

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 23, 2023

Edgar Mata
Jeeb & Zuzu, LLC
5924 Anaheim Ave. NE, Suite
Albuquerque, NM 87102

Re: Prieto Townhomes
620, 624 and 628 14TH St. SW
Traffic Circulation Layout
Architect's Stamp 08-07-23 (K13-D050B)(K15D050C)(K15D050D)

Dear Mr. Mata,

The TCL submittal received 08-08-2023 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for 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, the TCL, and a completed Drainage and Transportation Information Sheet to the PLNDRS@cabq.gov for log in and evaluation by Transportation. **AN APPROVED/RECORDED EASEMENT IS A CONDITION OF RELEASING FINAL CO.**

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.

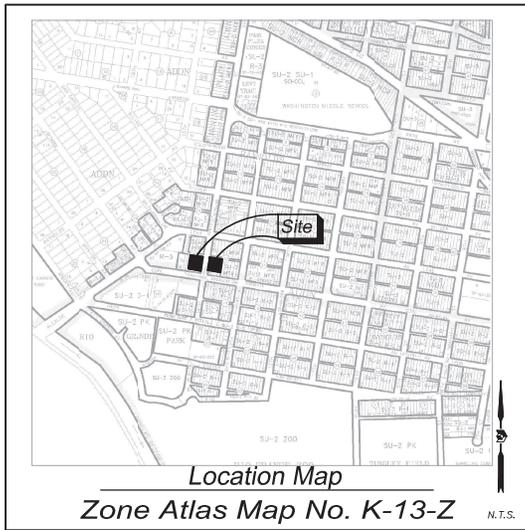
Sincerely,

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

C: CO Clerk, File

Boundary Survey Plat for SnapSpace NM, LLC.

Lots 17-A-P2, 18-A-P2, and 19-A-P2, Unit 1 and Lots 14-A-P2, 16-A-P2, 15-A-P2 and 14-A-P2, Unit 2
14th + Coal Subdivision
 Albuquerque, Bernalillo County, New Mexico
 June 2017



Legal Description

LOTS NUMBERED SEVENTEEN-A-P2 (17-A-P2), EIGHTEEN-A-P2 (18-A-P2) AND NINETEEN-A-P2 (19-A-P2) OF THE 14TH + COAL SUBDIVISION, UNIT 1, TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 13, 2007, I N PLAT BOOK 2007C, PAGE 262

AND

LOTS NUMBERED FOURTEEN-A-P2 (14-A-P2), FIFTEEN-A-P2 (15-A-P2), SIXTEEN-A-P2 (16-A-P2) AND SEVENTEEN-A-P2 (17-A-P2) OF THE 14TH + COAL SUBDIVISION, UNIT 2, TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 13, 2007, I N PLAT BOOK 2007C, PAGE 261.

