

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 6, 2023

Scott C. Anderson, RA  
Scott C. Anderson & Associates Architects  
4419 4<sup>th</sup> St. NW  
Albuquerque, NM 87107

**Re: Poblana Place Apts**  
**2818 4<sup>th</sup> St. NW**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 03-25-21 (H14-D111)  
Certification dated 10-04-23

Dear Mr. Anderson,

Based upon the information provided in your submittal received 10-05-23, 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. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
2. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
3. The ADA access aisles 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 tire would be placed. (66-1-4.1.B NMSA 1978)



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4. Due to the construction of the columns in the parking area, some of the regular parking spaces have become narrower. Please ensure a minimum width of 8.5 ft. for all parking spaces.



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5. Due to provided 5 Motorcycle parking spaces at the south side of the site, please remove the extra MC parking from the north side of the site.
6. Keynote N: Per the approved plan "DO NOT ENTER" signs and pavement marking must be provided at the exit of the one way drive aisle.

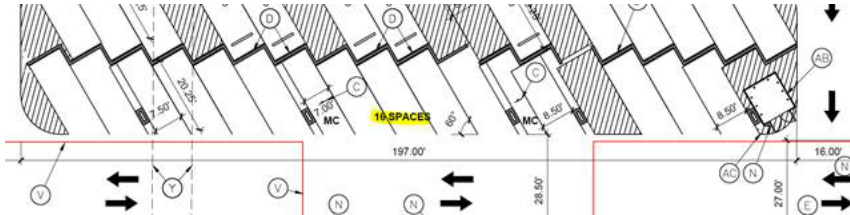
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7. Per site visit only 13 parking spaces provided at this side of the site, the approved plan shows 16. Please provide 16 parking spaces.



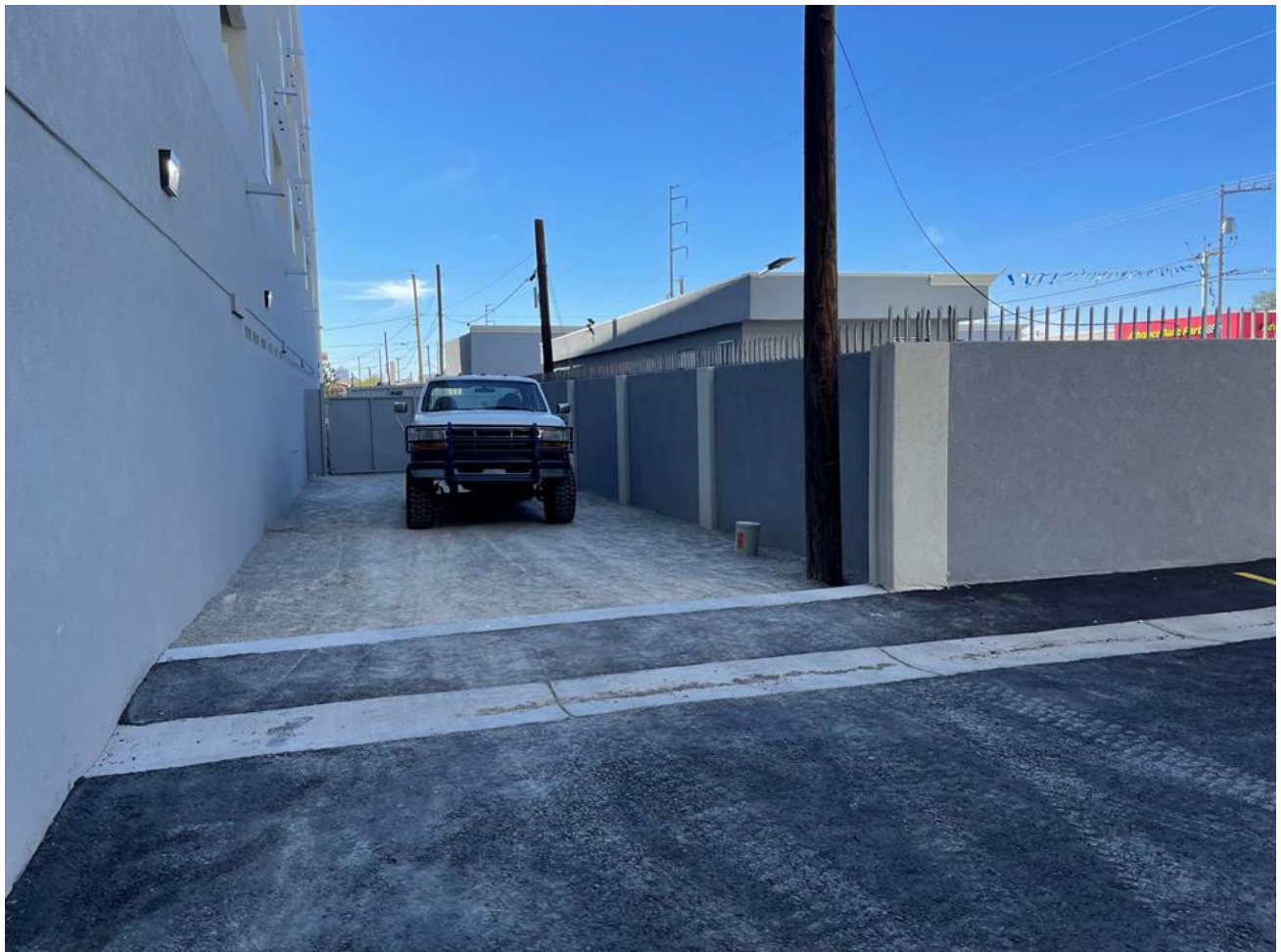
8. The gate must be removed from the public Alley. Blocking City right of way is not allowed.

