

CITY OF ALBUQUERQUE



February 4, 2016

Roger Cinelli
2418 Manuel Torres Ln, NW
Albuquerque, NM

Re: Four Unit Townhouse Development for Jason Buchanan
1203 Griegos Rd., NW
Request for Certificate of Occupancy- Transportation Development
DRB Approval dated 2-18-15 (F14-D070)
Certification dated 1-20-16

Dear Mr. Cinelli,

Based upon the information provided in your submittal received 2-1-16, 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.

PO Box 1293

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3660.

Albuquerque

Sincerely,

New Mexico 87103

John B. Gurulé, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

\gs via: email
C: CO Clerk, File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2012)

PROJECT TITLE: FOUR UNIT TOWNHOUSE DEV. ZONE MAP: F-14 F14D070
 DRB#: #15 DRB-70024 EPC#: 1010182 WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 34 BLZ SANDIA PLAZA
 CITY ADDRESS: 1203 CRIELOS RD NW
 ENGINEERING FIRM: SBS CONSTRUCTION & ENGINEERING LLC CONTACT: _____
 ADDRESS: 11204 SNOWFLAKE CT N.W. PHONE: 804-5013
 CITY, STATE: ABQ NM ZIP CODE: 87114
 EMAIL: sbscon@aol.com

OWNER: VASON BUCHANAN CONTACT: VASON
 ADDRESS: PO BOX 6031 PHONE: 977-1332
 CITY, STATE: ABQ NM ZIP CODE: 87197

ARCHITECT: ROGER CINELLI CONTACT: ROGER
 ADDRESS: 2415 MANUEL TORRES LN NW PHONE: 243-6211
 CITY, STATE: ABQ NM ZIP CODE: 87167
 EMAIL: rcinelli@aol.com

SURVEYOR: SAME AS ENGINEER CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

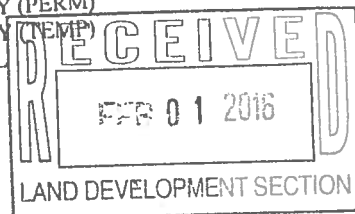
CONTRACTOR: SAME AS OWNER CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ OTHER (SPECIFY) SO-19 _____



WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 1/20/16 BY: Roger Cinelli

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Cinelli

ARCHITECTS

OFFICE (505) 243-8211 FAX (505) 243-8196
ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE N.W. ALBUQUERQUE, NEW MEXICO 87107

1/20/2016

CITY OF ALBUQUERQUE
TRANSPORTATION DEVELOPMENT SECTION
PLAZA DEL SOL BUILDING
600 2ND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87102

RE: TRAFFIC CIRCULATION LAYOUT - 4 UNIT TOWNHOUSE DEVELOPMENT FOR JASON BUCHANAN - 1203 GRIEGOS RD. N.W. ALBUQUERQUE, NEW MEXICO - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT #15DRB-70024 - PROJECT NUMBER #1010182 - ARCHITECT'S STAMP DATED 2/12/2015 - PLAN DATED FEB. 12, 2015 - DRB APPROVED 2/18/2015 - ZA MAP F-14 - **FINAL SITE CERTIFICATION**

DEAR SIRs,

I, ROGER CINELLI, NMRA 1102, OF THE FIRM, ROGER CINELLI & ASSOCIATES INC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH THE SITE DEVELOPMENT PLAN APPROVED 2/18/2016 .

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JANUARY 20, 2016.

THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT, IF ANY, HAS BEEN OBTAINED BY ROGER CINELLI OF THE FIRM ROGER CINELLI & ASSOCIATES INC. I FURTHER SUBMIT 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 A PERMANENT CERTIFICATE OF OCCUPANCY.

