

CITY OF ALBUQUERQUE



December 2, 2016

Roger Cinelli
2418 Manuel Torres Ln., NW
Albuquerque, NM

Re: Storage Facility for Derron Havehor
809 Locust St., SE
30-Day Temporary Certificate of Occupancy- Transportation Development
Architect's Stamp dated 03-10-16 (K15D096)
Certification dated 11-30-16

Dear Mr. Cinelli,

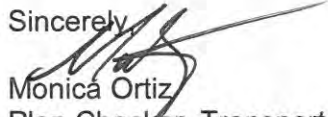
Based upon the information provided in your submittal received 11-30-16, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

1. The bottom of the ADA sign must be a minimum of 60" above the ground or parking surface. (ANSI 502.7)
2. The ADA accessible parking sign must have the required language per (66-7-352.4C NMSA 1978) **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs.
3. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
4. The ADA parking space has a clearly visible, blue, International Symbol of Accessibility painted on the pavement at rear of the space (66-1-4.1.E NMSA 1978) or MUTCD recommends a white symbol on a blue background.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3981.

Sincerely,


Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

C: CO Clerk, File

Cinelli

ARCHITECTS

OFFICE (505) 243-8211 FAX (505) 243-8196

ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE N.W. ALBUQUERQUE, NEW MEXICO 87107
11/30/2016

CITY OF ALBUQUERQUE
TRANSPORTATION DEVELOPMENT SECTION
PLAZA DEL SOL BUILDING
600 2ND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87102

RE: TRAFFIC CIRCULATION LAYOUT - STORAGE FACILITY FOR DERRON HAVENOR - 809 LOCUST ST. S.E., ALBUQUERQUE, NEW MEXICO - ARCHITECT'S STAMP DATED 3/10/2016 - PLAN DATED MARCH 2016 - **F15-D096**- ZA MAP F-15 - **FINAL SITE CERTIFICATION**

DEAR SIRs,

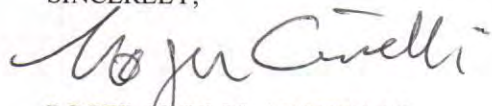
I, ROGER CINELLI, NMRA 1102, OF THE FIRM, ROGER CINELLI & ASSOCIATES INC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN, APPROVAL LETTER DATED MARCH 23, 2016.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON NOVEMBER 30, 2016. THE ONLY MINOR CHANGE OBSERVED: THE CONCRETE CURB THAT DEFINED THE LOADING SPACE HAD BEEN DELETED. WHITE TRAFFIC PAINT ON ASPHALT NOW DEFINES THE LOADING SPACE.

THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT, IF ANY, HAS BEEN OBTAINED BY ROGER CINELLI OF THE FIRM ROGER CINELLI & ASSOCIATES INC. I FURTHER SUBMIT 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 PERMANENT CERTIFICATE OF OCCUPANCY.

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.

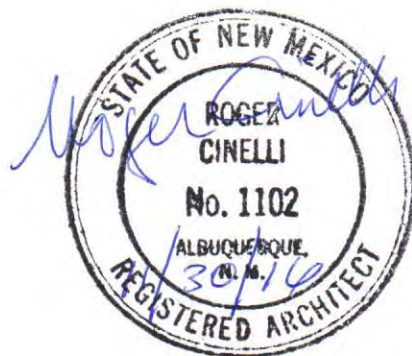
SINCERELY,



ROGER CINELLI, ARCHITECT

DATE

11/30/16



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2012)

K15-D094

PROJECT TITLE: STORAGE FACILITY FOR DEERON HAVENOR ZONE MAP: _____
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 6 BL 2 DAVIS ADDN
 CITY ADDRESS: 809 LOCUST ST. S.E.
ELI J. VALDEZ P.E.
 ENGINEERING FIRM: GEORGE RODRIGUEZ-CONSULTING
 ADDRESS: 12800 SAN JUAN N.E.
 CITY, STATE: ABQ, NM

