

CITY OF ALBUQUERQUE



November 30, 2017

Roger Cinelli, R.A.
Roger Cinelli & Associates Inc.
2418 Manual Torres Ln. NW
Albuquerque, NM 87107

Re: Townhomes for Greg Lobberegt, 2400 Marie Park Dr. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 11-22-16 (H22-D026)
Certification dated 11-28-17

Dear Mr. Cinelli,

Based upon the information provided in your submittal received 11-28-17, 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 Monica Ortiz at (505) 924-3981 or me at (505)924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

LWP via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Townhouses for Greg Lobbereg
DRB#: _____ **EPC#:** NA C-1 TO R-2 **Building Permit #:** 2017-03850 **City Drainage #:** H22D026
Legal Description: TRACT A-2-A-1 BLOCK 13, BRENTWOOD HILLS SUBD.
City Address: 2400 MARIE PARK DR. N.E.

Engineering Firm: SCOTT MC GEE PE, L.L.C. **Contact:** SCOTT
Address: 9700 TANOAN DRIVE N.E., ALBUQUERQUE, NEW MEXICO
Phone#: 505-263-2905 **Fax#:** - **E-mail:** scottmcgee@gmail.com

Owner: GREG LOBBEREGET **Contact:** GREG
Address: 8200 CARMEL N.E., STE 103, ALBUQUERQUE, NEW MEXICO 87122
Phone#: 505-269-4734 **Fax#:** - **E-mail:** greg@greglobb.com

Architect: ROGER CINELLI & ASSOCIATES INC **Contact:** ROGER
Address: 2418 MANUEL TORRES LN N.W. ALBUQUERQUE, NEW MEXICO 87107
Phone#: 505-243-8211 **Fax#:** 505-243-8196 **E-mail:** rcinelli@q.com

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☒ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 11/28/16

By: Roger Cinelli, Architect

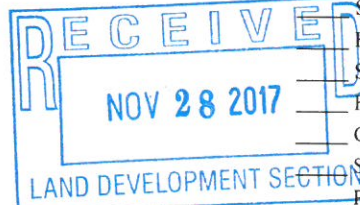
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ 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

☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____



COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

Cinelli

ARCHITECTS

OFFICE (505) 243-8211 FAX (505) 243-8196

ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE N.W. ALBUQUERQUE, NEW MEXICO 87107

11/28/2017

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

RE: TWO STORY APARTMENT STYLE TOWNHOUSE PROJECT FOR GREG LOBBEREGET – **2400 MARIE PARK DRIVE N.E.**, ALBUQUERQUE, NEW MEXICO – **(H-22-D026)** - ARCHITECT'S STAMP
DATED 11/22/2016 - COA APPROVED 11/30/16 - **FINAL SITE CERTIFICATION**

DEAR SIRs,

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 NOVEMBER 30, 2016. .

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON NOVEMBER 27, 2017 AND OBSERVED SOME MINOR DEPARTURES FROM THE ORIGINAL DESIGN DOCUMENT. THE FIRE HYDRANT INSTALLATION ON MARIE PARK IS NOW SHOWN. SEE EDITED ORIGINAL DESIGN DOCUMENT.

THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROGER CINELLI OF THE FIRM ROGER CINELLI & ASSOCIATES INC. 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

