

CITY OF ALBUQUERQUE



June 7, 2018

Clint Wilsey, RA
66Architect, LLC
2041 S. Plaza St. NW
Albuquerque, NM 87104

Re: T-Mobile Store
6015 4th St. NW
30-Day Temporary Certificate of Occupancy- Transportation Development
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 9-24-17 (F14-D075)
Certification dated 6-23-18

Dear Mr. Wilsey

Based upon the information provided in your submittal received 6-4-18, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

1. Pending completion of work order.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

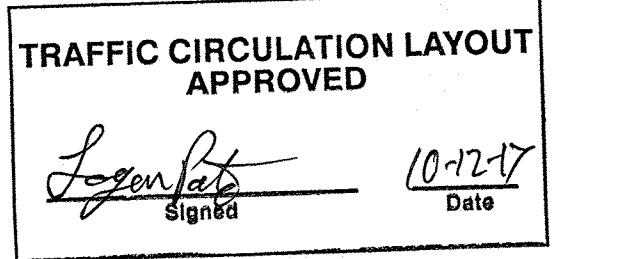
Ernie Gomez
Plan Checker, Transportation & Hydrology
Development Review Services

EG via: email
C: CO Clerk, File

KEYED NOTES

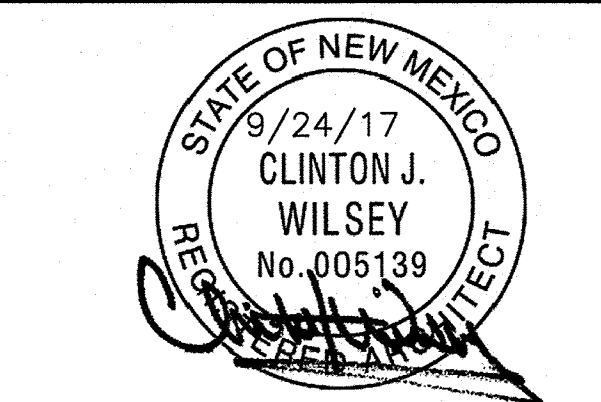
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- NEW CONCRETE CURB & GUTTER. REFER TO CIVIL SHEETS
- NEW CONCRETE HEADER CURB. REFER TO CIVIL SHEETS
- NEW STANDARD CURB AND GUTTER PER COA STANDARD DRAWING 2415A
- NEW 3" CONCRETE VALLEY GUTTER. REFER TO CIVIL SHEETS
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- 6" PIPE BOLLARDS. SEE DETAIL SHEET AS-102
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- PORTAL AND CANOPY ABOVE
- CMU TRASH ENCLOSURE. SEE DETAIL 9/AS102
- 3' CITY OF ABQ R.O.W. EASEMENT
- PROPERTY LINE
- 10' UTILITY EASEMENT
- 4'X8' MOTORCYCLE PARKING SPACE. PROVIDE 12X18 SIGN W/ LOWER EDGE 4' A.F.G. SIGN SHALL STATE "MOTORCYCLE PARKING ONLY"
- PROVIDE CONC. WHEEL STOP AT H.C. SPACE
- NEW 4' HIGH, SPLIT FACED CMU SCREEN WALL
- PROVIDE BIKE RACK

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



CONSULTANT:

ARCHITECT:



Architect:
Clint Wilsey / 66Architect, LLC
clint.wilsey@gmail.com
505 280-0043

DRAWN BY: CJW

9-24-17 REVIEW CORRECTIONS/REVS
ISSUE: PERMIT SET

TMOBILE STORE

6015 4th St. NW
Albuquerque, NM

DATE: 10/1/17

SHEET TITLE:

TRAFFIC CIRCULATION
LAYOUT

TCL

SITE DATA

SITE AREA - TRACT A-1-A
TOTAL LOT SQ. FT. = 13,730 SF / CONSTRUCTION AREA = 15,851 SF
TOTAL LOT ACRES = .3152 ACRES / CONSTRUCTION AREA = .36 ACRES
BUILDING 2,805 SF 18 % OF TOTAL AREA
PAVEMENT/SIDEWALK 10,555 SF 66 % OF TOTAL AREA
GREEN/OPEN SPACE 2,491 SF 16 % OF TOTAL AREA

