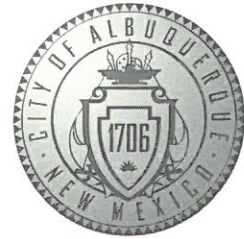


# CITY OF ALBUQUERQUE



December 31, 2019

Scott C. Anderson  
Scott Anderson & Associates Architects  
7604 Rio Penascco NW  
Albuquerque, NM

**Re: La Siguena,  
1809 San Pedro Dr. NE  
Request for Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp 12-17-2018 (J18D047)  
Certification dated 12-14-19**

Dear Mr. Anderson

Based upon the information provided in your submittal received 12-23-19, 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 Ernie Gomez at (505) 924-3981.

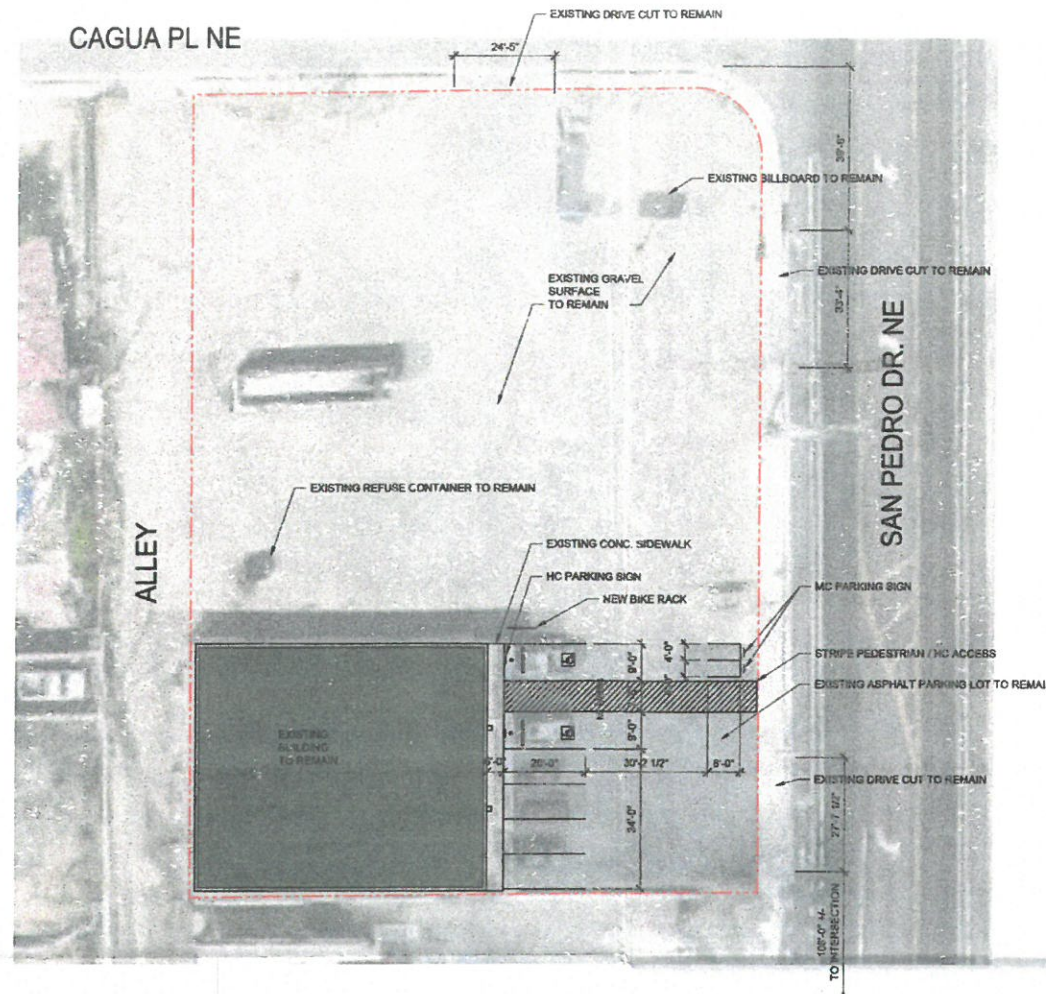
Sincerely,

Jeanne Wolfenbarger, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

Ernie Gomez  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File





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

ZONE ATLAS: J-18

ZONING: MX-L

UPC: 101805825529920804

LEGAL DESCRIPTION: LOTS 7 THROUGH 13 BLOCK 1  
BELLAMAH ADDITION

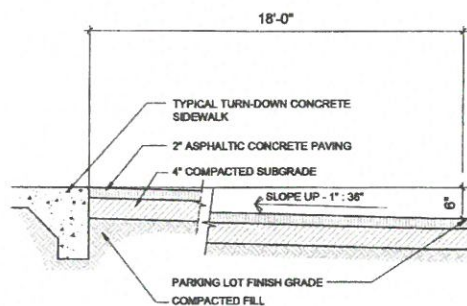
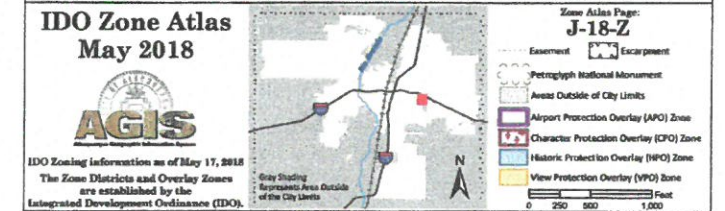
EXISTING USE: RETAIL

NEW USE: EVENT CENTER

PARKING:

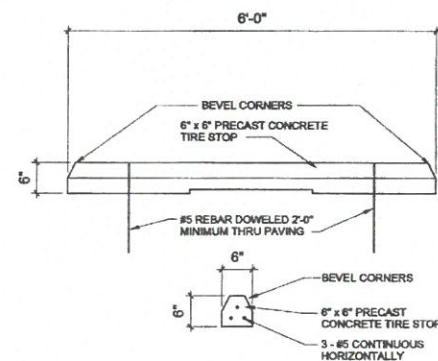
STRUCTURE ERECTED IN 1963, NO CHANGES TO PARKING  
REQUIRED PER IDO 14-16-5: 5-5 (B)(2)(b)  
HC PARKING 26-50 = 2 SPACES  
MOTORCYCLE PARKING 26-50 = 2 SPACE  
BIKE RACK = 1 RACK TO ACCOMMODATE 6 BIKES

5 EXISTING SPACES TO REMAIN



### HC RAMP

SCALE: 3/4" = 1'-0"

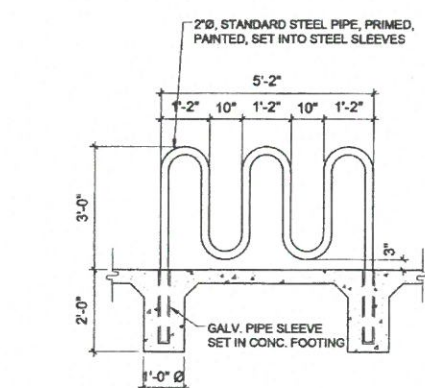


### PARKING BUMPER

SCALE: 3/4" = 1'-0"

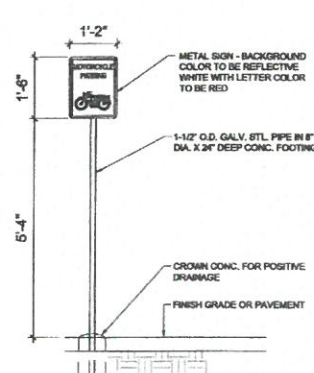
## SITE PLAN FOR REFERENCE

SCALE: 1" = 20'-0"



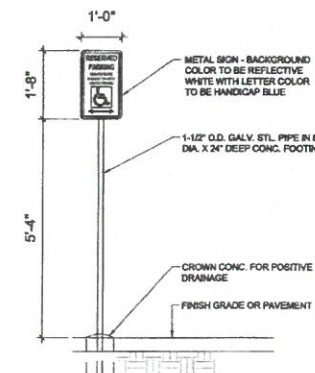
### BIKE RACK

SCALE: 1/2" = 1'-0"



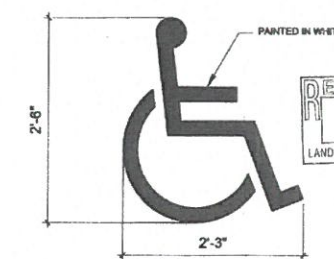
### MOTORCYCLE SIGN

SCALE: 1/2" = 1'-0"



### HC SIGN

SCALE: 1/2" = 1'-0"

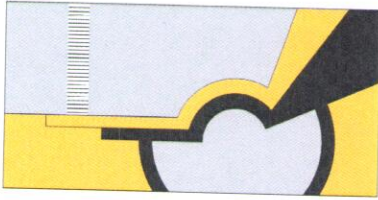


### HC PAVEMENT MARKING

SCALE: NTS

<b>SCOTT C. ANDERSON &amp; ASSOCIATES architects</b> 4075 10th St. NE, Suite 100 Albuquerque, NM 87110 REG. NO. 3719	
<b>LA SIGUENA EVENT CENTER</b> 1809 SAN PEDRO DR NE STE C ALBUQUERQUE NM, 87110	
<b>TRAFFIC CIRCULATION LAYOUT</b>	
SEAL STATE OF NEW MEXICO SCOTT C. ANDERSON No. 4341 12/17/18 REGISTERED ARCHITECT	PROJECT NO. SCALE DRAWING NO. <b>TCL</b> DATE 12/17/18





**SCOTT C. ANDERSON**  
& associates architects

7604 rio penasco nw  
albuquerque, nm 87120  
andersonscottc@comcast.net  
505.401.7575

December 14, 2019

**Ms. Jeanne Wolfenbager, PE**  
Planning Department  
Transportation Development  
600 2<sup>nd</sup> St. NW, Suite 201  
Albuquerque, NM 87102  
505 924-3991  
jwolfenbager@cabq.gov

Re: Traffic layout certification, 1809 San Pedro Dr NE (BP-2018-35464)

Dear Ms. Wofenbager:

I, Scott C. Anderson NMRA #4341, of the firm Scott C. Anderson & Associates Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 9/27/18. The record information edited onto the original design document has been obtained by Scott Anderson. I further certify that I have personally visited the project site on 12/14/19 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 a Certificate of Occupancy.

There no deviations from the approved TCL dated 9/27/18.

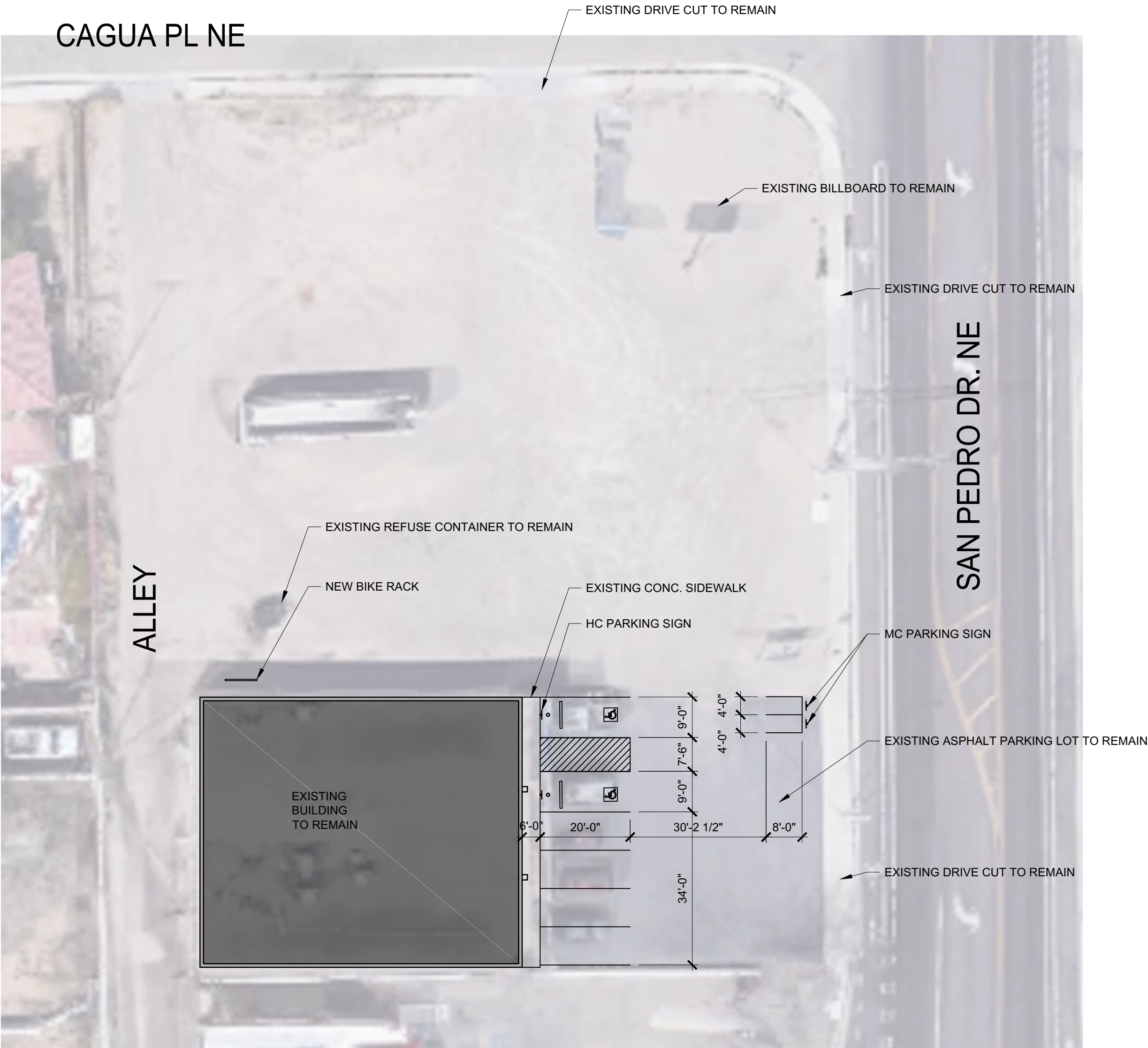
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

  
\_\_\_\_\_  
Signature Architect

12/14/19  
Date







SITE PLAN FOR REFERENCE

SCALE: 1" = 20'-0"

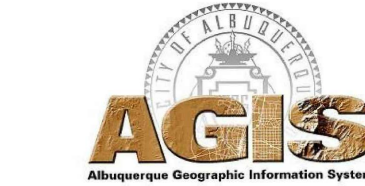


CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
ZONING MAP  
ZONING MAP: J-18  
APPROVED  
DATE: 12/20/18  
PERMIT # BP-2018-35464  
DESCRIPTION: LOTS 7 THROUGH 13 BLOCK 1  
BELLAMAH ADDITION  
EXISTING USE: RETAIL  
NEW USE: EVENT CENTER

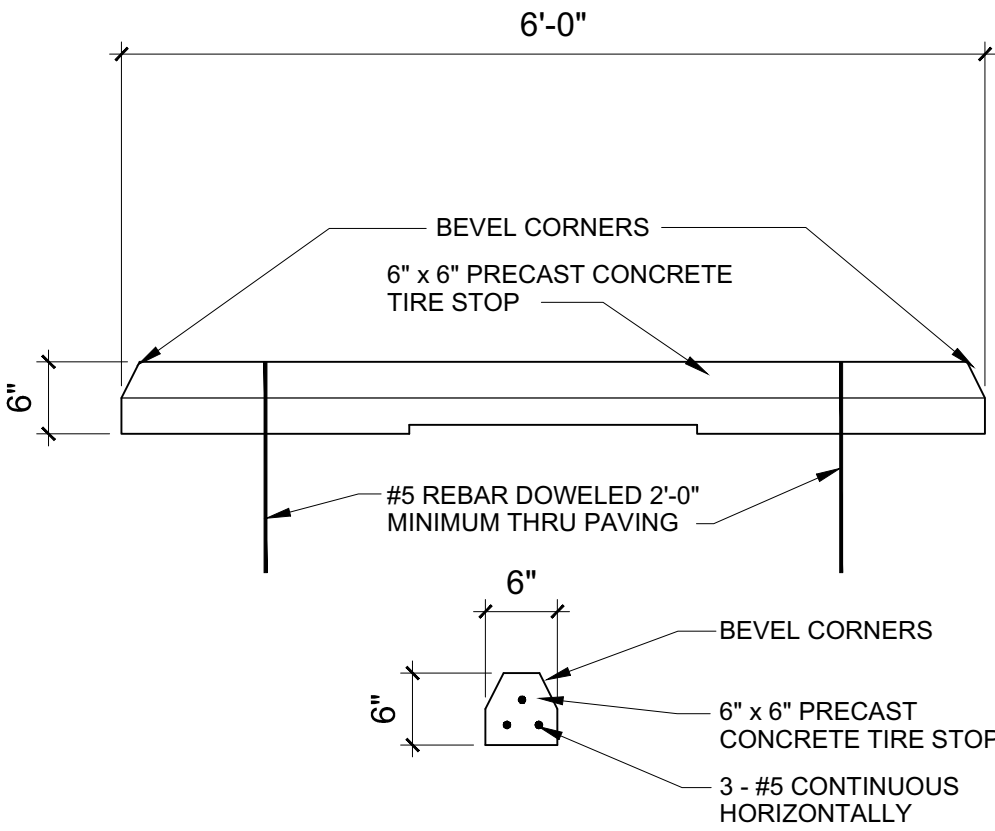
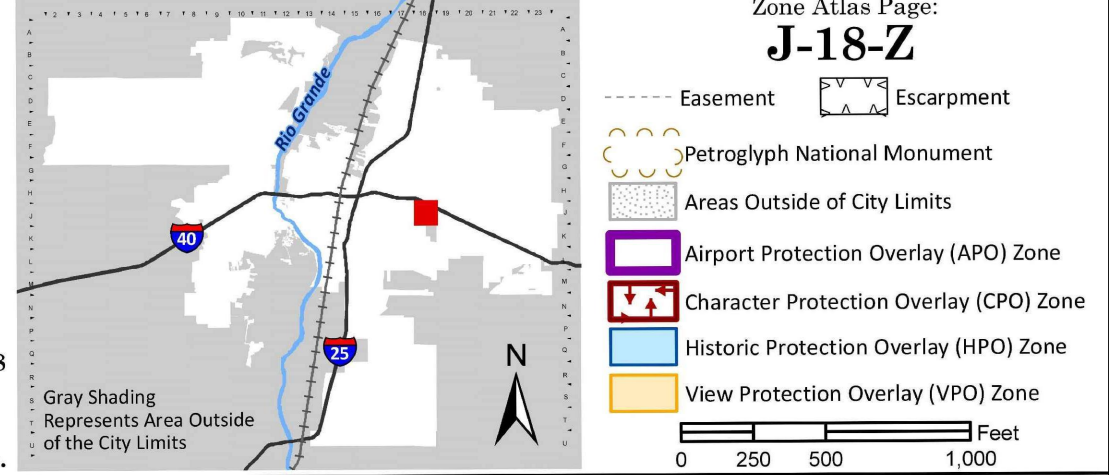
PARKING:  
STRUCTURE ERECTED IN 1963, NO CHANGES TO PARKING  
REQUIRED PER IDO 14-16-5: 5-5 (B)(2)(b)  
HC PARKING 26-50 = 2 SPACES  
MOTORCYCLE PARKING 26-50 = 2 SPACE  
BIKE RACK = 1 RACK TO ACCOMMODATE 6 BIKES  
5 EXISTING SPACES TO REMAIN



IDO Zone Atlas  
May 2018

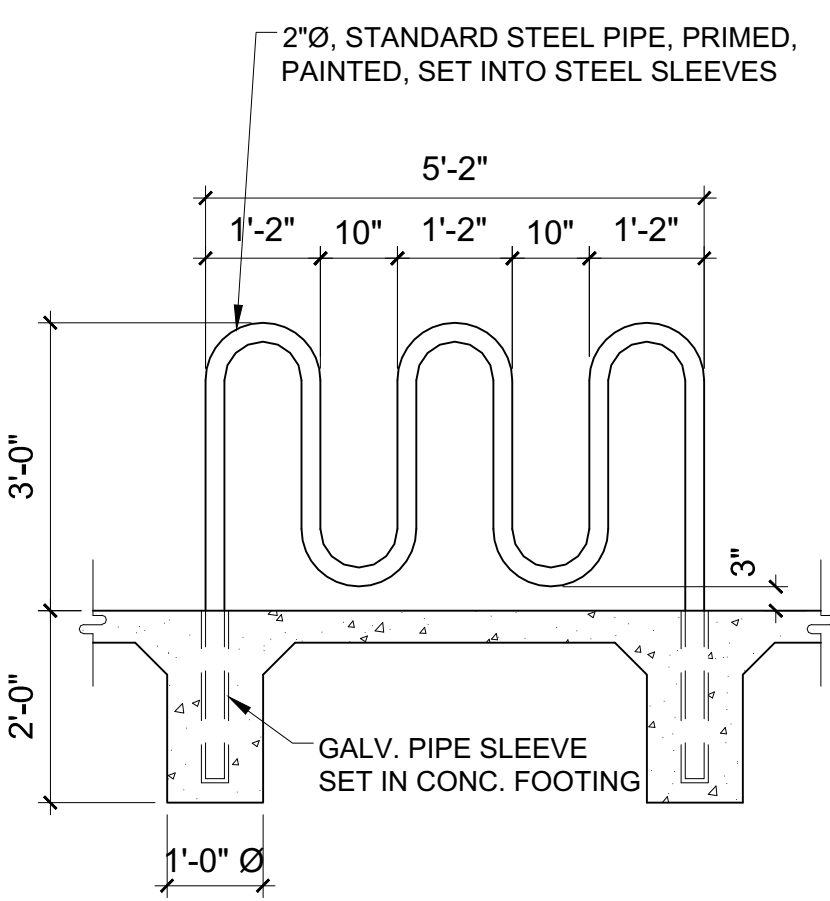


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



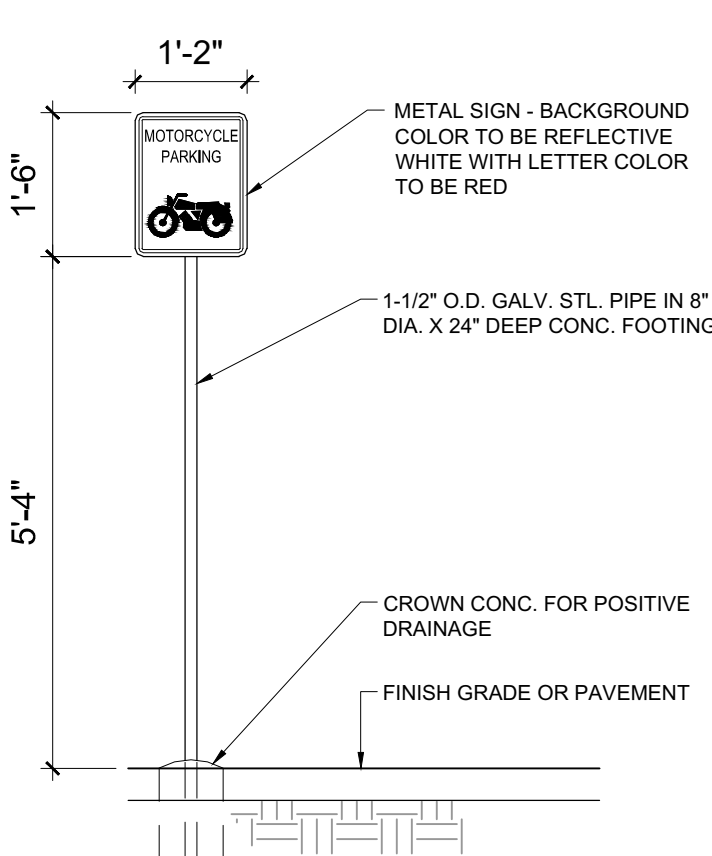
PARKING BUMPER

SCALE: 3/4" = 1'-0"



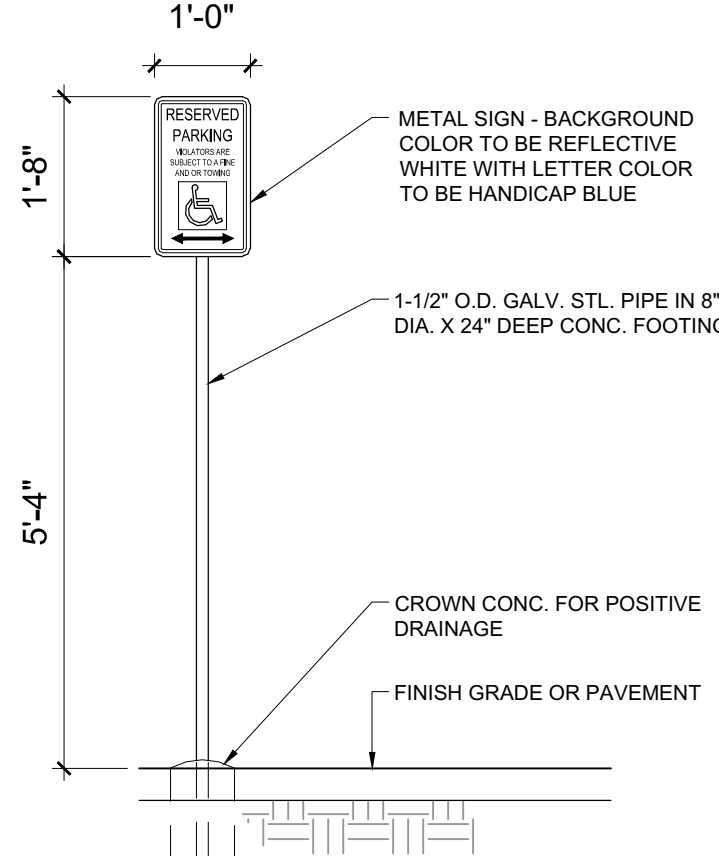
BIKE RACK

SCALE: 1/2" = 1'-0"



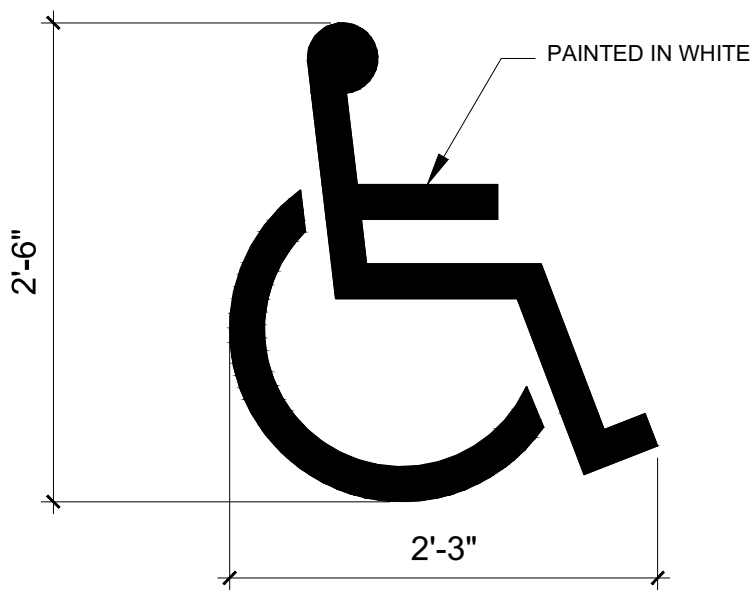
MOTORCYCLE SIGN

SCALE: 1/2" = 1'-0"



HC SIGN

SCALE: 1/2" = 1'-0"



HC PAVEMENT MARKING

SCALE: NTS

SCOTT C. ANDERSON & associates architects  
4410 4th St. NW, Ste. B  
Albuquerque, NM 87107  
scott@scottcanderson.com  
505.401.5755

LA SIGUENA EVENT CENTER  
1809 SAN PEDRO DR NE STE C  
ALBUQUERQUE NM, 87110

DRAWING TITLE  
**TRAFFIC CIRCULATION LAYOUT**

SEAL  
STATE OF NEW MEXICO  
SCOTT C. ANDERSON  
No. 4341  
11/20/18  
REGISTERED ARCHITECT

DESIGNED  
DRAWN  
CHECKED  
REVIEWED  
DATE 11/20/18

PROJECT NO  
SCALE  
DRAWING NO  
OF

**TCL**





# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: NA Building Permit #: 2018-35464 Hydrology File #: NA

DRB#: NA EPC#: NA Work Order#: NA

Legal Description: Lots 7-13 Block 1 Bellamah Addition

City Address: 1809 San Pedro Dr NE

Applicant: Scott Anderson Contact: \_\_\_\_\_

Address: 4419 4th St NW Ste B, Alb NM 87107

Phone#: 401 7575 Fax#: \_\_\_\_\_ E-mail: Scott@scarrchitects.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

TYPE OF DEVELOPMENT: \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ 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: 12/20/19 By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_