

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

April 18, 2023

Shahram Biazar  
SBS Construction and Engineering  
7632 William Moyers Ave. NE  
Albuquerque, NM 87122

**Re: L & C Transport Office and Shop/ Building A & B ONLY/ 112 94<sup>TH</sup> St. NW**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's Stamp dated 08-03-2021 (k09-D043)  
Certification dated 02-27-23

Dear Mr. Biazar,

Based upon the information provided in your submittal received 03-01-23, 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](mailto:earmijo@cabq.gov)

Sincerely,

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

\xxx via: email  
C: CO Clerk, File

# *SBS CONSTRUCTION AND ENGINEERING, LLC*

FEBRUARY 27, 2023

TRAFFIC ENGINEERING, PLANNING DEPT.  
DEVELOPMENT AND BUILDING PERMIT  
600 2nd STREET, SW  
ALBUQUERQUE, NM 87102

RE: LOT 22-A, BLOCK 8, ORIGINAL TOWNSITE OF WESTLAND, 112 94TH STREET, NW., FINAL CERTIFICATE OF OCCUPANCY, DRB # 1011638  
AMENDED DRB PROJ.# PR-2021-0055410, FILE # SI-2021-00615.

I, REZA AFAGHPOUR, NMPE OF THE SBS CONSTRUCTION AND ENGINEERING, LLC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED AMENDED SITE PLAN FOR BUILDING PERMIT DATED 08-31-2021, DRB PROJ.# PR-2021-0055410, FILE # SI-2021-00615.

I CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON FEBRUARY 17TH, 2023 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE 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 CERTIFICATE OF OCCUPANCY.

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.



REZA AFAGHPOUR, PE

2/27/2023

DATE



# ADMINISTRATIVE AMENDMENT

**FILE #:** SI-2021-00615

**PROJECT #:** PR-2021-005410

Installation of an additional driveway along Volcano Road NW;

Installation of a 6' tall wrought iron fence along east and south sides of property;

Illustrated detail/siting of shade structure near shop building.



Digitally signed by James M. Aranda  
DN: cn=James M. Aranda, o=City of Albuquerque,  
ou=Planning Department, email=jmaranda@cabq.gov, c=US  
Date: 2021.08.03 16:28:29 -06'00'

8/3/2021

**APPROVED BY**

**DATE**



MINOR AMENDMENT TO SITE DEVELOPMENT PLAN  
APPROVED PRIOR TO EFFECTIVE DATE OF IDO

DESCRIPTION:  
THIS MINOR AMENDMENT IS FOR THE CONSTRUCTION OF AN ADDITIONAL DRIVEWAY  
ENTRANCE INTO THE PROPERTY, RELOCATION OF THE PEDESTRIAN GATE AND SIDEWALK  
INTO THE PROPERTY, AND MINOR CHANGES TO THE LANDSCAPING TO ACCOMMODATE THE  
NEW DRIVEWAY.

DRB PROJECT NO. 1011638

ZONING:  
AT TURN IN OF DRB APPLICATION SUBMITTAL: SU-2 / IP  
CURRENT IDO ZONING: NR-BP  
THERE IS NO MASTER DEVELOPMENT PLAN ON FILE.

LEGAL DESCRIPTION:  
LOT 22-A, BLOCK NO. 8, ORIGINAL TOWNSITE OF WESTLAND, BEING A REPLAT OF LOT 22,  
BLOCK 8, WITHIN TOWN OF ATRISCO GRANT, BERNALILLO COUNTY.

