

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 5, 2026

Scott C. Anderson, R.A.
Scott C. Anderson & Associates
2818 4th St NW
Albuquerque, NM 87107

Re: Ritecon Warehouse/ 519 Oliver Ross Dr NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 05-30-19 (K09D042)
Certification dated 07-07-25
TRANS-2025-00340

Dear Mr. Anderson,

PO Box 1293

Based upon the information provided in your submittal received 11-21-25, 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.

Albuquerque

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

NM 87103

Sincerely,

www.cabq.gov

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

\EA via: email
C: CO Clerk, File



SCOTT C. ANDERSON
& associates architects
2818 4th St NW, Suite C Albuquerque NM 87107
scott@scaarchitects.com
505.401.7575

July 7, 2025

Sertil A. Kanbar, PhD, PE, CFM
Senior Engineer
Planning Department, Development Review Services
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Traffic layout certification, 519 Oliver Ross NW, BP 2024-10672

Dear Mr. Kanbar:

I, Scott C. Anderson NMRA #4341, of the firm Scott C. Anderson & Associates Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 5/30/2019 and approved by the City of Albuquerque on 7/5/2019. The record information edited onto the original design document has been obtained by Scott Anderson. I further certify that I have personally visited the project site on 7/3/2025 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 in support of a request for a Certificate of Occupancy.

The deviations from the approved TCL are as follows:

The refuse container was relocated to the NW corner of the building and the former container location is now used for parking.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance with 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.