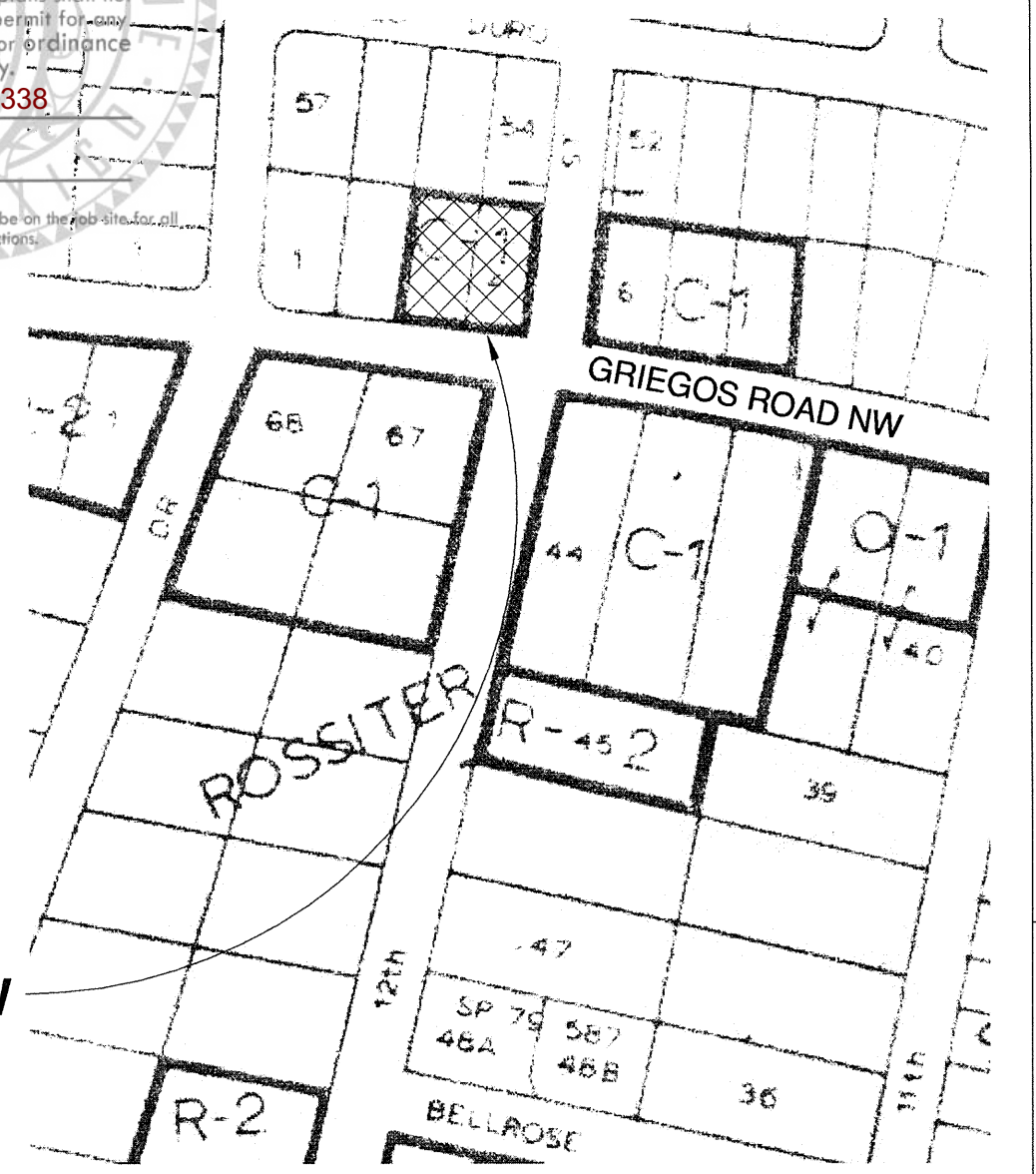
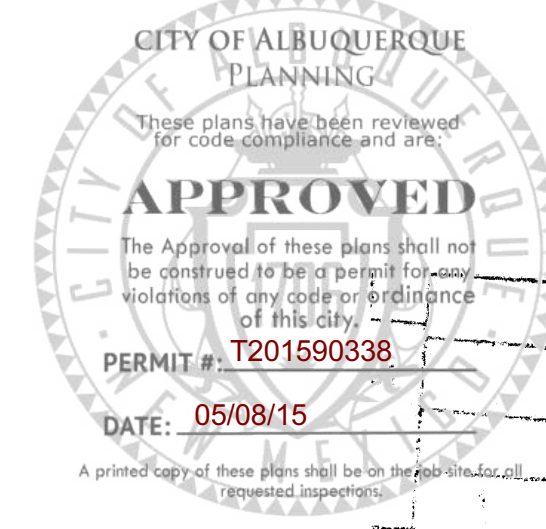
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SINCERELY,

Roger Cinelli
ROGER CINELLI, ARCHITECT

1/20/16
DATE





VICINITY MAP - ZA MAP F-14

4 UNIT TOWNHOUSE PROJECT
FOR JASON BUCHANAN
1203 GRIEGOS ROAD N.W.
ALBUQUERQUE, NEW MEXICO

DESIGN CRITERIA

CODES: 2009 IRC, 2009UMC, 2009 UPC, 2014NEC
PROJECT LOCATION: NORTHWEST CORNER OF INTERSECTION OF 12TH STREET AND GRIEGOS ROAD N.W.
1203 GRIEGOS ROAD N.W., ALBUQUERQUE, NM

