

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 31, 2021

Freddie Montoya, RA
Freddie Montoya – Architect
2336 Sunshine Rd SW
Albuquerque, NM

Re: TI @ 6700 Bluewater Rd NW
6700 Bluewater Rd NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 4-15-21 (K10D062)
Certification dated 8-23-21

Dear Mr. Montoya,

Based upon the information provided in your pictures received 8-31-21, 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 Ernie Gomez at (505) 924-3981.

Sincerely,

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

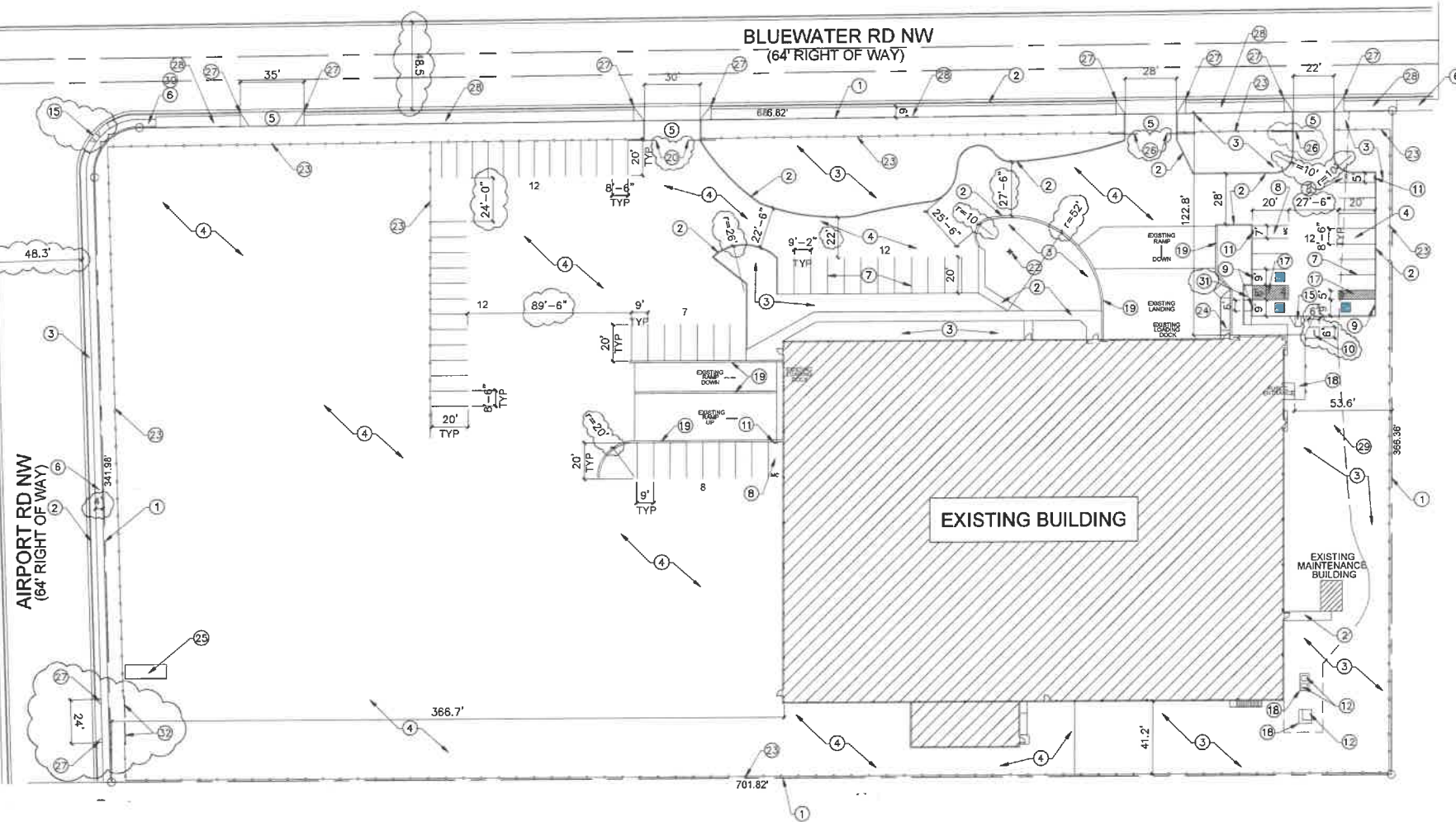
Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

Signed _____
Date 5/12/2021

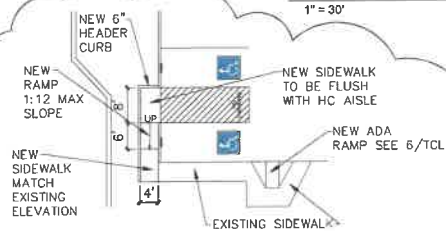
TRAFFIC CIRCULATION LAYOUT
APPROVED

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.



