

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 5, 2024

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

Re: New Office/ Warehouse
7226 Central Ane. SW
Traffic Circulation Layout
Architect's Stamp 05-30-24 (K10-D070)

Dear Mr. Fishburn,

The TCL submittal received 05-20-2024 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. **AN APPROVED/ RECORDED PLAT AND SHARED ACCESS EASEMENT ARE CONDITIONS OF RELEASING THE FINAL CO.**

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: NEW OFFICE/WAREHOUSE Building Permit #: _____ Hydrology File #: _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: TRACTS 54,55 & 1 TOWN OF ATRISCO GRANT UNIT 6 K-10-Z
City Address: 7226 CENTRAL AVE., SW ABQ, NM

Applicant: TATE FISHBURN ARCHITECT **Contact:** TATE FISHBURN
Address: P.O. BOX 2941, CORRALES, NM 87048
Phone#: _____ **Fax#:** _____ **E-mail:** tatefishburn@msn.com

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

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) _____

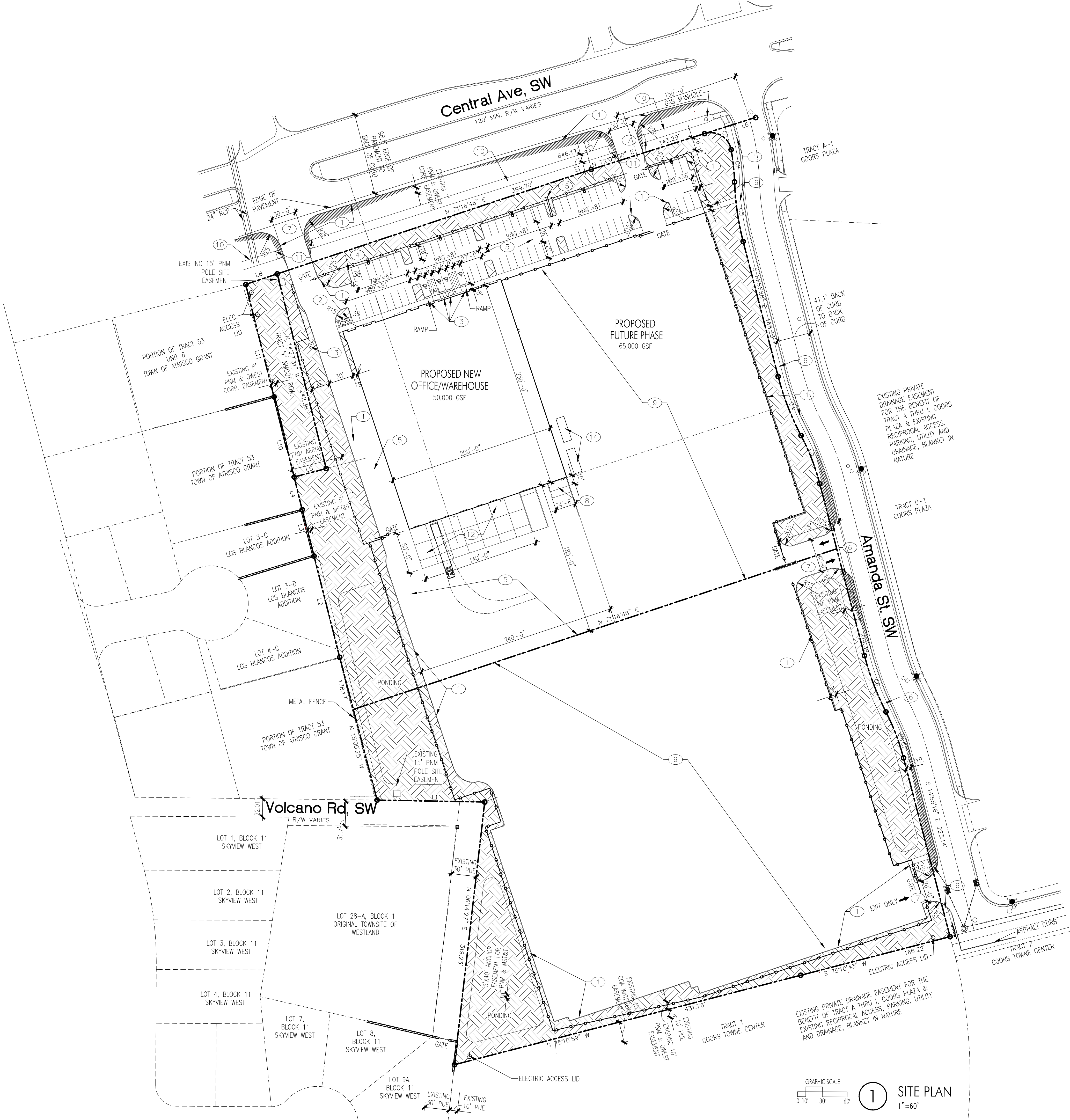
DATE SUBMITTED: 05-15-2024

By: *Tate Fishburn*

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE
LOCATION: 7226 CENTRAL AVE., SW
ALBUQUERQUE, NEW MEXICO
OWNER: BRUNACINI DEVELOPMENT
ARCHITECT: TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION: TRACTS 54, 55 & 1 TOWN OF ATRISCO
GRANT UNIT 6

CURRENT ZONING CLASSIFICATION: NR-C
NET SITE AREA: 13.59 ACRES
BUILDING AREA: OFFICE 2,937 GSF
WAREHOUSE PHASE 1 47,063 GSF
