

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 3, 2025

Thomas D. Johnston, PE
GTR Consultants
12800 San Juan NE
Albuquerque, NM 87123

Re: Reflective Auto Collision
801 Gibson Blvd. SE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 09-02-22 (L14-D061)
Certification dated 01-23-2025

Dear Mr. Johnston,

Based upon the information provided in your submittal received 01-31-25, 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:

1. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
2. Anchor down bike rack.
3. Per approved site plan, a truncated domes must be installed at the site accesses ramps within the city right of way.

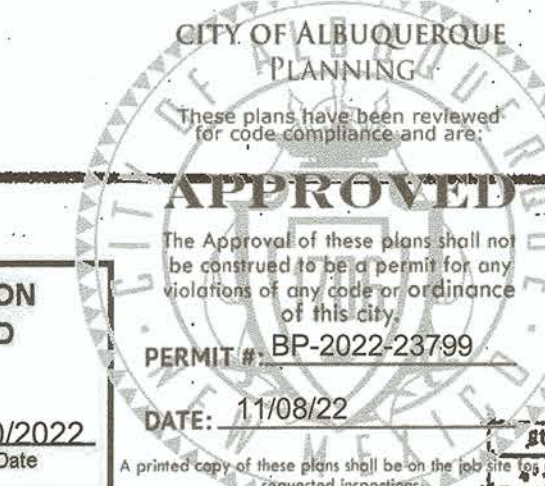
Once these corrections are complete, email pictures to malnajjar@cabq.gov for release of Final CO.

