

# CITY OF ALBUQUERQUE



December 21, 2016

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

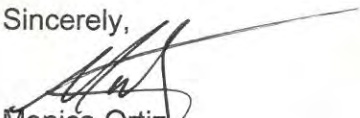
**Re: Storage Facility for Derron Havehor - 809 Locust St., SE**  
**Request for Certificate of Occupancy- Transportation Development**  
Architect's Stamp dated 3-10-16 (K15D096)  
Certification dated 11-30-16

Dear Mr. Cinelli,

Based upon the information provided in your submittal received 12-16-16, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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 2<sup>ND</sup> 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,

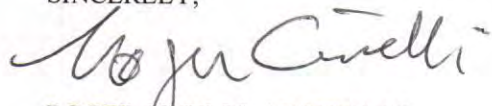
I, ROGER CINELLI, NMRA 1102, OF THE FIRM, ROGER CINELLI & ASSOCIATES INC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN, APPROVAL LETTER DATED MARCH 23, 2016.

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.

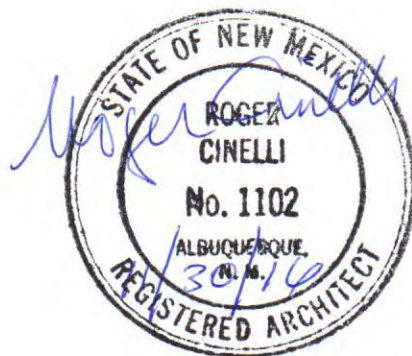
SINCERELY,



ROGER CINELLI, ARCHITECT

DATE

11/30/16





# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2012)

K15-D094

PROJECT TITLE: STORAGE FACILITY FOR DEERON 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: PAUR00@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 L.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 1<sup>st</sup> 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

