

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

July 2, 2024

Robert Fierro, P.E.  
Fierro & Company  
3201 4<sup>th</sup> St. NW  
Albuquerque, NM 87120

**Re: EL Vecino BLDG B/ 543 Old Coors Dr. SW**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 10-22-22 (K11-D027)  
Certification dated 06-25-24

Dear Mr. Fierro,

Based upon the information provided in your submittal received 06-27-24, 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

NON-RESIDENCIAL COMERCIAL ZONE DISTRICT - NRC.

LOT AREA: 92,371 SF

BUILDING A RETAIL AREA: 8,400 SF.  
BUILDING B LIGHT VEHICLE REPAIR: 5,644 SF.  
TOTAL UNDER ROOF AREA 14,044 SF.  
BUILDING HEIGHT ALLOWED: 38 FT.

PARKING REQUIREMENT PER IDO - BLDG A

PARKING REQUIRED BY IDO TABLE 5-5-1,  
GENERAL RETAIL = 4 SPACES/1,000 SQ. FT.  
8,400 SF./1,000= 8.4 SPACES = 34 SPACES REQUIRED  
42 PARKING SPACES PROVIDED  
1 ACCESSIBLE SPACE REQUIRED 1 SPACE PROVIDED  
1 MOTORCYCLE SPACE REQUIRED 1 SPACE PROVIDED  
3 BICYCLE SPACE REQUIRED 3 SPACE PROVIDED

PARKING REQUIREMENT PER IDO - BLDG B

PARKING REQUIRED BY IDO TABLE 5-5-1,  
LIGHT VEHICLE REPAIR = 1 SPACES/1,000 SQ. FT.  
5,644 SF./1,000= 5.6 SPACES REQUIRED  
32 SPACES PROVIDED  
1 ACCESSIBLE SPACE REQUIRED 1 SPACE PROVIDED  
1 MOTORCYCLE SPACE REQUIRED 1 SPACE PROVIDED  
3 BICYCLE SPACE REQUIRED 3 SPACE PROVIDED

LANDSCAPING REQUIREMENT PER IDO

I.D.O. PART 14-16-5, DEVELOPMENT STANDARDS  
5-6: LANDSCAPING, BUFFERING, AND SCREENING  
MINIMUM LANDSCAPE AREA 5-6(C)(2)(a)

LANDSCAPING:  
BLDG A AREA: 8,400 S.F.  
BLDG B AREA: 5,644 S.F.  
14,044 S.F.

TOTAL LOT AREA: 92,371 S.F.  
TOTAL BLDGS AREA: 14,044 S.F.  
78,327 S.F.

LANDSCAPING REQUIRED: 78,327 S.F. X 15% = 11,750 S.F.  
LANDSCAPING PROVIDED: 18,754 S.F.

