

CITY OF ALBUQUERQUE



March 23, 2016

Roger Cinelli
2418 Manuel Torres NW
Albuquerque, NM

Re: Storage Facility for Derron
809 Locust St., SE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 3-10-16 (K15-D096)

Dear Mr. Cinelli,

The TCL submittal received 3-22-16 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 a 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 TCL with 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,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

K 15-D096

HAVEHON

PROJECT TITLE: STORAGE FACILITY FOR DEERON ZONE MAP: K 15-2
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 6 B.L. 2 DAVIS ADDN
CITY ADDRESS: 809 LOCUST ST. S.E.

ENGINEERING FIRM: LEVI J. VALDEZ P.E. CONTACT: GEORGE R
GEORGE RODRIGUEZ-CONSULTING PHONE: 610-0593
ADDRESS: 12800 SAN JUAN N.E. ZIP CODE: 87123
CITY, STATE: ABQ, NM EMAIL: PAWROD@HOTMAIL.COM

OWNER: DEERON HAVEHON CONTACT: DEERON
ADDRESS: 5805 PAULINE AVE N.W. PHONE: 573-9611
CITY, STATE: ABQ, NM ZIP CODE: 87107

ARCHITECT: ROGER CINELLI CONTACT: ROGER
ADDRESS: 2416 MANUEL TORRES LN. N.W. PHONE: 243-8211
CITY, STATE: ABQ, NM ZIP CODE: 87104
EMAIL: rcinelli@q.com

SURVEYOR: HARRIS SURVEYING CO CONTACT: TDH
ADDRESS: 2412-D MONROE ST. N.E. PHONE: 889-8056
CITY, STATE: ABQ, NM ZIP CODE: 87110

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

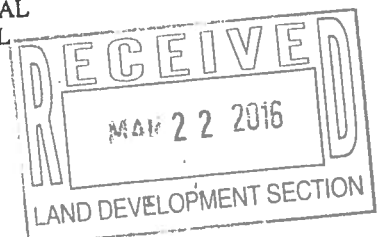
WAS ☒ PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☒ COPY PROVIDED

DATE SUBMITTED: 3/22/16 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.



Cinelli

ARCHITECTS

OFFICE (505) 243-8211 FAX (505) 243-8196
ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE N.W. ALBUQUERQUE, NEW MEXICO 87107

3/22/16

Racquel Michel
Traffic Engineer
Transportation Development
Planning Department
Development Review Services Division
600 2nd St. NW, Suite 201
Albuquerque, New Mexico 87102
RE: K15-D096


Dear Ms. Michel,

We have formally approached the Zoning Department regarding the reduction in the on site parking space requirement. Mr. Vince Montano and Mr. Andrew Garcia have approved the on site parking spaces from (4) spaces to (3) spaces. These include an 8'-6" wide x 16' space, a 8'-6" x 18' parking space and a 8' x 20' handicap van parking space with an 8' aisle space adjacent. The former diagonal compact car space will be used for minor off loading of items. It will be headered by a "no parking" sign on the asphalt.

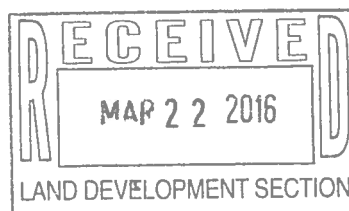
As regards the drivepad width; solid waste is permitting continued cart refuse pickup. Given the presence of (2) on street parking spaces that take up limited project frontage on Locust, the only area that is available is South of the drivepad. For that reason, we respectfully request a widening of the existing 15'-0" drivepad to the 22'-0" width. Only (3) parking spaces are being served.

