

CITY OF ALBUQUERQUE



September 23, 2016

David Thompson, PE
Thompson Engineering
P.O Box 65760
Albuquerque, NM 87193

Re: Midtown Self Storage
4339 Cutler Ave NE
30-Day Temporary Certificate of Occupancy- Transportation Development
Engineer's Stamp dated 07-22-16 (H17D105)
Certification dated 09-21-16

Dear Mr. Thompson,

Based upon the information provided in your submittal received 09-21-16, 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. Per the zoning code, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
2. The approved TCL plan stamped and approved on 07-22-16 by Transportation must be the plan certified and submitted for Final TCL-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.

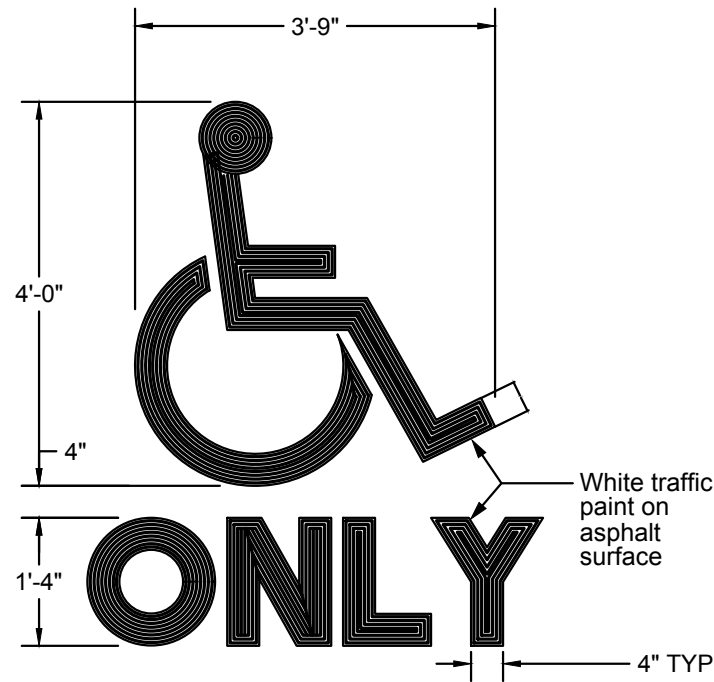
Sincerely,

Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

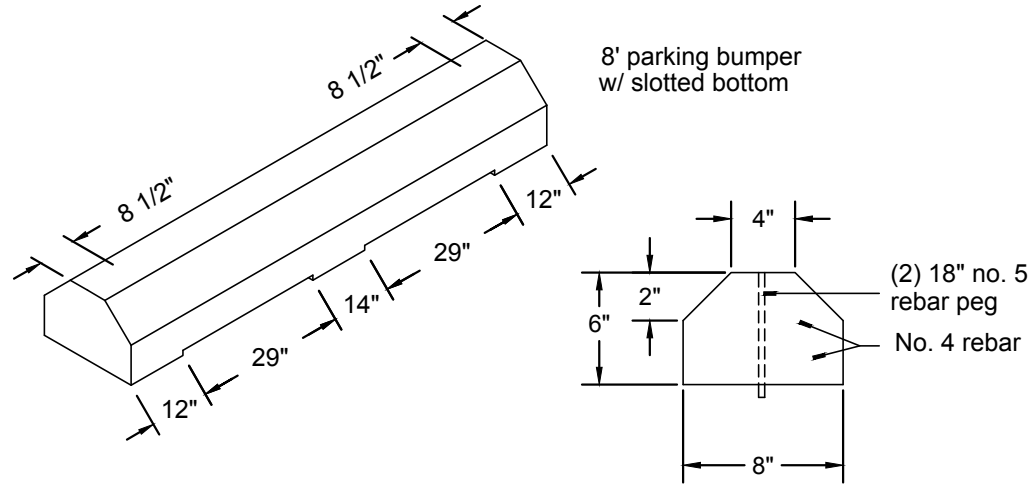
pl via: email
C: CO Clerk, File



TYPICAL RESERVED SIGNS
NTS



RESERVED PARKING
SPACE SYMBOL
NTS



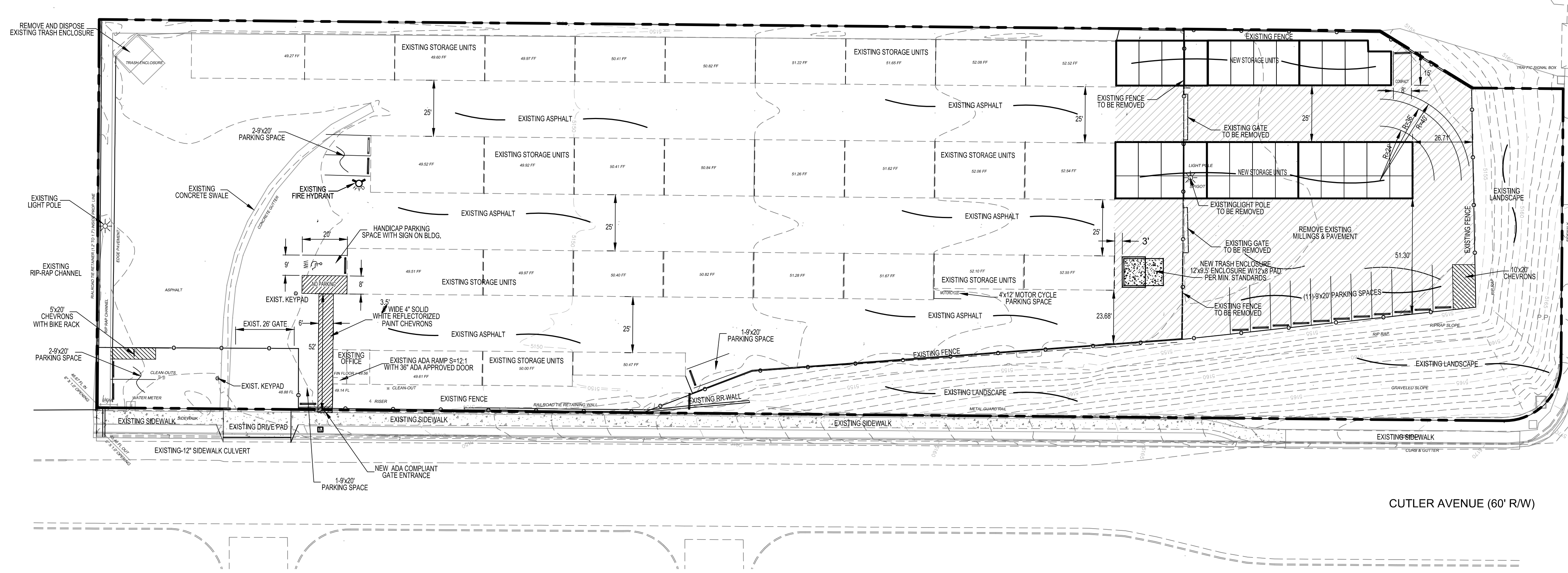
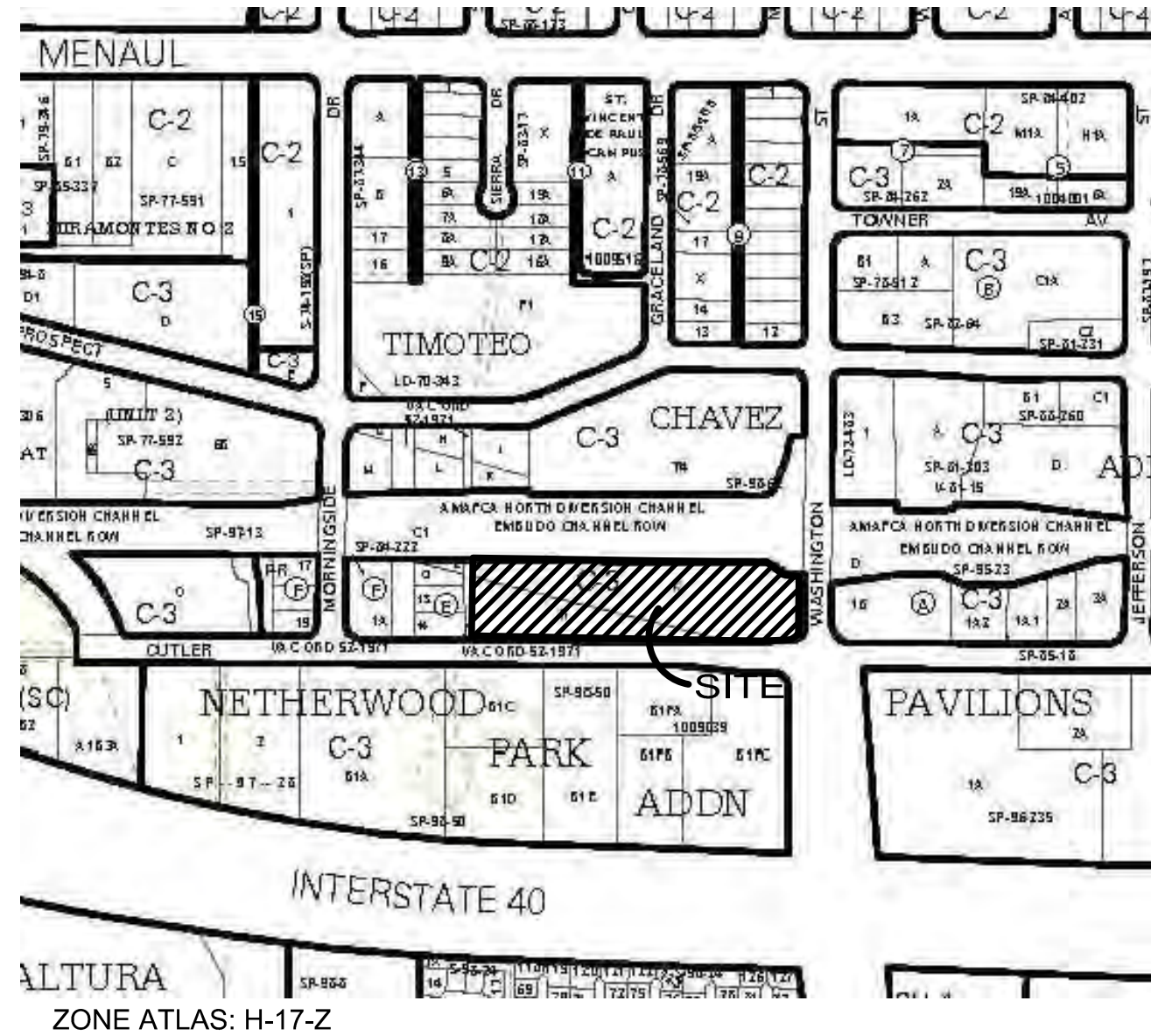
PARKING BARRIER
FOR LIGHT
DUTY VEHICLES
NTS

