

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

March 28, 2025

Joseph E. Hughes, RA  
NM Envelope Architects  
105 Madeline Ct  
Corrales, NM 87048

**Re: New Addition Storage Buiding/ 336 Woodward Ave. SE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 06-27-23 (M14D037)  
Certification dated 03-25-25

Dear Mr . Hughes,

Based upon the information provided in your submittal received 03-10-25, 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.

PO Box 1293

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

Albuquerque

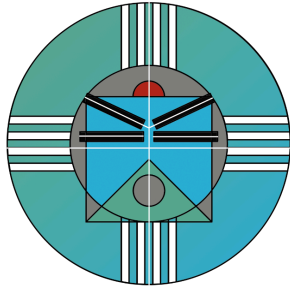
Sincerely,

NM 87103

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

[www.cabq.gov](http://www.cabq.gov)

\EA via: email  
C: CO Clerk, File



*BEA*  
**Building Envelope Architects**  
**S . M . A . R . T . D E S I G N**  
SCIENCE MATERIALS ART RESEARCH TECHNOLOGY  
*LLC*

## Traffic Circulation Layout Transportation Certification 336 Woodward Road SE

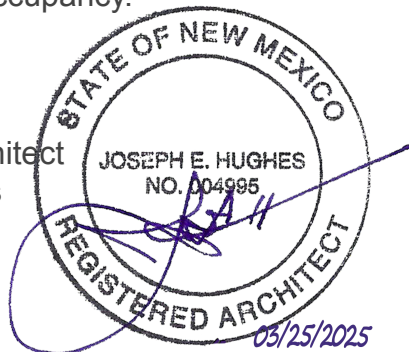
S.M.A.R.T. SCIENCE - MATERIALS - ART - RESEARCH - TECHNOLOGY

City of Albuquerque  
Department of Transportation Development  
CO: Rick Metz, Owner  
366 Los Ranchos NW  
Albuquerque NM 87107

RE: Tract B G.E. Plant together with Portion of San Jose Drain MRGCD Map 44, Project  
Number M14D037

I, Joseph Hughes, New Mexico Registered Architect Number 004995, of the firm New Mexico Building Envelope Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 06/27/2023. The record information edited onto the original design document has been obtained by Rick Metz of the firm Movie Yard Studios. I further certify that I have personally visited the project site on Friday, March 21, 2025 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 Final Certificate of Occupancy.

Respectfully,  
Joseph E. Hughes  
Technical Director, Principal Architect  
NM Building Envelope Architects



