

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 11, 2024

Roger Cinelli, R.A.
Roger Cinelli & Associates
2418 Manuel Torres Lane NW
Albuquerque, NM 87107

Re: Apartments For The Constance LLC/ 4505 12TH St. NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 03-15-22 (G14-D080A)
Certification dated 12-09-24

Dear Mr. Cinelli,

Based upon the information provided in your submittal received 12-09-24, 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 Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: APARTMENTS FOR THE CONSTANCE L.L.C. **Building Permit #:** BP 2023-41842 **Hydrology File #:** G14D080A
DRB#: 2021-006571 **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 58A, ROSSITER ADDITION
City Address: 4505 12TH ST.N.W.

Applicant: ROGER CINELLI AND ASSOCIATES INC ARCHITECTS **Contact:** ROGER
Address: 2418 MANUEL TORRES LN N.W. ALBUQ., N.M. 87107
Phone#: 505-243-8211 **Fax#:** 505-243-8196 **E-mail:** rcinelli@q.com
Owner: THE CONSTANCE L.L.C. **Contact:** BRADY LOVELADY
Address: 3508 SEQUOIA CT N.W.
Phone#: 505-379-2552 **Fax#:** _____ **E-mail:** theconstancellc@gmail.com

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: ☒ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

☒ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ OTHER (SPECIFY) _____
☒ PRE-DESIGN MEETING?

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
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 12/08/24 **By:** ROGER CINELLI

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Cinelli

ARCHITECTS

OFFICE (505) 243-8211 FAX (505) 243-8196
ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE N.W. ALBUQUERQUE, NEW MEXICO 87107

12/8/24

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

RE: TWO STORY DUPLEX BUILDING PROJECT CONSTRUCTION DRAWINGS PER PRELIMINARY SITE PLAN DATED 1/5/2021 – (10) TWO BEDROOM UNITS WITH ONE CAR GARAGE IN (5) DUPLEXES – UNSPRINKLERED - 11,500 +/- HEATED SF – **4505 12th N.W.**, ALBUQUERQUE, NEW MEXICO – **G14-D080A** - ARCHITECT'S STAMP DATED **REVISED 12/6/23** - TCL COMMENTS 5/9/23 - **2ND ITERATION** PER PLAT OF LOT 58A, ROSSITER ADDITION, 0.69 A. (WORK)

TRANSPORTATION,

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 6/2/23 ALONG WITH THE GARAGE SQUARE FOOTAGE ADDENDUM BACK DATED 6/5/23.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON DECEMBER 5, 2024

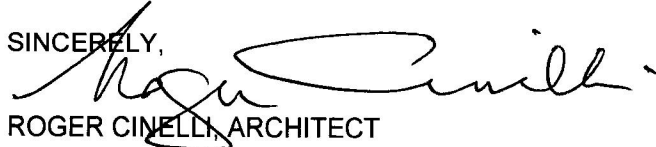
THE MOTORCYCLE WALL MOUNTED SIGNAGE IS PENDING. THE PEDESTRIAN SIDEWALK TO THE PUBLIC SIDEWALK IS 4 FEET WIDE. THE PNM LIGHT POLE AND GUY WIRE AT THE PUBLIC SIDEWALK HAS BEEN REMOVED IN IT'S ENTIRETY BY PNM.

CHANGE TO THE GARAGE SQUARE FOOTAGE APPROVED BY TRANSPORTATION ADDENDUM – BACK DATED 6/5/2023, CLOUDED ON 12/6/23

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,

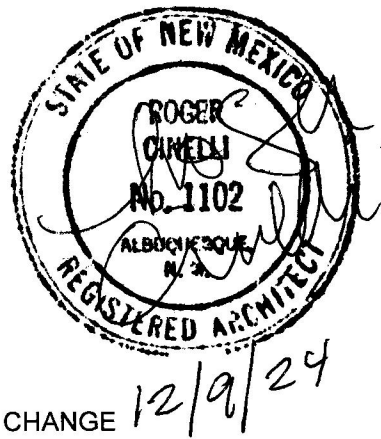


ROGER CINELLI, ARCHITECT

12/9/24
DATE

ATTACHMENTS:

DTIS
APPROVAL LETTER JUNE 2, 2023
CIVIL101
REVISED CIVIL101
CIVIL 101 APPROVED GARAGE SQUARE FOOTAGE CHANGE
FINAL PLAT WITH SIDEWALK EASEMENT





100'



