

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

March 31, 2022

Brandon Weems  
Electrical U.S. Corporation  
301 California st. SE  
Albuquerque, NM 87108

**Re: US Electrical Corporation  
314 Arizona St. SE  
60-Day Temporary Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's Stamp dated 9-20-21 (K18-D092A)  
Certification dated 3-20-22**

Dear Mr. Brandon,

Based upon the information provided in your submittal received 03-22-22, Transportation Development has no objection to a 60-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 60-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Arizona/ California drivepads:

- Drivepads Entrance were not built per Approved plan. COA std dwg 2426
- COA std dwg 2426: requires 6ft valley gutter and ADA access across drivepad entrance.
- The drivepads that were built are not ADA compliant.

Once these corrections are complete, email pictures & redlined TCL plan showing the changes to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov), email pictures to [malnajira@cabq.gov](mailto:malnajira@cabq.gov) for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

ma via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** US Electrical Corporation **Building Permit #:** 2021-25997 **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Lot 23A FAIRGROUNDS ADDITION  
**City Address:** 314 ARIZONA ST. SE, ALBUQUERQUE, NM 87108

**Applicant:** US Electrical Corporation **Contact:** Brock Darnell  
**Address:** 301 California St., SE  
**Phone#:** 505-260-1000 **Fax#:** \_\_\_\_\_ **E-mail:** brockd@uselectricalcorp.com

**Other Contact:** Simons Architecture PC **Contact:** Joe Simons  
**Address:** P.O. Box 67408, Albuquerque, NM 87107  
**Phone#:** 505-480-4796 **Fax#:** \_\_\_\_\_ **E-mail:** joe@simonsarchitecture.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:** 3.20.22 **By:** Joe Simons, Simons Architecture PC

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



PO Box 67408  
ALBUQUERQUE, NM 87193-7408  
joe @ SIMONSARCHITECTURE.COM

505.480.4796 VOICE

3.18.22

## TRAFFIC CERTIFICATION

I, JOE SIMONS JR., NMRA 002890, OF THE FIRM SIMONS ARCHITECTURE PC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 10.14.21 AT THE ADDRESS 314 ARIZONA ST. SE, ALBUQUERQUE, NM AND PERMIT NUMBER IS 2021-25997. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOE SIMONS JR., OF THE FIRM SIMONS ARCHITECTURE. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 9/26/16 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 CERTIFICATE OF OCCUPANCY (PERMANENT). ANY ALTERATIONS TO THE APPROVED TCL IS NOTED IN RED ON THE ATTACHED PLAN AND IS NOTED AS FOLLOWS:

THE RECORD INFORMATION PRESENTED HERON 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.

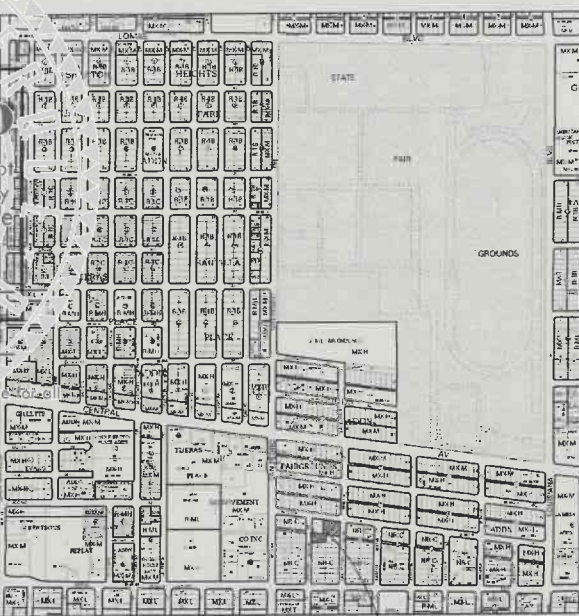
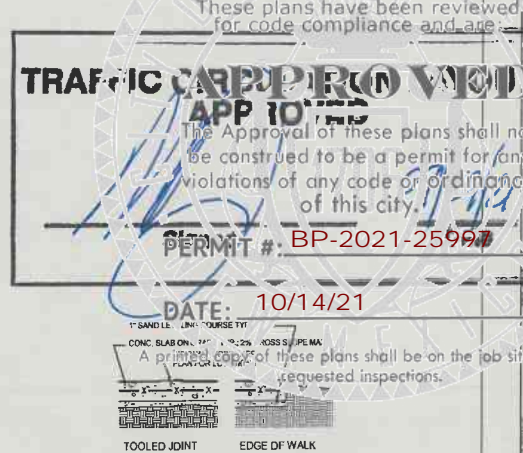
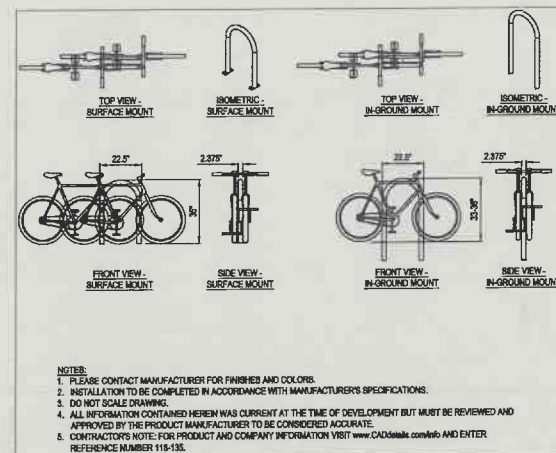
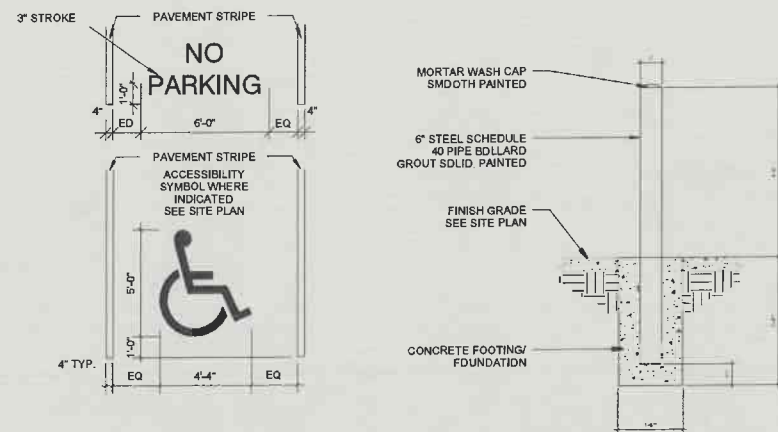


