

# 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.

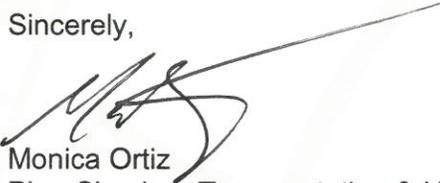
PO Box 1293

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

Albuquerque

Sincerely,

New Mexico 87103

  
Monica Ortiz  
Plan Checker, Transportation & Hydrology  
Development Review Services

www.cabq.gov

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

**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) \_\_\_\_\_

**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: \_\_\_\_\_ 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 intend 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.



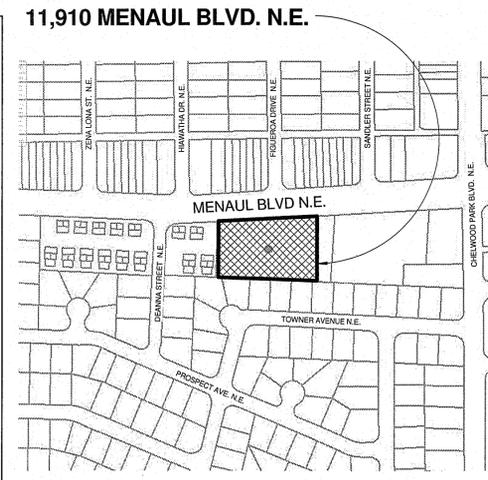
**INDIAN RIDGE PATIO HOMES  
FOR JOE AZAR**  
11,910 MENAUL BOULEVARD  
NORTHEAST  
ALBUQUERQUE, NEW MEXICO

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



VICINITY MAP - ZA MAP H-22

1" = 500'

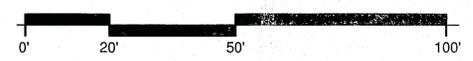
**SITE PLAN LEGEND**

- NEW CONCRETE SIDEWALK - NEW CONCRETE SITE WORK
- UNIT ENTRY LOCATION
- GARAGE DOOR LOCATION
- HOODED DUSK TO DAWN EXTERIOR WALL MOUNTED LIGHTING - SEE SPECIFICATION SHEET DRB-2
- SIDEWALK CULVERT - DWG #2236 - SEE GRADING & DRAINAGE PLAN
- 72" HIGH COLORED 8" CMU COURTYARD WALL
- 72" HIGH 8" COLORED CMU DECORATIVE STREET FRONTAGE WALL - SEE - DETAIL 1/DRB-2
- 12" HIGH 8" COLORED SPLIT FACE CMU SIGNAGE PLANTER
- 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	PROJECT NO.
DEC. 15, 2015	TIRY37
DRAWING NO.	



**DRB-1**

12/15/15

