

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 18, 2022

Dave Hickman
Jeeb & Zuzu LLC
11030 Menaul NE, Suite C
Albuquerque, NM 87113

Re: Harper Apartments (PHASE 2)/ 6100 Harper Pl. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 09-15-2020 (E18-D016)
Certification dated 10-07-22

Dear Mr. Hickman,

Based upon the information provided in your submittal received 10-13-22, 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.

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

Sincerely,

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

\xxx via: email
C: CO Clerk, File



October 17, 2022

Marwa G. Al-najjar
Transportation Development
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Request for Certificate of Occupancy – Phase 2
TCL
Plan dated 10/22/07
Administrative Amendment

Dear Ms. Al-najjar,

Thank you for your recent site review of 6100 Harper NE. We appreciate your time and effort.
I wanted to take a moment to address your noted corrections.

- In accordance with NMBC-2015, the minimum number of van accessible parking spaces for the property would be 1, as there are 99 parking spaces available. The property prior to renovation included 1 van accessible space. A second was added in Phase 1 of the work, more than meeting the minimum requirement. To ensure that an accessible space could be provided in this current phase while granting access to the Community Building, the access aisle was adjusted to 5 feet. This did two things: it created space for a motorcycle parking space, and it allowed the curb ramp to be positioned so as to not interfere with the existing back yard gates. The access aisle as constructed is compliant with ADA and ANSI and would not be required to be van accessible. As such, the contractor is removing the “van accessible” sign from this space.
- The subsequent motorcycle parking space resulting from the above change will receive a parking sign. This will be installed as well.
- Disturbed areas were noted and I am assuming that what was described was the area between Buildings E and F. The phasing plan has been revised to show this area to be completed with Building F. It will be fenced off as a construction site to protect the residents of Building E.
- The sidewalk at the south of Building E described to be completed was never a sidewalk. I have attached a photo to show the condition. There is an existing tree and light post precisely where the sidewalk would have continued. No plans were ever given to relocate the tree or the light post and this section of sidewalk was shown as “existing” on the TCL plan. I have noted the plan accordingly.

There were some other modifications made to the site plan which I have also included on the attached noted TCL plan. The most notable of these is the continuation of the accessible route to the street north of Building E.

With the updated TCL provided, my understanding is that the only outstanding items are:

1. The removal of the “van accessible” sign at the parking lot,

11030 Menaul, NE Suite C Albuquerque, NM 87112 (505) 797-1318 Office



2. Installation of the Motorcycle Parking sign
3. Placement of the construction fence to protect Building E from the ongoing construction at Building F.


We fully expect that each of these will be completed by tomorrow at noon, but we also contend that they are each minor and do not substantially affect the safety or compliance of Building E and Building J for occupancy.

While you may not be aware, this project is funded by Low Income Housing Tax Credits which sunset at the end of the year. It is vital that all buildings receive a certificate of occupancy not later than December 31. Given the renovation nature of the work it is also critical that we make buildings occupiable so that tenants can move out of the later phases so that we can keep working to meet our ultimate deadline. We will certainly need your assistance to make all of this happen. It is unthinkable that the Albuquerque Housing Authority should lose out on millions of dollars allocated for affordable housing, especially with our City's current situation.

WE VERY MUCH APPRECAITE YOUR ASSISTANCE IN HELPING US MEET THESE TARGETS.

I am attaching the original approved TCL with may notations as well as a photo of the sidewalk at Building F.

If you have any questions or concerns, please give me a call and let me know right away.
Thank you,


J. David Hickman,
Architect





October 6, 2020

David Hickman, RA
Jeebs & ZuZu, LLC
11030 Menaul NE, Ste., C
Albuquerque, NM 87113

Re: **Harper Apartments**
6100 Harper Place NE
Traffic Circulation Layout
Architect's Stamp 09-15-2020 (E18-D016)

Dear Mr. Hickman,

The TCL submittal received 10-02-2020 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