SETBACKS

FRONT:
REQUIRED: PREMISE <75' OF FRONTAGE
MAX SETBACK 60' MIN. SETBACK 5"
REAR: (ABUTTING R-1 ZONE)
REQUIRED: 10' MIN. PROVIDED: 70'-4"
SIDE YARD: 0' SIDE STREET: REQUIRED: 10' MAX
PROVIDED: 9'-4"
MAX BUILDING HEIGHT: 52'-0" ACTUAL HT: 22'-0"

PARKING

REQUIRED:
RETAIL: 3 SPACES PER 1000SF. NET LEASABLE
2805 SF. (GROSS FLR. AREA) = 9 SPACES
PROVIDED: 10 SPACES
ADA VAN ACCESSIBLE SPACE PROVIDE: 1

LEGAL DESCRIPTION:

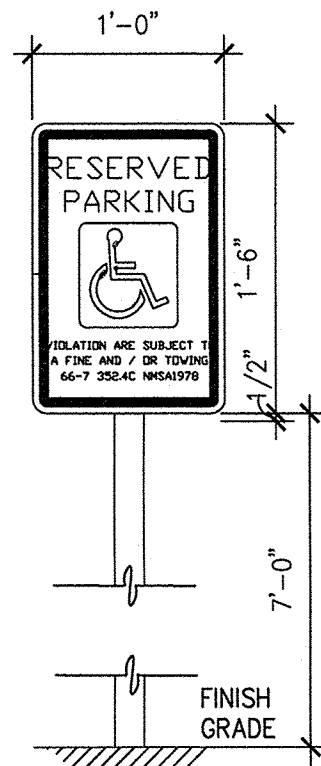
LOTS 38-41, BLOCK 1, GAVILAN ADDITION ZONE: C-2
UPC#101406148750010744 ZONE ATLAS: F-14Z



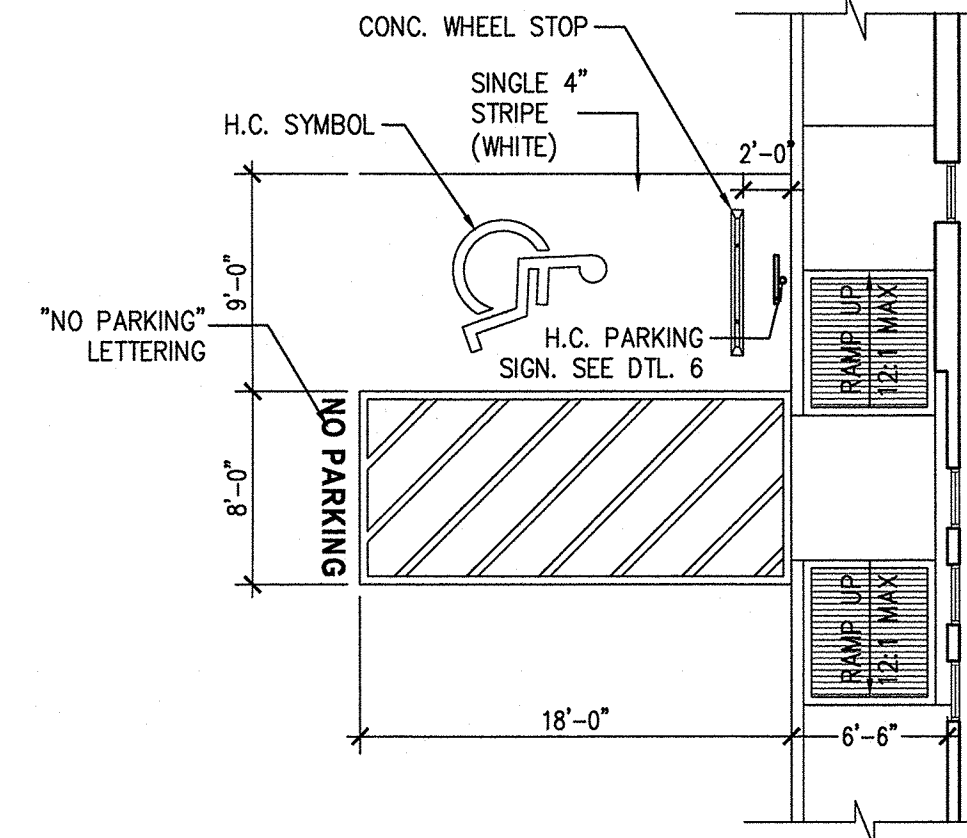
A1 VICINITY MAP
N.T.S.