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9. Per site visit the ADA ramps at the corner of 4<sup>th</sup> St. & Phoenix Ave. and Phoenix Ave. & 3<sup>rd</sup> St. in public right of way have lips greater than ¼ inch. Please shave lips for a smooth transition onto the public right of way.
10. Public sidewalk at the corner of Phoenix Ave. and 3<sup>rd</sup> St.: Per site visit there were only 45 in wide pathway. A minimum 48 in width must be provided around any obstacle.



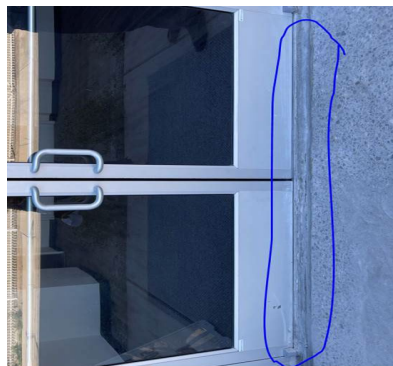
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11. Per site visit, the width for the public sidewalk off La Poblana Rd. was 6 ft., and the approved plan shows 8 ft. wide sidewalk. Please red mark the approved plan to reflect the changes.
12. Anchor down the Bike Rack.
13. Tripping hazard: please provide a smooth ADA transition from the public sidewalk to the building entrance.



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Once these corrections are complete, email pictures to [malnajira@cabq.gov](mailto:malnajira@cabq.gov) for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

*Marwa Al-najjar*

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

Ma via: email

PO Box 1293 C: CO Clerk, File

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NM 87103

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**SCOTT C. ANDERSON**  
& associates architects  
2818 4th St NW, Suite C Albuquerque NM 87107  
scott@scaarchitects.com  
505.401.7575

October 4, 2023

**Ms. Marwa Al-najjar, PE**  
Planning Department  
Transportation Development  
600 2<sup>nd</sup> St. NW, Suite 201  
Albuquerque, NM 87102  
505 924-3675  
malnajjar@cabq.gov

Re: Traffic layout certification, 2818 4<sup>th</sup> St NW, BP 2020-26464

Dear Ms. Al-najjar:

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 3/25/2021 and approved by the City of Albuquerque on 7/26/2021. 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 10/3/2023 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 are as follows:

There is no striping on Phoenix Ave NW or 3<sup>rd</sup> St NW.

The finish floor elevation is higher causing a change to the door landing on the NW corner of the building.

A motorcycle parking space was relocated from the far NE corner of the garage to adjacent to a structural column.

The south side of the garage has 5 motorcycle parking spaces instead of 4.

One parking space was eliminated in the garage south of the building entrance and striped for pedestrian access.

There are no pavement markings on the fire access from 4<sup>th</sup> St.

There are no DO NOT ENTER pavement markings.

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.

