CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

May 12, 2023

Robert Rayner, RA R2 Architectural Design & Consulting 12024 Paisano Ct. NE Albuquerque, NM 87112

Re: Luna Leaf Grow Facility/ 2017 Ridgecrest Dr. SE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 05-16-2022 (L17-D003)
Certification dated 03-29-23

Dear Mr. Rayner,

Based upon the information provided in your submittal received 04-04-23, Transportation Development has no objection to the issuance of a <u>Permanent Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>Permanent Certificate of Occupancy</u> to be issued by the <u>Puilding and Sefety Pivision</u>.

PO Box 1293 Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernest Armijo at (505) 924-3991or at

earmijo@cabq.gov

Albuquerque

Sincerely,

NM 87103

Ernest Armijo, P.E.

www.cabq.gov Princi

Principal Engineer, Planning Dept. Development Review Services

\xxx via: email C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

Project Title:	Building Per	rmit #: Hydrology File #:	
		Work Order#:	
City Address:			
Applicant:		Contact:	
Address:			
		E-mail:	
Other Contact:		Contact:	
Address:			
		E-mail:	
Check all that Apply:		IS THIS A RESUBMITTAL?: Yes No	
DEPARTMENT: HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION 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:_____



March 29, 2023

Project: 2017 Ridgecrest Dr. SE

TRAFFIC CERTIFICATION

I, Robert Rayner, Architect, of the firm R² Architectural Design & Consulting, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated 7/5/22. I further certify that I have personally visited the project site on 3/29/23 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 final certificate of occupancy.

Exceptions:

- BIKE RACK IS EXISTING AND LOCATED ON THE NORTH SIDE OF BUILDING AS SHOWN.
- FUTRUE 6' CHAINLINK FENCE HAS BEEN DELETED AND WILL NOT BE CONSTRUCTED.
- ADDITION OF A CITY REQUIRED LOCKABLE GATE AT THE TRASH ENCLOSURE.

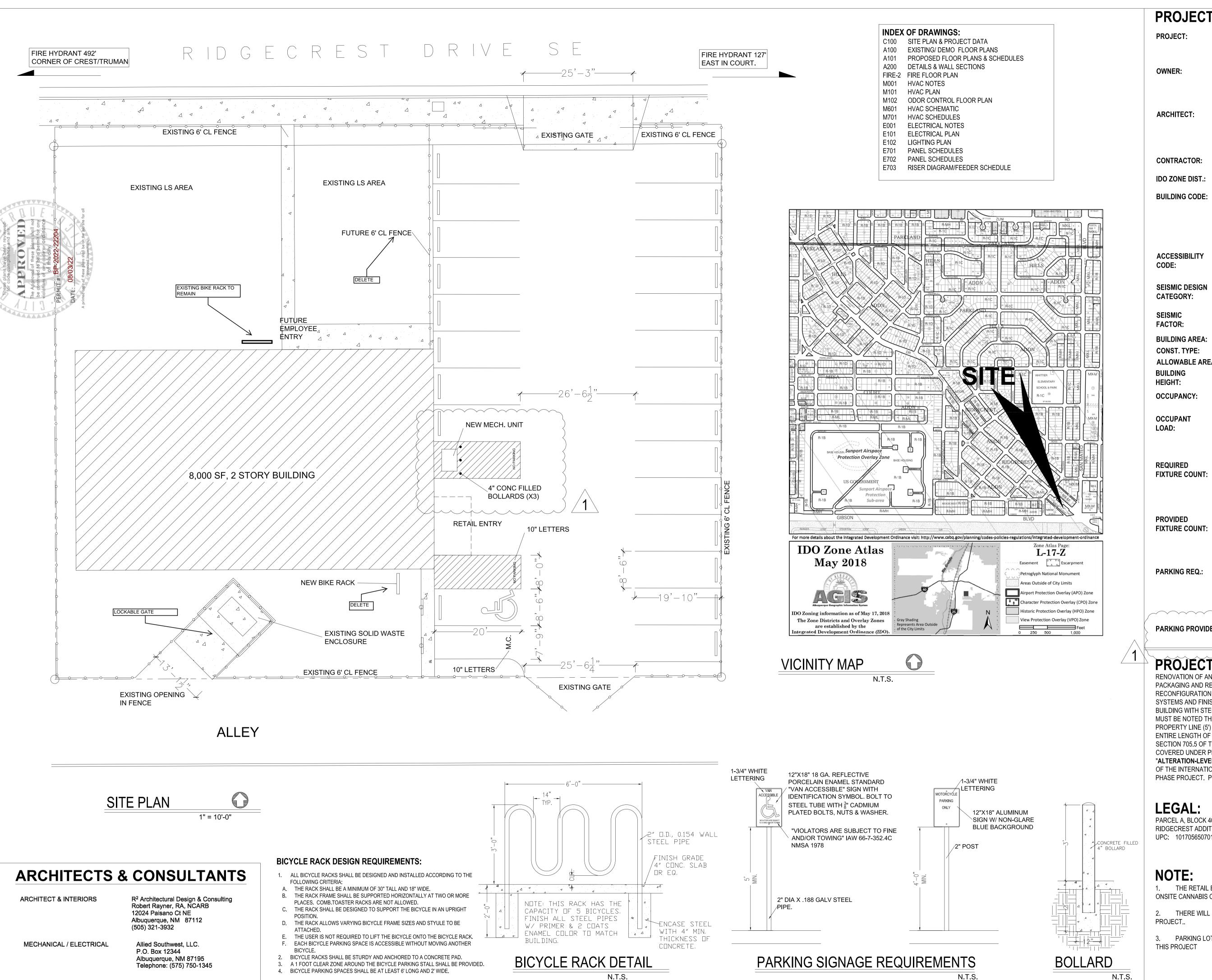
Deficiencies:

- None

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.

Robert Rayner, AIA, R2 Architectural Design & Consulting, LLC





PROJECT DATA:

MARIJUANA GROW FACILITY-PHASE II

2017 RIDGECREST DR SE ALBUQUERQUE, NM 87108

LUNA LEAF LLC

2017 RIDGECREST DR SE ALBUQUERQUE, NM 87108

909-516-7602

R2 ARCHITECTURAL DESIGN & CONSULTING LLC NM REG., #4049

12024 PAISANO CT NE ALBUQUERQUE, NM 87112 (505) 321-3932

CONTRACTOR: TO BE DETERMINED

BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE (IBC)

2015 INTERNATIONAL EXISTING BUILDING CODE 2015 UNIFORM MECHANICAL CODE

2015 UNIFORM PLUMBING CODE 2017 NATIONAL ELECTRIC CODE 2015 INTERNATIONAL FIRE COE

ICC/ANSI A 117,1-2015

SEISMIC DESIGN

CAT III, (IE) 1.25

8,000 SF, 2 STORY BUILDING AREA: CONST. TYPE: III-B NON SPRINKLED

ALLOWABLE AREA: 12,000 SF

23'-0" - 2 STORY

F1 - MARIJUANA GROW FACILITY

MERCANTILE AREA: 1015 SF / 60= 16.91 STORAGE/STOCK AREA: 922 SF / 300 = 3.07

BREAK ROOM 215 SF/15 = 14.3 FACTORY/GROW AREA: 6863 SF/300 = 22.87 TOTAL OCCUPANT LOAD: **58 OCCUPANTS**

29 MALE OCC. / 29 FEMALE OCC. WATER CLOSETS: MALE=1

FEMALE=1 MALE=1 FAMALE=1 1 DRINKING FOUNTAIN 1 SERVICE SINK

WATER CLOSETS: 1 UNISEX FIXTURE COUNT: LAVATORIES: 1 UNISEX

1 DRINKING FOUNTAIN 1 SERVICE SINK

ONE PRIVATE TOILET ROOM PROVIDED UPSTAIRS FOR EMPLOYEES

4 SPACES / 1,000 SF =4 SPACES MANUFACTURING: 1 SPACE /1,000 SF=7 SPACES TOTAL PARKING REQUIRED= 11 SPACES TO INCLUDE 1 HC ACCESSIBLE SPACE, ONE MOTORCYCLE SPACE

PARKING PROVIDED: 25 SPACES, ONE OF WHICH IS HC ACCESSIBLE, ONE MOTOR

CYCLE SPACE AND A BICYCLE RACK

AND A BICYCLE RACK.

RENOVATION OF AN EXISTING 8000 SF, 2 STORY BUILDING FOR THE GROWING, PACKAGING AND RETAIL SALE OF RECREATIONAL MARIJUANA. TO INCLUDE THE RECONFIGURATION OF SPACES, NEW MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS AND FINISHES. EXISTING BUILDING IS A PRE-ENGINEERED METAL BUILDING WITH STEEL BAR JOISTS AND CONCRETE DECK ON THE 2ND FLOOR, IT MUST BE NOTED THAT DUE TO THE BUILDING PROXIMITY ON THE WEST PROPERTY LINE (5') A TWO HOUR FIRE RATED WALL WILL BE REQUIRED THE ENTIRE LENGTH OF THE WEST SIDE OF THE BUILDING. IAW TABLES 601, 602 AND SECTION 705.5 OF THE IBC. PARKING IS EXISTING AND UNCHANGED AND COVERED UNDER PHASE I. THIS RENOVATION IS CLASSIFIED AS AN "ALTERATION-LEVEL 3" AND "CHANGE OF OCCUPANCY" IAW SECTION 505 & 506 OF THE INTERNATIONAL EXISTING BUILDING CODE.THIS IS PHASE II OF A TWO PHASE PROJECT. PHASE I WAS THE RETAIL ELEMENT ONLY.

PARCEL A, BLOCK 40 (REPLAT OF LOTS 7,8 & 9 BLK 40) RIDGECREST ADDITION & VACATED SLY 20 FT RIDGECREST DR SE. CONT 17,850 SF UPC: 101705650701540407

THE RETAIL ELEMENT (PHASE 1-THIS PERMIT) WILL NOT ENGAGE IN ANY ONSITE CANNABIS CONSUMPTION, SMOKING OR VAPORIZING.

THERE WILL BE NO "EXTRACTION" OF PRODUCT IN EITHER PHASE OF THIS

PARKING LOT SIGNAGE AND STRIPING WAS COVERED UNDER PHASE I OF



DESIGN E V MEXICO

DA 7/5/

RENOVATION

AF BUILDING I

R = 2 - 2 - 2 = 2

-SHEET-