

CITY OF ALBUQUERQUE



November 14, 2019

Don Briggs
Don Briggs Engineering LLC
5324 Oakledge Ct. NW Albuquerque NM 87102

Re: 913 Silver SE
913 Silver Ave SW Albuquerque NM 87102

Traffic Circulation Layout
Engineer's/Architect's Stamp 08-26-2019 (K14D118A)

Dear Mr. Briggs,

The TCL submittal received 11-13-2019 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 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,

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

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

\MM via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: 913 Silver SE **Building Permit #:** Bp_2019_20837 **Hydrology File #:** K14D118A
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot 19 Block 16 Raynolds Addn.
City Address: 913 Silver Ave. SW, Albuquerque, NM 87102

Applicant: Don Briggs Engineering LLC **Contact:** Don Briggs P.E.
Address: 5324 Oakledge Ct. NW, Albuquerque, NM 87120
Phone#: 505-249-4843 **Fax#:** _____ **E-mail:** donbriggsengineering@gmail.com
Owner: SnapHome **Contact:** Sean Gilligan
Address: _____
Phone#: 505-440-5814 **Fax#:** _____ **E-mail:** sgilligan@snaphome.biz

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

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: ☒ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

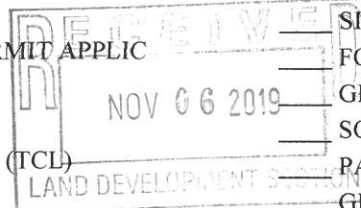
Check all that Apply:

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: 11/6/2019 **By:** Don Briggs

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

MAINTENANCE AGREEMENT FOR ACCESS

This Maintenance Agreement is entered into between **Kersti Verna Tyson and Matthew Kirk Sexton**, owners of **907 Silver SW**, City of Albuquerque, County of Bernalillo, State of New Mexico (Lots 18, in Block 16, Raynolds Addition), and **Sean Gilligan**, owner of **913 Silver SW**, City of Albuquerque, County of Bernalillo, State of New Mexico (Lot 19, Block 16, Raynolds Addition).

The owner of lot 19 has agreed to reconstruct the driveway serving both Lots 18 and 19, and the owners of Lot 18 have agreed to reconstruction of the driveway as shown on the approved Traffic Circulation Layout, Drawing #K13-118A. The parties have an interest in an adjoining access situated in the City of Albuquerque, County of Bernalillo, State of New Mexico and described as shown on the subject Traffic Circulation Layout and as described as follows:

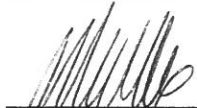
A rectangular strip of land located within the City of Albuquerque Silver Ave Right of Way that extends south from the south east property corner of Lot 19 approximately 10' and west 3' that will be referred to as Lot 18's driveway access taper.

The parties desire to create an access maintenance agreement between the above-described adjoining lots as maintenance of Lot 18's access taper falls under Lot 18's requirements. **Both parties agree that maintenance of Lot 18's driveway access taper will be maintained by the owner of Lot 18.** Both parties also agree that the Lot 18 driveway will be maintained by the owner of Lot 18, and that the Lot 19 driveway will be maintained by the owner of Lot 19 with the division of responsibility at the property line between each of the subject lots.


This agreement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and the parties further agree that it is a covenant that shall run with the land.

In witness whereof, the parties hereto have executed this agreement as follows:

ACKNOWLEDGED:


Matthew Kirk Sexton
10/31/19
Date


Kersti Verna Tyson
10/31/19
Date


Sean Gilligan
11.5.19
Date

WITNESSED:

STATE OF NEW MEXICO)

COUNTY OF ~~BERNALILLO~~) SANTA FE

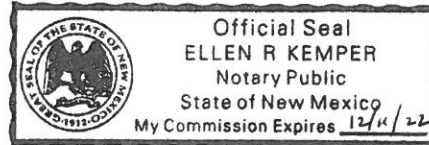
On this 31st day of OCTOBER, 2019, before me personally appeared **Matthew Kirk Sexton**, and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

Ellen R Kemper

Notary

My Commission Expires

12/11/22 :



WITNESSED:

STATE OF NEW MEXICO)

COUNTY OF ~~BERNALILLO~~) SANTA FE

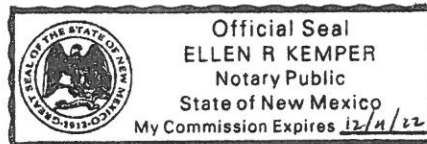
On this 31st day of OCTOBER, 2019, before me personally appeared **Kirsti Verna Tyson**, and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