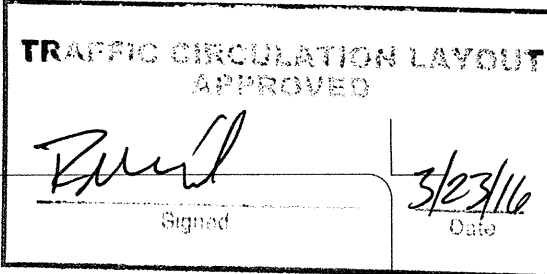
DATE SUBMITTED: 11/30/16

BY: Roger Cinelli

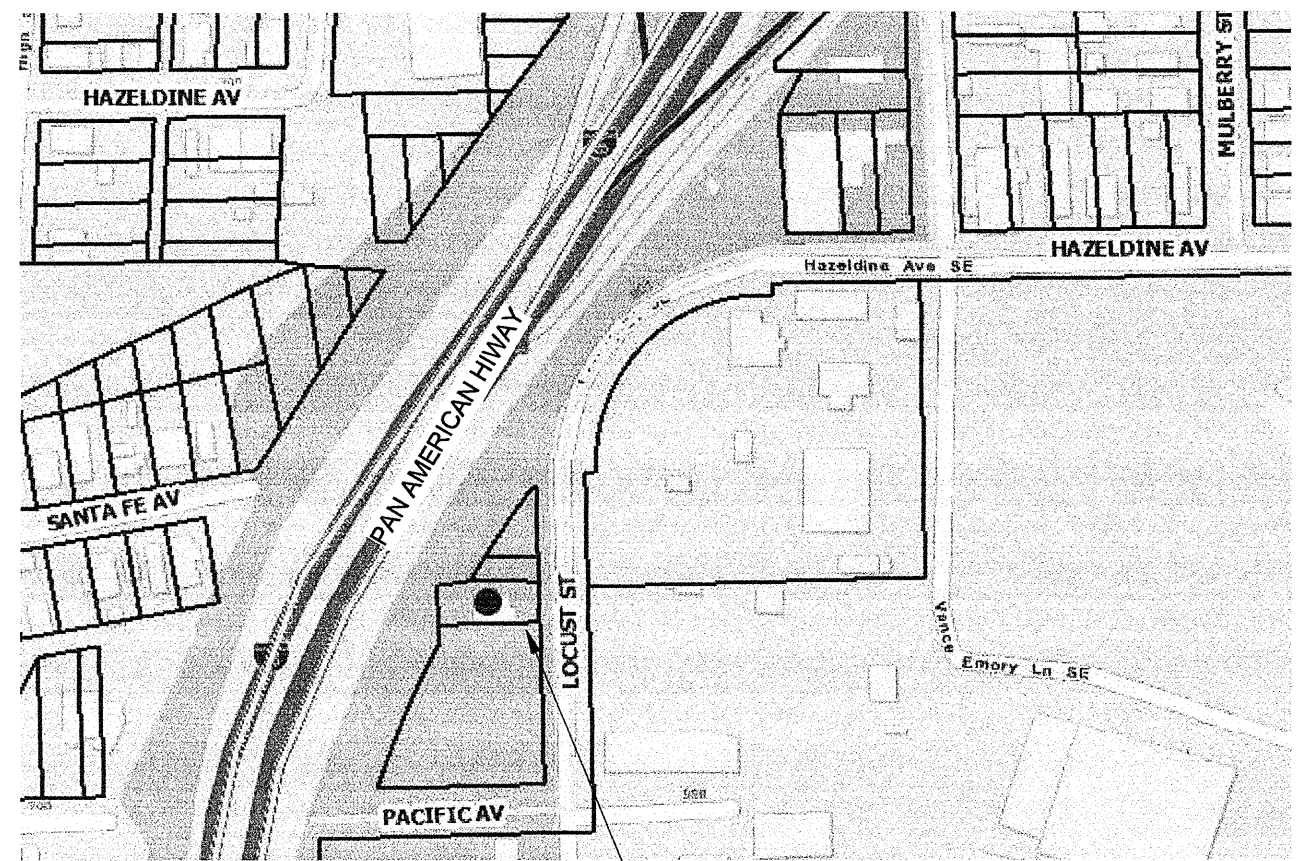
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based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

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 14-16-3-1(f)(5)(d) 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: (if does not qualify for consideration of on-street parking)