THE USE OF THE NEW BUILDINGS SHALL REMAIN THE SAME AS PROPOSED IN THE ORIGINAL  
DRB APPLICATION:

BUILDING 'A'  
OFFICE BUILDING: 2,160 SF  
PORTAL / COVERED PATIO: 1,032 SF

CARPORIT: 805 SF

BUILDING 'B'  
SHOP: 4,000 SF  
SHADE STRUCTURE: 3,200 SF

FUTURE CARETAKER RESIDENCE:  
25' X 48' = 1,200 SF

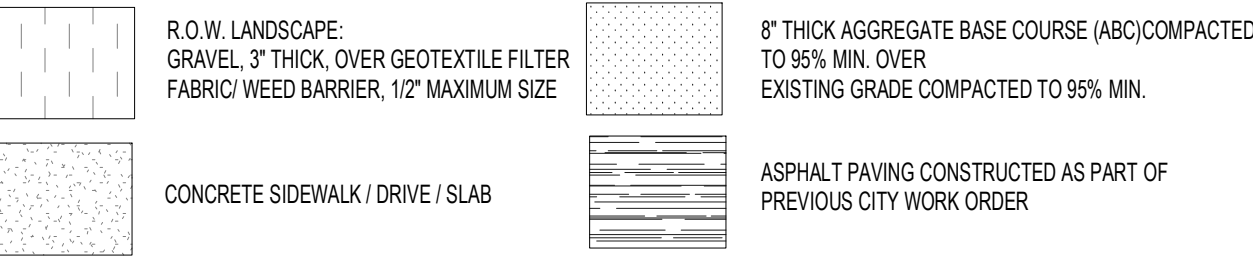
SPECIFIC NOTES FOR THIS MINOR AMENDMENT: 1

1. AN ADDITIONAL DRIVEWAY / CURB CUT WILL BE INSTALLED ON VOLCANO RD. NW.  
AN AUTOMATIC SLIDING GATE SHALL BE INSTALLED AT THAT ENTRANCE. THE  
ENTRANCE GATE ON 94TH ST. WILL BE A MANUAL SWING DOUBLE GATE.
2. PEDESTRIAN ACCESS AND GATE WILL BE FROM VOLCANO RD. NW.
3. ALL FENCING ALONG VOLCANO AND 94TH ST. WILL BE WROUGHT IRON.  
MASONRY WALLS WILL BE INSTALLED ON EACH SIDE OF THE VEHICLE GATES.  
FOUR INTERIOR PARKING SPACES WILL BE LOCATED NORTH OF THE HANDICAP  
PARKING SPACE.
5. THE SHADE STRUCTURE IS A SEPARATE STRUCTURE FROM THE SHOP BUILDING PER  
THE APPROVED BUILDING PERMIT SET.

INDEX OF DRAWINGS:

1	AS-100.1	SITE PLAN
2	A-202.1	SITE DETAILS / SIGNAGE
3	C-100.1	GRADING AND DRAINAGE PLAN
4	A-200.1	BUILDING ELEVATIONS - SHOP / SHADE STRUCTURE
5	L-100.1	LANDSCAPING PLAN

LEGEND:



WX NEW 6" HIGH WROUGHT IRON GATE  
PAINTED BLACK

PARKING DATA:

PARKING REQUIREMENT:

- OFFICE PARKING:  
• 1 SPACE PER 200 OCCUPANTS: 2160 SF / 200 = 10.8, THEREFORE 11 SPACES  
REQUIRED
- SHOP PARKING:  
• 1 SPACE PER 2000 OCCUPANTS: 4000 SF / 2000 = 2, THEREFORE 2 SPACES  
REQUIRED
- TOTAL NUMBER OF PARKING SPACES REQUIRED = 13  
(NO BUS REDUCTION INCLUDED)

PARKING PROVIDED:

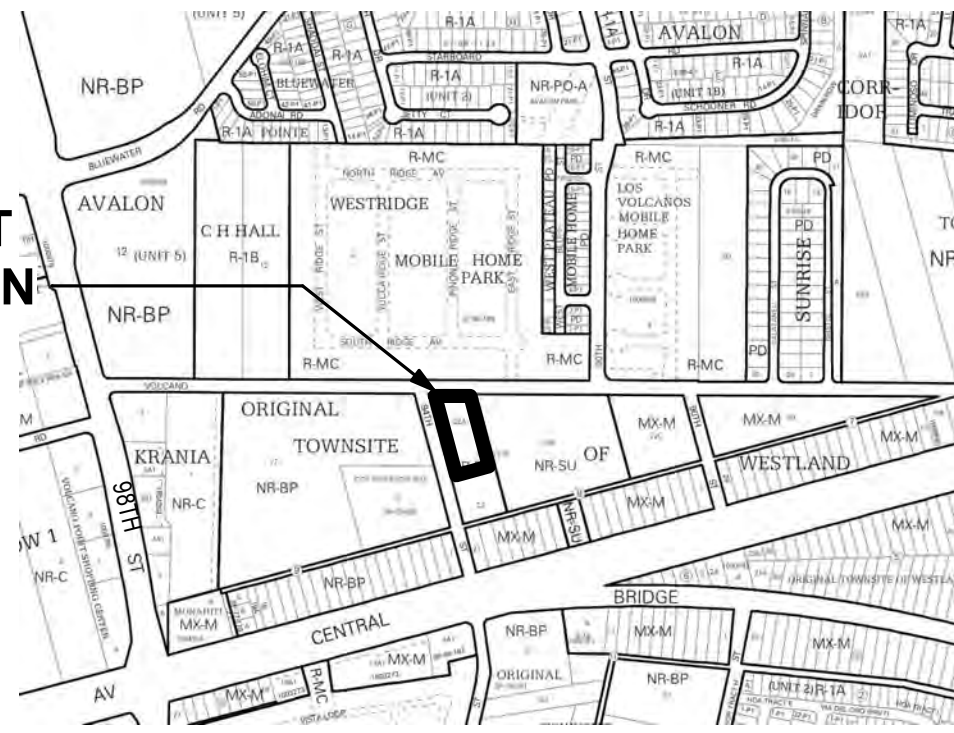
- 13 SPACES PROVIDED (INCLUDES 1 VAN ACCESSIBLE HC SPACE)
- 1 MOTORCYCLE SPACE PROVIDED
- BICYCLE RACK FOR 2 BICYCLES PROVIDED

SITE DEVELOPMENT PLAN APPROVAL

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEERING / HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

