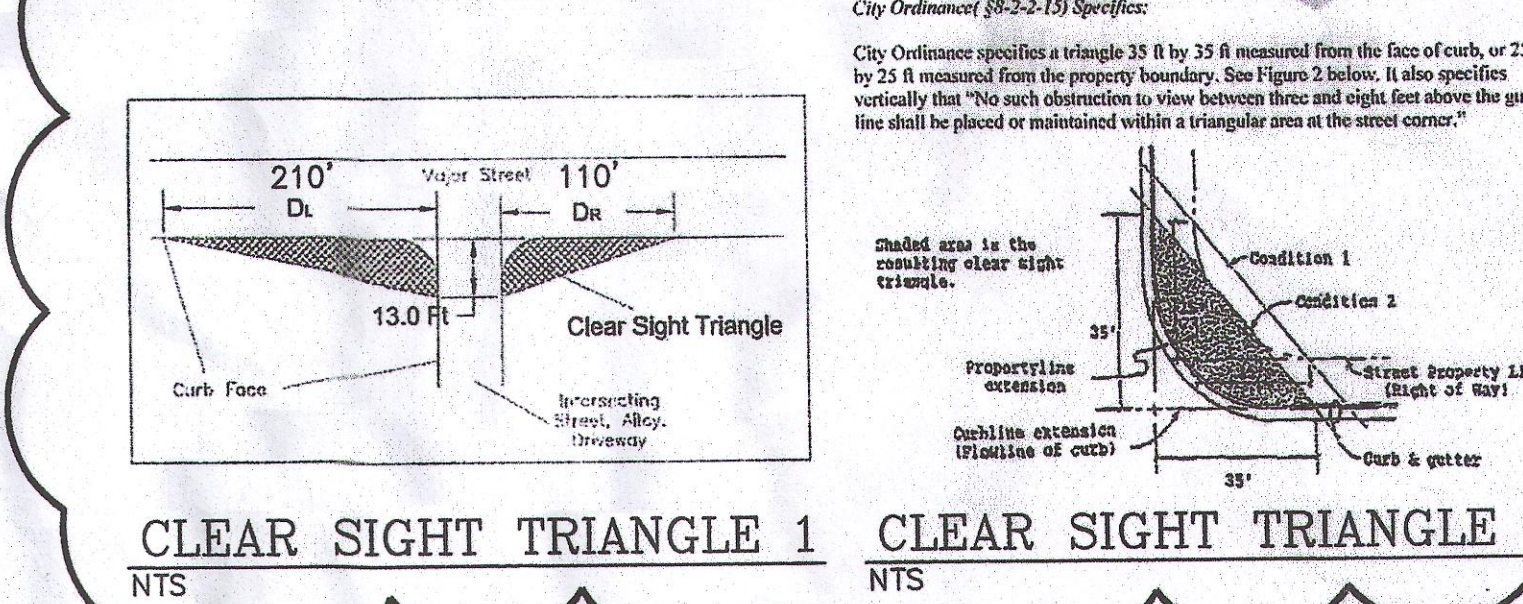
PARKING ANALYSIS:

OFFICE:	1850 SF/200	=	10
DWELLING:	1 SPACE/BATH	=	7
SELF-STORAGE:	13370/2000SF	=	2
RV-STORAGE:		=	N/A
TOTAL:		=	21
10% CREDIT:		=	2
TOTAL REQUIRED:		=	19
ACCESSIBLE PARKING (1 REQUIRED):		=	1 (PROVIDED)
MOTORCYCLE PARKING (1 REQUIRED):		=	1 (PROVIDED)
TOTAL PARKING PROVIDED:		=	19

PARKING SPACE SIZES:

- REGULAR 8'-6" x 20'-0" MIN.
- ACCESSIBLE 8'-6" x 20'-0" + 6' ISLE MIN.
- MOTORCYCLE 4' x 8' MIN.
- REQUIRED BICYCLE SPACES: 1 SPACE/20 PARKING SP. = 1

NUMBER OF SELF-STORAGE UNITS: 175
NUMBER OF RV STORAGE SPACES: 221
MAXIMUM BUILDING HEIGHT: 32 FEET
MINIMUM BUILDING SETBACK: 10' FROM ROAD R.O.W.
10' FROM PROPERTY LINES
MAXIMUM TOTAL DWELLING UNITS: 1



ADMINISTRATIVE AMENDMENT

ENGINEER'S SEAL	ALBUQUERQUE RV AND BOAT STORAGE	DRAWN BY WCVJ
DAVID SOULE 14522 REGISTERED PROFESSIONAL ENGINEER	DIMENSIONED SITE PLAN	DATE 12-2-14
7/9/15	Rio Grande Engineering 1606 CENTRAL AVENUE SE ALBUQUERQUE, NM 87106 (505) 872-0999	21349-LAYOUT-10-31-13
DAVID SOULE P.E. #14522		SHEET # C1
		JOB # 21349