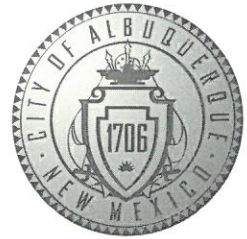


CITY OF ALBUQUERQUE



January 22, 2020

Scott Anderson, RA
SBS Construction and Engineering LLC
10209 Snowflake Ct. NW
Albuquerque, NM 87114

Re: 3308 4th St. Apartments
3308 4th St. NW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 6-14-18 (H14D109)
Certification dated 1-16-20

Dear Mr. Anderson

Based upon the information provided in your submittal received 1-16-20, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-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:

1. Please add motorcycle signs. Each Motorcycle parking space shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the IDO.
2. Please remove construction debris, materials and porta potty.

Once these corrections are complete, email pictures showing the changes to PLNDRS@cabq.gov, and epgomez@cabq.gov for release of final CO.

If you have any questions, please contact me at (505) 924-3981.

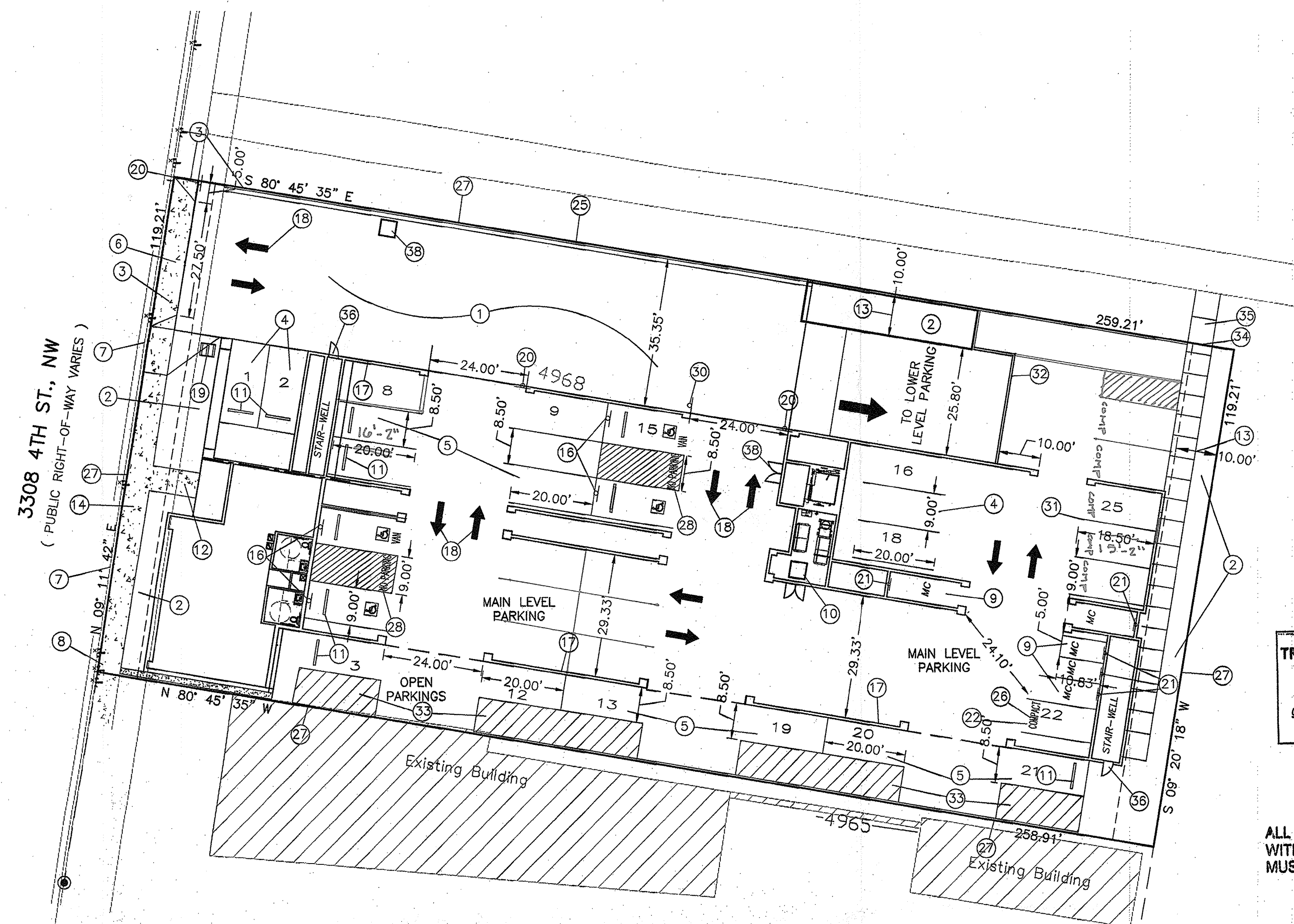
Sincerely,

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

3308 4TH ST., NW
(PUBLIC RIGHT-OF-WAY VARIES)

CLEAR SIGHT TRIANGLE



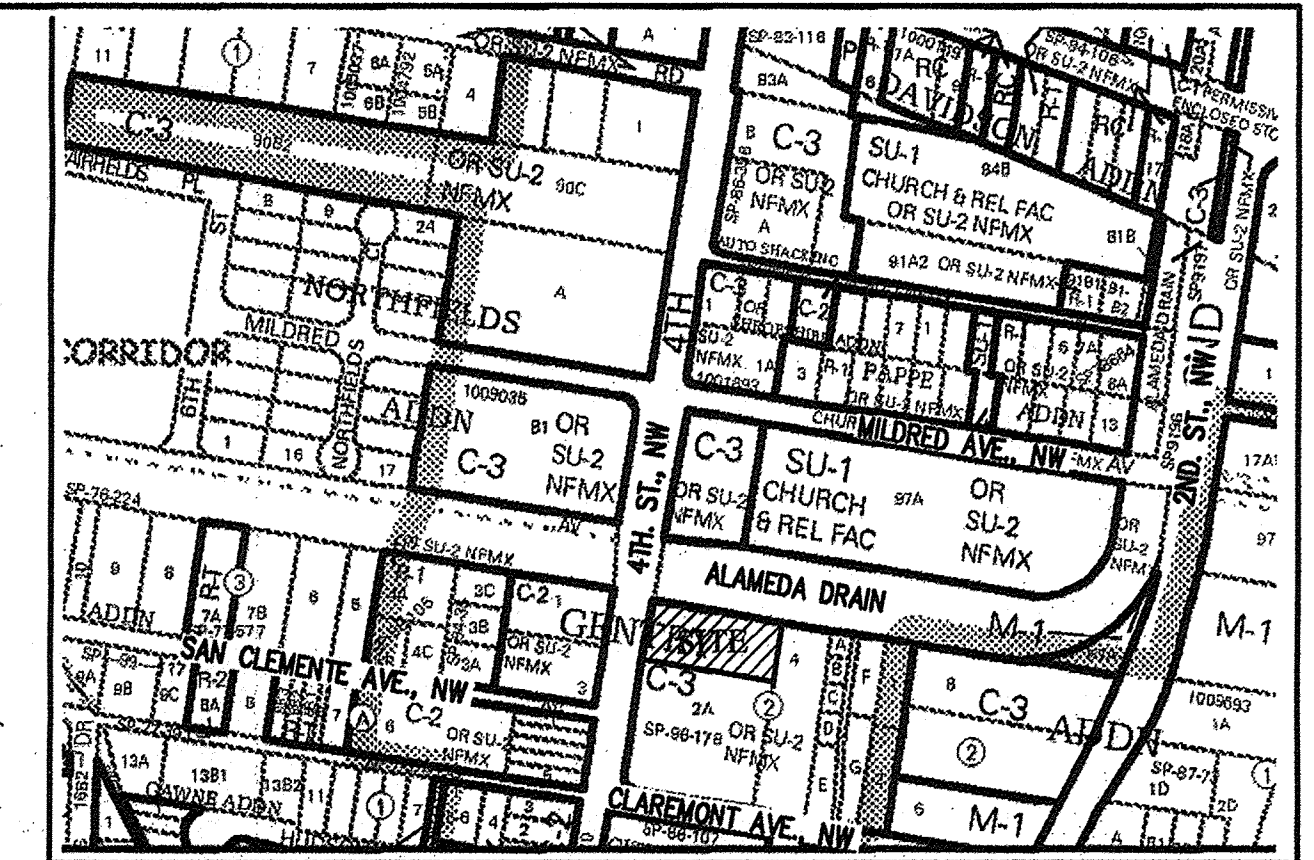
GRAPHIC SCALE
20 10 0 20
SCALE: 1"=20'