PROJECT  
LOCATION

VICINITY MAP / ZONE ATLAS PAGE K-09-Z



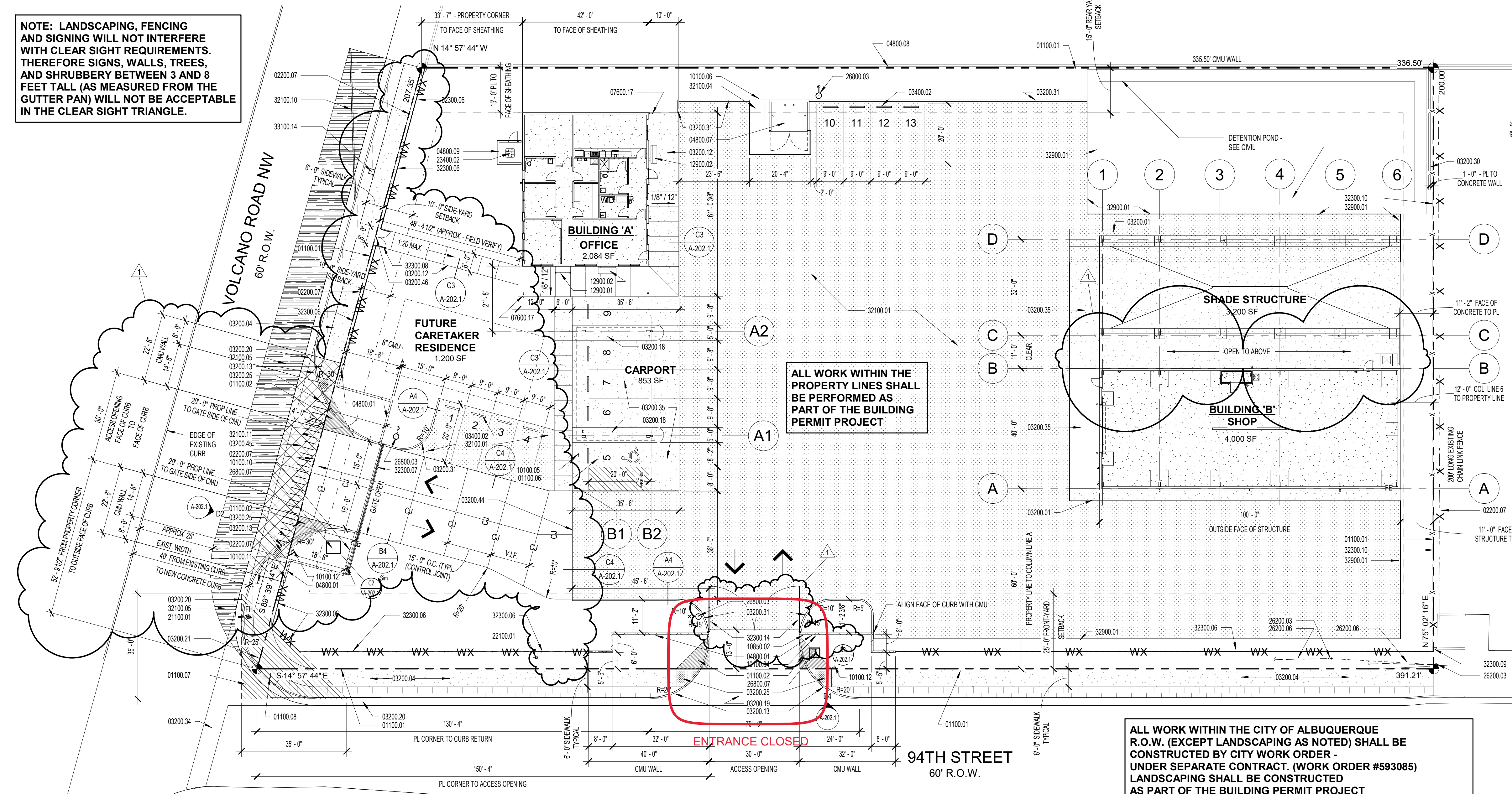
GENERAL NOTES:

- A. ALL SIDEWALKS, RAMPS, CURB CUTS, CURB AND GUTTER SHALL BE CONSTRUCTED PER CITY  
OF ALBUQUERQUE STANDARD DRAWINGS:  
• SIDEWALK (2430)  
• RAMPS (2440)  
• CURB CUTS (2426)  
• CURB AND GUTTER (2415)
- B. SEE GEOTECHNICAL ENGINEERING REPORT DATED JUNE 12, 2018 PREPARED BY TERRACON.  
TERRACON PROJECT NO. 66185086.

KEYED NOTES:

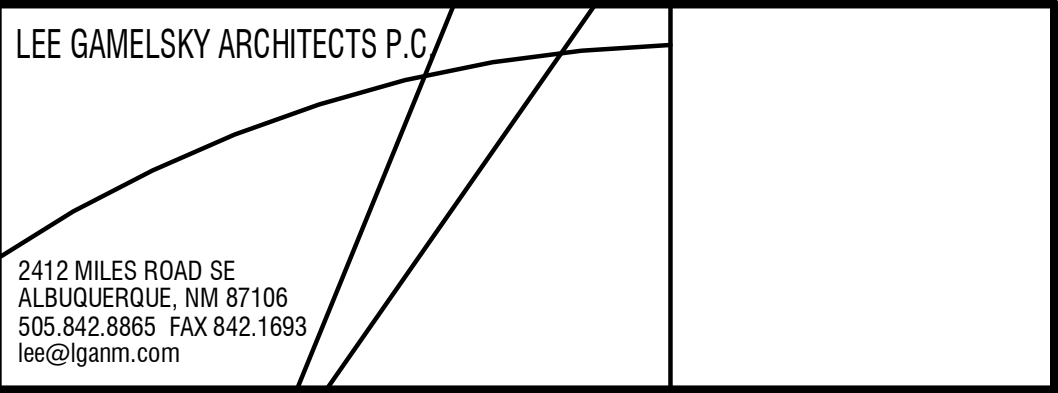
- 01100.01 PROPERTY LINE.  
01100.02 HATCHED AREA INDICATES 11' MINI CLEAR SIGHT TRIANGLE.  
01100.06 VAN ACCESSIBLE HC PARKING. 1% MIN., 2% MAX. SLOPE.  
01100.07 INTERSECTION CLEAR SIGHT DISTANCE PER CITY OF ALBUQUERQUE TRAFFIC CODE, SECTION 8-2-2-15.  
01100.08 EXISTING STOP SIGN. RELOCATE.  
02200.07 REMOVE EXISTING CHAIN LINK FENCE.  
03200.01 4" THICK 4,000 PSI AIR-ENTRAINED CONCRETE SIDEWALK OVER GRADE COMPACTED TO 95%. REINFORCE WITH 6X6-W2.1 X W2.1WWF,  
FLAT SHEETS ONLY. SLOPE AWAY FROM BUILDING AT 1/8" PER FOOT MINIMUM. LIGHT BROOM FINISH.  
03200.04 NEW CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS. REFER TO CITY STANDARD DETAIL DWG. 2430.  
THIS WORK TO BE CONTRACTED UNDER A SEPARATE CONTRACT PER COA WORK ORDER.  
03200.12 4" THICK 3000 PSI AIR-ENTRAINED CONCRETE SIDEWALK OVER GRADE COMPACTED TO 95%. REINFORCE WITH 6X6-10X10 WWM, FLAT  
SHEETS ONLY. SLOPE IN DIRECTION OF TRAVEL. SHALL NOT EXCEED 1.20 AND CROSS SLOPE SHALL NOT EXCEED 1.48.  
03200.13 CONCRETE CURB AND CURB RAMP PER COA STANDARD SPECIFICATIONS. REFER TO CITY STANDARD DETAIL DWG. 2426. THIS WORK TO  
BE CONTRACTED UNDER A SEPARATE CONTRACT PER COA WORK ORDER.  
03200.18 4,000 PSI AIR-ENTRAINED CONCRETE ISLAND WITH 3/4" AGGREGATE AND 6X6-10'10 WWM.  
03200.19 NEW CONCRETE CURB CUT / ENTRANCE DRIVE. PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS. REFER TO STANDARD DETAIL  
DWG 2426. INSTALL TRUNCATED DOMES AT SIDEWALK CROSSING. THIS WORK TO BE CONTRACTED UNDER A SEPARATE CONTRACT PER  
COA WORK ORDER.  
03200.20 NEW CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE SPECIFICATIONS. REFER TO CITY STANDARD DETAIL DWG 2415. THIS  
WORK TO BE CONTRACTED UNDER A SEPARATE CONTRACT PER COA WORK ORDER.  
03200.21 NEW MOUNTABLE CURB WHEELCHAIR RAMP AT NEW SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS. REFER TO  
CITY STANDARD DETAIL DWG 2416. INSTALL TRUNCATED DOMES ON RAMP. THIS WORK TO BE CONTRACTED UNDER A SEPARATE  
CONTRACT PER COA WORK ORDER.  
03200.25 ACCESSIBLE SIDEWALK RAMP WITH TRUNCATED DOMES. THIS WORK TO BE CONTRACTED UNDER A SEPARATE CONTRACT PER COA  
WORK ORDER.  
03200.30 CONCRETE CUT OFF WALL. SEE GRADING AND DRAINAGE PLAN.  
03200.31 6" WIDE CONCRETE HEADER CURB, TYPICAL. SEE DETAIL A41AS-101.1.  
03200.34 NEW CONCRETE VALLEY GUTTER - SEE GRADING AND DRAINAGE PLAN. REFER TO CITY STANDARD DETAIL DWG 2420. THIS WORK TO BE  
