

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 29, 2022

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

Re: Harper Apartments PHASE 4/ 6100 Harper Dr. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 09-15-2020 (E18-D016)
Certification dated 12-19-22

Dear Mr. Hickman,

Based upon the information provided in your submittal received 12-23-22, 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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: 6100 Harper **PHASE 4** **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: _____



December 19, 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 4
TCL
Plan dated 10/22/07
Administrative Amendment

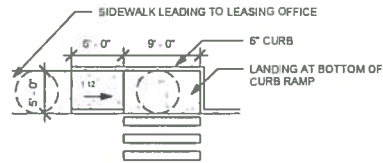
Dear Mr. Armijo,

Please find a completed request for final inspection of Phase 4 of the 6100 Harper Renovation Project. The work in Phase Four consisted of a section of revised sidewalk at the playgrounds. We request that a traffic inspection be completed for this phase of the work

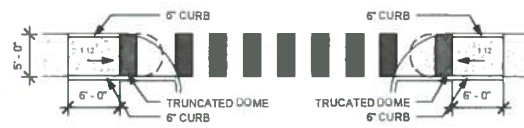
I have attached with this letter the certification, the Approved TCL, and the Drainage and Transportation Information Sheet.

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

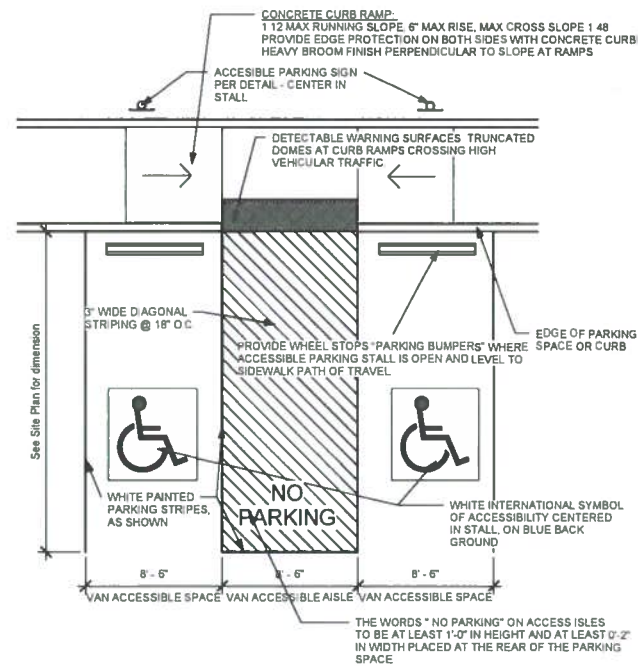

J. David Hickman,
Architect



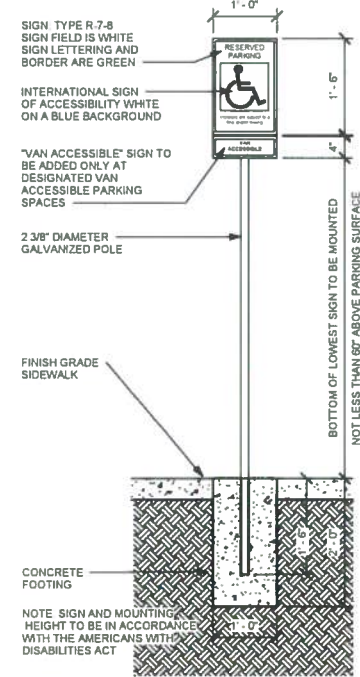
6 Site Plan - Callout 6
1" = 10'-0"



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)
1" = 20'-0"