CONTACT: GEORGE R
 PHONE: 610-0593
 ZIP CODE: 87123
 EMAIL: PAWROO@hotmail.com

OWNER: DEERON HAVENOR
 ADDRESS: 5805 FAUCHE AVE N.W.
 CITY, STATE: ABQ, NM

CONTACT: DEERON
 PHONE: 573-9611
 ZIP CODE: 87107

ARCHITECT: ROGER CINELLI
 ADDRESS: 2418 MANUEL TORRES W. N.W.
 CITY, STATE: ABQ, NM

CONTACT: ROGER
 PHONE: 243-8211
 ZIP CODE: 87107
 EMAIL: rcinelli@gmail.com

SURVEYOR: HARRIS SURVEYING CO
 ADDRESS: 2412 D MONROE ST. N.E.
 CITY, STATE: ABQ NM

CONTACT: TONY
 PHONE: 869-8056
 ZIP CODE: 87110

CONTRACTOR: SAME AS OWNER
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☒ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ OTHER (SPECIFY) SO-19 _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

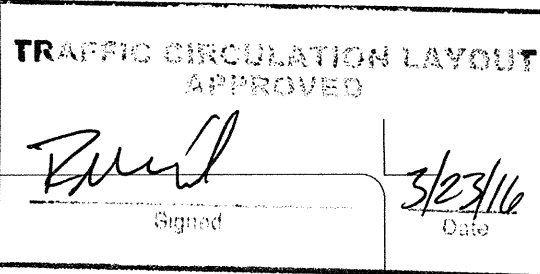
- ☒ YES
☐ NO
☒ COPY PROVIDED

DATE SUBMITTED: 11/30/16

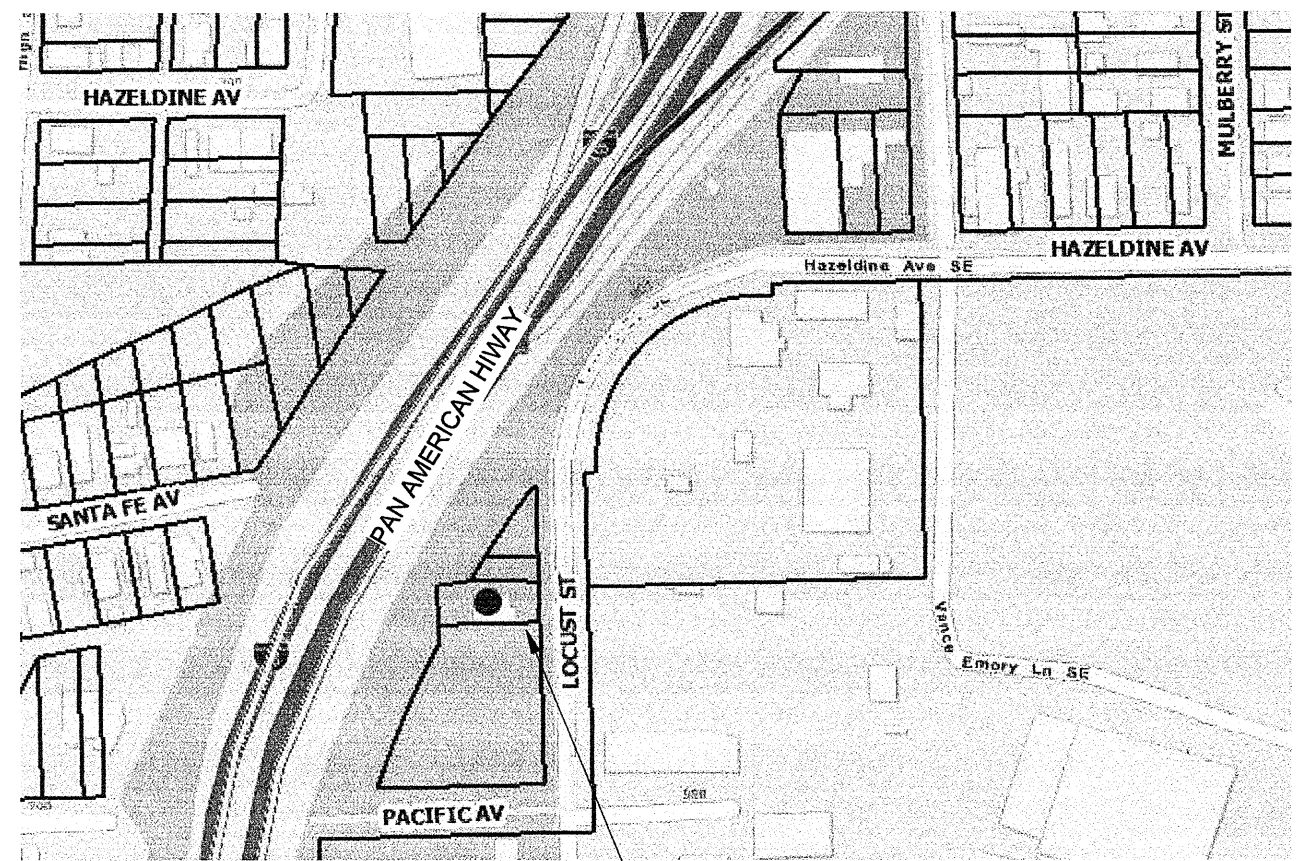
BY: Roger Cinelli

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



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



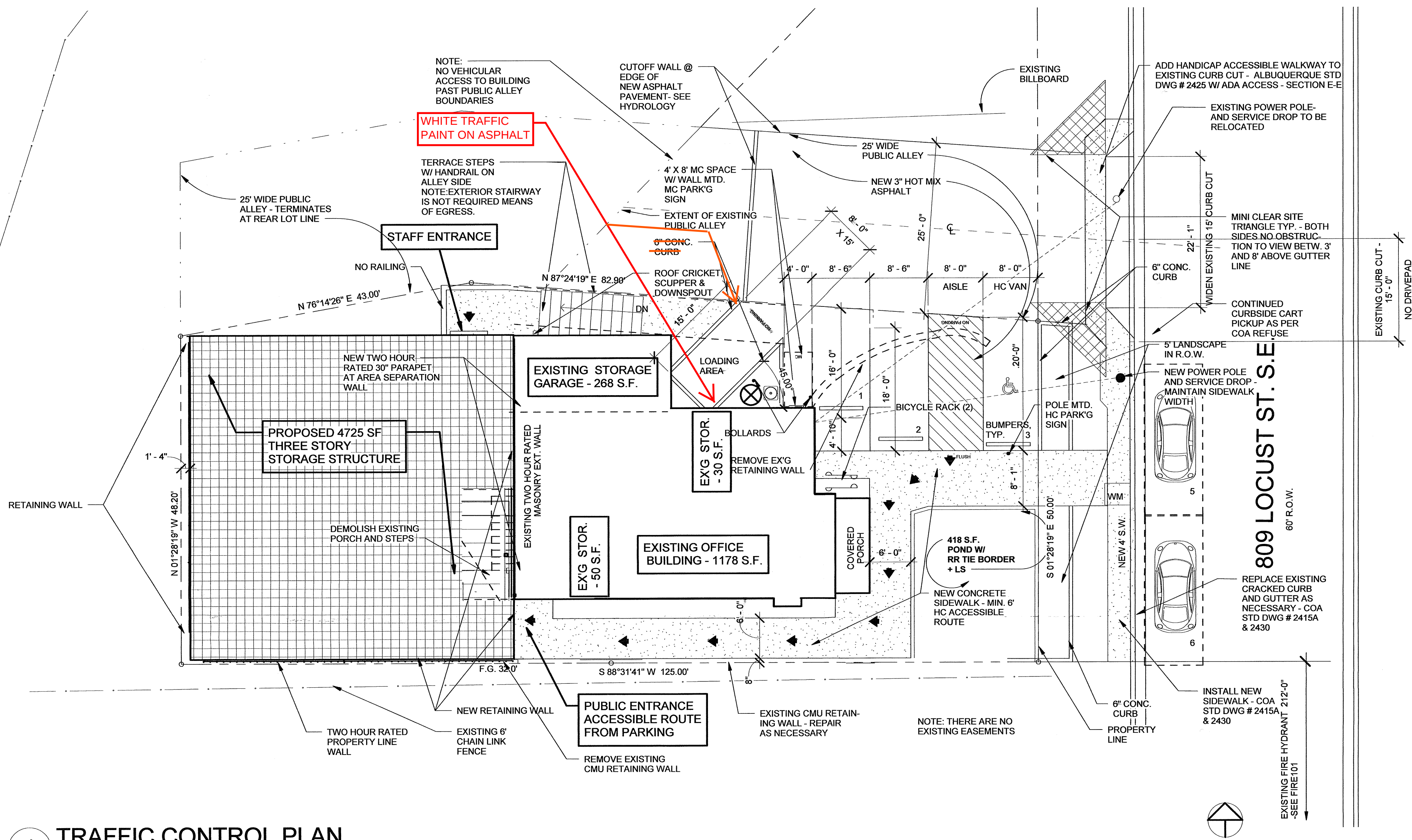
2 VICINITY MAP Scale: NOT TO SCALE K-15-Z 809 LOCUST RD S.E.