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signatures
Signed Date

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

KEYED NOTES:

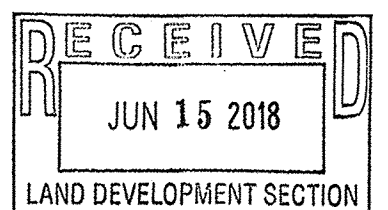
1. ASPHALT PAVING AREA, TYP., 3" ASPHALT OVER COMPACTED SUBGRADE.
2. PONDING AREA/LANDSCAPING AREA, TYP.
3. UNI-DIRECTIONAL RAMP PER COA STD DWG #2440.
4. 9.00' WIDE X 20' DEEP PARKING SPACES, TYP.
5. 8.50' WIDE X 20' DEEP PARKING SPACES, TYP.
6. NEW DRIVEWAY PER COA STD DWG #2425
7. REMOVE EXISTING ROOL CURB AND SIDEWALK, BUILD NEW STD. CURB & GUTT. AND SIDEWALK PER COA STD DWG. #2415A & 2430
8. PROPOSED 24" SIDEWALK CULVERT.
9. NEW MOTORCYCLE PARKINGS (4'x8' MIN.)
10. TRASH BIN ENCLOSURE.
11. CONCRETE BUMPER INSTALLS, TYP.
12. 6' PEDESTRIAN ACCESS WAY WITH SMOOTH TIE-IN INTO EXISTING SIDEWALK
13. EXISTING 10' IRRIGATION EASEMENT
14. NEW 6' WIDE SIDEWALK PER COA STD. DWG. #2430.
15. 8.50' WIDE X 18' DEEP PARKING SPACES, TYP.
16. HANDICAP SIGN PER COA STANDARDS, MUST HAVE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978, "VIOLATORS ARE SUBJECT TO FINE AND/OR TOWING"
17. BUILDING ENVELOPE.
18. DIRECTIONAL ARROW TYP.
19. BICYCLE RACK (2 BICYCLES).
20. INSTALL STOP SIGN.
21. MOTORCYCLE PARKING SIGN PER COA STANDARDS.
22. 8.00' WIDE X 17.00' DEEP PARKING SPACES, TYP. (COMPACT PARKING)
23. INSTALL DO NOT ENTER SIGN.
24. INSTALL ONE WAY SIGN WITH ARROW.
25. NEW BLOCK WALL.
26. INSTASLL WORD "COMPACT".
27. PROPERTY LINE.
28. INSTALL WORD "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2' WIDE, PLACE AT THE REAR PARKING SPACE.
29. CLEAR SIGHT TRIANGLE.
30. INSTALL CONVEX TWO WAY TRAFFIC SAFETY MIRROR.
31. 9.00' WIDE X 18.50' DEEP PARKING SPACES, TYP.
32. CONC. WALL.
33. STRIPING.
34. PROVIDE ACCESS WITH GATE TO TRIAL ALONG THE DITCH.
35. CONNECT SIDEWALK TO EXISTING TRAIL.
36. DOOR TO STAIR-WELL.
37. DOOR TO ELEVATOR.
38. TRASH PICK UP LOCATION.



