



**Planning Department  
Transportation Development Services**

September 26, 2014

Jackie McDowell, P.E.  
McDowell Engineering, Inc.  
7820 Beverly Hills Ave. NE  
Albuquerque, NM 87122

**Re: Philip Lovato & Sons, 4101 4<sup>th</sup> St NW**  
**180-Day Temporary Certificate of Occupancy-Transportation Development**  
Engineer's Stamp dated 07-06-14 (G14-D085)  
Certification dated 09-22-14

Dear Mrs. McDowell,

Based upon the information provided in your submittal received 09-24-14, Transportation Development has no objection to the issuance of a 180-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 180-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:

- The 28' driveway located on 4<sup>th</sup> street at the SW corner of the site needs to be closed and replaced with standard curb, gutter and sidewalk.
- Remove bollards located in the public right of way at the SW corner of the site and install truncated domes on the corner ramp.
- Ensure that the dumpster is in the location shown on the site plan.

Once corrections are complete resubmit acceptable package to front counter personnel for log in and evaluation by Transportation. For digital submittal please submit photos to [rmichel@cabq.gov](mailto:rmichel@cabq.gov) or [mortiz@cabq.gov](mailto:mortiz@cabq.gov) prior to submittal. 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: CO Clerk  
File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: \_\_\_\_\_ Building Permit #: \_\_\_\_\_ City Drainage #: \_\_\_\_\_

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Owner:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Architect:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**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)

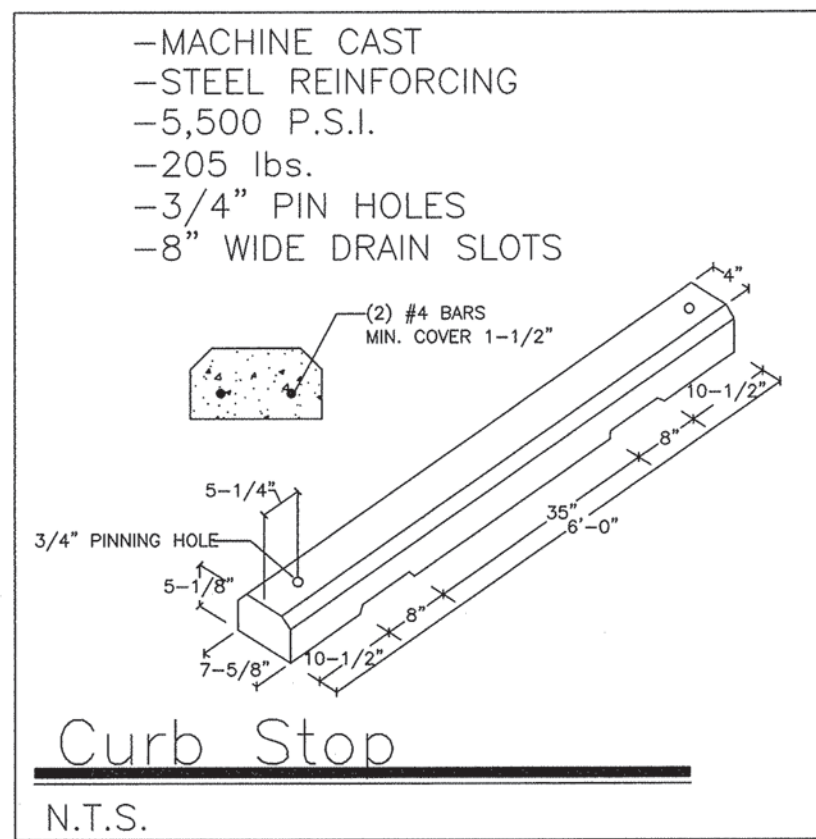
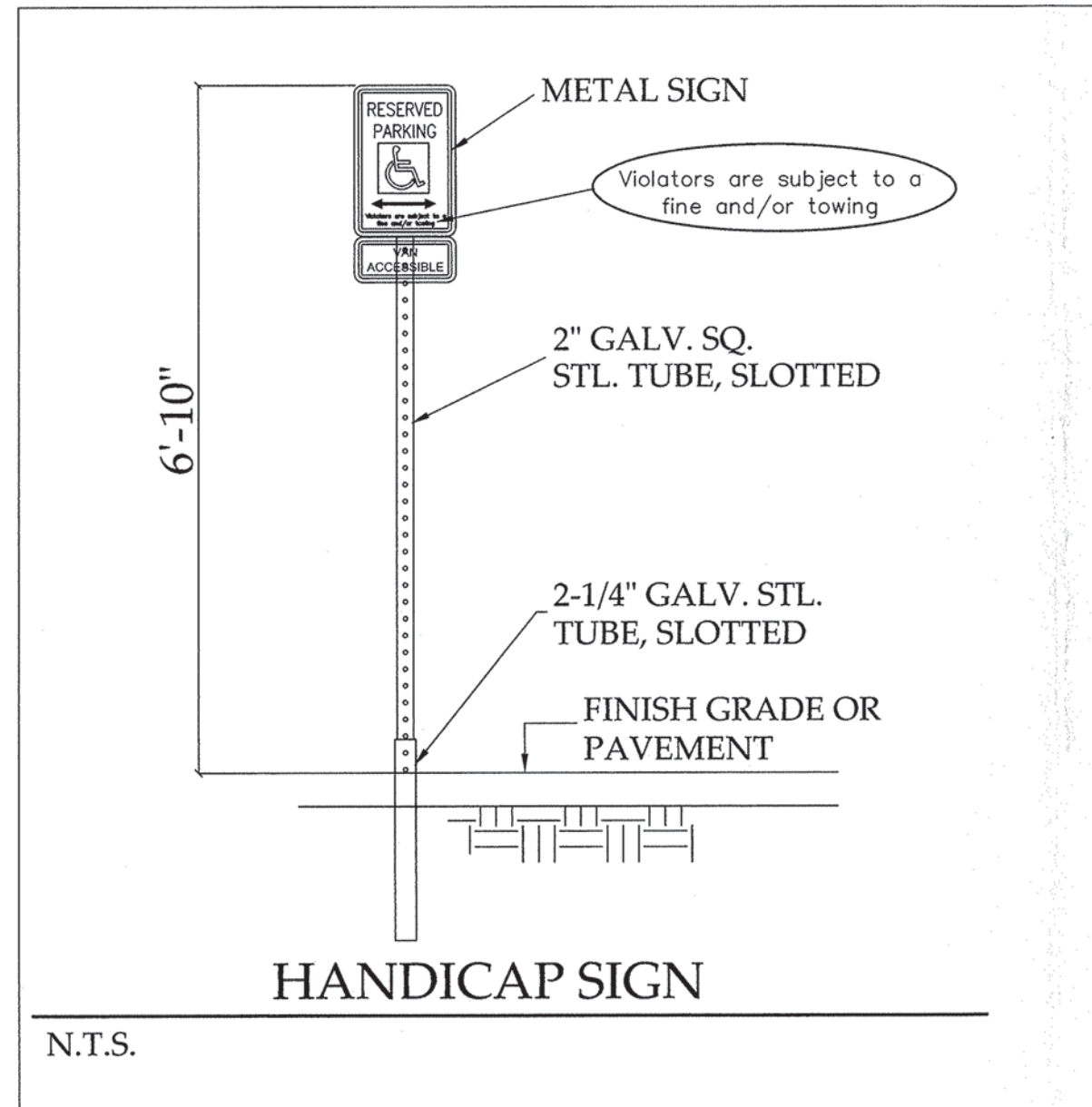
WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: \_\_\_\_\_ By: \_\_\_\_\_