J.2  
Signature of Engineer or Architect

3.2.22  
Date



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



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OR MATERIALS AND METHODS TO BE  
OBTAINED BY OTHERS. THE  
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abq, n.m., 87193-7408  
ph.505.480.4796  
[josef@simonarchitecture.com](mailto:josef@simonarchitecture.com)



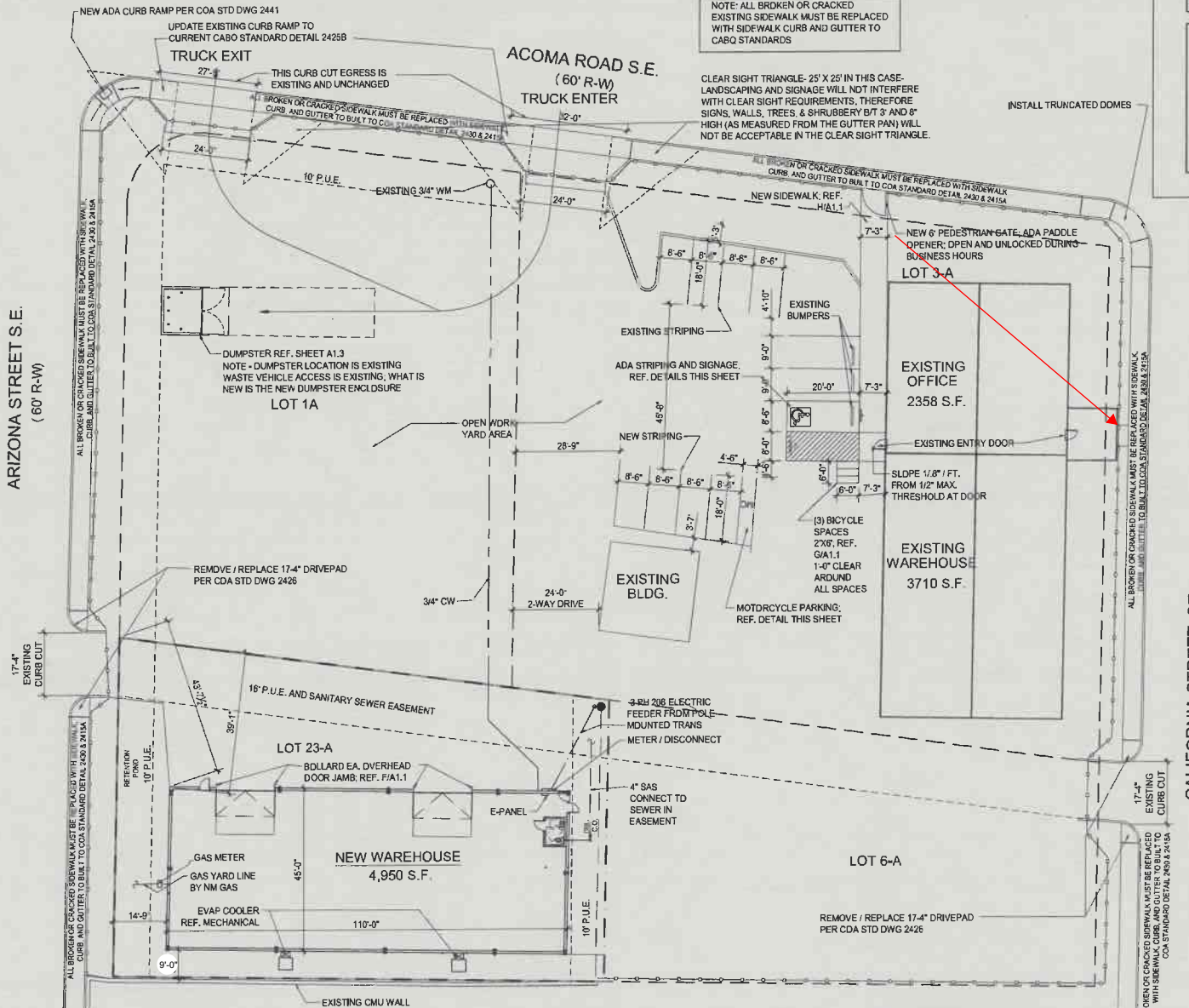
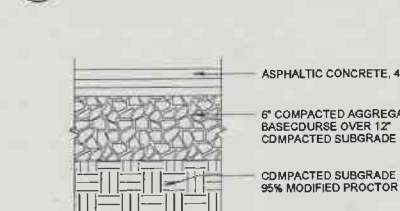
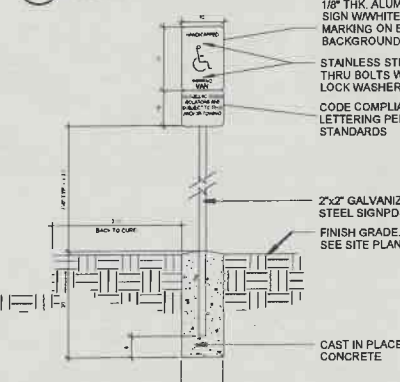
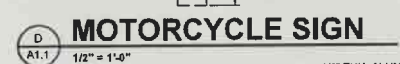
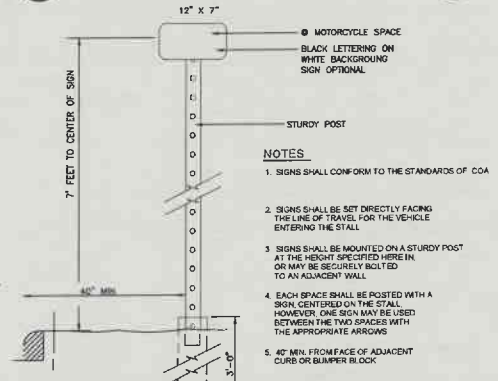
**SIMONS  
ARCHITECTURE**

**J.S. ELECTRICAL CORP.**  
314 ARIZONA ST. SE  
ALBUQUERQUE, NM 87108  
BERNALILLO COUNTY

JOB NUMBER
USE-001
DATE
6.9.21
REVISIONS
9.20.21

DESIGNED & DRAWN BY  
JFS

**A1.1**  
**TCL**



## PROJECT LOCATION

### LEGAL DESCRIPTION

LOT 23A  
FAIRGROUNDS ADDN  
ALBUQUERQUE, NEW MEXICO  
BERNALILLO COUNTY

SITE DATA

ZONING:	NR-C
ZONE ATLAS:	K-18
SITE SIZE:	11,310 SQ. FT. (.26 AC.)
BUILDING SIZE / % OF SITE:	4,950 SQ. FT. / 43.8%
UPC:	101805731104840216

## PARKING CALCULATIONS

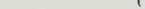
OFFICE  
AREA: 2,358 S.F.  
PARKING CALCULATIONS:  
1 SPACE / 2,358 / 1000 X 3.5 9 SPACES

<u>WAREHOUSING</u>	
EXISTING AREA:	3,710 S.F.
NEW AREA:	4,950 S.F.
TOTAL AREA:	<u>8,660 S.F.</u>
PARKING CALCULATIONS:	
NO PARKING REQUIRED PER 14-16-5 TABLE 5-5-1	

TOTAL STANDARD PARKING PROVIDED =	10 SPACES
TOTAL H.C. PARKING REQUIRED =	1 SPACE
TOTAL H.C. PARKING PROVIDED =	1 SPACE
TOTAL MOTORCYCLE SPACES REQUIRED =	1 SPACE
TOTAL MOTORCYCLE SPACES PROVIDED =	1 SPACE

TOTAL PARKING PROVIDED =	11 SPACES
TOTAL PARKING REQUIRED =	9 SPACES

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft

## SITE PLAN

 $1^{\circ} = 20'$