WAREHOUSE PHASE 2 65,000 GSF
TOTAL 115,000 GSF

FAR: 19.4
PARKING ANALYSIS:
OFF-STREET PARKING: OFFICE 2,937 GSF, WAREHOUSE 112,063 GSF
3.5:1000 = 11 SPACES
NO REQUIREMENT
REQUIRED 11 SPACES
TOTAL SPACES PROVIDED 77 SPACES
HANDICAP PARKING (50-100 PRVD) = REQUIRED 4 SPACE TOTAL (1 VAN)
PROVIDED 4 SPACE TOTAL (1 VAN)
MOTORCYCLE PARKING (1-25 ROD) = REQUIRED 1 SPACE
PROVIDED 1 SPACE
BICYCLE PARKING 10% OF REQ'D OR 3 = REQUIRED 3 SPACES
PROVIDED 3 SPACES

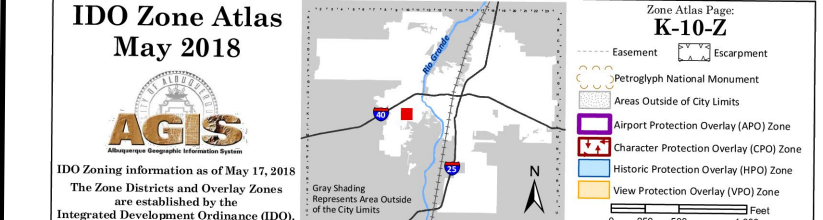
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	42.49' {42.45'}	25.00'	97°22'49"	37.56'	S 59°14'35" E
C2	39.23' {39.30'}	270.00'	8°19'32"	39.20'	S 06°23'24" E
C3	72.75' {72.68'}	330.00'	12°37'50"	72.60'	S 08°32'33" E
C4	76.76' {76.39'}	330.00'	13°19'36"	76.58'	S 21°31'15" E
C5	62.50' {62.50'}	270.00'	13°15'47"	62.36'	S 21°33'10" E
C6	72.89' {72.68'}	330.00'	12°39'18"	72.74'	S 21°13'01" E
C7	59.49' {59.47'}	270.00'	12°37'24"	59.37'	S 21°13'58" E

Line Table		
Line #	Direction	Length (ft)
L1	N 89°18'08" W ((N 89°48'32" W))	129.99' (130.4')
L2	N 14°33'44" W *(N 14°34'27" W)*	126.15'
L3	N 14°41'34" W *(N 14°34'27" W)*	57.64' *(55.40)*
L4	N 14°03'07" W *(N 15°06' W)*	40.73'
L5	N 74°53'24" E *(N 74°53'24" E)*	40.01' *(40.00)*
L6	S 72°06'00" W *(S 71°44'20" W)*	64.65'
L7	N 14°20'05" W *(N 15°02'48" W)*	24.13' *(24.13)*
L8	S 71°16'46" W *(S 71°44'20" W)*	40.11' *(40.06)*
L9	N 14°20'05" W *(S 15°02'48" E)*	59.86' *(60.00)*
L10	N 14°27'22" W *(N 15°06' W)*	100.08'
L11	N 14°27'31" W	139.76'