Signature Architect

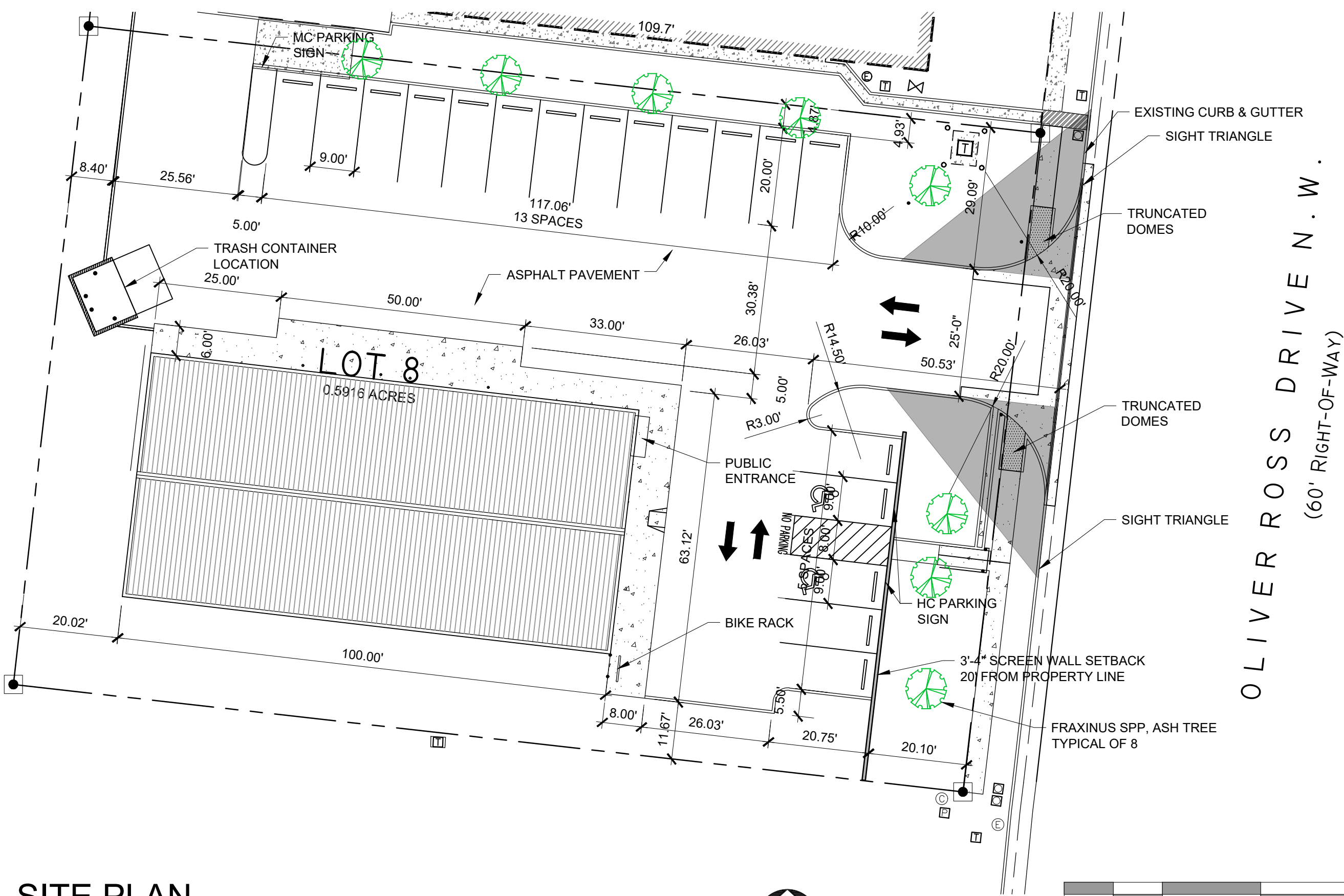
7/7/2025
Date



GENERAL NOTES:

- CONTRACTOR TO COORDINATE LOCATION OF ALL UTILITY ENTRANCES INCLUDING BUT NOT LIMITED TO SANITARY SEWER, STORM SEWER, DOMESTIC WATER SERVICE, FIRE PROTECTION WATER SERVICE, ELECTRICAL AND TELEPHONE SERVICE. CONTRACTOR TO COORDINATE LOCATIONS IN SUCH A MANNER TO ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF CONNECTION TO THEIR FACILITIES.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4" OF TOPSOIL.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.
- THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT OF WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ON TO OTHER PROPERTIES BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- NO CERTIFIED SURVEY WAS PROVIDED FOR THIS PROJECT. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN DIMENSION, LOCATION OR ELEVATION IMMEDIATELY.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.
- THESE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, MEANS AND METHODS, BRACING, SHORING, FORMS, SCAFFOLDING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL INFORM THE ARCHITECT FOR DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS NEEDED IN ORDER TO CONFORM TO CODES. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK SHOWN ON DRAWINGS IF IN CONFLICT UNTIL RECEIVING CLARIFICATION FROM ARCHITECT.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS AT THE JOB SITE DURING CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ANY WORK INVOLVED.