LANDSCAPE CALCULATION:
SEE SHEET 4

TWO BEDROOM UNITS:
FLOOR AREA (EA. UNIT): 548
LOWER LEVEL HEATED 745
UPPER LEVEL HEATED 1293 SF
GARAGE 264 SF
TOTAL AREA 1557 SF

THREE BEDROOM UNITS:
FLOOR AREA (EA. UNIT): 786
LOWER LEVEL HEATED 687
UPPER LEVEL HEATED 1473 SF
GARAGE 424 SF
TOTAL AREA 1897 SF

TOTAL BUILDING AREA:
BUILDING :
(2) TWO BEDROOM UNITS
2 X 1293 = 2586 SF HEATED
2 X 264 = 528 SF GARAGE
(2) THREE BEDROOM UNITS
2 X 1473 = 2946 SF HEATED
2 X 424 = 848 SF GARAGE
TOTAL PROJECT HEATED = 5532 SF
TOTAL PROJECT GARAGE = 1376 SF

REQUIRED OPEN SPACE:
4 UNITS X 550 = 2200 SF
UOS PROVIDED = 7,721 SF COMPLIES
SEE SHEET 4 FOR UOS PLAN

INTRODUCTION

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SUBMITTAL SHALL SERVE AS THE OWNER'S SUBMITTAL FOR A ZONE CHANGE TO THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF 12TH STREET AND GRIEGOS ROAD N.W. - 1203 GRIEGOS ROAD N.W.

THE SUBJECT PROPERTY CONSISTS OF ONE REPLATTED UNIMPROVED PARCEL, ZONED C-1. WE RESPECTFULLY SEEK A CHANGE OF ZONE TO SU-1 FOR RT.

THE LOT IS UNDER CONTRACT TO MR. JASON BUCHANAN.

RESIDENTIAL ZONED SINGLE FAMILY RESIDENCES FRAME THE PROPOSED DEVELOPMENT ON THE WEST AND THE NORTH. COMMERCIAL ZONED IMPROVED USES ARE LOCATED TO THE SOUTH AND THE EAST ACROSS THE ADJUTING STREETS.

THE FOUR UNIT TOWNHOUSE DEVELOPMENT IS PROPOSED FOR THE LOT PARCEL. THE TWO STORY TOWNHOUSE CONFIGURATION CONSISTS OF (2) THREE BEDROOM UNITS AND (2) TWO BEDROOM UNITS. THIS CONFIGURATION PROVIDES AN ACCEPTABLE DENSITY (FAR = .35) RESIDENTIAL USE AT THE INTERFACE BETWEEN THE NEIGHBORHOOD EDGE AND THE TWO LANE COLLECTOR STREET (GRIEGOS ROAD N.W.).