KEYED NOTES

- CONCRETE CURB, TYP.
- (3) BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAIL 3/SDP-2
- HC PARKING, RAMP & SIGN, REFER DETAIL 1/SDP-2
- (1) 4'X20' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAIL 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
- SIDEWALK & RAMPS PER COA STD DWG 2430 & 2415
- ENTRANCE DRIVE PER COA STD DWG 2426
- REFUSE ENCLOSURE
- 4" CRUSHED ASPHALT
- 10" ASPHALT SIDEWALK
- RAMPS PER COA STD DWG 2430 & 2415
- CONCRETE DRIVE @ TRUCK DOCK
- ELEC. TRANSFORMER LOCATION
- 10'X30' CONCRETE PADS
- EXISTING BILL BOARD SIGN

TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Arroyo 6/5/2024
Signed Date



PROJECT NO. PR-2024-000000
APPLICATION NO. SI-2024-00000-SITE PLAN-DFT
IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO
IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.
DFT SITE DEVELOPMENT PLAN APPROVAL:

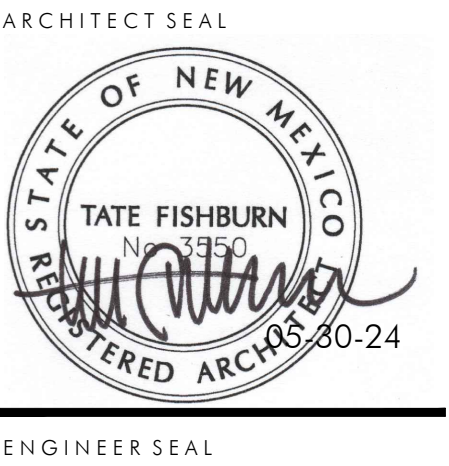
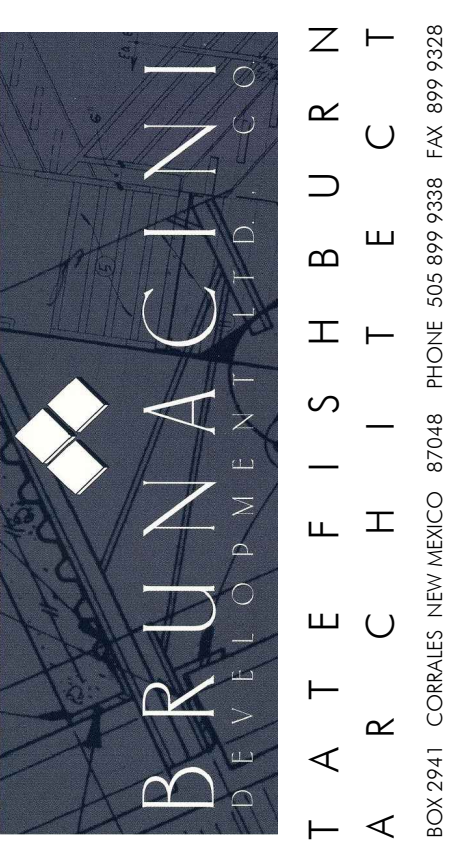
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
PLANNING DEPARTMENT	DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPED AREA
- 6' DESIGNMASTER FENCING, CLASSIC AND GATES AS NOTED
- 8' TALL OPAQUE FENCING AND GATES AS NOTED
- PONDING PONDING AREA
- SITE DISTANCE AND SITE TRIANGLE BASED ON COA DPM 7-40(V)(ii) and 7-40(V)(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
- HANDICAP PARKING PAVEMENT MARKING
- EXISTING FIRE HYDRANT

GENERAL NOTES

- THIS SITE PLAN MEETS THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE IDO.
- 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 IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.



