

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

November 21, 2014

Levi J. Valdez, P.E.
George T Rodriguez Development Consultant
12800 San Juan Rd. NE
Albuquerque, NM 87123

Re: Mixed Use Development, 4322 4th St. NW
Certificate of Occupancy – Transportation Development
TCL Approval Stamp dated 11-22-13 (G14-D071)
Certification dated 11-12-14

Dear Mr. Rodriguez,

Based upon the information provided in your submittal received 11-14-14, 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 me at (505)924-3630.

Sincerely,

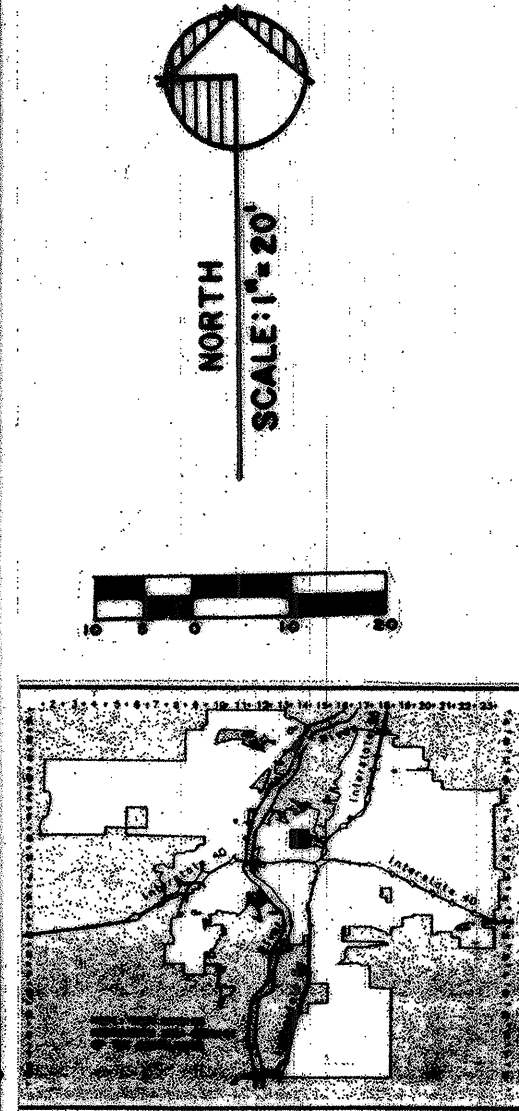
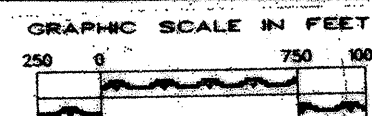
Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk



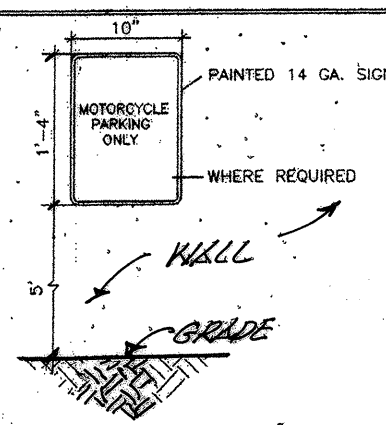
VICINITY MAP

G-14-Z

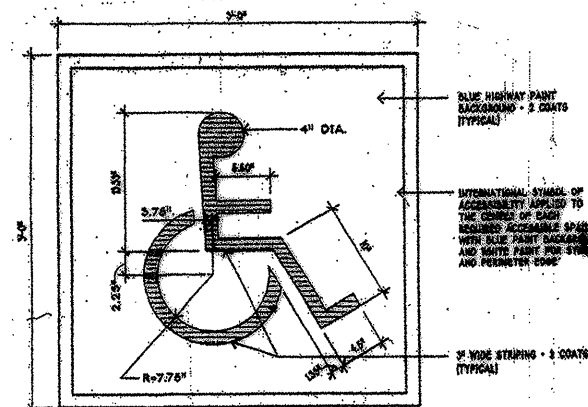
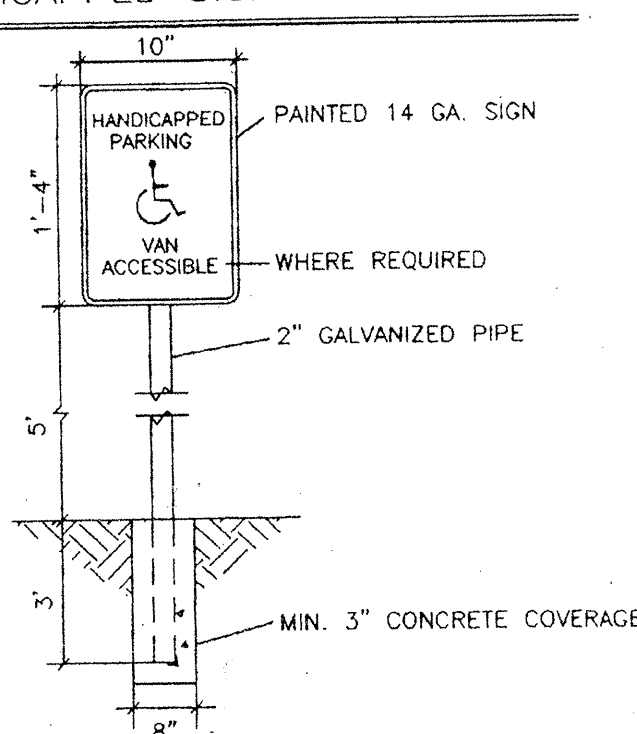