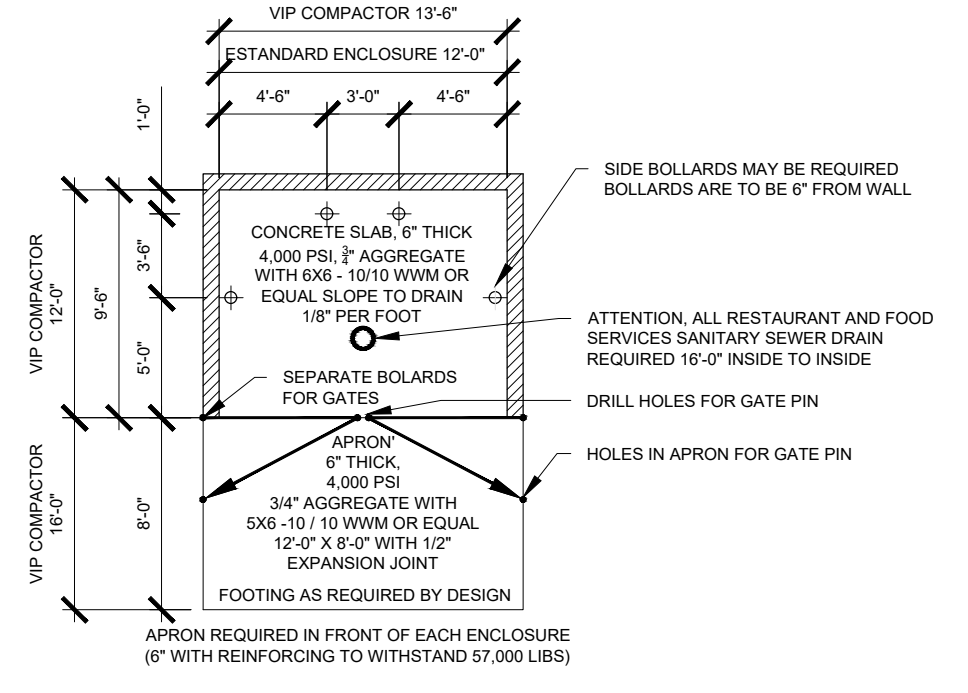
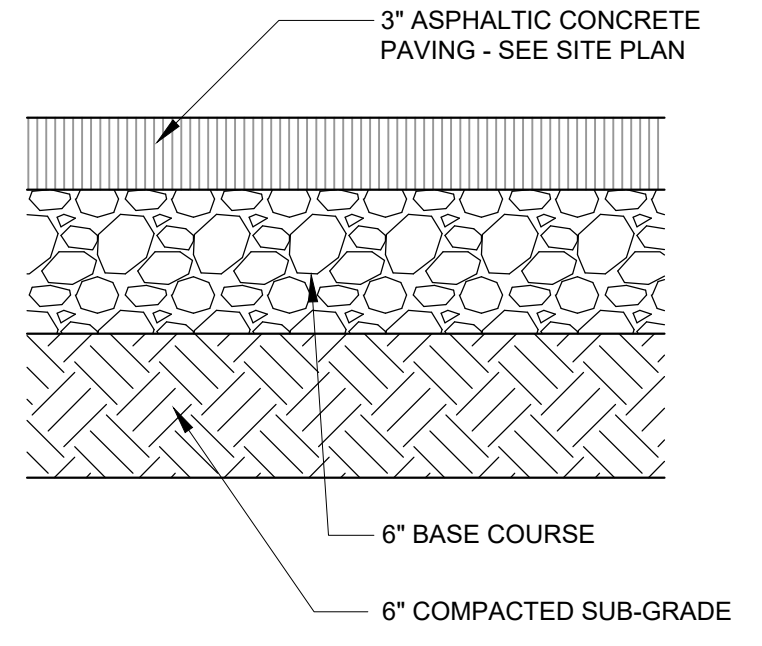
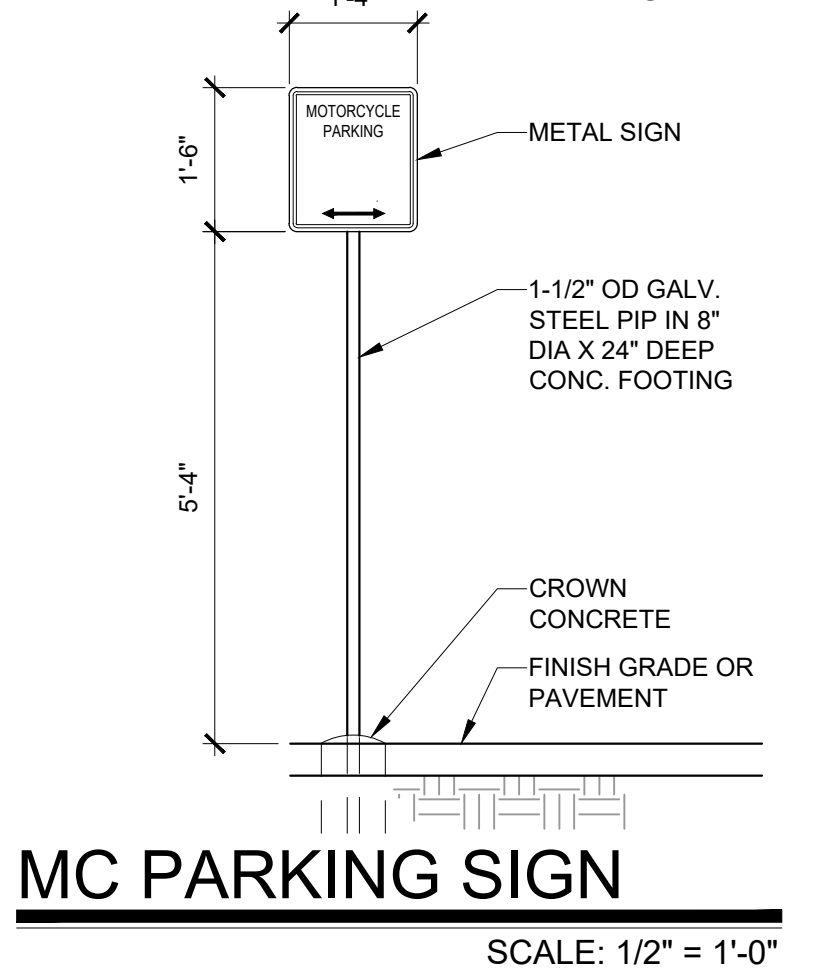
