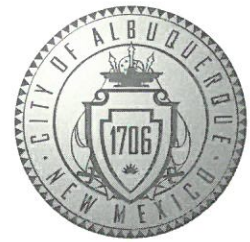


CITY OF ALBUQUERQUE



September 23, 2019

Jeremy Shelton, PE, RA
Dekker/Perich/Sabatini
7601 Jefferson NE, Suite 100
Albuquerque, NM 87109

**Re: ABC Vocational Training Facility Addn.
2821 Broadway Blvd NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 10-24-18(DRB) (H14D001B)
Certification dated 9-12-19**

Dear Mr. Shelton

Based upon the information provided in your submittal received 9-16-19, 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:

- Please remove Trash Container from parking stalls & Construction debris and equipment.

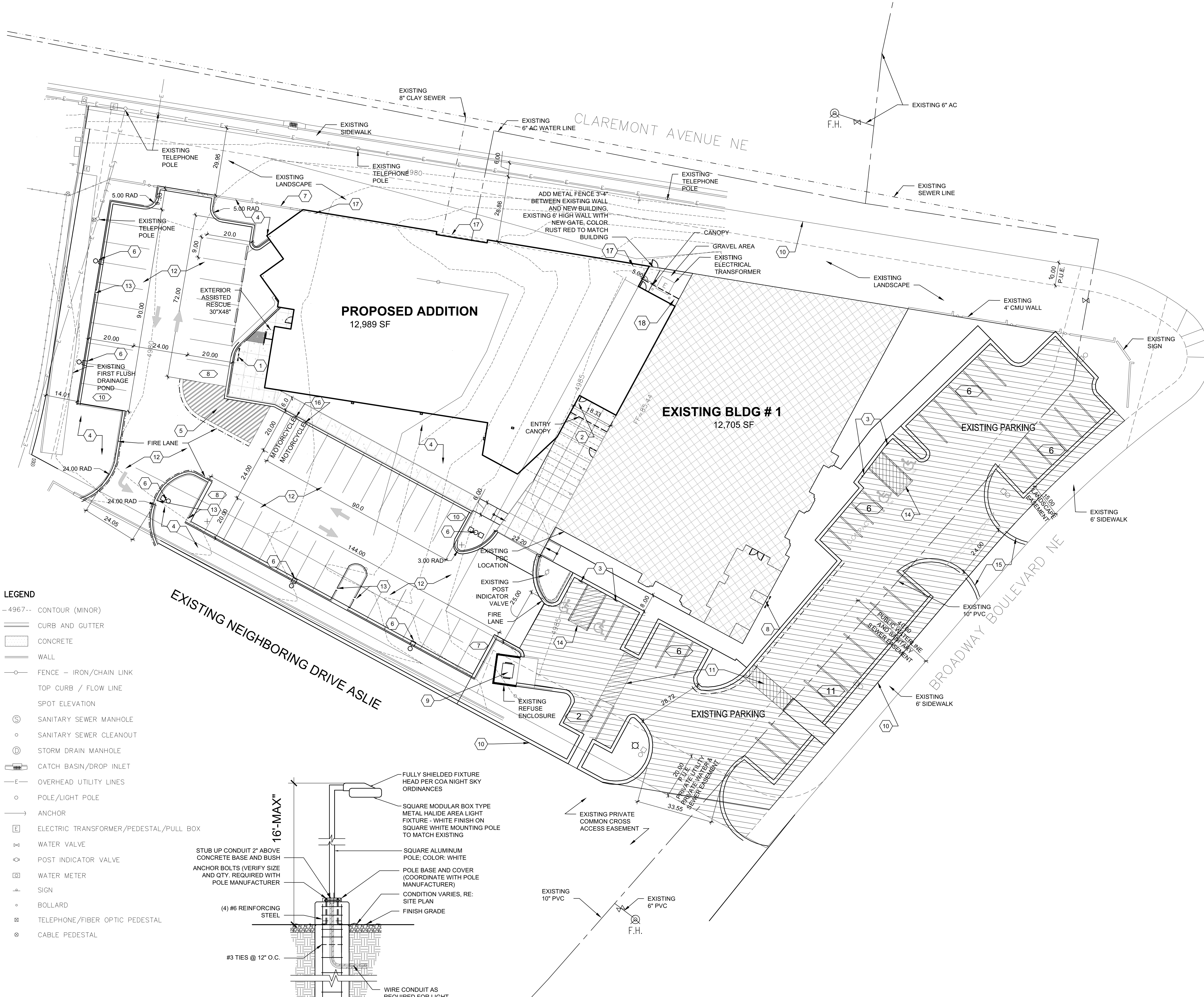
Once these corrections are complete, email pictures showing the changes to PLNDRS@cabq.gov, and epgomez@cabq.gov

