

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 4, 2022

Edgar Mata
Jeebs & Zuzu LLC
11030 Menaul NE, Suite C
Albuquerque, NM 87113

Re: Harper Apartments/ 6100 Harper PI- NE (PHASE 1)
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 9-15-2020 (E18-D016)
Certification dated 4-8-22

Dear Mr. Mata,

Based upon the information provided in your submittal received 04-12-22, 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 Jeanne Wolfenbarger at (505) 924-3991.

PO Box 1293

Albuquerque

Sincerely,

NM 87103

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

www.cabq.gov

\xxx via: email
C: CO Clerk, File



April 8, 2022

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


RE: Request for Certificate of Occupancy – Phase 1
TCL
Plan dated 10/22/07
Administrative Amendment

Dear Ms. Wolfenbarger,

Please find a completed request for final inspection of Phase 1 of the 6100 Harper Renovation Project. The work in Phase One consisted of a revised curb ramp. This work has been completed. All other sidewalks and parking spaces are existing and were not modified. 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.

I still contend that the need for a TCL on this property was overkill and a waste of time and that it is causing unnecessary delays in the already cumbersome processes required by the City to complete a very basic renovation of an existing project. There is only one new building on the site with only minor parking lot changes related to that building and it would seem most appropriate to address traffic issues with that building. Nevertheless, we are trying to be compliant in what seems to be an arbitrary and extraneous application of bureaucratic policy. Please feel free to make an inspection of the remainder of the site at will since almost none of that is getting improved either.


J. David Hickman,
Architect



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: 6100 Harper PHASE 1 **Building Permit #** _____ **Hydrology File #** _____

DRB# _____ **EPC#** _____

Legal Description: Tract B-3-B Summary Replat of tract B-3 **City Address OR Parcel** 6100 Harper Pl NE
Academy acres Subdivision Unit #5 Cont 4

Applicant/Agent: Jeebs & Zuzu **Contact:** Dave Hickman

Address: 11030 Menaul NE Suite C **Phone:** 505-797-1318

Email: dave@jeebsandzuzu.com

Applicant/Owner: Albuquerque Housing Authority **Contact:** Dan Foster

Address: 1840 University Blvd SE **Phone:** 505-764-3925

Email: dfoster@abqha.org

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE: _____

RE-SUBMITTAL: YES NO

DEPARTMENT: X TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?


TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

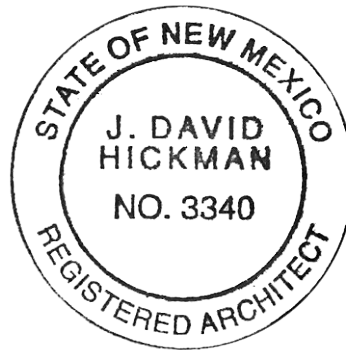
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 4/8/22



I, J. DAVID HICKMAN, A REGISTERED ARCHITECT IN THE STATE OF NEW MEXICO, OF THE FIRM JEEBS & ZUZU, LLC., HEREBY CERTIFY THAT THIS PROJECT, 6100 HARPER PHASE I, IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE AMENDED DRB, AA OR TCL APPROVED PLAN DATED 10/6/20. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON APRIL 7, 2022 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 CERTIFICATION OF OCCUPANCY.


J. David Hickman
Architect



4/8/22

Date:



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

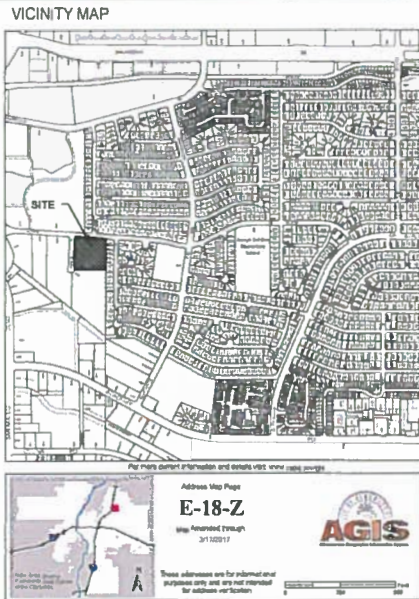
C: CO Clerk, File

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) - SEE DETAIL

3. CONCRETE CURB RAMP - SEE DETAIL

4. EXISTING SIDEWALK TO REMAIN

5. NEW CONCRETE SIDEWALK

6. DEMO EXISTING CONCRETE CURB AND REPLACE WITH NEW

7. BICYCLE PARKING - SEE DETAIL

8. FLOOR MOUNTED BENCHES - SEE DETAIL

9. NEW PLAYGROUND WITH ACCESSIBLE CURB RAMP

10. GARBAGE ENCLOSURE AND PAD APRON - SEE DETAIL

11. EXISTING BASKETBALL COURT

12. NEW MONUMENTAL SIGN - UNDER SEPERAT PERMIT

13. VAN ACCESSIBLE PARKING SPACES

14. CONCRETE STEPS

15. CROSS WALK

16. MINI SITE TRIANGLE

17. 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	8 SPACES
	85 < 99 PROVIDED

BICYCLE PARKING SPACES

8 LOOPS WITH 4 SPACES PER IDO CP = 32 SPACES = 5 SPACES PER UNIT

ZONING ORDINANCE ANALYSIS: (INTEGRATED DEVELOPMENT ORDINANCE - IDO)

IDO - Applicable Sections of the IDO include

Part 5-6 Landscaping Buffering and Screening

(4) Renovation or redevelopment of an existing multi-unit 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

5-6(c) (2) (b) 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 flags 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 Planning and Land Use

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 a 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.

