

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 2, 2024

Tate Fishburn, R.A  
Tate Fishburn Architect  
P.O Box 2941  
Corrales, NM 87048

**Re: Meridian Business Park/ 541 Airport Dr NW**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 09-22-22 (K10-D023K)  
Certification dated 11-22-24

Dear Mr. Fishburn,

Based upon the information provided in your submittal received 11-25-24, 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](mailto:earmijo@cabq.gov)

Sincerely,

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

\xxx via: email  
C: CO Clerk, File

T A T E F I S H B U R N A R C H I T E C T

November 22, 2024

Hydrology Development-TCL  
City of Albuquerque  
600 2<sup>nd</sup> St., N.W., Second Floor West  
Albuquerque, NM

Ref: **TCL Certification**  
541 AIRPORT DR , NW

I, Tate Fishburn, NMRA #3550, of the firm Tate Fishburn Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of SDP for Building Permit PR-2022-007623 dated 09-22-22 and approved 12-20-22. I have shown the minor changes that occurred during construction on the attached plan. The landscape island in the northwest corner of the site was enlarged to account for grading issues. An island in the truck court was removed to provide better truck circulation. I further certify that I have personally visited the project site on 11-15-2024 and have determined by visual observation that the SDP plan 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 Traffic Circulation Layout certification.

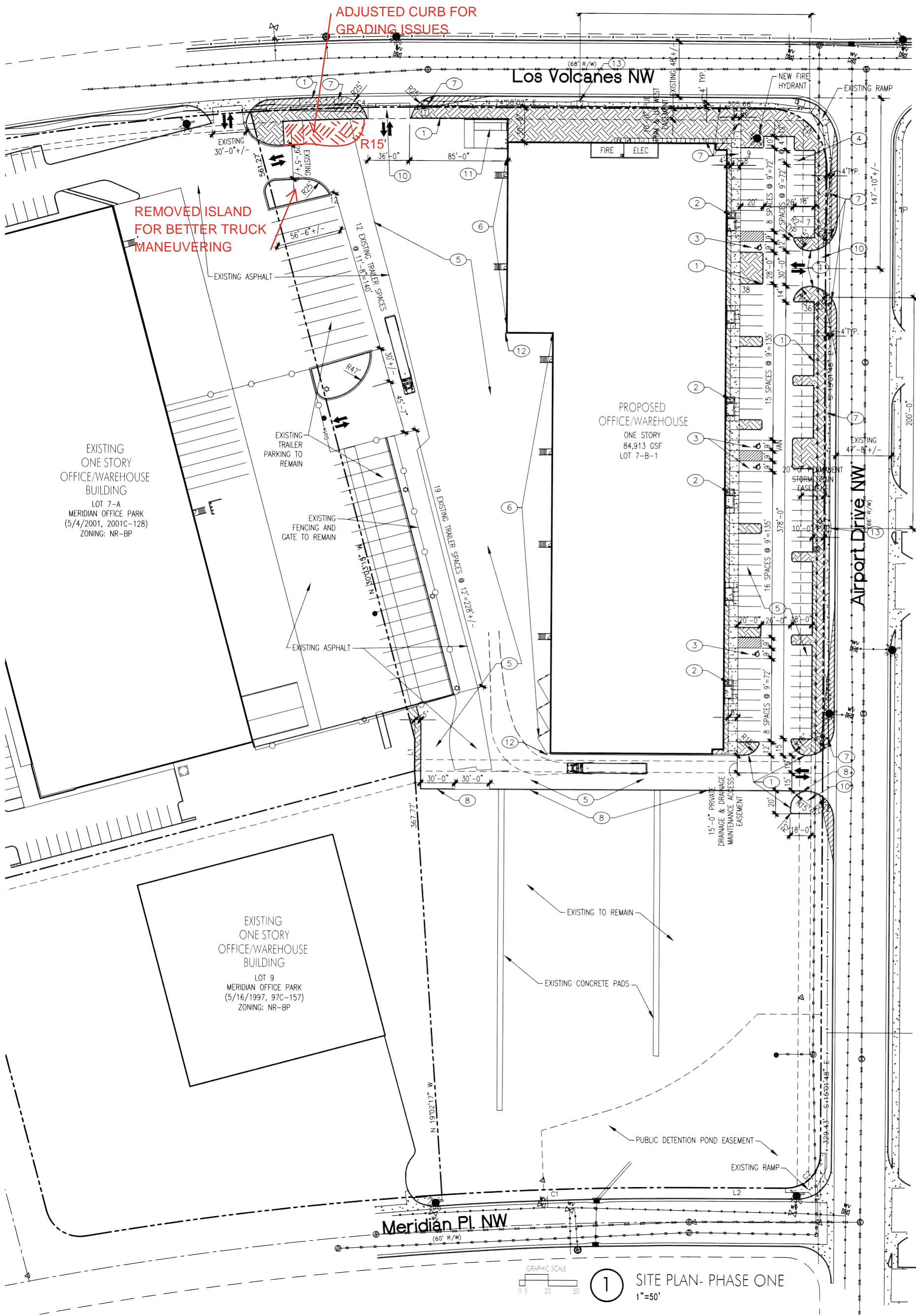
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of it's accuracy before using it for any other purpose.