- NOTES:
- ALL LETTERS ARE 1" SERIES 'C' PER 2003 MUTCD.
 - TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
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 - CONTRACTOR SHALL VERIFY FINE AMOUNT AND ORDINANCE NUMBER.
 - ONE (1) SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.
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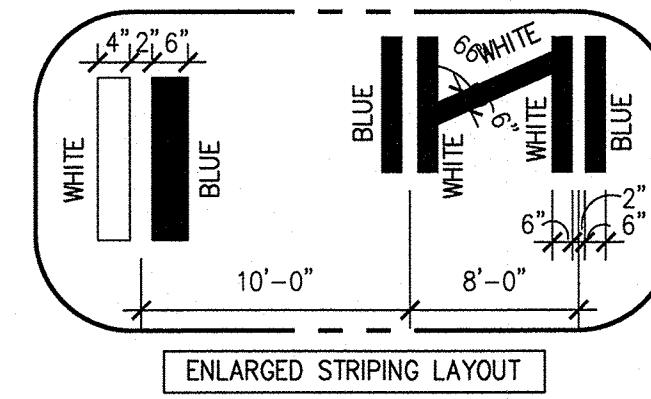


5 HANDICAP SIGNAGE
C1 SCALE: 1" = 1'-0"



11 ENLARGED HC RAMP AND PARKING DETAIL
SCALE: 1/8" = 1'-0"

NOTE:
FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.



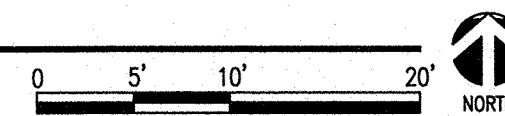
ENLARGED STRIPING LAYOUT

GUADALUPE TRAIL N.W.
(street width approx. 40'-0" / ROW 50'-0")

T-MOBILE
RETAIL
2800 sf.

6015 4TH STREET N.W.
(street width approx. 60'-0" / ROW 60'-0")

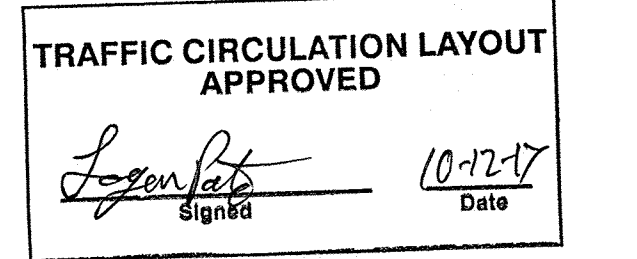
A1 T-MOBILE - 4TH ST. - SITE PLAN
1" = 10'



KEYED NOTES

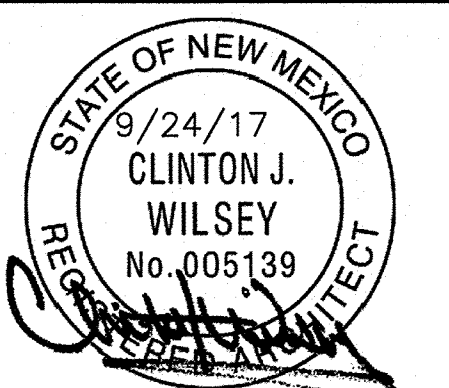
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ARCHITECT:



Architect:
Clint Wilsey / 66Architect, LLC
clint.wilsey@gmail.com
505 280-0043

DRAWN BY: CJW

9-24-17 REVIEW CORRECTIONS/REVS
ISSUE: PERMIT SET

TMOBILE STORE

6015 4th St. NW
Albuquerque, NM

DATE: 6-2-18

SHEET TITLE:

