

CITY OF ALBUQUERQUE



April 3, 2017

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

Re: Menaul Townhomes, 11910 Menaul NE
Request for Certificate of Occupancy- Transportation Development
Engineer's Stamp dated 12-15-2015 (H22D078)
Certification dated 03-27-17

Dear Mr. Soule,

Based upon the information provided in your submittal received 03-28-17, 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 me at (505) 924-3981.

Sincerely,


Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

DRB#: DRB#1007786 **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:** _____

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) _____

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) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

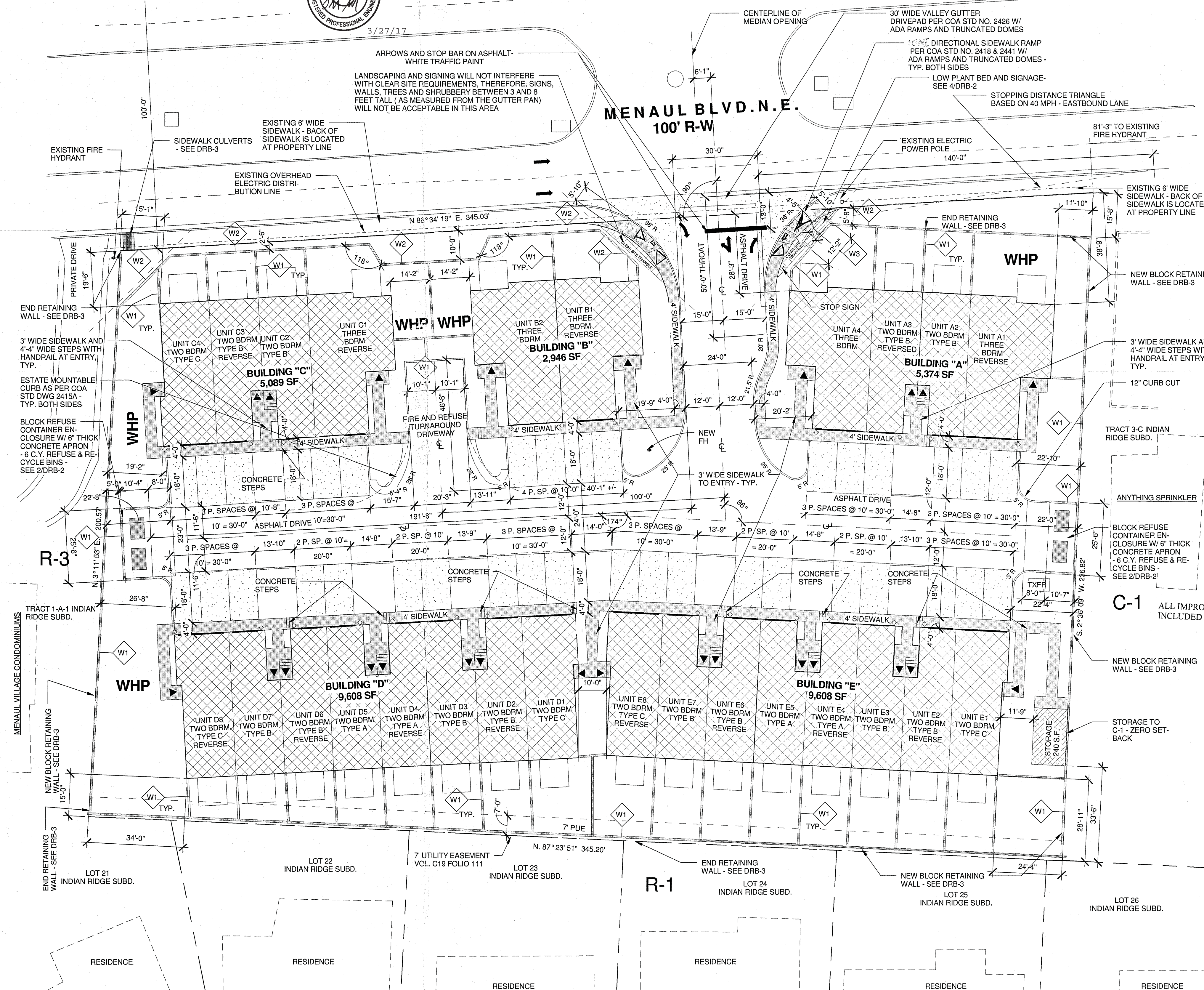
DATE SUBMITTED: _____ **By:** DAVID SOULE