24 EXISTING FIRE HYDRANT

 25 5'-6" PUBLIC SIDEWALK EASEMENT AND PUBLIC UTILITY EASEMENT DOC. #
 2022105183 12/09/2022-

th St. NW

ATION LAYOUT DESIGN CRITERIA

PROPOSED PARKING:

 OFF STREET PARKING = 15 PARKING SPACES
 (INCLUDING 1 ADA SPACE) **COMPLIES**

REQUIRED ADA PARKING:

 DUPLEX UNIT PARKING REQUIRED - 10
 PARKING SPACES THEREFORE (1) ADA PARKING
 SPACE

PROPOSED ADA PARKING:

 ADA VAN PARKING W/ 8' AISLE = (1) ADA VAN
 PARKING **COMPLIES**

REQUIRED MOTORCYCLE PARKING:

 DUPLEX UNITS - 10 PARKING SPACES - (1)
 MOTORCYCLE PARKING SPACE

PROPOSED PARKING:

 MOTORCYCLE PARKING = (1) MOTORCYCLE
 PARKING **COMPLIES**

REQUIRED BICYCLE RACKS:

 PER TABLE 5-5-5 - BICYCLE PARKING SPACES
 REQUIRED - (3) PARKING SPACES

PROPOSED BICYCLE RACKS:

 BICYCLE PARKING = (3) BICYCLE PARKING
 SPACES - **COMPLIES**

PROJECT HEATED BUILDING AREAS:

 BUILDING "A" = 2304 SF
 BUILDING "B" = 2304 SF
 BUILDING "C" = 2304 SF
 BUILDING "D" = 2304 SF
 BUILDING "E" = 2304 SF

TOTAL HEATED AREA = 11,520 SQUARE FEET

 BUILDING "A" = 604 SF
 BUILDING "B" = 604 SF
 BUILDING "C" = 604 SF
 BUILDING "D" = 604 SF
 BUILDING "E" = 604 SF

TOTAL GARAGE AREA = 3,020 SQUARE FEET
TOTAL PROJECT AREA = 14,540 SQUARE FEET
**LARGEST BUILDING HEATED
 SQUARE FOOTAGE = 2304 SF**

REVISION HISTORY

 1 REV. 1 5/15/23

 2 REV. 2 12/6/23

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

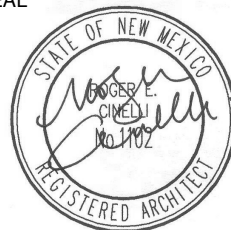
PROJECT TITLE:

DUPLEXES FOR
 THE CONSTANCE, L.L.C.
 4505 12TH ST. N.W.
 ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:

TRAFFIC CIRCULATION LAYOUT

SEAL



7/15/2023

REVISED 5/15/23

REVISED 12/6/23

DATE

JUNE 2023

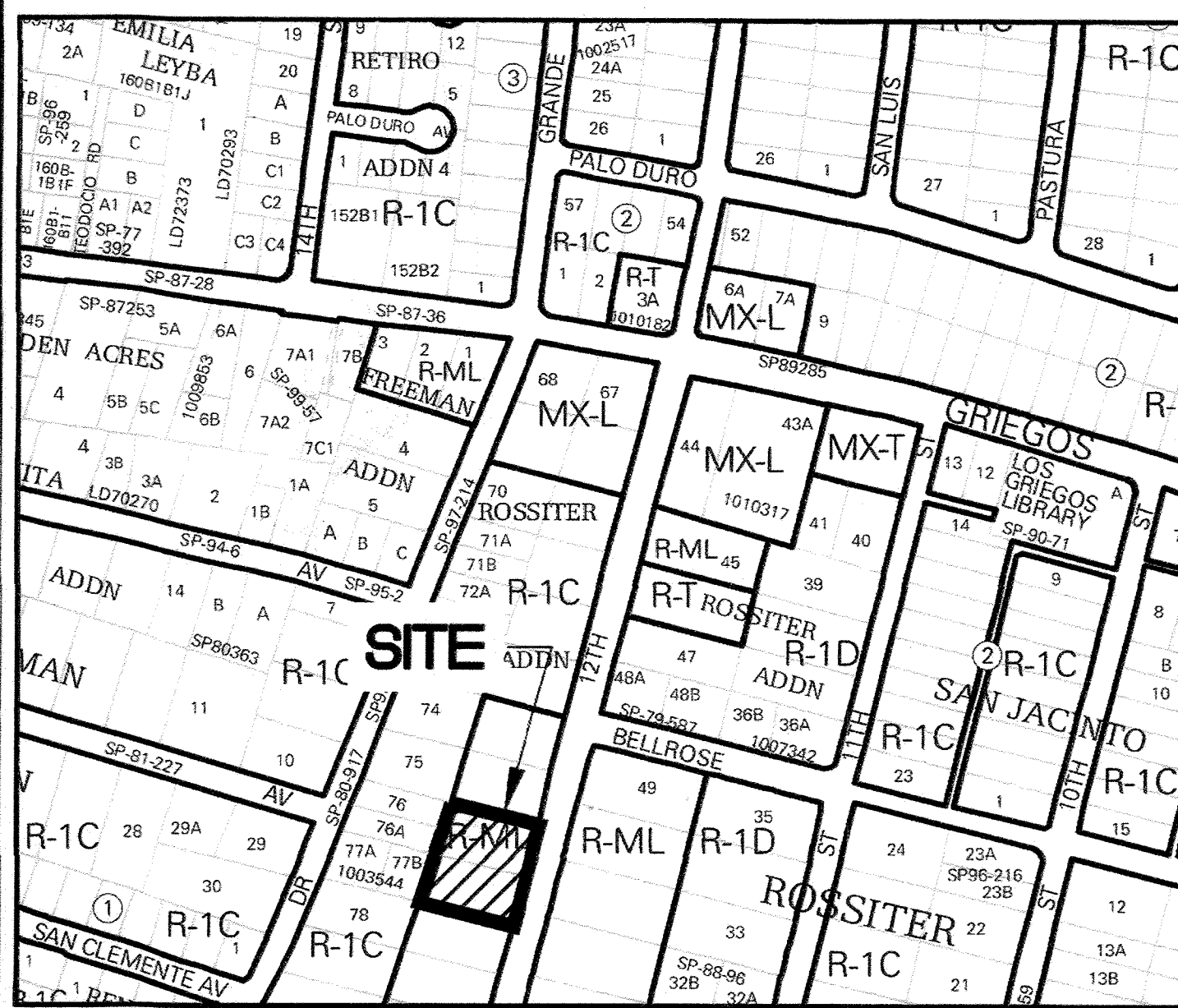
PROJECT NO.

LOVE

DRAWING NO.

CIVIL101

G14-D080A - Approved 6/5/23



Vicinity Map - Zone Atlas F-14-Z

N.T.S.

Documents

1. PLAT OF RECORD FOR ROSSITER ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 11, 1945, IN BOOK D, PAGE 20.
2. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON SEPTEMBER 14, 2021 AS DOCUMENT NO. 2021109344.
3. OWNERS POLICY PROVIDED BY FIDELITY NATIONAL TITLE HAVING POLICY NO. O-SP000057022 AND AN EFFECTIVE DATE OF APRIL 18, 2019.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

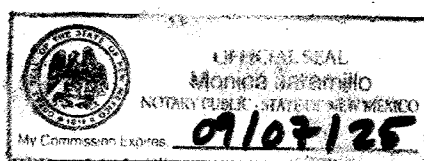
BRADY K. LOVELADY, MANAGING MEMBER OF BK ENTERPRISES, LLC, MANAGING MEMBER OF THE CONSTANCE, LLC

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 08, 2022
BRADY K. LOVELADY, MANAGING MEMBER OF BK ENTERPRISES, LLC, MANAGING MEMBER OF THE CONSTANCE, LLC

By: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 09/07/25



Indexing Information

Section 05, Township 10 North, Range 3 East, N.M.P.M.
Section 32, Township 11 North, Range 3 East, N.M.P.M.
as Projected into the Town of Albuquerque Grant
Subdivision: Rossiter Addition
Owner: The Constance LLC
UPC #: 101406012651221835 (Lot 59)
UPC #: 101406012350421834 (Lot 58)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....0.6945 ACRES
ZONE ATLAS PAGE NO.....F-14-Z
NUMBER OF EXISTING LOTS.....2
NUMBER OF LOTS CREATED.....1
MILES OF FULL-WIDTH STREETS.....0.0000 MILES
MILES OF HALF-WIDTH STREETS.....0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0000 ACRES
DATE OF SURVEY.....JANUARY 2022

DOCH 2022105183

12/09/2022 09:58 AM Page: 1 of 2
PLAT R-525, 00-B, 2022C P: 0139 Linda Stover, Bernalillo County

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2021 AND JANUARY 2022.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

LOTS NUMBERED FIFTY-EIGHT (58) AND FIFTY-NINE (59) OF THE ROSSITER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 11, 1945, IN PLAT BOOK D, PAGE 20.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0119G, DATED SEPTEMBER 26, 2008.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 101406012651221835
101406012350421834

