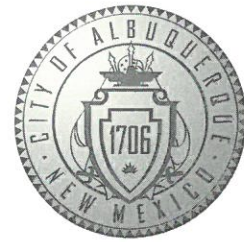


CITY OF ALBUQUERQUE



December 19, 2018

Scott C. Anderson
Scott Anderson
7604 Rio Penasco NW
Albuquerque, NM

Re: La Siguena
1809 San Pedro Dr. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp **12-17-2018** (J18D047)

Dear Mr. Anderson,

The TCL submittal received 12-17-18 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.

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.

1. When requesting final CO, please make sure ADA signs reflect required language.

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,

Ernest Armijo, P.E.
Senior Transportation Engineer, Planning Dept.
Development Review Services

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

EG via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: La Siguera Building Permit #: 2018 35464 Hydrology File #: 3180047

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

Legal Description: _____

City Address: 1809 San Pedro Dr NE

Applicant: Scott Anderson Contact: 1

Address: 7604 Rio Penasco NW

Phone#: 401 7575 Fax#: _____ E-mail: scott@scarchitects.com

Owner: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL: _____ PLAT (_____ # OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

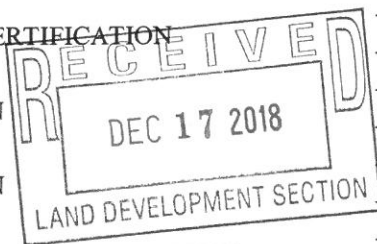
IS THIS A RESUBMITTAL?: ☒ Yes _____ No

DEPARTMENT: ☒ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?



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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 12/17/18 By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

PROPERTY RECORDS E-FILE ASSESSOR'S FORMS ASSESSOR WEBSITE

Profile

Values

Map

Satellite View

Tax Calculator

PARID: 101805825529920804
HRISTOPOULOS GEORGE H RVT,

1807 SAN PEDRO

Class

Class Non Residential
Tax District A1A

1 of 1

Return to Search Results
Tax Year 2018 ▼

Current Owner

Tax Year

Owner HRISTOPOULOS GEORGE H RVT
Owner Mailing Address 1048 CRESTVIEW CIR
Unit
City FARMINGTON
State NM
Zip Code 87401 9105
Foreign Mailing Address

Reports

Property Attributes

Actions
Printable Summary
Printable Version

Go

Ownership for Tax Year Selected

Tax Year

Owner Name 2018
Owner Mailing Address HRISTOPOULOS GEORGE H RVT
Unit 1048 CRESTVIEW CIR
City
State FARMINGTON
Zip Code NM
Foreign Mailing Address 87401 9105

Description

Location Address 1807 SAN PEDRO
City ALBUQUERQUE
State NM
Zip Code 87110
Property Description LTS 7 THRU 13 BLK 1 & A 20 FT TR OF LAND LYING EAST OF & ADJ



Public Improvement District
Tax Increment Development Districts

& A NLY 15 FT TR OF LAND N OF & ADJ TO LT 7 BLK 1
OF DALE B

Document #

Document #: 2005077913 052605 QC-ENTRY BY DE 080105 CODED
BY 060905

Real Property Attributes

Primary Building SQ FT	4200
Year Built	1963
Lot Size (Acres)	.6044
Land Use Code	RETAIL MULTI-OCCUPANCY
Style	

Manufactured Home Attributes

Make :
License :
VIN :
Year :
Size :

Data Copyright Bernalillo County
Powered by [iasWorld Public Access](#). All rights reserved.



Current Project - Department Review Status

Review Cycle	Group Name	Reviewer Name	Reviewer Email	Assigned By	Review Status	Review Comments
1						<p>CO REQUIRED INSPECTION REQUIRED M. ZAMORA 4-24-18</p> <p>1) FIRE 2 PLAN REQUIRED FOR FIRE REVIEW</p> <p>Number PASS FAIL REQUIREMENT CODE REFERENCE</p> <p>1 ?</p> <p>2 ?</p> <p>Fire 2 Plans 2 copies shall be provided and be part of the construction documents. All of the information should be provided on one sheet. In some cases projects may be too complex to fit all of the information on one sheet. If additional pages are need to complete required Fire 2 criteria. Mark them as "fire" with the corresponding number noting the order.</p> <p>FD ORD 105.4.1</p> <p>2 ?</p> <p>3 ?</p> <p>General notes for fire protection systems: Fire protection systems shall be deferred submittals and shall be noted as such on the plan.</p> <p>Examples:</p> <p>1) Shop drawings will be submitted to the fire marshal's office for review and approval of any installation or modification to the fire sprinkler system, fire alarm system, kitchen suppression system, or any other fire related system</p> <p>2) The fire sprinkler system will be supervised when required by the 2015 International fire code.</p> <p>IFC 105.4.2.1</p> <p>3 ?</p> <p>4 ?</p> <p>General notes for Elevators: Elevators</p>