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

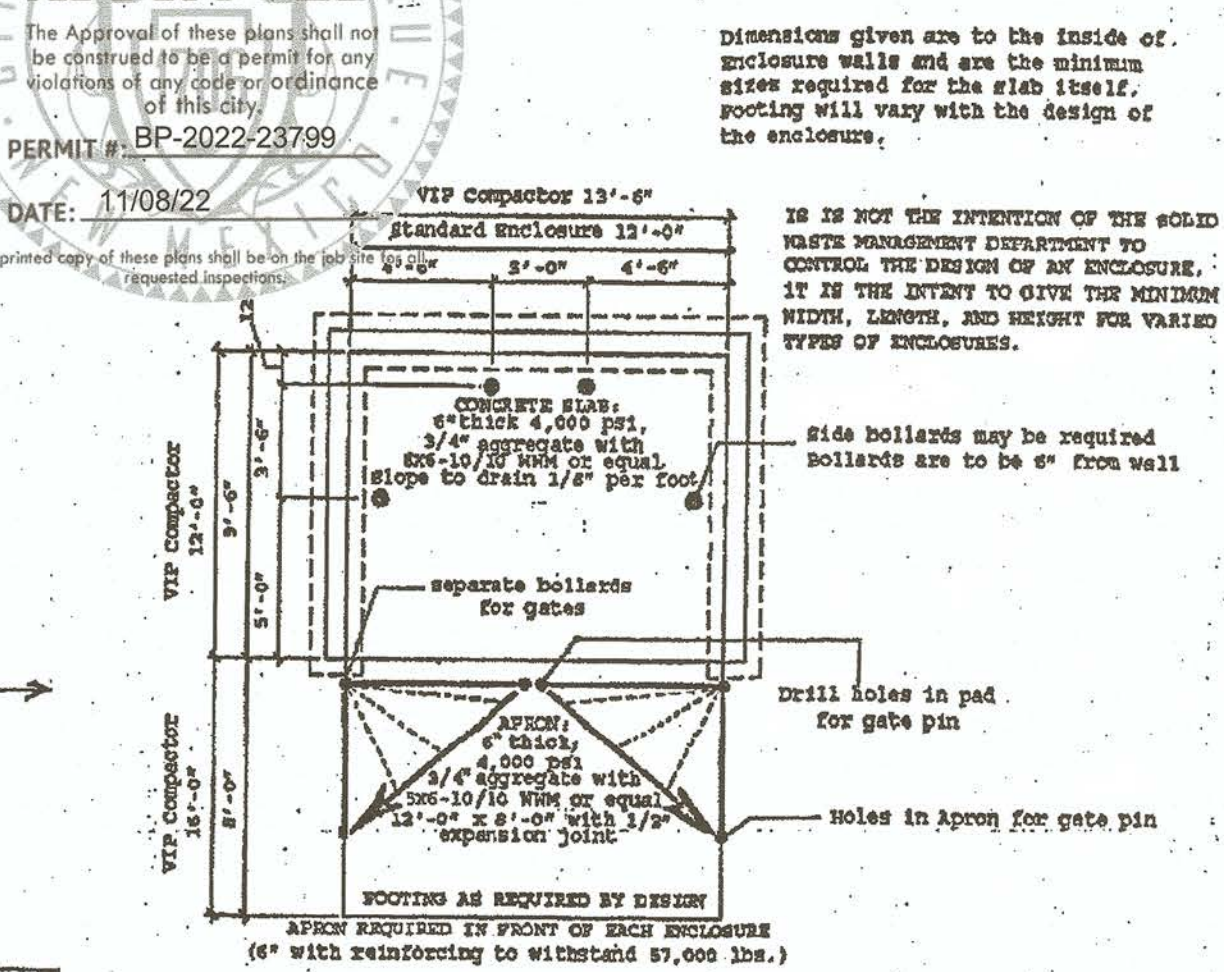
Sincerely,

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

Ma via: email



TRAFFIC CIRCULATION LAYOUT APPROVED
SIGNED: Ernest Armijo 9/30/2022
DATE: 11/08/22



REFUSE BIN DETAILS (NO SCALE)

Additional information concerning these specifications may be obtained by calling the solid waste management department at 761-8100

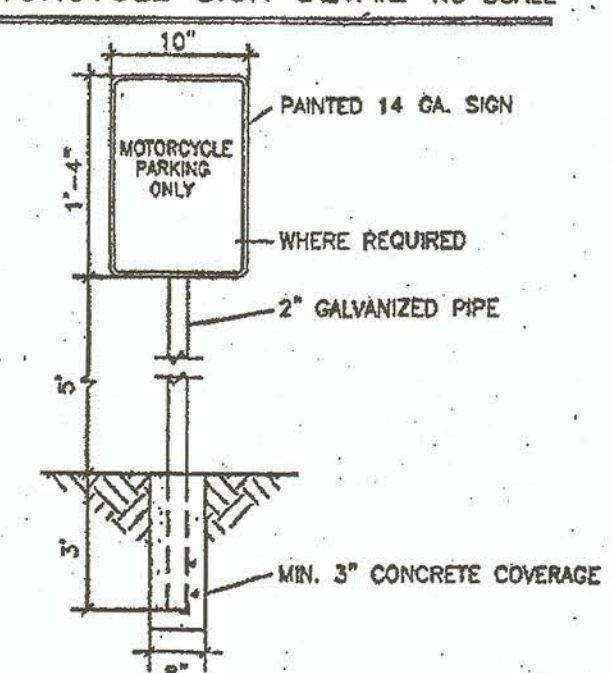
PER IDO REQUIREMENTS:

- MOTORCYCLE SPACE REQUIRED = 1 SPACE
- MOTORCYCLE SPACE PROVIDED = 1 SPACE
- BICYCLE PARKING SPACE REQUIRED = 1 SPACE
- BICYCLE PARKING SPACE PROVIDED = 1 SPACE
- MOTORCYCLE AND BICYCLE SPACES ARE 4' X 10'

PARKING REQUIREMENTS:
(BUS ROUTE CREDIT NOT CONSIDERED)

- BUILDING AREA = 4,887.0 SQ. FT.
- OFFICE AREA = 560.0 SQ. FT.
- SHOP AREA = 4,327.0 SQ. FT.
- OFFICE AREA = 3 SPACES @ 1:200 SQ. FT.
- SHOP AREA = 5 SPACES @ 1:1,000 SQ. FT.
- REQUIRED SPACES = 8 SPACES
- PROVIDED SPACES = 8 SPACES

MOTORCYCLE SIGN DETAIL NO SCALE



Section 7-4(K)(3) Motorcycle Parking

- Motorcycle parking shall be a minimum of 4 feet wide and 8 feet long. (See TABLE 7.4.7.2 and FIGURE 7.4.116)
- Motorcycle parking spaces shall be located in a well-lit area that is visible from the primary building entrance on the site.

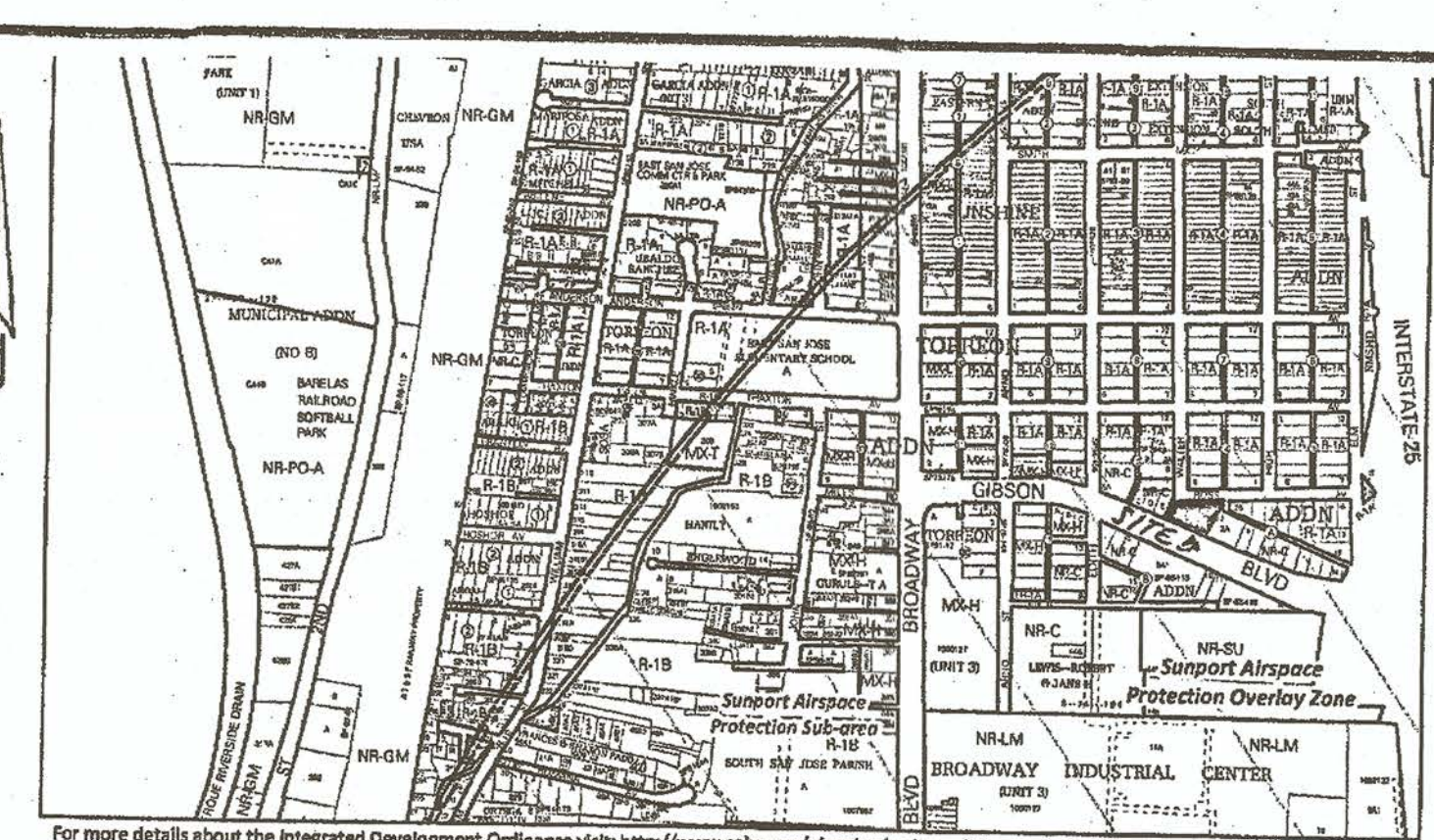
LEGAL DESCRIPTION: LOT '1-A-1', BLOCK 'A', ANDERSON & THAXTON'S REPLAT OF A PORTION OF TORREON ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (PLAT FILED: 09-14-2020).

NOTE: REFUSE BIN DETAILS SHOWN ON 'TRAFFIC CIRCULATION LAYOUT PLAN' FOR CONSTRUCTION LAYOUT.

- ① PROVIDE 12" WIDE OPENING IN CURB FOR DRAINAGE INTO POND.