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

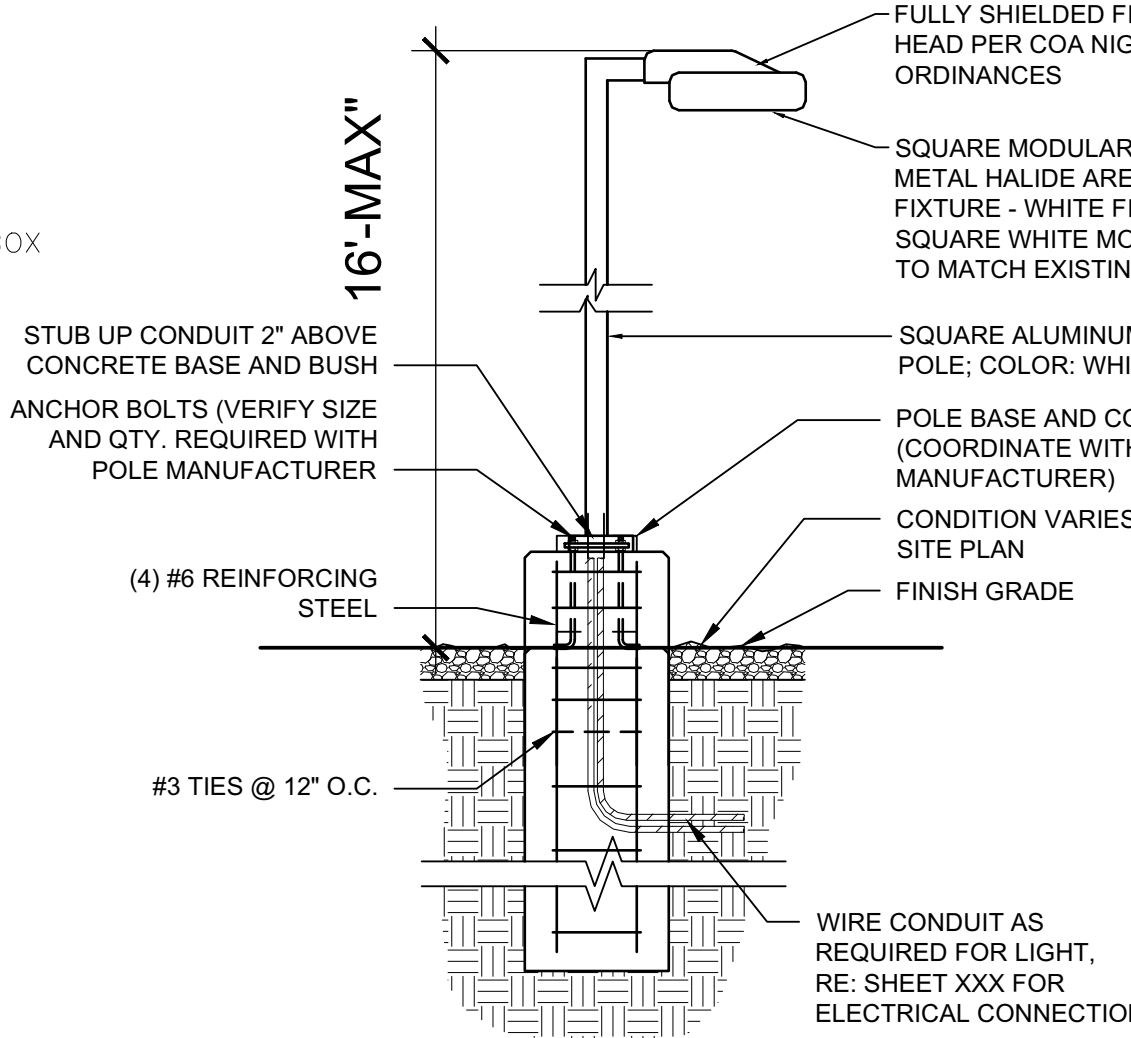
Sincerely,

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

EG via: email
C: CO Clerk, File



- LEGEND**
- 4967-- CONTOUR (MINOR)
 - CURB AND GUTTER
 - CONCRETE
 - WALL
 - FENCE — IRON/CHAIN LINK
 - TOP CURB / FLOW LINE
 - SPOT ELEVATION
 - ⊙ SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - ⊙ STORM DRAIN MANHOLE
 - CATCH BASIN/DROP INLET
 - OVERHEAD UTILITY LINES
 - POLE/LIGHT POLE
 - ANCHOR
 - ⊠ ELECTRIC TRANSFORMER/PEDESTAL/PULL BOX
 - ⊠ WATER VALVE
 - ⊠ POST INDICATOR VALVE
 - ⊠ WATER METER
 - ⊠ SIGN
 - ⊠ BOLLARD
 - ⊠ TELEPHONE/FIBER OPTIC PEDESTAL
 - ⊠ CABLE PEDESTAL



A2 LIGHT POLE BASE
1/2" = 1'-0"

A1 ARCHITECTURAL SITE
1" = 20'-0"



LEGAL DESCRIPTION

LEGAL DESCRIPTION: TRACTS L&M GATEWAY INDUSTRIAL PARK

SHEET KEYED NOTES

- BIKE RACK
- KNOX BOX LOCATION
- EXISTING HANDICAP PARKING. SIGN TO BE REPLACED WITH LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
