

CITY OF ALBUQUERQUE



May 10th 2018

Roger Cinelli
Cinelli Architects
2418 Manuel Torres Lane N.W.
Albuquerque, NM 87107

Re: Townhouses for Buchanan, 4622 12th St. NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 6-15-17 (F14-D074)
Certification dated 4-25-18

Dear Mr. Cinelli,

Based upon the information provided in your submittal received 4-25-18, 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 Ernie Gomez at (505) 924-3981.

Sincerely,

Ernest Armijo
Senior Engineer, Transportation
Development Review Services

Ernie Gomez
Plan Checker, Transportation
Development Review Services

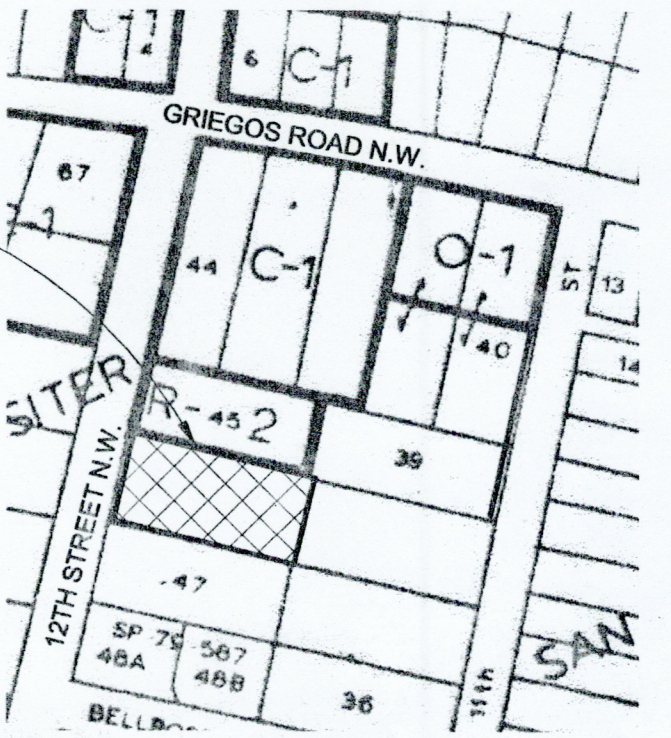
EG via: email
C: CO Clerk, File

6 UNIT TOWNHOUSE PROJECT
FOR JASON BUCHANAN
4622 12th STREET N.W.
ALBUQUERQUE, NEW MEXICO

**TRAFFIC CIRCULATION LAYOUT
APPROVED**

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

SUBJECT PROPERTY:
4622 12TH ST. N.W.

VICINITY MAP -
F-14

Scale: 1" = 400'-0"

DESIGN CRITERIA

A 6 UNIT TOWNHOUSE DEVELOPMENT FOR JASON BUCHANAN

PROJECT LOCATION: SOUTH OF INTERSECTION OF
12TH STREET AND GRIEGO'S ROAD N.W.
4622 12TH ST. N.W., ALBUQUERQUE, NM

SPECIAL EXCEPTION DATED 5-31-17
SPECIAL EXCEPTION NO. 17ZHE-80061. PROJECT
1011192. VARIANCE OF 68 FT. TO THE REQUIRED
160 FT. LOT WIDTH FOR 6 DWELLING UNITS

