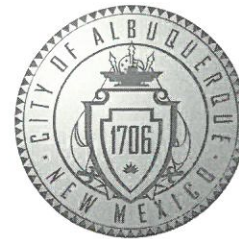


CITY OF ALBUQUERQUE



October 10, 2017

Del Jack, R.A.
Del Jack Architect
3005 Arno St NE
Albuquerque, NM 87107

Re: Delgado Dwelling, 1703 Lomas NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 11-15-17 (J13-D203)
Certification dated 10-09-17

Dear Mr. Jack,

Based upon the information provided in your submittal received 10-09-17, 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)924-3630.

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 1 2016)

Project Title: DELGADO DWELLINGS Building Permit #: 2016 00 21
2016 00 22
2016 00 24
2016 00 25 Hydrology File #: J13D2013
DRB#: NA EPC#: NA Work Order#: NA
Legal Description: LOT 800 MARGO MAP 38
City Address: 1703 LOMAS BLVD. N.W. 87104

Applicant: DEL PAUL JACK ARCHITECT Contact: DEL JACK
Address: 3005 ARNO ST. NE ALBUQUERQUE, NEW MEXICO 87107
Phone#: 505.235.2670 Fax#: N.A. E-mail: delpauljack@yahoo.com

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

Check all that Apply:

DEPARTMENT:

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

TYPE OF SUBMITTAL:

- ☒ AS-BUILT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ NEIGHBORHOOD IMPACT ASSESSMENT (NIA)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ GRADING/ESC PERMIT APPROVAL
☐ 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
☐ 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: 09-29-2017

By: DEL JACK

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:


FEE RECEIVED:

TRAFFIC CERTIFICATION

I, DEL PAUL JACK, NMPE OR NMRA #858 OF THE FIRM DEL PAUL JACK ARCHITECT HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12.15.16. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY DEL JACK OF THE FIRM DEL PAUL JACK ARCHITECT. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 9.27.17 AND OCT. 5, 2017 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 CERTIFICATE OF OCCUPANCY

<LIST EXCEPTIONS, IF ANY>

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

10.09.2017
Date

ENGINEER'S OR ARCHITECT'S STAMP

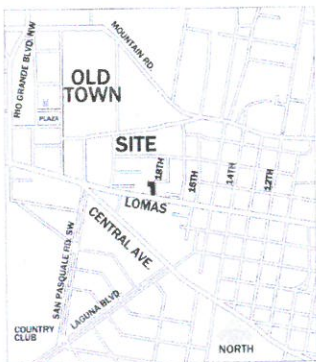


THIS CERTIFICATION MUST BE SUBMITTED ON EITHER

1) COMPANY LETTERHEAD, WITH AN ORIGINAL STAMP AND SIGNATURE

or

2) ON THE ORIGINAL APPROVED PLAN WITH EITHER TCL STAMP OR DRB SIGNATURE BLOCK



VICINITY MAP

VARIANCE REQUEST

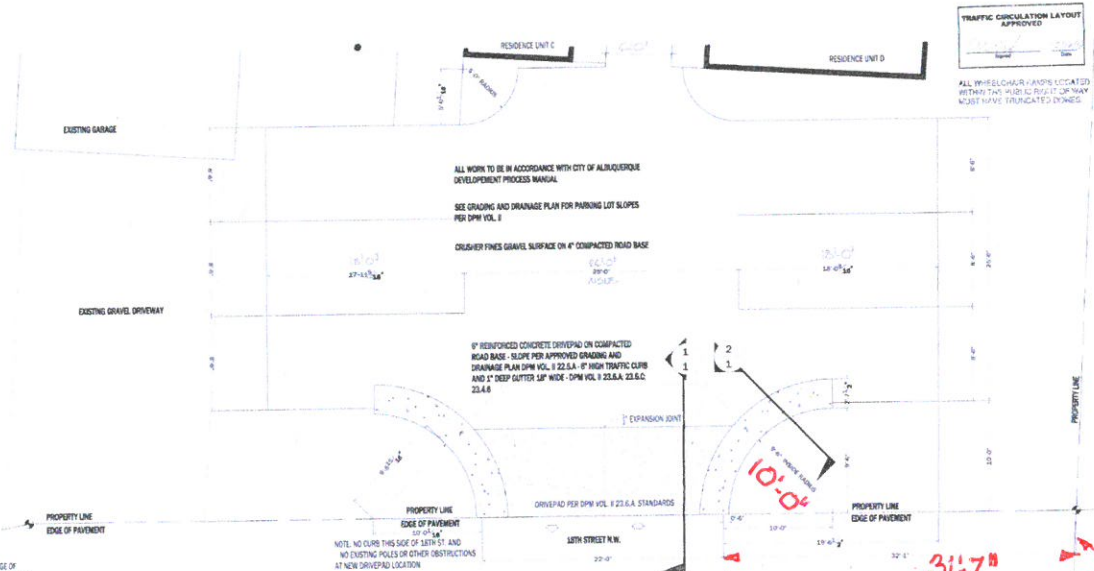
18TH STREET ON THE WEST SIDE OF PROPERTY IS VERY NARROW AND PAVED FROM EDGE OF RIGHT OF WAY TO EDGE OF 8' W. THIS HAS LEFT NO ROOM FOR SIDEWALK ACCESS TO LOMAS FROM NEW DWELLING UNITS IN ALL AVAILABLE AREA IS TAKEN BY THE HIGHWAY. A VARIANCE TO NOT BUILD A SIDEWALK IS REQUESTED. CLEAR AND PLAT PEDESTAL ACCESS IS AVAILABLE ON SITE TO LOMAS FROM THE DWELLING UNITS THROUGH LANDSCAPING OR DRIVEWAY. THERE ARE NO IMPEDING FENCES OR OTHER BARRIERS IN THE NOW BUILDING AREA.