TRAFFIC CIRCULATION LAYOUT

1" = 30'



NEW SIDEWALK & RAMP

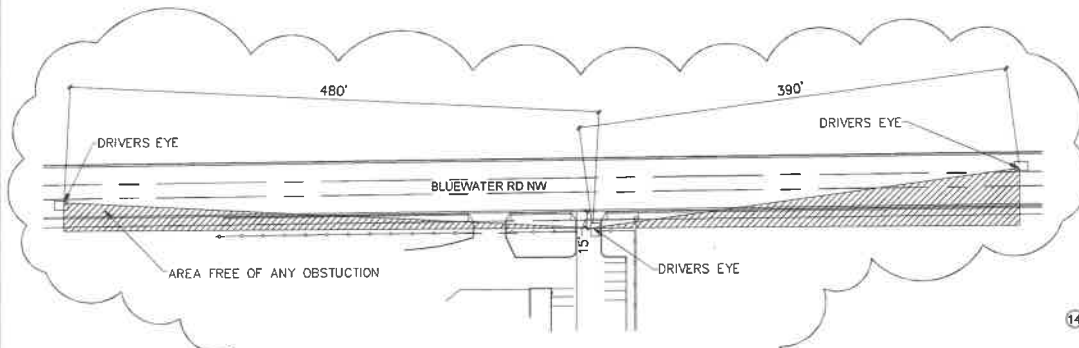
1" = 15'

**NOTE: THERE IS NO SITE WORK ON THIS PROJECT
EXISTING PARKING AREAS ARE BEING
RE-STRIPED**

GENERAL NOTES FOR CONCRETE AND PAVING

PARTIAL CONCRETE SLABS THAT HAVE BEEN REMOVED WILL BE REPAIRED BY PLACING NEW 3000 PSI CONCRETE W/ #4 REBAR @ 18" O.C. E.A. WAY, INSURE THAT NEW CONCRETE SLAB SURFACES FINISH FLUSH W/ EXISTING ADJACENT CONCRETE SLABS OR PAVEMENT. INSURE THAT ALL EXISTING GRADES ARE MAINTAINED. PREPARE SUB-GRADE TO 95% COMPACTION.

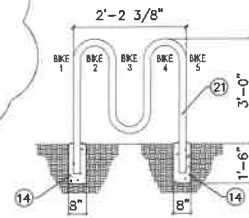
ANY PAVEMENT THAT HAS BEEN DAMAGED DUE TO CONCRETE SLAB REMOVAL SHALL BE REPAIRED BY CUTTING EXISTING PAVEMENT TO HAVE STRAIGHT AND LEVEL SIDES AND SURFACES ADJACENT TO EXISTING CONCRETE. PROVIDE A 3" MINIMUM PAVING SECTION FILL IN ALL THESE AREAS. COMPACTED SUB-GRADE TO 95% IN ALL THESE AREAS.



NOTE: SPEED LIMIT IS 40 MPH ON BLUEWATER RD
PER IDO FIGURE 3.9.5-2

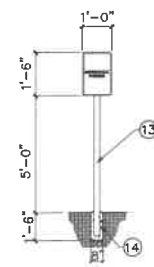
5
TCL
CLEAR SITE TRIANGLE @ MAIN DRIVEWAY

NOTE: LANDSCAPING AND BOLLARDS WILL NOT BE SHOWN
WITH THE CLEAR SITE TRIANGLE. THEREFORE, SPACE
BOLLARDS, TREES AND PLANTINGS BEHIND THE TRIANGLE
(AS MEASURED FROM THE OUTER PAV) WILL NOT BE ACCEPTED.



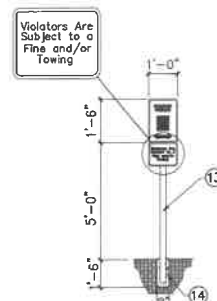
BIKE RACK DETAIL

3
TCL
NOT TO SCALE



MOTORCYCLE PARKING SIGN

2
TCL
NOT TO SCALE



H.C. PARKING SIGN

1
TCL
NOT TO SCALE

LEGAL DESCRIPTION

TRACT B-1-A
ATRISCO BUSINESS PARK
UNIT 1, TRACT B
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

GENERAL NOTES:

A. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH CURB AND GUTTER. REFER TO CITY STANDARD DRAWINGS 2430 AND 2415.

