

CITY OF ALBUQUERQUE



September 7, 2016

Louis Martinez
Zero Zero Architects
25 Camino Cielo
Santa Fe, NM 87506

Re: Calvary Chapel Remodel Phase 1 Only 6510 Fortuna Rd., NW
Request for Certificate of Occupancy- Transportation Development
Architect's Stamp dated 8-20-15 (J10D003)
Certification dated 09-01-16

Dear Mr. Martinez,

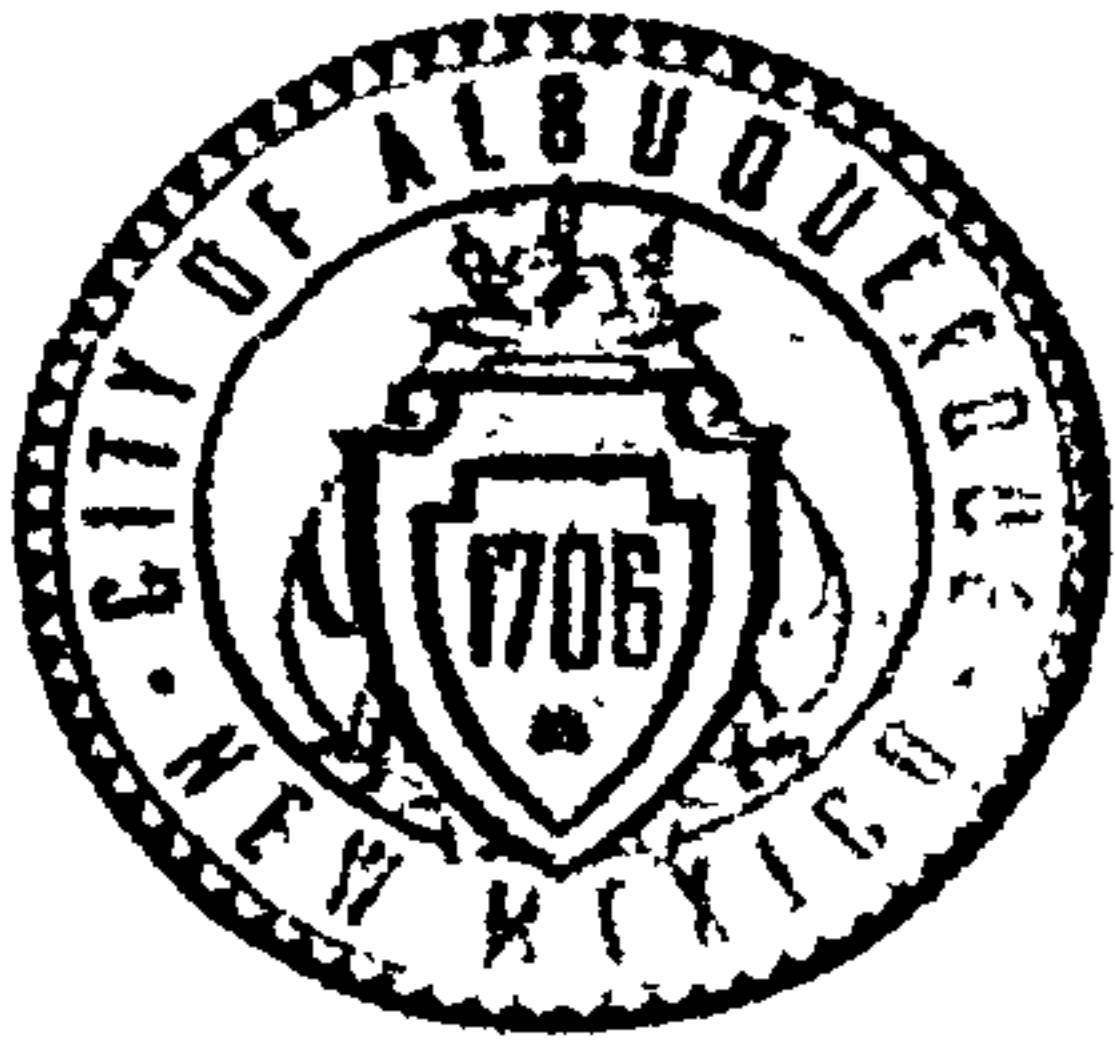
Based upon the information provided in your submittal received 09-02-16, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Monica Ortiz at (505) 924-3981 or me at (505)924-3991.

Sincerely,

Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

mao via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: CAHUARY CHAPEL REMODEL Building Permit #: 201591678 Hydrology File #: J10D003
DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 6510 Fortuna Rd. NW AIB, NM

Applicant: Cahuary Chapel Southwest Contact: John

Address: 6510 Fortuna NW ALBUQUERQUE NM

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: ZERO ZERO Architects Contact: LUIS MARTINEZ

Address: 25 Camino Cielo Santa Fe NM

Phone#: 328-8830 Fax#: _____ E-mail: LMARTINEZ4811@MSN.COM

Check all that Apply:

DEPARTMENT:

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

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

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 (ESCP)

☐ OTHER (SPECIFY) _____

- ☐ 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?

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 9/1/16 By: Louis Martinez

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

TRAFFIC CERTIFICATION

I, STEVE MAURICE, NMRA, OF THE FIRM ZEROZERO ARCHITECTS, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 8/21/15. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY STEVE MAURICE OF THE FIRM ZEROZERO ARCHITECTS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON SEPTEMBER 1, 2016 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 OCCUPANCY.


WORK COMPLETED INCLUDES THE INSTALLATION OF NEW SIDEWALKS AND RAMPS AND CURBING. HANDICAP SIGNAGE HAS BEEN INSTALLED, LANDSCAPING HAS BEEN INSTALLED AND PARKING STRIPPING IS COMPLETED.

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.

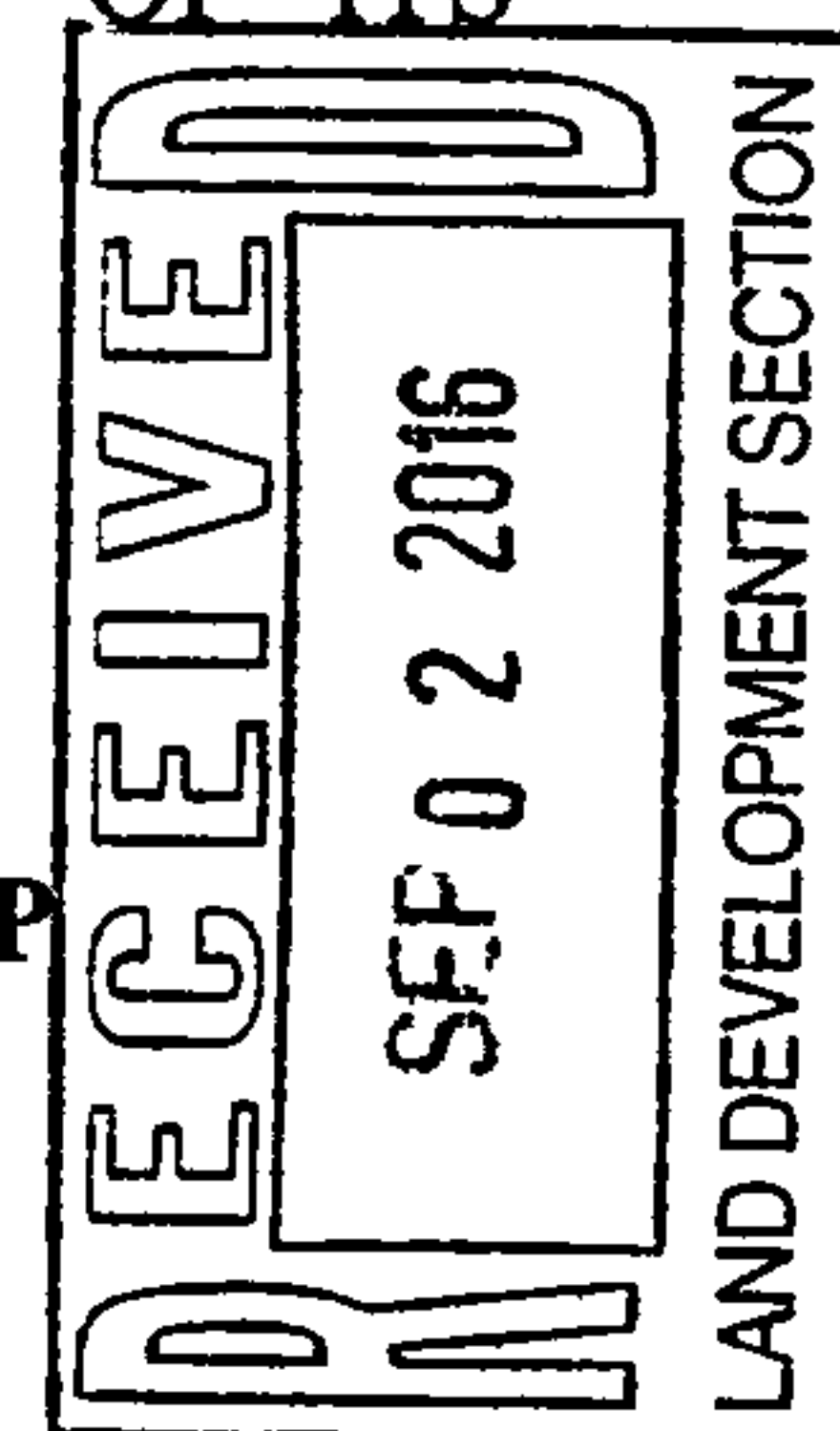
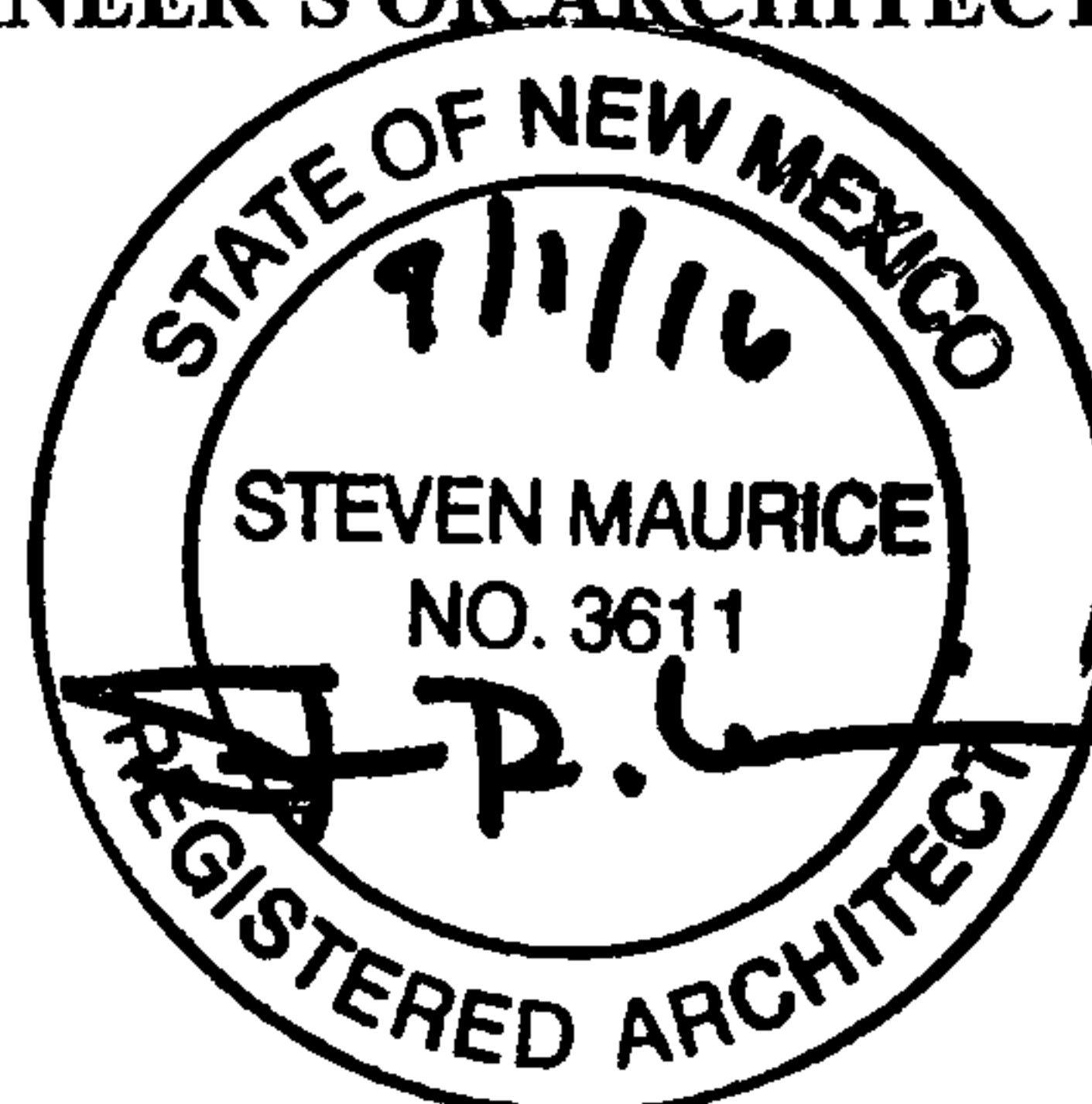


Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP



Date
September 1, 2016



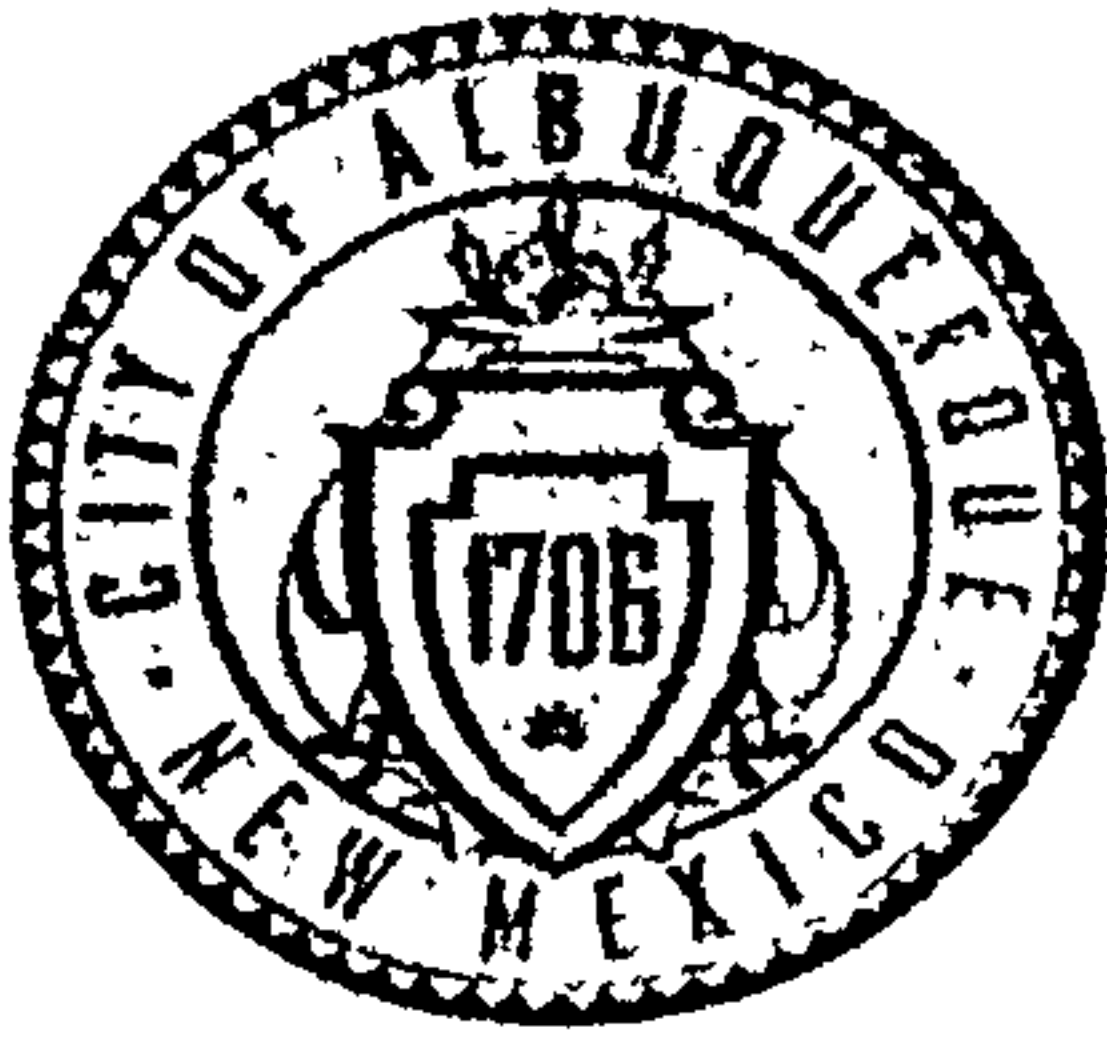
Ortiz, Monica

From: Ortiz, Monica
Sent: Friday, June 24, 2016 12:11 PM
To: Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.
Cc: Michel, Racquel M.; 'Louis Martinez'; 'khoffconstruction@gmail.com'
Subject: 6510 Fortuna rd NW

Please release a 30-day traffic temporary CO for 6510 Fortuna Rd NW. Our printer is down, and I will follow up with a formal letter once it's running this afternoon. If you have any questions please feel free to call me. Thanks

Monica Ortiz

Planning Department – Transportation & Hydrology
Development & Building Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3981
f 505-924-3864



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Calvary Chapel Remodel Building Permit #: 201591678 Hydrology File #: J10D003
DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 6510 Fortuna Rd. NW A/B, NM 87

Applicant: Calvary Chapel Southwest Contact: John

Address: 6510 Fortuna NW Albuquerque NM

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: Zero Zero Architects Contact: Louis Martinez

Address: 25 Camino Cielo Santa Fe NM

Phone#: 328-8830 Fax#: _____ E-mail: LMARTINEZ4811

@msu.com

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) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY - Temp.

☐ 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

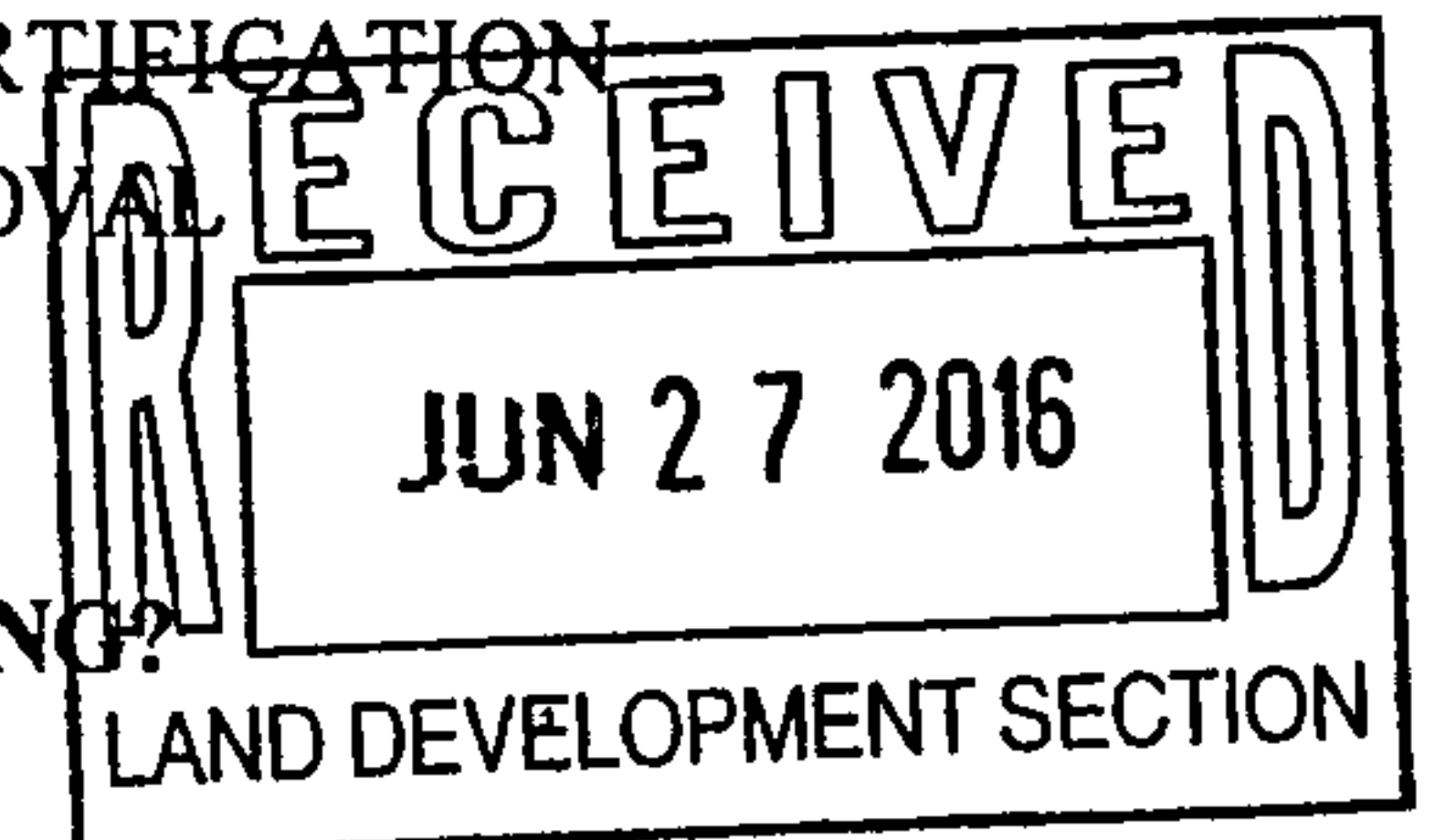
☐ PRE-DESIGN MEETING?

