

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 16, 2022

J. David Hickman, RA
Jeebs & Zuzu, LLC
11030 Menaul Blvd. NE
Albuquerque, NM 87112

Re: Harper Apartments PHASE 3/ 6100 Harper Dr. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 09-15-2020 (E18-D016)
Certification dated 08-11-22

Dear Mr. Hickman,

Based upon the information provided in your submittal received 11-09-22, 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 Shahab Biazar 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



November 8, 2022

Ernest Armijo, PE
Transportation Development
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Request for Certificate of Occupancy – Phase 3
TCL
Plan dated 10/22/07
Administrative Amendment

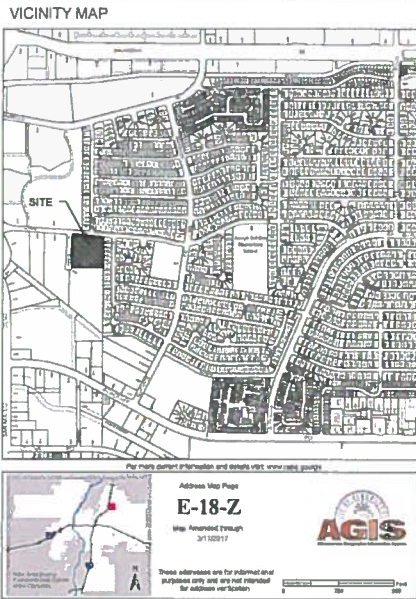
Dear Mr. Armijo,

Please find a completed request for final inspection of Phase 3 of the 6100 Harper Renovation Project. The work in Phase Three consisted of a revised curb ramp and sidewalk to the dumpster located on the west side of Building A and replacing the existing signage at the 4 existing accessible parking spaces. The contractor has refreshed the parking striping in these areas as well as the existing markings were now 5 years old. The existing accessible parking spaces on the west side of the building were originally configured with a 5 foot wide access aisle. The aisle and the spaces were compliant with ADA dimensional requirements and rather than lose a parking space to accommodate a wider access aisle, the existing dimensions were maintained. The number of van accessible parking spaces is still compliant with NMBC-2015. I have noted this on the approved TCL plan so that it is current with the site conditions. The existing parking signs were faded and damaged and have been replaced so as to be legible. We request that a traffic inspection be completed for this phase of the work

I have attached with this letter the certification, the Approved TCL, and the Drainage and Transportation Information Sheet.

Please contact me if you have any questions or concerns.
Thank you,


J. David Hickman,
Architect



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. CONCRETE SIDEWALK - SEE DETAIL
4. EXISTING SIDEWALK TO REMAIN
5. N/A
6. CONCRETE SIDEWALK - SEE DETAIL
7. 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

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.)

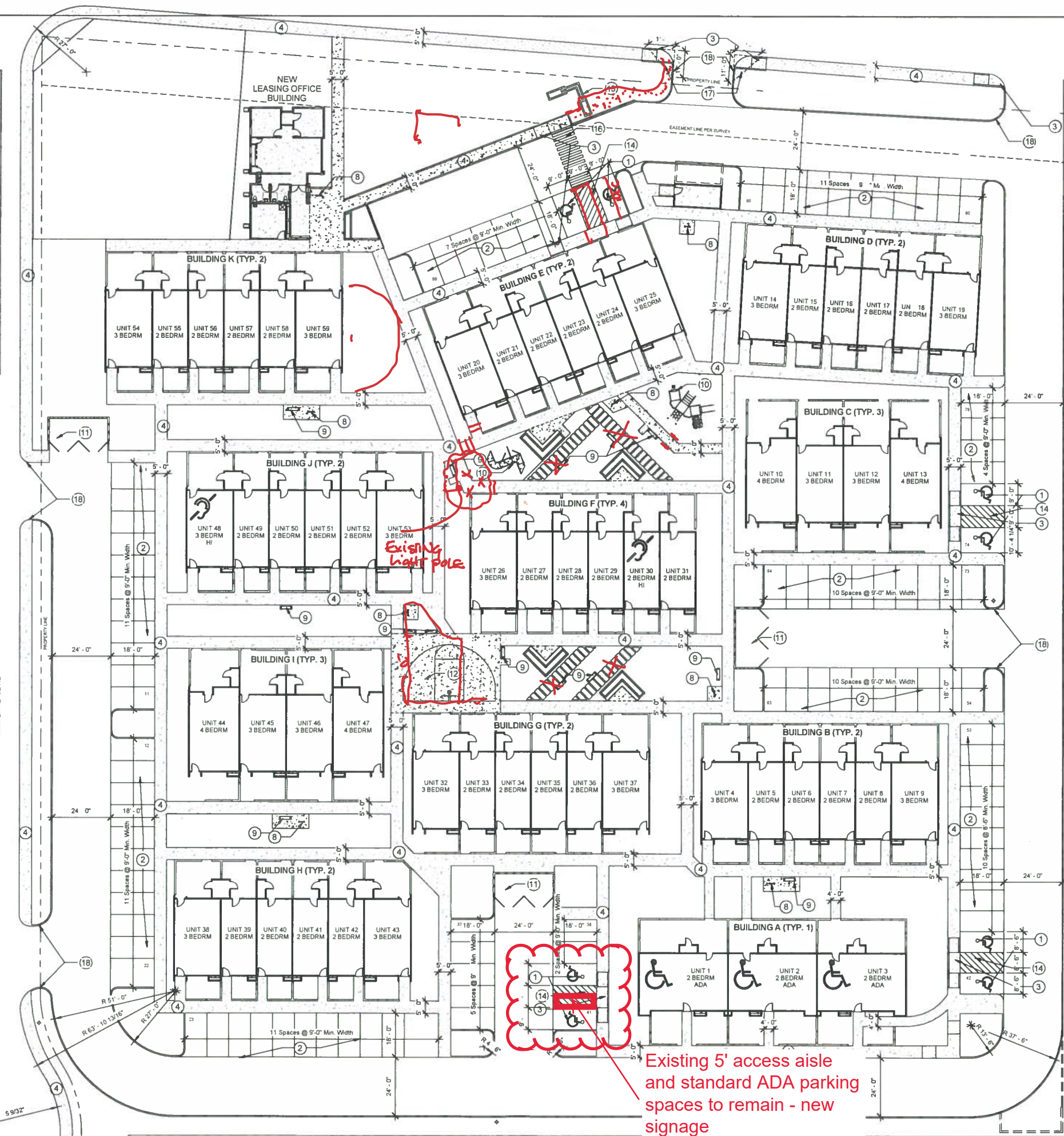
Therefore, the provisions of this part of the IDO are not applicable and changes in the number of parking spaces provided are not required.