11/28/17
DATE



11/28/17

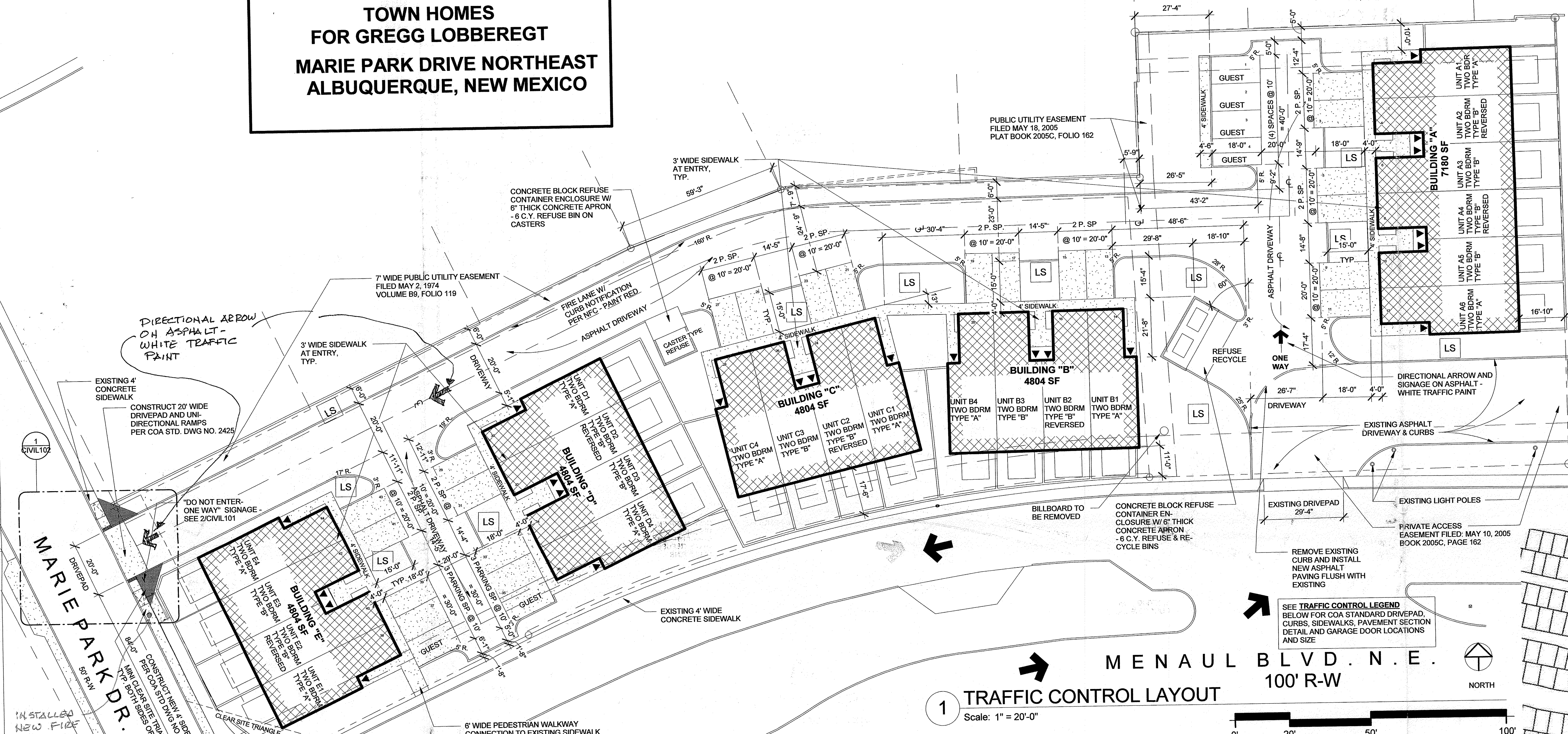
TOWN HOMES FOR GREG LOBBEREGET MARIE PARK DRIVE NORTHEAST ALBUQUERQUE, NEW MEXICO

