

# CITY OF ALBUQUERQUE



September 22, 2017

David Hickman  
Jeebs and Zuzu, LLC  
Address 11030 Menaul NE  
Albuquerque, NM 87112

**Re: Solar VILLA**  
**1135 Texas St. NE**  
**Traffic Circulation Layout**  
Architect's Stamp 9-20-17 (J19D086)

Dear Mr. Munoz,

Based upon the information provided in your submittal received 9-20-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. Please show a north arrow on the site plan.
3. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking.
4. Please identify all existing sidewalks and parking spaces dimensions.
5. Identify the right of way width, medians, curb cuts, and street widths on Mountain Rd. and Texas St NE.
6. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
7. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) at time of resubmittal. If you

have any questions, please contact  
Monica Ortiz (505) 924-3981 or me at 924-3630.

Sincerely,

Logan Patz  
Senior Engineer, Planning Dept.  
Development Review Services

MA/LP via: email  
C: CO Clerk, File

ATTN: Logan Patz



# City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11 2016)

Project Title: Solar Villa Building Permit #: \_\_\_\_\_ Hydrology File #: J190086  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: 1  
City Address: 1135 TEXAS ST. NE Albuquerque NM 87110

Applicant: Jecbs + Zuzu LLC Contact: ubaldo Muñoz  
Address: 11030 Menaul Blvd NE Albuquerque NM 87112  
Phone#: 505-797-1318 Fax#: \_\_\_\_\_ E-mail: ubaldo@jecbsandzuzu.com  
Other Contact: \_\_\_\_\_ Contact: David Hickman  
Address: 11030 Menaul Blvd NE Albuquerque NM 87112  
Phone#: 505-797-1318 Fax#: \_\_\_\_\_ E-mail: dave@jecbsandzuzu.com

Check all that Apply:

**DEPARTMENT:**

☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION

**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)  
☐ 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

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 9-20-17 By: [Signature]

COA STAFF:

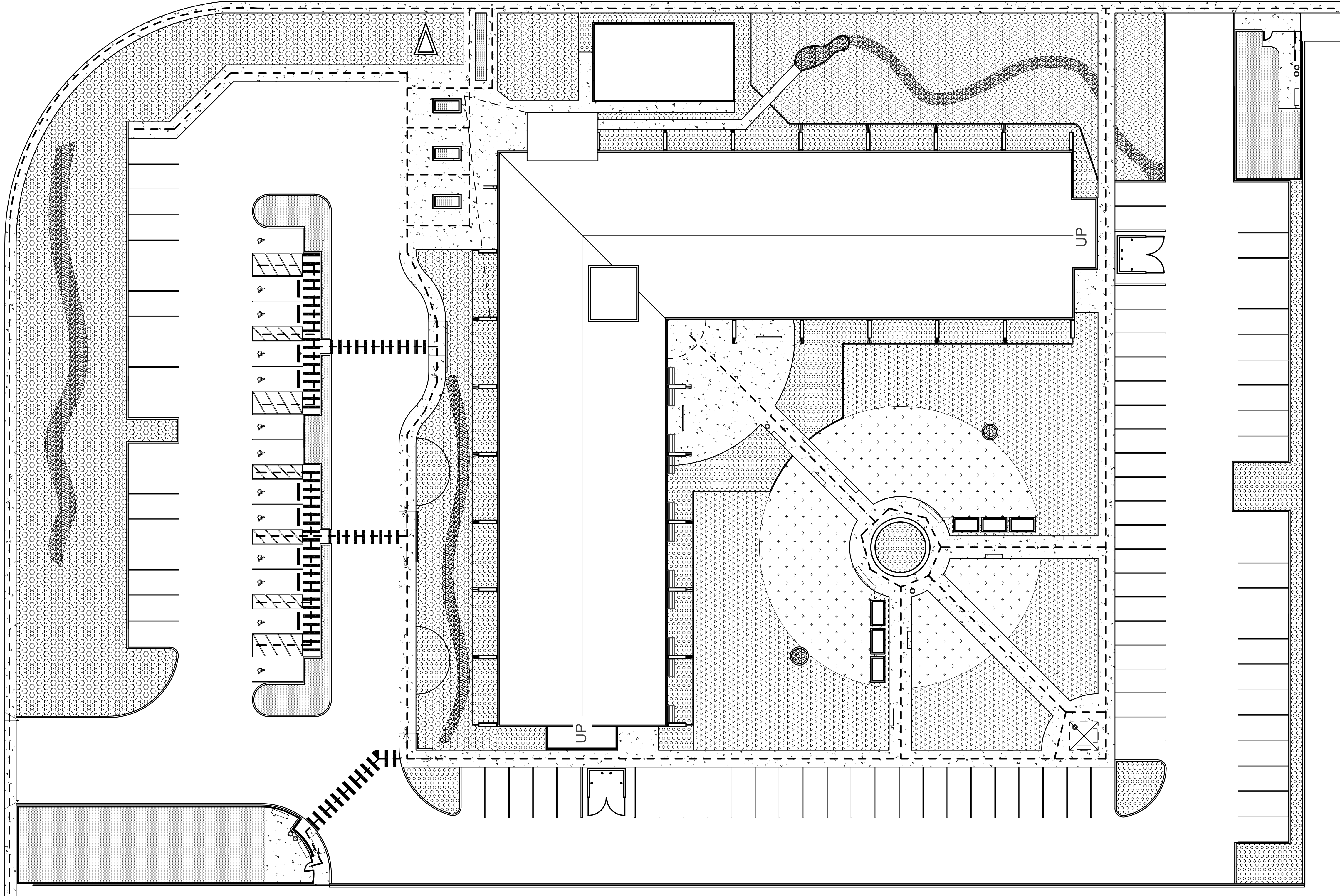
ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