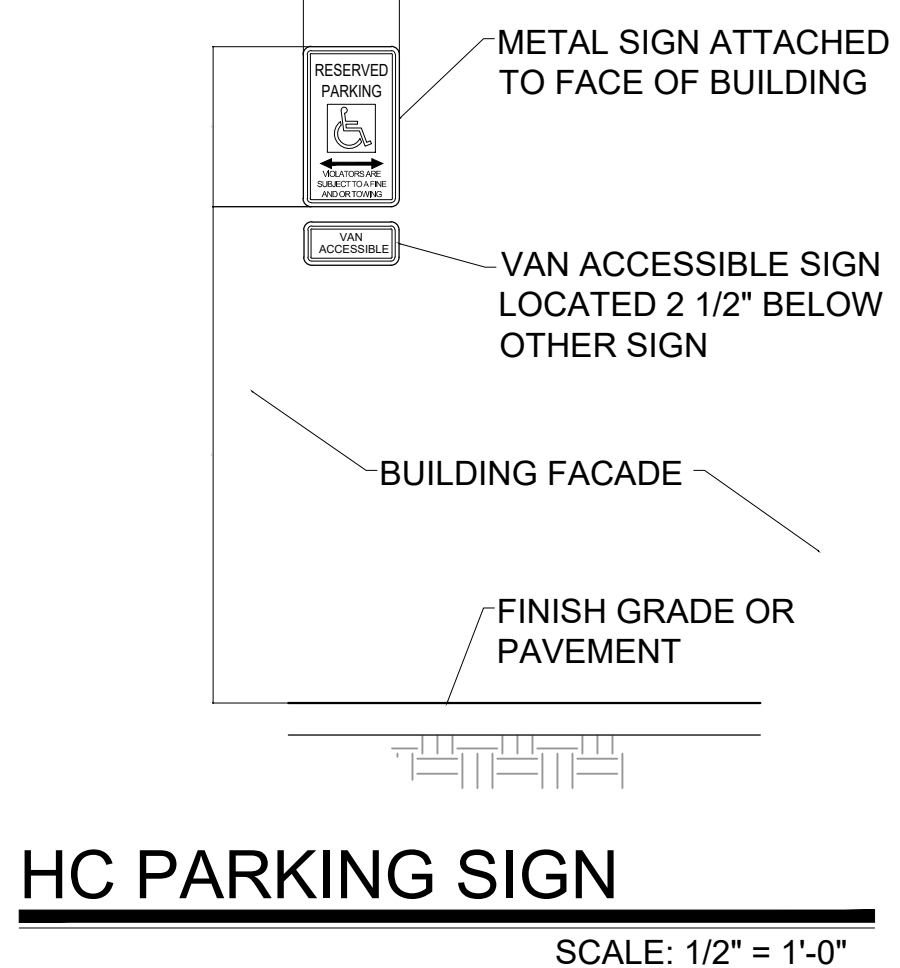
NOTE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 6 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