LEGAL DESCRIPTION

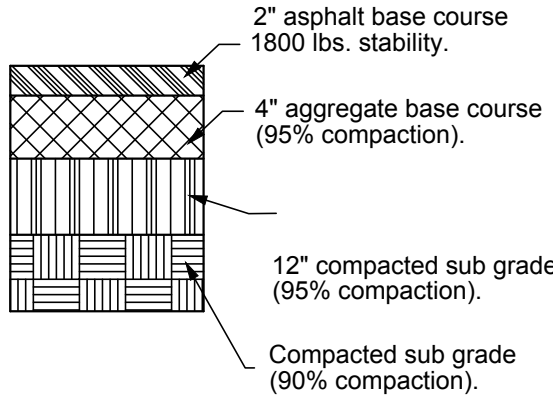
A CERTAIN TRACT BEING A PORTION OF TRACT K, TIMOTEO CHAVEZ ADDITION
4339 CUTLER AVE. NE. ALBUQUERQUE, NEW MEXICO

SITE DATA

CURRENT ZONING	C3
BUILDING TYPE	IIB
ZONE ATLAS PAGE	H-17
TOTAL LOT AREA	2.5336 AC.
NEW BUILDING STORAGE UNIT AREA	5,600 S.F.
EXISTING OFFICE BUILDING AREA	300 S.F.
EXISTING STORAGE UNIT BUILDING AREA	24,400 S.F.
PARKING SPACES REQUIRED	17
1 SPACE / 200 SF OFFICE = (1.5)	
1 SPACE / 2000 SF STORAGE = (15)	
PARKING SPACES PROVIDED	19
HC PARKING SPACES REQUIRED	1
HC PARKING SPACES PROVIDED	1



- NOTES:
- EXISTING SIDEWALK OR CURB AND GUTTER THAT IS CRACKED OR BROKE SHALL BE REMOVED AND REPLACED WITH C.O.A. STANDARDS.
 - ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER
 - LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.



