



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** 2100 Osuna NE **Building Permit #:** **City Drainage #:** E16d001  
**DRB#:** **EPC#:** **Work Order#:**  
**Legal Description:** lot 1a lands of lively equipment Co, and a portion of lot 4B lands of lively equipment co.  
**City Address:** 2100 Osuna NE

**Engineering Firm:** RIO GRANDE ENGINEERING **Contact:** DAVID SOULE  
**Address:** PO BOX 93924, ALBUQUERQUE, NM 87199  
**Phone#:** 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** DAVID@RIOGRANDEENGINEERING.COM

**Owner:** E2 Properties **Contact:**  
**Address:** 2100 Osuna NE, Alb, NM 87107  
**Phone#:** **Fax#:** **E-mail:**

**Architect:** none **Contact:**  
**Address:**  
**Phone#:** **Fax#:** **E-mail:**

**Other Contact:** **Contact:**  
**Address:**  
**Phone#:** **Fax#:** **E-mail:**

Check all that Apply:

### DEPARTMENT:

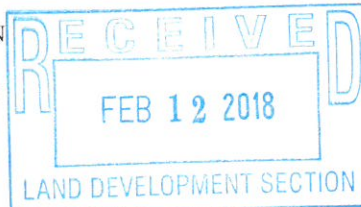
☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK 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  
☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_



IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

**DATE SUBMITTED:** 2/8/18 **By:** \_\_\_\_\_

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

# CITY OF ALBUQUERQUE



February 22, 2018

Rio Grande Engineering  
David Soule  
2100 Osuna NE  
Albuquerque, NM 87199

**Re: 2100 Osuna NE**  
**Traffic Circulation Layout**  
Engineer's Stamp **02-08-18** (E16-D001)

Dear Mr. Soule,

Based upon the information provided in your submittal received 02-12-18, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Cross access easements/agreements may be needed. Shared parking agreement may be required to use parking spaces for credit to development.
2. The neighbor property 1500 Osuna is zoned SU-1 and may need an Administrative Amendment or DRB action.
3. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown. Existing ADA parking spaces will need to be updated to current standards.
4. Motorcycle parking and bicycle rack locations must be added per zoning code. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
5. Please include a copy of your shared access agreement with the adjacent property owner.