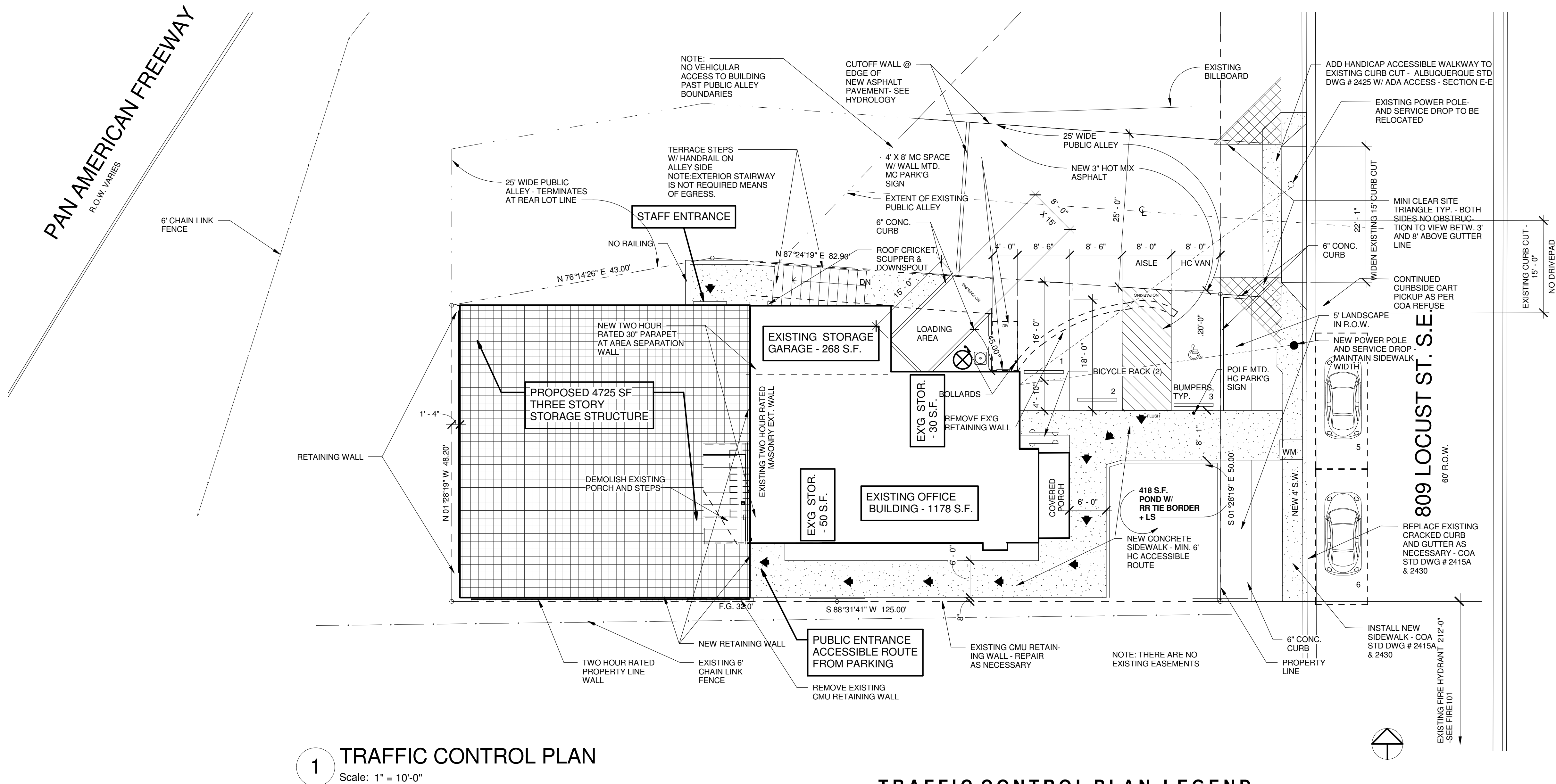
Our TCL was submitted on this date for approval.

Should you have any questions about Zoning's decision, please contact Mr. Montano or Mr. Garcia.