CONTRACTED UNDER A SEPARATE CONTRACT PER COA WORK ORDER.  
03200.35 6" THICK 4,000 PSI AIR-ENTRAINED CONCRETE SLAB WITH #4 REBAR EACH WAY AT 16" O.C., CENTERED IN SLAB.  
03200.44 8" THICK 4,000 PSI AIR-ENTRAINED CONCRETE SLAB WITH #4 REBAR EACH WAY AT 12" O.C., CENTERED IN SLAB.  
03200.45 CROSSHATCH INDICATES NEW CONCRETE CURB AND GUTTER, NEW SIDEWALK, NEW DRIVEWAY.  
03200.46 EXTEND SIDEWALK TO EXISTING STREET SIDEWALK.  
03400.02 6'-0" LONG PRE-CAST CONCRETE WHEEL STOP, TYPICAL.  
04800.01 NEW 6" HIGH CMU WALL. 8"X8"X16" CMU BLOCK WITH 4" X 8" X 16" CAP BLOCK. DARK GRAY COLOR (PETRO BLACK BY CREGO). GROUT ALL  
CELLS SOLID.  
04800.07 CMU REFUSE ENCLOSURE. 8" X 8" X 16" CMU BLOCK WITH 4" X 8" X 16" CAP BLOCK. DARK GRAY COLOR (PETRO BLACK BY CREGO).  
EXISTING 4'-8" HIGH CMU WALL. RAISE TO 6'-0" HIGH. MATCH STYLE AND COLOR OF EXISTING CMU.  
04800.08 MECHANICAL EQUIPMENT SCREEN. 8"X8"X16" CMU. DARK GRAY COLOR (PETRO BLACK BY CREGO). 6'-0" HIGH ABOVE FINISH GRADE. SEE  
FOUNDATION PLAN ON SHEET S-101 AND DETAIL A41S-131.  
07600.17 3"X4" X 26 GA. GALVANIZED METAL DOWNSPOUT. SECURE TO WALL / COLUMN WITH GALVANIZED METAL STRAPS AT 6'-0" O.C. MAX.  
10100.04 SIGNAGE: BUILDING ADDRESS NUMBER. CAST CONCRETE PANEL WITH RECESSED NUMBERS. INSTALL WITH OUTSIDE FACE OF  
CONCRETE FLUSH WITH CMU WALL.  
10100.05 VAN ACCESSIBLE DISABLED PARKING SIGN. SEE DETAIL C4 / AS-101.  
10100.06 MOTORCYCLE PARKING SIGN.  
10100.10 SIGNAGE: BUSINESS SIGN. CAST CONCRETE PANEL WITH RECESSED LETTERS. INSTALL WITH OUTSIDE FACE OF CONCRETE FLUSH WITH  
CMU WALL.  
10100.11 RELOCATE EXISTING SIGN "ROAD NARROWS" TO THIS LOCATION.  
10100.12 SIGNAGE: "PRIVATE ENTRANCE ONLY".  
10850.02 PROVIDE AND INSTALL RECESSED KNOX BOX. INSTALL 4" TO 6" ABOVE GRADE.  
12900.01 BIKE RACK. SEE DETAILS ON SHEET AS-101. BASIS OF DESIGN IS SITESCAPES ECHO BIKE RACK "EC2-05-SM" SURFACE MOUNTED (S) BIKE  
TUBE RACK, OR EQUAL.  
12900.02 BENCH.  
21100.01 NEW FIRE HYDRANT AS PART OF THIS PROJECT.  
21100.01 GAS METER.  
23400.02 HVAC CONDENSING UNIT. SEE MECHANICAL.  
26200.03 EXISTING POWER POLE TO REMAIN.  
26200.06 EXISTING POWER POLE GUY WIRE TO REMAIN.  
26800.03 POLE MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.  
26800.07 CONCRETE LIGHT BOLLARD. LIGHTS ON TWO SIDES. SEE DETAILS ON SHEET AS-101.1. SEE ELECTRICAL.  