GENERAL NOTES

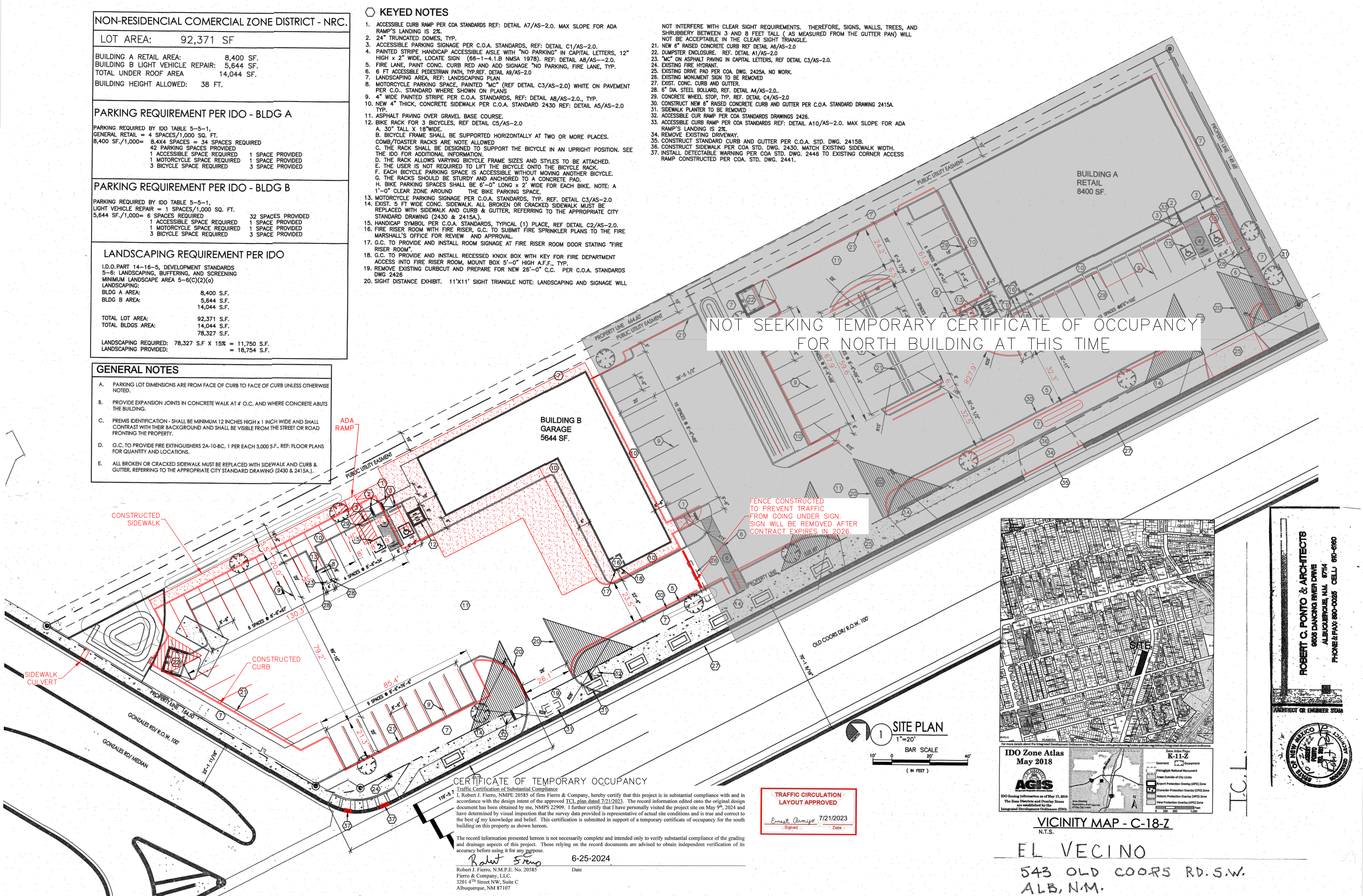
- PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PROVIDE EXPANSION JOINTS IN CONCRETE WALK AT 4' O.C. AND WHERE CONCRETE ABUTS THE BUILDING.
- PREMIS IDENTIFICATION - SHALL BE MINIMUM 12 INCHES HIGH X 1 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 S.F., REF: FLOOR PLANS FOR QUANTITY AND LOCATIONS.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER, REFERRING TO THE APPROPRIATE CITY STANDARD DRAWING (2430 & 2415A).