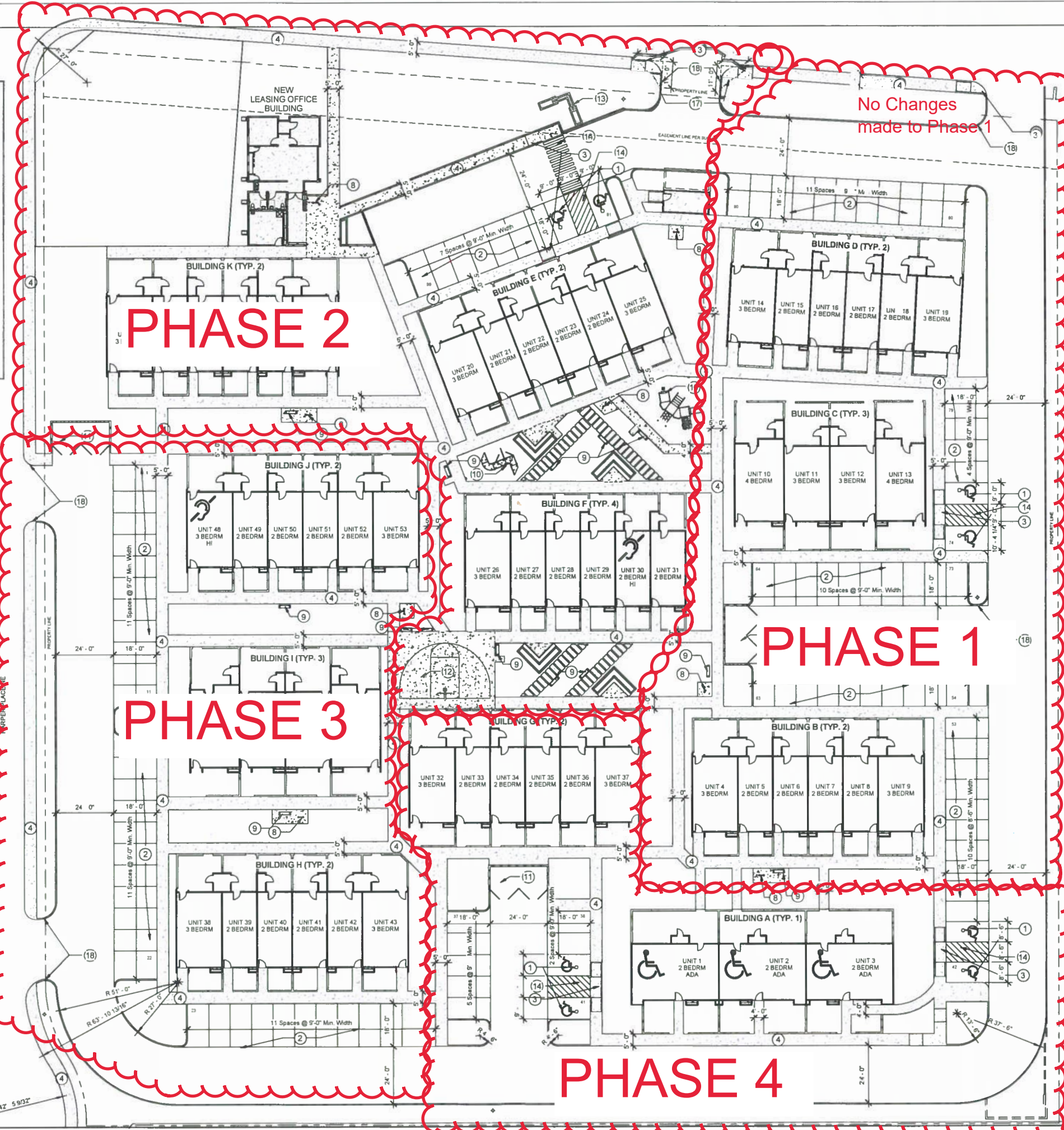
TRAFFIC CIRCULATION LAYOUT

APPROVED

Signed

Date 10/06/20

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



No Changes made to Phase 1

"WERE YOUR BUILDING WIZ KIDZ"

WWW.JEEDSANDZUZU.COM



JEEDS & 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:

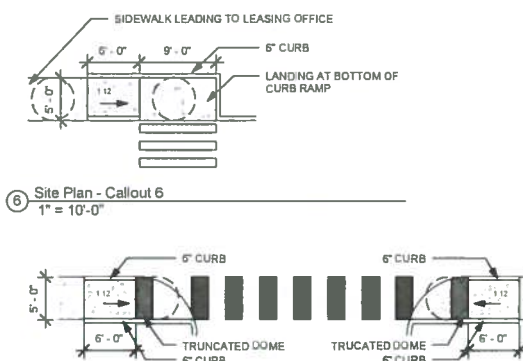
DATE: Sep. 15, 2020

EAM 10-5-20

6100 HARPER

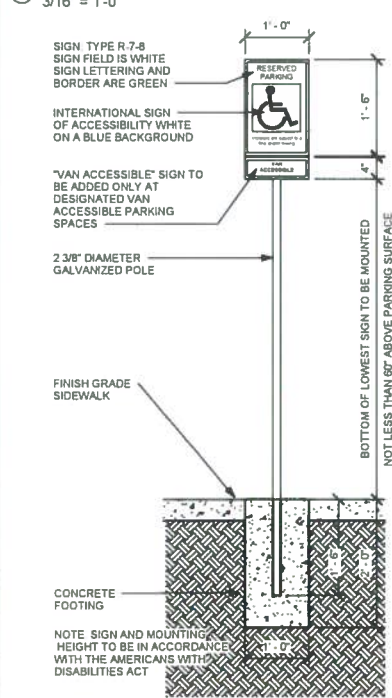
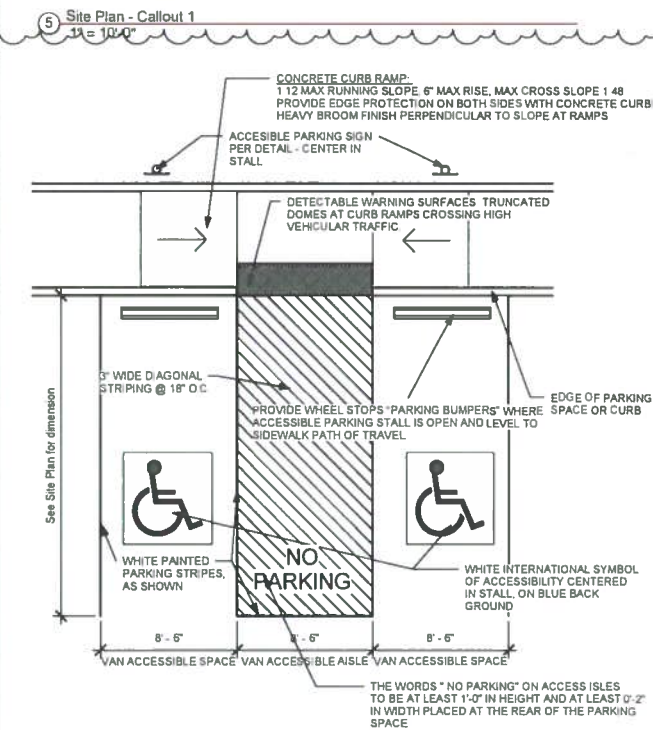
6100 HARPER PL. NE ALBUQUERQUE, NM 87109

