## CITY OF ALBUQUERQUE



September 6, 2018

Del Jack 3805 Tonkawa Trail Unit 1-A Albuquerque, NM 87XXX

Re:

Pond Gardens

1800 Candelaria Road NW Traffic Circulation Layout

Architect's Stamp 08-29-18 (G13-D036)

Dear Mr. Jack,

The TCL submittal received 08-31-18 is approved for Building Permit. 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 a 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 TCL with a completed <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

Albuquerque

PO Box 1293

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.

NM 87103

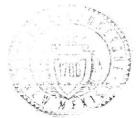
Sincerely,

www.cabq.gov

Logan Patz

Senior Engineer, Planning Dept. Development Review Services

MM via: email C: File



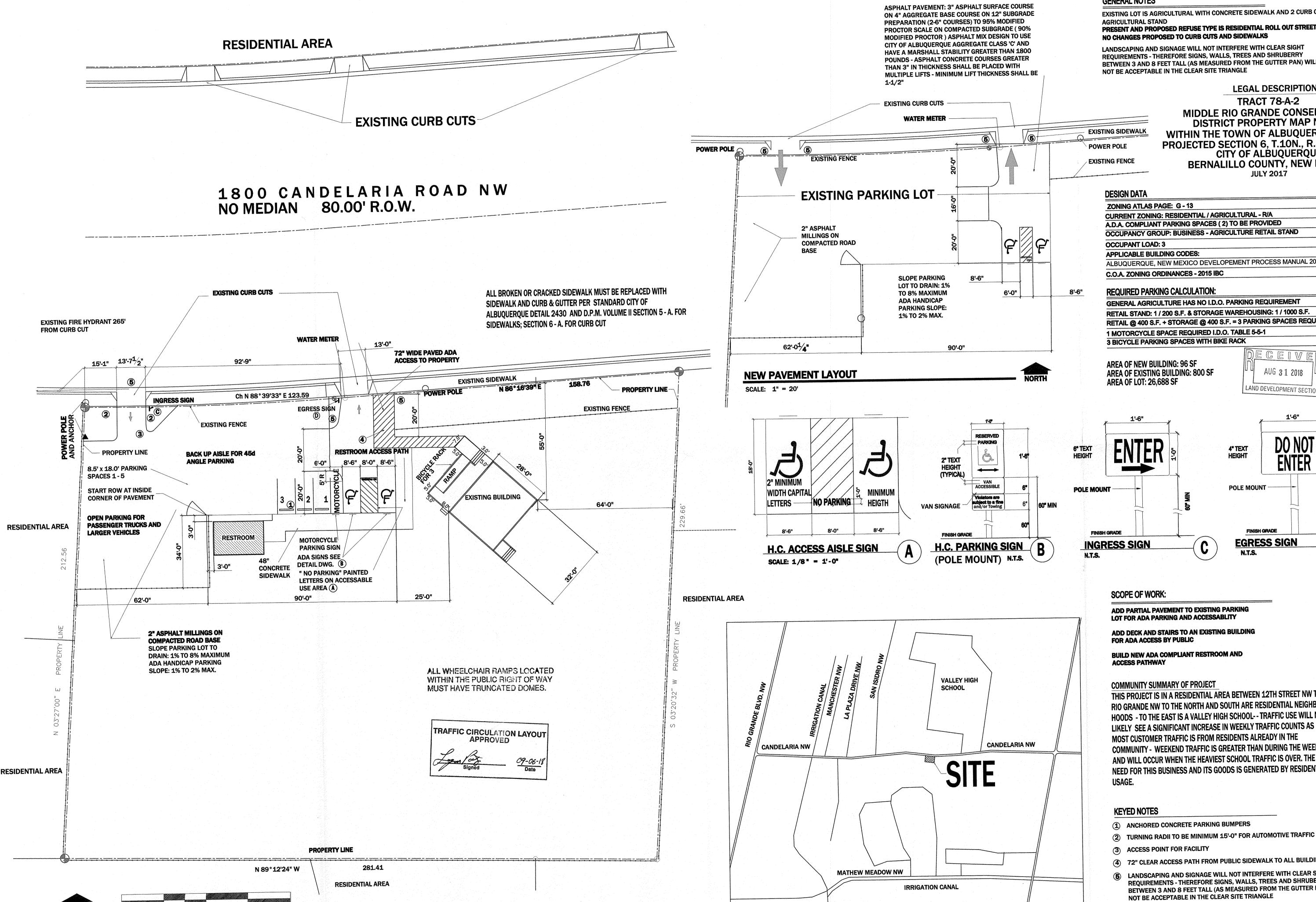
## City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET REPORTS