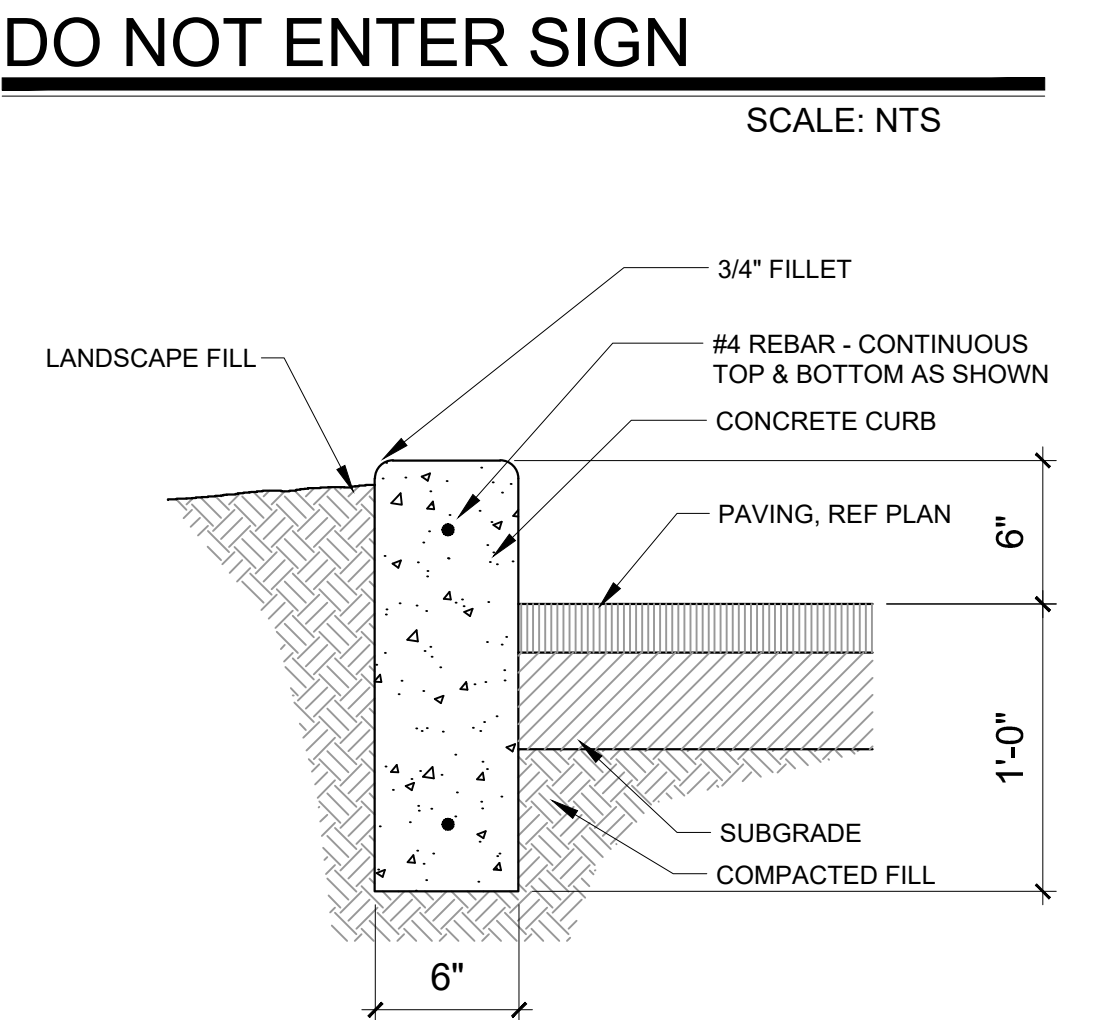
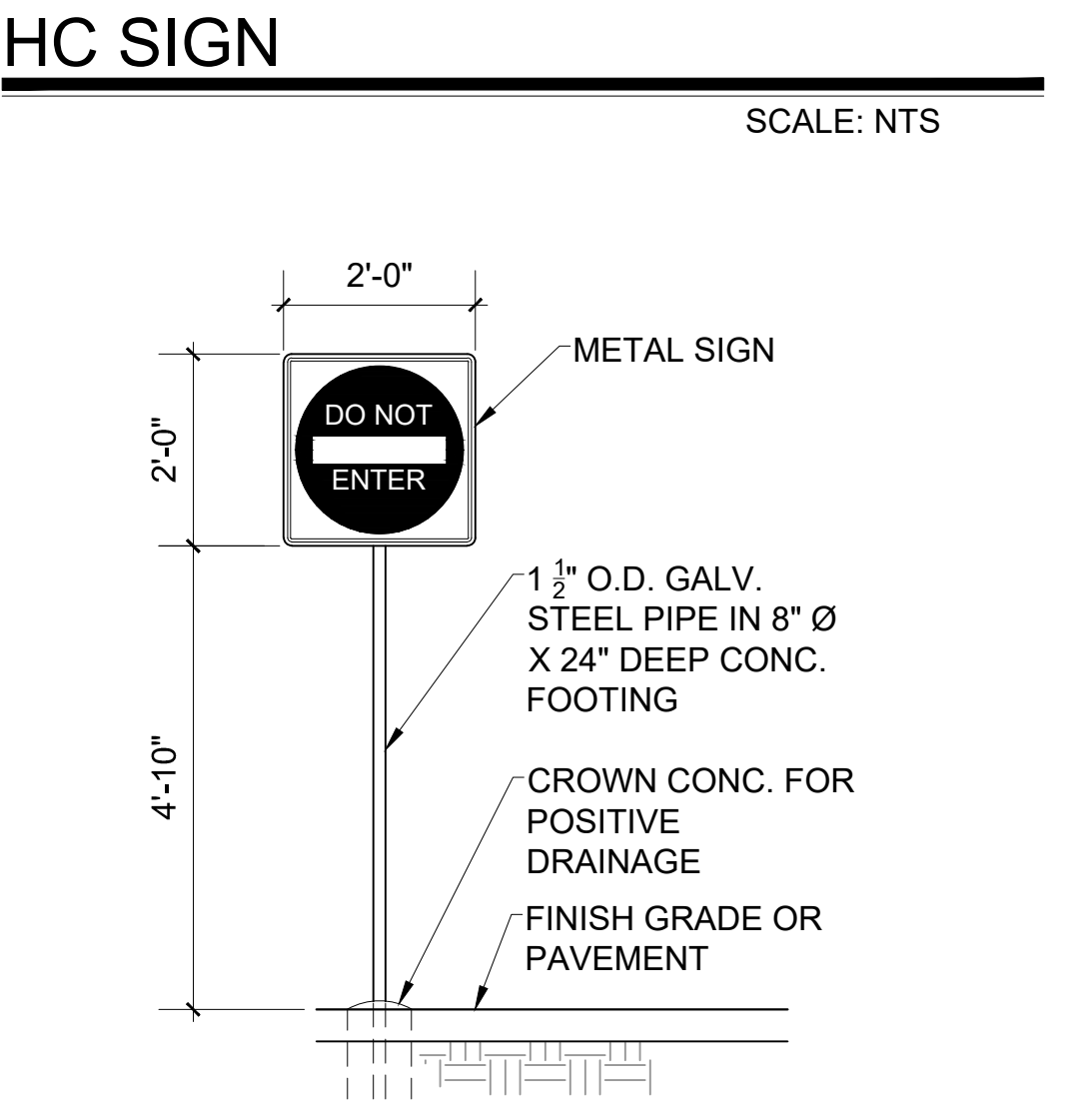
