

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 22, 2023

J. David Hickman, R.A.
Jeebs & Zuzu
5924 Anaheim Ave. NE
Albuquerque, NM 87113

Re: Mireya's Daycare
165 Pleasant Ave. NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 05-18-21 (F15-D045)
Certification dated 06-06-23

Dear Mr. Hickman,

Based upon the information provided in your submittal received 06-09-23, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

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

- Please develop the site per the approved TCL plan.

Once construction is complete resubmit

1. The approved and stamped TCL, Administrative Amendment, or Site Plan for Building Permit with changes drawn in red.
2. Transportation Certification letter on either the plan or applicant's letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
5. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

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

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services
\\ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: MIREYA'S DAYCARE **Building Permit #** BP-2022-0302 **Hydrology File #** _____

DRB# _____ **EPC#** _____

Legal Description: B REPLAT OF LOT 2 FRED J HENNRICH ADDITION **City Address OR Parcel** 165 PLEASANT AVE NW 87107

Applicant/Agent: JEEBS & ZUZU, LLC

Contact: UBALDO MUNOZ

Address: 5924 Anaheim Ave. NE Suite A, 87113

Phone: 505-797-1318

Email: ubaldo@jeebsandzuzu.com

Applicant/Owner: MIREYA GARCIA

Contact: MIREYA GARCIA

Address: 165 PLEASANT AVE NW 87107

Phone: 505-980-5786

Email: _____

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

RE-SUBMITTAL: _____ YES ☒ NO

DEPARTMENT: ☒ 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: JUNE 5, 2023



I, J. DAVID HICKMAN, A REGISTERED ARCHITECT IN THE STATE OF NEW MEXICO, OF THE FIRM JEEBS & ZUZU, LLC., HEREBY CERTIFY THAT THIS PROJECT, 165 PLEASANT AVE NW, IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN DATED 6/5/22. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JUNE 6, 2023 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE ACTUAL SITE CONDITIONS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATION OF OCCUPANCY.



J. David Hickman
Architect

6-6-2023
Date:

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

Date

Edgar Mata
JEEBS & ZUZU, LLC
11030 Manual Blvd, Ste C
Albuquerque, NM 87112

Re: Mireya's Stars Day Care
165 Pleasant Ave. NW
Traffic Circulation Layout
Architect's Stamp 05-18-2022 (F15-D045)

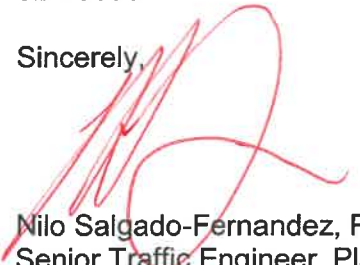
Dear Mr. Mata,

The TCL submittal received 05-18-2022 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

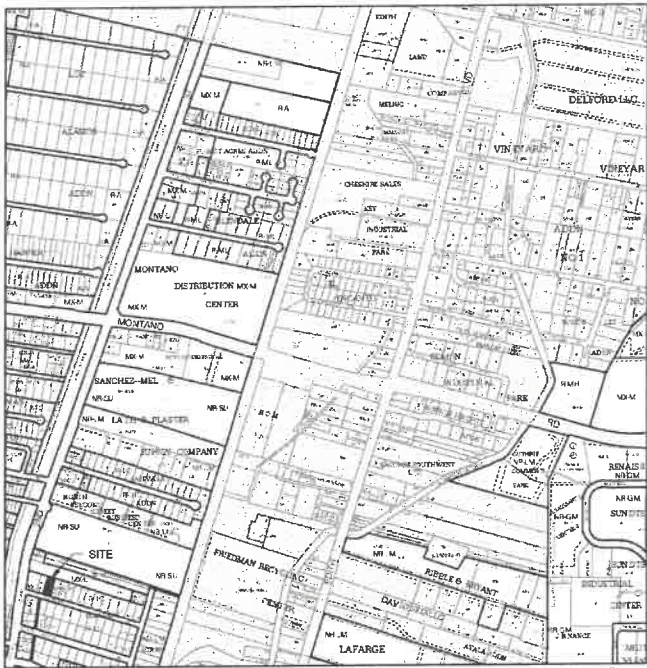
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

