

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 13, 2024

Kenneth Myers, R.A
REMBE Design
1716 Central Ave. SW
Albuquerque, NM 87104

Re: Griegos Farm/ 1860 Griegos Rd. NW
Request for Certificate of Occupancy- Phase I
Transportation Development Final Inspection
Architect's Stamp dated 06-14-22 (F13-D028A)
Certification dated 11-05-24

Dear Mr. Myers,

Based upon the information provided in your submittal received 11-05-24, 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. **THE CONSTRUCTION OF THE MISSING PORTION OF THE SIDEWALK AT THE SOUTHEAST SIDE OF THE SITE IS A CONDITION FOR RELEASING THE FINAL CO FOR PHASE 2.**

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: GRIEGOS FARMS **Building Permit #** BP-2023-48274 **Hydrology File #** _____

DRB# SKETCH PLAT: PR-2021-006261 **EPC#** _____

Legal Description: _____ **City Address OR Parcel** 1860 GRIEGOS NW, ABQ, NM, 87107

Applicant/Agent: REMBE DESIGN **Contact:** KEN MYERS

Address: 1716 CENTRAL AVE. SW **Phone:** 518-364-9914

Email: DESIGN@REMBEDESIGN.COM

Applicant/Owner: JAY REMBE **Contact:** JAY REMBE

Address: 1718 CENTRAL AVE. SW, ABQ, NM 87104 **Phone:** 505-243-0188

Email: REMBE@REMBEDESIGN.COM

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

RE-SUBMITTAL: YES x 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
- x 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:

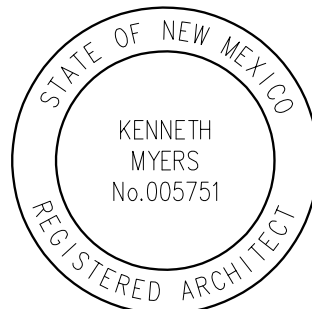
- BUILDING PERMIT APPROVAL
- x CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DRB APPROVAL
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19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

DATE SUBMITTED: 11/01/2024

TRAFFIC CERTIFICATION

I, KENNETH MYERS, ARCHITECT FOR GRIEGOS FARMS, LLC, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, AND BELIEF THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 07/22/2022 JULY TWENTY SECOND TWO THOUSAND TWENTY TWO. AS-BUILT CONDITIONS AND A SUBSTANTIAL COMPLETION BOUNDARY HAVE BEEN NOTED ON THE APPROVED TCL. I, KENNETH MYERS, HAVE VISITED THE PROJECT SITE ON 10/31/2024 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE RECORD INFORMATION IS REPRESENTATIVE OF THE ACTUAL SITE CONDITIONS WITHIN THE REVISED PHASING BOUNDARY AS NOTED ON THE REDLINED TCL PLAN. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATION OF OCCUPANCY FOR THAT PORTION OF THE PROJECT DEFINED BY THE PHASE ONE BOUNDARY LINE INCLUDED ON THE REDLINED COPY OF THE APPROVED TCL.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



SIGNATURE OF ENGINEER OR ARCHITECT

ENGINEERS OR ARCHITECTS STAMP

SITE INFORMATION

ADDRESS: PROPERTY NORTH AND WEST OF 1860 GRIEGOS, ALBUQUERQUE, NM 87107
 ZONING: R-13-Z
 DEVELOPMENT TYPE: COTTAGE COURT, IDO 4-3(B)(3)
 PROJECT SIZE: 10 ACRE +/- PARCEL SUBDIVIDED AS 8 LOTS EACH BETWEEN 1 AND 2 ACRES.
 SETBACKS:
 FRONT: 20'-0"
 REAR: 25'-0"
 SIDE: 10'-0"

PROJECT DESCRIPTION

LANDSCAPE FORWARD COTTAGE COURT DEVELOPMENT W/ 90 UNITS RANGING IN SIZE FROM 655 SF. TO 1070 SF. DISTRIBUTED BETWEEN 8 LOTS (SEE UNIT COUNT NOTES THIS SHEET). PROJECT WILL INCLUDE A COMMUNITY BUILDING TO BE DETERMINED.

PARKING REQUIREMENTS

DWELLING, COTTAGE DEVELOPMENT- IDO TABLE 5-5-1:
 1 SPACE PER UNIT + 2 VISITORS= 90 + 2 SPACES PER 8 LOTS= 106 SPACES
 RESIDENTIAL COMMUNITY AMENITY, IDO TABLE 5-5-1:
 3 SPACES/1,000 GFA= 15 SPACES REQUIRED (BASED ON CURRENT COMMUNITY BLD. DESIGN=5,000 SF)
 TOTAL OFF STREET PARKING:
 REQUIRED: 121 SPACES
 PROVIDED: 139 SPACES
 HC PARKING, IBC TABLE 1106.1:
 101-150 PROVIDED SPACES= 5 SPACES REQUIRED (INCLUDED IN OVERALL REQUIRED CALCULATIONS)
 PROVIDED:
 MOTORCYCLE PARKING, IDO TABLE 5-5-4:
 101-150 REQUIRED SPACES= 4 MOTORCYCLE SPACES
 PROVIDED= 4 SPACES
 BICYCLE PARKING, IDO TABLE 5-5-5:
 RESIDENTIAL USE (MORE THAN 5 UNITS)= 3 SPACES OR 10% REQUIRED OFF-STREET PARKING
 PROVIDED: 33 SPACES

KEYED NOTES-SITE PLAN

1. FIRE ACCESS ALTERNATIVE HAMMERHEAD
2. LOCKABLE TRASH CONTAINERS
3. CONCRETE PEDESTRIAN WALKWAY 6'-0" UNLESS OTHERWISE NOTED
4. FLUSH PAVEMENT TRANSITION
5. SITE WALL- MAXIMUM HEIGHT ABOVE FINISH ROAD 3'-0"
6. +/- 6'-0" TALL ADOBE WALL/ FENCE
- 6.1 EXISTING 6'-0" ADOBE WALL TO REMAIN
7. ASPHALT ROAD WAY PER COA STD. DTL.#2405A W/ ESTATE STYLE CURB COA STD. DTL.#2406 WHERE APPLICABLE
8. WATER FEATURE
9. PARKING LOT- COMPACTED AND STABILIZED GRAVEL- SEE DETAIL D2/TCL2 FOR DETAILS- NOTE ALL PARKING SPACES TO INCLUDE PARKING BLOCKS
10. PARKING LOT DRIVEWAYS- COMPACTED AND STABILIZED GRAVEL DRIVE
11. LANDSCAPED COURTYARD- FINAL LANDSCAPING TBD
12. APPROXIMATE LOCATION OF AMENITIES BUILDING- TBD
13. VINEYARD AND LAWN AREA- FINAL LAYOUT TBD
14. EXISTING PRIVATE ROADWAY AT ACCESS EASEMENT
15. MOTORCYCLE SPACE PER DPM STANDARDS- SEE D1/TCL2
16. BIKE PARKING PER DPM STANDARDS- SEE D4/TCL2
17. STORAGE BUILDING
18. EXISTING CURB COA STANDARD DRAWING #2406
19. HC PARKING SPACE PER DPM STANDARDS SEE D1/TCL2
20. 6'-0" SIDEWALK STANDARD DWG. 2430- CONSTRUCT PER DPM REQ'D
21. RAISED PEDESTRIAN CROSSING/ SPEED TABLE- SEE DETAIL A1/TCL2
22. EXISTING CHURCH CAMPUS AND PARKING TO REMAIN- NOT IN SCOPE OF WORK
23. EXISTING BIKE LANE TO REMAIN
24. NOT USED
25. NOT USED
26. NEW CONCRETE CURB EXTENSION
27. EXISTING WALL- NOT IN SCOPE
28. DETECTABLE WARNING SURFACE- TRUNCATED DOME OR OTHER APPROVED SURFACE- INSTALL PER COA STANDARD DRAWING #2446
29. PICKLE BALL COURT- TBD
30. 26'-0" OPERABLE GATE- FOR FIRE ACCESS ONLY
31. NOT USED
32. EXISTING SIDEWALK TO REMAIN
33. MINI SITE TRIANGLE PER DPM 7-4(1)(5)(V)
34. PEDESTRIAN CROSSING SIGN- SEE DETAIL D3/TCL2
35. CURB STOP PER DETAIL C4/TCL2
36. KEYWAY- MIN. 5'-0" DEPTH