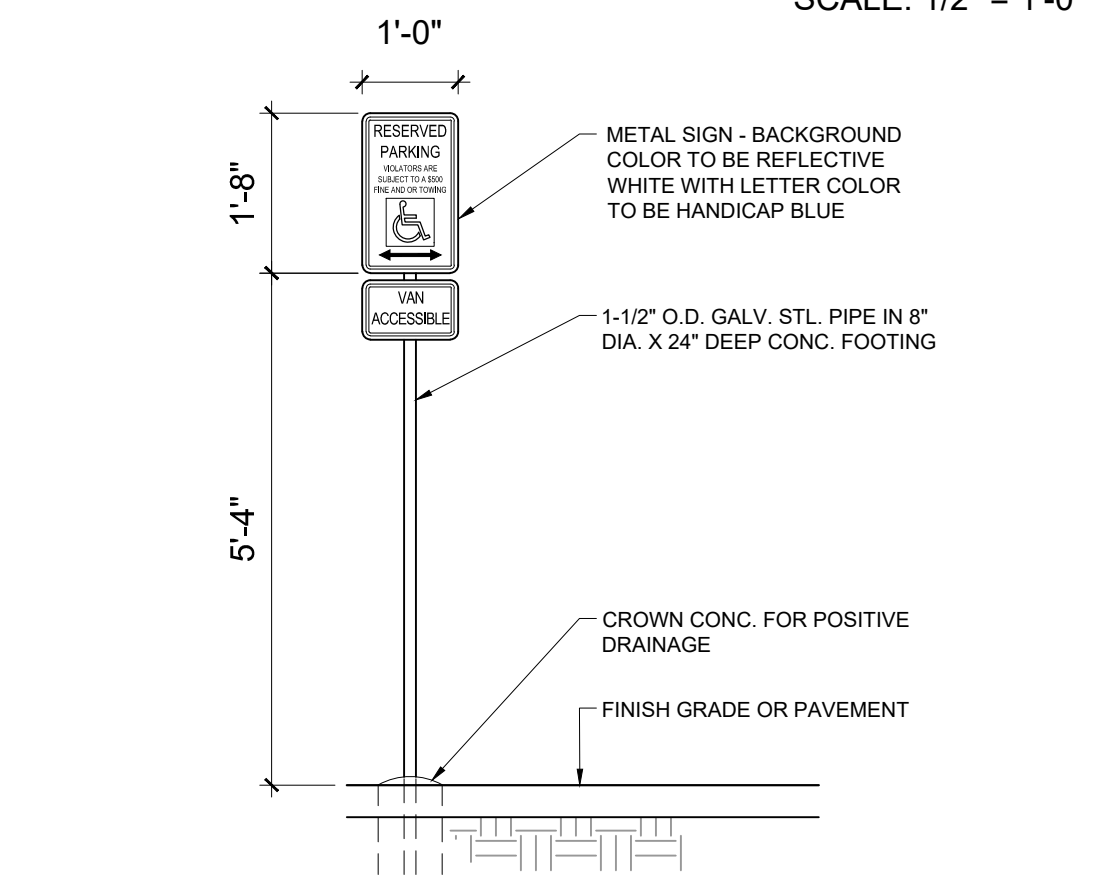
