

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 5, 2024

Treveston Elliott, R.A
Treveston Elliott Architect
811 12th St. NW
Albuquerque, NM 87102

Re: 5TH St. NW/ 1715 5TH St. NW/ Suite A
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 08-10-21 (H14-D100)
Certification dated 12-29-23

Dear Mr. Elliott,

Based upon the information provided in your submittal received 01-02-24, 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.

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File

TREVESTON ELLIOTT ARCHITECT

811 12TH STREET NW
ALBUQUERQUE NM
87102

o 505.259.4617

www TEarchitect.com

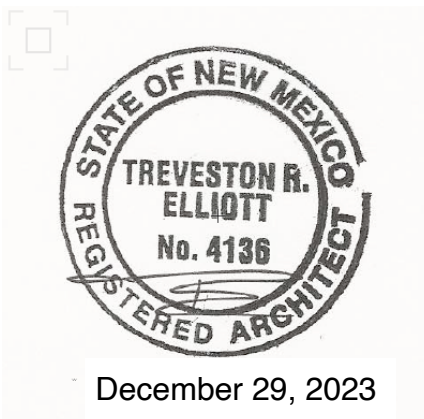
TRAFFIC CERTIFICATION

H14-D100A

I, TREVESTON ELLIOTT ARCHITECT HEREBY CERTIFY THAT THE PROJECT AT 1715 5TH STREET, ALBUQUERQUE NEW MEXICO 871024 IS PARTIALLY COMPLETE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED JUNE 17, 2021. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TREVESTON ELLIOTT OF THE FIRM TREVESTON ELLIOTT ARCHITECT . I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 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 EN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

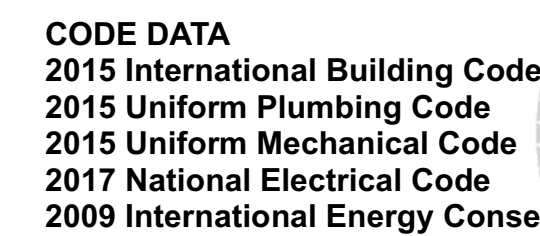
EXCEPTIONS-

WE ARE 50% COMPLETE AND REQUESTING A TEMPORARY APPROVAL FOR THE OFFICE COMPONENT OF THE DEVELOPMENT PLUS THE LIGHT VEHICLE REPAIR THAT HAS BEEN PREVIOUSLY APPROVED. THE FUTURE RETAIL IS NOT COMPLETE AND THE EXISTING RESTAURANT IS CLOSED FOR REMODEL UNTIL THE LOT IS COMPLETE. THE STRIPING FOR THE REMAINDER OF THE LOT WILL BE COMPLETE WITHIN 30 DAYS.



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.

Treveston Elliott RA



1715 5th St
Albuquerque, New Mexico 87102

NR-LM

UC-MS-PT Corridor		
2.5/1,000 GSF (Office) 1715 Address	8,960	=22.4
5/1,000 GSF (Restaurant) 1715 Address	7,902	=39.5
0 GSF (Outdoor seating)		
3/1,000 GSF (Artisanal Manufacturing) 1711 Address	8,584	=25.7

Shared Parking Reduction TABLE 5-5-3
Other to Food / 1.7
 $(25.7 + 39.5) / 1.7 = 38.3 + 22.4(\text{Office}) = 61$

Occupancy:

2Hour Separation Wall Required between B and A-2		
2Hour Separation Wall Required between M and A-2		
2Hour Separation Wall Required between M and B		
Office	B	NS Type Vb Allowable area 9,000 sq.ft.
Resturant	A-2	NS Type Vb Allowable area 6,000 sq.ft.
Retail	M	NS Type Vb Allowable area 9,000 sq.ft.

Factory	F-1	NS Type III Allowable area 12,000sq.ft
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Adgenda Office:	8,266 sq.ft.
Future Retail or Restaurant:	5,250 sq.ft.
Existing Restaurant:	2,652 sq.ft.
Artisanal Manufacturing	8,584 sq.ft.

No urban center
With in Main Street Corridor Area



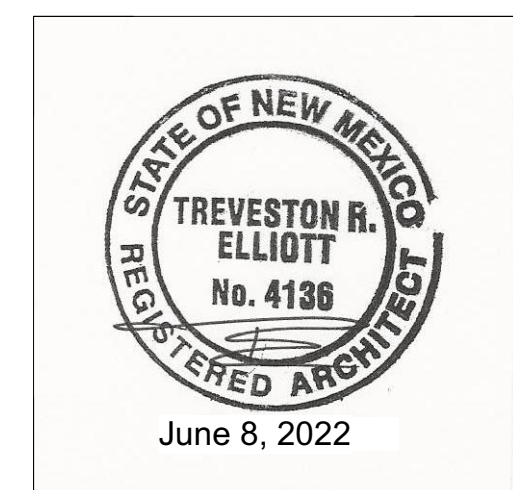
Landscape Requirements

Site Area 1.764 Acres	76,757 sq.ft.
Existing Building Footprint	14,195 sq.ft.
Building Addition Footprint	3,035 sq.ft.
Building #2 Footprint	8,588 sq.ft.
Total Buildings	26,818 sq.ft.
Landscape Area:	50,939 sq.ft.
Required Landscape %	.15 sq.ft.
Landscape Area Required:	7,641 sq.ft.
Landscape Area Provided:	16,712 sq.ft.
Parking Lot Area	22,421 sq.ft.
Sidewalk Area	11,806 sq.ft.

Irrigation System
Irrigation system standards outlined in the Water Conservation Landscape and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system is existing and shall be tested by the contractor and repaired if required.

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

ALL IMPROVEMENTS LOCATED IN RIGHT OF WAY MUST
BE INCLUDED ON THE WORK ORDER



Date: May 20, 2022

Sheet:
Traffic Circulation Layout

TCL