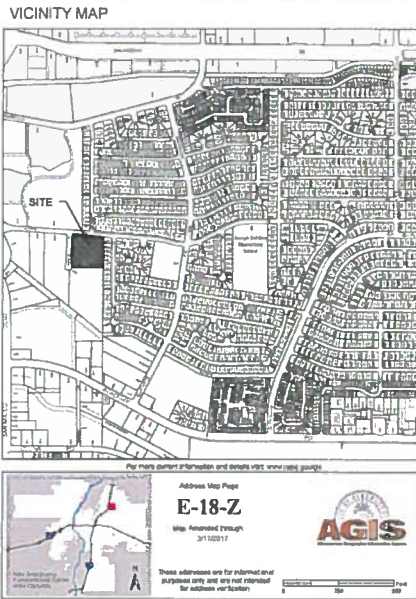
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



GENERAL NOTES

1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER

KEYED NOTES

1. ACCESSIBLE PARKING SPACES - SEE DETAIL
2. STANDARD PARKING SPACES (TYP)
3. EXISTING DRIVEWAY - SEE DETAIL
4. EXISTING SIDEWALK TO REMAIN
5. N/A
6. CONCRETE SIDEWALK
7. DEMO EXISTING CONCRETE CURB AND REPLACE WITH NEW
8. BICYCLE PARKING - SEE DETAIL
9. FLOOR MOUNTED BENCHES - SEE DETAIL
10. NEW PLAYGROUND WITH ACCESSIBLE CURB RAMP
11. GARBAGE ENCLOSURE AND PAD/APRON - SEE DETAIL
12. EXISTING BASKETBALL COURT
13. NEW MONUMENTAL SIGN - UNDER SEPARATE PERMIT
14. VAN ACCESSIBLE PARKING SPACES
15. CONCRETE STEPS
16. CROSS WALK
17. MINI SITE TRIANGLE
18. EXISTING CURB

OCCUPANCY = R-2 43 UNITS

BUILDINGS = 10		
BUILDING A -	3 UNITS	3 ADA UNIT
BUILDING B -	6 UNITS	0 ADA UNIT
BUILDING C -	4 UNITS	0 ADA UNIT
BUILDING D -	6 UNITS	0 ADA UNIT
BUILDING E -	6 UNITS	0 ADA UNIT
BUILDING F -	6 UNITS	1 HI UNIT
BUILDING G -	6 UNITS	0 ADA UNIT
BUILDING H -	6 UNITS	0 ADA UNIT
BUILDING I -	4 UNITS	0 ADA UNIT
BUILDING J -	6 UNITS	1 HI UNIT
BUILDING K -	6 UNITS	0 ADA UNIT
COMMUNITY BUILDING		

EXISTING PARKING AS PROVIDED

PARKING SPACES		
STANDARD SPACES	91 SPACES	
ADA SPACES	8 SPACES	
TOTAL SPACES PROVIDED	99 SPACES	

PARKING COMPARISON EXISTING TO IDO REQUIREMENTS

SPACES PER UNIT		
2 BR UNITS	33 UNITS @ 1 SPACE/UNIT	33 SPACES
2 BR UNITS	26 UNITS @ 2 SPACE/UNIT	52 SPACES
OTHERWISE REQUIRED BY IDO		85 SPACES
		85 < 99 PROVIDED

BICYCLE PARKING SPACES

8 LOOPS WITH 4 SPACES PER LOOP = 32 SPACES * 5 SPACES PER UNIT

ZONING ORDINANCE ANALYSIS: (INTEGRATED DEVELOPMENT ORDINANCE - IDO)

IDO Applicable Sections of the IDO include

Part 5-5 Landscaping Buffering and Screening

(4) Renovation or redevelopment of an existing multi-family mixed-use, or nonresidential primary building, including but not limited to reconstruction after fire, flood, or other damage where the value of the renovation or redevelopment, as indicated by building permits, is \$500,000 or more

5-5(C)(2)(a) A minimum of 15 percent of the net lot area of each development shall contain landscaping. - See Landscaping Plan

Part 5-12 Signs (Erection of Monument Sign - To be Completed under Separate Permit)

5-12(B)(1) This Section 14-16-5-12 shall apply to the erection of all signs located outside of or located within but designed to be viewed from outside of a structure in any zone district unless specifically exempted by this IDO - Signs to be approved under separate permit

NOTE: The following Section of the IDO is NOT APPLICABLE

Part 5-5 Parking and Loading

(B) Applicability: (Explanation of lack of applicability)

5-5(B)(1)(a) - Construction of a new primary building - (The New Leasing Office Building will contain the leasing function and manager's office for the existing complex. In this case the office lobby, maintenance, and community spaces are all ACCESSORY uses to the property's primary residential use. This is not a new Primary Use building.)