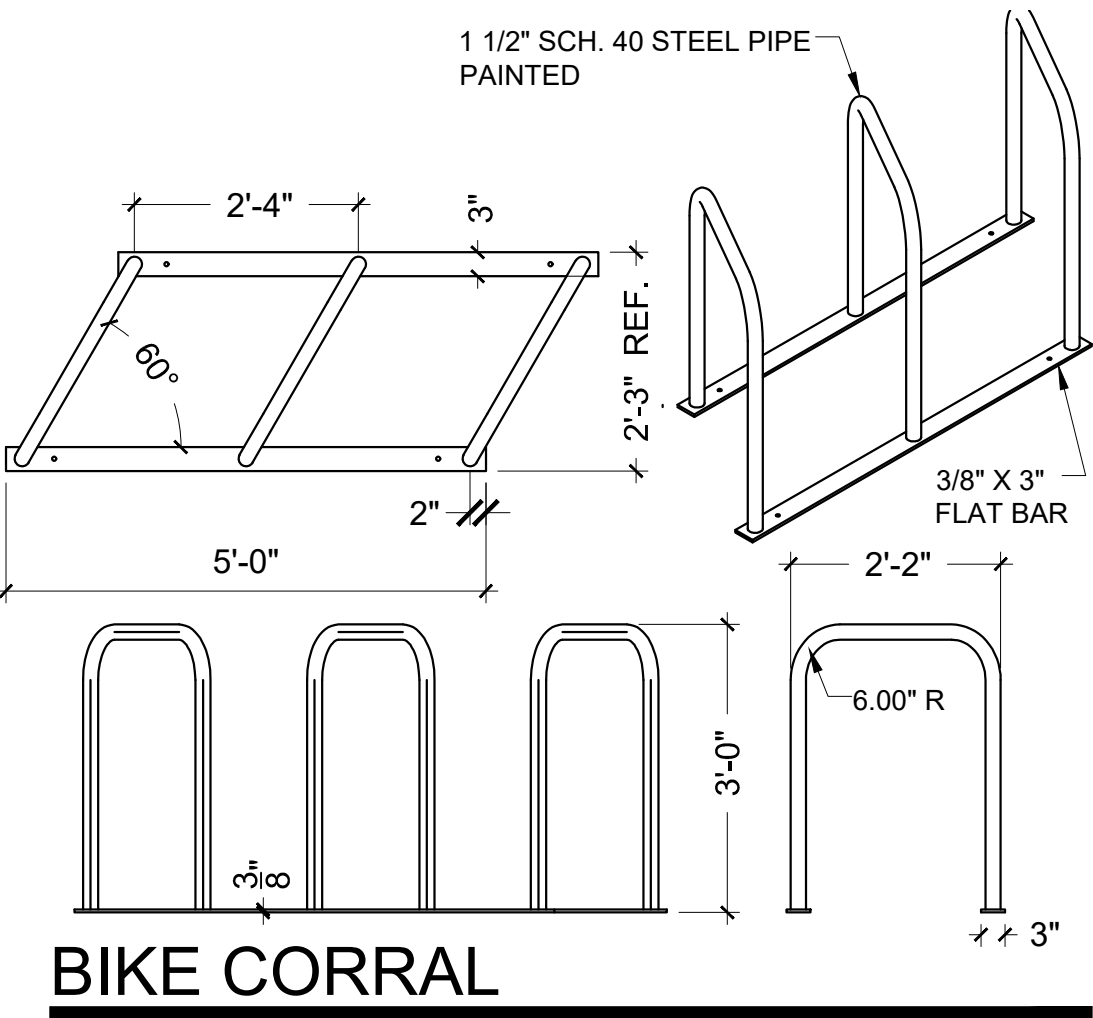
Signature Architect