Thank you,

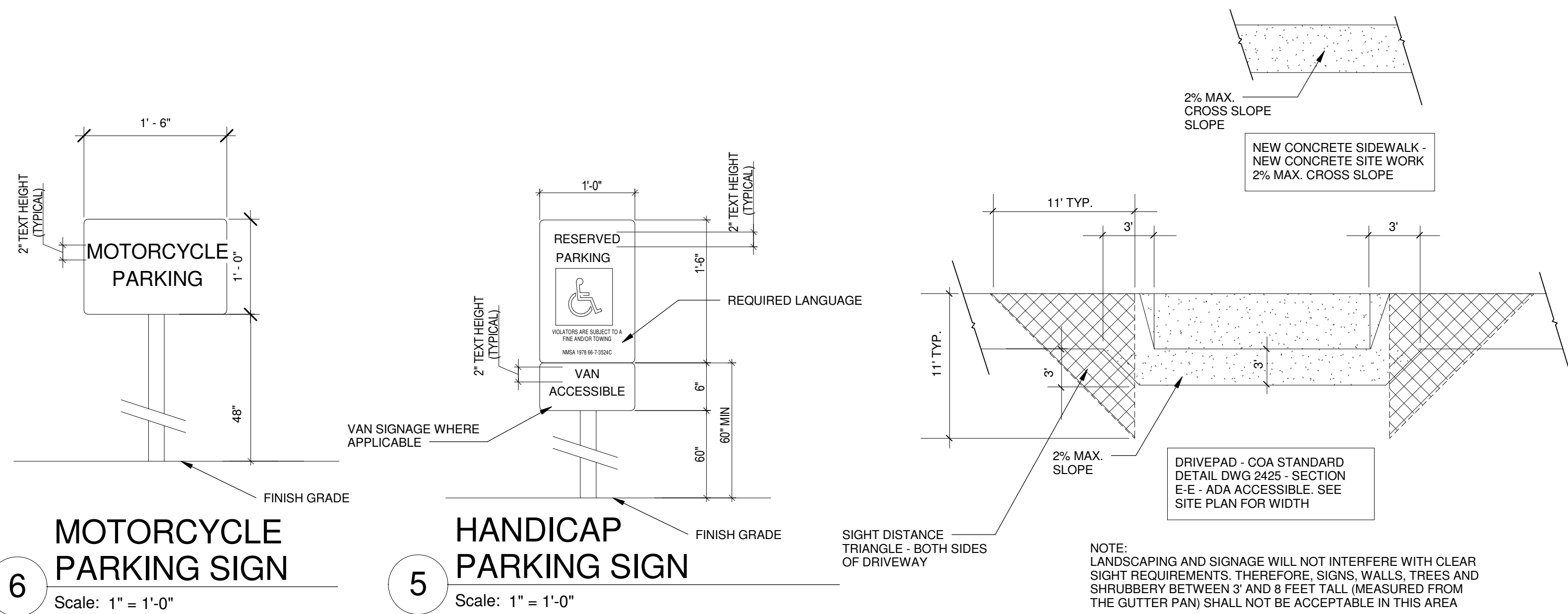
Roger Cinelli





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

TRAFFIC CONTROL PLAN LEGEND



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

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

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 (5) 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



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 (E)(5)(d) of the Zoning Code, where parking spaces are provided on a public street not about the property, one half of the parking may be counted toward the off-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 off-street parking.

Notification Requirement: The Planning Department, by regular mail, shall notify all property owners within 250 feet of the property for which on-street parking credit is sought. Such property owners may submit written comments to the Planning Director or his designee, regarding the request for on-street parking credit within 15 days from the date the notice was mailed.

Comments received by the Planning Director that meet the requirements of Section 14-16-3 (F)(5)(G) shall be considered by the Traffic Engineer prior to the final determination of whether to grant credit 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
Project ☒ does ☐ does not qualify for consideration of on-street parking.
Traffic Engineer: Rui Date: 5/30/15
Property Researcher: T. Torres

3. Notification
Date notices were mailed out: 5/30/15
Traffic Engineer: Rui Date: 7/22/15

4. Final Action by Traffic Engineer
The request for credit for 1 on-street parking spaces is ☒ Approved ☐ Denied

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