KEYED NOTES:

- EXISTING PROPERTY LINE.
- EXISTING CONCRETE CURB.
- EXISTING LANDSCAPED AREA.
- EXISTING PAVED AREA.
- EXISTING DRIVE PAD.
- EXISTING SIDEWALK.
- NEW PARKING STRIPING IN EXISTING PAVED AREA (TYPICAL).
- MOTORCYCLE PARKING SPACE.
- H.C. PARKING SIGN. SEE DETAIL 1/TCL.
- BICYCLE PARKING SIGN ON 6" SO. CONCRETE SLAB. SEE DETAIL 3/TCL.
- MOTORCYCLE PARKING SIGN. SEE DETAIL 2/TCL.
- EXISTING ELECTRICAL TRANSFORMER.
- 3" DIA. GALVANIZED PIPE.
- 3000 PSI CONCRETE FOOTING.
- EXISTING CURB RAMP. REBUILD. BUILD PER COA STANDARD DRAWING 2441.
- EXISTING CURB AND ENCL. RE.
- PROVIDE ADA ACCESSIBLE WITH THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE 2" HIGH AND 2" WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE THE ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. DIAGONAL STRIPING AND LETTERS TO BE COLOR BLUE.
- EXISTING 18" WIDE CONCRETE SLAB FROM EXISTING SIDEWALK TO BUILDING ENTRANCE.
- EXISTING RETAINING WALL.
- EXISTING CHAINLINK GATE TO REMAIN LOCKED AT ALL TIMES EXCEPT BY APPOINTMENT FOR LARGE DELIVERIES AND FIRE DEPARTMENT ACCESS.
- 2 3/8" STEEL TUBE WITH .154" WALL THICKNESS.
- EXISTING FIRE HYDRANT/FIRE DEPT. CONNECTION & PIV.
- EXISTING CHAINLINK FENCE.
- EXISTING STEEL INDUSTRIAL RAMP.
- 30 CU YD HAUL AWAY REFUSE CONTAINER.
- AUTORIZED METAL SECURITY GATE BY OWNER.
- CONSTRUCT CURB RAMP TO COMPLY WITH CURRENT COA STANDARDS. REFER TO COA STANDARD DRAWING 2425.
- CONSTRUCT NEW 6" WIDE SIDEWALK TO COMPLY WITH CURRENT COA STANDARDS. REFER TO COA STANDARD DRAWING 2430.
- 10' WIDE PNM UTILITY EASEMENT.
- TRANSITION NEW 6" WIDE SIDEWALK AS REQUIRED TO GO AROUND EXISTING UTILITIES IN THIS CORNER OF THE STREET. REFERENCE COA DRAWING 2431 TRANSITION FROM FROM WIDER SIDEWALK PER COA DRAWING 2432.
- NEW ACCESSIBLE SIDEWALK AND RAMP. SEE DETAIL 7/TCL.
- EXISTING METAL GATE TO REMAIN LOCKED AT ALL TIMES EXCEPT BY APPOINTMENT FOR LARGE DELIVERIES AND FIRE DEPARTMENT ACCESS.

PARKING REQUIREMENTS

LIGHT MANUFACTURING FACILITY
62,684/1000 = 62.68 PARKING SPACES REQUIRED
PARKING SPACES PROVIDED - 63 SPACES INCLUDING 3 HC

MOTORCYCLE PARKING SPACES REQUIRED - 3
MOTORCYCLE PARKING SPACES PROVIDED - 3

BICYCLE PARKING SPACES REQUIRED - 3
BICYCLE PARKING SPACES PROVIDED - 3

PROJECT LOCATION



A TENANT IMPROVEMENT FOR GLAZ-TECK INDUSTRIES
AT 6700 BLUEWATER RD NW, ALBUQUERQUE, NEW MEXICO



APRIL, 2021

TCL



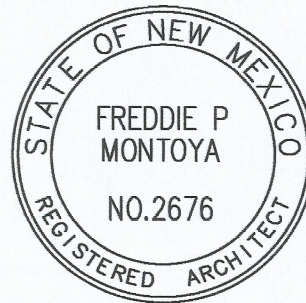
TRAFFIC CERTIFICATION

I, Freddie Montoya, NMRA 2676, OF THE FIRM FREDDIE MONTOYA - ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5/12/21. THE SITE CONSTRUCTION IS BUILT PER THE ORIGINAL APPROVED TCL. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 8/23/21 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 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.

Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP





City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: TI AT 6700 BLUEWATER RD NW Building Permit #: BP-2019-07991 Hydrology File #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: 6700 BLUEWATER RD NW

Applicant: DOMONIC OTERO Contact: OWNER
Address: 6700 BLUEWATER RD NW
Phone#: 505-720-5175 Fax#: _____ E-mail: dominic@glaztech.com

Other Contact: FREDDIE MONTOYA Contact: ARCHITECT
Address: 2336 SUNSHINE RD SW ALBUQUERQUE
Phone#: 505-203-4135 Fax#: _____ E-mail: freddiemontoya@hotmail.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 8/23/21 By: FREDDIE MONTOYA - ARCHITECT

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____