sheet no: TCLI.0



TRAFFIC CIRCULATION LAYOUT APPROVED

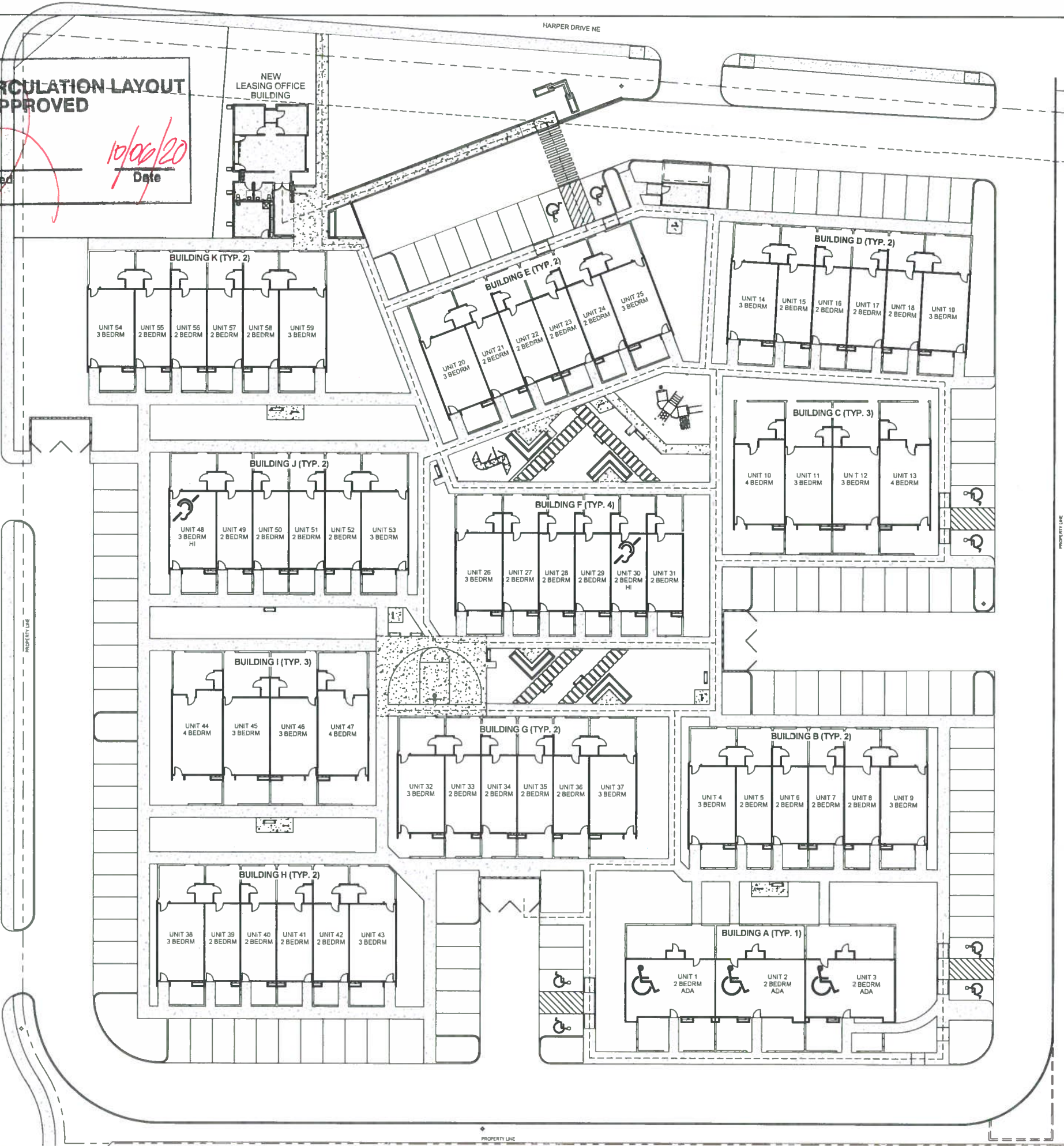
Signed _____ Date 10/06/20



LEGEND

--- ACCESSIBLE ROUTE

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



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"WERE YOUR BUILDING WIZ KIDZ SO YOU CAN"

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

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

J&Z

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

1 EAM 10-5-20

SITE ACCESSIBILITY PLAN

6100 HARPER

6100 HARPER PL NE,
ALBUQUERQUE, NM 87109

sheet no: **TCLII**