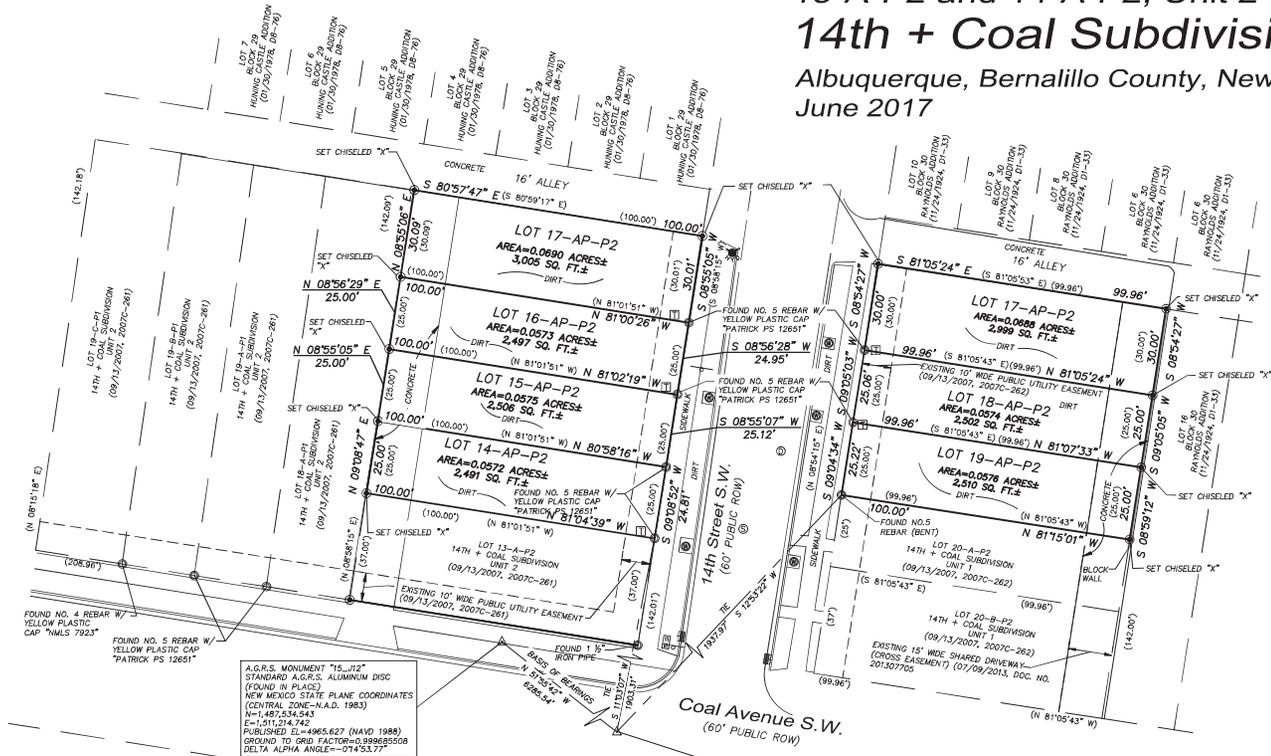
Notes

- FIELD SURVEY PERFORMED ON JUNE 13, 2017
- ALL BEARINGS ARE GRID BEARINGS: N.M. STATE PLANE COORDINATES, CENTRAL ZONE-NAD 1983.
- ALL DISTANCES ARE GRID DISTANCES: U.S. SURVEY FOOT.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF ABOVE GROUND APPURTENANCES AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS PROPERTY LIES WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 19, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

Owner's Affidavit

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE BOUNDARY OF THE REAL PROPERTY SHOWN HEREOF. THIS PLAT IS A SURVEY OF AN ENTIRE TRACT OF LANDS AS IT PREVIOUSLY EXISTED AND THEREFORE IS NOT A LAND DIVISION, A SUBDIVISION, A CREATION OF A NEW LOT, OR A RECOMBINATION OF MORE THAN ONE TRACT.

SNAPSPACE NM, LLC.



TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Amigo 8/23/2023
 Signed Date

A.G.R.S. MONUMENT "S.K13" STANDARD A.G.R.S. BRASS DISC (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,482,485.729 E=1,516,146.508 PUBLISHED EL=4955.896 (NAVD 1988) GROUND TO GRID FACTOR=0.99984449 DELTA ALPHA ANGLE=-01°19.31'

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL NEW MEXICO LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SURVEY AND PLAT DO NOT MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO SUBDIVISION ORDINANCE, AND IS NOT INTENDED TO SUBDIVIDE AN EXISTING PARCEL.

THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT AND IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

NO ENCROACHMENTS EXIST EXCEPT AS NOTED AND ALL IMPROVEMENTS ARE SHOWN RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Digitally signed by Larry Medrano
 Date: 2017.07.05
 06:42:50-06'00'

LARRY W. MEDRANO
 N.M.P.S. No. 11993



Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES (N 90°00'00" E)
- RECORD BEARINGS AND DISTANCES AS DESIGNATED
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "S 11993" SET THIS SURVEY UNLESS OTHERWISE NOTED
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



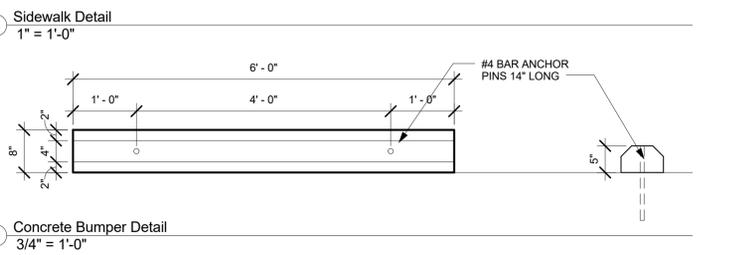
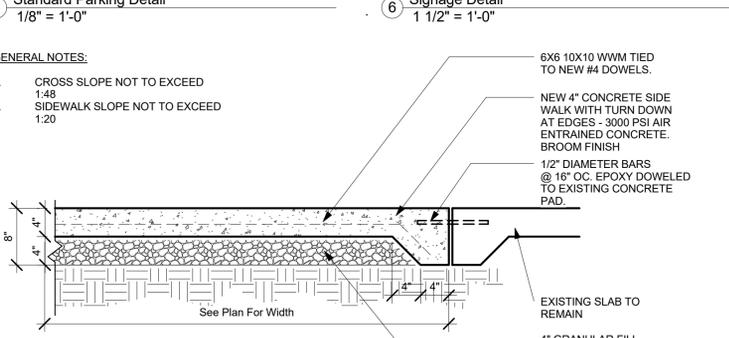
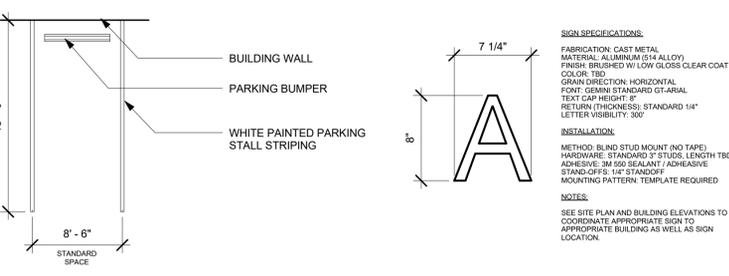
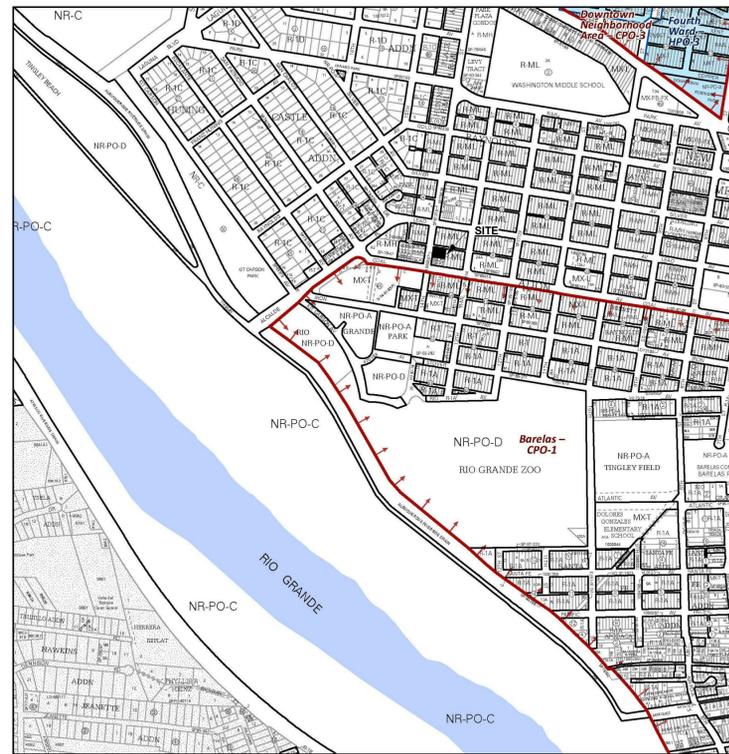
INDEXING INFORMATION FOR COUNTY CLERK
 OWNER SNAPSPACE, NM, LLC.
 SECTION 19, TOWNSHIP 10 N, RANGE 3 E,
 SUBDIVISION 14TH + COAL SUBDIVISION, UNIT 1 AND UNIT 2
 UPC NO. 101.305733635411410-UNIT 1
 UPC NO. 1101.305733535211411-UNIT 2