Tate Fishburn  
Architect  
11-22-2024





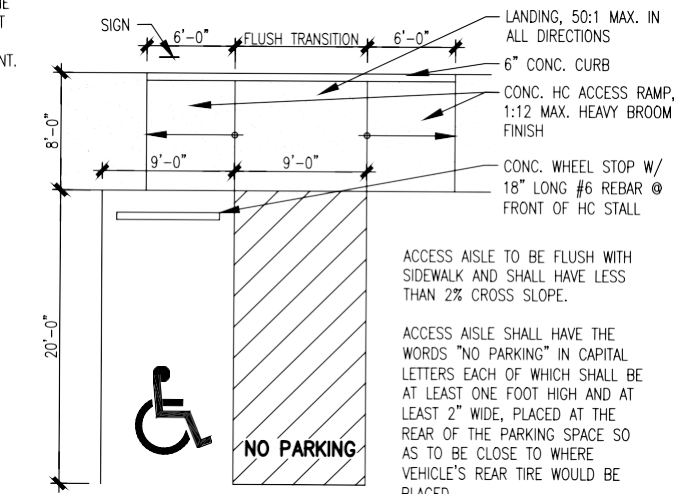
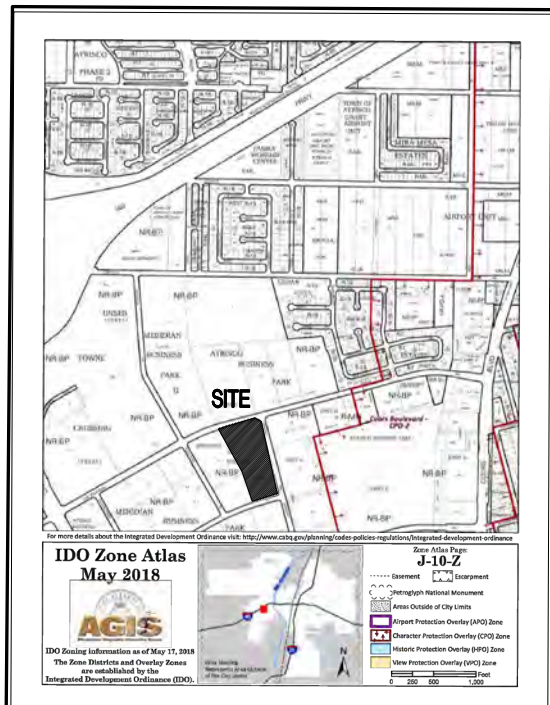


CURVE TABLE				
NUMBER	LENGTH	CHORD RADIUS	DELTA	CHORD LENGTH
C1	213.94'	3063.83'	4°00'03"	213.90'
C2	47.12'	30.00'	89°59'37"	213.90'
C3	75.40'	48.00'	90°00'11"	213.90'
C4	145.45'	2257.83'	3°41'27"	213.90'