10/4/2023

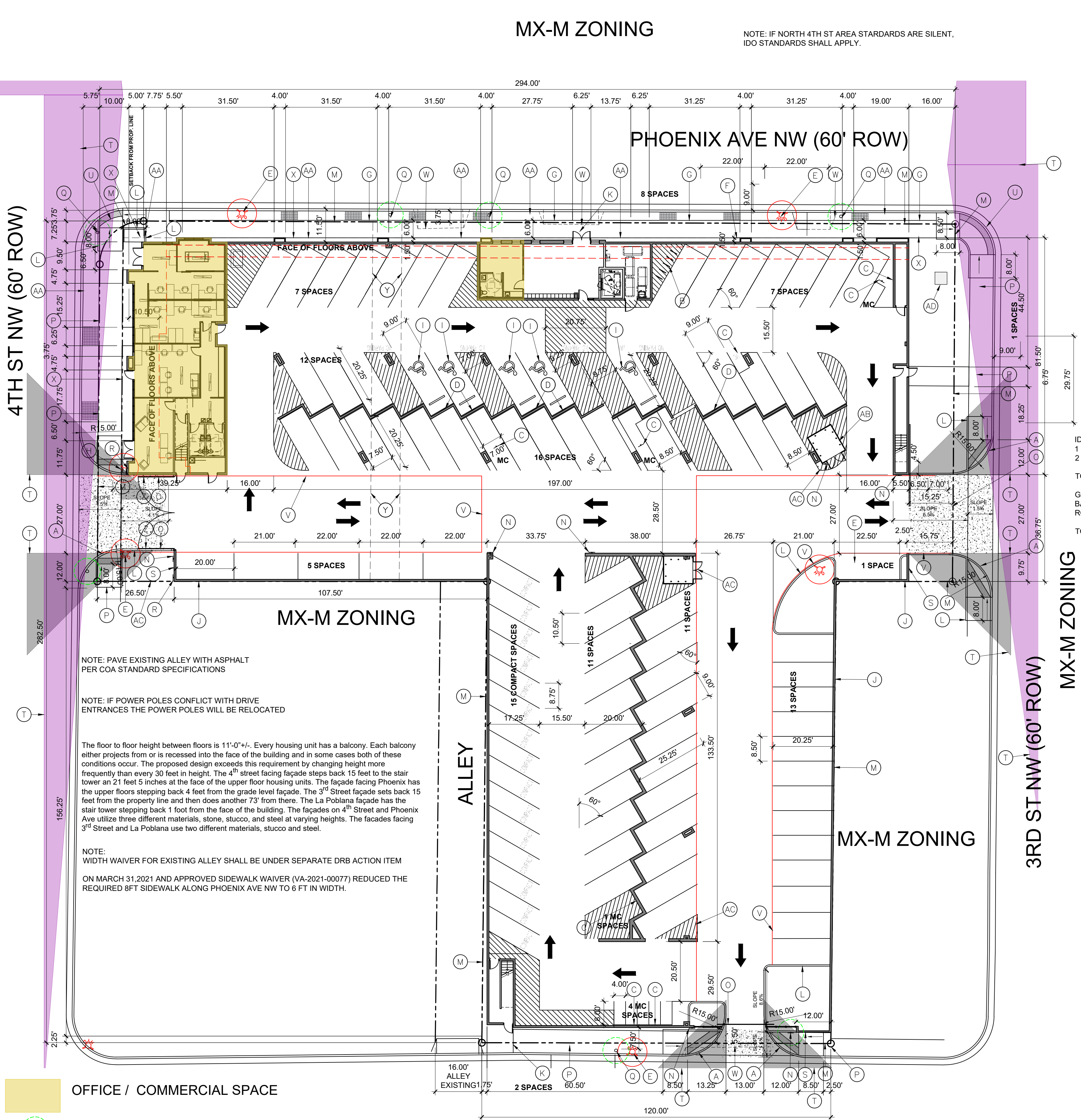
Date







CURB DETAIL  
SCALE: NTS

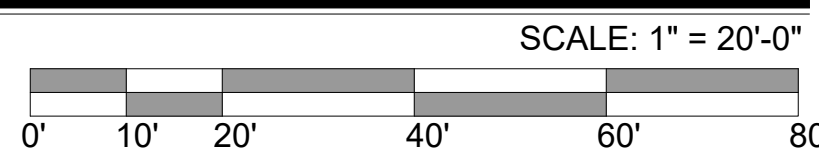


- OFFICE / COMMERCIAL SPACE
- 4'-0" CLEARANCE AROUND OBSTRUCTION
- 4'-0" CLEARANCE AROUND FIRE HYDRANT
- 35'-0" CLEAR SIGHT TRIANGLE
- DPM 35 MPH CLEAR SIGHT TRIANGLE

SITE PLAN  
NOTE: ALL PARKING IS AT GRADE

LA POBLANA RD NW (60' ROW)

MX-M ZONING



MX-M ZONING

NOTE: IF NORTH 4TH ST AREA STANDARDS ARE SILENT, IDO STANDARDS SHALL APPLY.

KEYED NOTES

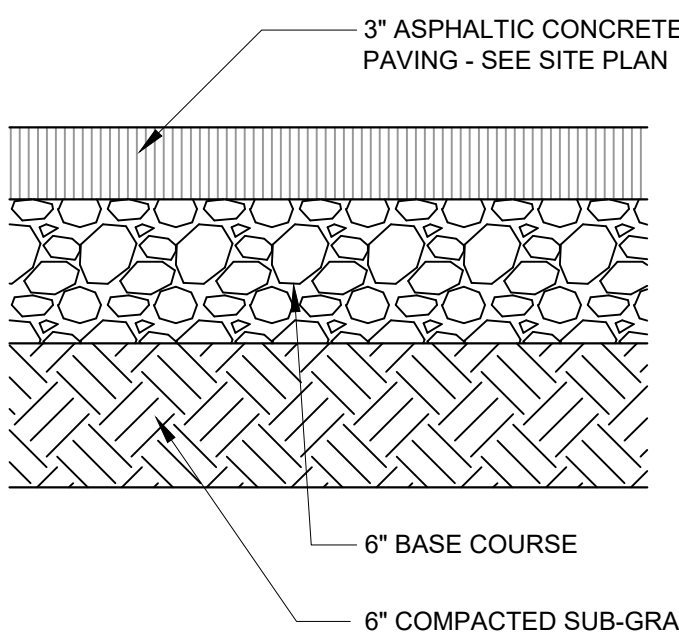
- NEW DRIVE CUT REF CITY OF ALBUQUERQUE STANDARD DETAIL 2426 FOLLOW PARALLEL RAMP DETAIL, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE.
- 10 SPACE BIKE RACK, REF DETAIL THIS SHEET
- MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
- H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
- NEW FIRE HYDRANT
- IRRIGATION BOX
- NEW 6' SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
- FIRE DEPT. CONNECTION
- HC PARKING SYMBOL
- 8' CMU WALL
- 6' ACCESSIBLE ROUTE
- HEADER CURB, REF DETAIL THIS SHEET
- EXISTING PROPERTY LINE
- DO NOT ENTER SIGN, REF DETAIL THIS SHEET
- VEHICULAR GATE
- NEW 8' SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
- EXISTING POWER POLE. NEW POWER POLES WILL BE AGAINST BACK OF CURB.
- "EMERGENCY VEHICLE ONLY" SIGN
- KNOX BOX
- CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
- CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2441, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE.
- RED PAINT WITH "FIRE LANE" NOTATION.
- REMOVE EXISTING DRIVE ENTRANCE.
- NEW SIDEWALK EASEMENT.
- SEWER EASEMENT VACATED UNDER SEPARATE DRB ACTION
- "DO NOT ENTER" SIGN MOUNTED TO INSIDE OF GATE
- PLANTING BED.
- REFUSE CONTAINER PICKUP POINT, COA STANDARD DETAIL 9'X5' SWANSON COLLECTION SITE WITH ENCLOSURE, 4EA 4" BOLLARDS AND PAIR OF 3' DOORS
- RECYCLING CONTAINER COLLECTION POINT
- TRANSFORMER, REF DETAILS ON SHEET ES-100

IDO TABLE 5-1-2 OPEN SPACE:  
1 BEDROOM: 45 EA X 200SF = 9,000 SF  
2 BEDROOM: 39 EA X 250SF = 9,750 SF  
TOTAL REQUIRED = 18,750 SF  
GRADE LEVEL = 3,832 SF  
BALCONIES = 9,987 SF  
ROOF DECK = 5,000 SF  
TOTAL PROVIDED = 18,819 SF

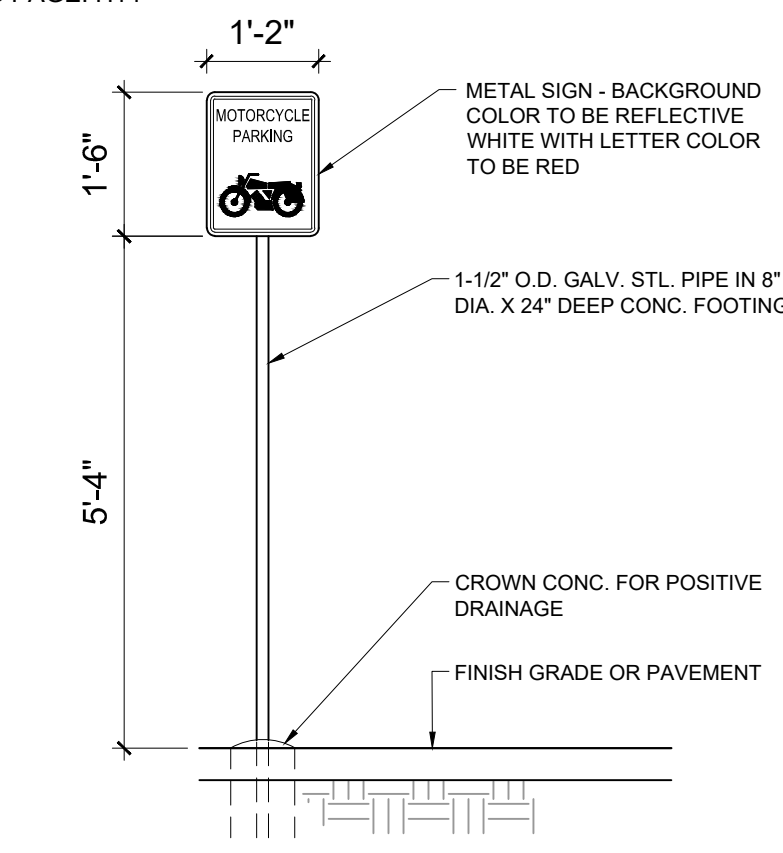
MX-M ZONING

3RD ST NW (60' ROW)

PAVING SECTION  
SCALE: NTS



MOTORCYCLE SIGN  
SCALE: 1/2" = 1'-0"