5-5(B)(1)(b) - Expansion of an existing building - (No existing buildings are being expanded or will receive increased areas.)

5-5(B)(1)(c) - A change in use of an existing primary use building - (No changes in use are being considered.)

5-5(B)(1)(d) - A change in use of a nonconforming existing primary use building - (No changes in use are being considered.)

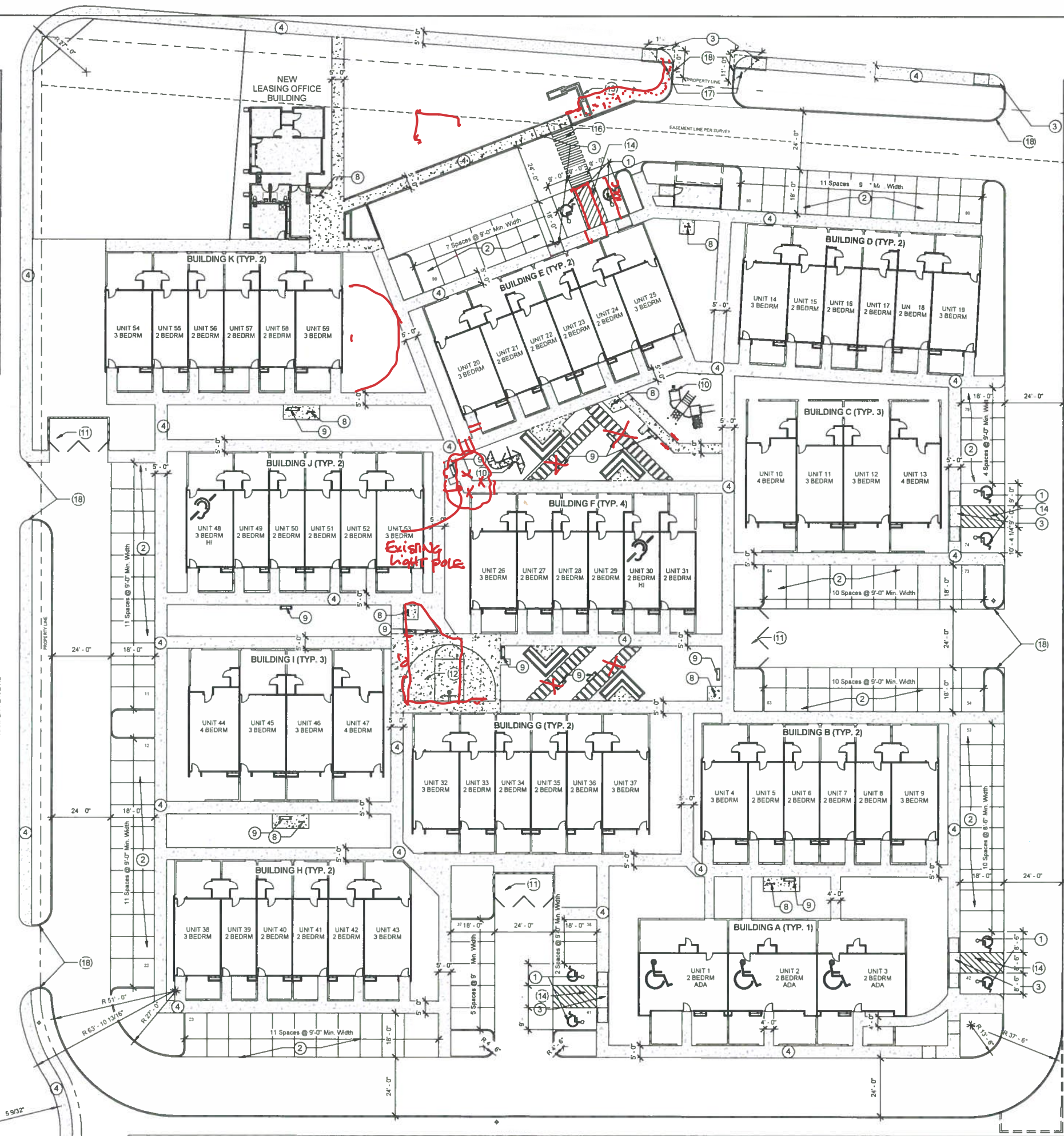
Therefore, the provisions of this part of the IDO are not applicable and changes in the number of parking spaces provided are not required.