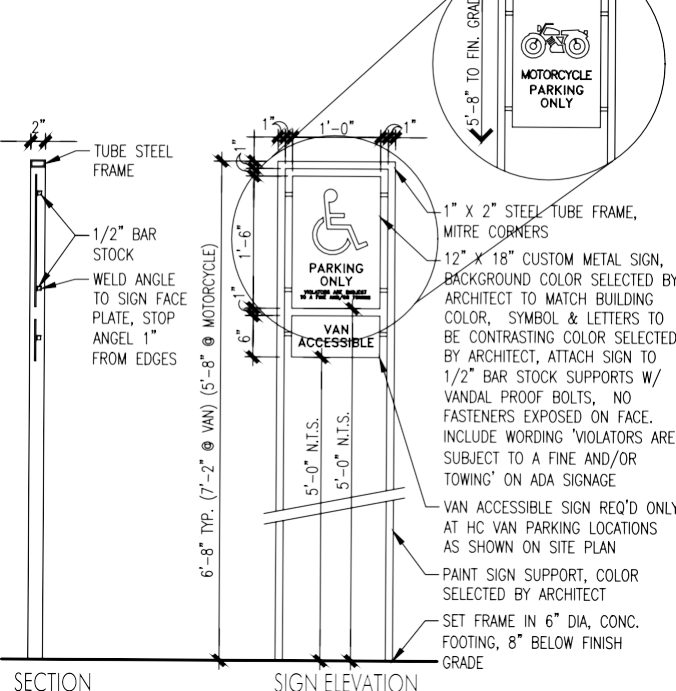
LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N 15°02'53" W	27.96'
L2	S 74°57'50" W	84.01'

- GENERAL NOTES
- ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8. OUTDOOR AND SITE LIGHTING.
  - PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
  - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FRO THE SITE PERIMETER.
  - ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDINGS BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
  - SITE HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.
  - ALL ADA CURB RAMPS WITHIN THE PUBLIC ROW SHALL BE UPDATED TO CURRENT STANDARDS AND HAVE TRUNCATED DOMES INSTALLED.
  - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.

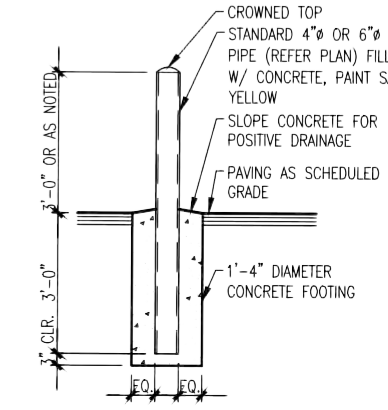
- KEYED NOTES
- CONCRETE CURB, REFER DETAIL 3/SDP-2
  - BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAILS 2/SDP-1
  - HC PARKING, RAMP & SIGN, REFER DETAILS 3&4/SDP-1
  - 4'X20' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAILS 4/SDP-1, PARKING SPACE SHALL HAVE THE LETTERS 'MC' IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2' WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE VEHICLES REAR TIRE WOULD BE PLACED
  - 2" ASPHALT PAVING OVER 4" BASE COURSE
  - DOCKS, REFER ELEVATIONS
  - SIDEWALK & RAMPS PER COA STD DWG 2430 & 2411
  - TEMP. EXTRUDED CURB, REFER DETAIL 5/SDP-2
  - BEGINNING POINT OF TEMP. EXTRUDED CURB
  - NEW ENTRANCE DRIVE PER COA STD DWG 2426
  - NEW REFUSE ENCLOSURE FOR COMPACTOR AND ONE RECYCLE BIN, REFER DETAIL 2/SDP-2
  - BOLLARDS, REFER DETAILS 5/SDP-1
  - WIDENED AREA OF SIDEWALK FOR HC PASSING, REFER DETAIL 6/SDP-2



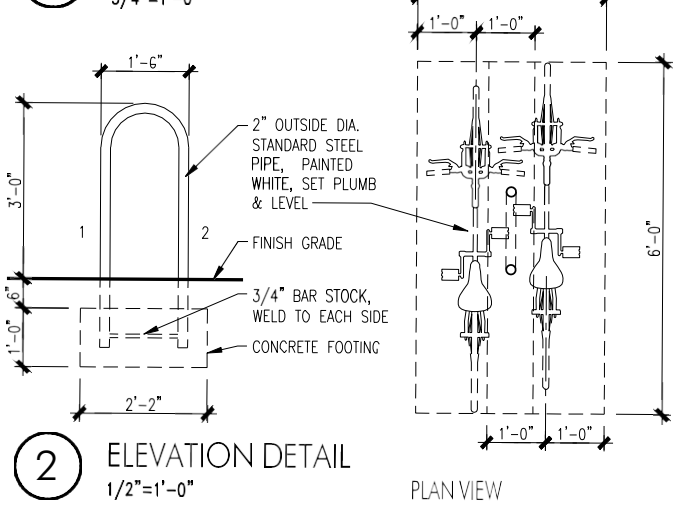
4 ACCESSIBLE PARKING  
1/8"=1'-0"



