

CITY OF ALBUQUERQUE



August 23, 2019

Vince Carrica, PE
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM

Re: U-Haul West Bluff
1801 Atrisco Dr. NW Albuquerque NM 87120
30-Day Temporary Certificate of Occupancy- Traffic Certification Only
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 08-22-2019 (H11D059)
Certification dated 08-22-19

Dear Mr. Carrica,

Based upon the information provided in your submittal received 08-22-2019, Transportation Development will issue a 30-day Temporary Certificate of Occupancy based solely on the Traffic Certification dated 08-22-2019. 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.

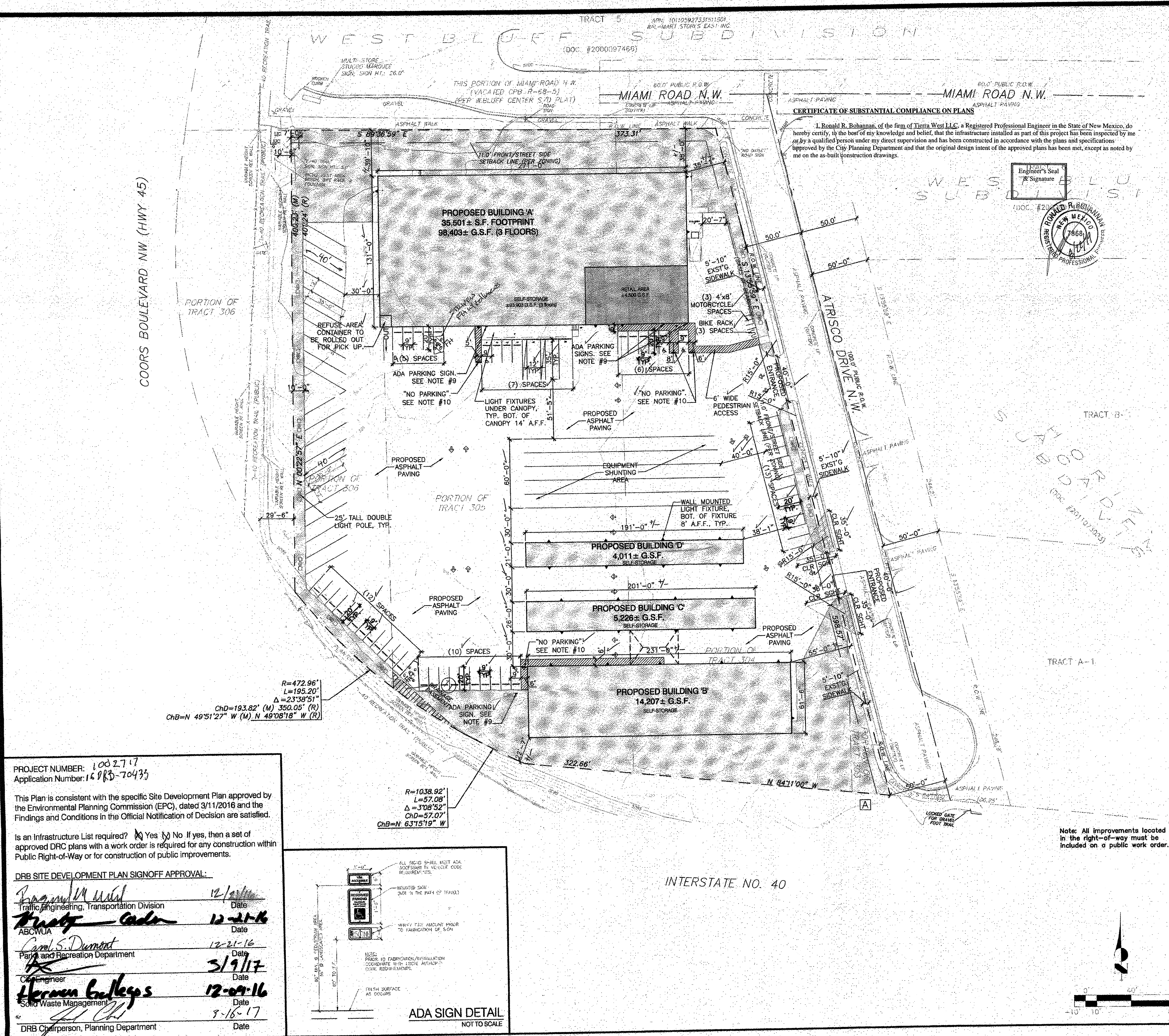
- Please submit a photo to mmaadandar@cabq.gov showing that the construction debris has been removed in order to get a permanent CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Mojgan Maadandar E.I.
Associate Engineer, Planning Dept.
Development Review Services