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



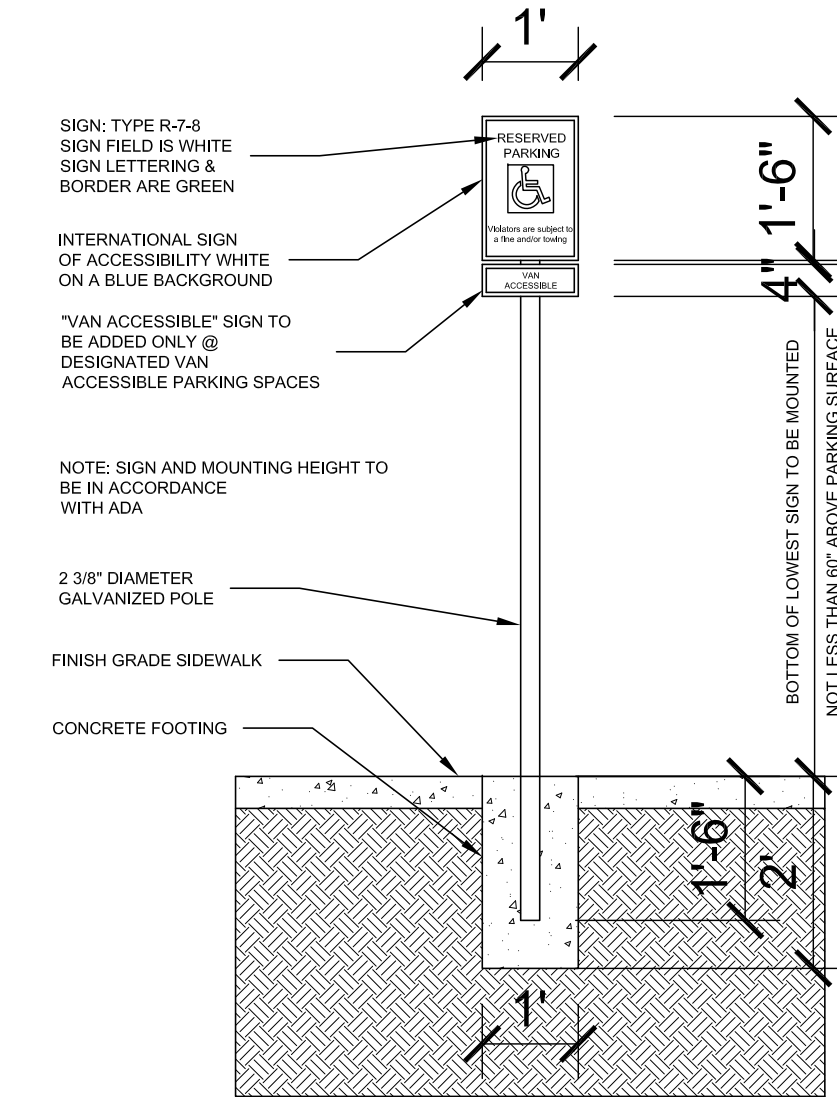
**MOUNTAIN RD. NE**

TEXAS ST. NE



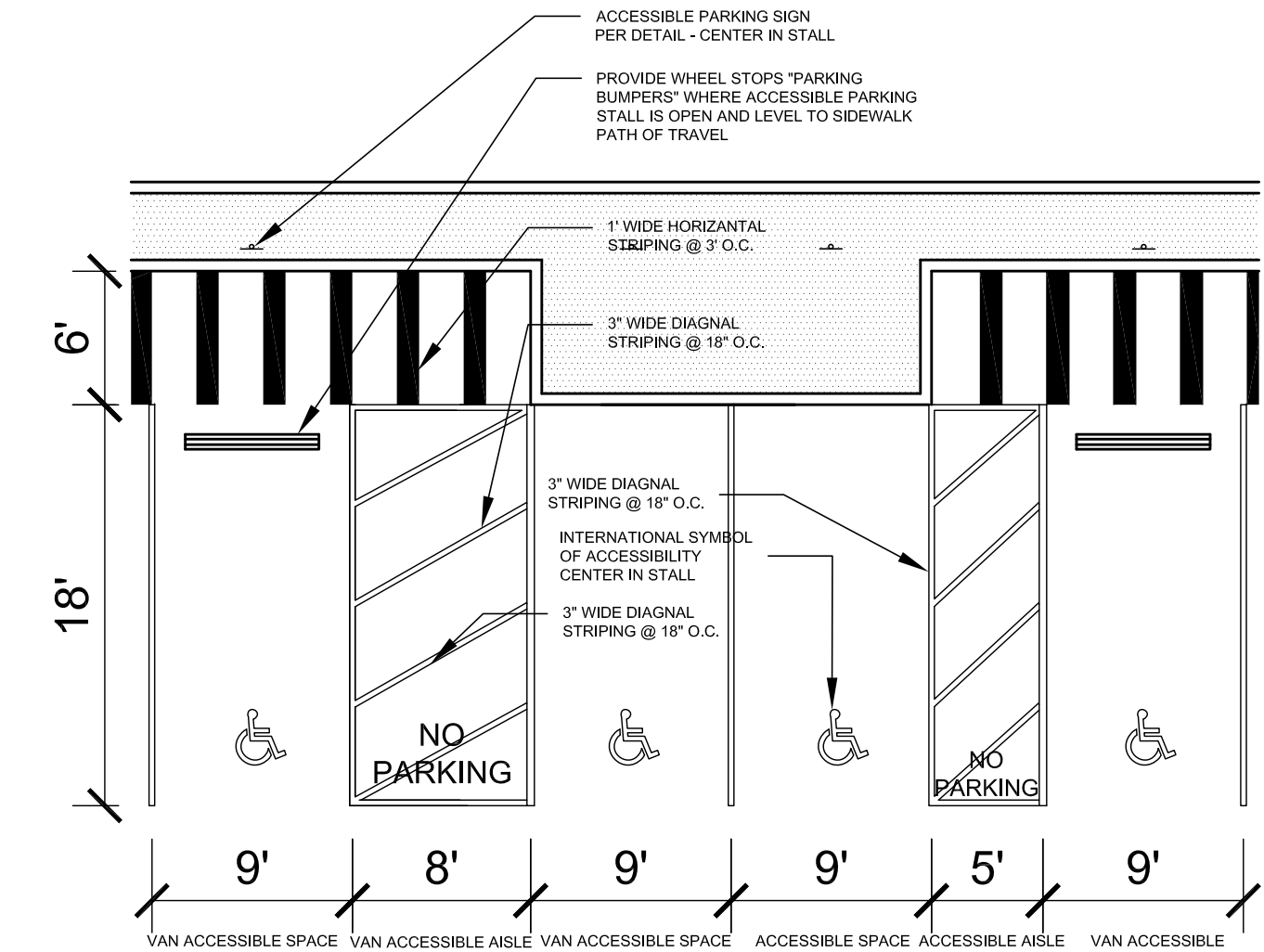
## ACCESSIBLE PATH PLAN

SCALE 1:20



### ACCESSIBLE PARKING SIGN DETAIL

N.T.S.



## ACCESSIBLE PARKING SPACES DETAIL

N.T.S.



## ACCESSIBLE PARKING SPACE MARKING DETAIL

N.T.S.

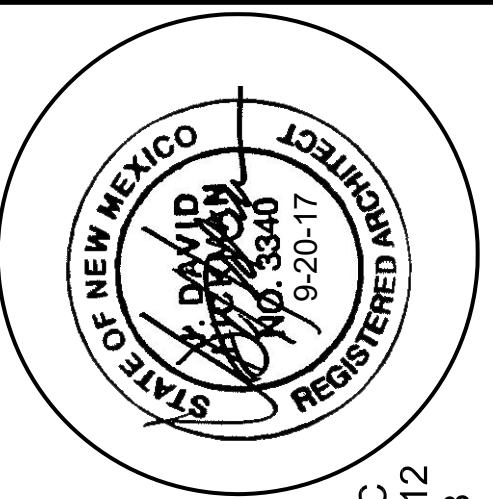
PROJECT INFORMATION:

OCCUPANCY = R-3      100 UNITS

BUILDINGS = 1      95 UNITS      5 ADA UNITS

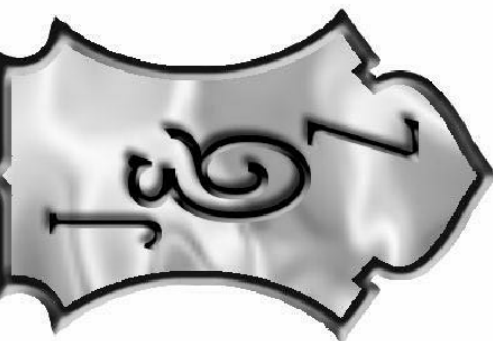
TOTAL NUMBER OF PARKING SPACES 101

ACCESSIBLE PARKING SPACES = 13 SPACES  
3 OF WHICH ARE VAN ACCESSIBLE



11030 MENAUL NE SUITE C  
ALBUQUERQUE, NM 87112  
P: 505-797-1318

**JEEBS & ZUZU, LLC.**  
ARCHITECTS & CONTRACTORS  
MAKING HOUSE CALLS



**job no:** 17-011

drawn: JLC

checked: JDH

**date:** Sept. 20, 2017

# SOLAR VILLA APARTMENTS

1135 Texas St NE,  
Albuquerque, NM 87110

sheet  
no: **ADA-1**

## "EASY AS PIE"

WWW.JFB&ANDZUZU.COM