KEYED NOTES

- ACCESSIBLE CURB RAMP PER COA STANDARDS REF: DETAIL A7/AS-2.0. MAX SLOPE FOR ADA RAMP'S LANDING IS 2%.
- 24" TRUNCATED DOMES, TYP.
- ACCESSIBLE PARKING SIGNAGE PER C.O.A. STANDARDS, REF: DETAIL C1/AS-2.0.
- PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH X 2" WIDE, LOCATE SIGN (66-1-4.1.B NMSA 1978). REF: DETAIL A8/AS-2.0.
- FIRE LANE, PAINT CONC. CURB RED AND ADD SIGNAGE "NO PARKING, FIRE LANE, TYP.
- 6 FT ACCESSIBLE PEDESTRIAN PATH, TYP. REF. DETAIL A9/AS-2.0
- LANDSCAPING AREA, REF: LANDSCAPING PLAN
- MOTORCYCLE PARKING SPACE, PAINTED "MC" (REF DETAIL C3/AS-2.0) WHITE ON PAVEMENT PER C.O.A. STANDARD WHERE SHOWN ON PLANS
- 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A8/AS-2.0, TYP.
- NEW 4" THICK, CONCRETE SIDEWALK PER C.O.A. STANDARD 2430 REF: DETAIL A5/AS-2.0 TYP.
- ASPHALT PAVING OVER GRAVEL BASE COURSE.
- BIKE RACK FOR 3 BICYCLES, REF DETAIL C5/AS-2.0  
A. 30" TALL X 18" WIDE.  
B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES.  
C. COMB/TOASTER RACKS ARE NOT ALLOWED.  
D. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.  
E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.  
F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.  
G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.  
H. BIKE PARKING SPACES SHALL BE 6'-0" LONG X 2' WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE.
- MOTORCYCLE PARKING SIGNAGE PER C.O.A. STANDARDS, TYP. REF. DETAIL C3/AS-2.0
- EXIST. 5 FT WIDE CONC. SIDEWALK. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER, REFERRING TO THE APPROPRIATE CITY STANDARD DRAWING (2430 & 2415A).
- HANDICAP SYMBOL PER C.O.A. STANDARDS, TYPICAL (1) PLACE, REF DETAIL C2/AS-2.0.
- FIRE RISER ROOM WITH FIRE RISER, G.C. TO SUBMIT FIRE SPRINKLER PLANS TO THE FIRE MARSHALL'S OFFICE FOR REVIEW AND APPROVAL.
- G.C. TO PROVIDE AND INSTALL ROOM SIGNAGE AT FIRE RISER ROOM DOOR STATING "FIRE RISER ROOM".
- G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS INTO FIRE RISER ROOM, MOUNT BOX 5'-0" HIGH A.F.F., TYP.
- REMOVE EXISTING CURB CUT AND PREPARE FOR NEW 26'-0" C.C. PER C.O.A. STANDARDS DWG 2426
- SIGHT DISTANCE EXHIBIT. 11'X11' SIGHT TRIANGLE NOTE: 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 SIGHT TRIANGLE.
- NEW 6" RAISED CONCRETE CURB REF DETAIL A6/AS-2.0
  - DUMPSTER ENCLOSURE. REF. DETAIL A1/AS-2.0
  - "MC" ON ASPHALT PAVING IN CAPITAL LETTERS, REF DETAIL C3/AS-2.0.
  - EXISTING FIRE HYDRANT.
  - EXISTING DRIVE PAD PER COA DWG. 2425A. NO WORK.
  - EXISTING MONUMENT SIGN TO BE REMOVED
  - EXIST. CONC. CURB AND GUTTER.
  - 6" DIA. STEEL BOLLARD, REF. DETAIL A4/AS-2.0.
  - CONCRETE WHEEL STOP, TYP. REF. DETAIL C4/AS-2.0
  - CONSTRUCT NEW 6" RAISED CONCRETE CURB AND GUTTER PER C.O.A. STANDARD DRAWING 2415A.
  - SIDEWALK PLANTER TO BE REMOVED
  - ACCESSIBLE CURB RAMP PER COA STANDARDS DRAWINGS 2426.
  - ACCESSIBLE CURB RAMP PER COA STANDARDS REF: DETAIL A10/AS-2.0. MAX SLOPE FOR ADA RAMP'S LANDING IS 2%.
  - REMOVE EXISTING DRIVEWAY.
  - CONSTRUCT STANDARD CURB AND GUTTER PER C.O.A. STD. DWG. 2415B.
  - CONSTRUCT SIDEWALK PER COA STD. DWG. 2430. MATCH EXISTING SIDEWALK WIDTH.
  - INSTALL DETECTABLE WARNING PER COA STD. DWG. 2446 TO EXISTING CORNER ACCESS RAMP CONSTRUCTED PER COA. STD. DWG. 2441.

NOT SEEKING TEMPORARY CERTIFICATE OF OCCUPANCY FOR NORTH BUILDING AT THIS TIME



CERTIFICATE OF TEMPORARY OCCUPANCY

Traffic Certification of Substantial Compliance  
I, Robert J. Fierro, NMPE No. 20585 of firm Fierro & Company, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved T.C.L. plan dated 7/21/2023. The record information edited onto the original design document has been obtained by me, NMPS 22909. I further certify that I have personally visited the project site on May 9<sup>th</sup>, 2024 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 temporary certificate of occupancy for the south building on this property as shown herein.

The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on the record documents are advised to obtain independent verification of its accuracy before using it for any purpose.

Robert J. Fierro  
Robert J. Fierro, N.M.P.E. No. 20585  
Fierro & Company, LLC  
3201 4<sup>th</sup> Street NW, Suite C  
Albuquerque, NM 87107

6-25-2024

Date

TRAFFIC CIRCULATION  
LAYOUT APPROVED

Ernest Armijo 7/21/2023  
Signed Date

SITE PLAN

1"=20'

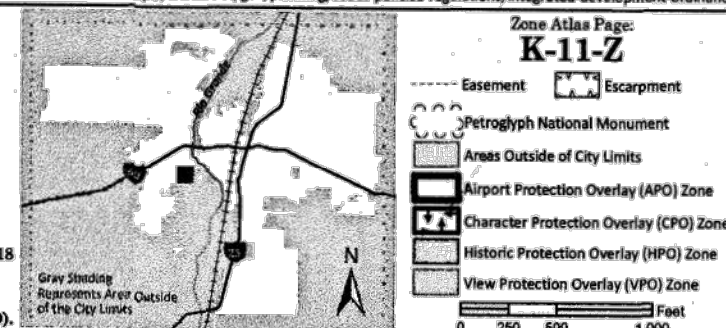
BAR SCALE

( IN FEET )

IDO Zone Atlas  
May 2018



IDO Zoning Information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



VICINITY MAP - C-18-Z  
N.T.S.

EL VECINO

543 OLD COORS RD. S.W.  
ALB, N.M.

ROBERT C. PONTO & ARCHITECTS  
9803 DANCING RIVER DRIVE  
ALBUQUERQUE, N.M. 87114  
PHONE & FAX 800-0025 CELL 610-6160