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

**TRAFFIC CIRCULATION LAYOUT
APPROVED**
[Signature] 11/30/16
Signed Date

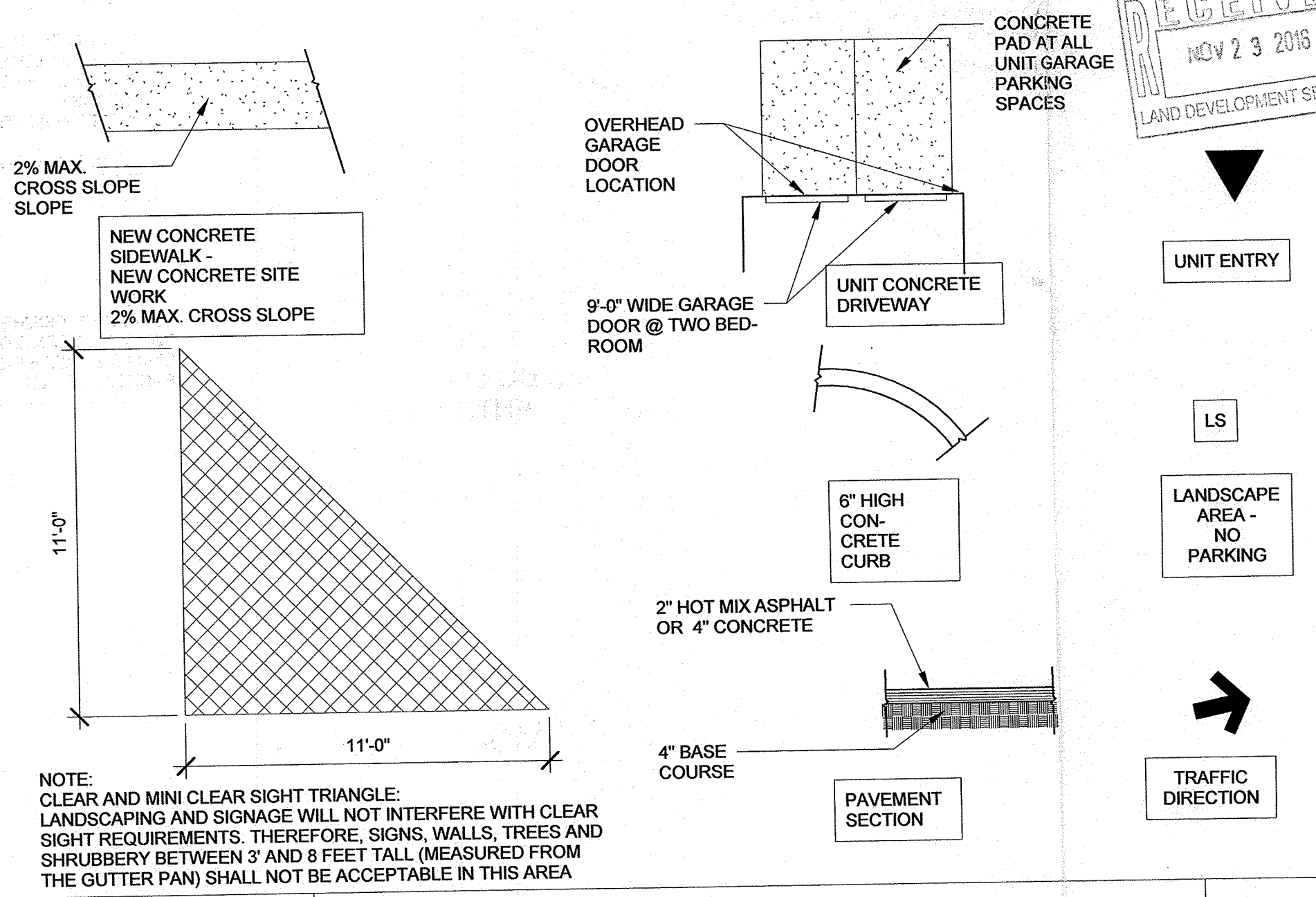
DESIGN CRITERIA

A 22 UNITS TOWNHOUSE DEVELOPMENT FOR GREG LOBBEREGET
PROJECT LOCATION: NORTHEAST CORNER OF INTERSECTION OF MENAUL BLVD. N.E. AND MARIE PARK DRIVE N.E.
2400 MARIE PARK DR. N.E., ALBUQUERQUE, NM
ZONE ATLAS MAP: H-22
LEGAL DESCRIPTION: TRACT "A-2-A-1" IN BLOCK NUMBERED (13) OF BRENTWOOD HILLS SUBD. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
ZONING: R-2
TOTAL ACREAGE: 1.56 ACRES
PROPOSED USES: RESIDENTIAL DWELLINGS
REQUIRED PARKING PER R-2:
TOWNHOUSE UNITS - 22 UNITS X 2 PARKING SPACES = 44 PARKING SPACES
TRANSIT ROUTE REDUCTION - 44 X 10% = 4 PARKING SPACES
44 SPACES - 4 SPACES = 40 SPACES REQUIRED
PARKING PROVIDED (INCLUDING GARAGES):
OFF STREET PARKING = 44 PARKING SPACES - COMPLIES
GUEST PARKING PROVIDED:
OFF STREET PARKING = 6 PARKING SPACES
PROVIDED - 14% OF TOTAL REQUIRED SPACES
TOTAL PARKING PROVIDED:
OFF STREET PARKING - 50 PARKING SPACES