LOCATION MAP

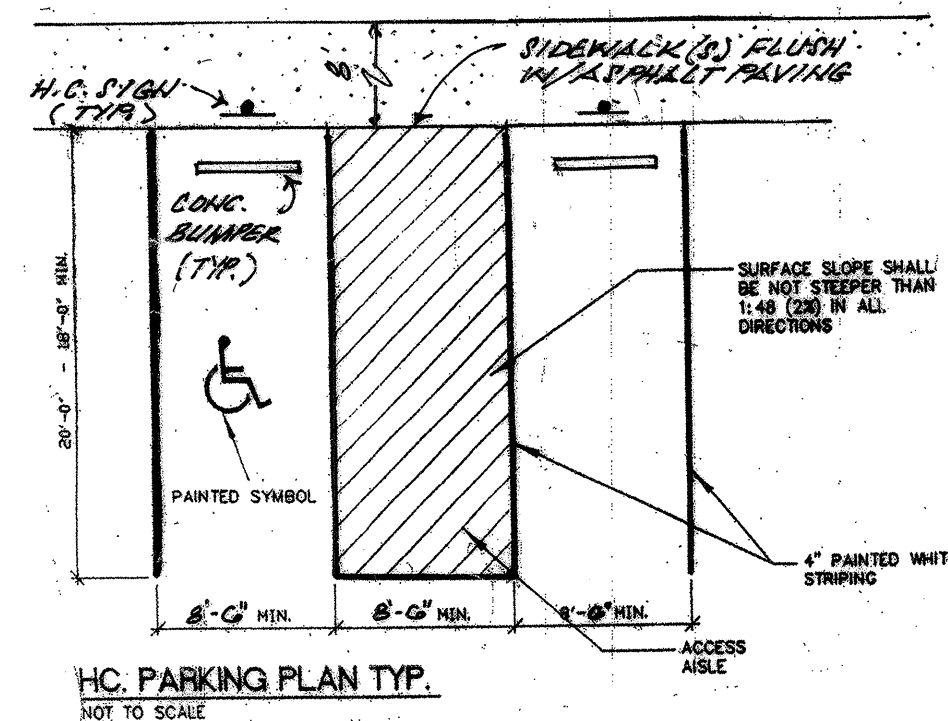
MOTORCYCLE SIGN DETAIL NO SCALE



HANDICAPPED SIGN DETAIL NO SCALE



INTERNATIONAL SYMBOL OF ACCESSIBILITY



H.C. PARKING PLAN TYP.

NOT TO SCALE

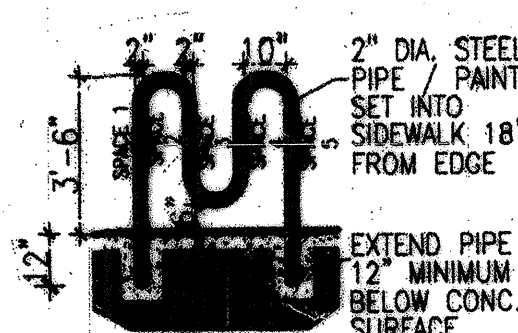
UTILITY PRECAUTIONS

THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

NOTES:

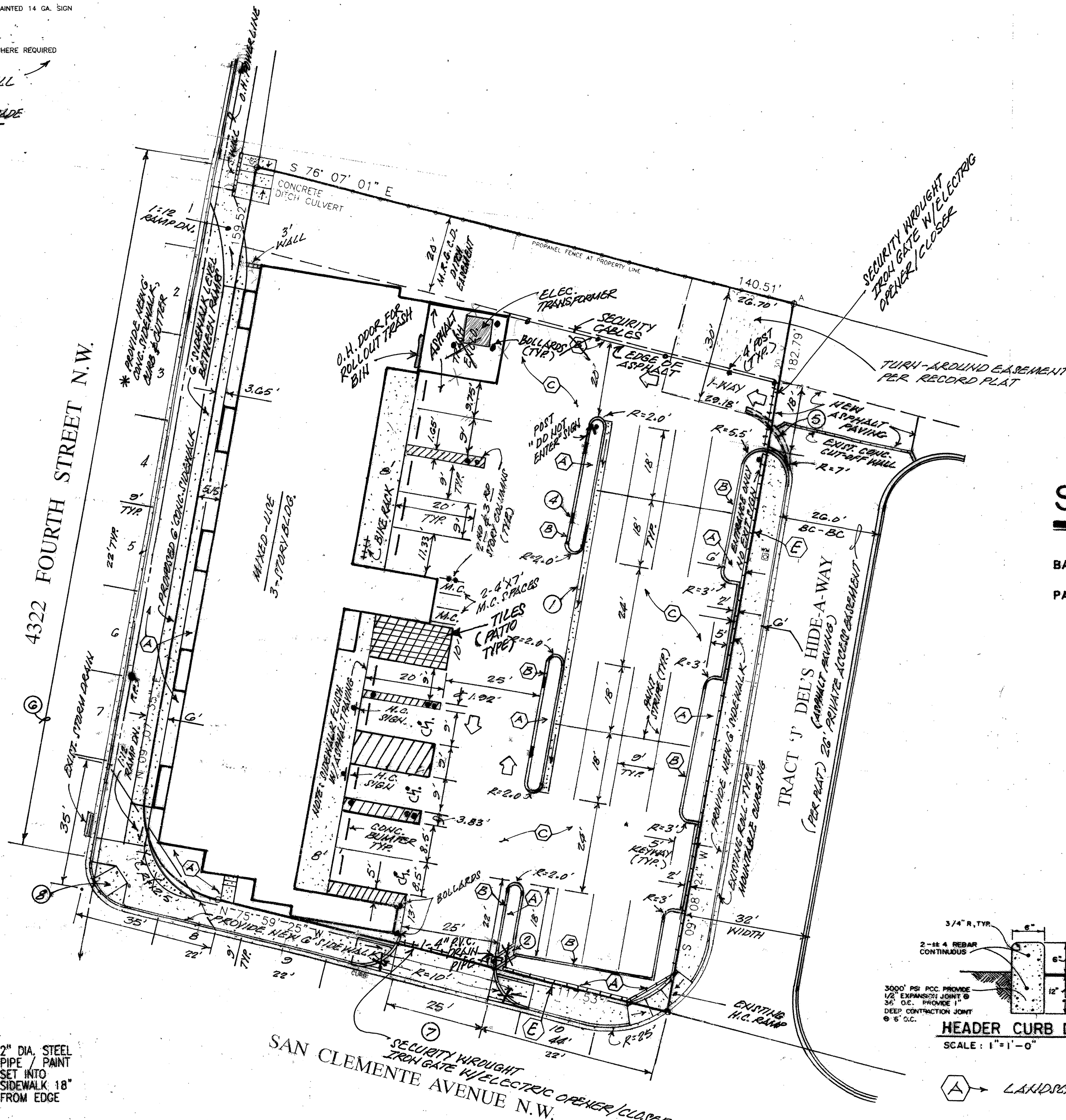
1. PROVIDE 2" WIDE CONCRETE VALLEY GUTTER
2. PROVIDE 2" WIDE CONCRETE DRAIN TROUGH
3. PROVIDE 2" WIDE SIDEWALK CULVERT PER C.O.A. STD. DWG. # 2236
4. PROVIDE 6" OPENINGS IN CURB FOR "WATER HARVESTING"
5. REMOVE EXISTING CONCRETE CURBING
6. REMOVE EXISTING CONCRETE CURB, GUTTER, SIDEWALK, AND DRIVEPADS AND REPLACE WITH NEW CONCRETE CURB, GUTTER, AND SIDEWALK PER C.O.A. STD. DWG'S # 2415A AND 2430
7. PROVIDE 25.0' WIDE CURB CUT PER C.O.A. STD. DWG. # 2426
8. PROVIDE NEW H.C. RAMP PER C.O.A. STD. DWG. # 2441