ZONE ATLAS MAP: F-14

LEGAL DESCRIPTION: LOT 46, ROSSITER ADDITION

R-T TOTAL ACREAGE: 0.4509 ACRES

PROPOSED USES: RESIDENTIAL DWELLINGS -
TOWNHOUSES

REQUIRED PARKING PER R-T:
TOWNHOUSE UNITS - 6 UNITS X 2 PARKING SPACE =
12 PARKING SPACES

UNIT PARKING PROVIDED:
OFF STREET UNIT PARKING = 12 PARKING SPACES -
COMPLIES


GUEST PARKING PROVIDED :
OFF STREET GUEST PARKING = 4 PARKING SPACES
PROVIDED - 33% OF TOTAL SPACES

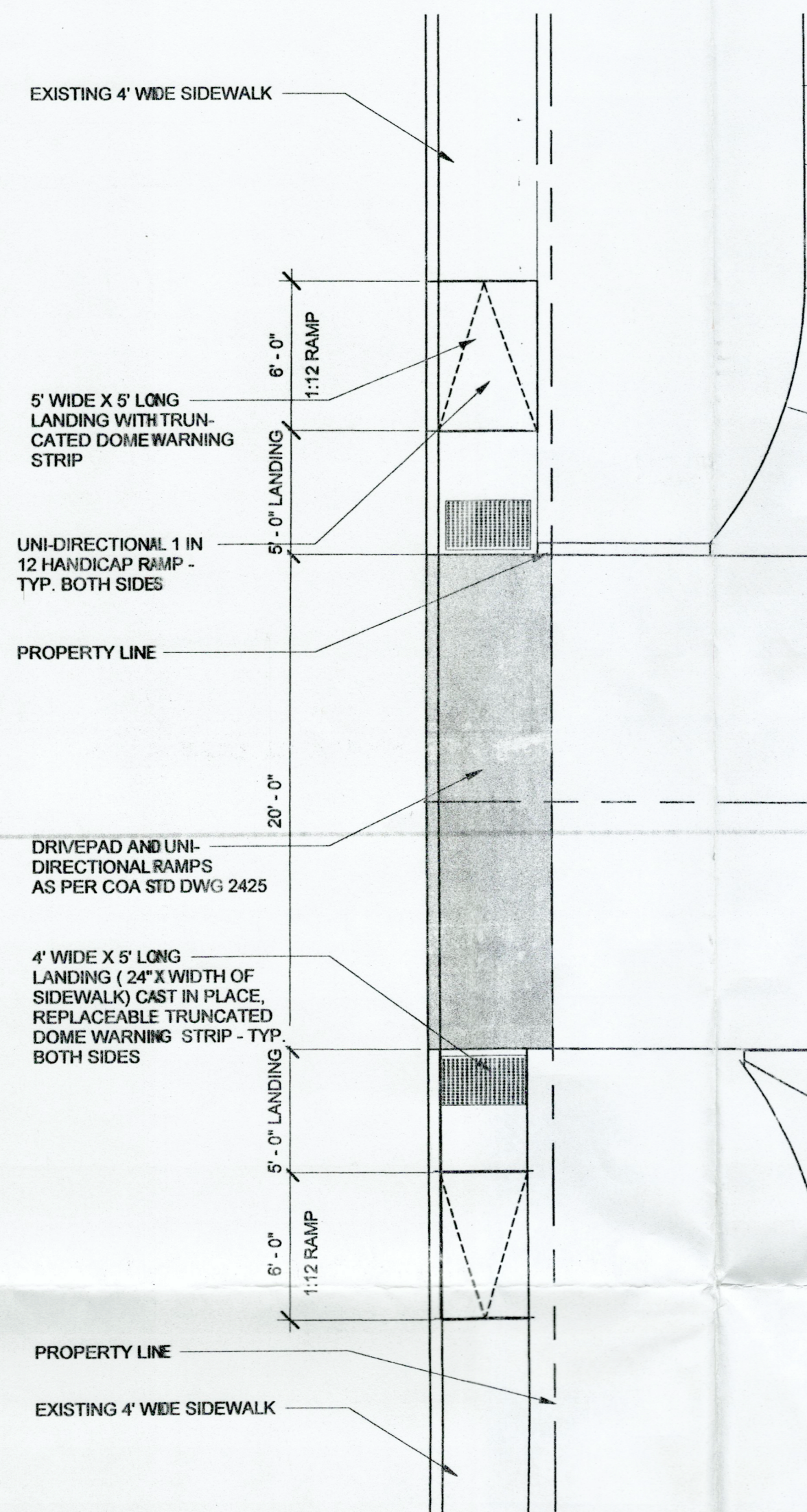
TOTAL PARKING PROVIDED :
OFF STREET PARKING = 16 PARKING SPACES

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

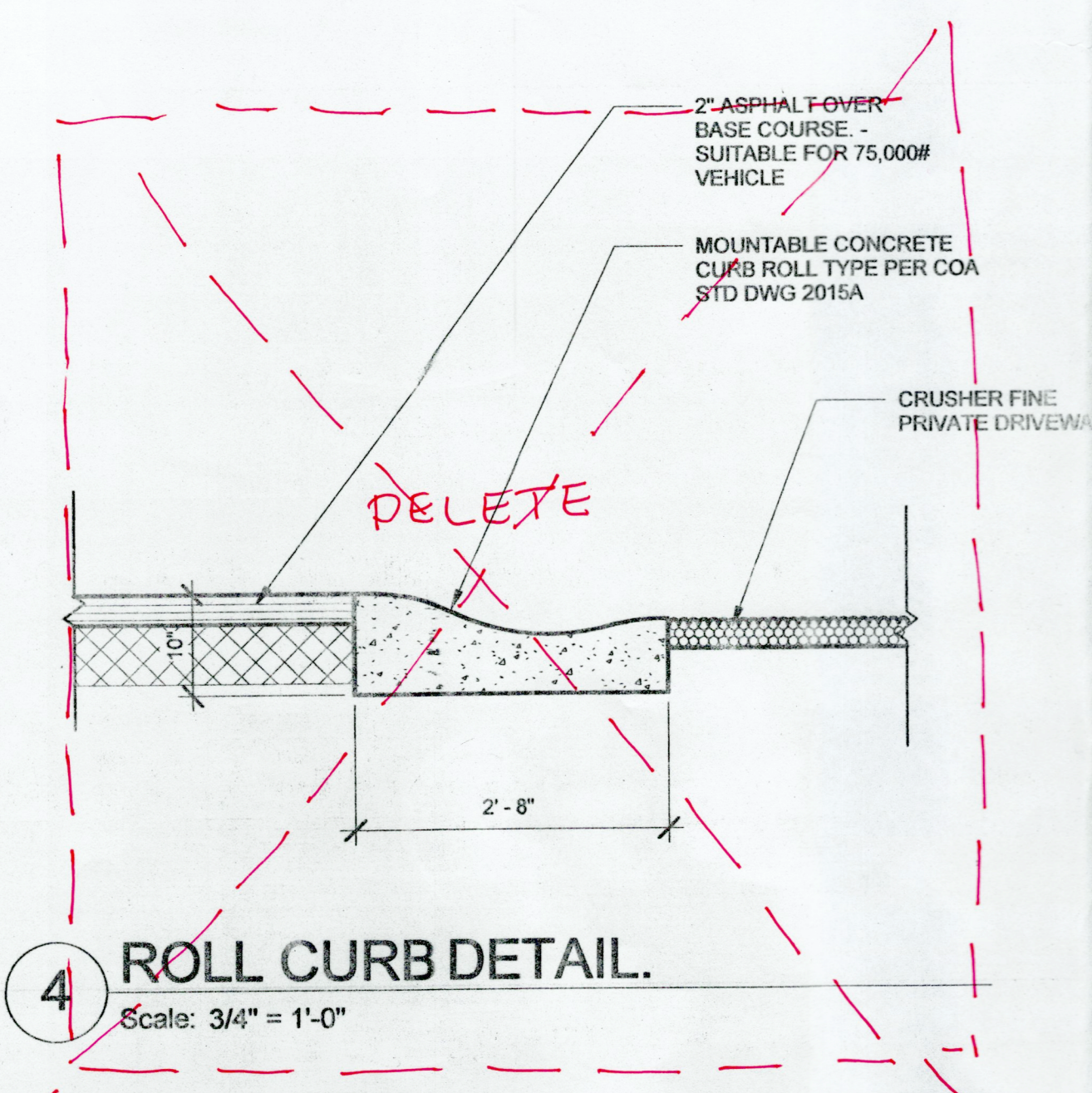
PROJECT TITLE: 6 UNIT TOWNHOUSE PROJ.
FOR JASON BUCHANAN
4622 12TH STREET N.W.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
TRAFFIC CONTROL PLAN