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed

Date

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



"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

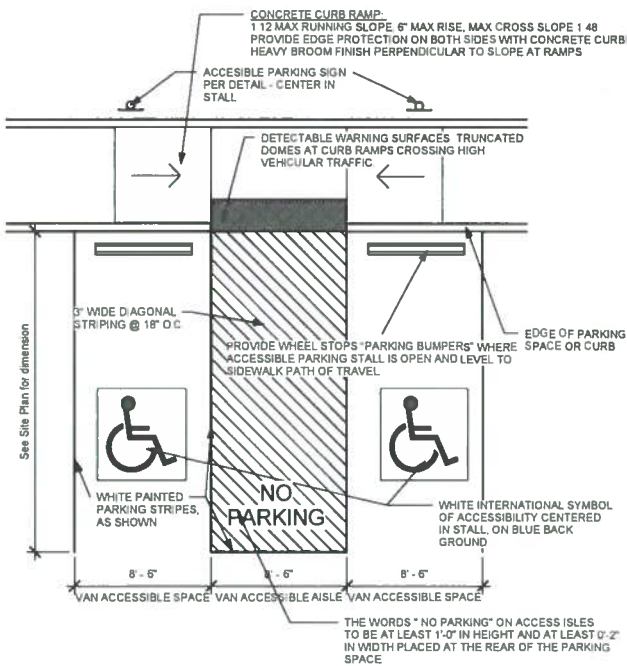
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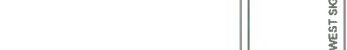
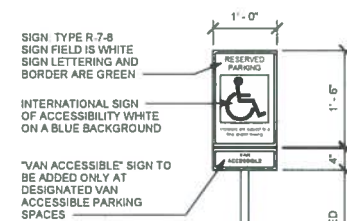
6 Site Plan - Callout 6
1" = 10'-0"



5 Site Plan - Callout 1
1" = 10'-0"



② ADA Parking Detail
3/16" = 1'-0"



3 Handicap Parking Sign
3/4" = 1'-0"

1 Site Plan - Accessibility Plan (TCL)

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed

Date _____

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

HARPER DIACE ME

PROPERTY LINE

PHASE 5

PHASE

PHASE 5

PHASE 4

PHASE 3

WWW.JEEB&ANDZUZU.COM

SITE ACCESSIBILITY PLAN

6100 HARPER

sheet no.

6100 HARPER PL NE,
ALBUQUERQUE, NM 87109

TCLIJ

"WE'RE YOUR BUILDING WIZ KIDZ SO YOU CAN"

JEEBS & ZUZU, LLC.

ARCHITECTS & CONTRACTORS

ARCHITECTS @ CONIX MAKING HOUSE CALLS



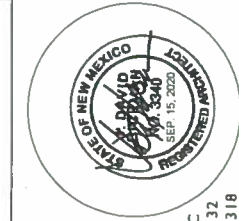
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