Project Title: POND GARVENS	_ Building Permit #:	Hydrology File #: 613 C
DRB#:	_ EPC#:	Work Order#:
Legal Description: TR. 78 -A-2 //RG	CD MAP34	
City Address: 1800 CANDEU	IRIA ROAD N.IV.,	ABCD., N. M. 87107
Applicant: DEL JACK		Contact:
Address: 3805 TONKAWA		
Phone#: 505 · 235 · 2670	Fax#:	E-mail: E-mail ockeyah
Other Contact:		Contact:
Address:		
Phone#:	Fax#;	E-mail:
TYPE OF DEVELOPMENT:PLAT	(# of lots) RESIDEN	ICE DRB SITE ADMIN SITE
IS THIS A RESUBMITTAL? Yes	) No	
DEPARTMENTTRANSPORTATION		RAINAGE
Check all that Apply:	TYPE O	F APPROVAL/ACCEPTANCE SOUGHT:
0.0000000000000000000000000000000000000		ILDING PERMIT APPROVAL
TYPE OF SUBMITTAL:	CE CE	RTIFICATE OF OCCUPANCY
ENGINEER/ARCHITECT CERTIFICATION PAD CERTIFICATION		
CONTORDITIAL OF FURTHER IN THE		ELIMINARY PLAT APPROVAL
GRADING PLAN	1112 3 1 /010 11	TE PLAN FOR SUB'D APPROVAL
ORADING FLAN	SIT	TE PLAN FOR BLDG. PERMIT APPROVAL
DRAINAGE REPORT  DRAINAGE MASTER PLAN LAND D	EVELOPMENT SECTION FIN	VAL PLAT APPROVAL
FLOODPLAIN DEVELOPMENT PERMIT		
ELEVATION CERTIFICATE	517	A RELEASE OF FINANCIAL GUARANTEE
CLOMR/LOMR		UNDATION PERMIT APPROVAL
V TRAFFIC CIRCULATION LAYOUT (TO	IT \	ADING PERMIT APPROVAL
TRAFFIC IMPACT STUDY (TIS)		-19 APPROVAL
		VING PERMIT APPROVAL
STREET LIGHT LAYOUT	· · · · · · · · · · · · · · · · · · ·	ADING/PAD CERTIFICATION
OTHER (SPECIFY)		ORK ORDER APPROVAL
PRE-DESIGN MEETING?	4	OMR/LOMR
001.18	*** **********************************	OODPLAIN DEVELOPMENT PERMIT
8.31.18	OT	THER (SPECIFY)
DATE SUBMITTED: 08.2.2013	BY DELL TAC	K
DUIT OUDINITIES.	The state of the s	

FEE PAID:\_



TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 40'

**ZONE ATLAS G-13** 

**VICINITY MAP** 

**GENERAL NOTES** 

EXISTING LOT IS AGRICULTURAL WITH CONCRETE SIDEWALK AND 2 CURB CUTS WITH

PRESENT AND PROPOSED REFUSE TYPE IS RESIDENTIAL ROLL OUT STREET SIDE CONTAINERS NO CHANGES PROPOSED TO CURB CUTS AND SIDEWALKS

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS - THEREFORE SIGNS, WALLS, TREES AND SHRUBERRY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL

> LEGAL DESCRIPTION **TRACT 78-A-2**

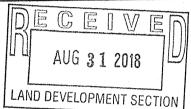
MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 34 WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 6, T.10N., R.3E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

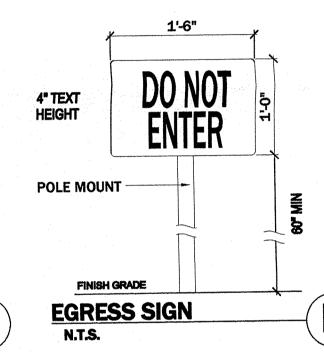
**JULY 2017** 

CURRENT ZONING: RESIDENTIAL / AGRICULTURAL - R/A A.D.A. COMPLIANT PARKING SPACES (2) TO BE PROVIDED OCCUPANCY GROUP: BUSINESS - AGRICULTURE RETAIL STAND

ALBUQUERQUE, NEW MEXICO DEVELOPEMENT PROCESS MANUAL 2008

RETAIL STAND: 1 / 200 S.F. & STORAGE WAREHOUSING: 1 / 1000 S.F. RETAIL @ 400 S.F. + STORAGE @ 400 S.F. = 3 PARKING SPACES REQUIRED





THIS PROJECT IS IN A RESIDENTIAL AREA BETWEEN 12TH STREET NW TO RIO GRANDE NW TO THE NORTH AND SOUTH ARE RESIDENTIAL NEIGHBOR HOODS - TO THE EAST IS A VALLEY HIGH SCHOOL-- TRAFFIC USE WILL NOT LIKELY SEE A SIGNIFICANT INCREASE IN WEEKLY TRAFFIC COUNTS AS MOST CUSTOMER TRAFFIC IS FROM RESIDENTS ALREADY IN THE COMMUNITY - WEEKEND TRAFFIC IS GREATER THAN DURING THE WEEK AND WILL OCCUR WHEN THE HEAVIEST SCHOOL TRAFFIC IS OVER. THE NEED FOR THIS BUSINESS AND ITS GOODS IS GENERATED BY RESIDENTIAL

- 72" CLEAR ACCESS PATH FROM PUBLIC SIDEWALK TO ALL BUILDINGS
- **(5)** LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS - THEREFORE SIGNS, WALLS, TREES AND SHRUBERRY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL

TRAFFIC CIRCULATION LAYOUT

DEL PAUL JACK 图/29/2018

BUILDING

POND GARDENS ON CANDELARIA ACCESSORY USE 1800 CANDELARIA BLVD., ALBUQUERQUE NUEVO MEXICO