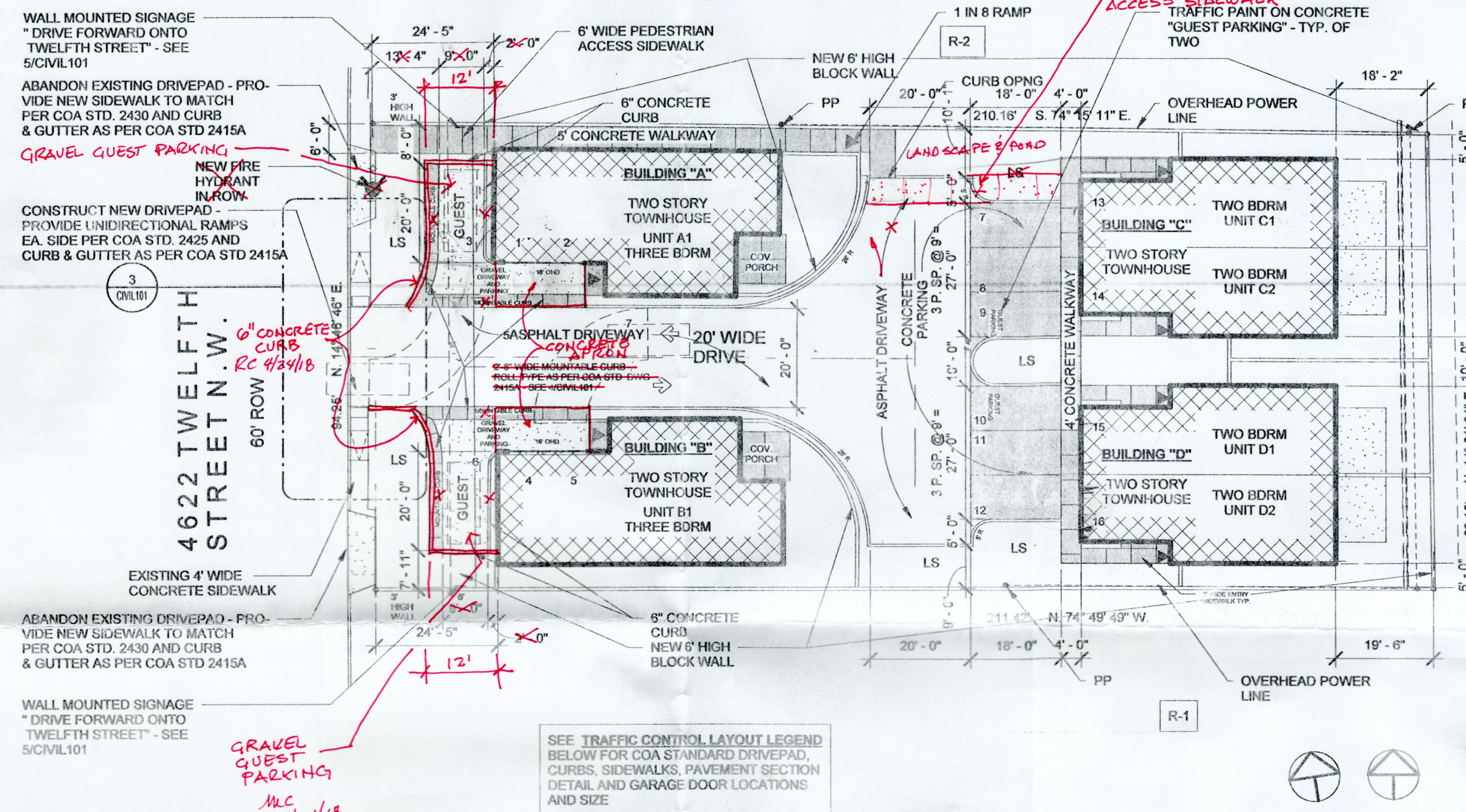
SEAL	DATE JUNE 2017	PROJECT NO. BUCH12
	DRAWING NO. CIVIL101	
06/15/17		