RADIUS LEGEND

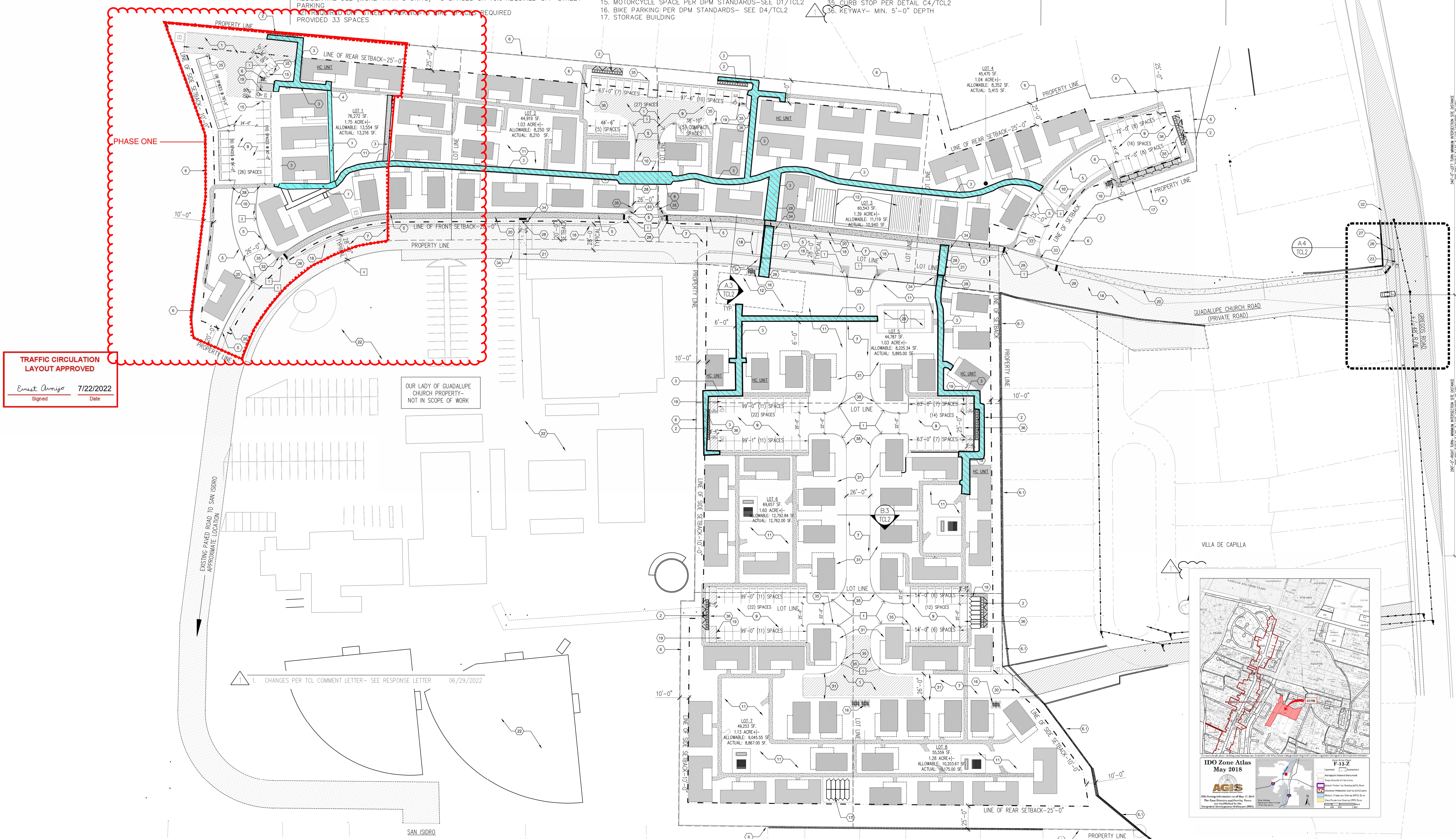
- 1- = 28'-0" RADIUS
- 2- = 178'-0" RADIUS
- 3- = 182'-0" RADIUS
- 4- = 176'-0" RADIUS

LEGEND

- EXISTING EASEMENTS TO REMAIN
- 5'-0" CONCRETE WALKWAYS- SEE KEYED NOTES AND PLAN
- GRAVEL FINISH- SEE KEYED NOTES
- INTERSECTION SITE TRIANGLE
- ADA ACCESSIBLE PATHWAY (6'-0" WIDE)

TCL GENERAL NOTES

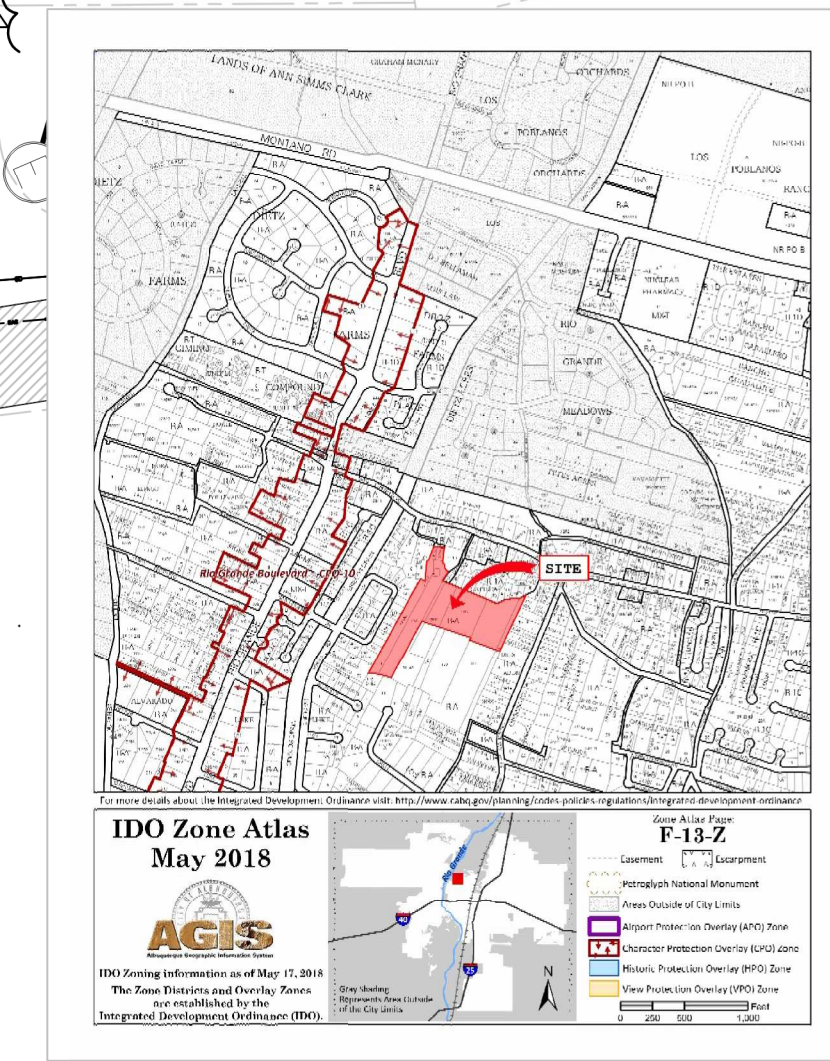
1. PARKING AREA TO SLOPE A MIN. OF 1% AND A MAXIMUM OF 8% PER COA DPM
2. ALL NEW PUBLIC SIDEWALK PER COA STANDARD DRAWING 2430
3. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. - SEE NOTE 2
4. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
5. NOTE NO ACCESSIBLE PATHWAY IS TO EXCEED 1:20 SLOPE
6. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER
7. ALL RAMPS, CURBS, AND ROAD WORK ALONG GUADALUPE CHURCH ROAD AND AT GRIEGOS GUADALUPE CHURCH ROAD TO BE DONE THROUGH A WORK ORDER WITH THE CITY OF ALBUQUERQUE