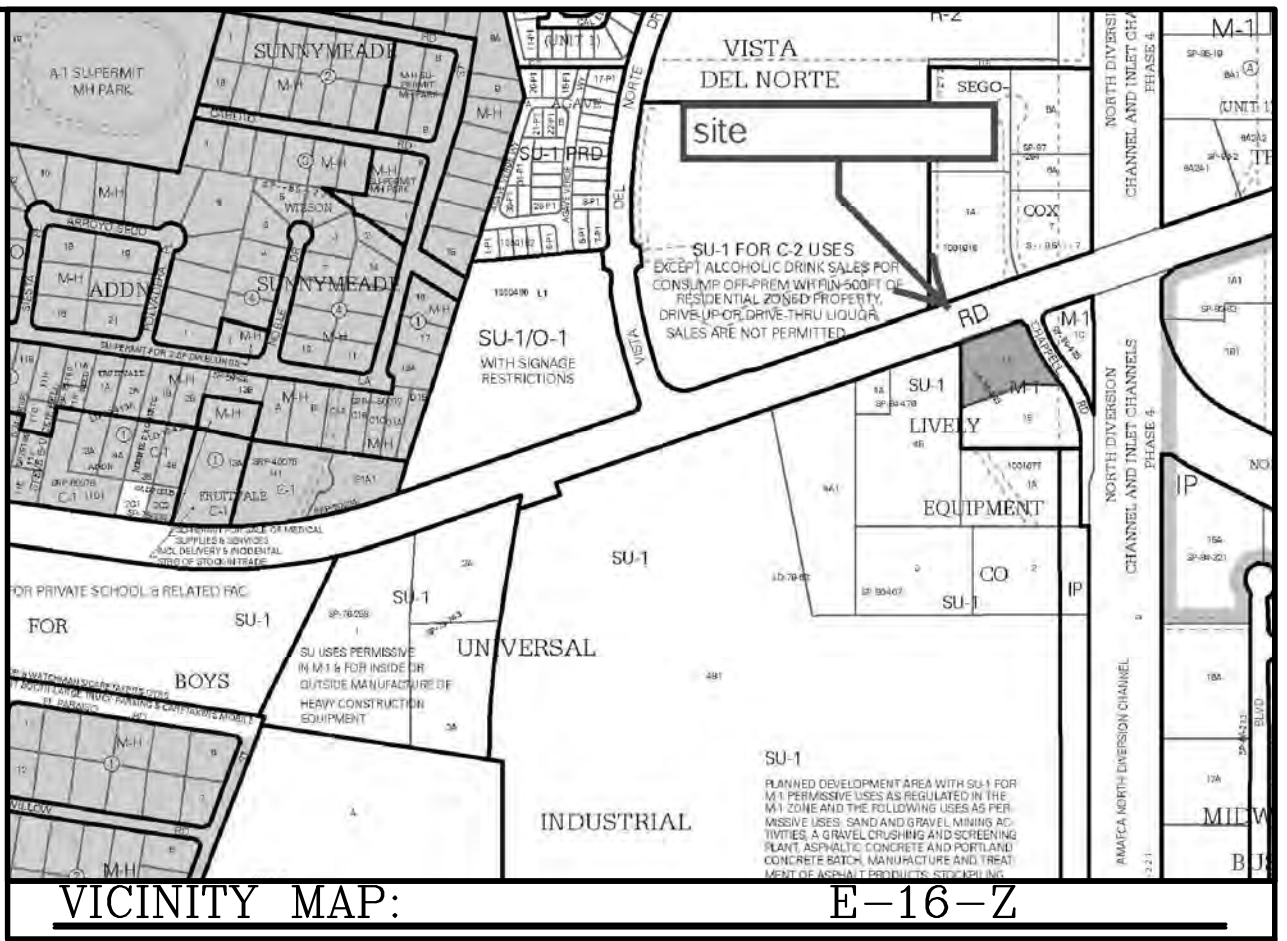
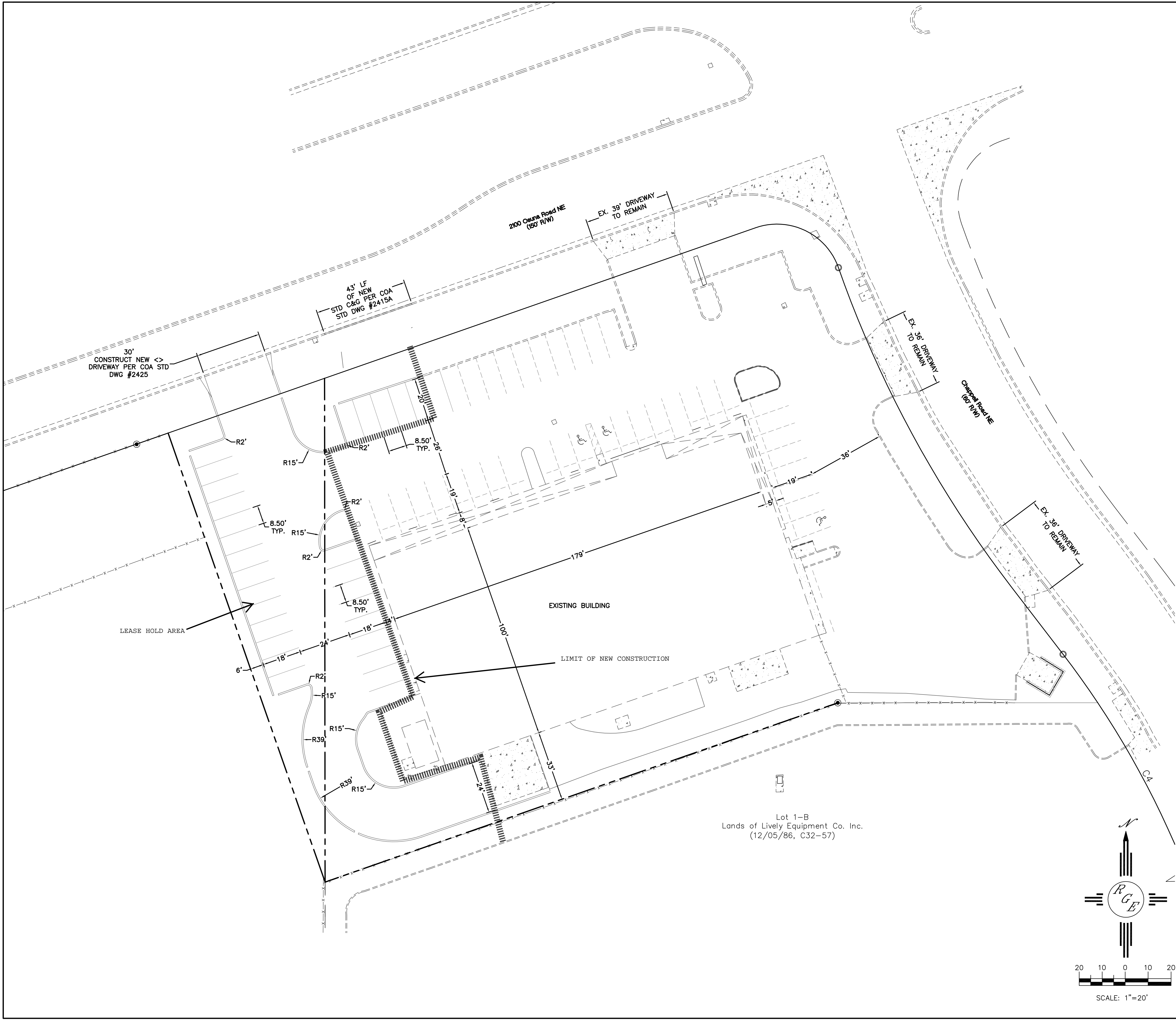
Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) at time of resubmittal. If you have any questions, please contact me at 924-3630.