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

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

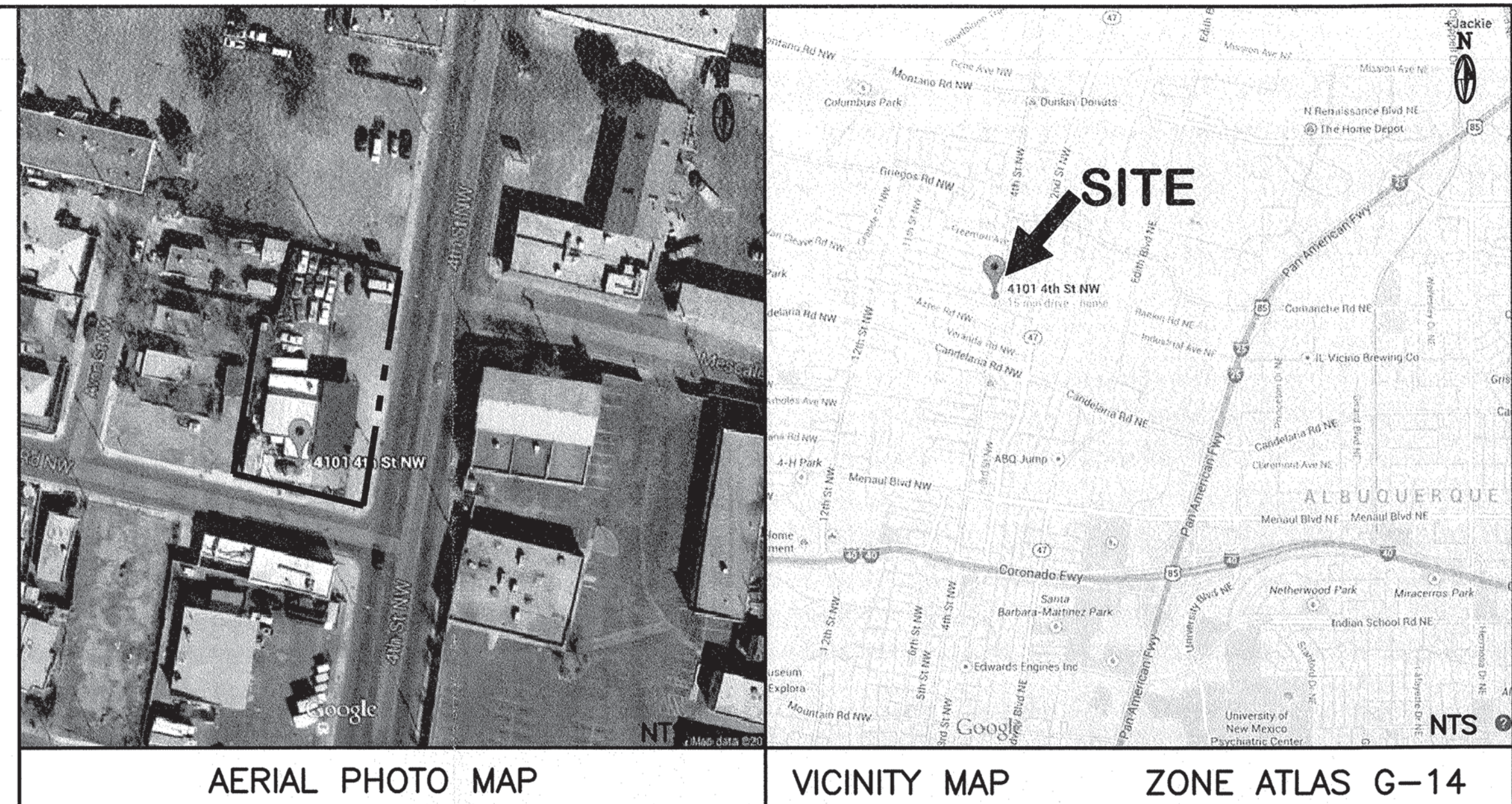




LOTS 1 THROUGH 7, INCLUSIVE, AND THE  
EASTERLY FRACTIONAL PORTIONS OF  
LOTS 8 THROUGH 12, INCLUSIVE,  
BLOCK 1 OF THE WINONA ADDITION  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