WMM via: email
C: CO Clerk, File



PROJECT NUMBER: 1002717
Application Number: 16083-70435

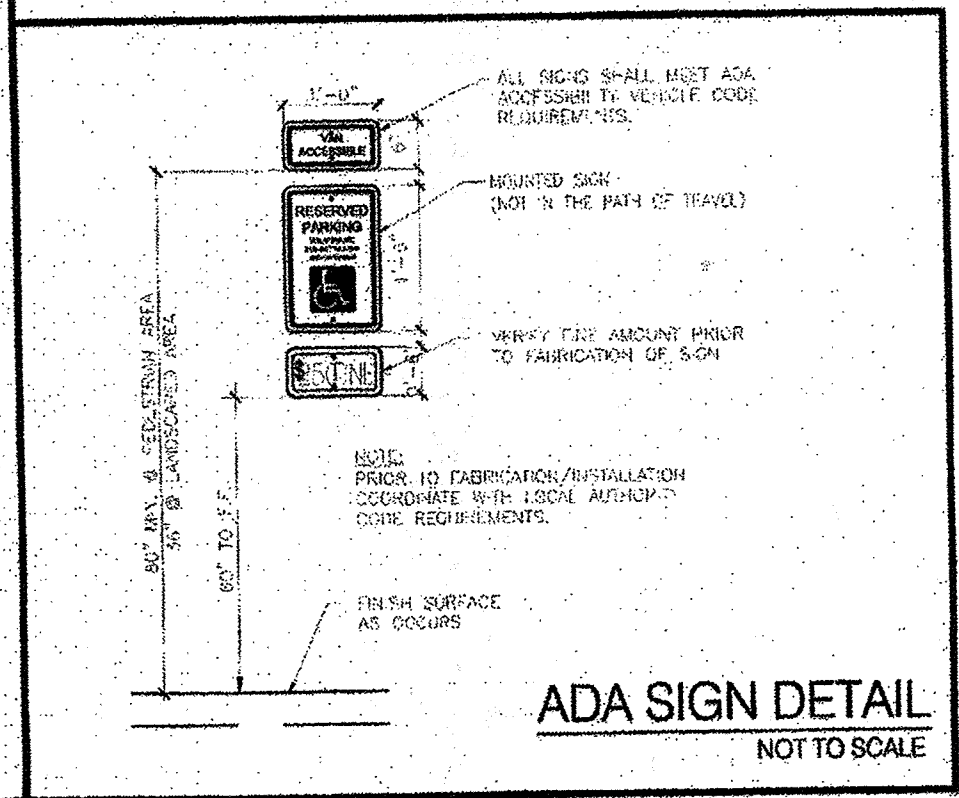
This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 3/11/2016 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ☒ Yes ☐ No. If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineering, Transportation Division	12/21/16
<i>[Signature]</i> ABCWUA	12-21-16
<i>[Signature]</i> Park and Recreation Department	12-21-16
<i>[Signature]</i> City Engineer	3/9/17
<i>[Signature]</i> Solid Waste Management	12-09-16
<i>[Signature]</i> DRB Chairperson, Planning Department	9-16-17

SITEPLAN FOR BUILDING PERMIT



AERIAL VIEW N.T.S.

VICINITY MAP N.T.S.