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed

Date

ALL WHEELCHAIR RAMP LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.



1 Site Plan - Accessibility Plan (TCL)

1" = 20'-0"

"WERE YOUR BUILDING WIZ KIDZ"

JEEBS & ZUZU, LLC.

ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 871132
P 505-797-1318



JOB NO: 20-005
DRAWN: GH
CHECKED: J&Z
DATE: Sep. 15, 2020

EAM 10-5-20

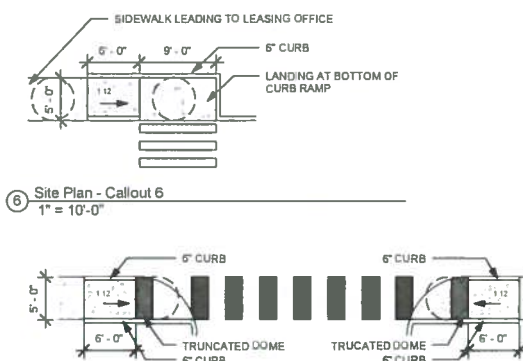
WWW.JEEBSANDZUZU.COM

600 HARPER

600 HARPER PL. NE
ALBUQUERQUE, NM 87109

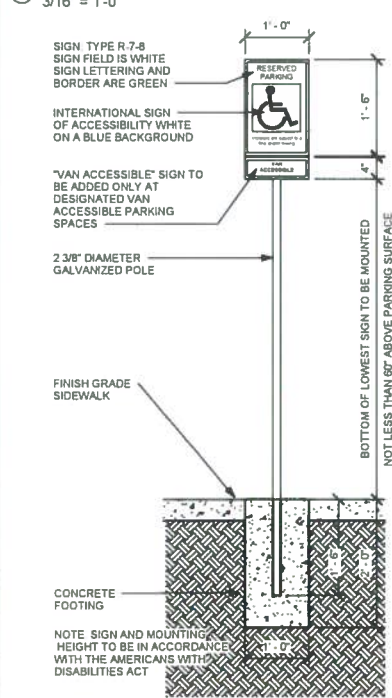