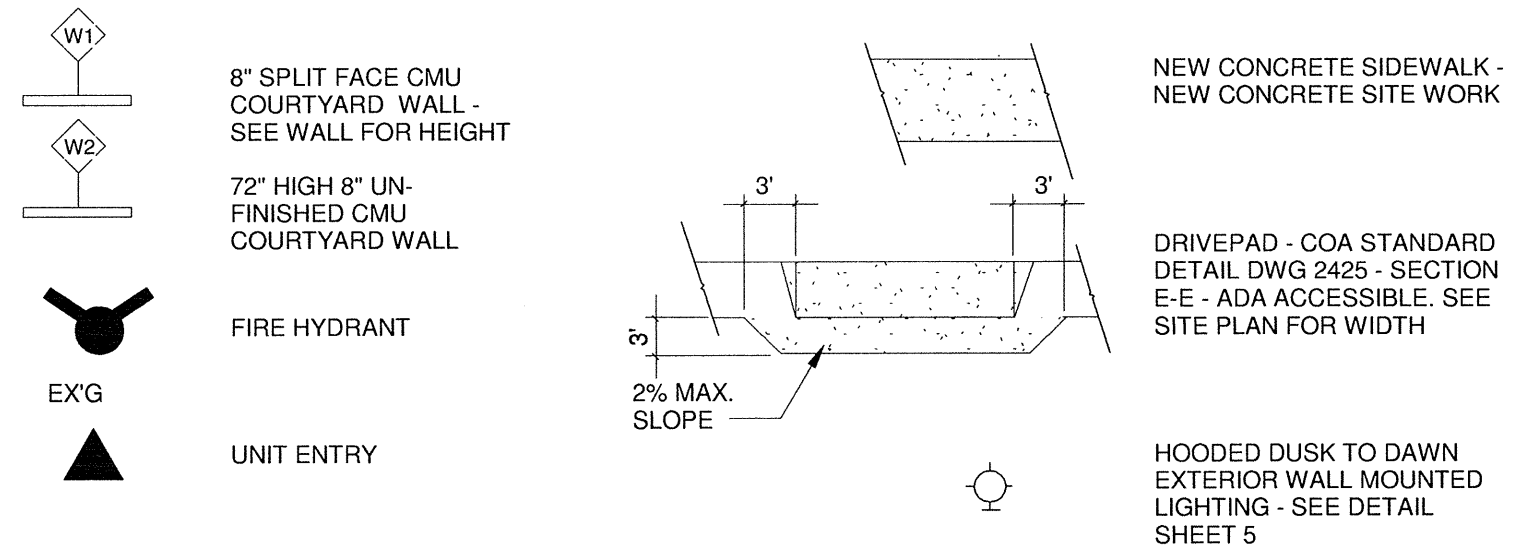
THE PROPOSED TOWNHOUSE UNIT GARAGE ENTRY DRIVEWAYS ARE SITUATED OFF OF A "T" SHAPED PRIVATE PARKING AREA. THE PROJECT'S FRONT SETBACK IS LOCATED OFF OF 12TH STREET, WHICH IS A LOCAL STREET NORTH OF GRIEGOS ROAD. VEHICULAR ACCESS IS PROVIDED VIA AN EXISTING CONCRETE DRIVEWAY. THE DRIVEWAY SHALL BE RETROFITTED TO ACCOMMODATE HANDICAP ACCESS ACROSS ITS WIDTH. FOUR FOOT WIDE INTERNAL PEDESTRIAN WALKWAYS CONNECT THE UNITS FROM NORTH TO SOUTH. THE CITY OF ALBUQUERQUE BUS TRANSIT ROUTE ON 4TH STREET NW IS LOCATED ONE-HALF MILE FROM THE SITE, WELL WITHIN REACH VIA BICYCLE.

ALL PROPOSED TOWNHOUSES ARE TWO STORY WITH SINGLE STORY FEATURES. ALL VEHICULAR PARKING FRONTAGES ARE SINGLE STORY; THUS, A MORE GRADUAL BUILDING ELEVATION TRANSITION IS ACHIEVED FROM THE PEDESTRIAN VIEW.

LASTLY, THE TOWNHOUSES SHALL BE SET OFF FROM THE STREET FRONTAGES BY MEANDERING YARD WALLS, TREES AND SHRUBS. INTERIOR LOT UNIT DRIVEWAYS WILL BE SEPARATED BY LANDSCAPE AREAS WITH TREES. TREES SHALL REACH A 25' TO 35' SPREAD AT MATURITY. TREES AT OVERHEAD POWER LINES SHALL NOT EXCEED 25' IN HEIGHT AT MATURITY.