REQUEST FOR ON-STREET PARKING

Per Section 14-16-3-1(f)(5)(d) of the Zoning Code, where parking spaces are provided on a public street and along the property, one half of the parking may be counted toward the on-street parking requirement of a building or use on such property provided the on-street parking spaces are approved by the Traffic Engineer, in conjunction with a site plan approval for on-street parking.

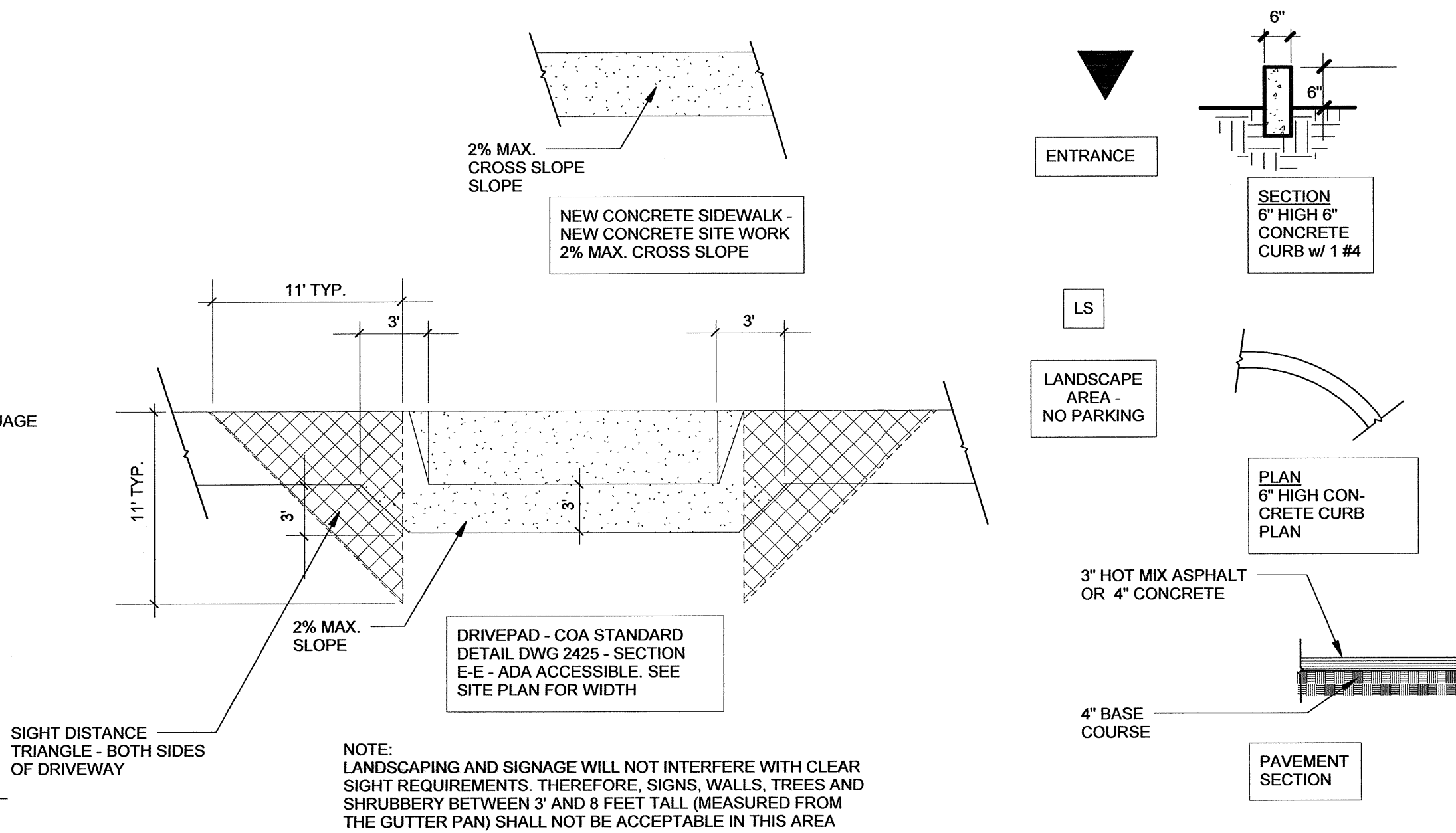
Applicant/Agent: DERRON HAVENOR
Site Address: 809 LOCUST SE ABQ NM
Project No. (if available) or other identifier:

ROUTING	
1. Initial Contact (Building, Zoning, Planning)	Name: Date:
2. Initial Review and Determination by Traffic Engineer	Name: Date:
Project (if not 1) does not qualify for consideration of on-street parking.	
3. Notification	Date: 5/30/15
Date notices were mailed out	
4. Final Action by Traffic Engineer	Name: Date:
The request for credit for on-street parking spaces is: ☒ Approved ☐ Denied	



1 TRAFFIC CONTROL PLAN Scale: 1" = 10'-0"

TRAFFIC CONTROL PLAN LEGEND



TCL DESIGN CRITERIA

4725 S.F. THREE LEVEL WAREHOUSE ADDITION W/ UNISEX RR
LEGAL DESCRIPTION: LOT 6, BLOCK 2, DAVIS ADDITION, ALBUQUERQUE, NEW MEXICO, 0.15 A. ZA MAP K-15
ADDRESS: 809 LOCUST ST. SE, ALBUQUERQUE, NEW MEXICO, 87106

LAND USE: OFFICE WAREHOUSE
ZONE DISTRICT: M-1

SITE PARKING CALCULATION:
EXISTING OFFICE 11788 S.F.
(1) PARKING SPACE PER 200 S.F. = 6 PARKING SPACES
PROPOSED WAREHOUSE (4725 S.F.) +
EXISTING OFFICE STORAGE (348 S.F.) = 5037 S.F.
(1) PARKING SPACE PER 2000 S.F. = 3 PARKING SPACE

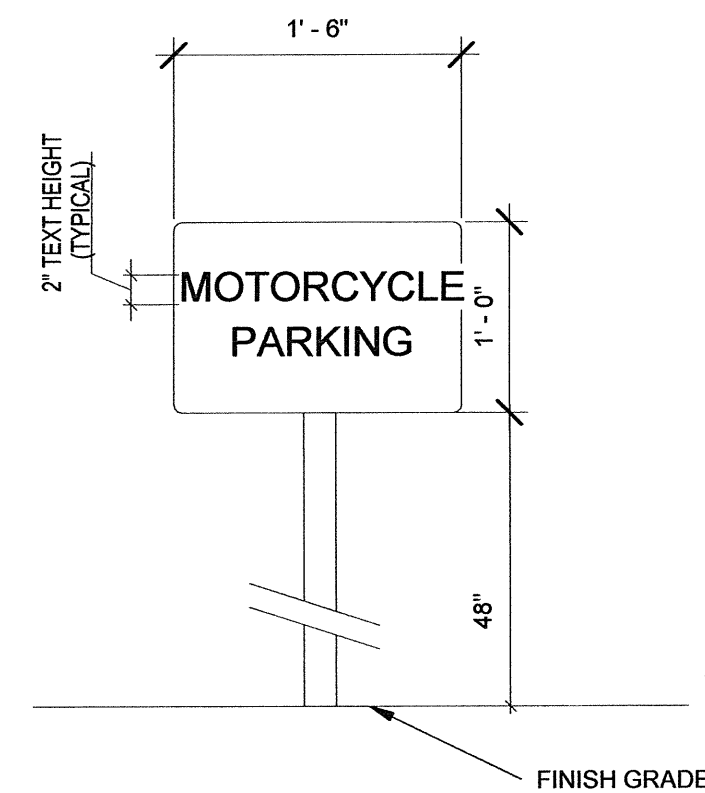
THEREFORE (8) STANDARD PARKING SPACES + (1) HC VAN SPACE REQUIRED
(2) STANDARD PARKING SPACES + (1) HC VAN SPACE +
(1) ON STREET STANDARD PARKING SPACE (50% OF TWO SPACES) FOR A TOTAL OF (9) PARKING SPACES PROVIDED.

