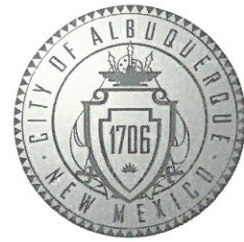


# CITY OF ALBUQUERQUE



September 11, 2020

Ricardo Guillermo, RA  
Arquitectura Guillermo LLC  
1108 11<sup>th</sup> St. NW  
Albuquerque, NM 87104

**Re: Being There Duplex  
1315 Mountain Rd NW  
30-Day Temporary Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 5-21-19 (J13D210)  
Certification dated 8-28-20**

Dear Mr. Guillermo,

Based upon the information provided in your submittal received 8-28-20, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- 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)

Once these corrections are complete, email pictures showing the changes to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov), and [epgomez@cabq.gov](mailto:epgomez@cabq.gov).

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

Sincerely,

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email

CITY OF ALBUQUERQUE  
PLANNING  
APPROVED  
PROJECT ADDRESS: 1315 MOUNTAIN ROAD NW  
PERMIT # BP-2019-05128  
DATE: 10/28/19  
LEGAL DESCRIPTION: LOT 17-A, BALLING ADDITION NO. 1, BERNALILLO COUNTY, NEW MEXICO



VICINITY MAP  
N.T.S.

- KEYED NOTES**
- ADA ACCESSIBLE PARKING SIGN SHALL READ "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING"
  - ADA ACCESSIBLE AISLES SHALL READ "NO PARKING" IN CAPITAL LETTERS, EACH 11" IN HEIGHT AND AT LEAST 2" WIDE AT REAR OF PARKING SPACE
  - UPRIGHT POSTED SIGN SHALL READ "MOTORCYCLE PARKING"
  - 6"x8" CONCRETE WHEELSTOP

**AMENDMENTS:**  
**BEING THERE DUPLEX**

MIXED USE CONSISTING OF NEW DUPLEX DWELLING WITH EXISTING GENERAL RETAIL  
PROPOSED NEW DUPLEX DWELLING: 920 GSF  
EXISTING RETAIL: 1,462 GSF  
REQUIRED PARKING SPACES: 10  
PROPOSED PARKING SPACES: 21  
A DUPLEX DWELLING CONFORMS

**BEING THERE LIVE-WORK DWELLINGS**

**TYPE OF DEVELOPMENT**  
NEW LIVE-WORK DWELLINGS WITH EXISTING GENERAL RETAIL  
**TYPE AND SIZE OF DEVELOPMENT**  
PROPOSED LIVE-WORK DWELLINGS: 920 GSF  
EXISTING RETAIL: 2,204 GSF  
**PARKING SPACES**  
REQUIRED PARKING SPACES: 9  
PROPOSED PARKING SPACES: 18

**EXECUTIVE SUMMARY**  
THE PROJECT IS LOCATED ON THE NORTH SIDE OF MOUNTAIN ROAD AND EAST OF 14TH STREET IN THE SAWMILL NEIGHBORHOOD. TWO LIVE-WORK DWELLINGS CONFORM WITH CURRENT ZONING ORDINANCES. THE EXISTING RETAIL SPACE AND ASSOCIATED PARKING OCCUPY THE WEST SIDE OF THE PROPERTY. TWO LIVE-WORK UNITS AND ASSOCIATED PARKING OCCUPY THE EAST PORTION OF THE PROPERTY. THE EXISTING ACCESS TO AND FROM THE PROPERTY WILL REMAIN UNCHANGED. THE PROPOSED BUILDING SEPARATES NEW PARKING FROM RESIDENCES TO THE NORTH TO MINIMIZING TRAFFIC IMPACTS ON ADJACENT SITES.