TRAFFIC CIRCULATION LAYOUT
"ENGINEER'S CERTIFICATION"

A PROPOSED PLAN FOR REFLECTIVE AUTO COLLISION
801 GIBSON BOULEVARD S.E.
ALBUQUERQUE, NEW MEXICO



IDO Zone Atlas May 2018

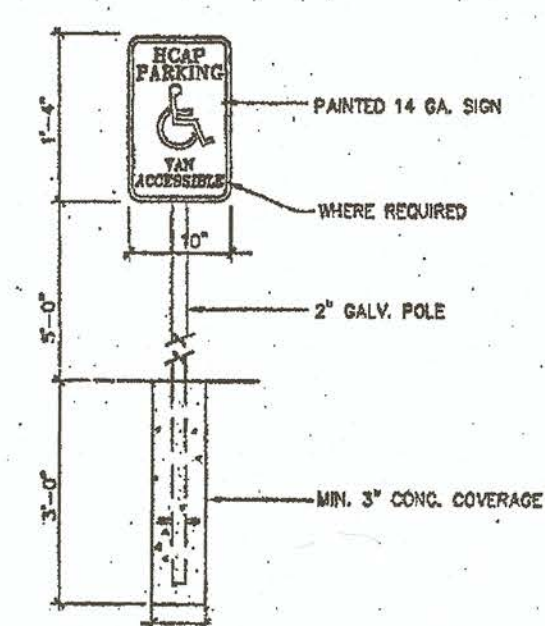
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Zone Atlas Page: L-14-Z

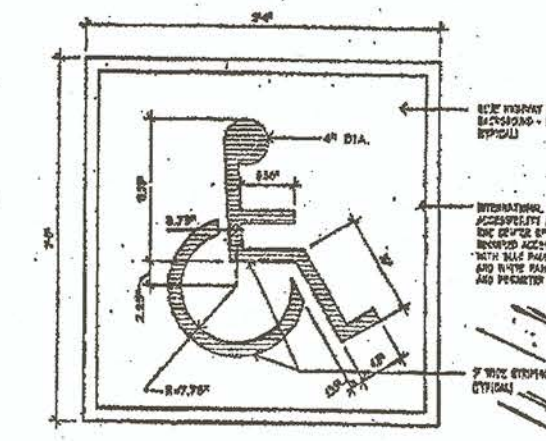
Legend:

- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Scale: 0 250 500 1,000 Feet



TYP. HC. SIGN DETAIL



INTERNATIONAL SYMBOL OF ACCESSIBILITY

ADA NOTES:

THE ADA ACCESSIBLE PARKING SIGN MUST HAVE THE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING".

THE ADA ACCESSIBLE AISLES SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (66-1-4.1.B NMSA 1978).

CLEAR 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 THIS AREA.

TRAFFIC CERTIFICATION

I, **THOMAS D. JOHNSTON**, NMPE 17158, OF THE FIRM **TBC ENGINEERING**, HEREBY CERTIFY THAT THIS PROJECT HAS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED **09-08-22**. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY **ANTHONY HARRIS** OF THE FIRM **HARRIS SURVEYING**. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON **01-03-2023** 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 **PERMANENT CERTIFICATE OF OCCUPANCY**.

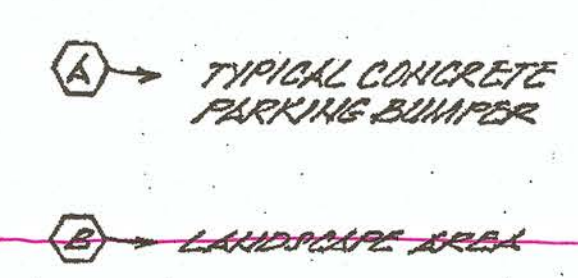
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE **TRAFFIC LAYOUT** ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Signature of Engineer: *[Signature]*
Date: 01-23-23



APPROVED: _____ DATE: _____
CITY OF ALBUQUERQUE SOLID WASTE DEPT.

NOTE: THE PEDESTRIAN PATHWAY FROM THE PUBLIC SIDEWALK TO THE PROPOSED BUILDING ENTRANCE IS FLUSH.



TYPICAL CONCRETE PARKING BUMPER
LANDSCAPE AREA

PROJECT # PR-2019-002519
SD-2019-00122