TRAFFIC CIRCULATION
LAYOUT
*AS-BUILT

TCL

SITE DATA

SITE AREA - TRACT A-1-A
TOTAL LOT SQ. FT. = 13,730 SF / CONSTRUCTION AREA = 15,851 SF
TOTAL LOT ACRES = .3152 ACRES / CONSTRUCTION AREA = .36 ACRES
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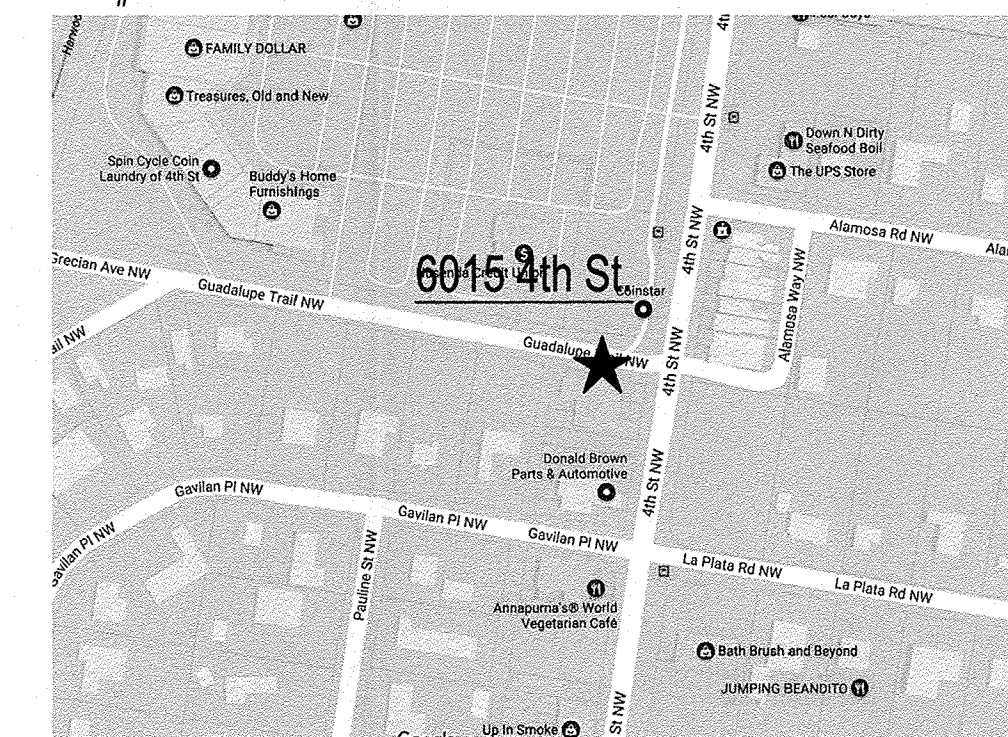
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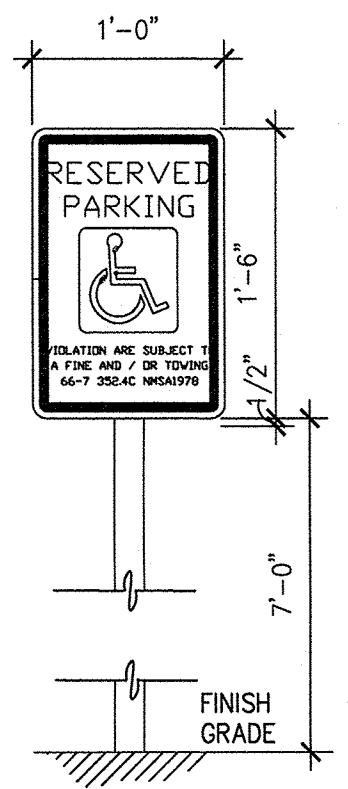
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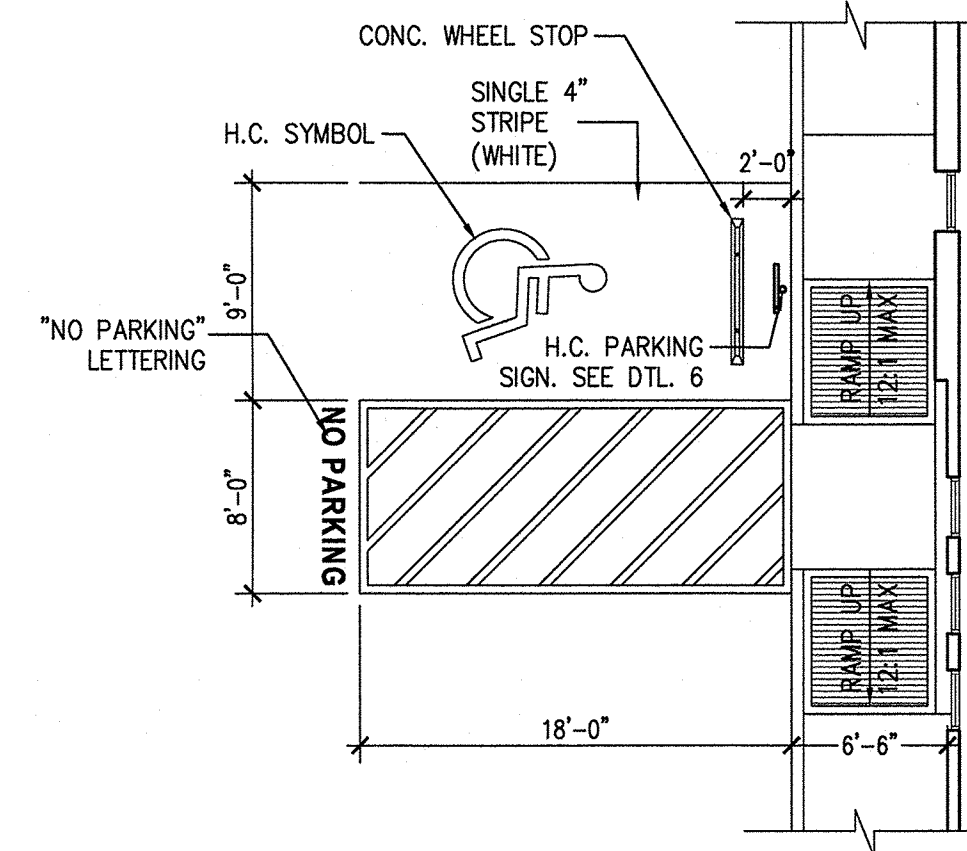
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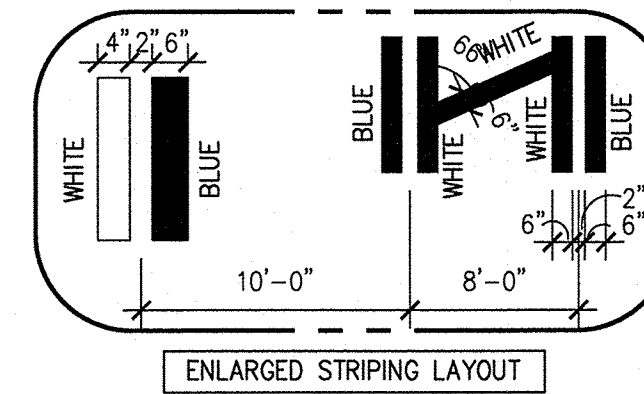
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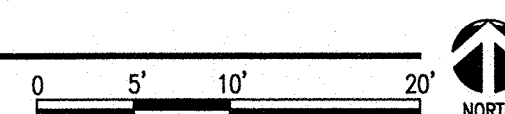
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(street width approx. 40'-0" / ROW 50'-0")