COORDINATE AND DIMENSION INFORMATION		STANDARD	
STATE PLANE ZONE	GRID COORDINATES	TYPE	
NM-C	GRID	STANDARD	
HORIZONTAL DATUM	VERTICAL DATUM	ROTATION ANGLE	MATCHES DRAWING UNITS
NAD83	NAVD88	0° 00' 00.00"	YES
CONTROL USED		BASE POINT FOR SCALING AND/OR ROTATION	
ALBUQUERQUE GEODETIC REFERENCE SYSTEM		N = 0	
COMBINED SCALE FACTOR		E = 0	
GRID TO GROUND: 1.0003151003	DISTANCE ANNOTATION	ELEVATION TRANSLATION	ELEVATIONS VALID
GROUND TO GRID: 0.999684999	GROUND	±0.00'	NO
	BEARING ANNOTATION		
	GRID		



OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.5700 FAX

ZONE ATLAS:



PROJECT INFORMATION:

LOT: 620 14TH STREET LEGAL DESCRIPTION UPC ACRES LOT: 624 14TH STREET LEGAL DESCRIPTION UPC ACRES LOT: 628 14TH STREET LEGAL DESCRIPTION UPC ACRES ZONING ACTUAL USE CONSTRUCTION TYPE SETBACKS FRONT / REAR / SIDES ALLOWABLE HEIGHT OVERLAY ZONES	LT 17-A-P2 FINAL PLAT 14TH & COAL SUBDIVISION UNIT 1(BEING A REPLAT OF LOTS 17, 18, 19 & 20 BLK 30 RAYNOLDSADDITION) CONT .0688 AC 101305733735511409 0.688 AC LT 18-A-P2 FINAL PLAT 14TH & COAL SUBDIVISION UNIT 1(BEING A REPLAT OF LOTS 17, 18, 19 & 20 BLK 30 RAYNOLDSADDITION) CONT .0574 AC 101305733635411410 0.574 AC LT 19-A-P2 FINAL PLAT 14TH & COAL SUBDIVISION UNIT 1(BEING A REPLAT OF LOTS 17, 18, 19 & 20 BLK 30 RAYNOLDSADDITION) CONT .0574 AC 101305733535211411 0.574 R-ML R3 VB - NON SPRINKLED 15' / 15' / X 38' N/A
---	--

PARKING REQUIREMENTS LOT 620 14TH STREET 1 SPACE PER 2 BR UNIT 2 BR UNITS: 3 X 1 TOTAL SPACES LOT 624 14TH STREET 1 SPACE PER 2 BR UNIT 2 BR UNITS: 2 X 1 TOTAL SPACES LOT 628 14TH STREET 1 SPACE PER 2 BR UNIT 2 BR UNITS: 2 X 1 TOTAL SPACES PARKING TOTALS	3 SPACES REQ 3 GARAGE SPACES PROVIDED 2 SPACES REQ 2 OFF-STREET SPACES PROVIDED 2 SPACES REQ 3 OFF-STREET SPACES PROVIDED 7 SPACES REQUIRED 8 SPACES PROVIDED
--	--