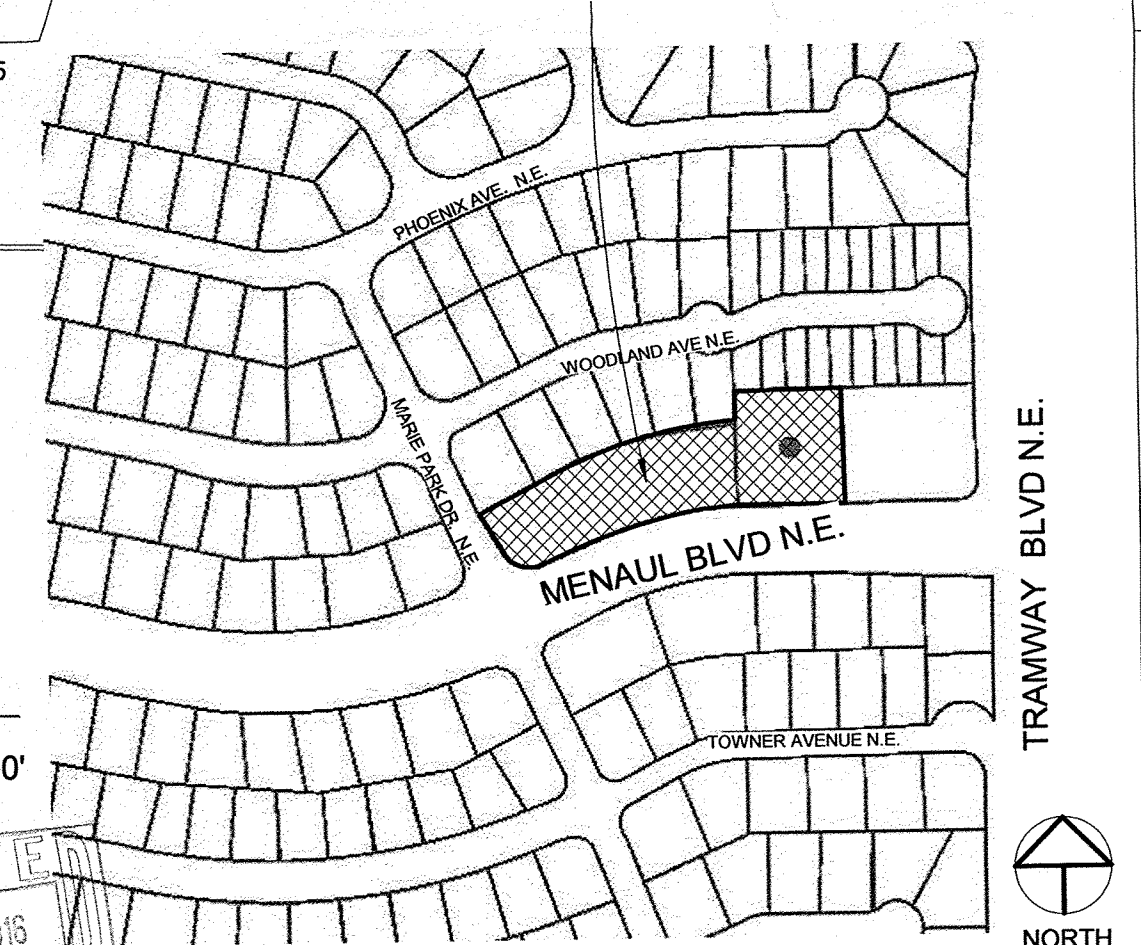
1 TRAFFIC CONTROL LAYOUT
Scale: 1" = 20'-0"

TRAFFIC CONTROL PLAN LEGEND



2 ONE WAY SIGNAGE
Scale: 1" = 1'-0"

2400 MARIE PARK DRIVE N.E.



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

PROJECT TITLE: TOWNHOMES FOR GREG LOBBEREGET
2400 MARIE PARK DR. N.E.
ALBUQUERQUE, NEW MEXICO

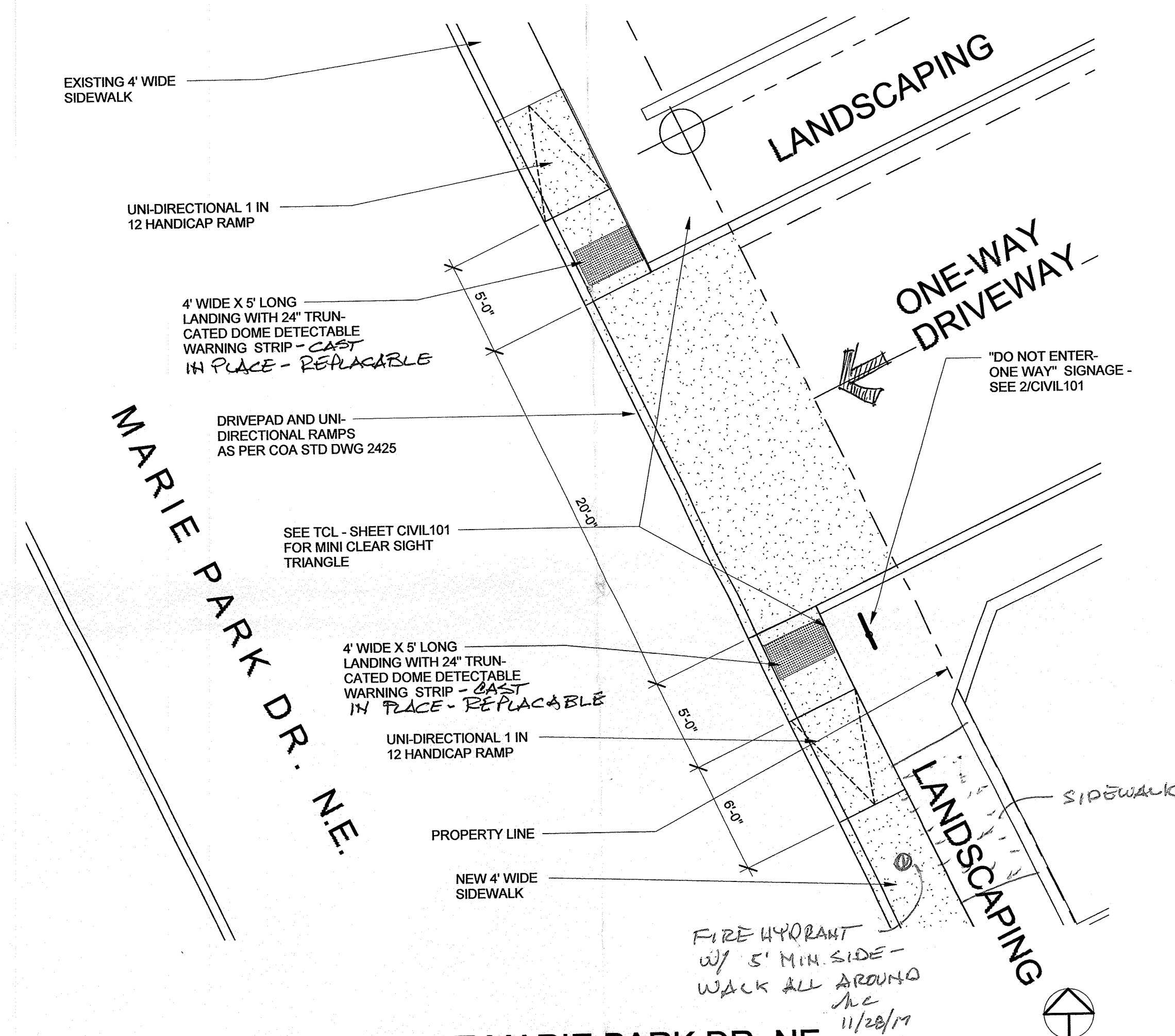
DRAWING TITLE: TRAFFIC CONTROL LAYOUT

DATE: NOV. 22, 2016
PROJECT NO.: BUCH14
DRAWING NO.:

CIVIL101

11/22/16

RECEIVED
NOV 28 2017
LAND DEVELOPMENT SECTION



1 DRIVEPAD AT MARIE PARK DR. NE
Scale: 3/16" = 1'-0"

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

PROJECT TITLE:
TOWNHOMES FOR
GREG LOBBEREGET
2400 MARIE PARK DR. N.E.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
ENLARGED DRIVEPAD PLAN

SEAL



11/22/16

DATE
NOV. 22, 2016

PROJECT NO.
BUCH14

DRAWING NO.

CIVIL102