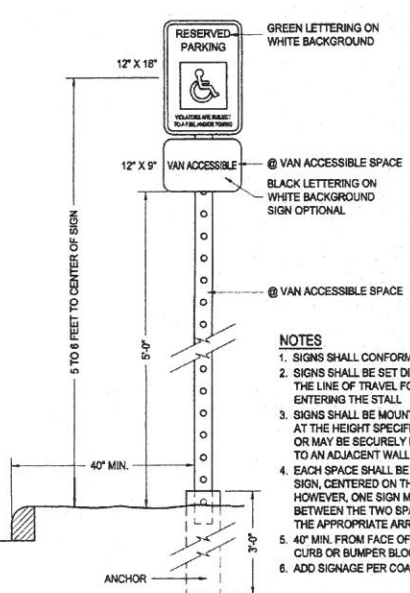
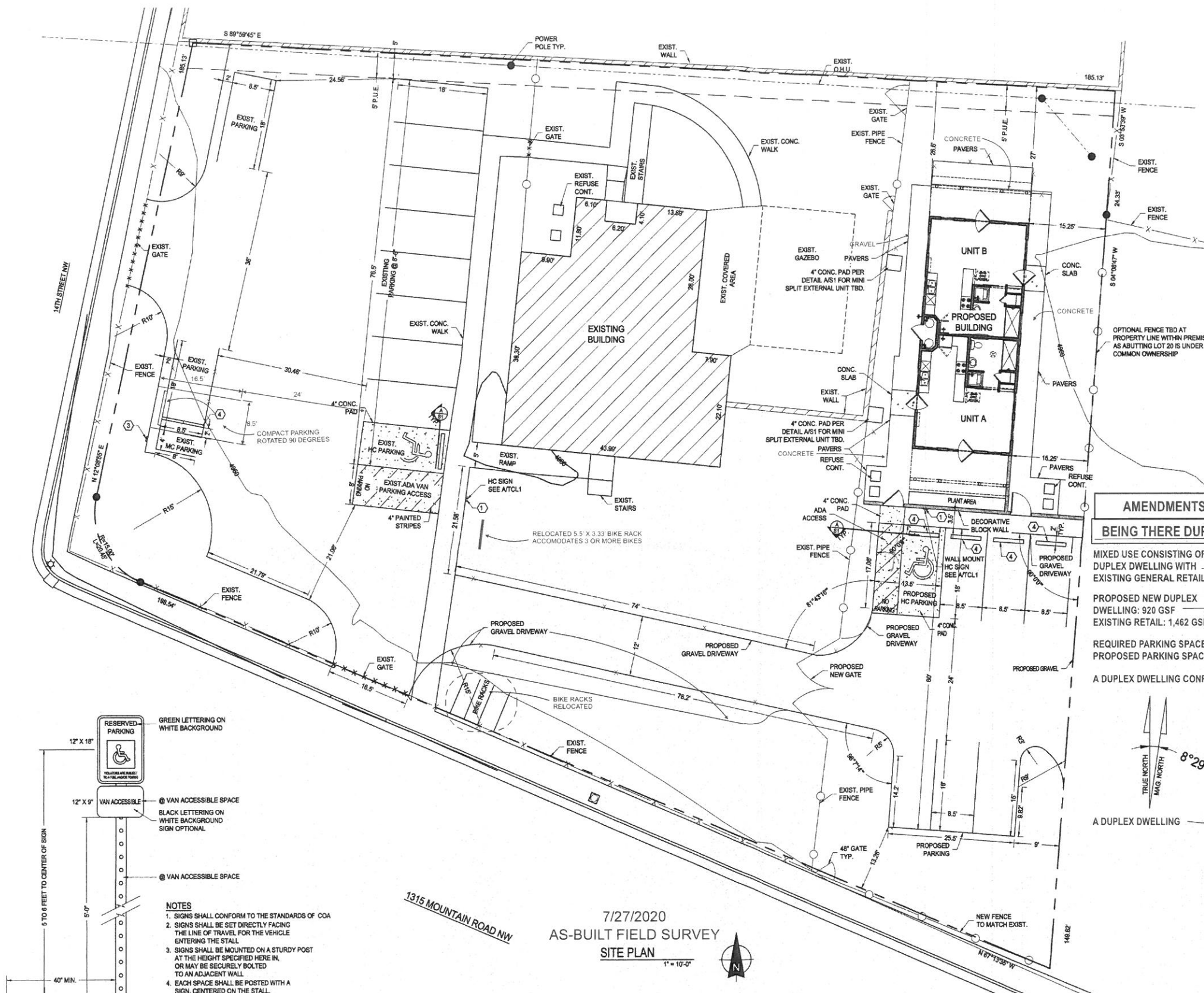
**TRAFFIC CIRCULATION LAYOUT**  
APPROVED  
05/24/19