PROPERTY OWNER OF RECORD

Constance LLC The

BERNALILLO COUNTY TREASURER'S OFFICE

Michelle Rodriguez 12-9-2022

Plat for
Lot 58-A
Rossiter Addition
Being Comprised of
Lots 58 and 59
Rossiter Addition
City of Albuquerque
Bernalillo County, New Mexico
April 2021

Project Number: PR-2022-006571

Application Number: SD-2022-00073

Plat Approvals:

<u>[Signature]</u>	May 2, 2022
PNM Electric Services <u>Natalia Antonio</u> <small>Natalia Antonio (Apr 20, 2022 10:51 MDT)</small>	Apr 20, 2022
Qwest Corp. d/b/a CenturyLink QC <u>Pamela C. Stone</u> <small>Pamela C. Stone (Apr 20, 2022 10:52 MDT)</small>	Apr 20, 2022
New Mexico Gas Company <u>Miko Morus</u> <small>Miko Morus (Apr 20, 2022 10:18 MDT)</small>	Apr 20, 2022
Comcast	

City Approvals:

<u>Loren N. Risenhoover P.S.</u>	4/12/2022
City Surveyor	
<u>Jeanne Wolfenbarger</u>	May 13, 2022
Traffic Engineer	
<u>Blaine Carter</u>	May 12, 2022
<small>Blaine Carter (May 12, 2022 13:51 MDT)</small>	
<u>Chris Humphreys</u>	May 12, 2022
<small>Chris Humphreys (May 12, 2022 14:07 MDT)</small>	
Parks and Recreation Department	
<u>Jeff Plummer</u>	May 13, 2022
<small>Jeff Plummer (May 13, 2022 10:23 MDT)</small>	
Code Enforcement	
<u>[Signature]</u>	4/11/2022
AMAFCA	
<u>Ernest Armijo</u>	May 12, 2022
City Engineer	
<u>[Signature]</u>	Dec 3, 2022
DRB Chairperson, Planning Department	

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr.
Will Plotner Jr.
N.M.R.P.S. No. 14271

5/2/2022
Date

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com



Sheet 1 of 2
212380

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (05/11/1954, BK. D, PG. 20)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (07/28/2004, BK. 2004C, PG. 217)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	ACS MONUMENT

Easement Notes

- EXISTING 5' UTILITY & IRRIGATION DITCH EASEMENT (05/11/1945, BK. D, PG. 20)
- EXISTING 10' WATERLINE EASEMENT (03/03/2015, DOC# 2015017766)
- 5.5' PUBLIC SIDEWALK EASEMENT AND PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Plat for Lot 58-A Rossiter Addition Being Comprised of Lots 58 and 59 Rossiter Addition City of Albuquerque Bernalillo County, New Mexico April 2021

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM")**, a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

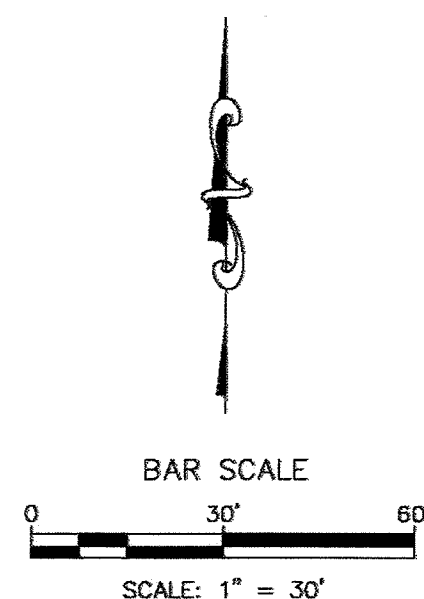
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

DOCH 2022105183

12/09/2022 09:58 AM Page: 2 of 2
PLAT R-326.00 B: 2022C P: 0138 Linda Stover, Bernalillo County