Sincerely,

Logan Patz  
Traffic Engineer, Planning Department  
Development Review Services

LWP via: email  
C: CO Clerk, File





LEGAL DESCRIPTION:  
LOT 1A, LIVELY EQUIPMENT

GENERAL NOTES  
1. ALL DESIGN GRADES MEET COA DFM AND SHALL CONFORM TO APPROVED GRADING AND DRAINAGE PLAN, PRIOR TO CO.

PARKING CALCULATIONS  
EXISTING USE: OFFICE/WAREHOUSE  
OFFICE=10800 SF  
1 SPACE PER 200 SF=54 SPACES  
WAREHOUSE=7200 SF  
1 SPACE PER 1000 SF=8 SPACES  
62 SPACES REQUIRED  
56 SPACES REQUIRED W/10% BUS CREDIT  
PARKING PROVIDED=67 SPACES  
(38 EX. SPACES+29 NEW SPACES)  
ADA HC SPACE PROVIDED = 3 SPACES

LEGEND  
--- EXISTING CURB & GUTTER  
--- PROPOSED 6" HEADER CURB AND GUTTER  
--- BOUNDARY LINE  
--- EXISTING BOUNDARY LINE  
--- RIGHT-OF-WAY

<div>ENGINEER'S SEAL</div> <div></div> <div>2/8/18</div> <div>DAVID SOULE P.E. #14522</div>	2100 OSUNA	DRAWN BY WCWJ
		DATE 1-26-18
		21724-LAYOUT-3-24-17
		SHEET #
<div>TRAFFIC CIRCULATION LAYOUT</div> <div></div> <div>Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999</div>		JOB # 21724

Chappell Road Partners, LLC  
6221 Chappell Rd NE  
Albuquerque NM 87113

November 1, 2017

Patrick Lashinski, C.O.O.  
E2 Properties  
2100 Osuna Rd, NE 87113

**RE: Letter of Intent: Land located at 1500 Osuna Road NE  
Albuquerque NM 87113; NE Corner**

Dear Mr. Lashinski:

This letter of intent is for the above referenced property in Albuquerque, NM. Following are the terms and conditions that are proposed for the lease of the above-referenced property.

Property: .17 acres located at 1500 Osuna Road NE as shown on Attachment A

Lessor: Chappell Road Partners, LLC, or assignee

Lessee: E2 Properties

Terms: .17 acres shall be leased for \$8400/year N.N.N. The initial term will be for Ten (10) years with two five (5) year options to extend. Rent will increase at the commencement each extension as agreed to by both parties. All improvements shall be the responsibility of the Lessee.

Sincerely,



Chappell Road Partners LLC  
Dub Girand, Managing Member

**REVIEWED AND ACCEPTED**

Lessee:

By:

Suzanne Buckmelter

11/4/17  
Date

# ATTACHMENT A