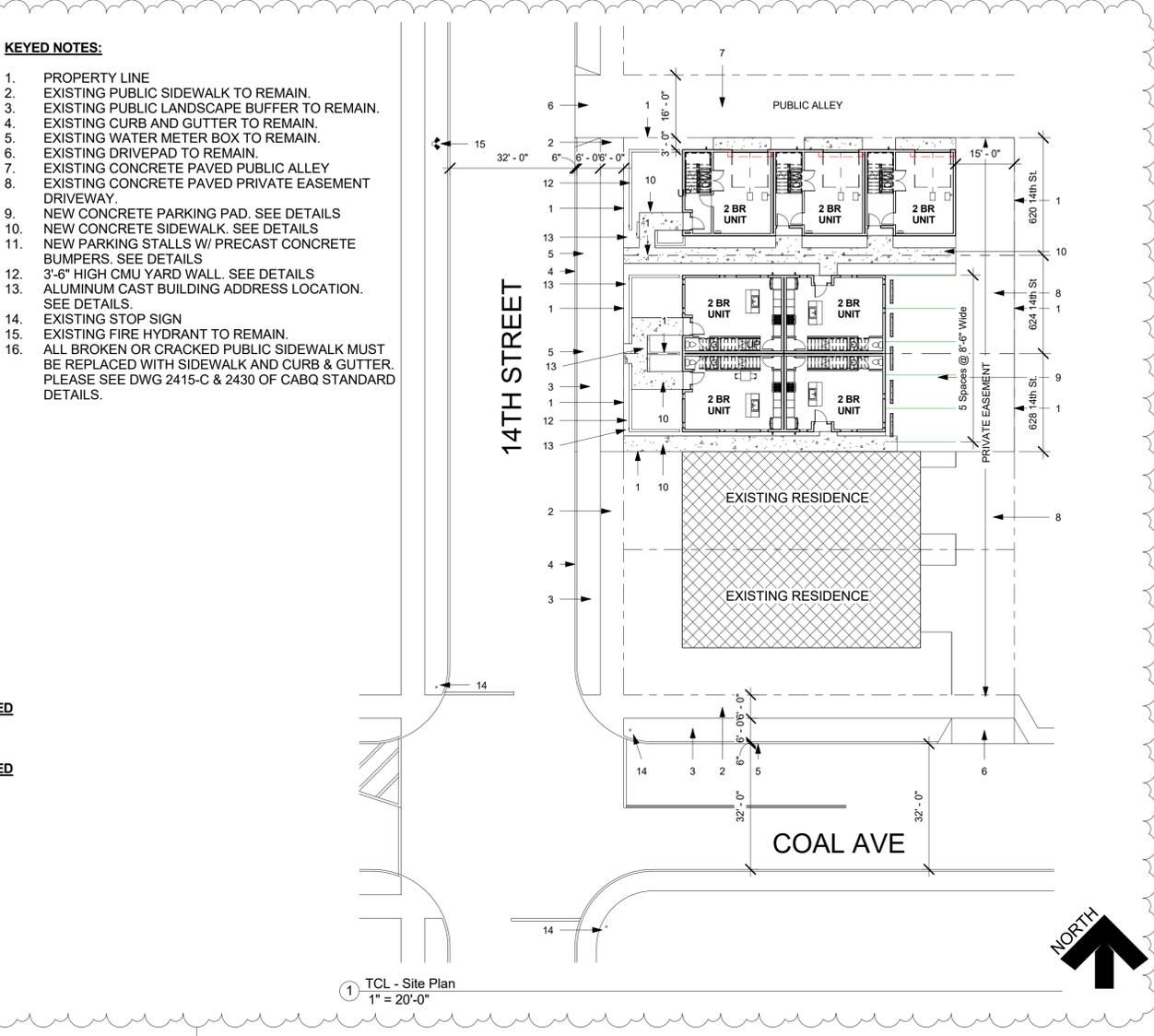
USEABLE OPEN SPACE 285 SF FOR 2 BR UNIT 350 SF FOR 3 BR UNIT LOT 1 3 BR UNITS: 2 X 350 SF LOT 1 3 BR UNITS: 2 X 350 SF LOT 3 2 BR UNITS: 3 X 285 SF	700 SF REQUIRED 721 SF PROVIDED 700 SF REQUIRED 796 SF PROVIDED 855 SF REQUIRED 896 SF PROVIDED
--	---