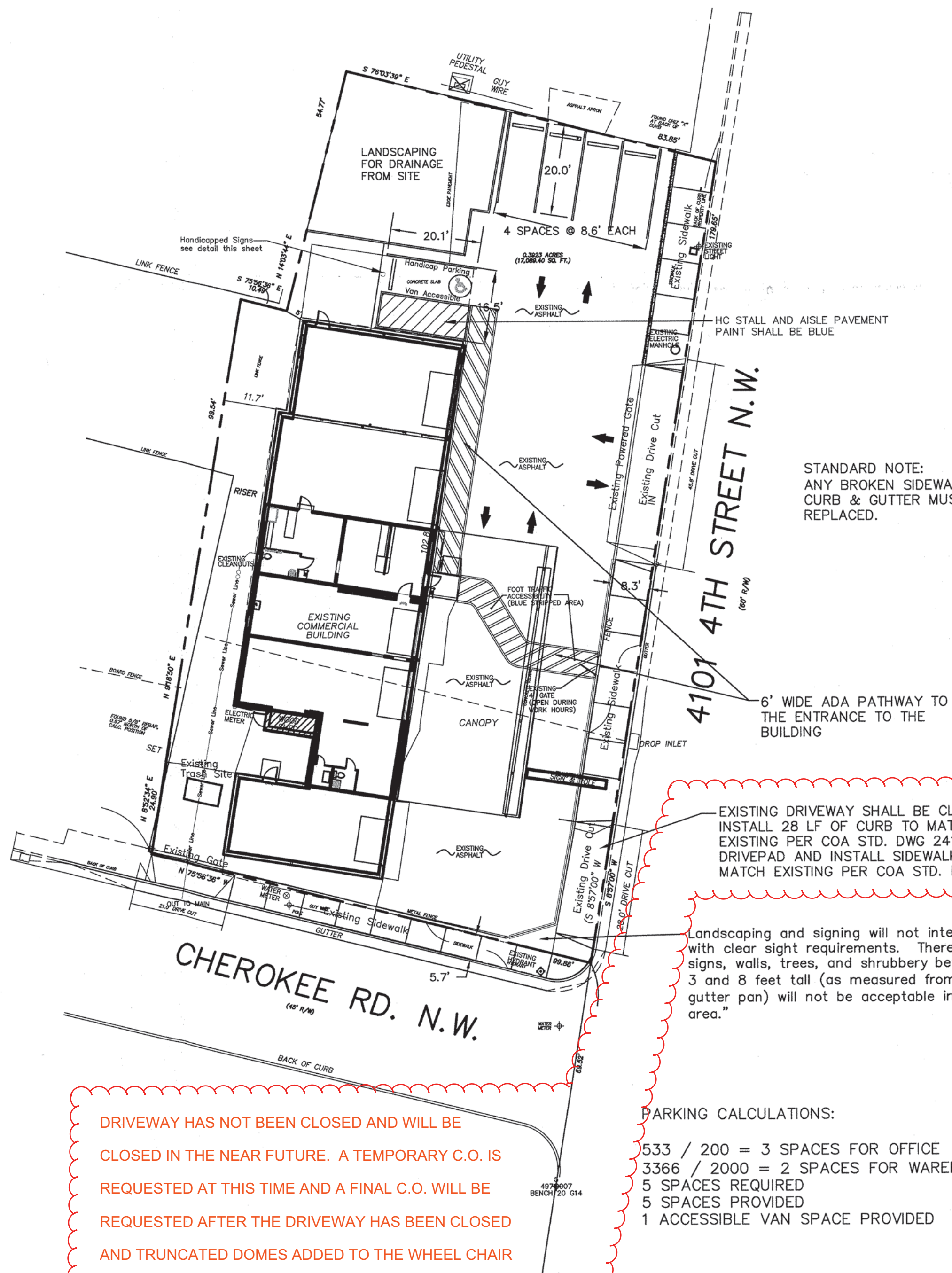
#### LEGAL DESCRIPTION

LOTS NUMBERED ONE (1) THROUGH SEVEN (7), INCLUSIVE, AND THE EASTERLY FRACTIONAL PORTIONS OF LOTS EIGHT (8) THROUGH TWELVE (12), INCLUSIVE, WITHIN BLOCK NUMBERED ONE (1) OF THE WINONA ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 13, 1931 IN MAP BOOK C2, FOLIO 82.



#### STANDARD ACCESSIBLE PARKING NOTES:

1. Handicap sign shall include the language "Violators are subject to a fine and/or towing" per statute 66-7-352.4C NMSA 1978.
2. Parking space pavement markings shall have a clear visible, blue International Symbol of Accessibility painted on the pavement at rear of space per statute 66-1-4.1.E NMSA 1978.
3. Access aisle shall have blue, diagonal striping per statute 66-1-4.1.B NMSA 1978.
4. Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed per statute 66-1-4.1.B NMSA 1978.
5. The curb ramp shall not protrude into the access aisle or parking.



STANDARD NOTE:  
ANY BROKEN SIDEWALK AND/OR  
CURB & GUTTER MUST BE  
REPLACED.

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.

TRAFFIC CIRCULATION LAYOUT  
APPROVED

Signed: [Signature] Date: 7/19/14

EXISTING DRIVEWAY SHALL BE CLOSED.  
INSTALL 28 LF OF CURB TO MATCH  
EXISTING PER COA STD. DWG 2415. REMOVE  
DRIVEPAD AND INSTALL SIDEWALK TO  
MATCH EXISTING PER COA STD. DWG 2430.

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.

#### PARKING CALCULATIONS:

533 / 200 = 3 SPACES FOR OFFICE  
3366 / 2000 = 2 SPACES FOR WAREHOUSE  
5 SPACES REQUIRED  
5 SPACES PROVIDED  
1 ACCESSIBLE VAN SPACE PROVIDED

DRIVEWAY HAS NOT BEEN CLOSED AND WILL BE  
CLOSED IN THE NEAR FUTURE. A TEMPORARY C.O. IS  
REQUESTED AT THIS TIME AND A FINAL C.O. WILL BE  
REQUESTED AFTER THE DRIVEWAY HAS BEEN CLOSED  
AND TRUNCATED DOMES ADDED TO THE WHEEL CHAIR  
RAMP AT THE SE CORNER OF THE PROPERTY.

#### TRAFFIC CERTIFICATION

I, Jackie McDowell, NMPE #10903, McDowell Engineering, Inc., hereby certified that this project is mostly in substantial compliance with the design intent of the approved plan dated 7-6-14, except the driveway located at the southeast corner of the property has not been closed in accordance with the approved plan. The driveway will be closed in the near future, therefore a temporary C.O. is being requested at this time. Upon completion of the driveway closure, the owner will request a final C.O. I certify that I have personally visited the project site on September 22, 2014 and have determined by visual inspection that the actual site conditions mentioned above are correct to the best of my knowledge and belief.

This certification is submitted in support of a request for a temporary 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 it's accuracy before using it for any other purpose.

Jackie S. McDowell, NMPE #10903  
9.22-14  
Date

#### GRAPHIC SCALE