ENGINEER SEAL

PROJECT

SKYVIEW WEST INDUSTRIAL
FOR BRUNACINI DEVELOPMENT
7226 CENTRAL AVE., SW
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE MAY 30, 2024

NORTH SCALE 1"=60'-0" OR AS NOTED

DRAWING NAME

SITE DEVELOPMENT PLAN

SHEET NUMBER

SDP-1

IP

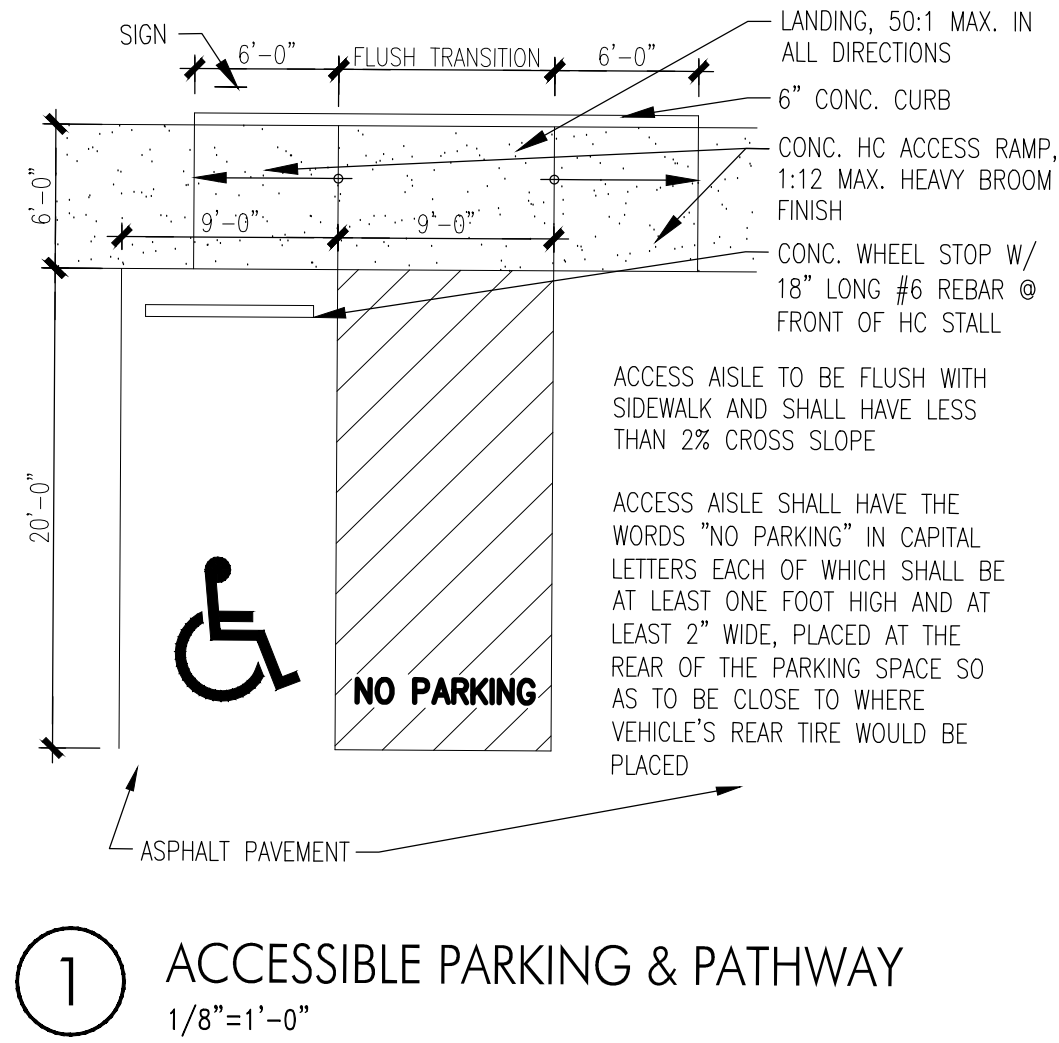