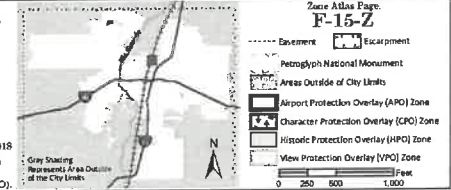
Sincerely,


Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



IDO Zone Atlas
May 2018



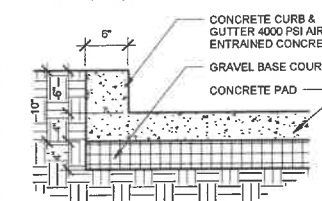
PROJECT INFORMATION

- A. ZONING DESIGN CRITERIA**
1. LEGAL DESCRIPTION: B REPLAT OF LOT 2 FRED J HENNRICH ADDITION 10150610340340322
2. ZONING CLASSIFICATION: R-1
3. PERMITTED AND ACTUAL USE: PRIVATE RESIDENCE
4. EXISTING OCCUPANCY: R-3 & U
5. FIRE PROTECTION: NON-SPRINKLED
6. CONDITIONAL USE PERMIT: SPECIAL EXCEPTION #: VA2020-00076 HEARING DATE: 05-19-2020 APPROVAL DATE: 06-03-2020
- B. ARCHITECTURAL DESIGN CRITERIA**
1. NEW OCCUPANCY GROUP: E (CHILDREN DAYCARE)
2. CONSTRUCTION TYPE: SB
3. FLOOR AREAS: EXISTING UNHEATED: 720 SF NEW HEATED: 720 SF TOTAL AREA: 720 SF
4. OCCUPANCY LOAD DAYCARE: 35 NET 554 SF / 35 NET = 13 PEOPLE BUSINESS: 100 GROSS 100 SF / 100 GROSS = 1 PERSON ACCESSORY STORAGE: 300 GROSS 66 SF / 300 GROSS = 1 PERSON TOTAL OCCUPANTS 15 PEOPLE
5. PLUMBING FIXTURE COUNT REQUIRED: WATER CLOSETS 150 LAVATORIES 150 1 SERVICE SINK DRINKING WATER FOUNTAIN 1/100 PROVIDED: 1 WATER CLOSET 1 LAVATORY 1 SERVICE SINK 2 DRINKING FOUNTAINS
6. REQUIRED PARKING: PROVIDED: RESIDENTIAL: 2 SPACES / DU 1 DU = 2 SPACES DAYCARE: 1 SPACE / 400 SF 720 SF / 400 SF = 2 SPACES 3 BICYCLE SPACES 1 MOTORCYCLE 1 SPACE

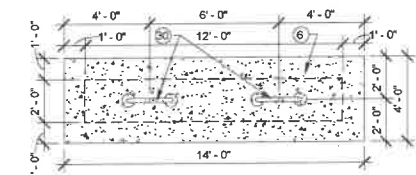
PROJECT DESCRIPTION:

The project is located a couple of blocks north of Grigeros Rd. and a few properties east of 2nd street. The site currently is a single-family home with two existing buildings on site. The home owner would like to convert her exterior 750 SF storage building into a facility to run a home daycare for children below the age of 5. The building will be reconfigured to house an office, a nap room, a play / educational room and a bathroom for the facility. To the site it will be necessary to add a couple of parking spaces, one to be ADA, a parking aisle and a concrete path to make the building entry fully accessible. Based on clientele and ask up of Daycare it is anticipated that most of the clients will park on street and walk the kids into the site to the daycare building. Little or no big impact shall be caused to the surrounding sites since property already has two drive ways and is close to 2nd street that has commercial buildings on the corner that already produce commercial traffic.

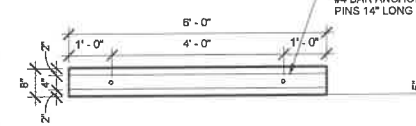
CURRENT PHASE:
To remodel interior of existing back building to house a residential Daycare Business. The phase will include parking spaces at the front of the site, and an accessible path from new parking areas to Daycare building.



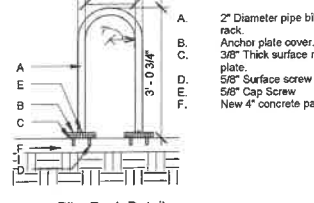
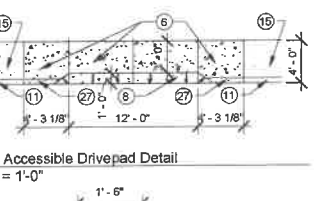
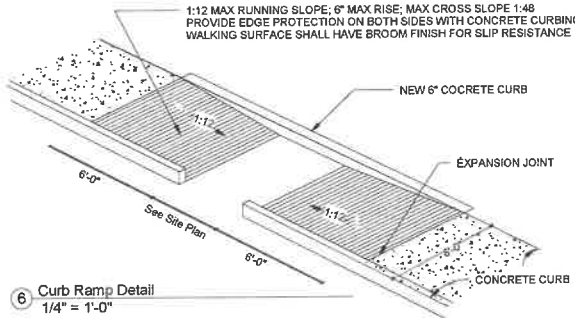
7 Curb Section Detail 2
1" = 1'-0"



12 Bike Rack Plan Detail
1/4" = 1'-0"



5 Concrete Bumper Detail
1/2" = 1'-0"



3 Accessible Parking Space Marking
1/4" = 1'-0"

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