3 DRIVEPAD DETAIL



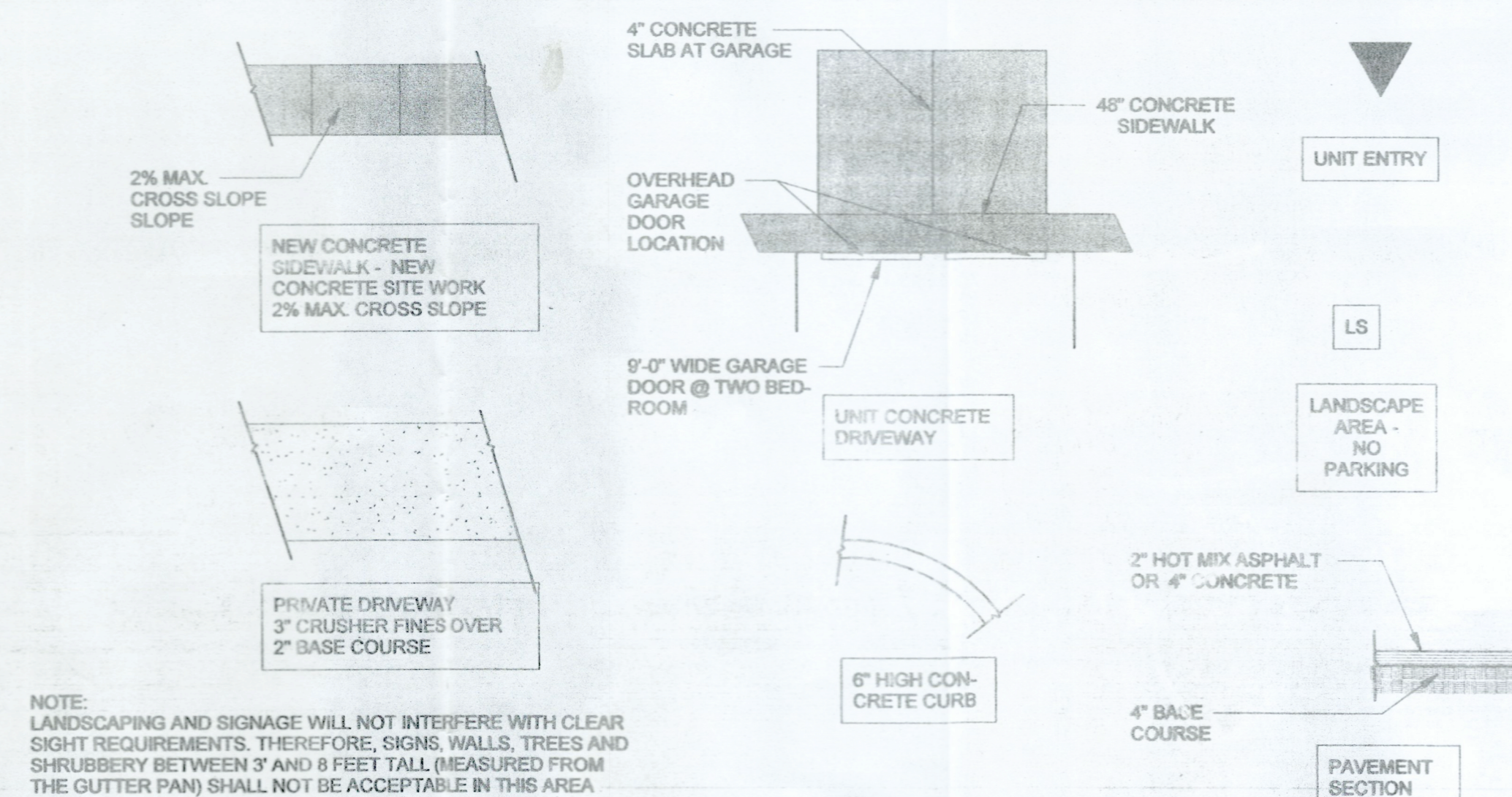
4 ROLL CURB DETAIL.
Scale: $\frac{3}{4}" = 1'-0"$



2 TRAFFIC CONTROL LAYOUT

Scale: 1" = 20'-0"

TRAFFIC CONTROL LAYOUT LEGEND



NOTE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR
SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND
SHRUBBERY BETWEEN 3' AND 8 FEET TALL (MEASURED FROM
THE GUTTER PAN) SHALL NOT BE ACCEPTABLE IN THIS AREA

5 SAFETY SIGNAGE

EXECUTIVE SUMMARY

THE PROJECT IS LOCATED SOUTHEAST OF THE
INTERSECTION OF 12TH N.W. AND GRIEGOS N.W.

THE PARCEL IS ZONED R-T FOR TOWNHOUSES. THE DEVELOPMENT HAS BEEN APPROVED FOR (6) TOWNHOUSES; (2) DUPLEXES AND (2) SINGLE FAMILY DWELLINGS. THE SINGLE FAMILY DWELLINGS CONSISTS OF (2) THREE BEDROOM/TWO CAR GARAGE UNITS. TWO DUPLEXES CONSIST OF (2) TWO BEDROOM/ONE CAR GARAGE UNITS. THE PARKING IN GARAGES SHALL COUNT TOWARD THE PARKING REQUIREMENT.

BIKE AND MOTORCYCLE PARKING SHALL BE ACCOMMODATED IN THE GARAGES.