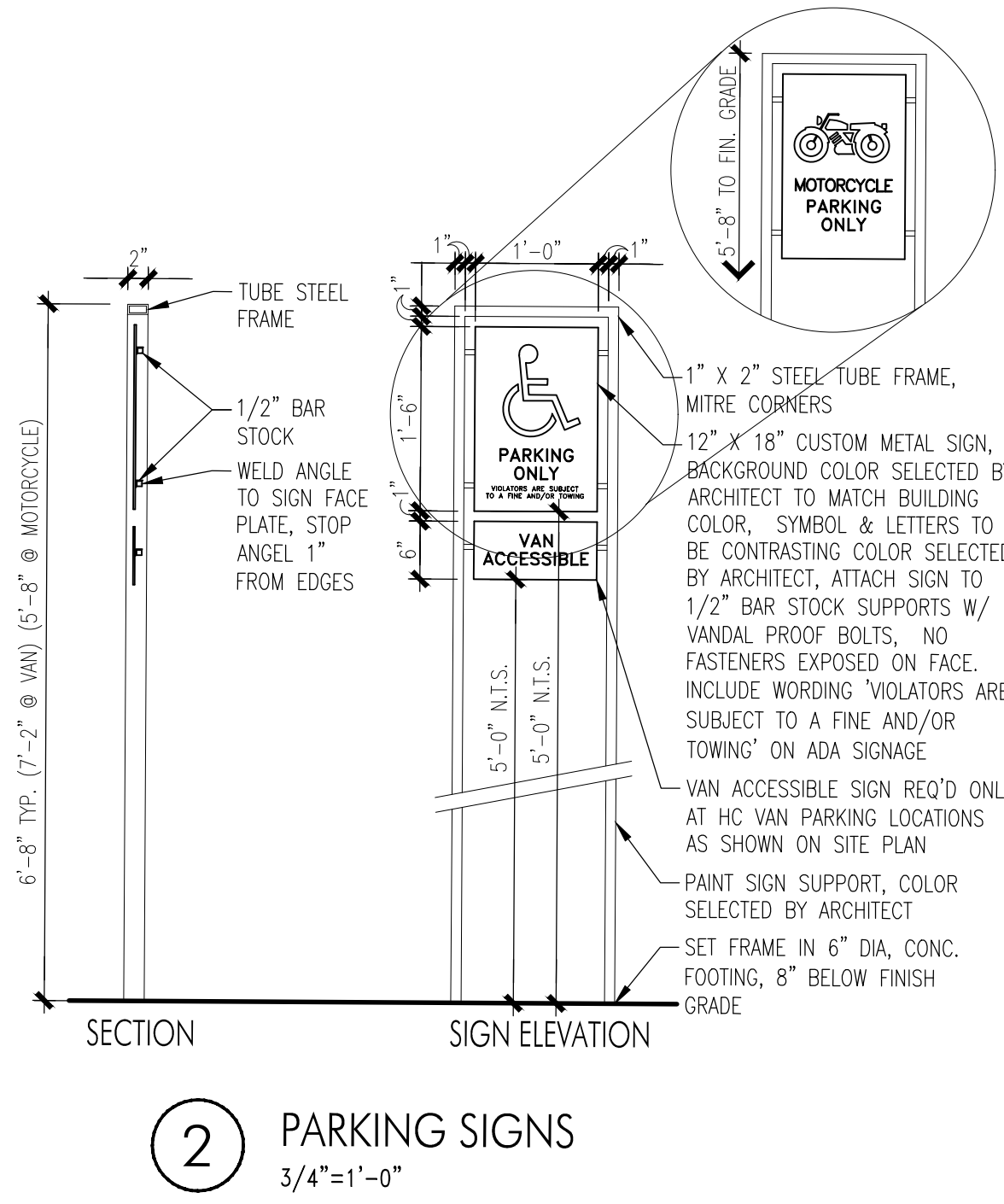
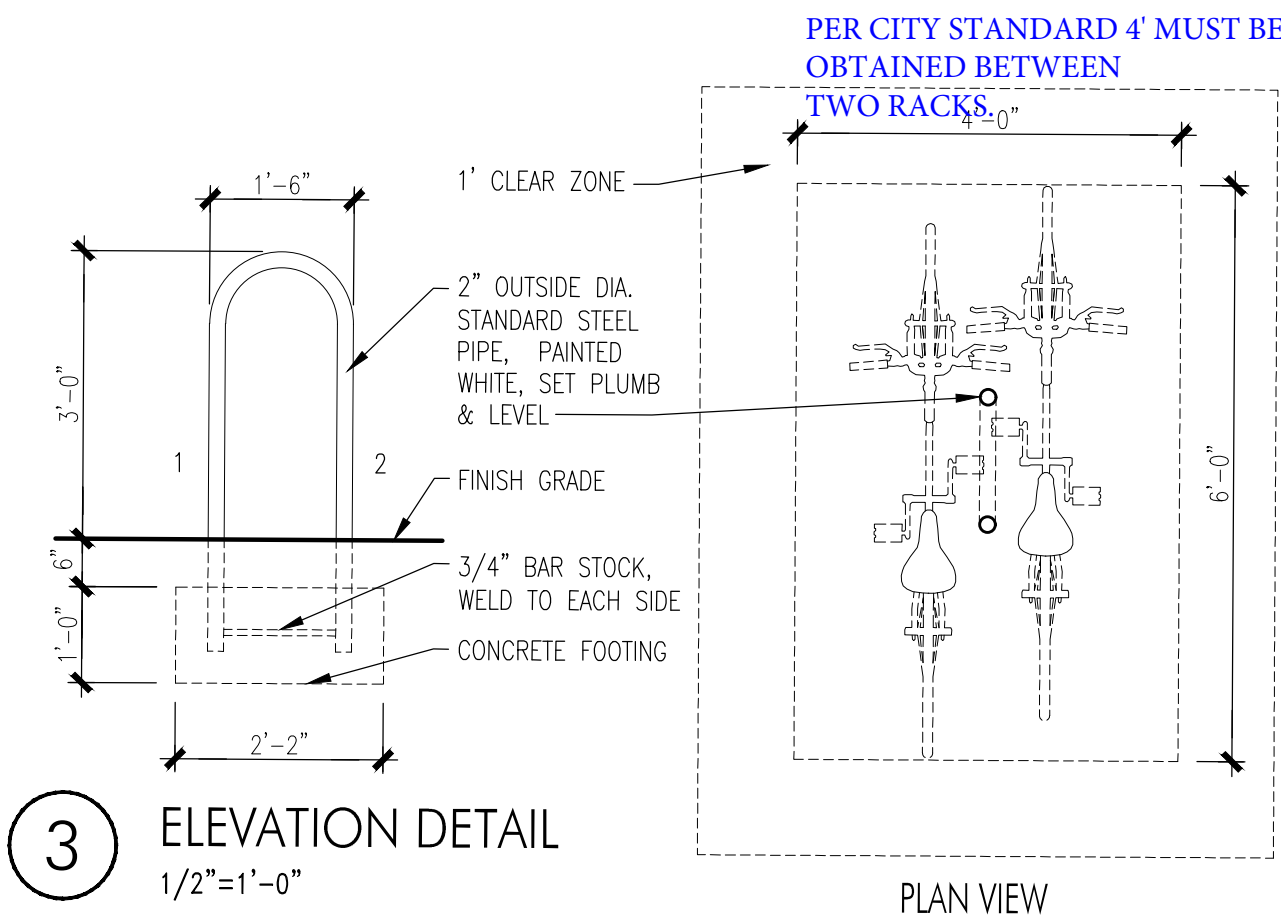
TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo

6/5/2024

Signed

Date



SKYVIEW WEST INDUSTRIAL
FOR BRUNACINI DEVELOPMENT
7226 CENTRAL AVE., SW
ALBUQUERQUE, NEW MEXICO

BRUNACINI
DEVELOPMENT CO.

TATE FISHBURN
ARCHITECT

BOX2941 CORRALES NEW MEXICO 87048 PHONE 505.899.9338 FAX 899.9328

ARCHITECT SEAL

STATE OF NEW MEXICO
TATE FISHBURN
NO. 3350
EXPIRED ARCHT. 03-24

ENGINEER SEAL

PROJECT

REVISIONS

DATE MAY 30, 2024

NORTH SCALE

OR AS NOTED

DRAWING NAME

SITE DEVELOPMENT
PLAN- SITE DETAILS

SHEET NUMBER

SDP-2