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 6/22/16 By: LOUIS MARTINEZ

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



TRAFFIC CERTIFICATION

I, STEVE MAURICE, NMRA, OF THE FIRM ZEROZERO ARCHITECTS, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 8/21/15. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY STEVE MAURICE OF THE FIRM ZEROZERO ARCHITECTS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JUNE 25, 2016 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 TEMPORARY OCCUPANCY.

WORK COMPLETED INCLUDES THE INSTALLATION OF NEW SIDEWALKS AND RAMPS IN FRONT OF THE BUILDING. TEMPORARY HANDICAP SIGNAGE HAS BEEN INSTALLED.

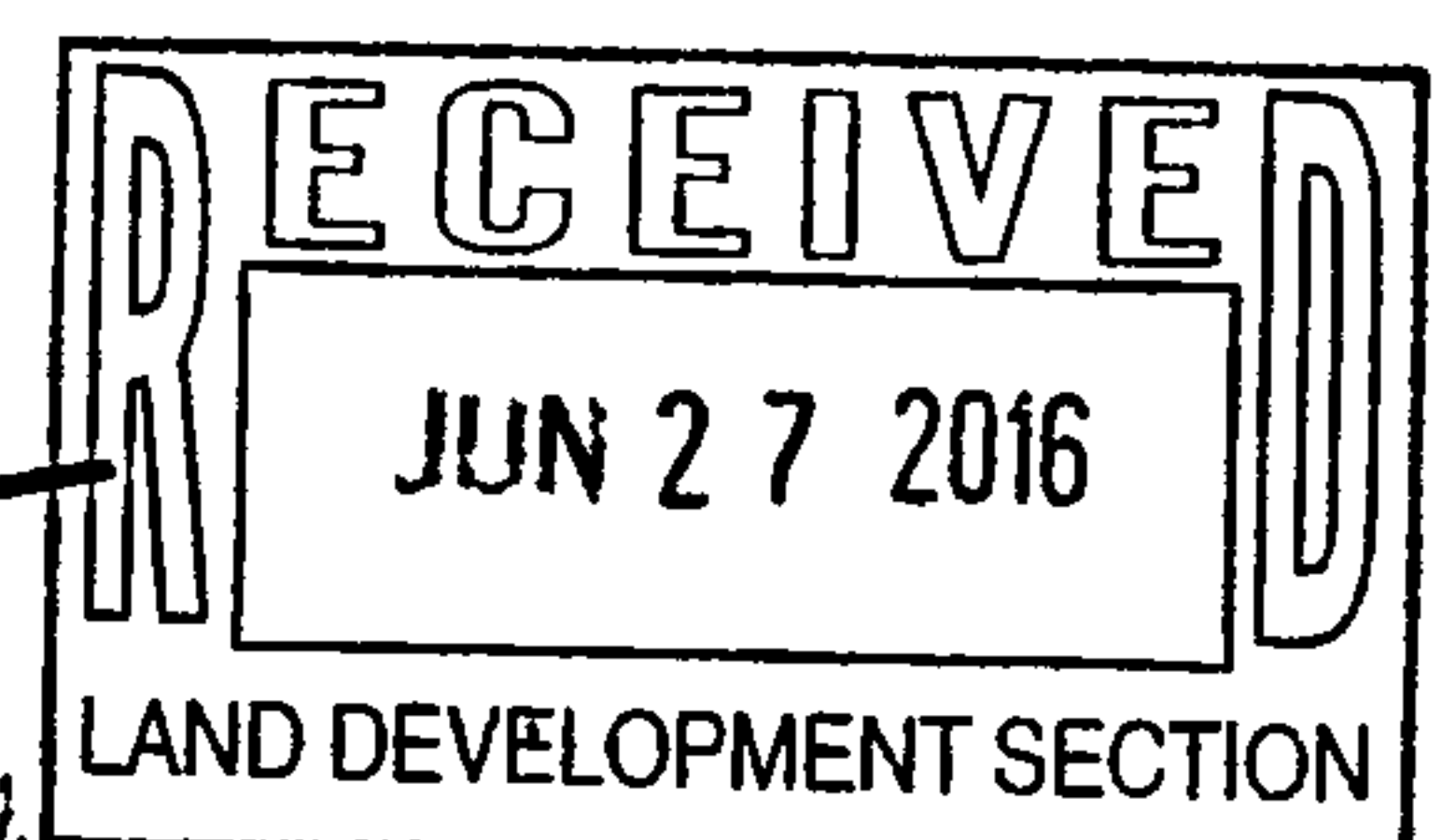
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



Signature of Engineer or Architect

6/25/2016
Date

ENGINEER'S OR ARCHITECT'S STAMP



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

August 21, 2015

Louis Martinez
Zero Zero Architects
25 Camino Cielo
Santa Fe, NM 87506

**Re: Calvary Chapel Remodel
6510 Fortuna Rd., NW
Traffic Circulation Layout**
Engineer's/Architect's Stamp dated 8-20-15 (J10-D003)

Dear Mr. Martinez,

The TCL submittal received 8-19-15 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: CALVARY CHAPEL SOUTHWEST Building Permit #: T201591618 City Drainage #: 110P003

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: 6510 FORTUNA RD NW

City Address: ALBUQUERQUE, N.M. 87121

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: CALVARY CHAPEL SOUTHWEST Contact: Ryan Montoya

Address: 6510 FORTUNA RD NW

Phone#: 400-4625 Fax#: _____ E-mail: _____

Architect: ZERO ZERO ARCHITECTS Contact: _____

Address: 25 CAMINO CIELO SANTA FE, NM 87506

Phone#: 301-4355 Fax#: _____ E-mail: _____

Surveyor: HARRIS SURVEYING CO Contact: _____

Address: 2412-A MONROE ST NE

Phone#: 889-8056 Fax#: _____ E-mail: _____

Contractor: K-HOFF CONST Contact: KARL HOFFMAN

Address: P.O. Box 707 FENCE LAKE, NM

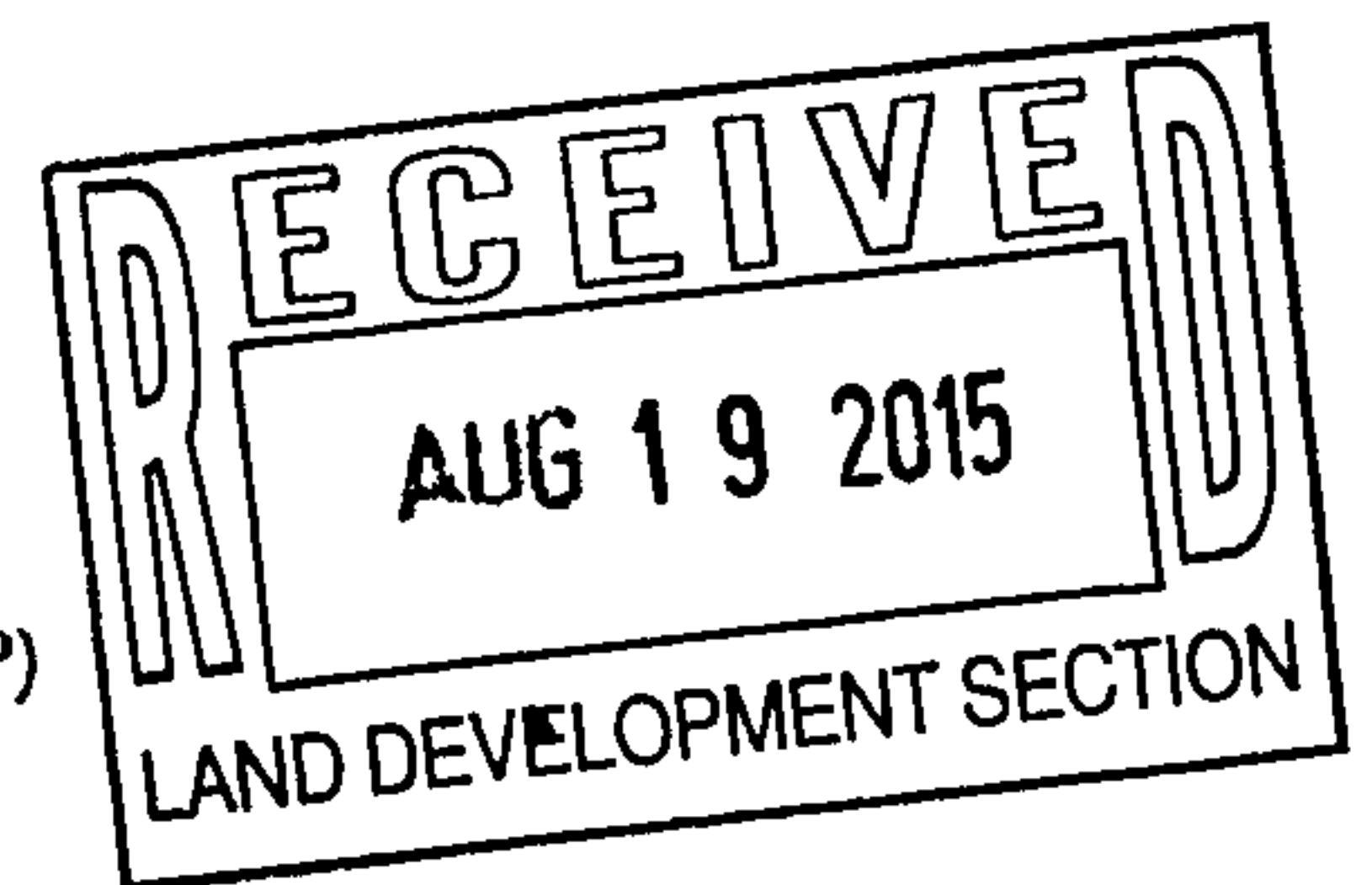
Phone#: 280-8967 Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