3. Notification Date: 5/30/15 Traffic Engineer: T. Torres

4. Final Action by Traffic Engineer Date: 7/22/15

The request for credit for on-street parking spaces is: Approved Denied

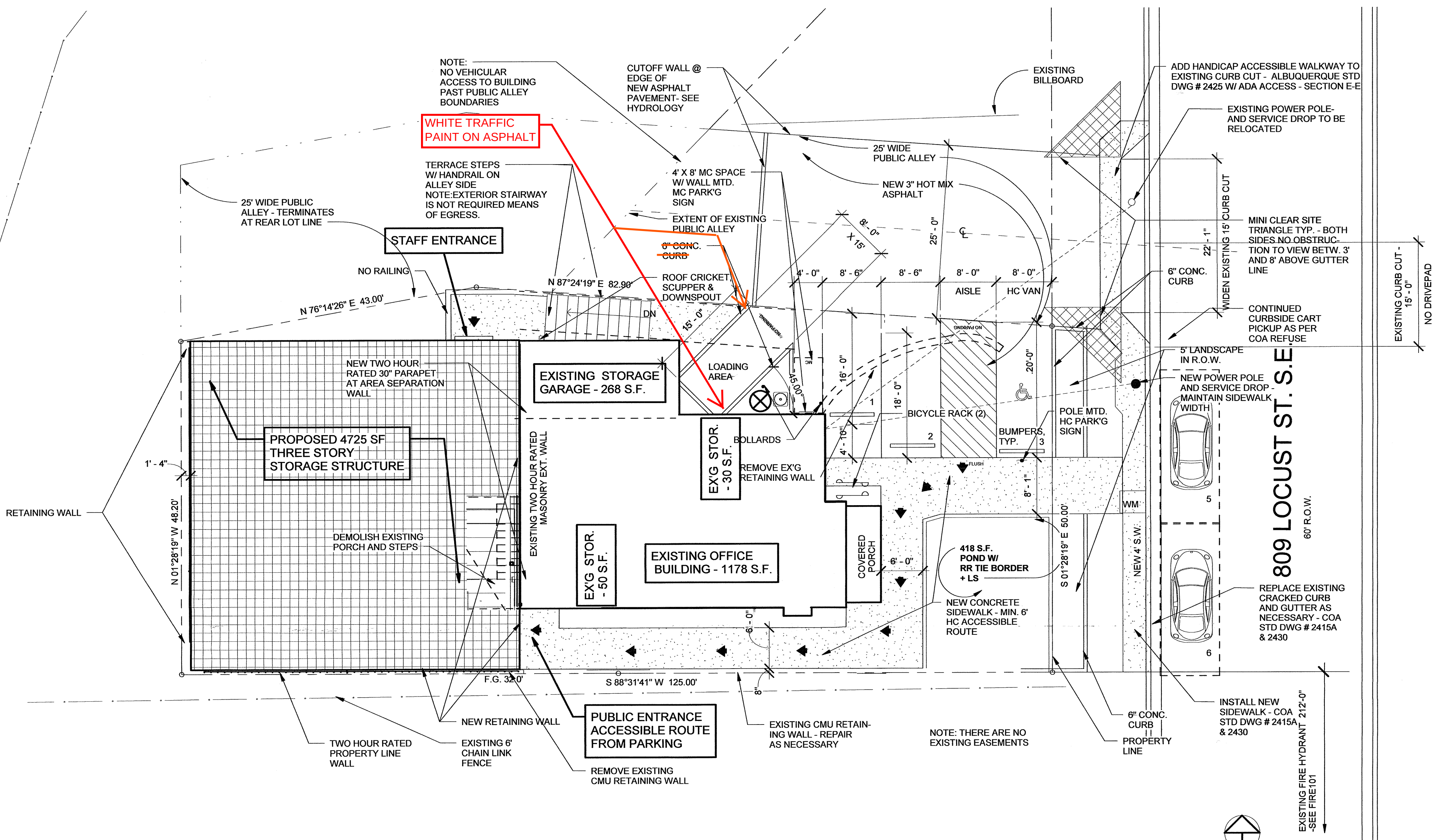
RECEIVED MAP 2 2 2015 LAND DEVELOPMENT SECTION

Cinelli / Roger Cinelli & Assoc. 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: REGISTERED ARCHITECT DATE: MAR 2016 PROJECT NO.: HAV DRAWING NO.: CIVIL101 3/10/16