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(street width approx. 60'-0" / ROW 60'-0")

A1 T-MOBILE - 4TH ST. - SITE PLAN
1" = 10'





June 2, 2018

66Architect, LLC
Clint Wilsey, NMRA
2041 S. Plaza St. NW
Albuquerque, NM 87104
Ph. 505.280.0043 / clint.wilsey@gmail.com

TRAFFIC CERTIFICATION

I, Clinton J. Wilsey, NMPE OR NMRA 005139, OF THE FIRM 66Architect, LLC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED TCL 10-12-17. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Clint Wilsey OF THE FIRM 66Architect, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON June 2, 2018 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 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.

6-23-18

ENGINEER'S OR ARCHITECT'S STAMP

Signature of Engineer or Architect





City of Albuquerque

Planning Department

Development & Building Services Division DRAINAGE AND

TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Project Title: Tmobile Store - 6015 4th. St. NW Building Permit #: 2017-28343 City Drainage #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOTS 38-41, BLOCK 1, GAVILAN ADDITION UPC#101406148750010744 ZONE ATLAS: F-14Z
City Address: 6015 4th. St. NW Albuquerque, NM

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: Derrick Martinez, Martinez Property Holdings Inc. Contact: Derrick Martinez

Address: 9905 Cameron St. NW Albuquerque NM 87114

Phone#: 575-770-1925 Fax#: _____ E-mail: derrickmartinez@hotmail.com

Architect: Clint Wilsey, RA / 66Architect,LLC Contact: Clint Wilsey

Address: 2041 S. Plaza St. NW Albuquerque, NM 87104

Phone#: 505-280-0043 Fax#: _____ E-mail: clint@66architect.com

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: DRT Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: 6-2-18 By: Clint Wilsey

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, an 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 followin

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development