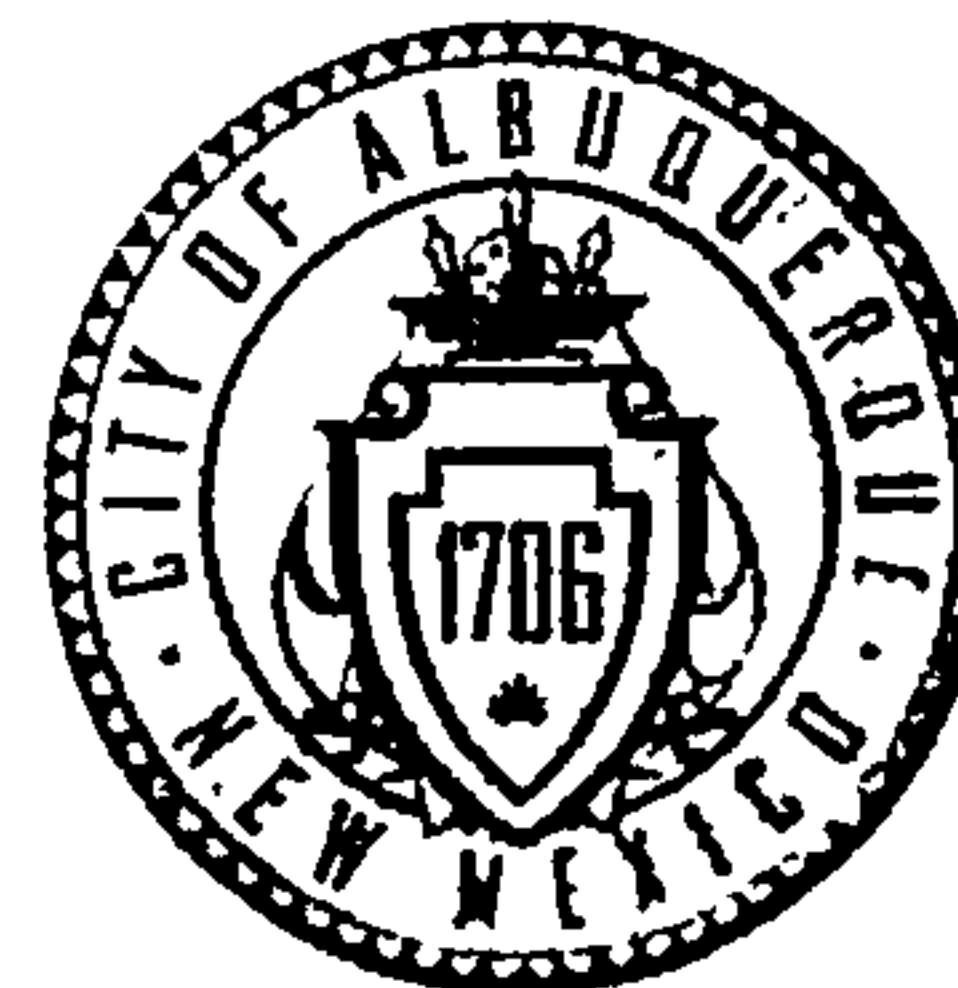
WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: 8-19-15 By: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre that are part of a larger common plan of development

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

August 17, 2015

Louis Martinez
Zero Zero Architects
25 Camino Cielo
Santa Fe, NM 87506

**Re: Calvary Chapel Remodel
6510 Fortuna Rd., NW
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 8-7-15 (J10-D003)**

Dear Mr. Martinez,

Based upon the information provided in your submittal received 8-7-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