VARIANCE REQUEST APPROVED: (5) SPACES FROM THE REQUIRED (9) SPACES
PROJECT 1010496 - SPECIAL EXCEPTION NO. 15ZHE-80170 - 7/31/15

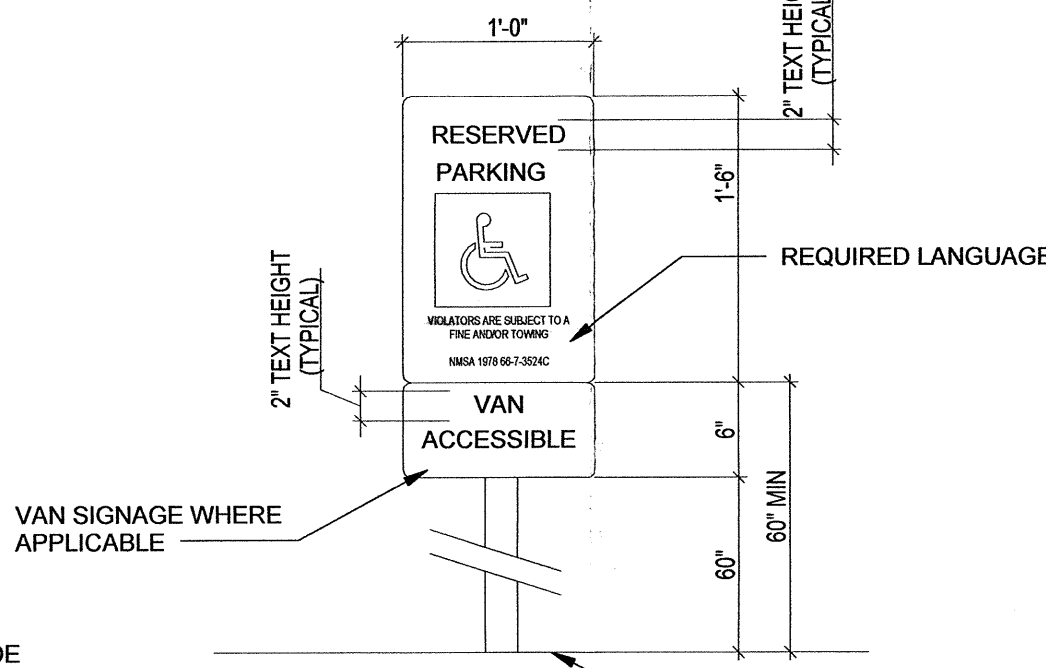
ON STREET PARKING FOR ADD'L PARKING SPACE APPROVED BY TRAFFIC ENGINEER - 7/22/15
(2) SPACES ON STREET

BICYCLE SPACES REQUIRED:
(2) BICYCLE SPACES REQUIRED
(2) BICYCLE SPACES PROVIDED COMPLIES

MOTORCYCLE PARKING SPACES:
(1) MOTORCYCLE PARKING SPACE REQUIRED
(1) MOTORCYCLE PARKING SPACE PROVIDED COMPLIES



6 MOTORCYCLE PARKING SIGN Scale: 1" = 1'-0"



5 HANDICAP PARKING SIGN Scale: 1" = 1'-0"

Cinelli / Roger Cinelli & Assoc.
ARCHITECTS
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE: STORAGE FACILITY FOR DERRON HAVENOR
809 LOCUST ST. SE, ABQ, N.M.

DRAWING TITLE: TRAFFIC CONTROL LAYOUT

SEAL	DATE: MAR 2016	PROJECT NO.: HAV
	DRAWING NO. CIVIL101	
	3/10/16	