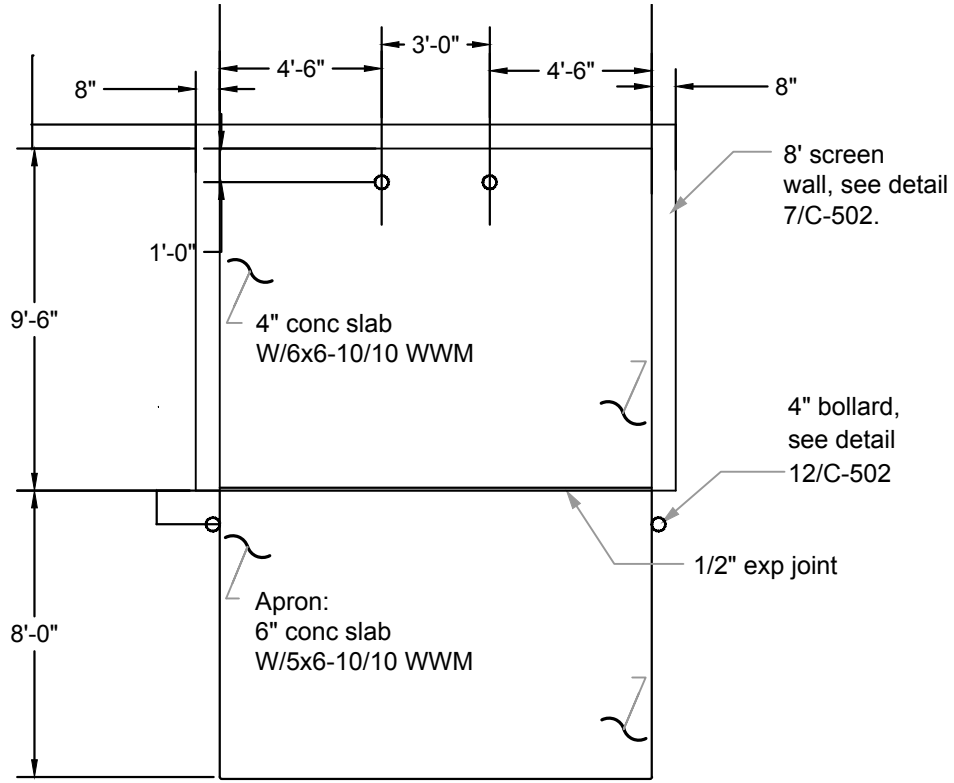
PARKING LOT
NTS

TCL CERTIFICATION

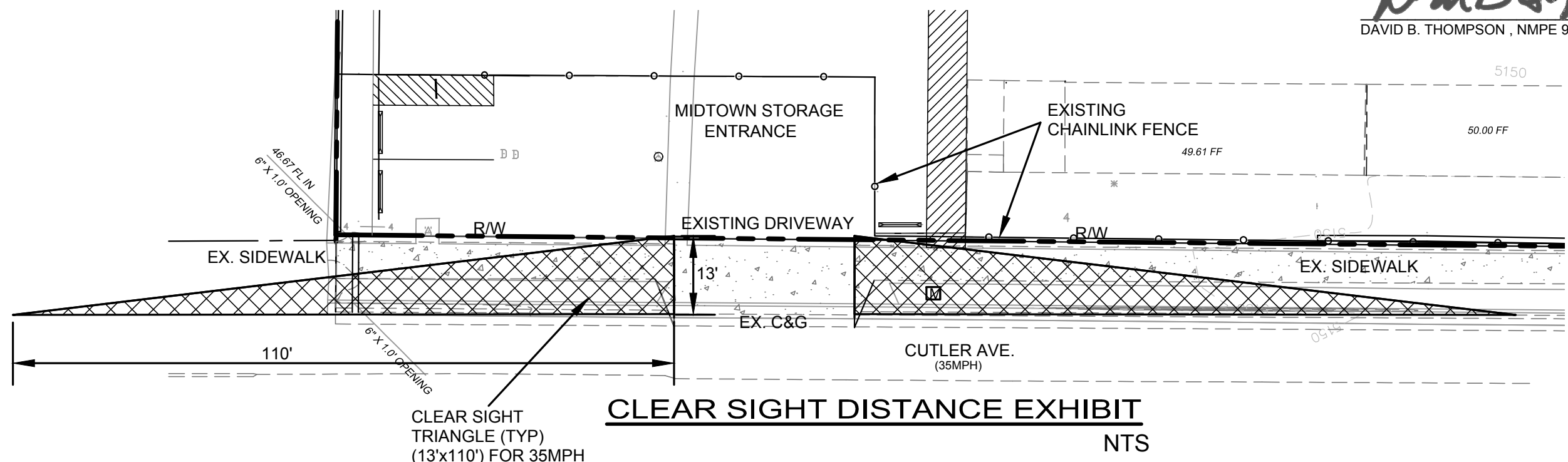
I, DAVID B. THOMPSON, NMPE 9677, OF THE FIRM THOMPSON ENGINEERING CONSULTANTS, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 7-22-16. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 9-20-16 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE INFORMATION 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 CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TCL ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