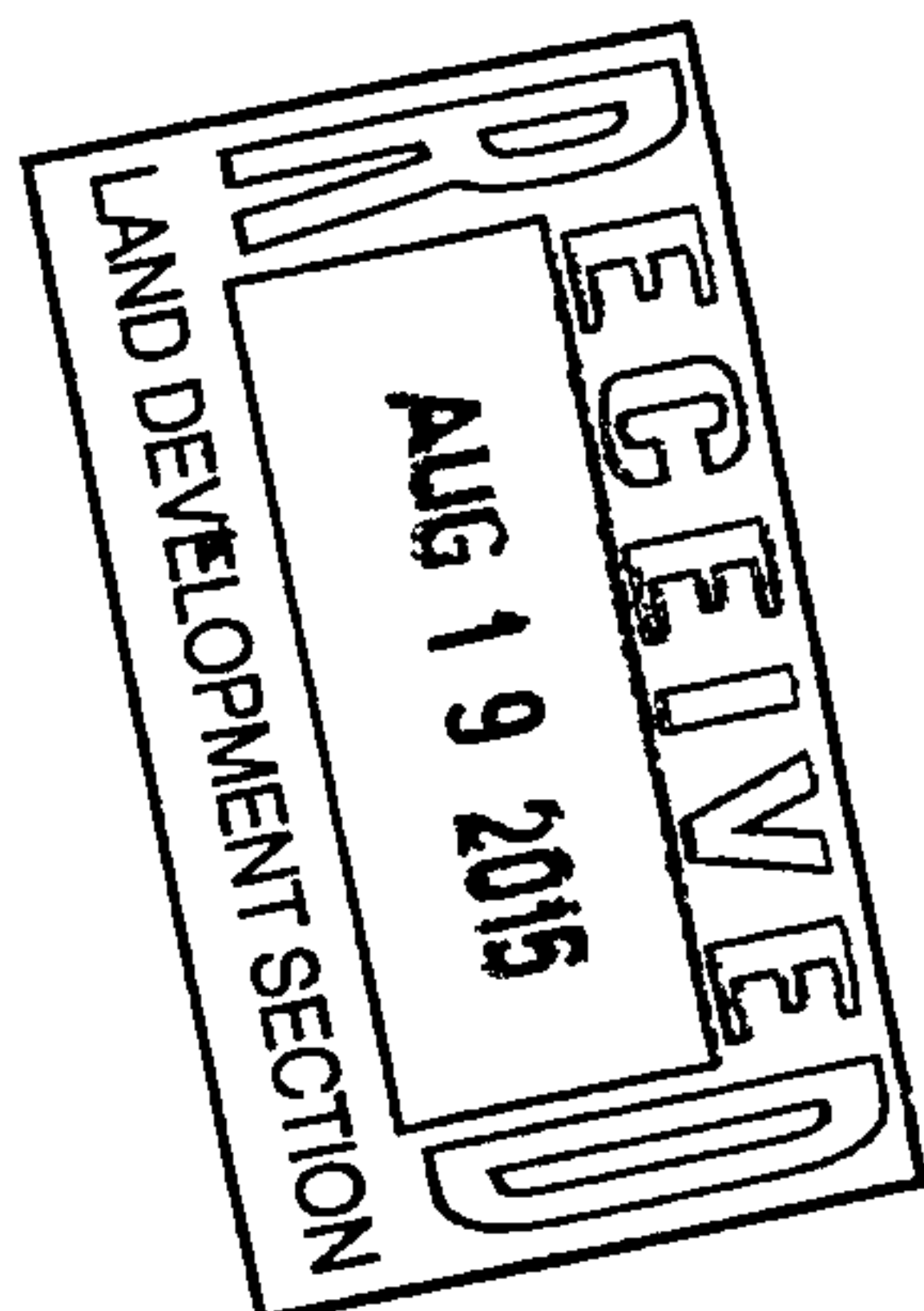
PO Box 1293

Albuquerque

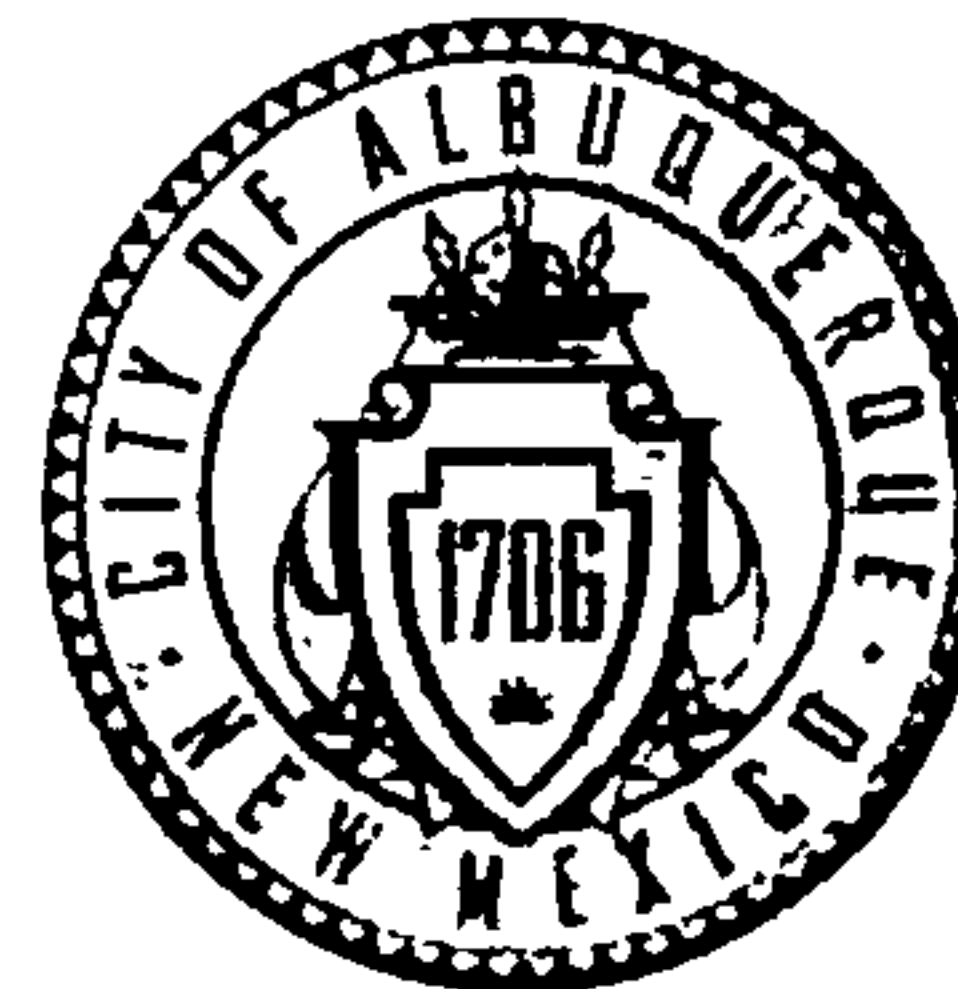
New Mexico 87103

www.cabq.gov

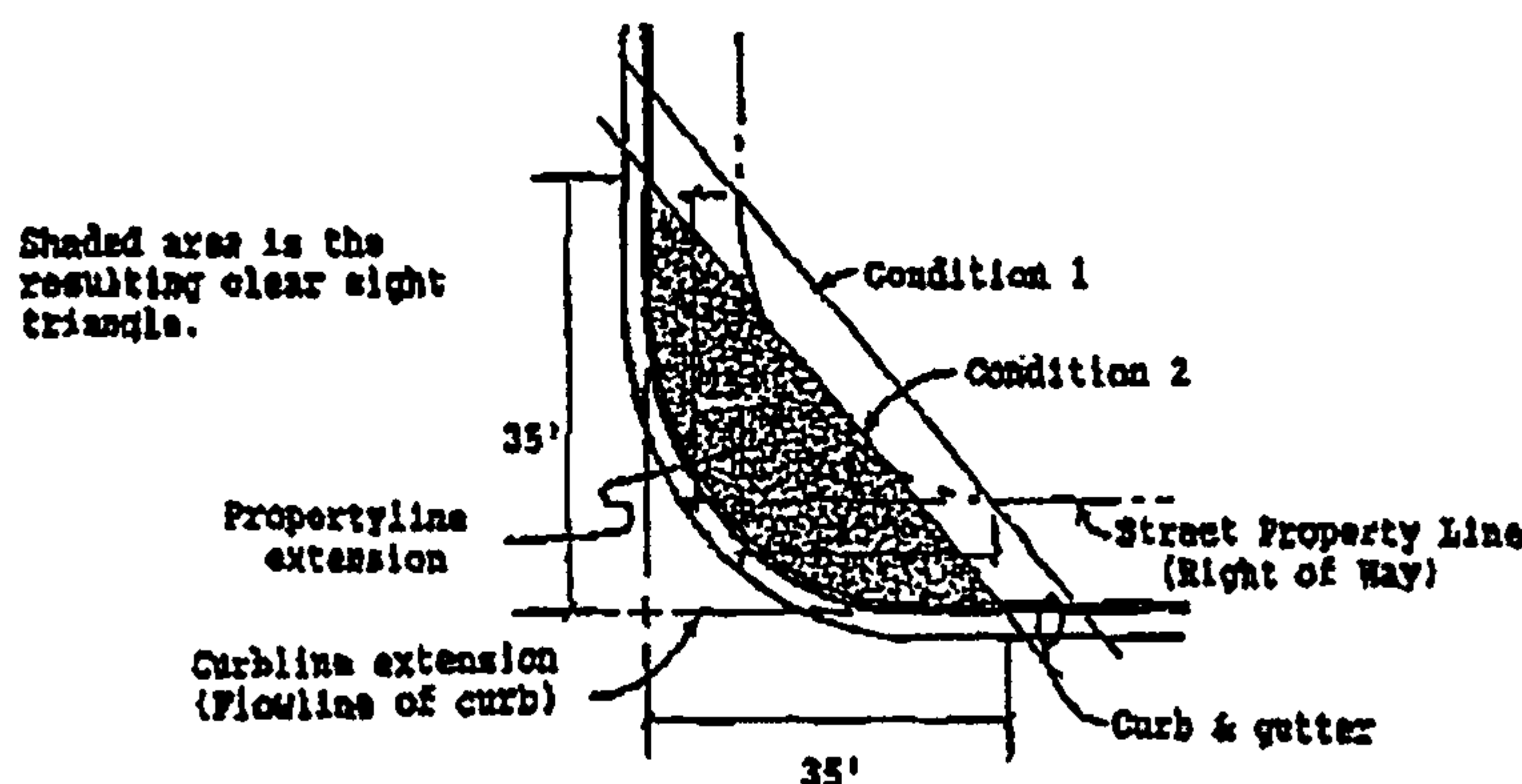
1. Identify the right of way width, medians, curb cuts, and street widths on Fortuna Rd.
2. Please list the width and length for all parking spaces.
3. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
4. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" Please provide a detail of signage and it's proposed location.
5. The ADA access aisle 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) Please show this detail on the drawing.
6. Show all drive aisle widths and radii for all phases of the project.
7. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet. Landscape island radius for delivery trucks, fire trucks, etc. is 25 feet or larger.
8. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details. Per review of drawing, there is only a 5 ft. pedestrian walk way provided from Fortuna Rd. to the building entrance.



CITY OF ALBUQUERQUE



9. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please detail the slope from the ADA parking spaces to the pedestrian walkway.
10. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles.
11. Design delivery vehicle route needs to be shown.
12. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
13. Please clarify how the site meets clear sight triangle requirements.
14. Please provide a sight distance exhibit (see the *Development Process Manual*, Chapter 23, Section 3, Part D.5 Intersection Sight Distance). Please provide this detail for the entrance from Fortuna Rd.



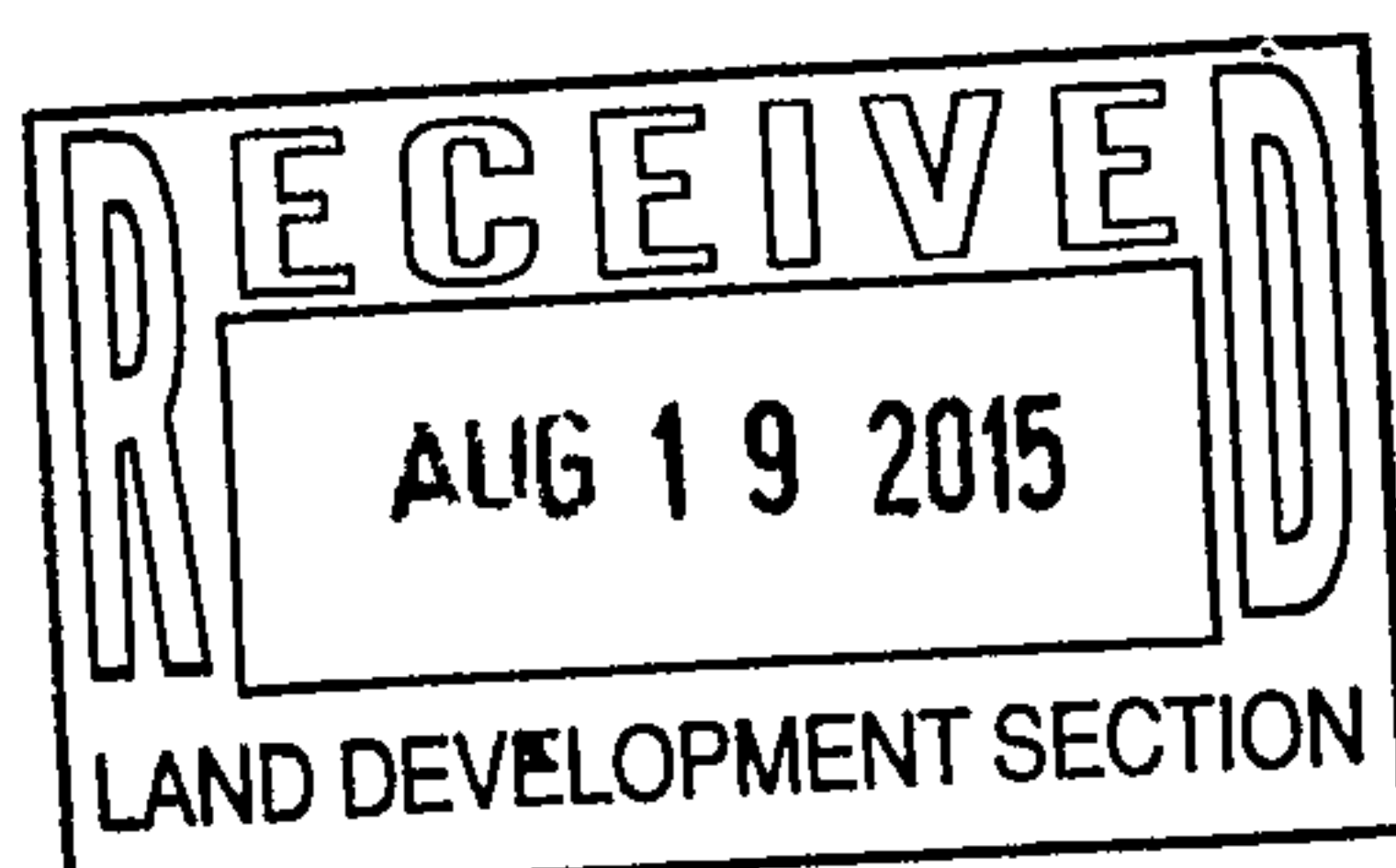
PO Box 1293

Albuquerque

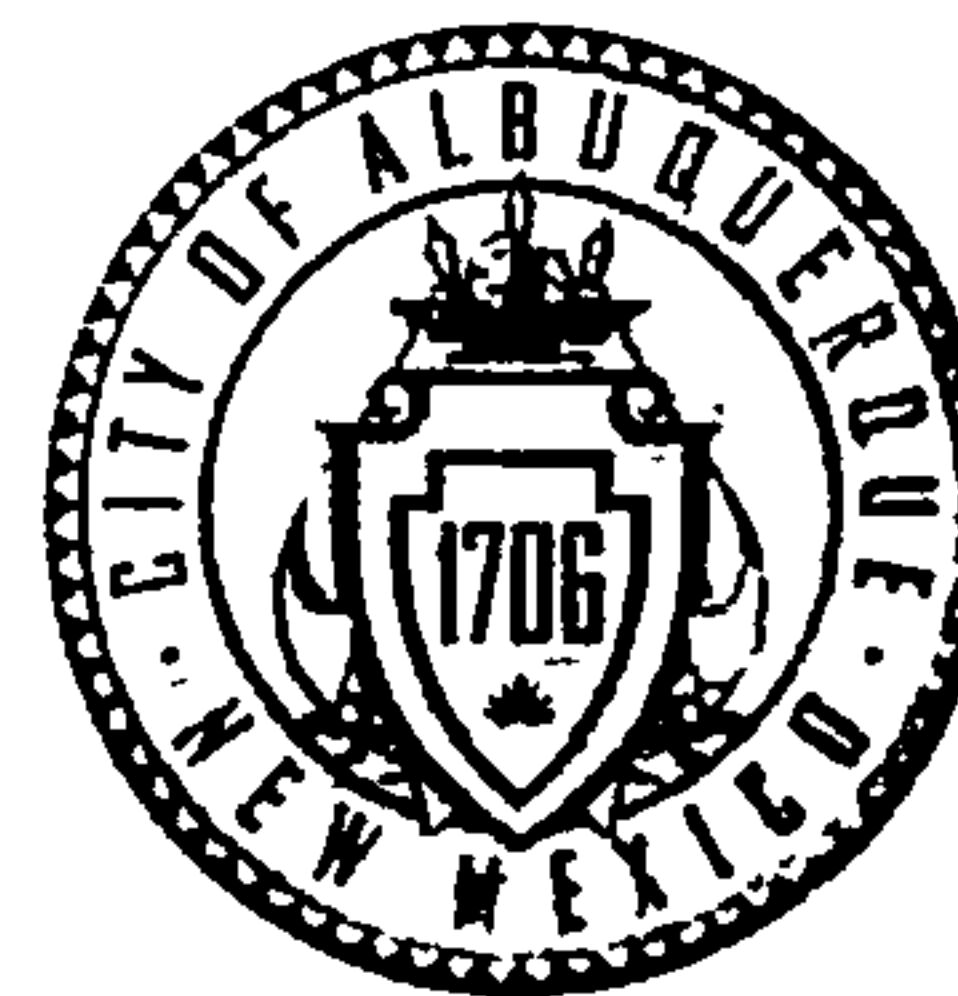
New Mexico 87103

www.cabq.gov

15. Please add the following note to the clear sight triangle: "Landscaping and signage 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 this area."
16. Please specify the City Standard Drawing Number when applicable.
17. Please include a copy of your shared access agreement with the adjacent property owner.
18. Work within the public right of way requires a work order with DRC approved plans.