TRAFFIC CIRCULATION LAYOUT
APPROVED

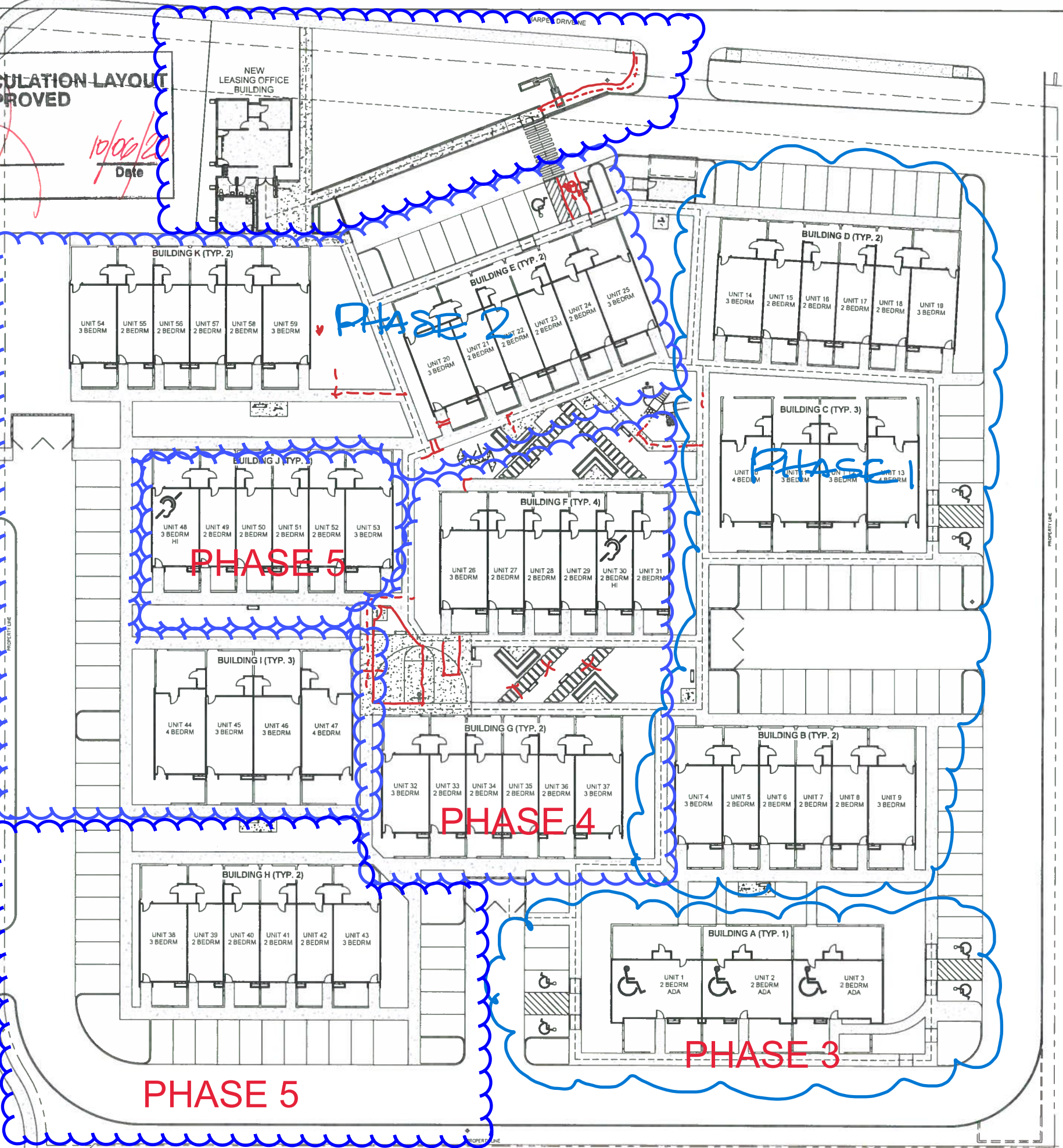
Signed

10/06/20
Date

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

HARPER PLACE NE

PROPERTY LINE



"WERE YOUR BUILDING WIZ KIDZ SO YOU CAN"

WWW.JEEBSANDZUZU.COM



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

1 EAM
10-5-20

SITE ACCESSIBILITY PLAN
6100 HARPER
6100 HARPER PL. NE.
ALBUQUERQUE, NM 87109
sheet no:
TCLII