

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 27, 2021

Yolanda Montoya
RM Design Inc.
8724 Alameda Park NE, Ste. G
Albuquerque, NM 87113

**Re: Four Plex
1105 Silver Ave NE
Traffic Circulation Layout
Architect's Stamp 01-20-2021 (K13-D052)**

Dear Ms. Montoya,

The TCL submittal received 07-23-2021 is approved for Building Permit with. 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 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 front counter personnel for log in and evaluation by Transportation.

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,

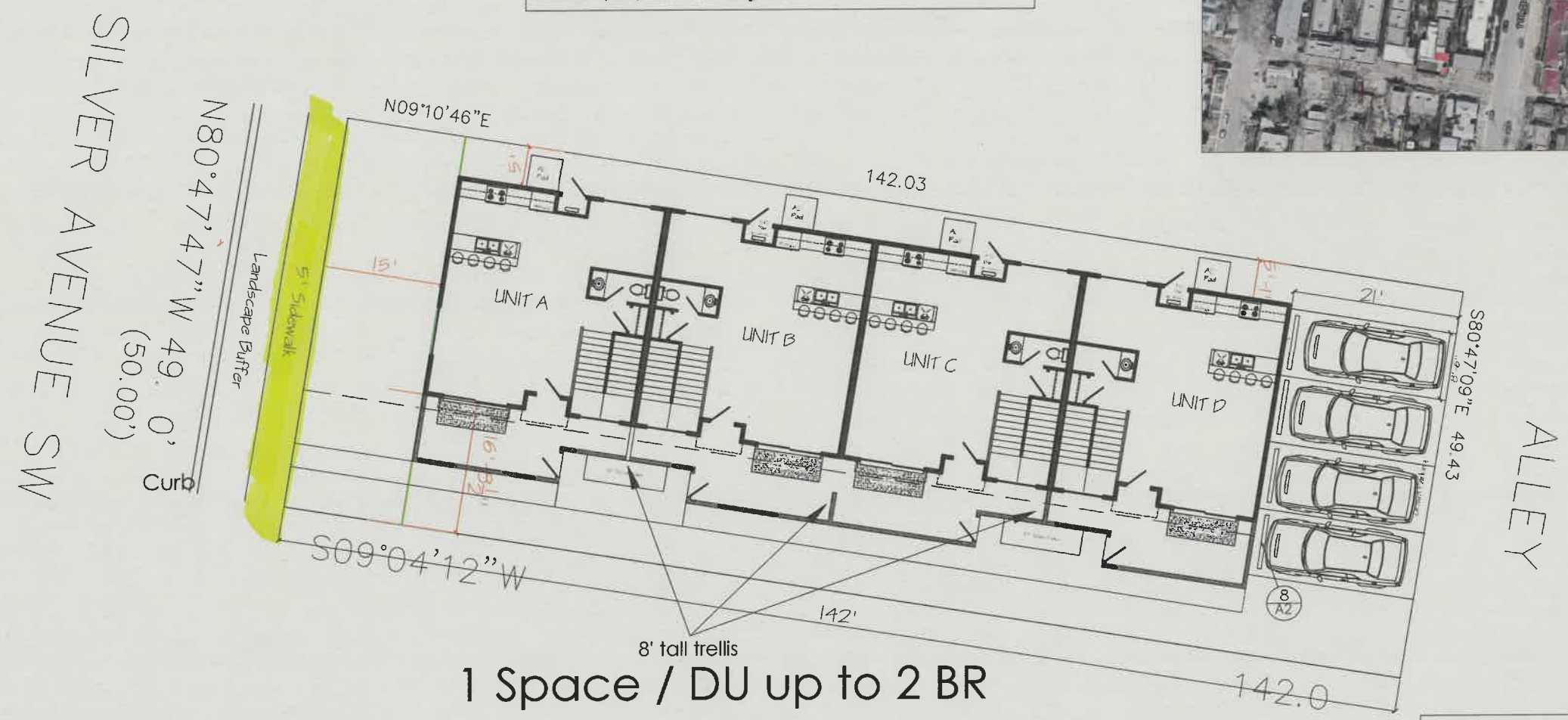
Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

TRAFFIC CIRCULATION LAYOUT APPROVED

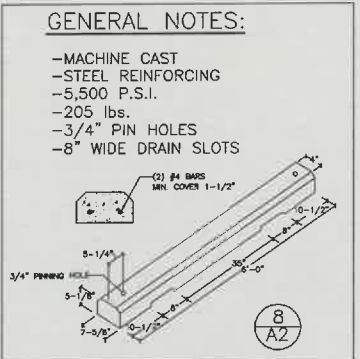
Signed _____ Date 7/27/21

DESCRIPTION
 Lots numbered Fifteen (15) and Sixteen (16) in Block numbered Fourteen (14) of the Reynolds Addition, to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk Of Bernalillo County, New Mexico, on November 24, 1924, in Plat Book D01, Page 033



Total Lot Area:	=7230sqft
Total Building Area:	=3791 sqft
Net Lot Area:	= 3439 sqft
Total Landscape Rec(25%):	= 859 sqft
Landscape Area Provided:	= 866 sqft

- Notes:**
- #1: Sidewalk to be 5'. Construction (PER COA STD DWG 2430) of the sidewalk will be continued from either side of the property as well as the landscape buffer.
- #2: Parking spaces to be 8'6 in width. Parking area to be gravel.
- (4) Parking spaces 8'6x20' TYP.



1/20/2021

RM Design Inc.

8724 ALAMEDA PARK NE SUITE G ALBUQUERQUE, NEW MEXICO 87113
 PHONE: (505) 823-6474 FAX: (505) 823-6474
 13858 130th N.E. Kirkland Washington 98034

TCL Plan

SCALE: 1/8" = 1'-0"

Las Ventanas Construction

1105 Silver Fourplex

Albuquerque New Mexico

Date: 1/20/2021

Revision: _____

Rev. No. By: _____ Date: _____

Sheet: **C-1A**

K13-D052