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



Bike Rack Detail

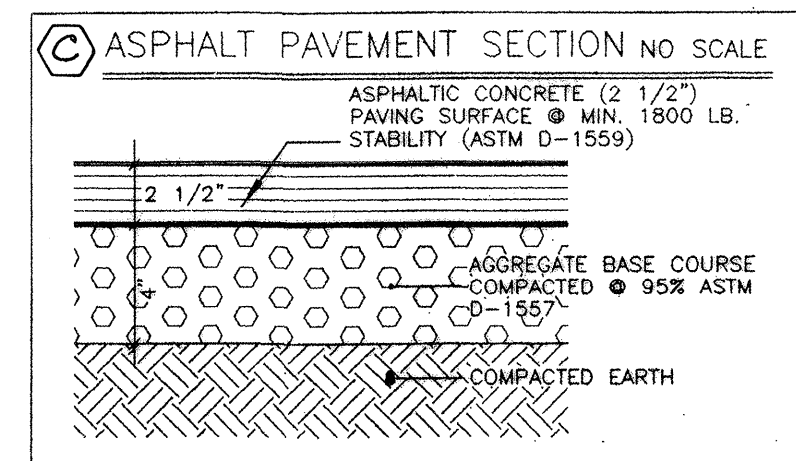
Scale: Not to Scale



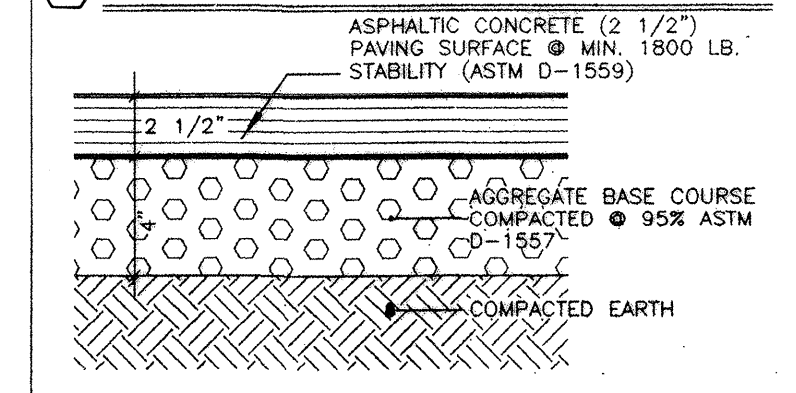
HEADER CURB DETAIL

SCALE: 1"=1'-0"

24" HIGH BLOCK WALL W/ WROUGHT IRON FENCE.



ASPHALT PAVEMENT SECTION NO. SCALE

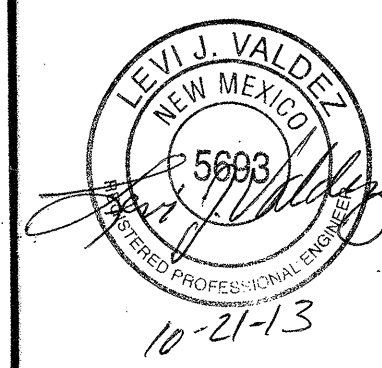


TRAFFIC CIRCULATION LAYOUT

"ENGINEER'S CERTIFICATION" (NOV.-14) (G14-D071)

A PROPOSED PLAN

FOR A
MIXED-USE DEVELOPMENT
(4322 FOURTH STREET N.W.)
ALBUQUERQUE, NEW MEXICO
JULY, 2013



ENGINEER'S SEAL

TRAFFIC CERTIFICATION

I, LEVI J. VALDEZ, NMPE NO. 5693, OF THE FIRM _____, HEREBY CERTIFY THAT THIS PROJECT HAS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10-21-13. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ANTHONY HARRIS, OF THE FIRM HARRIS SURVEYING, I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11-05-14 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 PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC LAYOUT 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.

Signature of Engineer

ENGINEER'S STAMP

Date

11-12-14

SITE ANALYSIS DATA

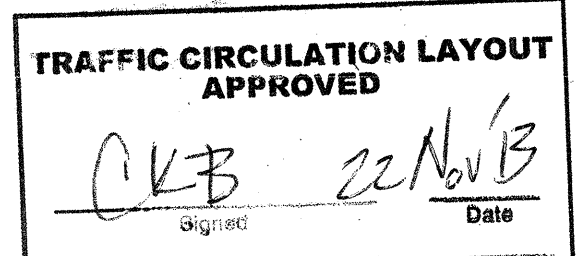
BASED ON THE NORTH 4th STREET CORRIDOR PLAN

PARKING:
20 DWELLING UNITS X 1.5 SPACES PER UNIT = 30 SPACES
4,816 SF RETAIL X 3 SPACES PER 1,000 SF = 15 SPACES
SUBTOTAL = 45 SPACES
REDUCTION FOR TRANSIT CORRIDOR 10%
REVISED SUBTOTAL = 41 SPACES
PER TABLE 3-5 ON PAGE 37 OF NORTH 4th CORRIDOR PLAN (41/1.2) = 35 SPACES
TOTAL PARKING PROVIDED (INCLUDING ON STREET) = 35 SPACES

MOTORCYCLE PARKING PER ZONING CODE = 2
DISABLED SPACES = 3 (INCLUDED IN TOTAL PARKING COUNT)

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

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



City of Albuquerque
Building & Safety
NOV 22 2013
I.D.C.
Plan Check Section