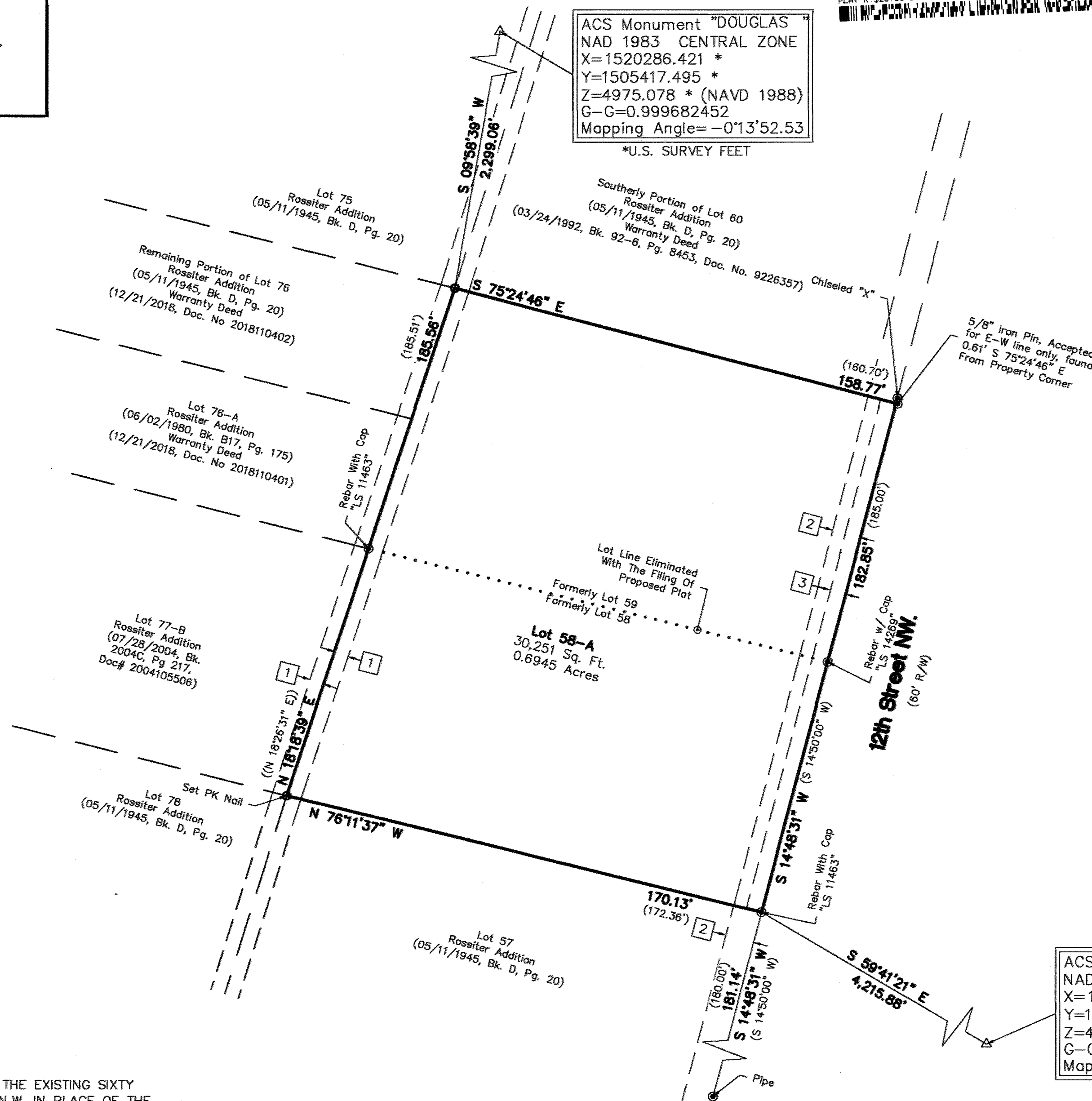
ACS Monument "DOUGLAS"
NAD 1983 CENTRAL ZONE
X=1520286.421 *
Y=1505417.495 *
Z=4975.078 * (NAVD 1988)
G-G=0.999682452
Mapping Angle=-0°13'52.53"

*U.S. SURVEY FEET



IDO and DPM Waiver Notes

AN ADMINISTRATIVE DETERMINATION ALLOWING FOR THE EXISTING SIXTY (60) FOOT WIDE RIGHT OF WAY FOR 12TH STREET N.W. IN PLACE OF THE REQUIRED DPM STANDARD 62 FEET RIGHT-OF-WAY WIDTH OF A MAJOR COLLECTOR STREET WAS APPROVED FOR THE PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON MAY 11, 2022.



ACS Monument "NM_47_10"
NAD 1983 CENTRAL ZONE
X=1523633.488 *
Y=1500810.208 *
Z=4970.252 * (NAVD 1988)
G-G=0.999681770
Mapping Angle=-0°13'28.96"

*U.S. SURVEY FEET

CSI-CARTESIAN SURVEYS INC.

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wplotnerjr@gmail.com