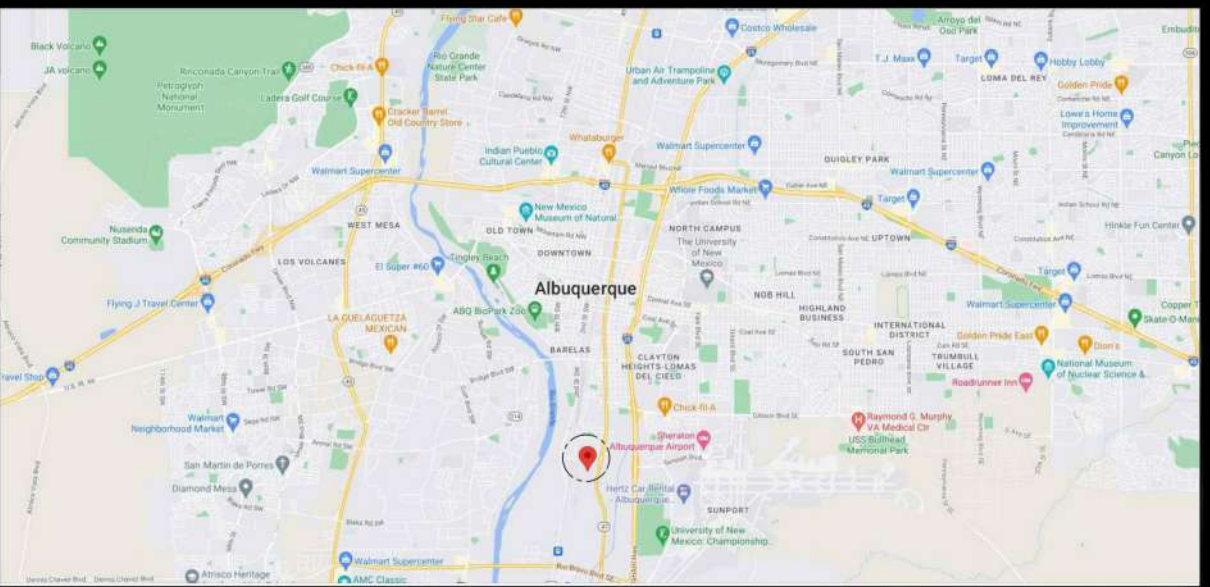


245 WOODWARD AVE SE ALBUQUERQUE, NM 87102  
Parcel No. (APN): 1-014-055-186-223-3-05-22  
Land Use: INDUSTRIAL  
Building Area: 19,595 sqft | 1 Units  
Lot Area: 205,603.00 sqft (4.72 ACRES)  
Owner: CORTAZAR LABORATORIES LLC

335 WOODWARD AVE SE ALBUQUERQUE, NM 87102  
Parcel No. (APN): 1-014-055-234-223-3-05-27  
Land Use: INDUSTRIAL  
Lot Area: 683,021.00 sqft (15.68 ACRES)  
Owner: RSN LLC

TRAFFIC CIRCULATION  
LAYOUT APPROVED  
Ernest Amijo 6/27/2023  
Signed Date

- LEGEND
- PROPERTY LINE
  - ROAD, HIGHWAY
  - CURB & GUTTER
  - BOUNDARY LINE
  - BUILDING
  - EASEMENT
  - OVERHEAD POWER LINE
  - CHAIN LINK FENCE
  - DECORATIVE BRICK WALL WITH ROD IRON
  - GATE
  - FIRE HYDRANT
  - POWER POLE
  - PEDESTRIAN WALKWAY
  - LANDSCAPE AREA



VICINITY MAP



336 WOODWARD AVE SE ALBUQUERQUE, NM 87102

PARCEL #:64A3B1  
AREA:212,500.00 sqft (4.88 acres)

TCL

PROJECT SUMMARY

New 50,000 sq.ft. storage building.

PROJECT INFORMATION

PROJECT ADDRESS

336 Woodward  
Albuquerque, New Mexico 87102

APPLICABLE CODES

2015 International Building Code  
2015 Uniform Plumbing Code  
2015 Uniform Mechanical Code  
2017 National Electrical Code  
2018 International Energy Conservation Code