Fire	Manuel Zamora	mhzamora@cabq.gov	christinachavez@cabq.gov	Revisions Needed	<p>shall meet all of the requirements in NFPA 13, chapter 8 and NFPA 13, chapter 21.</p> <p>NEPA 13</p> <p>NEPA 72</p> <p>4 ? ? Fire 2 designation: The plan shall be marked as "Fire2". No other designation will be accepted.</p> <p>5 ? ? Seating and equipment fixtures: The fixtures are required to be placed on the plan. I F C 105.4.2</p> <p>6 ? ? Scaled Plans: The plans shall be scaled and a true north shall be identified. IFC 105.4.2</p> <p>7 ?</p> <p>8 ?</p> <p>Code Data: The code data shall be noted on the plan. Address, Construction type, Occupant load,</p> <p>Premise Id, Sprinklered or Nonsprinklered, Square Footage, Occupancy type, Premise ID.</p> <p>IFC 105.4.2</p> <p>8 ? ? Room Identifiers: Each room shall be given a designation and marked on the plan. IFC 105.4.2</p> <p>9 ?</p> <p>10 ?</p> <p>Fire extinguishers: Fire extinguishers are required in all occupancies. Reference the IFC for distance and size requirements.</p> <p>IFC 906.1</p> <p>10 ?</p> <p>11 ?</p> <p>Means of egress: The exits, exit hardware, emergency lighting, and exit lighting/signage shall be indicated on the plan.</p> <p>IFC 1001.1</p> <p>11 ? ? Scope of work: The scope of the work being done shall be noted on the plan. IFC 105.4.2</p> <p>12 ?</p> <p>13 ?</p> <p>Hazardous Materials: Storage, handling, and use shall be noted and shown on the plans and comply with IFC chapter 27. Hazardous materials shall include but not be limited to combustible (liquids, gas, solids), combustible fibers, cryogenic flammable, cryogenic oxidizing, consumer fireworks, explosives, flammable (liquids, gas, solids), Oxidizers, Pyrophoric, unstable, water reactive, corrosives, toxics.</p> <p>IFC 5003.1</p>
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					13 ? ? MSDS: MSDS/SDS sheets for each hazardous material shall be included with the plans. IFC 5003.4
					NO CO REQUIRED APPROVED W/CONDITION HERMAN GALLEGOS 10-11-18 **EXISTING DUMPSTER MAY HAVE TO BE RELOCATED DUE TO NEW PARKING LOT BEING ADDED** ***SERVICE MAY HAVE TO CHANGE AS WELL*** ****PLEASE CONTACT SOLID WASTE INSPECTOR AFTER PARKING LOT IS DONE TO DETERMINE IF CHANGES ARE NEEDED. **** 681-2767 HERMAN GALLEGOS
	Solid Waste	Herman Gallegos	hgalligos@cabq.gov	christinachavez@cabq.gov	Approved with Conditions
	MEP	Elden Severin	eseverin@cabq.gov	christinachavez@cabq.gov	Approved
	Transportation	Ernest Gomez	epgomez@cabq.gov	christinachavez@cabq.gov	Revisions Needed
	Zoning	Concetta Trujillo	cntrujillo@cabq.gov	christinachavez@cabq.gov	Revisions Needed
	Hydrology	Ernest Gomez	epgomez@cabq.gov	christinachavez@cabq.gov	Approved
	Environmental Health	Michelle Wall	mwall@cabq.gov	christinachavez@cabq.gov	Approved with Conditions
<p>BEFORE YOU BEGIN ANY CONSTRUCTION, RENOVATION, DEMOLITION, OR SURFACE DISTURBANCE, YOU MAY HAVE TO OBTAIN ADDITIONAL PERMITS OR SUBMIT NOTIFICATION. EXAMPLES: FUGITIVE DUST CONTROL PERMIT,</p>					

					STATIONARY SOURCE PERMIT (FOR EMERGENCY BACKUP GENERATOR, GAS STATION, PAINT AND BODY SHOPS, DRY CLEANERS) AND ASBESTOS NOTIFICATION. FOR A LIST OF OTHER SOURCES THAT REQUIRE AIR QUALITY PERMITS, PLEASE GO TO www.cabq.gov/airquality/ OR CONTACT THE AIR QUALITY DIVISION AT (505) 768-1972.
	IBC	Dean Kadell	dkadell@cabq.gov	christinachavez@cabq.gov	Revisions Required CO: ??? Description: Alteration Level 2 ??? Occ Class: A2 Occ Load: 91 Const Type: V-B, Non-Sprinkled Valuation: \$40,000 Total Square Ft: 1360 SF Seismic Classification: ??? DESCRIPTION OF WORK: The renovation of an existing space to new banquet hall (A2) occupancy. LA Siuena Event Center 1. Clarify is this a change of occupancy? If so, then a new certificate of occupancy is required. Identify seismic classification.
2					Dean Kadell 924-3931