VICINITY MAP:

LEGAL DESCRIPTION:

LOT 1, BLOCK 2, CENTURY ADDITION
CONTAINING 30,883.00 S.F. (0.7090 ACRE)
ZONING: SU-2 NFMX



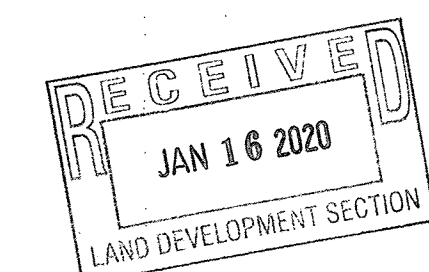
SITE DATA

PROPOSED USAGE: MIXED USR RETAIL AND RESIDENTIAL
LOT AREA: CONTAINING 30,883.00 S.F. (0.7090 ACRE)

PARKING CALCULATIONS:

BASED ON THE NORTH 4TH STREET CORRIDOR PLAN

48 DWELING UNITS	X 1.5 SPACES PER UNIT	=	72 SPACES
300 SF RETAIL	X 3 SPACES PER 1,000 ST	=	2 SPACES
SUBTOTAL			74 SPACES
REDUCTION FOR TRANSIT STOP 20%			-14 SPACES
REVISED SUBTOTAL			60 SPACES
PER TABLE 3-5 ON PAGE 37 OF NORTH 4TH CORRIDOR PLAN (60/1.2)			
REVISED SUBTOTAL			50 SPACES
TOTAL PARKING REQUIRED:			50 SPACES
TOTAL PARKING PROVIDED INCLUDED HC:(25 UPPER LEVEL, 34 LOWER LEVEL)59 SPACES			
HC PARKING REQUIRED:			3 SPACES (1 VAN)
HC PARKING PROVIDED:			4 SPACES (2 VAN)
MOTORCYCLE SPACES REQUIRED:			3 SPACES
MOTORCYCLE SPACES PROVIDED:			6 SPACES



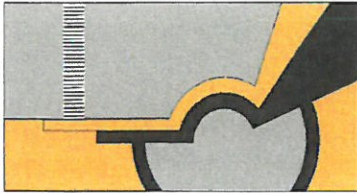
SBS CONSTRUCTION
AND ENGINEERING, LLC

10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)804-5013

3308 4th SREET, NW
SITE PLAN FOR BUILDING PERMIT

DRAWING:	DRAWN BY:	DATE:	SHEET #
201618-SP.DWG	SH-B	05-23-2018	1

LAST REVISION: 06-14-2018



SCOTT C. ANDERSON
& associates architects

7604 rio penasco nw
albuquerque, nm 87120
andersonscottc@comcast.net
505.401.7575

January 16, 2020

Ernie Gomez

Planning Department
Transportation Development
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
505 924-3991

Re: Traffic layout certification, 3308 4th St NW (BP2018-09718)

Dear Mr. Gomez:

I, Scott C. Anderson NMRA #4341, of the firm Scott C. Anderson & Associates Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 6/14/18. The record information edited onto the original design document has been obtained by Scott Anderson. I further certify that I have personally visited the project site on 1/16/2020 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 a Certificate of Occupancy.

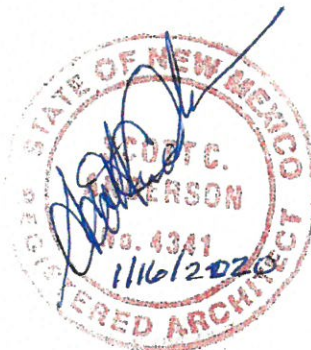
The deviations from the approved TCL dated 6/14/18 are noted on the attached drawing.

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.



Signature Architect

1/16/2020
Date





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

MC 5153

Project Title: 3308 Apts Building Permit #: 2018-09718 Hydrology File #: H140109
 DRB#: _____ EPC#: _____ Work Order#: _____
 Legal Description: _____
 City Address: 3308 4th St

Applicant: Scott Anderson Contact: _____
 Address: 4419 4th St #B
 Phone#: 401-7575 Fax#: _____ E-mail: scott@scarchitects.com
 Other Contact: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

IS THIS A RESUBMITTAL?: Yes ☒ No

DEPARTMENT:

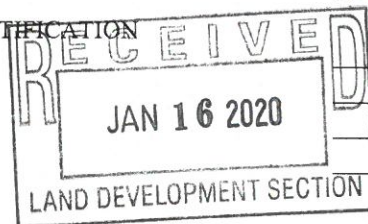
☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

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: 1/16/20 By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____