THE TRAFFIC CIRCULATION CONCEPT CONSISTS OF CONSTRUCTING A NEW DRIVEPAD AS THE SOLE VEHICULAR ACCESS TO THE PROJECT. THE 20 FOOT WIDE DRIVEWAY HEADS EAST OFF OF 12TH STREET. THE OPPOSING THREE BEDROOM/GARAGES WILL ACCOMMODATE (4) PARKING SPACES.

A SMALL HAMMER HEAD PARKING ARRANGEMENT PROVIDES ACCESS TO THE PARKING FOR THE DUPLEXES. (4) GUEST PARKING SPACES ARE PROVIDED. THE 20 FOOT WIDE PARKING AISLES TERMINATES IN CAR BACK-OUT SPACE ALONG THE SOUTH AND NORTH PROPERTY LINES.

(4) GUEST PARKING SPACES ARE PROVIDED. REFUSE PICKUP SHALL BE CURB TYPE AT THE STREET CURB.

THE PROJECT WILL HAVE NO IMPACT ON THE ADJACENT SITES; BUFFER LANDSCAPING AS PER ZONING ORDINANCE SHALL SHIELD DRIVES AND PARKING FROM ADJACENT R-1 AND R-2 USES.

A NOTIFICATION OF DECISION HAS BEEN ISSUED FOR A VARIANCE DATED MAY 31, 2017. THE VARIANCE ALLOWS THE PARCEL TO ACCOMMODATE (4) TOWNHOUSES IN (2) DUPLEXES AND (2) DETACHED SINGLE FAMILY DWELLINGS. SPECIAL EXCEPTION NO. 17ZHE-80061. PROJECT # 1011192

Cinelli

ARCHITECTS

OFFICE (505) 243-8211 FAX (505) 243-8196

ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE N.W. ALBUQUERQUE, NEW MEXICO 87107

4/24/2018

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

RE: TWO STORY APARTMENT STYLE TOWNHOUSE PROJECT FOR JASON BUCHANAN – **4622 12TH STREET N.W.**, ALBUQUERQUE, NEW MEXICO – (**F14-D074**) - ARCHITECT'S STAMP
DATED 6-15-17 - COA APPROVED 6-16-17 - **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 AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN, APPROVAL LETTER DATED JUNE 16, 2017.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON APRIL 24, 2018 AND OBSERVED SOME MINOR DEPARTURES FROM THE ORIGINAL DESIGN DOCUMENT. THE PEDESTRIAN ACCESS IN THE NORTHEAST CORNER IS NOW OFFSET TO AVOID IMPACTING POND AND LANDSCAPE AREA. THE GUEST PARKING AREAS ADJACENT TO THE FRONT THREE BEDROOM UNITS ARE STILL GRAVEL, BUT THE GAARAGE DOOR APRONS ARE CONCRETE INSTEAD OF GRAVEL. THE MOUNTABLE CURBS HAVE BEEN REPLACED WITH HEADER CURBS. SEE EDITED ORIGINAL DESIGN DOCUMENT.

THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT 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, ARCHITECT

4/24/18
DATE



4/24/18



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: TOWNHOUSES FOR BUCHANAN Building Permit #: City Drainage #:
DRB#: EPC#: Work Order#:
Legal Description: LOT 46 ROSSITER ADDITION
City Address: 4622 12th STREET N.W. F14

Engineering Firm: SCOTT M MC GEE PE, LLC Contact: SCOTT
Address: 9700 TANOAN DRIVE N.E. ALBUQ., N.M. 87111
Phone#: 505-263-2905 Fax#: E-mail: scottmmcgee@gmail.com

Owner: JASON BUCHANAN Contact: JASON
Address: PO BOX 65395 ALBUQUERQUE, NEW MEXICO 87193
Phone#: 505-977-1332 Fax#: E-mail: jason@FANDBUILDERS.COM

Architect: ROGER CINELLI & ASSOCIATES INC. Contact: ROGER
Address: 2418 MANUEL TORRES LN. N.W. ALBUQ., N.M. 87107
Phone#: 505-243-8211 Fax#: E-mail: rcinelli@q.com

Other Contact: Contact:
Address:
Phone#: Fax#: E-mail:

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ 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
☒ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 4/24/18 By: ROGER CINELLI

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____