



*New Mexico* DEPARTMENT OF  
**TRANSPORTATION**

Mr. John Battaglia  
North Coors Self Storage  
615 B Coors Blvd  
Albuquerque NM 87121

February 2, 2015

**Reference: Driveway Improvements 3-4025**  
**Location: NM 045 Mile Marker 13.65**

Dear Mr. Battaglia,  
The New Mexico Department of Transportation District Three Traffic Section has reviewed the driveway location and the following requirements will need to be adhered too. This letter is your authority to proceed with construction.

This Authority to Proceed is issued under the following conditions:

- All improvements will be constructed within 6 months of 10.31.2014 or authorization is void
- All improvements shall be built in accordance with approved plans
- All construction shall meet or exceed the NMDOT Standard Specifications for Bridge and Highway construction 2014 edition.
- You are required to notify D-3 Traffic Section by completing the attached Traffic Control Roadway Work Permit Form 5 days in advance of construction. Upon receipt of an approved Traffic Control Roadway Work Permit you will have permission to enter the NMDOT Right of Way.
- Upon completion of construction please schedule a final inspection with the D-3 Traffic Section. Approval of the final construction is needed before acceptance

By granting this driveway reconstruction, the NMDOT does not relieve North Coors Self Storage from the responsibility to ensure that historical drainage flows along the roadway are maintained. Should the driveway impact historical flows along the roadway, it is the responsibility of North Coors Self Storage to take corrective action to resolve any drainage issues that result from construction

If you have any questions please call me at (505)798-6608 or you can reach me by email: [peter.kubiak@state.nm.us](mailto:peter.kubiak@state.nm.us).

Sincerely,

Peter Kubiak  
District Three Permit Agent  
xc: Nancy Perea, P.E. – Asst. District Three Traffic Engineer

**Susana Martinez**  
Governor

**Tom Church**  
Cabinet Secretary

**Commissioners**

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District 1

**David Sepich**  
Commissioner  
District 2

**Butch Mathews**  
Commissioner  
District 5

**Jackson Gibson**  
Commissioner  
District 6

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**From:** Sanchez, Gilbert, NMDOT  
**Sent:** Tuesday, January 20, 2015 2:47 PM  
**To:** 'Richard Dineen'  
**Cc:** Kubiak, Peter, NMDOT; [KMetro@cabq.gov](mailto:KMetro@cabq.gov); Perea, Nancy, NMDOT  
**Subject:** RE: North Coors Self Storage Expansion Phase 3

Mr. Dineen,

I coordinated with Mr. Kubiak on the status of your existing driveway permit, 3-4025. I think everything is still in order to proceed with the exception of a new driveway permit request. The existing north driveway will remain open per previous documentation, but with changing conditions. The new conditions of the north access need to reflect the plan submittal details for the property development (storage units). As shown in the plan set page C-001, Keyed Note #13, the north driveway will be reduced to 24' and used for emergency access only.

Per the proposed site development plan in accordance with the SAMM a "new" driveway permit would be required to address the changed condition. Because the NMDOT has the required supporting documentation, only the driveway permit, Form A-64 will need to be updated and resubmitted. The revisions required on the permit application will reflect the 24' emergency access for the north driveway and the existing shared access driveway at the southeast corner of the property.

V,r  
Gilbert Sanchez

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**From:** Richard Dineen [<mailto:r.dineen@icloud.com>]  
**Sent:** Tuesday, January 20, 2015 2:12 PM  
**To:** Sanchez, Gilbert, NMDOT  
**Cc:** Kubiak, Peter, NMDOT; [KMetro@cabq.gov](mailto:KMetro@cabq.gov); Perea, Nancy, NMDOT  
**Subject:** North Coors Self Storage Expansion Phase 3

Mr Sanchez:

Crystal forwarded you email to me. I am the architect for the project. We received permission to close the middle driveway and leave the north driveway open. See my request sent to Peter Kubiak on March 14, 2014. A sketch of the planned expansion was included. Permission was also requested and granted to keep the **existing north driveway** open as an emergency access for fire etc. A gate will be installed with a knox box lock some 30 feet plus from the existing curb. The middle curb was closed with new curb and gutter and sidedwalk installed and Inspected by the permit agent for District 3 Mr Peter Kubiak and approved. (See Driveway Permit # 3-4025)

Subsequently a letter requesting a landscaping permit for excess row was given by Mr Kubiak on October 24th (Permit # 2014-5). A landscape plan showing the storage expansion and the planting was also approved at that time. We received no comments from the DOT who were noticed on the hearing held by the DRB on Jan 14th. In fact the



record showed you made no comment even though you were notified. Tomorrow is next hearing by the DRB agenda due to the deferment caused by a lack of response from the DOT. A further deferment may result tomorrow given your email to Ms Metro. Please check your records and talk with Mr Kubiak and see if you can get the record straight before tomorrow. The fire department and all other agencies have commented and their concerns met. I would ask you timely help since I am the first item on the agenda by calling Ms Metro and getting her to sign off along others.

Richard Dineen AIA