CITY OF ALBUQUERQUE



19. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact Gary Sandoval (505) 924-3675 or me at 924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File

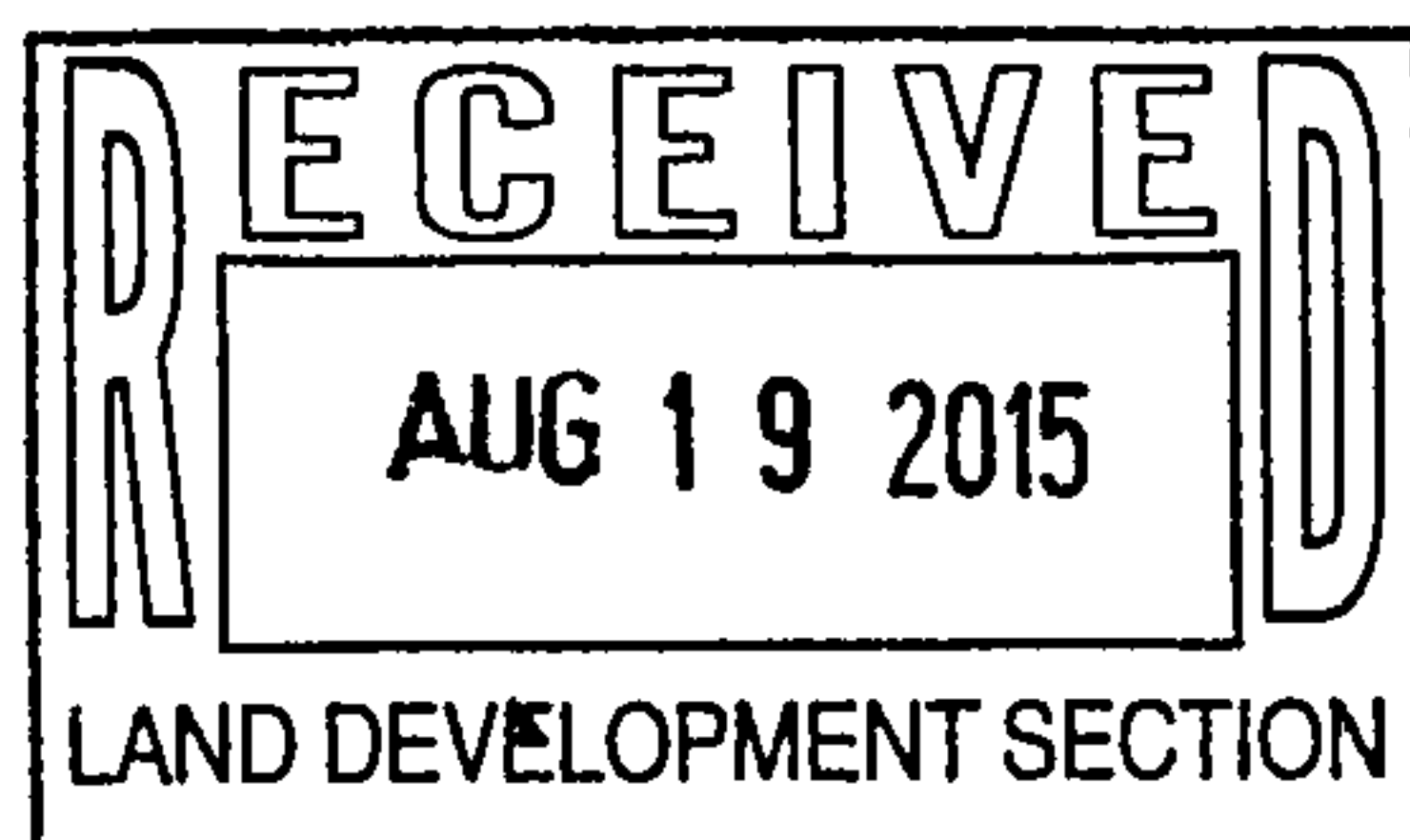
PO Box 1293

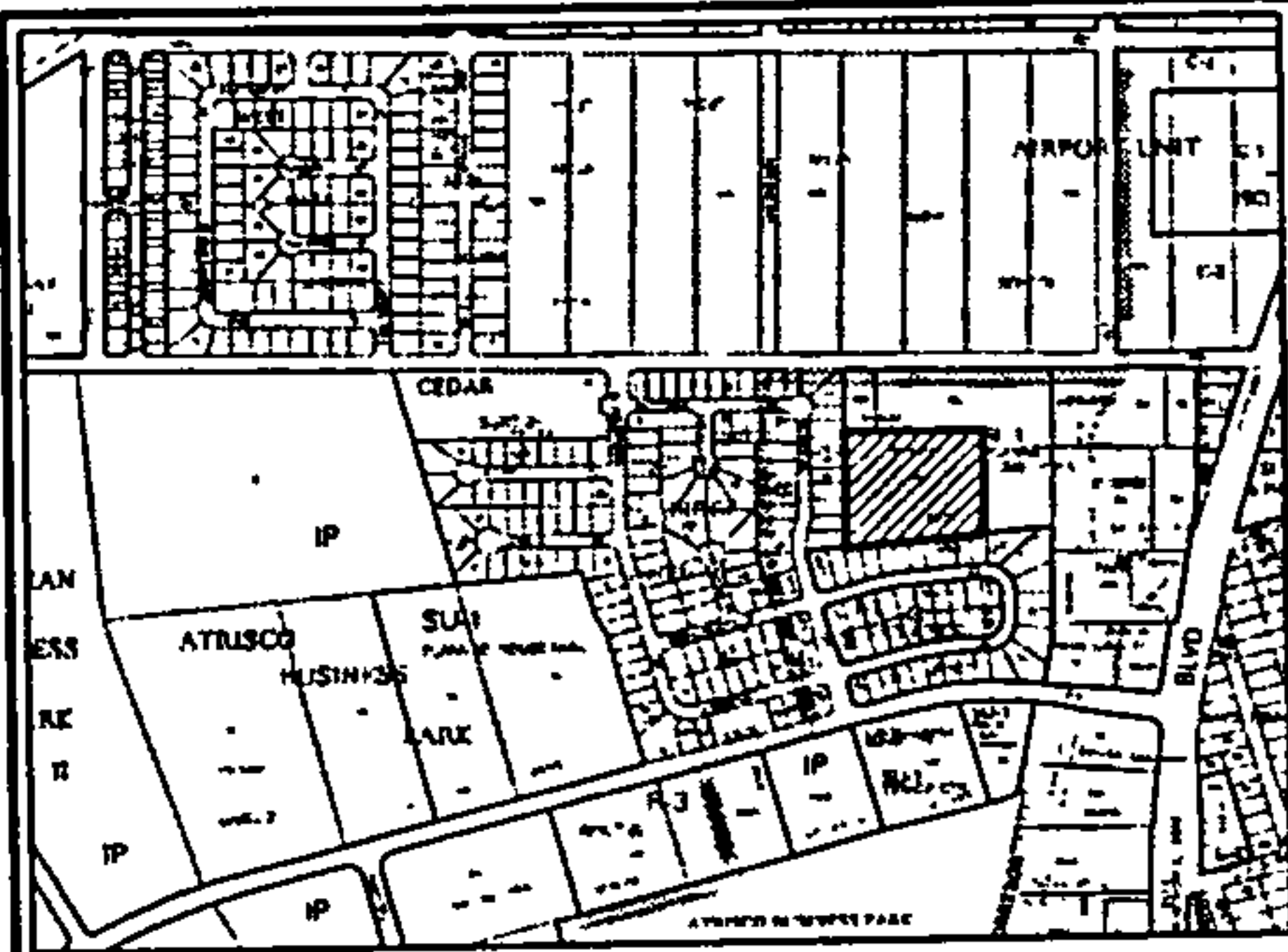
Albuquerque

New Mexico 87103

www.cabq.gov

*Solid waste verified by RM
8/19/15*





LEGAL DESCRIPTION

LOT 1-A, OF THE SUMMARY REPEAT OF LOT 1, TRACT S-2, ATRISCO BUSINESS PARK, UNIT 2, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPEAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 1, 1979, IN PLAT BOOK D9, PAGE 139