3 PARKING SIGNS  
3/4"=1'-0"



5 ELEVATION DETAIL  
1/2"=1'-0"



2 ELEVATION DETAIL  
1/2"=1'-0"

PROJECT NO. PR-2022-007623

APPLICATION NO. SI-2022-02067-SITE PLAN

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE EPC, DATED AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO  
IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

Ernest Arriaga  
TRAFFIC ENGINEER, TRANSPORTATION DIVISION  
DATE

Cheryl Samuels  
PARKS & RECREATION DEPARTMENT  
DATE

Reggie Chen  
CITY ENGINEER/PHYSIOLOGY  
DATE

John Plan  
CITY ENGINEER/PHYSIOLOGY  
DATE

ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)  
DATE

SOUL WASTE  
DATE

CHAIRPERSON, ALBUQUERQUE PLANNING DEPARTMENT  
DATE

ENVIRONMENTAL HEALTH, IF NECESSARY  
DATE

PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE  
LOCATION: 541 AIRPORT DRIVE, NW  
ALBUQUERQUE, NEW MEXICO

OWNER: BRUNACINI BUILDERS 1 OPPORTUNITY LAND, LLC  
ARCHITECT: TATE FISHBURN ARCHITECT

LEGAL DESCRIPTION:  
LOT NUMBERED SEVEN-B-ONE (7-B-1) MERIDIAN BUSINESS PARK.

CURRENT ZONING CLASSIFICATION: NR-BP  
NET SITE AREA: LOT 7-B - 242,754 SF 5.5729 ACRES  
LOT 10 - 122,863 SF 2.8206 ACRES

BUILDING AREA: LOT 7-B  
OFFICE 21,228 GSF  
WAREHOUSE 63,685 GSF  
84,913 GSF  
34.98

FAR:  
PARKING ANALYSIS:  
OFF-STREET PARKING  
OFFICE 21,228 GSF 3.5:1000 = 75 SPACES  
WAREHOUSE 63,685 GSF NO REQUIREMENT  
REQUIRED 75 SPACES  
TOTAL SPACES PROVIDED 90 SPACES  
HANDICAP PARKING (51-100 PRVD) = REQUIRED 4 SPACES TOTAL (1 VAN)  
PROVIDED 4 SPACES TOTAL (1 VAN)  
MOTORCYCLE PARKING (51-100 PRVD) = REQUIRED 3 SPACES  
PROVIDED 3 SPACES  
BICYCLE PARKING (10% ROD PARKING SPACES) = REQUIRED 8 SPACES  
PROVIDED 8 SPACES

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPED AREA
- HANDICAP PARKING PAVEMENT MARKING
- FIRE HYDRANT
- 25" WHITE PARKING LOT POLE W/ (3) 100 WATT LED FIXTURE HEADS
- SITE DISTANCE AND SITE TRIANGLE BASED ON COA DPM 7-5(i)(5)(iii) and 7-5(i)(5)(iv), 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 THE CLEAR SITE TRIANGLE

ABCWUA NOTE:  
COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO DETERMINE THE APPROPRIATE CONTAINMENT DEVICE IS INSTALLED FOR THE PROPOSED NON-RESIDENTIAL DEVELOPMENT. CONTACT AT 505-289-3454

NOTE:  
THIS SITE PLAN MEETS THE REQUIREMENTS AND DESIGN STANDARDS OF THE ATRISCO BUSINESS PARK MASTER PLAN (A PRIOR APPROVAL). WHERE THE MASTER PLAN IS SILENT, THIS SITE PLAN MEETS THE IDO.

BRUNACINI  
TATE FISHBURN  
ARCHITECT

ARCHITECT SEAL  
STATE OF NEW MEXICO  
TATE FISHBURN  
REGISTERED ARCHT 22-2022  
ENGINEER SEAL

NEW OFFICE/WAREHOUSE  
FOR BRUNACINI DEVELOPMENT  
541 AIRPORT DRIVE, NW  
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE SEPTEMBER 22, 2022

NORTH SCALE 1"=50'-0" OR AS NOTED

DRAWING NAME  
SITE DEVELOPMENT  
PLAN  
PHASE ONE

SHEET NUMBER  
SDP-1