TRAFFIC CIRCULATION LAYOUT APPROVED
 Ernest Armiya 7/22/2022
 Signed Date

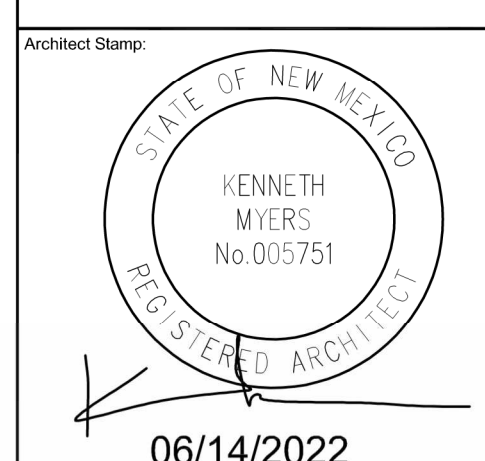
OUR LADY OF GUADALUPE CHURCH PROPERTY- NOT IN SCOPE OF WORK

1. CHANGES PER TCL COMMENT LETTER- SEE RESPONSE LETTER 06/29/2022



1860 GRIEGOS RD. NW
 ALBUQUERQUE, NM 87107

GRIEGOS FARMS



06/14/2022



Project: **GRIEGOS FARMS**
 Drawn By: **KMA** Checked By: **KMA**
 Phase: **SD**
 Date: --
 Drawing Title:

TCL- TRAFFIC CONTROL LAYOUT SITE PLAN

Project Number: **2102**

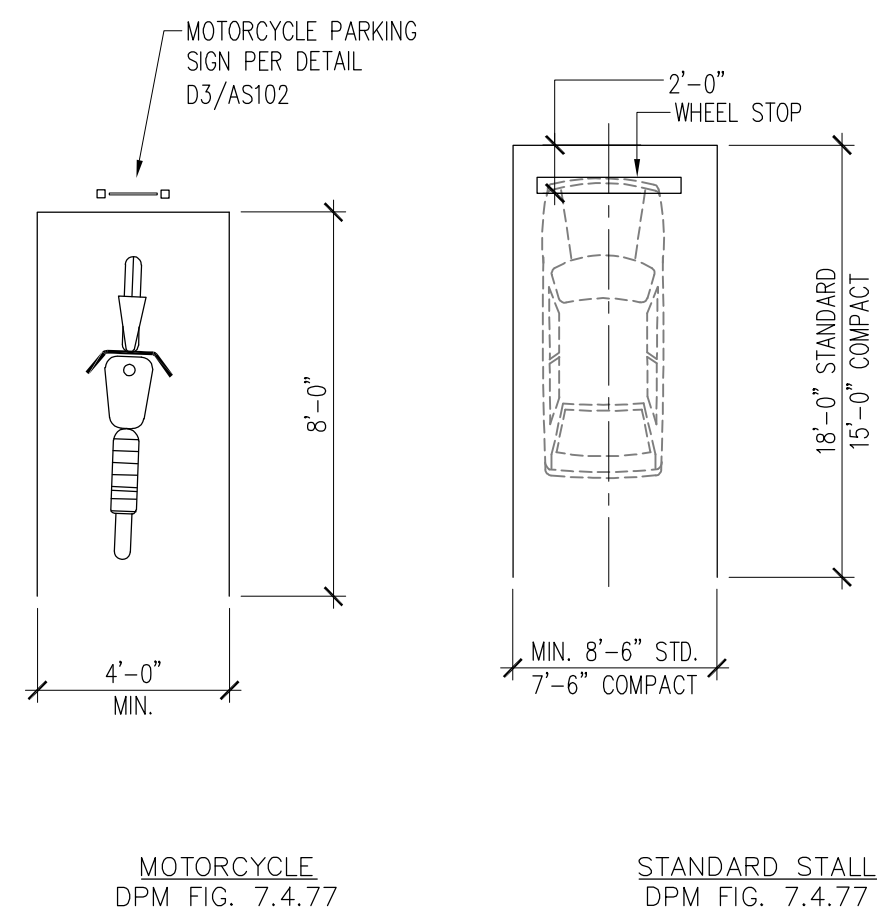
Sheet Number:

TCL1

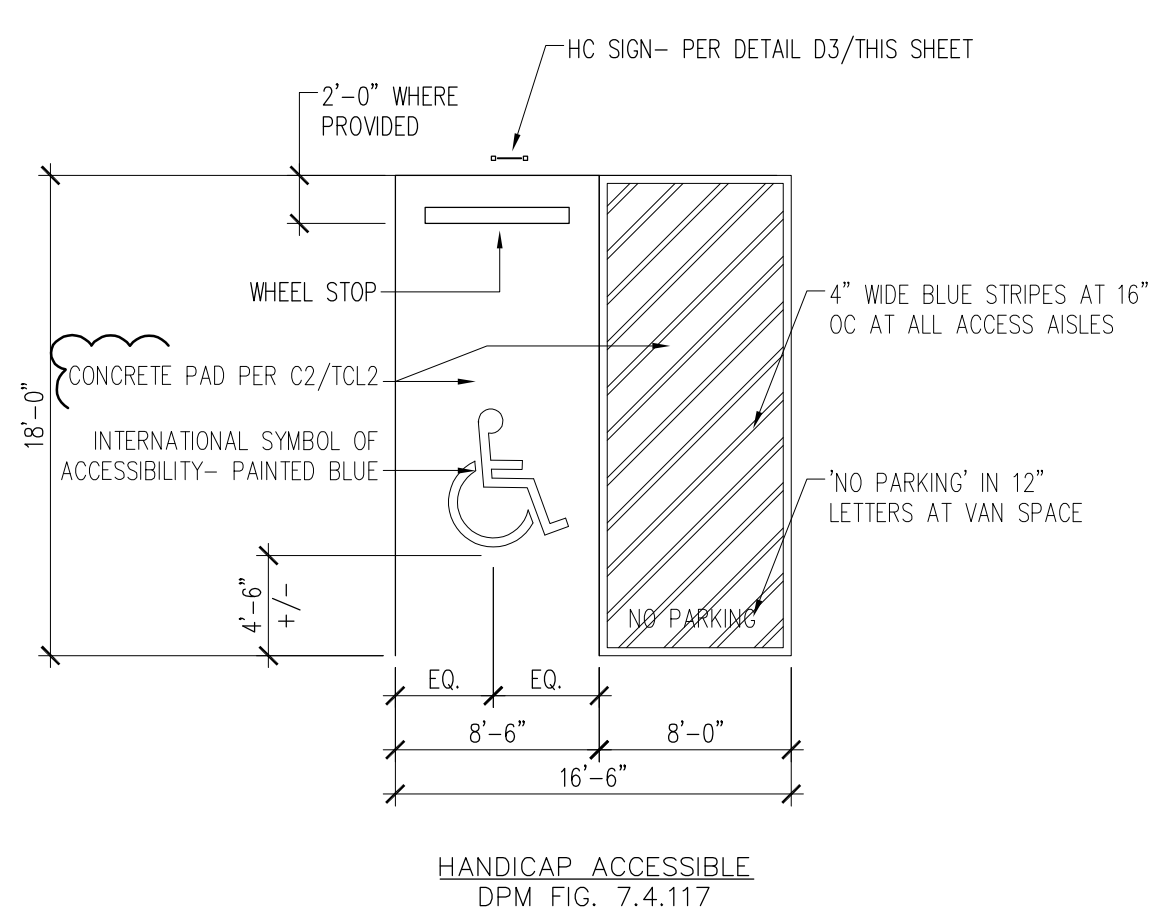
A1 SITE PLAN
 1"=50'-0"

GRAPHIC SCALE: 0 50 100

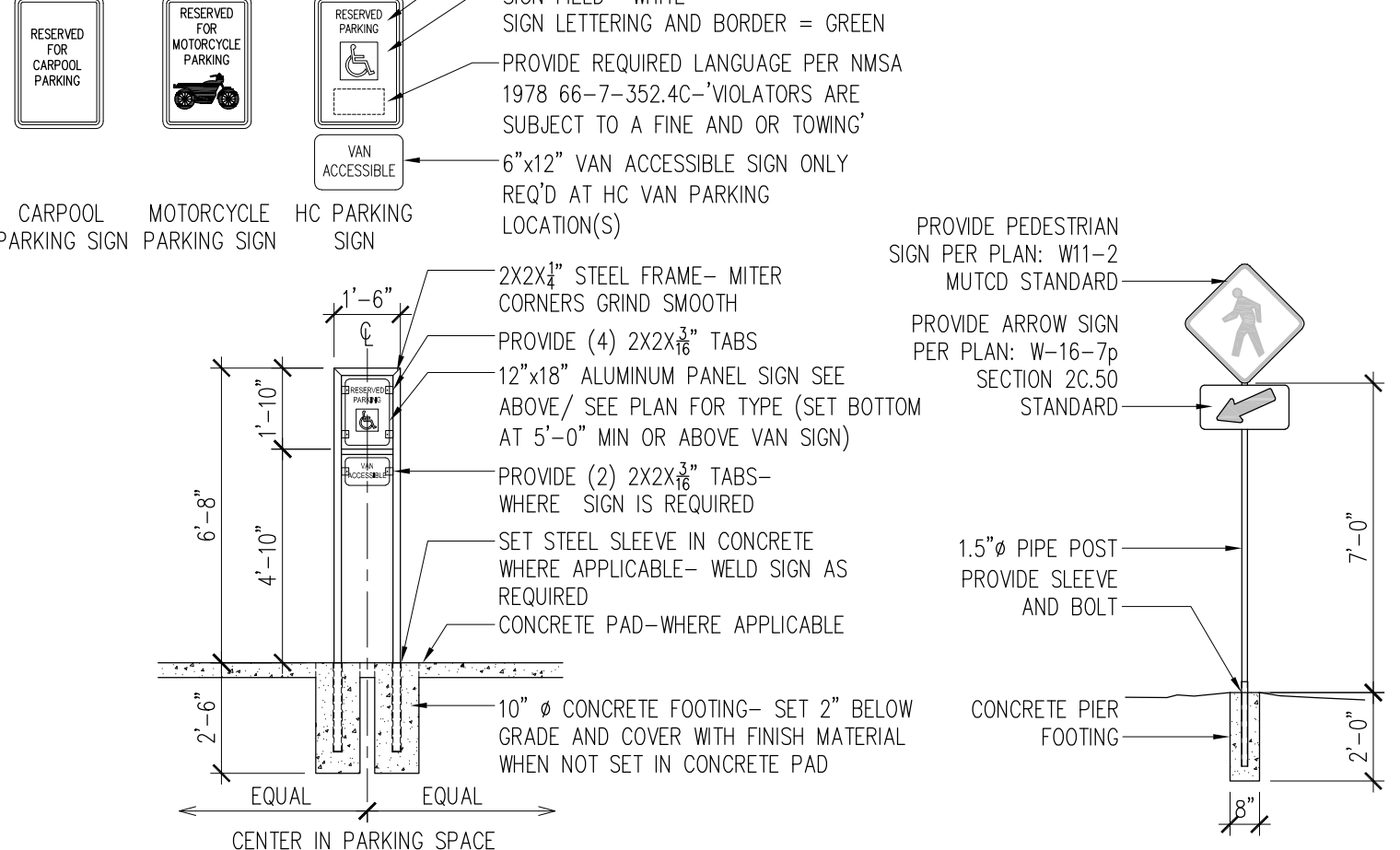
A4 VICINITY MAP-ZONE ATLAS MAP
 1"=50'-0"



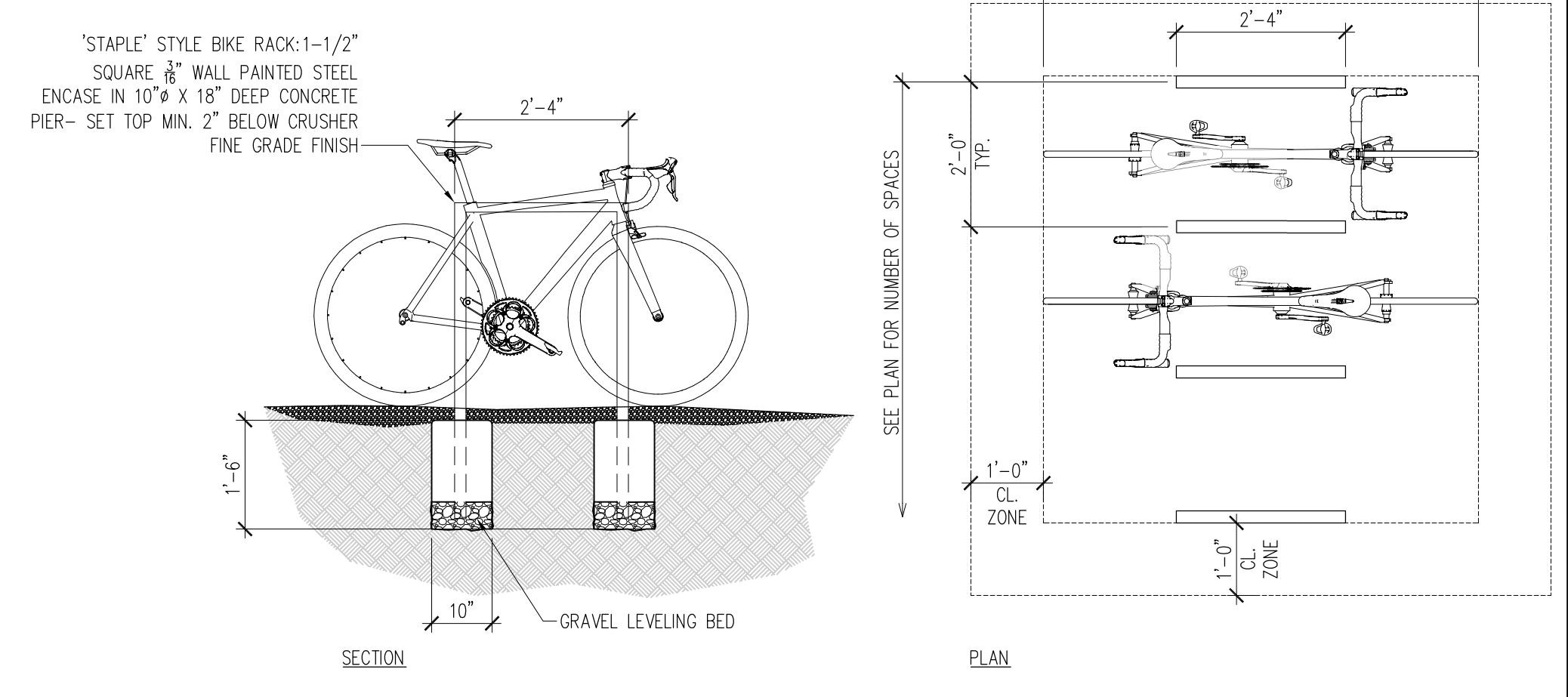
D1 PARKING STALL DIMENSIONS AND DETAILS



D3 POST SIGN DETAIL



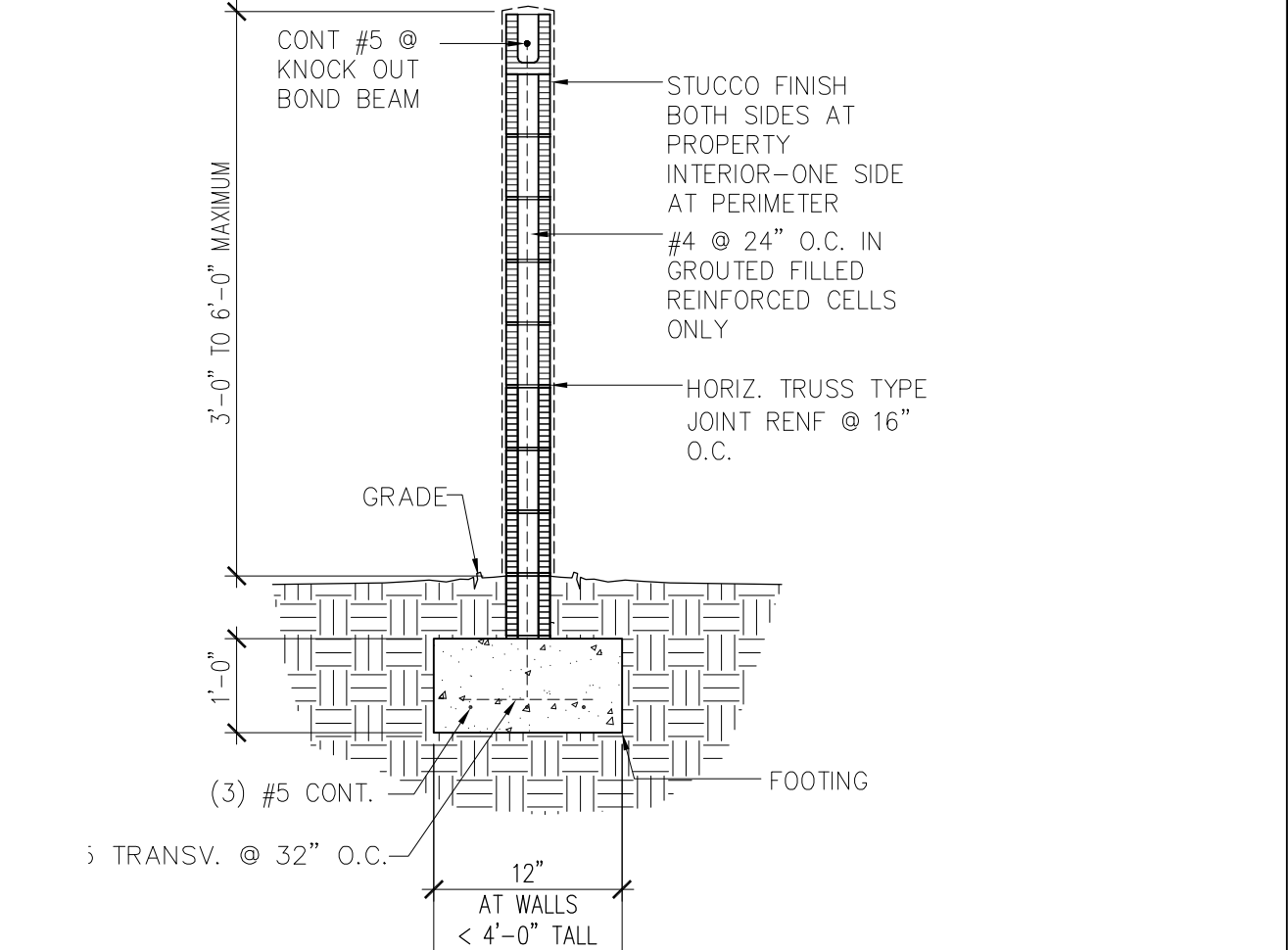
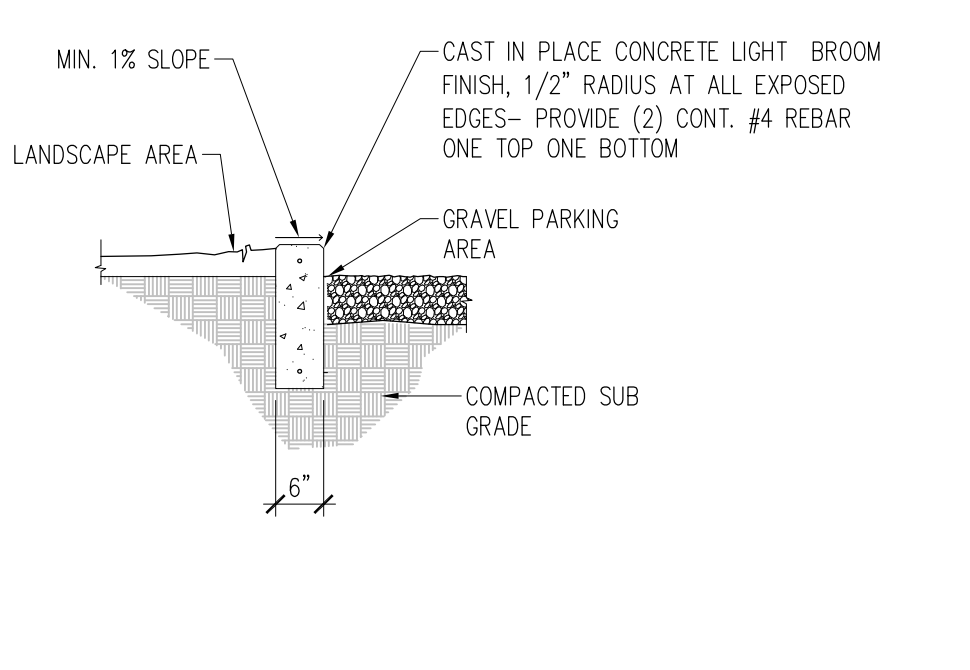
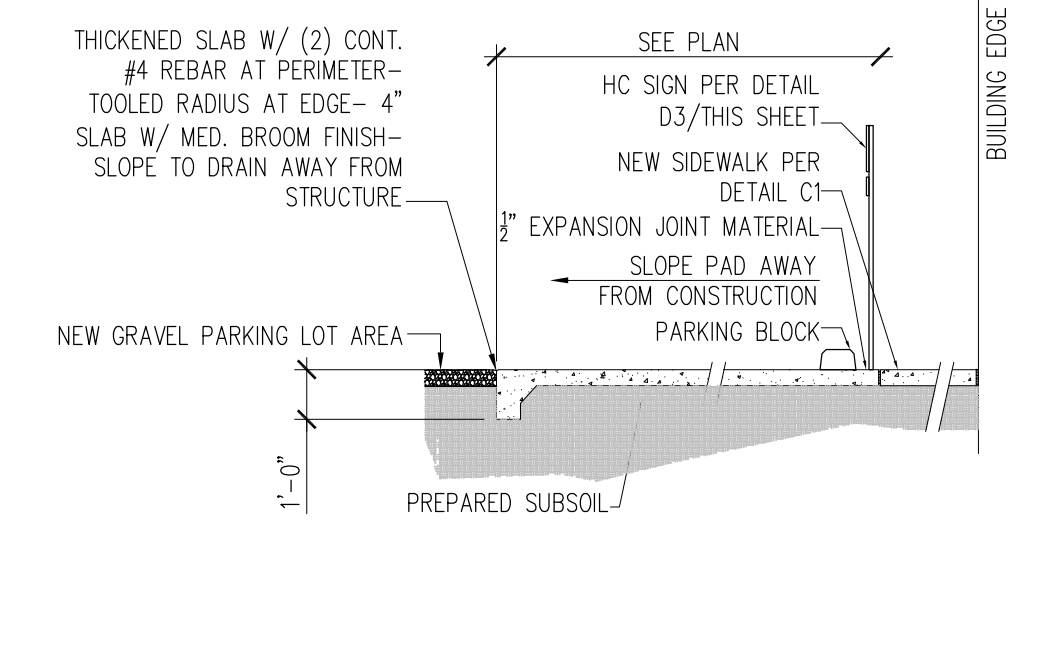
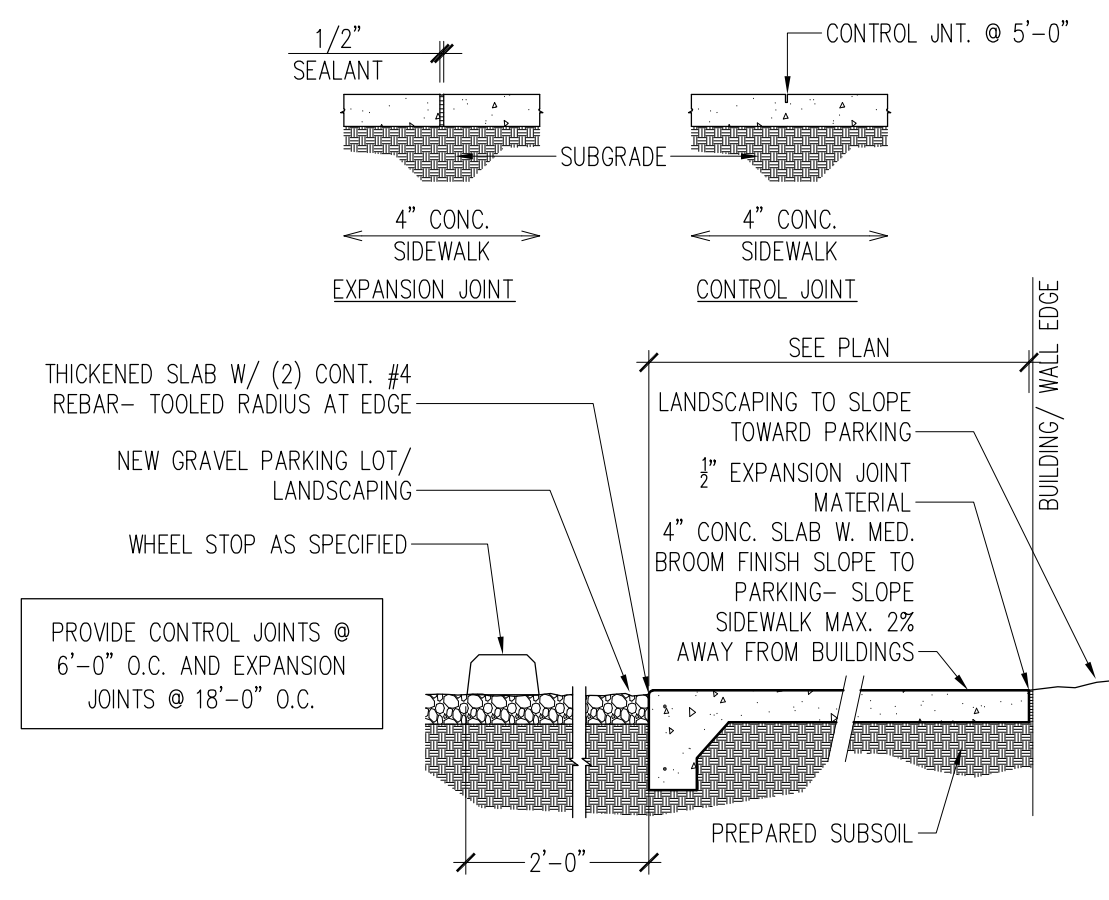
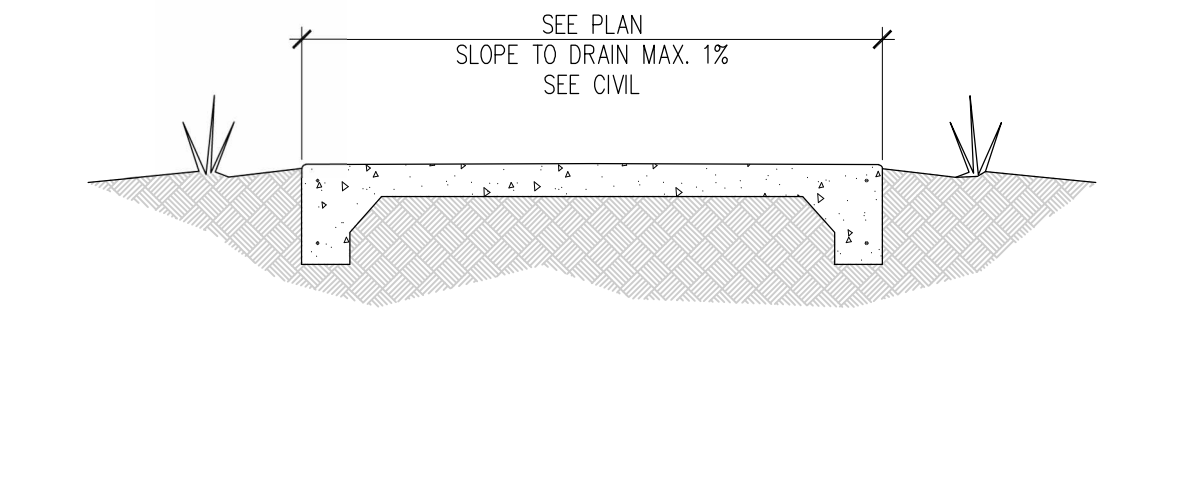
D4 BIKE RACK DETAIL



D4 BIKE RACK DETAIL

1. CHANGES PER TCL COMMENT LETTER - SEE RESPONSE LETTER 06/29/2022

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Armijo 7/22/2022
Signed Date



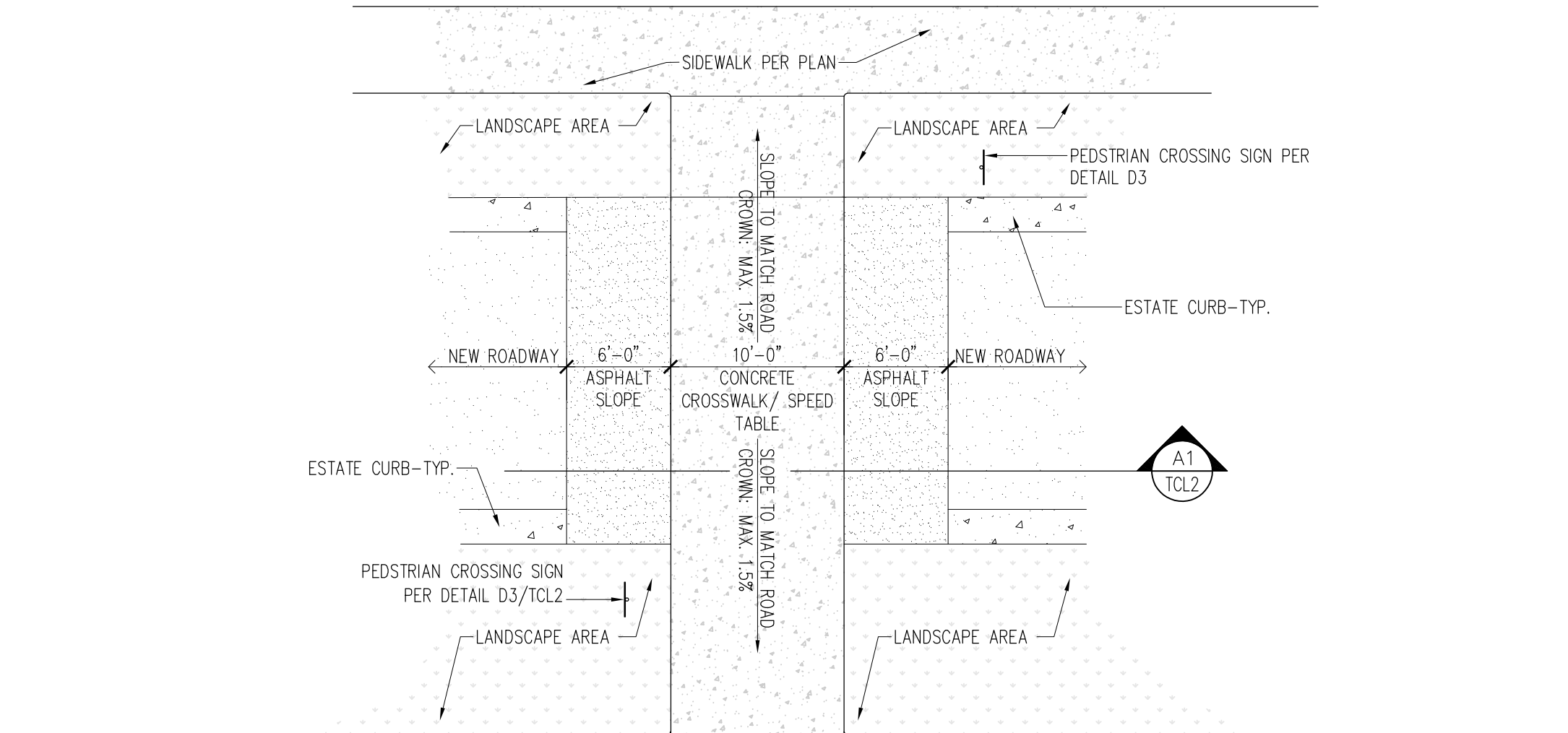
C1 PEDESTRIAN WALKWAY SECTION

C2 SIDEWALK SECTION

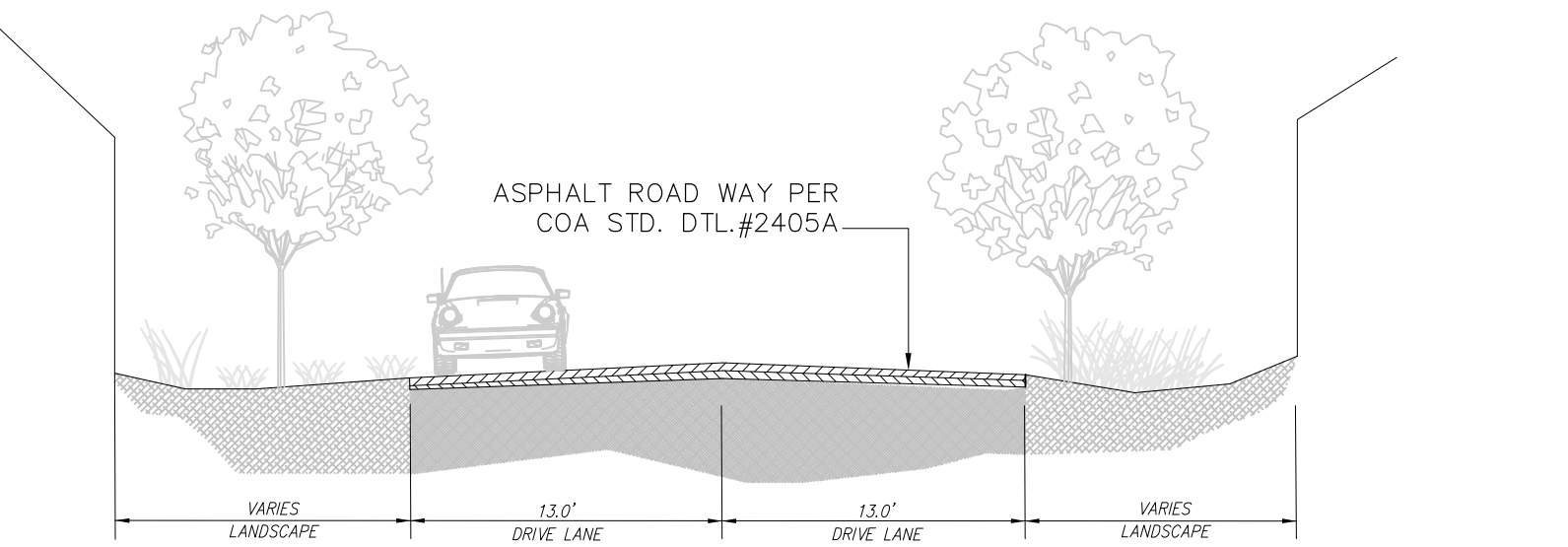
C3 HC PARKING SPACE SECTION

C4 MOW CURB/ CURB STOP DETAIL

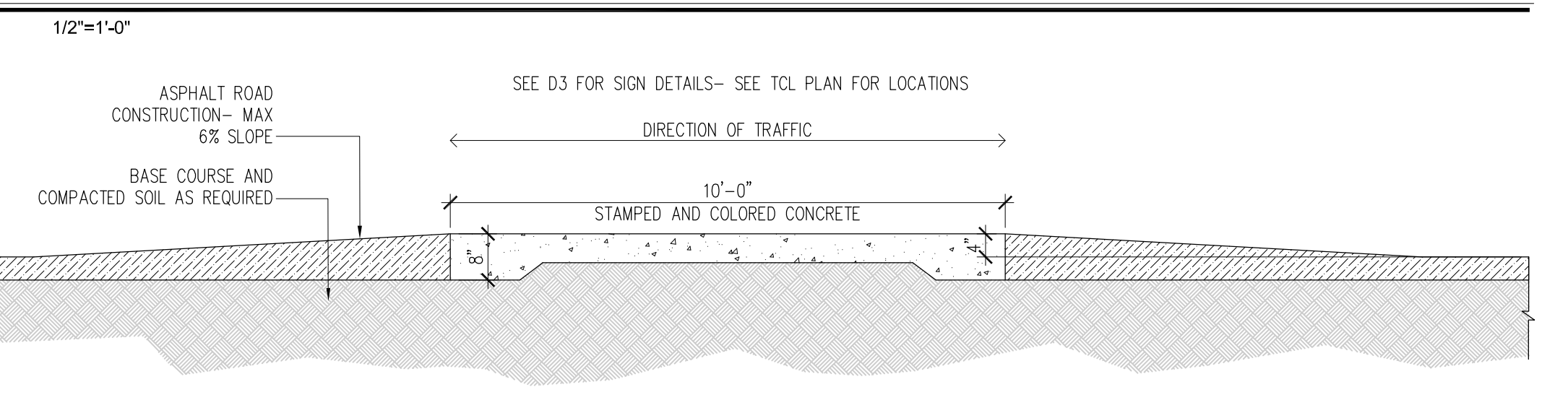
C5 SITE WALL DETAIL



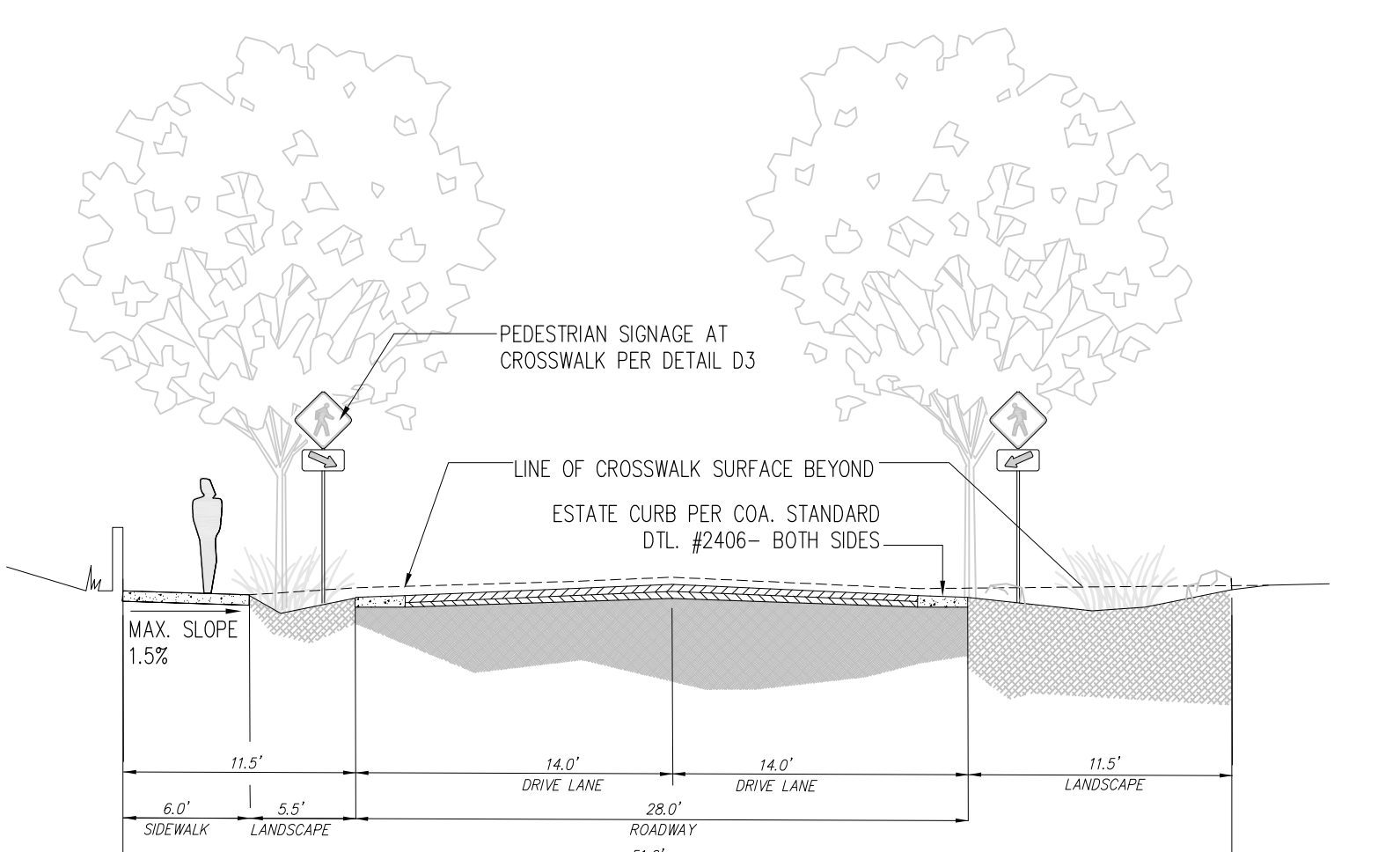
B1 TYPICAL CROSS WALK/ SPEED TABLE PLAN



B2 ACCESS ROAD SECTION



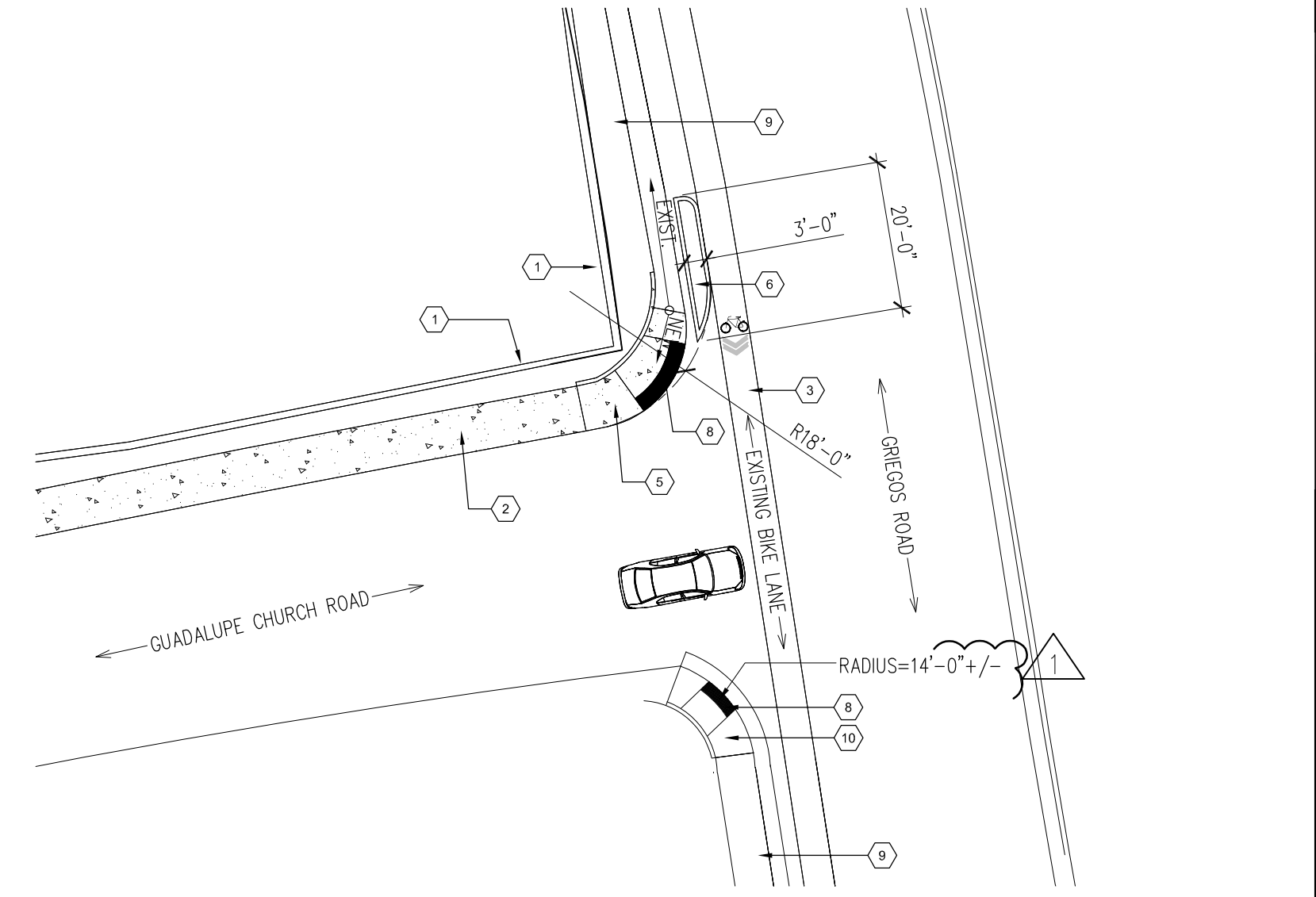
A1 CROSS WALK/ SPEED TABLE DETAIL



A3 GUADALUPE CHURCH ROAD SECTION-TYPICAL

KEYED NOTES

- EXISTING ADOBE WALL +/- 42" ABOVE SIDEWALK ASPHALT ROAD WAY
- NEW 6'-0" WIDE SIDEWALK PER DPM STANDARDS
- EXISTING BIKE LANE TO REMAIN
- NOT USED
- NEW RAMP COA STANDARD DRAWING #2443
- NEW CONCRETE CURB EXTENSION - PROVIDE MIN. 18" WIDE DRAINAGE WAY AT CURB
- EXISTING WALL - NOT IN SCOPE
- DETECTABLE WARNING SURFACE - TRUNCATED DOME OR OTHER APPROVED SURFACE - INSTALL PER COA
- EXISTING SIDEWALK TO REMAIN
- EXISTING CORNER ACCESS RAMP SIM. COA STD. DTL.#2441



A4 GUADALUPE CHURCH ROAD/ GRIEGOS INTERSECTION DETAIL

1860 GRIEGOS RD. NW
ALBUQUERQUE, NM 87107

GRIEGOS FARMS

Architect Stamp:
STATE OF NEW MEXICO
KENNETH MYERS
No.005751
REGISTERED ARCHITECT

06/14/2022
REMBE
urban design + development
1716 Central SW Suite A
Albuquerque, NM 87104
T. 505-243-0188

Project: **GRIEGOS FARMS**
Drawn By: **KMA** Checked By: **KMA**
Phase: **SD**
Date: ---
Drawing Title: **TCL- TRAFFIC CONTROL LAYOUT - SITE DETAILS**

Project Number: **2102**
Sheet Number:

TCL2