TOGETHER WITH

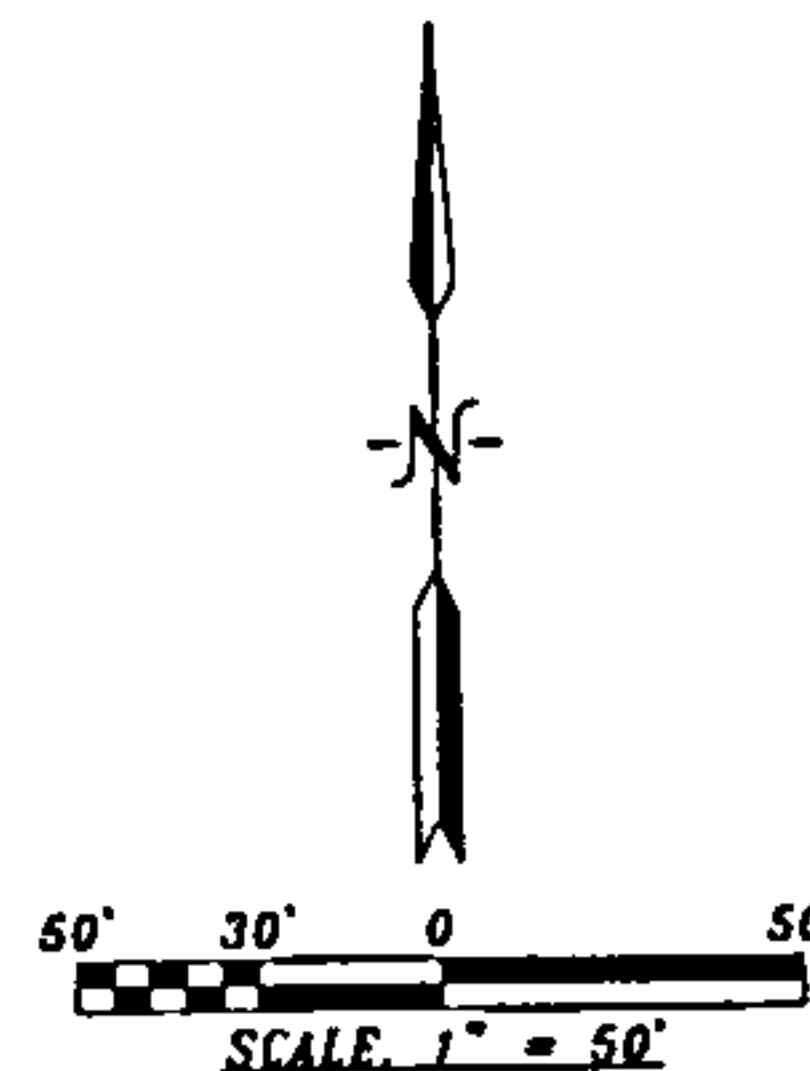
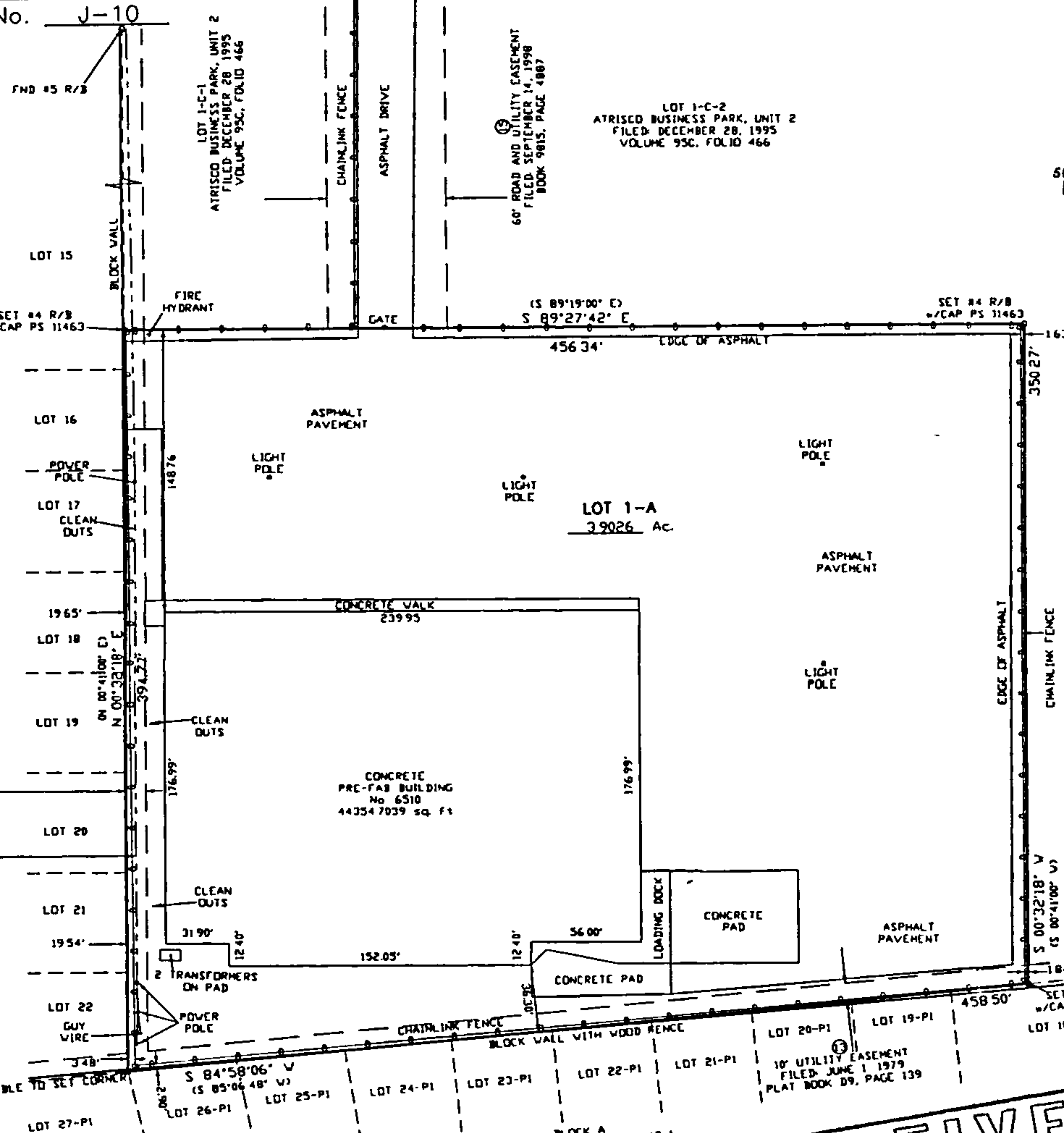
A PERMANENT, NON-EXCLUSIVE RIGHT FOR INGRESS AND EGRESS AS SHOWN IN GRANT OF PRIVATE, NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT FILED SEPTEMBER 14, 1999, IN BOOK 9815, PAGE 4887, AS DOCUMENT NO 1998116699, RECORDS OF BERNALILLO COUNTY, NEW MEXICO

FORTUNA ROAD N.W.

60' R/V
(C30, 103)

CONCRETE WALK BASIS OF BEARINGS

VICINITY MAP No. J-10



A.L.T.A / A.C.S.M. LAND TITLE SURVEY OF LOT 1-A ATRISCO BUSINESS PARK, UNIT 2 CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH, 2015

GENERAL NOTES

- OWNER OF RECORD PER FIDELITY NATIONAL TITLE CO TITLE BINDER DATED MARCH 5, 2015 IS BRENDA J. GOMEZ-GLINN, AN UNMARRIED WOMAN
- LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY FIDELITY NATIONAL TITLE CO COMMITMENT NO F1000176443-TITLE
- PLATS USED TO ESTABLISH BOUNDARY
 - REPEAT OF LOT 1, TRACT S-2 ATRISCO BUSINESS PARK, UNIT 2 FILED: JUNE 1, 1979, PLAT BOOK D9, PAGE 139
 - PLAT OF LOTS 1-C-1 AND 1-C-2 ATRISCO BUSINESS PARK UNIT 2 FILED: DECEMBER 28, 1995 VOLUME 95C, FOLIO 466
 - PLAT OF CEDAR RIDGE ESTATES, UNIT 1 FILED: APRIL 4, 1995 IN VOLUME 95C, FOLIO 122
 - PLAT OF CEDAR RIDGE ESTATES, UNIT 3 FILED: APRIL 21, 1999 IN BOOK 99C, PAGE 95
- FIELD WORK PERFORMED ON MARCH, 2015
- PARKING
 - HANDICAP 0
 - REGULAR 0
 - TOTAL 0
- CURRENT ZONING: SU-1

SCHEDULE B NOTES

- ITEM NO. 11 ARE THE RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF RECORDED IN BOOK 35, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NO EASEMENTS ARE NOTED.
- ITEM NO. 12 ARE COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT FILED IN BOOK MISC 662, PAGE 312, BOOK 93-29, PAGE 8891, BOOK 95-B, PAGE 3665, BOOK 95-B, PAGE 8946, AND IN BOOK 95-B, PAGE 7726, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NO EASEMENTS ARE NOTED.
- ITEM NO. 13 ARE EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION ON THE PLAT OF SAID SUBDIVISION. PURPOSE: UTILITY EASEMENT AFFECTS: WESTERLY TEN (10') FEET AND SOUTHERLY SEVEN (7') FEET AND AS MAY BE NOTED OR SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION FILED JUNE 11, 1979, IN PLAT BOOK D9, FOLIO 139 WHICH IS SHOWN HEREON.
- ITEM NO. 15 ARE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THAT CERTAIN GRANT OF PRIVATE, NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DATED SEPTEMBER 14, 1998 IN BOOK 98-15, PAGE 4887, AS DOCUMENT NO 1998116699, RECORDS OF BERNALILLO COUNTY, NEW MEXICO WHICH IS SHOWN HEREON.

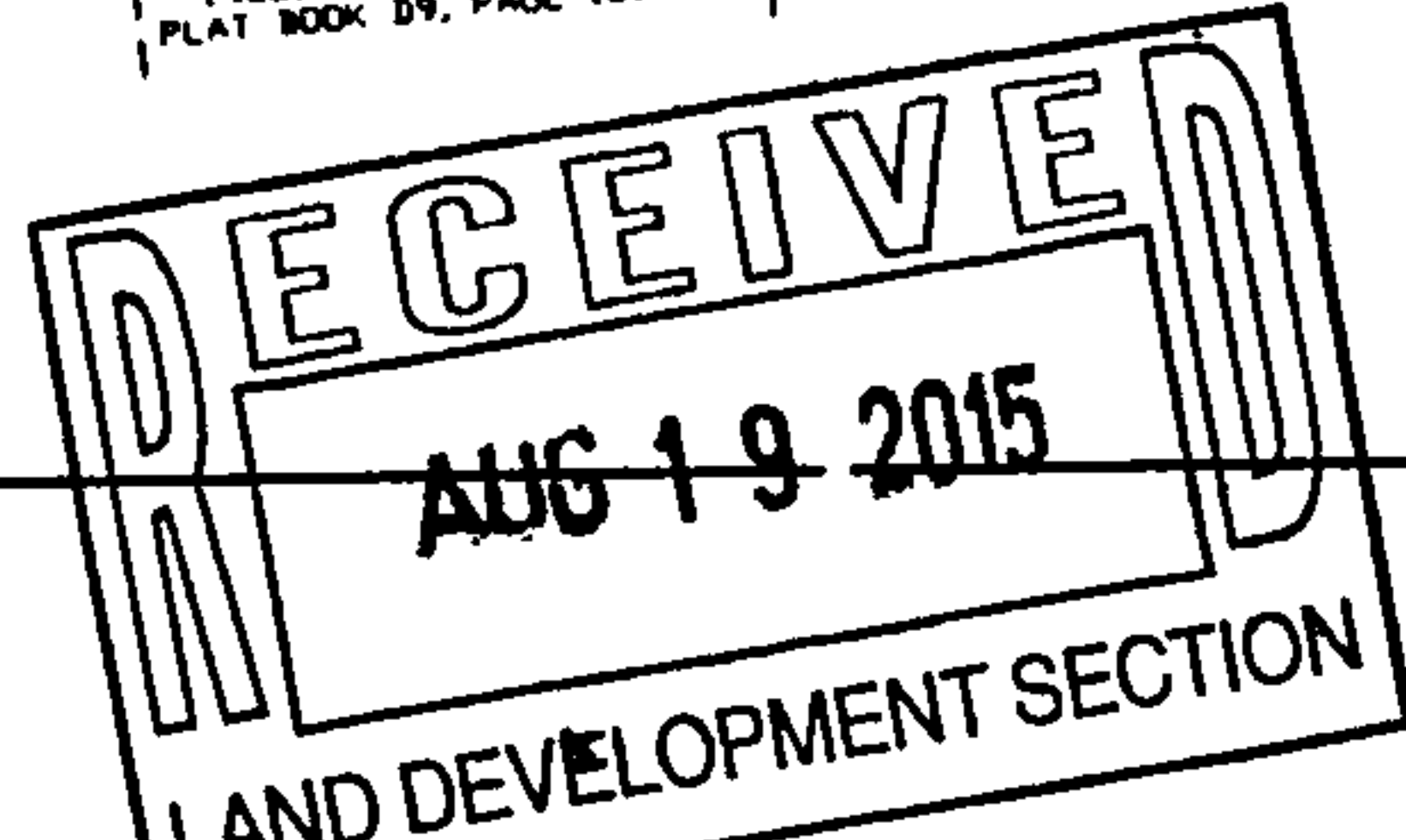
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
CERTIFY TO: CALVARY CHAPLE SOUTHWEST INC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

I, ANTHONY L. HARRIS, A PROFESSIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO ENCROACHMENTS FROM THIS PROPERTY TO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES TO THIS PROPERTY UNLESS HEREON SHOWN. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM LAND IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10, 11(A), 13, 14, AND 18 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) ON AN URBAN SURVEY.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO
THIS 19TH DAY OF MARCH, 2015