32100.01 8" THICK AGGREGATE BASE COURSE (ABC) COMPACTED TO 95% MIN. DENSITY PER ASTM D-1557 OVER EXISTING GRADE COMPACTED TO  
95% MIN. IN LIEU OF ABC, CRUSHED RECYCLED CONCRETE MAY BE USED.  
32100.04 MOTORCYCLE PARKING SPACE. 4'-0" WIDE X 8'-0" LONG. MINIMUM.  
32100.05 NEW ASPHALT PAVING PER COA STANDARD SPECIFICATIONS. WORK WITHIN THE CITY RIGHT-OF-WAY TO BE CONSTRUCTED UNDER A  
SEPARATE CONTRACT, PER COA WORK ORDER.  
32100.10 EXISTING ASPHALT CURB.  
32100.11 4' WIDE ADA PATHWAY ACROSS DRIVE.  
32300.06 6" HIGH BLACK WROUGHT IRON METAL FENCE.  
32300.07 OPERATOR BY TITMUS. BRIMLEY CORP. 800.328.4283. GATE WILL OPEN TO THE RIGHT. SUBMIT SHOP DRAWINGS.  
32300.08 (2) 3'-0" WIDE SWING GATES IN WROUGHT IRON FENCE WITH DROP BOLTS, HEAVY DUTY SELF-SEALED BALL HINGES, SLIDE BOLT LOCK,  
PADLOCK HASP AND HARDENED STEEL PADLOCK GUARD.  
32300.09 WROUGHT IRON FENCE EXTENSION FROM NEW WROUGHT IRON FENCE TO EXISTING REFUSE ENCLOSURE.  
32300.10 NEW 4'-0" HIGH STEEL POST FENCE WITH 14 GA. WIRE STRANDS AT 1'-0" O.C., INSTALL T-POSTS AT 8'-0" O.C. INSTALL FENCE FROM NEW  
WROUGHT IRON FENCE, ALONG SOUTH PROPERTY LINE, EXTENDING TO EXISTING CMU WALL AT EAST PROPERTY LINE.  
32300.14 (2) 15'-0" WIDE X 6'-0" HIGH SWING GATES (MATCH WROUGHT IRON FENCE) WITH DROP BOLTS, HEAVY DUTY HINGES, SLIDE BOLT LOCK,  
PADLOCK HASP AND HARDENED STEEL PADLOCK GUARD. WELD HINGES TO 4X4X14 TUBE STEEL POST SET IN CONCRETE FOOTING.  
32900.01 4" HIGH METAL EDGING, CONTINUOUS. TOP OF EDGING FLUSH WITH TOP OF ABC.  
33100.14 NEW WATER METER VALVE BOX.

NOTE: LANDSCAPING, FENCING  
AND SIGNING 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 THE CLEAR SIGHT TRIANGLE.



ALL WORK WITHIN THE  
PROPERTY LINES SHALL  
BE PERFORMED AS  
PART OF THE BUILDING  
PERMIT PROJECT

ALL WORK WITHIN THE CITY OF ALBUQUERQUE  
R.O.W. (EXCEPT LANDSCAPING AS NOTED) SHALL BE  
CONSTRUCTED BY CITY WORK ORDER -  
UNDER SEPARATE CONTRACT. (WORK ORDER #593085)  
LANDSCAPING SHALL BE CONSTRUCTED  
AS PART OF THE BUILDING PERMIT PROJECT



L&C TRANSPORT OFFICE AND SHOP

112 94th Street NW, Albuquerque, New Mexico 87121

PROJECT ARCHITECT: LEE GAMELSKY, AIA	Project #: Date: 22 APRIL 2021
MINOR AMENDMENT TO SITE PLAN / ADMINISTRATIVE AMENDMENT SITE DEVELOPMENT PLAN FOR BUILDING PERMIT DRB PROJECT NO.: 1011638	

SITE PLAN

By: WTB	Sheet: Of:
AS-100.1	