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been CONSTRUCTED in substantial compliance with and in accordance with the design intent of the approved plan dated 12/15/15. The record information edited on the original design document has performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided DAVID ACOSTA NMPS 21082. The certification is submitted in support of a request for PERMANENT CERTIFICATE OF OCCUPANCY. The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the SITE DEVELOPMENT PLAN aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



3/27/17



INDIAN RIDGE PATIO HOMES FOR JOE AZAR

11,910 MENAUL BOULEVARD NORTHEAST ALBUQUERQUE, NEW MEXICO

PROJECT NUMBER: 1007786
APPLICATION NUMBERS: 15EPC-40053
15EPC-40054 15EPC-40059

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>Reginal M. M...</i> Traffic Engineer, Transportation Division	1/13/16 Date
<i>Walter J. ...</i> Utilities Development	01/13/16 Date
<i>J. Sandora</i> Parks & Recreation Department	1/13/16 Date
<i>[Signature]</i> City Engineer	4/20/16 Date
* Environmental Health Department (conditional)	4-20-16 Date
Solid Waste Management	12-22-15 Date
DRB Chairperson, Planning Department	4-20-16 Date

11,910 MENAUL BLVD. N.E.



VICINITY MAP - ZA MAP H-22

1" = 500'

SITE PLAN LEGEND

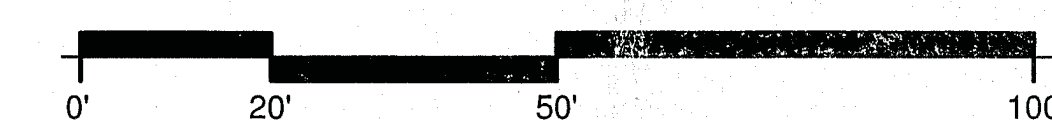
	NEW CONCRETE SIDEWALK - NEW CONCRETE SITE WORK		72" HIGH COLORED 8" CMU COURTYARD WALL
	UNIT ENTRY LOCATION		72" HIGH 8" COLORED CMU DECORATIVE STREET FRONTAGE WALL - SEE - DETAIL 1/DRB-2
	GARAGE DOOR LOCATION		12" HIGH 8" COLORED SPLIT FACE CMU SIGNAGE PLANTER
	HOODED DUSK TO DAWN EXTERIOR WALL MOUNTED LIGHTING - SEE SPECIFICATION SHEET DRB-2		WHP WATER HARVESTING POND PER GRADING AND DRAINAGE PLAN

NOTE:

NO UNFINISHED CMU SHALL BE ALLOWED FOR WALL MATERIAL. ALL WALL FINISHES SHALL BE EITHER SPLIT FACE OR COLORED.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Scale: 1" = 20'-0"



SHEET LIST

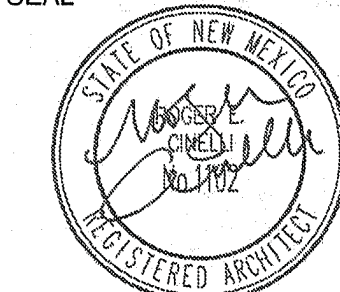
Sheet Number	Sheet Name
DRB-1	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DRB-2	SITE DEVELOPMENT PLAN INTRODUCTION & CODE SUMMARY
DRB-3	SITE DRAINAGE & GRADING PLAN
DRB-4	SITE UTILITY PLAN
DRB-5	SITE LANDSCAPE PLAN
DRB-6	ELEVATIONS & DETAILS
DRB-7	ELEVATIONS & DETAILS
DRB-8	SITE DEVELOPMENT PLAN FOR SUBDIVISION
DRB-9	SPS - DESIGN STD'S - STORAGE SHED ELEVATIONS

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

PROJECT TITLE:
INDIAN RIDGE PATIO HOMES
FOR JOE AZAR
11,910 MENAUL BLVD. N.E.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
SITE DEVELOPMENT PLAN FOR
BUILDING PERMIT

DATE DEC. 15, 2015	PROJECT NO. TIRY37
DRAWING NO.	



DRB-1

12/15/15