LANDSCAPE CALCULATIONS MINIMUM OF 15% OF THE NET LOT AREA OF EACH DEVELOPMENT SHALL CONTAIN LANDSCAPING PER IDO SITE AREA BUILDING AREA NET AREA: LANDSCAPE REQUIRED 15% OF NET LOT AREA LANDSCAPE PROVIDED	2,500 SF 1,100 SF 1,400 SF 210 SF 298 SF
---	---

UNIT & BUILDING MATRIX:	(gross)	(net)
Building Units:		
2 Bedroom Unit		
Level 1:	513 SF	128 SF
Level 2:	545 SF	487 SF
Level 3:	545 SF	460 SF
TOTAL:	1,608 SF	1,075 SF
3 TOTAL UNITS	4,824 SF	3,225 SF
3 Bedroom Unit		
Level 1:	520 SF	451 SF
Level 2:	563 SF	504 SF
Level 3:	563 SF	456 SF
TOTAL:	1,643 SF	1,411 SF
4 TOTAL UNITS	6,584 SF	5,644 SF
PROJECT TOTALS	11,408 SF	8,869 SF

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IBC 2015, NEC 2017, IEBC 2015, UMC 2021, UPC 2021, IECC 2018, ANSI A 117.1-2009, AND UFAS, IRC 2015, AND IN ACCORDANCE WITH LOCAL PERMIT REQUIREMENTS. SUBCONTRACTORS SHALL VERIFY LOCAL REQUIREMENTS.
 - ALL UTILITIES (PRIVATE AND PUBLIC) AND ACCESS CONNECTIONS SHALL BE COORDINATED, FEES PAID AND CONSTRUCTION INSTALLED AS REQUIRED BY GOVERNING AGENCIES OR COMPANY. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFIC PERMIT, APPROVALS AND PAYING ALL FEES AND TAXES.

- KEYED NOTES:**
- PROPERTY LINE
 - EXISTING PUBLIC SIDEWALK TO REMAIN.
 - EXISTING PUBLIC LANDSCAPE BUFFER TO REMAIN.
 - EXISTING CURB AND GUTTER TO REMAIN.
 - EXISTING WATER METER BOX TO REMAIN.
 - EXISTING DRIVEPAD TO REMAIN.
 - EXISTING CONCRETE PAVED PUBLIC ALLEY
 - EXISTING CONCRETE PAVED PRIVATE EASEMENT DRIVEWAY.
 - NEW CONCRETE PARKING PAD. SEE DETAILS
 - NEW CONCRETE SIDEWALK. SEE DETAILS
 - NEW PARKING STALLS W/ PRECAST CONCRETE BUMPERS. SEE DETAILS
 - 3'-6" HIGH CMU YARD WALL. SEE DETAILS
 - ALUMINUM CAST BUILDING ADDRESS LOCATION. SEE DETAILS.
 - EXISTING STOP SIGN
 - EXISTING FIRE HYDRANT TO REMAIN.
 - ALL BROKEN OR CRACKED PUBLIC SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. PLEASE SEE DWG 2415-C & 2430 OF CABQ STANDARD DETAILS.



AN APPROVED/RECORDED EASEMENT IS A CONDITION OF RELEASING FINAL CO.

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Amijo 8/23/2023
Signed Date



JEEBS & ZUZU, LLC.
Architecture
Construction
Design-Build

5924 ANAHEIM AVENUE SUITE A
ALBUQUERQUE, NM 87113
P. 505-797-1318

job no: 23-025
drawn: EAM
checked: J&Z
date: Aug. 7, 2023

EAM 8-15-23

TRAFFIC CIRCULATION LAYOUT

Prieto Townhomes
620 and 624
14TH St.
628 14th Street
Albuquerque NM 87104

sheet no: **TCL1.0**

www.jeebsandzuzu.com