

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 2, 2021

Jeremy Shell
RESPEC
5971 Jefferson St. NE Suite 101
Albuquerque, NM 87109

Re: Legacy NAA Apartments 2, Bldg. 1
Alameda & San Pedro
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 7-12-18 (C18D083)
Certification dated 3-29-21

Dear Mr. Shell,

PO Box 1293

Based upon the information provided in your submittal received 3-30-21, 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.

Albuquerque

If you have any questions, please contact Ernie Gomez at (505) 924-3981.

NM 87103

Sincerely,

www.cabq.gov

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

DEVELOPMENT DATA		GENERAL NOTES:																																											
SITE AREA:		1. ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER. 2. ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS AND CURB AND GUTTER IN THE PUBLIC RIGHT-OF-WAY SHALL BE BUILT PER C.O. STANDARD DRAWINGS; SIDEWALK (2430), RAMPS (2440), CURB CUTS (2428), CURB AND GUTTER (2417A). 3. GROUND MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING TRANSFORMERS, ADJACENT TO A MAJOR FACADE SHALL BE SCREENED THROUGH THE USE OF WALLS, EARTH BERMS, DENSE EVERGREEN FOLIAGE OR OTHER ACCEPTABLE SCREENING DEVICE.																																											
4.4876 ACRES (195,479 S.F.)																																													
ZONING:																																													
CURRENT: R-MH																																													
BUILDING HEIGHT:																																													
ALLOWED:	45 FEET																																												
PROPOSED:	45 FEET																																												
DENSITY:																																													
ALLOWED:	50.00 DU/ACRE																																												
PROPOSED:	30.08 DU/ACRE																																												
SETBACKS PROVIDED:																																													
SIDE (N) FRONT (W) SIDE (E) REAR (E) BUILDINGS 17'-8" 15'-0" 10'-0" 31'-11" PARKING 10'-0" 11'-3" 10'-0" 5'-0"																																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="5" style="text-align: center;">MINIMUM ON-LOT USABLE OPEN SPACE PROVIDED AND PROVIDED</th> </tr> <tr> <th></th> <th>SF REQ. PER DU</th> <th># OF DUs</th> <th>TOTAL SF REQUIRED</th> <th>TOTAL SF PROVIDED</th> </tr> <tr> <td>1 BEDROOM</td> <td>200</td> <td>60</td> <td>12,000</td> <td></td> </tr> <tr> <td>2 BEDROOM</td> <td>250</td> <td>75</td> <td>18,750</td> <td></td> </tr> <tr> <td colspan="3">PROVIDED SITE OPEN SPACE</td> <td></td> <td>67,433</td> </tr> <tr> <td colspan="3">PROVIDED BALCONY PRIVATE OPEN SPACE</td> <td></td> <td>9,000</td> </tr> <tr> <td colspan="3">TOTAL (excess of 45,683 SF)</td> <td>135</td> <td>30,750</td> </tr> <tr> <td colspan="3"></td> <td></td> <td>76,433</td> </tr> </table>				MINIMUM ON-LOT USABLE OPEN SPACE PROVIDED AND PROVIDED						SF REQ. PER DU	# OF DUs	TOTAL SF REQUIRED	TOTAL SF PROVIDED	1 BEDROOM	200	60	12,000		2 BEDROOM	250	75	18,750		PROVIDED SITE OPEN SPACE				67,433	PROVIDED BALCONY PRIVATE OPEN SPACE				9,000	TOTAL (excess of 45,683 SF)			135	30,750					76,433		
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NOTES:		BUILDING AREAS:					
1.	ALL UNITS IN BLDGS TYPE 2 & 3 ARE TO MEET ANSI TYPE 'B' UNIT REQUIREMENTS.			AREA			
2.	2% OF TOTAL UNITS ARE REQUIRED TO MEET ANSI TYPE 'A' (135x.02=2.7 PROVIDED: 3)	BLDG	OCCUPANCY	1ST FLR	2ND FLR	3RD FLR	4TH
3.	UNIT IN BLDG TYPE 1 ARE MULTISTORY UNITS AND ARE EXEMPT FROM ANSI REQUIREMENTS.	1	U/R-2	14,803	14,964	14,956	14,9
		2	U/R-2	14,803	14,964	14,956	14,9
		3	U/R-2	14,803	14,964	14,956	14,9
		4	U/R-2	5,427	6,006	5,666	
		RAMADA 1	U	620			
		RAMADA 2	U	1,014			
		POOL RR	U	985			
		TOTAL		52,455	50,898	50,534	44,8

ARE		BUILDING AREAS:						
		AREA						
TO	BLDG	OCCUPANCY	1ST FLR	2ND FLR	3RD FLR	4TH FLR	TOTAL	
	1	U/R-2	14,803	14,964	14,956	14,956	59,679	
	2	U/R-2	14,803	14,964	14,956	14,956	59,679	
ORY	3	U/R-2	14,803	14,964	14,956	14,956	59,679	
SI	4	U/R-2	5,427	6,006	5,666		17,099	
	RAMADA 1	U	620				620	
	RAMADA 2	U	1,014				1,014	
	POOL RR	U	985				985	
			52,455	50,898	50,534	44,868	198,755	

[illegible]

A1.10


SITE PLAN FOR BUILDING PERMIT

Tracts A-1 and B-1
American Toyota
9/24/2004, 4C-300)

San Pedro Dr. NE

SITE PLAN FOR BUILDING PERMIT

SCALE: 1" = 30'-0"



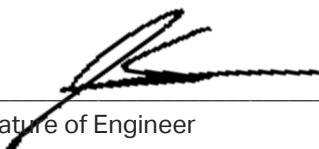
FILE: T:\orb\ORB Job Files\17-219_LH_Legacy NAA Phase 2\CAD Files\Construction Documents\17219 A110 Site Plan.dwg USER: jca DATE: Jul. 11 2018 TIME: 05:59 pm



TRAFFIC CERTIFICATION

I, JEREMY W. SHELL, NMPE 26341, OF THE FIRM RESPEC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED JULY 25, 2018. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN J. MARTINEZ OF THE FIRM CARTESIAN SURVEYS, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JANUARY 4, 2021 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.

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.



Signature of Engineer

3/29/2021

Date



5971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109
505.268.2661



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

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

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

TYPE OF SUBMITTAL: _____ 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: _____