SUMMARY STATEMENT ~ 1703 LOMAS BLVD. N.E., ABQ., N.M.

THIS PROJECT IS TO CONFORM WITH THE "S2" DATA MIN ZONING" AS AN ACCEPTABLE ALLOWABLE PERMISSIBLE USE. A NEW ADDITIONAL DWELLING UNITS ARE PROPOSED TO BE ADDED TO AN EXISTING RESIDENTIAL BUILDING AND GARAGE NEAR OLD TOWN. THE PRESENT ZONING ALLOWS A MIX OF NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL USES. THESE PROPOSED DWELLING UNITS WILL HAVE ADJACENT RESIDENCES AS NEIGHBORS - OFF STREET PARKING TO BE ACCESSIBLE FROM SMALLER NEIGHBORHOOD SIDE STREET ADJACENT TO DWELLING UNITS. SMALL DETACHED ONE STORY UNITS IN UNIMPROVED REAR YARD WILL PROVIDE NEEDED NEW AFFORDABLE HOUSING IN THE PLAZA VIEJA NEIGHBORHOOD. THE ADJACENCY TO RECYCLE WASTE TRANSIT ROUTES, AND PEDESTRIAN ACCESSWAYS PROVIDES CONVENIENT MOBILITY FOR NEIGHBORHOOD RESIDENTS - UNIMPROVED REAR YARD WILL PROVIDE NEEDED NEW AFFORDABLE HOUSING IN THE PLAZA VIEJA NEIGHBORHOOD. NEARBY CITY RECREATIONAL DISSEMINATION AND RESIDENTS HAVE ALSO ADDED TO THE NEED AND REQUEST FOR MORE LOCAL DWELLING AVAILABILITY IN THIS DESIRABLE AREA.

DESIGN INFORMATION

CURRENT ZONING: S2 (DATA MIN) 10-15
ZONE ATTACHMENT: TRACTS TO BE IN A.C.C. MAP 26, INC. 18 TRACTS
16 SQUARE BLOCKS
APPLICABLE BUILDING CODE: IRC-2018
MINIMUM SETBACKS: 10' (FRONT), 5' (SIDE), 10' (REAR)
TOTAL BUILDING AREA: 2,500 S.F. @ 40 S.F. / 1,000 S.F. @ 10 S.F. / 1,000 S.F. @ 10 S.F.
TOTAL LOT AREA: 10,000 S.F. @ 10 S.F. / 1,000 S.F. @ 10 S.F. / 1,000 S.F. @ 10 S.F.
NEW REQUIRED PARKING: 1 SPACE PER BEDROOM, 4 NEW SPACES PROVIDED



TRAFFIC CIRCULATION LAYOUT PARKING AREA PLAN

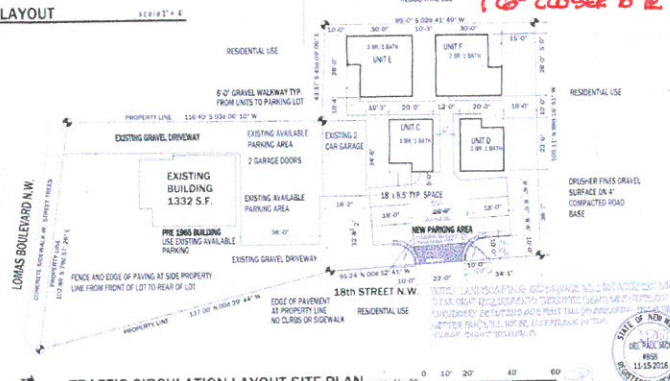
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DRIVE PAD SECTION



ESTATE CURB

DETAIL PER STANDARD SPEC 2011 24.5.4



TRAFFIC CIRCULATION LAYOUT SITE PLAN

C.O.A. BUILDING PERMITS #201600421, #201600422, #201600423 AND #201600425 UPC# 101305826622031662

TRAFFIC CIRCULATION PLAN
TCL 1 of 1

DESGADO 4 - ONE STORY DWELLING UNITS
1703 LOMAS BLVD. N.W. ALBUQUERQUE, NUEVO MEXICO 87104
DIE PAUL JACK ARCHITECT NUMBER 13903 GALLANT FOREST, SAN ANTONIO, TEXAS 78249 505.235.2670