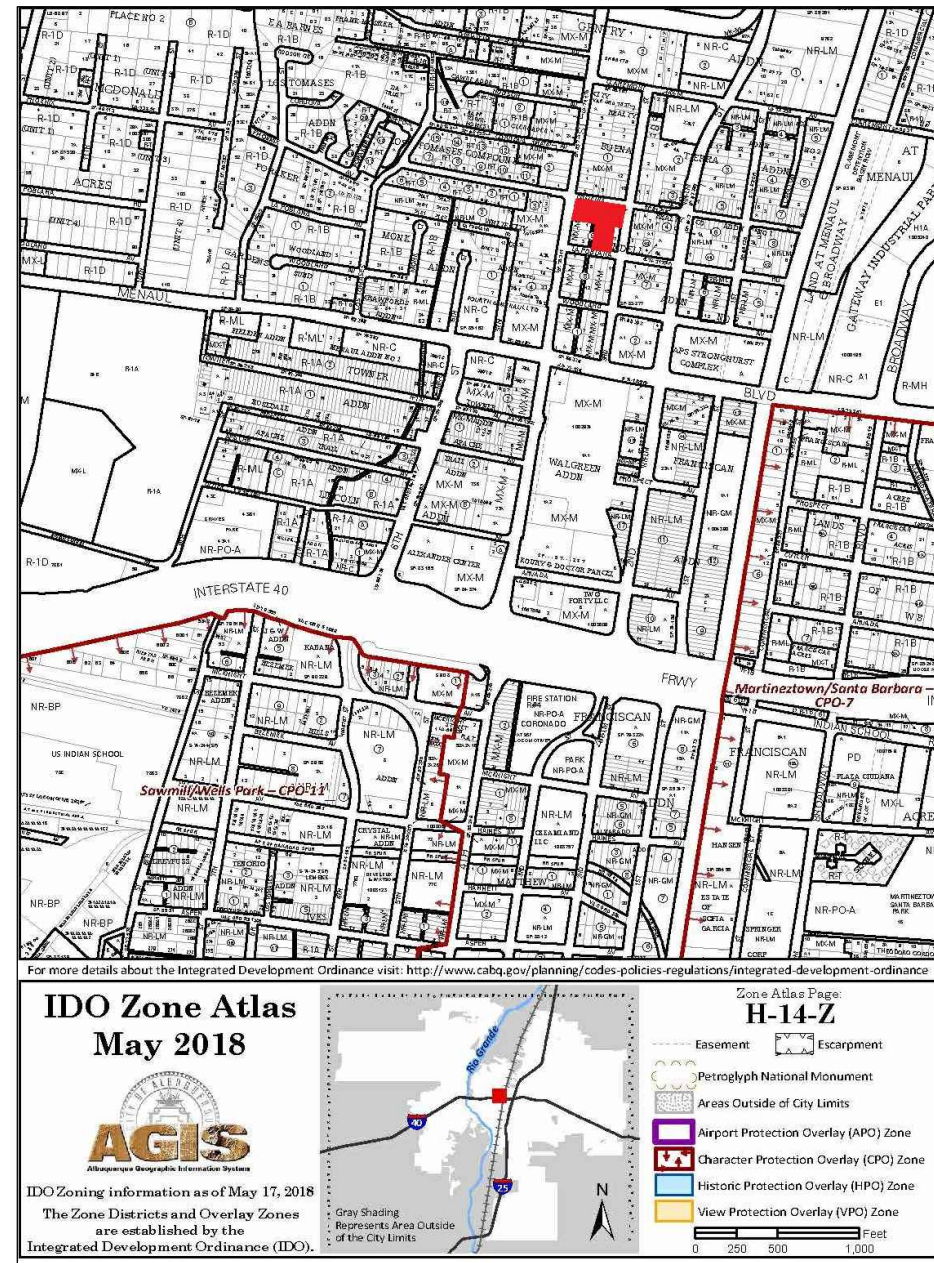
NOTE:  
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC WORK ORDER.  
LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

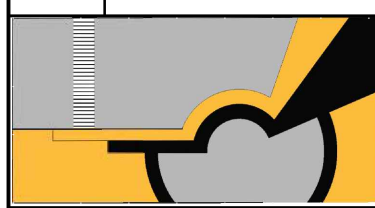
ALL PAVING SHALL BE SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.  
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).  
ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES TO WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.  
PARKING:  
OFFICE: 3,806SF X 0.0035 = 13 SPACES  
MULTI-FAMILY DWELLING: 87 X 15 = 130.5 SPACES  
SHARED PARKING: 143.5 / 1.3 = 110 SPACES  
111 SPACES PROVIDED  
HC REQUIRED: 4 STANDARD, 1 VAN  
4 MOTORCYCLE REQUIRED  
1 EA. 6 SPACE BIKE RACK

GROSS LOT AREA = 55,278 SF  
BUILDINGS = 36,452 SF  
NET LOT AREA = 18,826 SF  
REQUIRED LANDSCAPE AREA @ 15% = 2,824 SF ; 2,838 SF PROVIDED

UPC: 101405933541911310  
LEGAL: LOT 1-A, BLOCK 2, CITY REALTY ADDITION NUMBER 1  
ZONING: MX-M  
ZONE ATLAS PAGE: H14



No	Revision	Item	Date
 <b>SCOTT C. ANDERSON</b> & associates architects 4419 4th St NW, Ste. B Albuquerque, NM 87107 scott@scottcanderson.com 505.403.7575			
PHOENIX APARTMENT BUILDING 2818 4TH ST NW ALBUQUERQUE, NM 87107			
DRAWING TITLE <b>TCL RECORD DRAWING</b>			
SEAL	DESIGNED	PROJECT NO	
	DRAWN	SCALE	
	CHECKED	DRAWING NO	
	REVIEWED	<b>A-100</b>	
	DATE		
	10/4/2023		