AGIS Zone Atlas May 2018
 Zone Atlas Page: **K-09-Z**
 Legend: Easement, Escarpment, Petroglyph National Monument, Areas Outside of City Limits, Airport Protection Overlay (APO) Zone, Character Protection Overlay (CPO) Zone, Historic Protection Overlay (HPO) Zone, View Protection Overlay (VPO) Zone.
 IDO Zoning information as of May 17, 2018. The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).
 For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

SITE PLAN
 SCALE: NTS

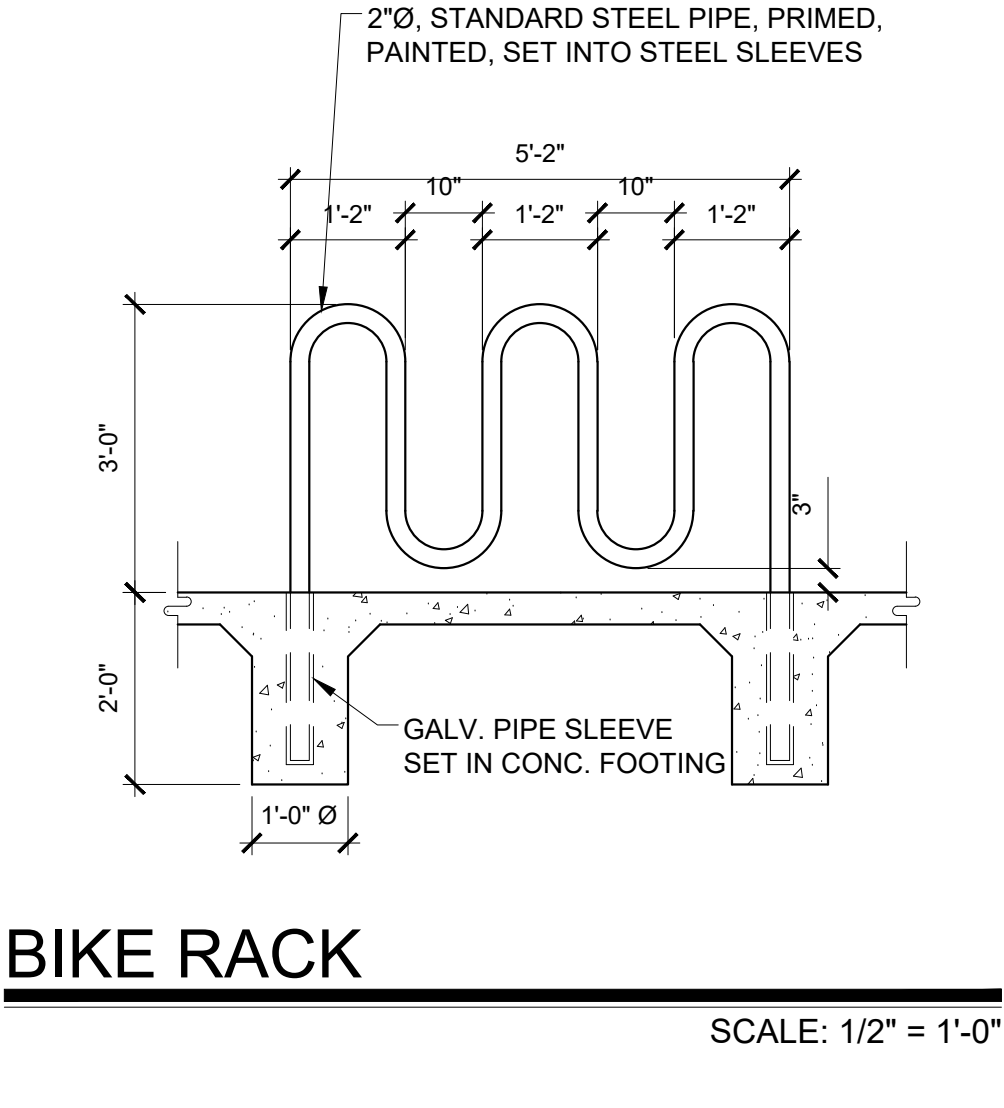
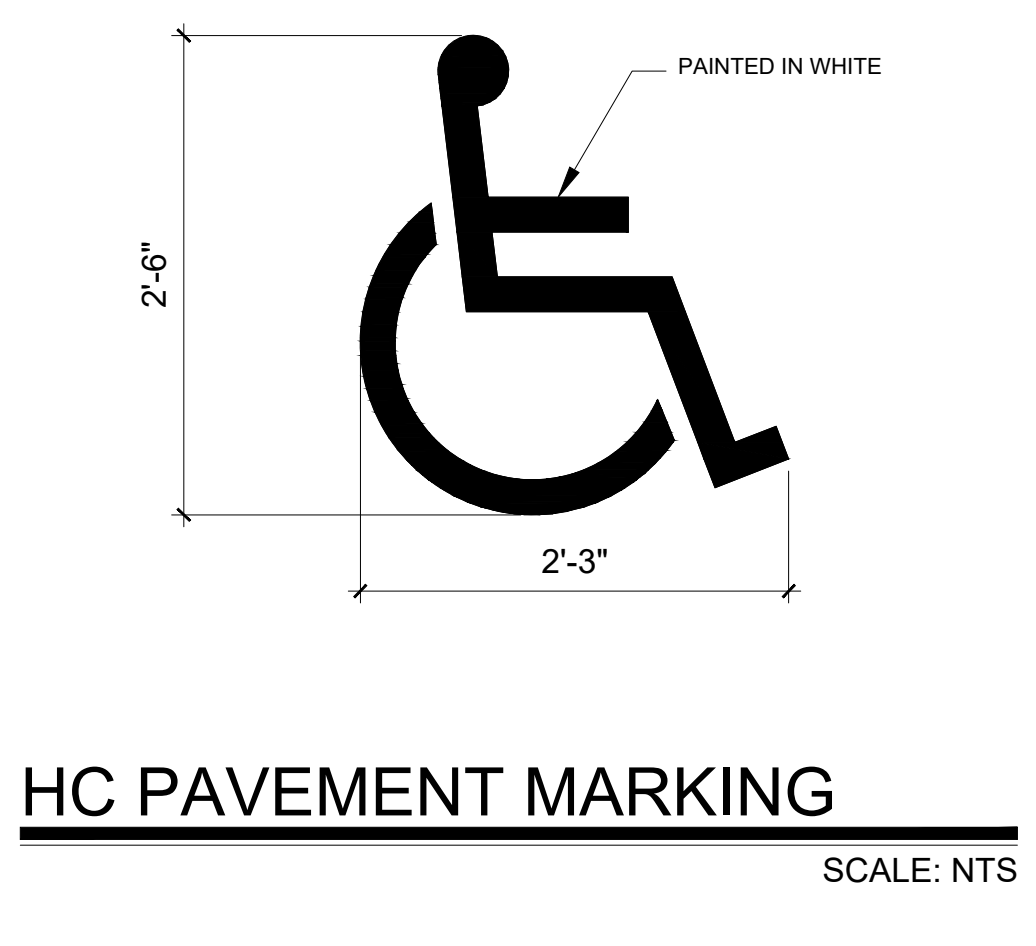
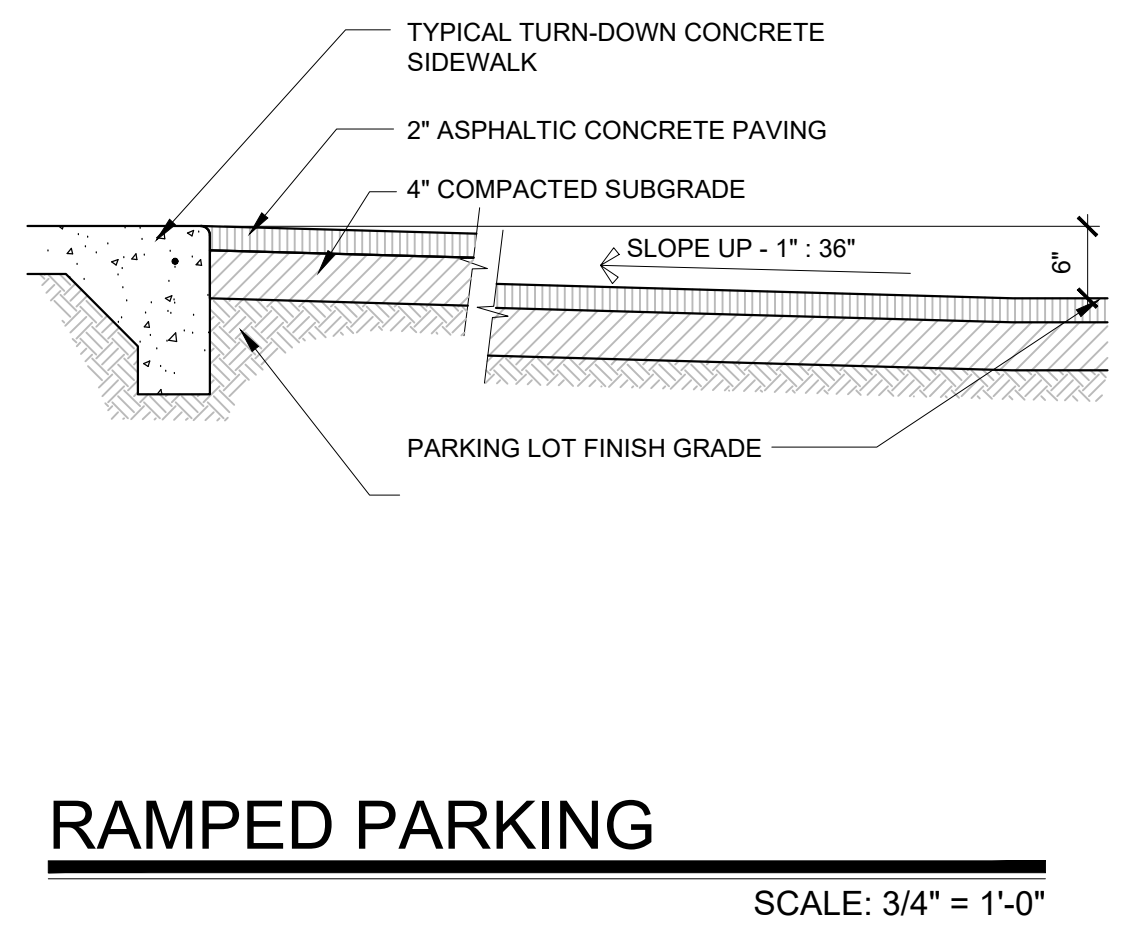
SCALE: 1" = 20'-0"