Site Plan for Building Permit Information

Project Address: 1801 Atrisco Dr NW, Albuquerque, NM, 87120

Lot Size: 5.4 acres / 235,224 sf.

Zoning: SU-1 for Permissive C-2 Uses, Excluding Residential Uses

Proposed Uses: Automobile & Truck Rental, Equipment Storage, Self-Storage storage facilities, Warehousing & storage establishments, Retail

FAR: .60 or 141,134 S.F. Allowed / .52 or 121,847 S.F. Provided

Setbacks (Principal structures):

Setback	Required	Provided
Front Lot line	5 ft (min)	38'-1"
Corner side lot line	5 ft (min)	22'-7"
Setback from driveway and public sidewalk/planned public sidewalk location	11 ft (min)	

Proposed Building Height: 37'-2"

Parking Requirements:

Warehouse: 1 space per 2,000 sf = 45 spaces (89,565 NSF/2,000 sf)

Retail/service: 1 space per 200 sf = 20 spaces (3,860 NSF/200 sf)

Total parking spaces required = 65 / Total parking spaces provided = 52

Note: NSF is rentable storage space for customers.

Motorcycle Parking = required number of spaces is based on total required parking spaces. Minimum space size shall be 4' wide and 8' long. 51-100 total spaces = 3 motorcycle spaces required = 3 motorcycle spaces provided

Bicycle Parking = 1 bike space per 20 auto spaces. 2 spaces min. for under 40 auto spaces. 3 bike spaces provided

Required disabled parking spaces = 4 spaces provided

Required off-street parking spaces	Disabled Spaces
1-25	1
26-35	2
36-50	3
51-100	4

General Notes:

- All lighting shall comply with the city comprehensive zoning code of 14-16-3-3 area regulations. All on-site lighting shall conform to the State of New Mexico Night Sky Protection Act (74-12-1 to 74-12-10 NMSA 1978).
- Roof-mounted mechanical equipment shall be screened.
- Rainwater harvesting measures, such as curb cuts, shall be provided. See grading/drainage sheet.
- All screening and vegetation surrounding ground-mounted transformers and utility pads shall allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance, and repair purposes.
- PNM coordination: Development shall abide by all conditions or terms of utility easements prior to development, contact shall be made to PNM's new service delivery department to coordinate electric service and options for the location of electric service connection.
- All sidewalks, ramps (including required truncated domes) curb cuts, and gutter shall be built per C.O.A. standard drawings; sidewalk (2430), ramps (2440), curb cuts (2426), curb and gutter (2417a).
- Clear sight distance: Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and structures between 3 and 8 feet tall (as measured from the gutter) will not be allowed in this area (see landscape plan, sheet 2, for sight triangle).
- Refuse container is located within Building A (as indicated on Site Plan). Refuse will be on casters and will be moved to the outside by U-Haul staff on pick up days. Refuse will be located more than 80 feet away from nearest public right-of-way.
- ADA accessible parking signs to read "Violators are subject to a fine and/or towing". See detail.
- ADA access aisles to be marked with "NO PARKING" in capital letters a minimum 1' high and a minimum 2' wide.
- All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter.
- Existing overhead distribution line is located on the northern boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of those easements.
- The developer will contact PNM's New Service Delivery Department to coordinate electric service regarding this project.

Contact: Mike Moyer - PNM Service Center
4201 Edith Boulevard NE, Albuquerque, NM 87107
Phone: (505) 241-3697

GENERAL NOTES:

REVISIONS:

NO.	DATE	REVISION
1	05/17/16	W/NO SITE REVISIONS
2	09/28/16	CITY COMMENTS
3	10/20/16	BLC CITY COMMENTS
4	11/27/16	BLC REVISIONS, LOADING DOCK AND COVER MAX

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS, NOT FOR CONSTRUCTION. FOR INFORMATION ONLY.

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
717 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:

U-Haul at Coors & I-40
1801 Atrisco Drive NW
Albuquerque, NM 87120

SHEET CONTENTS:

Proposed Siteplan

724072

SP1

DATE: 08/17/16

724072A1K