Ellen R Kemper

Notary

My Commission Expires

12/11/22 :



WITNESSED:

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

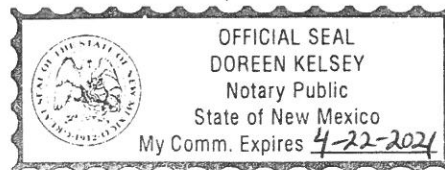
On this 5th day of November, 2019, before me personally appeared **Sean Gilligan**, and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

Doreen Kelsey

Notary

My Commission Expires

4-22-2021 :





Don Briggs
Engineers LLC
1200 University Blvd. NE, Suite 100
Albuquerque, NM 87102

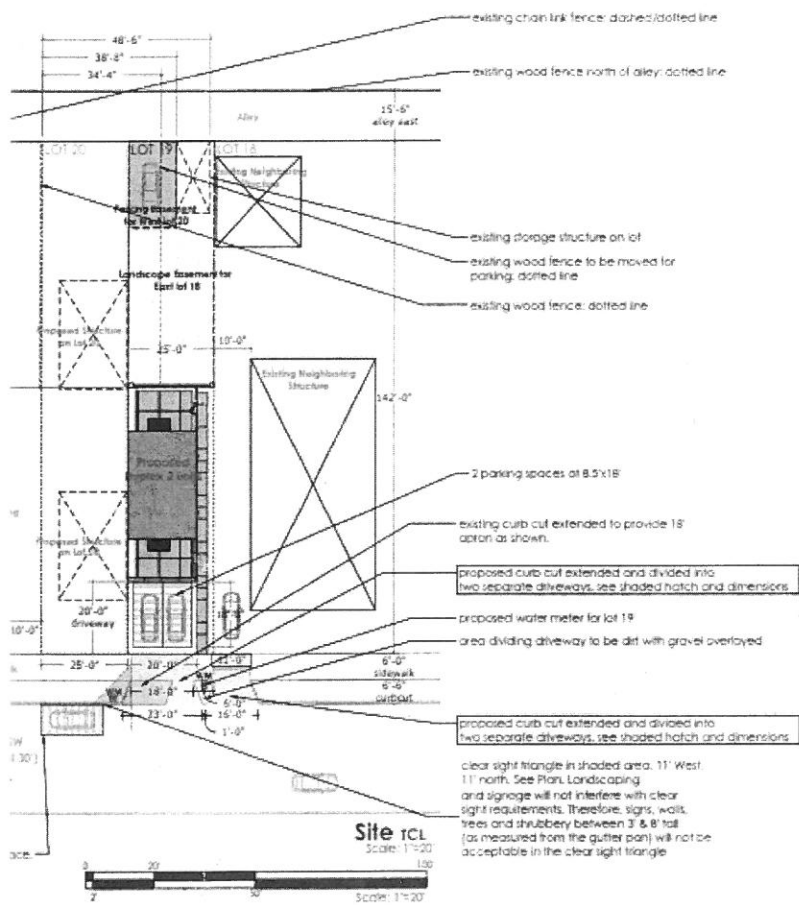
DUPEX

915 Silver Avenue SW, Lot 19, Albuquerque, NM
87102

Rev	Date	Remarks

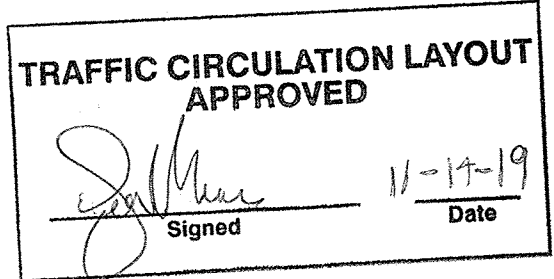
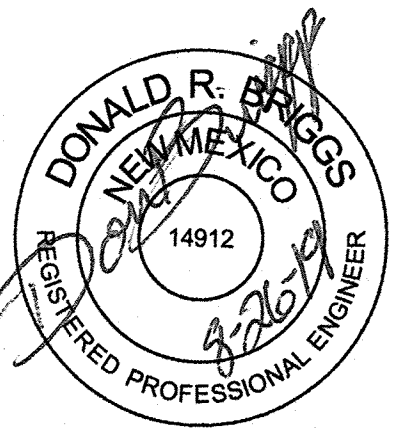
Traffic Circulation Layout

C-201



Parking Required by IDO	
Residential Zone District	R-1M
Off street parking Requirements	DO (Table 5-5-1) DUPEX 1 space / DU up to 2.25
Total Off street parking required	2 spaces
Bicycle/Motorcycle Parking Requirements	NONE