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

RECEIVED  
MAY 21 2019  
LAND DEVELOPMENT SECTION

STATE OF NEW MEXICO  
RICARDO GUILLERMO  
NO. 3423  
REGISTERED ARCHITECT  
5-21-2019

AMENDMENTS MADE PURSUANT TO ZONE AMENDMENT TO MX-L



- NOTES**
- SIGNS SHALL CONFORM TO THE STANDARDS OF COA
  - SIGNS SHALL BE SET DIRECTLY FACING THE LINE OF TRAVEL FOR THE VEHICLE ENTERING THE STALL
  - SIGNS SHALL BE MOUNTED ON A STURDY POST AT THE HEIGHT SPECIFIED HERE IN, OR MAY BE SECURELY BOLTED TO AN ADJACENT WALL
  - EACH SPACE SHALL BE POSTED WITH A SIGN, CENTERED ON THE STALL, HOWEVER, ONE SIGN MAY BE USED BETWEEN THE TWO SPACES WITH THE APPROPRIATE ARROWS
  - 40" MIN. FROM FACE OF ADJACENT CURB OR BUMPER BLOCK
  - ADD SIGNAGE PER COA STANDARDS

7/27/2020  
AS-BUILT FIELD SURVEY  
SITE PLAN  
1" = 10'-0"

TOTAL SHEETS: 1

PROJECT ADDRESS: 1315 MOUNTAIN ROAD NW  
ALBUQUERQUE, NM 87104

CLIENT NAME: ARQUITECTURA GUILLERMO LLC

**BEING THERE DUPLEX DWELLING**

TRAFFIC CONTROL PLAN

PROJECT NAME: BEING THERE LIVE-WORK DWELLINGS

PROJECT NUMBER: 19-019  
PROJECT PHASE: FINAL  
DRAWN BY: ADWELLING  
CHECKED BY: RG / RG  
DATE: 05.14.19  
SCALE: AS NOTED  
SHEET: 1

**TCL-1**

TOTAL SHEETS: 1

# ARQUITECTURA GUILLERMO LLC

1108 11th Street NW, Albuquerque, NM 87104 (505) 417-0140

## TRAFFIC CERTIFICATION

BP-2019-001-35748

PROJECT ADDRESS: 1315 MOUNTAIN ROAD NW, ALBUQUERQUE, NM 87104

LEGAL DESCRIPTION: LOT 17-A, BALLING ADDITION NO. 1, BERNALILLO COUNTY, NEW MEXICO

I, RICARDO GUILLERMO, NMRA NUMBER 3423, OF THE FIRM ARQUITECTURA GUILLERMO LLC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 05-21-19 (J13D210). THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY RICARDO GUILLERMO OF THE FIRM ARQUITECTURA GUILLERMO LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7/27/2020 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.

EXCEPTIONS ARE 2 OWNER REQUESTED FIELD MODIFICATIONS: 1) TO ROTATE THE SOUTHWEST PARKING STALL PARALLEL WITH THE MOTORCYCLE PARKING AND 2) RELOCATION OF THE BIKE RACK IN CLOSER PROXIMITY TO THE PRE-EXISTING BUILDING.

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.

BP-2019-001-35748

  
ARCHITECT

AUGUST 28, 2020  
Date







RESERVED  
PARKING



Violators are subject to a  
fine and/or towing

BEEN THERE.