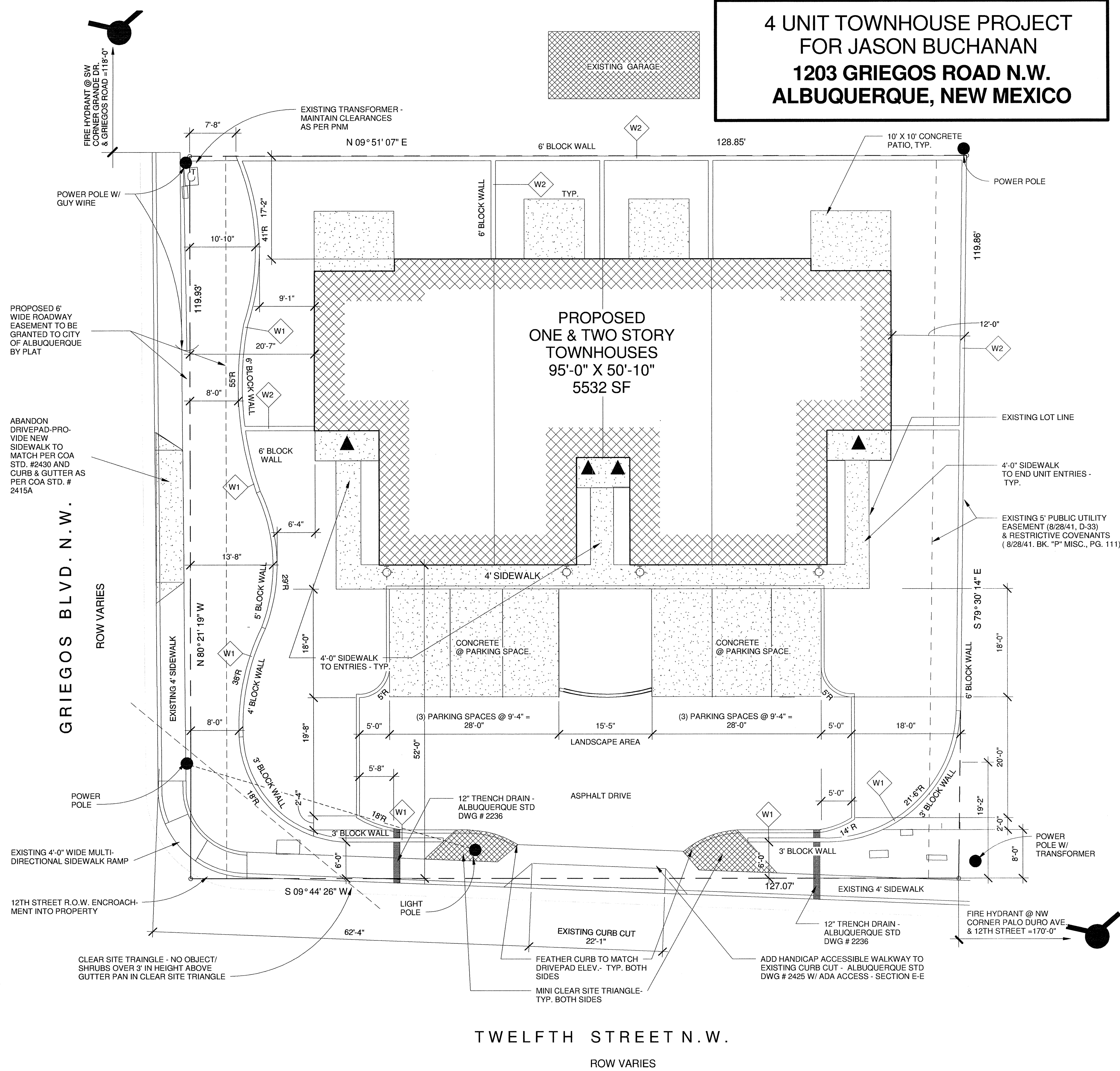
THE PROTOTYPICAL TOWNHOUSE UNIT PHOTO IS ATTACHED ON SHEET 5. THE TENTH AND CANDELARIA NW PROJECT PROVIDES AN ACCURATE PHOTOGRAPHIC RENDERING FOR BUILDING MASSING REFERENCE.

SITE PLAN LEGEND



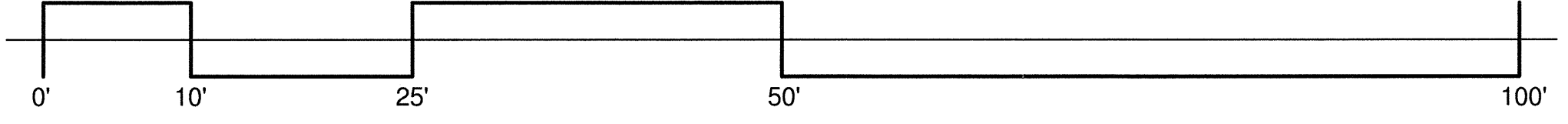
SHEET LIST

Sheet Number	Sheet Name
1	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
2	SITE DRAINAGE & GRADING PLAN
3	SITE UTILITY PLAN
4	SITE LANDSCAPE PLAN
5	ELEVATIONS & DETAILS



SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT

Scale: 1" = 10'-0"



Cinelli / Roger Cinelli & Assoc.
ARCHITECTS
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE:
**4 UNIT TOWNHOUSE DEV.
FOR JASON BUCHANAN
1203 GRIEGOS ROAD N.W.
ALBUQUERQUE, NEW MEXICO**

DRAWING TITLE:
**SITE DEVELOPMENT PLAN FOR
BUILDING PERMIT**

DATE FEB. 12, 2015	PROJECT NO. BUCH 6E
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DRAWING NO.
1

2/12/15