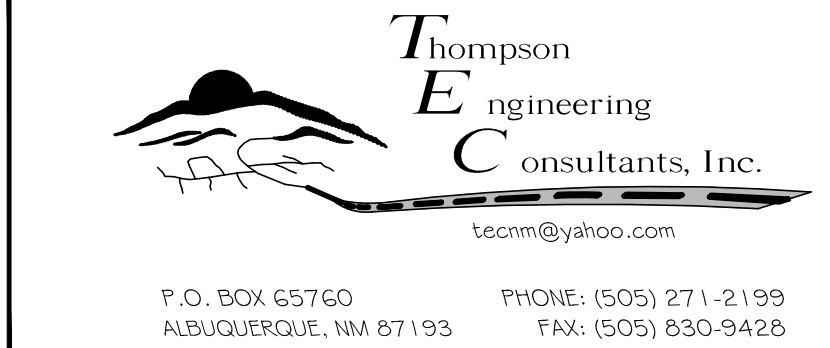
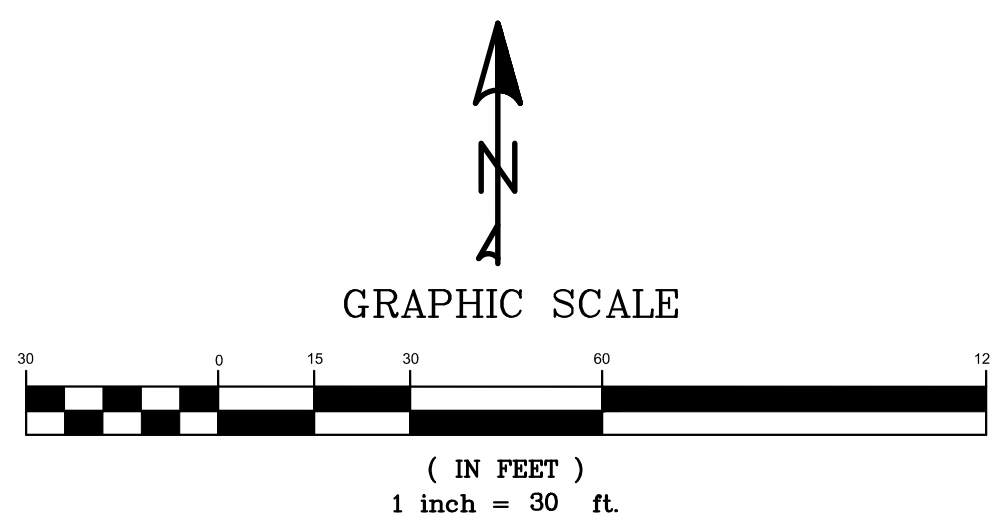
David B. Thompson 9-21-16
DAVID B. THOMPSON, NMPE 9677 DATE



TRASH ENCLOSURE PLAN
NTS



CLEAR SIGHT DISTANCE EXHIBIT
NTS



DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		MO./DAY/YR.	
City Project No. XXXX		Zone Map No. H-17-Z		Sheet 1 Of 1	