Anthony L. Harris
ANTHONY L. HARRIS, N.M.P.S. #11463

ALTA HARRIS SURVEYING, INC. PHONE (505) 889-8056
2412-B MONROE STREET, N.E. FAX (505) 889-8615
ALBUQUERQUE, NEW MEXICO 87110



The property shown hereon is NOT within the 100 year flood plain, Zone "X", FIRM Panel # 35001CD329H. Dated AUGUST 16, 2012

CITY OF ALBUQUERQUE



*Planning Department
Transportation Development Services*

August 17, 2015

Louis Martinez
Zero Zero Architects
25 Camino Cielo
Santa Fe, NM 87506

Re: **Calvary Chapel Remodel**
6510 Fortuna Rd., NW
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 8-7-15 (J10-D003)

Dear Mr. Martinez,

Based upon the information provided in your submittal received 8-7-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

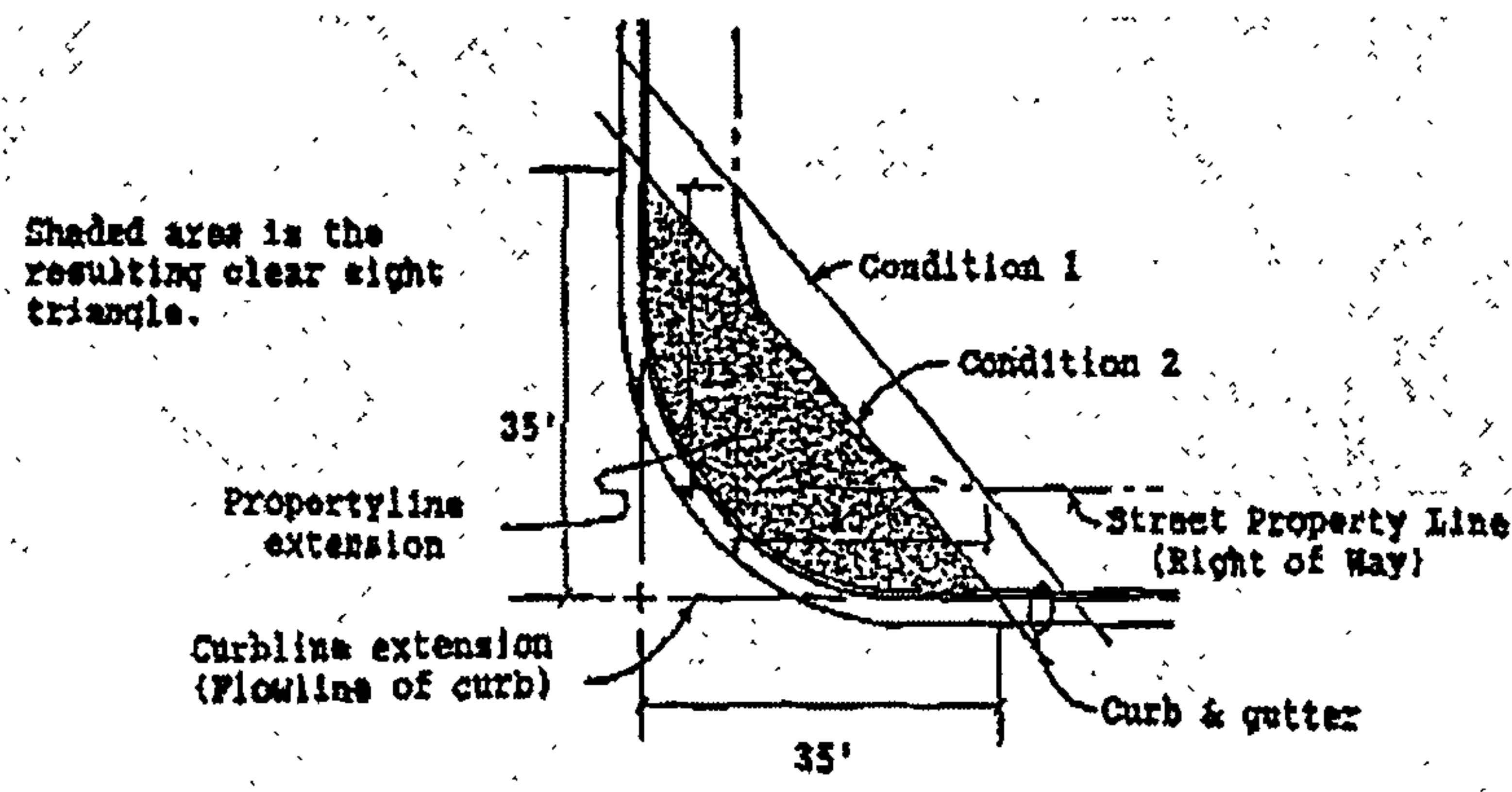
www.cabq.gov

1. Identify the right of way width, medians, curb cuts, and street widths on Fortuna Rd.
2. Please list the width and length for all parking spaces.
3. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
4. 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 provide a detail of signage and it's proposed location.
5. The ADA access aisle 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) Please show this detail on the drawing.
6. Show all drive aisle widths and radii for all phases of the project.
7. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet. Landscape island radius for delivery trucks, fire trucks, etc. is 25 feet or larger.
8. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details. Per review of drawing, there is only a 5 ft. pedestrian walk way provided from Fortuna Rd. to the building entrance.

CITY OF ALBUQUERQUE



9. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please detail the slope from the ADA parking spaces to the pedestrian walkway.
10. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles.
11. Design delivery vehicle route needs to be shown.
12. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
13. Please clarify how the site meets clear sight triangle requirements.
14. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please provide this detail for the entrance from Fortuna Rd.



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15. Please add the following note to the clear sight triangle: "Landscaping and signage 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 this area."
16. Please specify the City Standard Drawing Number when applicable.
17. Please include a copy of your shared access agreement with the adjacent property owner.
18. Work within the public right of way requires a work order with DRC approved plans.

CITY OF ALBUQUERQUE



19. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact Gary Sandoval (505) 924-3675 or me at 924-3991.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Michel', is written over the typed name.

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

New Mexico 87103

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Calvary Chapel Remodel Building Permit #: 1201591678 City Drainage #: 1100003
DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 6510 Fortuna RD NW

Engineering Firm: _____

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

E-mail: _____

Owner: Calvary Chapel Southwest

Contact: Pastor Montoya

Address: P.O. Box 12852 AIB, NM 87195

Phone#: _____

Fax#: _____

E-mail: _____

Architect: ZERO ZERO Architects

Contact: Louis Martinez

Address: 25 Camino Cielo SANTA FE NM 87506

Phone#: _____

Fax#: _____

E-mail: LMARTINEZ4811@MSN.COM

Surveyor: _____

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

E-mail: _____

Contractor: _____

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

E-mail: _____

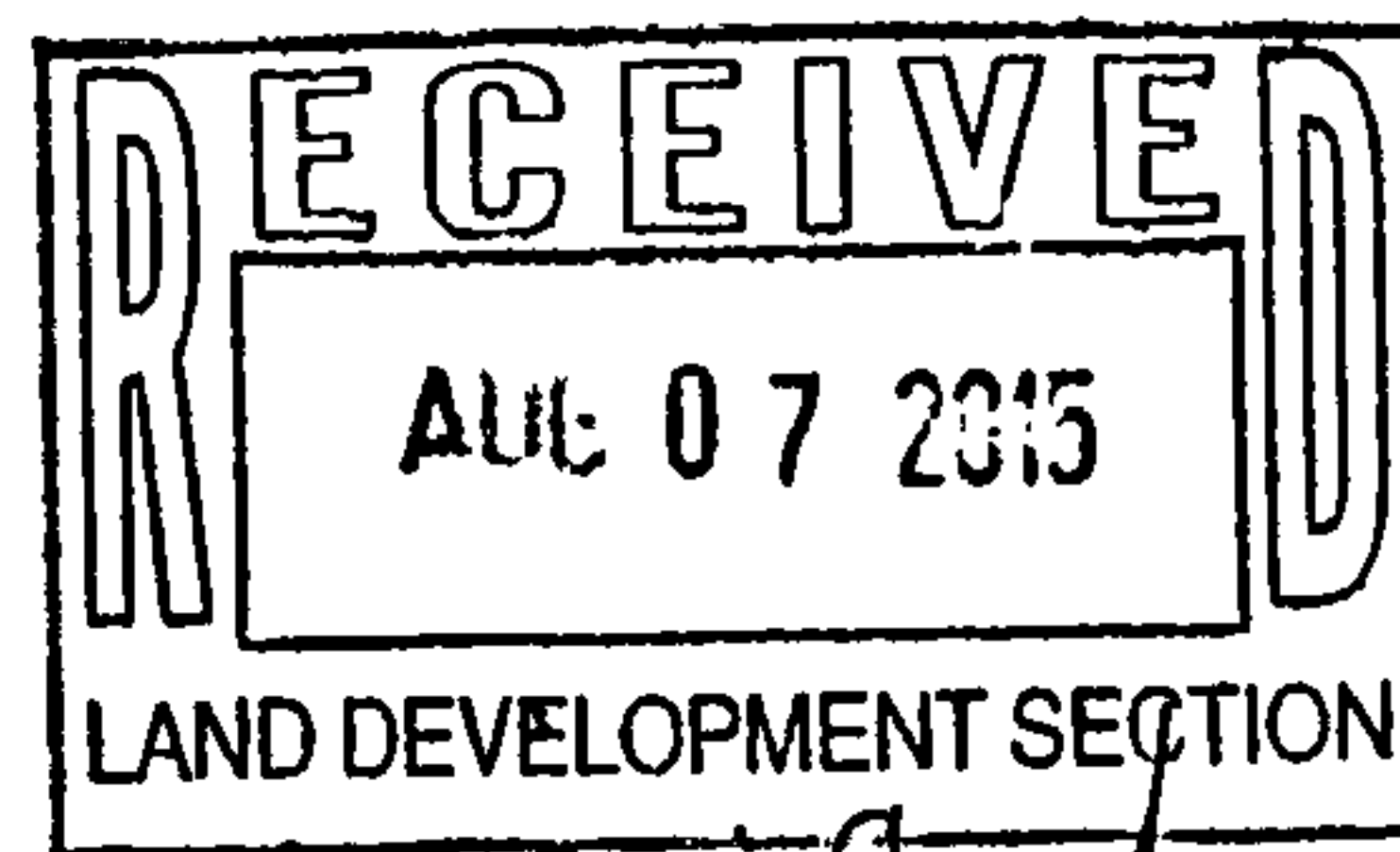
TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☒ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY) _____

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION

- ☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes

☒ No

Copy Provided

DATE SUBMITTED: 8/7/15

By: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



Legend

Bernalillo County Parcels

Primary Streets

- Urban Principal Arterial
- BN and SF Railroad
- Freeway
- Urban Minor Arterial

Other Streets

Municipal Limits

- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED

World Street Map

Notes

0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/17/2015 © City of Albuquerque

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THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES