

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 10, 2023

Patricia Hancock, A.I.A
SMPC Architects
219 Central Ave. NW, Suite 800
Albuquerque, NM 87104

Re: Fiesta Subaru
7100 Lomas Blvd. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 4-28-22 (K19D108A)
Certification dated 6-30-23

Dear Ms. Hancock,

Based upon the information provided in your submittal received 06-30-23, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-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:

- All sight work must be completed. Some parking striping was still in progress and there were large piles of gravel for landscaping purposes in the parking lot.
- Per approved site plan, please provide an ADA pathway connection in the southwest entrance. Either reconstruct to add accessible ramps the same as the other entrances or add an ADA accessible path along the back of the drive ramp.



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Once these corrections are complete, email pictures to earmijo@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3991.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ernest Armijo'.

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

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

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: _____ TRAFFIC/TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ 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: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

June 30, 2023

Planning Department – Transportation & Hydrology

City of Albuquerque
600 2nd Street NW, Suite 201
Albuquerque, NM 87102

Re: Traffic Certification for Fiesta Subaru at 7100 Lomas Blvd. NE, (File # K19-D108A, Permit Number BP-2021-54178)

To whom it may concern,

I, Patricia Hancock, NMRA # 2095, of the firm SMPC Architects, hereby certify that the above referenced project is in substantial compliance with and in accordance with the design intent of the approved plan dated 4-29-2022. I further certify that I have personally visited the site on June 29, 2023 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 permanent 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.

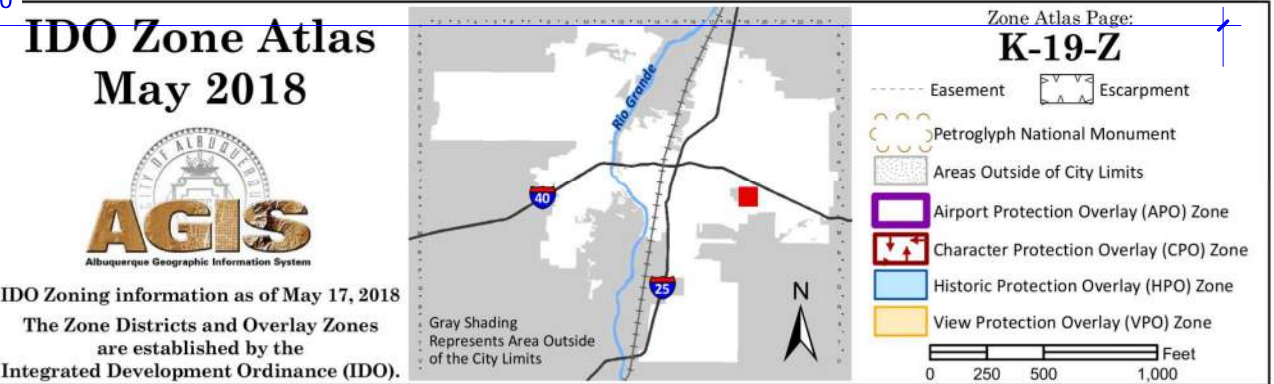
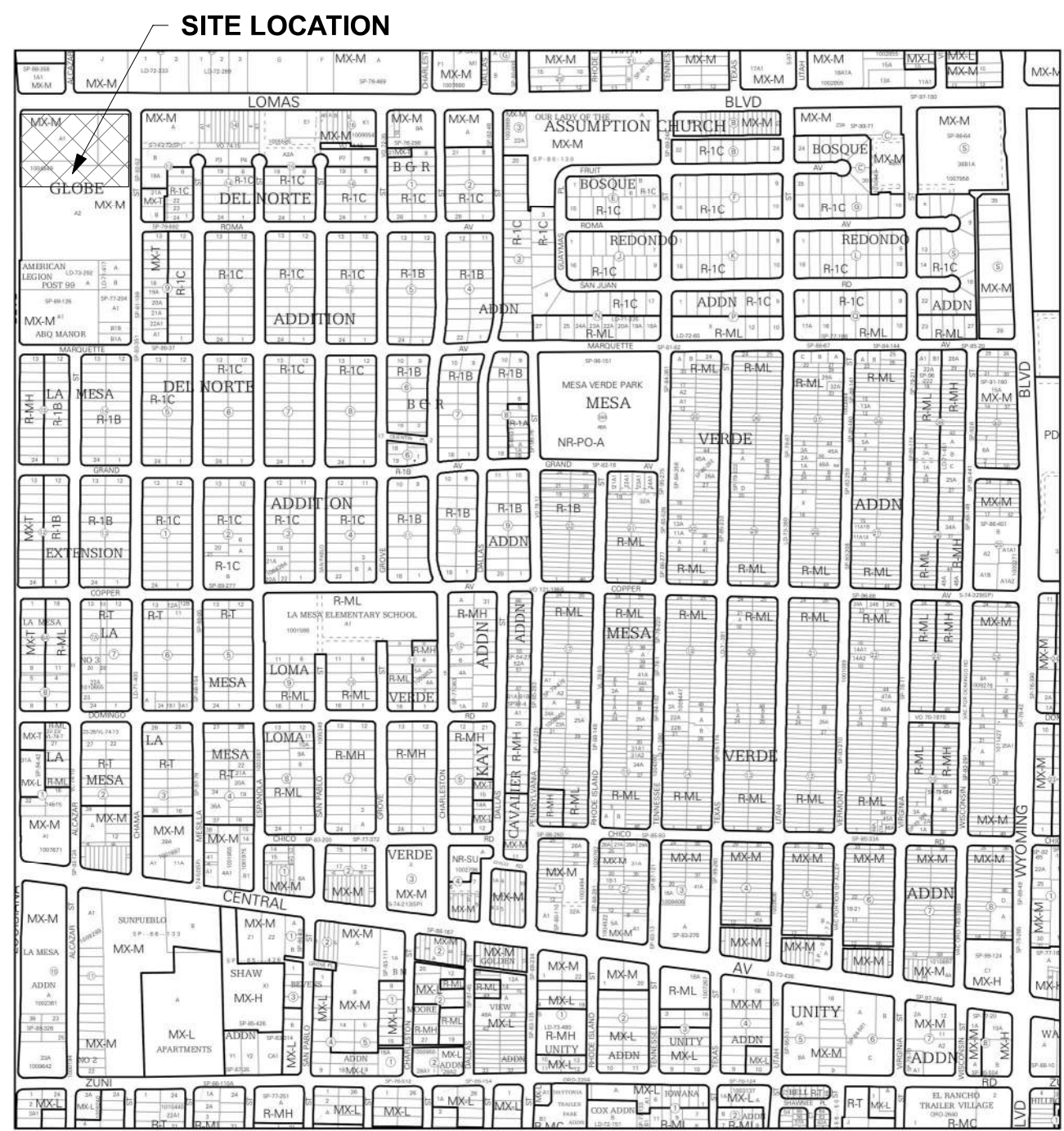
Sincerely,

Patricia Hancock, AIA
Principal
SMPC Architects
219 Central Ave NW, Suite 800
Albuquerque, NM 87102
(505) 255-8668



TRAFFIC CIRCULATION LAYOUT APPROVED
04/29/2022

Jeanne Wolfenbarger



COA STAMP AREA KEEP CLEAR

GENERAL NOTES

- IF THIS SHEET IS NOT 24" X 36", THEN THE DRAWINGS ON IT ARE NOT TO SCALE.

SITE INFORMATION

ADDRESS
7100 Lomas Blvd. NE, Albuquerque NM 87110

LEGAL DESCRIPTION
Tract A, LOT A-1-A
Globe Subdivision
Contains 3.8975 Acres

PROPERTY ZONE
MX-M (moderate intensity mixed use, C-2)

SCOPE OF WORK –
Demolition of existing buildings & Site improvements
Construction of new Car dealership with sales, service departments, and new car wash

PARKING REQUIREMENTS
Albuquerque IDO 2020 14-16-5 Table 5-5-1
Light Vehicle Repair - 1 space / 1,000 SF GFA - 21876 GFA = 31.8 Spaces
Light Vehicle Sale - 2 spaces/ 1,000 SF GFA - 12456 GFA= 29.1 spaces
Car Wash - 2 spaces/ 1,000 SF GFA - 2246 GFA= 4.5 spaces
Total 65.4 spaces

Parking Adjustments & Credit
5-5(C)(5)(c)2 Proximity to Transit
Reduce Parking by 10% when Public Transit is within 330 feet
65.4 spaces - 10% = 59 Required Spaces

5-5(C)(6)(a) Electrical Vehical Carging Station Parking Credit
Each Charging station = 2 or the required Parking
3 EV parking 59 - 3 = 56 Required Spaces

Motorcycle Parking Requirements Table 5-5-4
25-50 total spaces = 2 motor cycle spaces
Total spaces provided = 3

Accessible Parking
NM Commercial Building Code table 1106.1
36-50 required spaces 3 Accessible spaces (1 Van Accessible)

PROVIDED PARKING

ADA =	4
EV =	3
MOTORCYCLE =	3
PARKING =	56
VEHICLE DISPLAY =	185
TOTAL =	260

Bicycles
Albuquerque IDO 2020 14-16-5(E) Table 5-5-5
Non-Residential use=10% of required parking
6 required
Total Provided = 6

GENERAL NOTES

- 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.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
- STRIPING IN COA RIGHT-OF-WAY SHALL REQUIRE A WORK ORDER OR A PERMIT THROUGH DMD AT MINIMUM, AND THE C.O. SHALL NOT BE APPROVED UNTIL THIS WORK IS COMPLETED. THE STRIPING A CONDITION OF CO APPROVAL IT WILL NOTED ON THE APPROVED TCL ITSELF BY US.

REFERENCE KEYNOTES

03-3000.P1 REPLACE EXISTING DRIVES WITH NEW CURB, GUTTER AND SIDEWALK PER COA STANDARD DRAWING (2430 AND 2415A) (TYPICAL)

TCL Substantial Compliance
2023-06-30

MATERIAL LEGEND

CONCRETE	DOG PARK SEE LANDSCAPE DRAWINGS
ASPHALT	LANDSCAPING SEE LANDSCAPE DRAWINGS



Patricia Hancock
2022.04.28 12:57:50-06'00'

Fiesta Subaru

PERMIT SET

7100 Lomas Blvd. NE

SITE PLAN

AS101