- LANDSCAPE AREA
- PAINTED STRIPES, NO PARKING AREA
- LIGHT POLE
- EXISTING 6" CMU FENCE TO REMAIN
- PREMISE ID
- EXISTING REFUSE ENCLOSURE
- PROPERTY LINE
- PEDESTRIAN WALKWAY
- NEW ASPHALT
- CURB CUT FOR WATER HARVESTING
- EXISTING ADA ACCESS AISLE TO BE REPAINTED "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PER STANDARD (66-1-4.1.8 NMSA 1978)
- REPLACE EXISTING ADA CURB RAMPS TO MEET CURRENT STANDARDS INCLUDING TRUNCATED DOMES
- MOTORCYCLE SIGNAGE PER IDO CODE
- EXISTING CMU YARD WALL TO BE DEMOLISHED 3'-4" PAST THE NEW BUILDING CORNER + MASONRY JOINT. PATCH AS NEEDED
- RELOCATE EXISTING OVER FOLW DOWNSPOUT

PARKING REQUIRED FOR PROPOSED ADDITION IDO (TABLE 5-5-1)

WAREHOUSE	5,892 SF	0
VOCATIONAL	4,500 SF - 31,000 SF (6'3" 15	15

PARKING PROVIDED

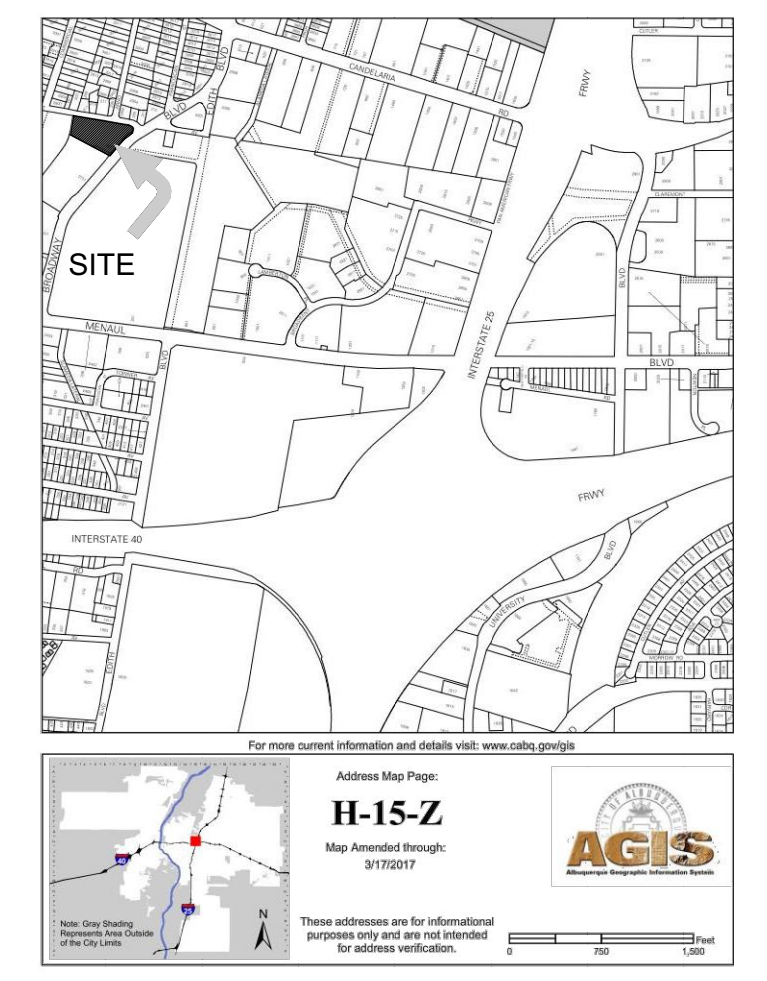
EXISTING	= 37
ADDITIONAL	= 43
TOTAL PARKING	= 80
HANDICAP PARKING	= 4
2 MOTORCYCLE PARKING	= 4