PARKING:
 WAREHOUSE 4,922 PER 2,000 SF = 3 SPACES
 OFFICE 780SF / 200 SF = 4 SPACES
 1 HC REQUIRED
 1 MOTORCYCLE REQUIRED
 1 BIKE RACK

GROSS LOT AREA = 27,630 SF
 BUILDINGS = 5,000 SF
 PUBLIC ROW = 240 SF
 NET LOT AREA = 22,390 SF
 REQUIRED LANDSCAPE AREA @ 15% = 3,360 SF

UPC: 100905748834010309
 LEGAL LOT 8, BLOCK 3 CLIFFORD WEST BUSINESS PARK UNIT 1
 ZONING: NR-BP
 ZONE ATLAS PAGE: K9



No	Revision	Item	Date

SCOTT C. ANDERSON & associates architects
 4419 4th St SW Ste B Albuquerque, NM 87107 scott@scottcanderson.com 505-401-7375

RITECON WAREHOUSE
 519 OLIVER ROSS DR NW ALBUQUERQUE NM, 87121

DRAWING TITLE: **SITE PLAN**

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	AS-101
DATE	3/4/2026

SEAL: STATE OF NEW MEXICO, SCOTT C. ANDERSON, No. 4341, 3/4/2026, REGISTERED ARCHITECT