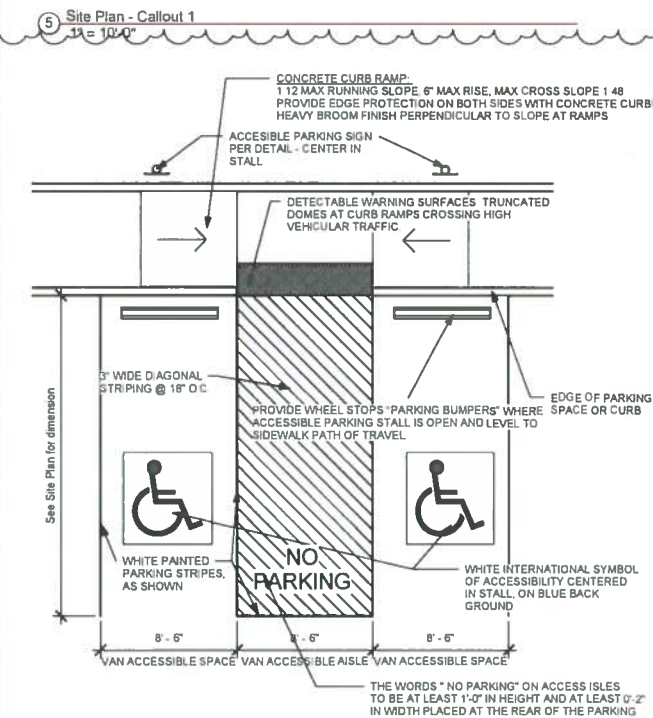
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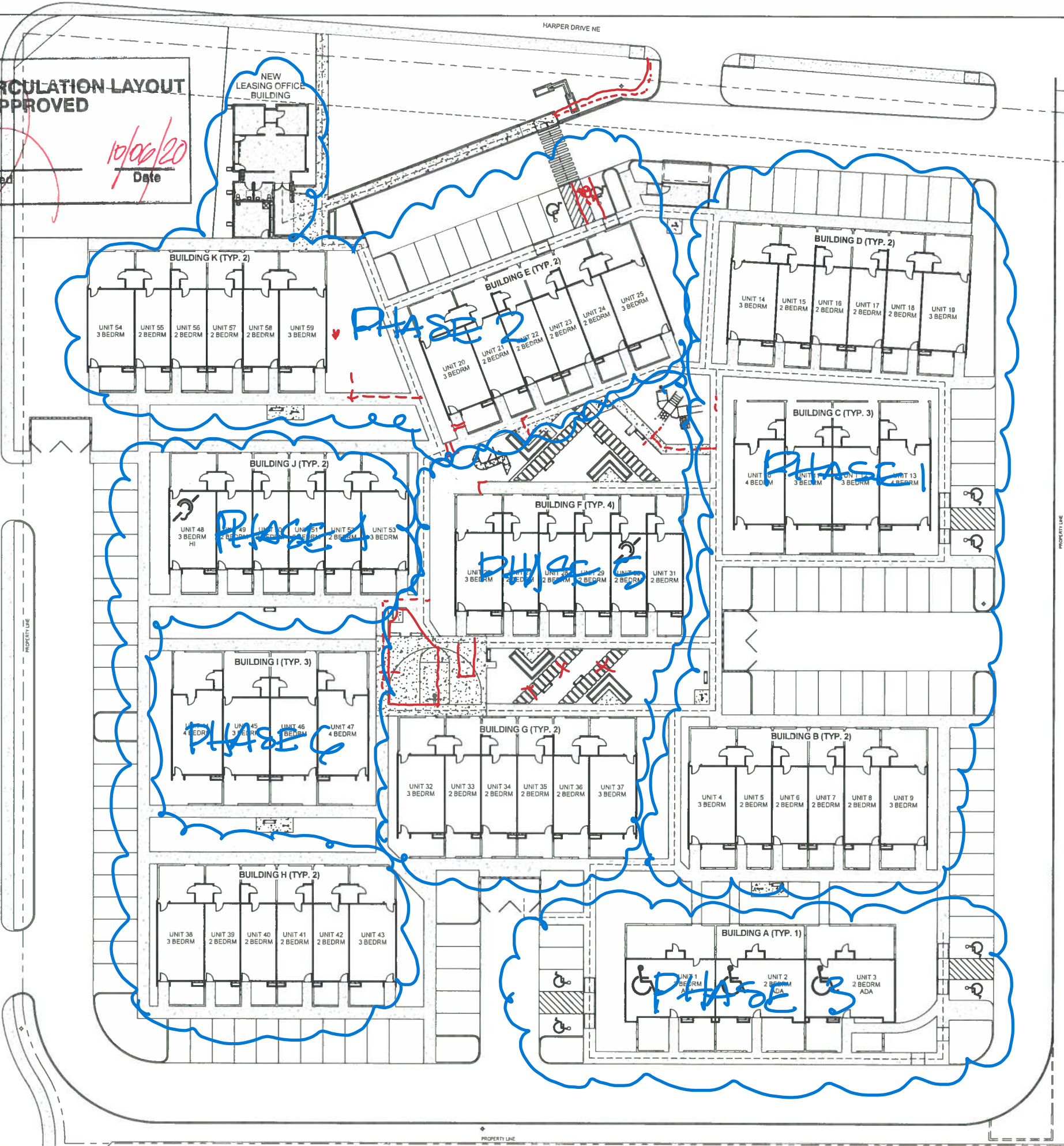


TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed _____
Date 10/06/20



ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.



WWW.JEEBSANDZUZU.COM

STATE OF NEW MEXICO
JEEBS & ZUZU
REGISTERED
SEP 15, 2020

JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 871132
P: 505-797-1318

J&Z

JOB NO: 20-005
DRAWN: GH
CHECKED: J&Z
DATE: Sep. 15, 2020

1 EAM
10-5-20

6100 HARPER
6100 HARPER PL NE,
ALBUQUERQUE, NM 87109

sheet no: TCLII