NOTE: BUILDING MOUNTED SIGNAGE IS EXISTING, NO NEW SIGNAGE AS PART OF THIS PROJECT

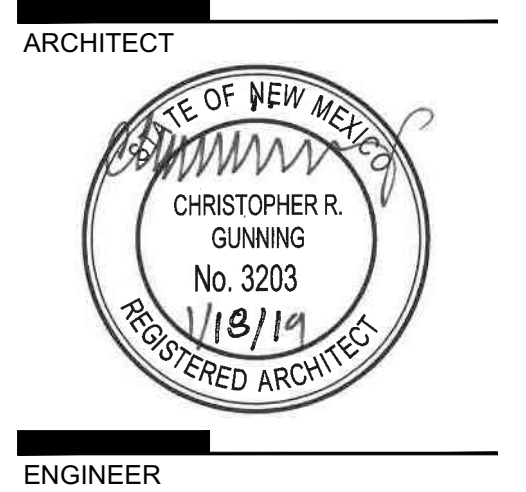
LEGEND

- EXISTING PARKING TO REMAIN.
- EXISTING BUILDING TO REMAIN.
- NEW BUILDING ADDITION
- NO PARKING STRIPING

KEYPLAN



7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSDESIGN.ORG



ABC VOCATIONAL
TRAINING FACILITY ADDITION
2821 BROADWAY BLVD NE
ALBUQUERQUE NM

REVISIONS

△	
△	
△	
△	
△	

DRAWN BY	
REVIEWED BY	
DATE	01 17/2019
PROJECT NO.	18-0057.001
DRAWING NAME	

ARCHITECTURAL
SITE PLAN

September 12, 2019

DEKKER
PERICH
SABATINI

Traffic Engineer
City of Albuquerque
Transportation Development Coordination
600 2nd Street NW
Albuquerque, New Mexico 87102

RE: ABC Vocational Training Facility Addition
2821 Broadway Blvd. NE, Albuquerque, NM 87107
Total Acreage – 2.5
Zone – CABQ INTEGRATED DEVELOPMENT ORDINANCE (IDO):
VOCATIONAL SCHOOL
Submittal - TCL for Certificate of Occupancy

To Whom It May Concern:

I, Jeremy Shelton, NMRA no. 4187 of the firm Dekker/Perich/Sabatini, respectfully request approval of the attached Traffic Circulation Plan dated 9-12-19 for Certificate of Occupancy. Attached is a copy of the site plan that was inserted into the Building Permit sets for review by the City of Albuquerque.

The information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact myself or Scott Leonard at 761-9700, thank you.

Very truly yours,

Jeremy Shelton, AIA, CSI, LEED AP
Principal / Architect





City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: ABC VOCATIONAL TRAINING FACILITY ADDITION **Building Permit #:** BP-2019-02227 **Hydrology File #:** NA
DRB#: 2018-001633 **EPC#:** NA **Work Order#:** NA
Legal Description: TRACTS L&M GATEWAY INDUSTRIAL PARK
City Address: 2821 BROADWAY BLVD NE

Applicant: DEKKER/PERICH/SABATIN **Contact:** SCOTT LEONARD
Address: 7601 JEFFERSON NE SUITE 100
Phone#: 505.761.9700 **Fax#:** 505.761.4222 **E-mail:** scottl@dpsdesign.org

Other Contact: NA **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

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) _____
- ☐ NO 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: 9.16.2019 **By:** SCOTT LEONARD

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____