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

505 S.W. 4th St.
Albuquerque, NM 87102
donrbriggsengineering@gmail.com

Don Briggs
Engineering LLC

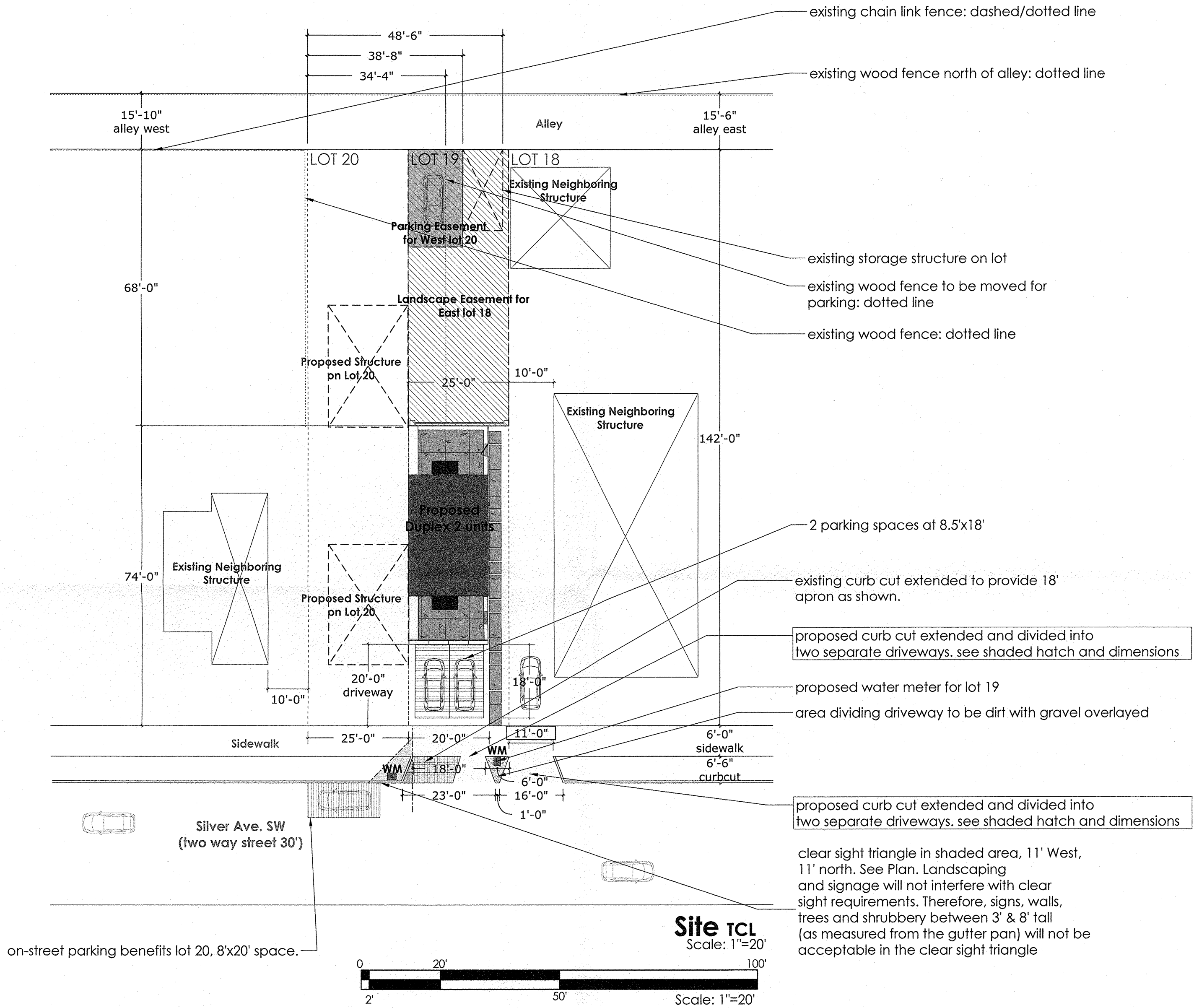
DUPLEX

915 Silver Avenue SW, Lot 19, Albuquerque, NM, 87102

Revisions TCL C-201		Remarks
NO.	Date	

Traffic Circulation Layout

C-201



Parking Required by IDO	
Residential Zone District	R-MH
Off street parking Requirements	IDO (table 5-5-1) DUPLEX 1 space / DU up to 2 BR
Total Off street parking required	2 spaces
Bicycle/Motorcycle Parking Requirements	NONE