ZONING

NR-LM

KEYED NOTES

- EXISTING CONCRETE DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2425
- EXISTING CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415A
- EXISTING CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2430
- 6' X 5.75' X 4" H WHEEL STOP. PROVIDE (2) 18" LONG #4 REBAR STAKES AT EA. STOP WITH IN PARKING SPACES AS INDICATED SEE DETAIL TCL SHEET
- ADA ACCESSIBLE PARKING SIGN SEE DETAIL TCL SHEET
- NOT USED
- BICYCLE RACK SEE DETAIL TCL SHEET PROVIDE EACH RACK WITH 2'x6' CLEAR SPACE WITH MINIMUM 1' CLEAR AROUND
- PARKING AND DRIVE AISLE FOR FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF APPARATUS WEIGHING AT LEAST 75,000 POUNDS. CONTRACTOR TO PROVIDE ENGINEER DATA FOR APPROVAL.
- PARKING STRIPING 2" WIDE X 2' O.C. DIAGONAL PAINT STRIPING. SEE INDICATED LAYOUT WITH 3'X3' HANDICAP SYMBOL AND WORDS "NO PARKING" IN CAPITAL LETTERS 1" HIGH 2" STROKE AS CLOSE TO WHERE ADJACENT VEHICLES REAR TIRE WOULD BE PARKED
- ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST INCLUDE A WORK ORDER
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER CoA STD. DTL. 2415
- CONFIRM EXISTING RAMP MEETS CURRENT ADA STANDARD CoA DTL. 2425 IF NOT REPLACE ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
- PARKING STRIPING 2" WIDE X 2' O.C. DIAGONAL PAINT STRIPING. SEE INDICATED LAYOUT
- DRIVE AISLE STRIPING 4" WIDE YELLOW STRIPING. SEE INDICATED LAYOUT
- ALL INTERNAL RAMPS TO ADA ACCESSIBLE MAX SLOPE 1:12 WITH MAX 2% CROSS SLOPE LANDING AREA MIN. 5'X5' SEE CoA DWG 2430
- DRIVE AISLE STRIPING 4" WIDE WHITE STRIPING. SEE INDICATED LAYOUT
- REVISED PARKING: a. # OF STALLS 8-10-9; b. STALLS ANGLE TO STRAIGHT; c. RELOCATE HANDICAP STALL

PARKING REQUIREMENTS

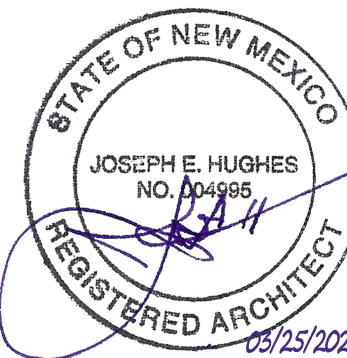
No Requirement (Warehousing)  
Total Spaces required = 0

Total Spaces required = 0  
ADA = 0 (0 Van)  
Motorcycle = 0  
Bicycle = 0

Total Spaces Required = 0  
Total Spaces Provided = 9

PROJECT AREA Table 503

STORAGE (S-1) = 50,000 Sq.Ft. (Non-Sprinkled)  
ALLOWABLE AREA = S-1 @ 70,000 sq.ft. / 2 Stories per tables 504.4 / 506.2



This COA approved TCL has been field verified and I certify that the development has been built in substantial compliance with the original TCL. Minor clarification notes have been added to this certified plan based on changes for building department review comments such as addition of an exterior restroom facility that required the fire lane to be moved out to the two way traffic circulation aisle.

336 WOODWARD AVE SE ALBUQUERQUE, NM 87102  
PARCEL #:64A3B1  
AREA:212,500.00 sqft (4.88 acres)

LEGAL INFORMATION:  
MRGCD MAP 44 TRS 64A3B1 CONT 4.88 AC  
SUBDIVISION: -  
LEGAL LOT: - LEGAL BLOCK: -  
ZONING: -  
LAND USE CATEGORY: VACANT LAND  
LAND USE DESCRIPTION: MISCELLANEOUS VACANT LAND  
OWNER NAME: FILM YARD LLC  
OWNER ADDRESS:  
366 LOS RANCHOS RD NW LOS RANCHOS, NM 87107

DESIGNED BY:

REVISION #:

SHEET #:

4

4

SCALE:1"=30'  
DATE: JANUARY 2.023

NM 87102  
4-15

Mini Clear Site Triangle

Landscaping, fencing, and signage will not interfere with clear site triangle 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.

WOODWARD RD

8

18

7

8

336 WOODWARD AVE SE ALBUQUERQUE, NM 87102  
Parcel No. (APN): 64A3B1  
Land Use: VACANT LAND  
Lot Area: 212,500.00 sqft (4.88 acres)  
Owner: FILM YARD LLC

PROPOSED  
NEW BUILDING

100' x 500'  
(50,000 sqft - 1.15 ACRES)