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

ENTRANCE

LS

LANDSCAPE AREA NO PARKING

PLAN 6" HIGH CONCRETE CURB PLAN

3" HOT MIX ASPHALT OR 4" CONCRETE

PAVEMENT SECTION

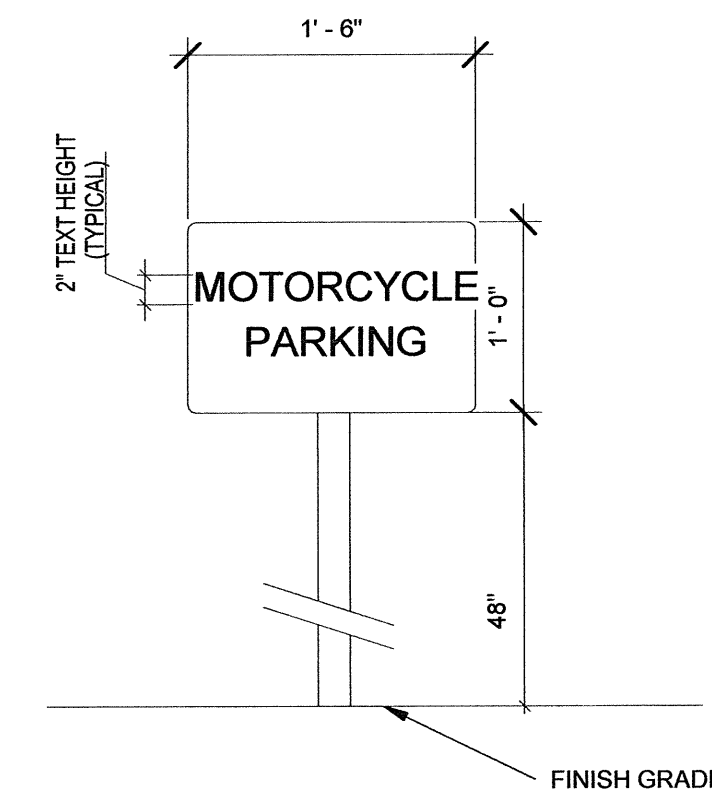
4" BASE COURSE

2% MAX. CROSS SLOPE

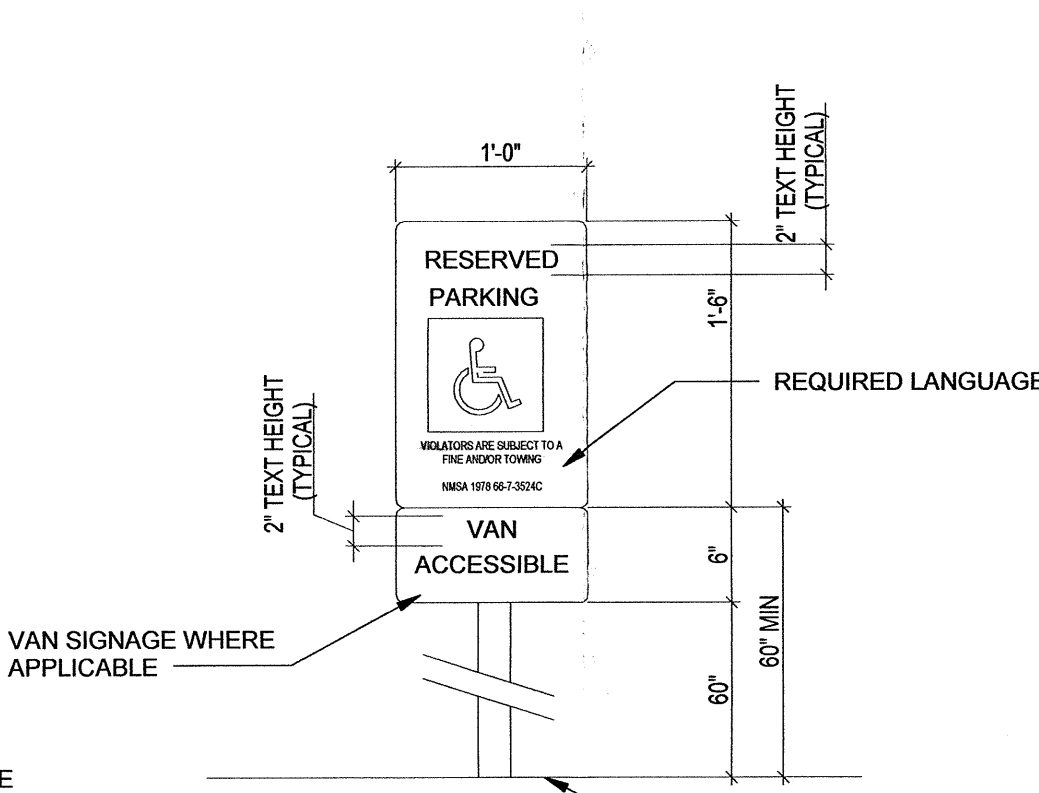
NEW CONCRETE SIDEWALK - NEW CONCRETE SITE WORK 2% MAX. CROSS SLOPE

DRIVEPAD - COA STANDARD DETAIL DWG 2425 - SECTION E-E - ADA ACCESSIBLE. SEE SITE PLAN FOR WIDTH

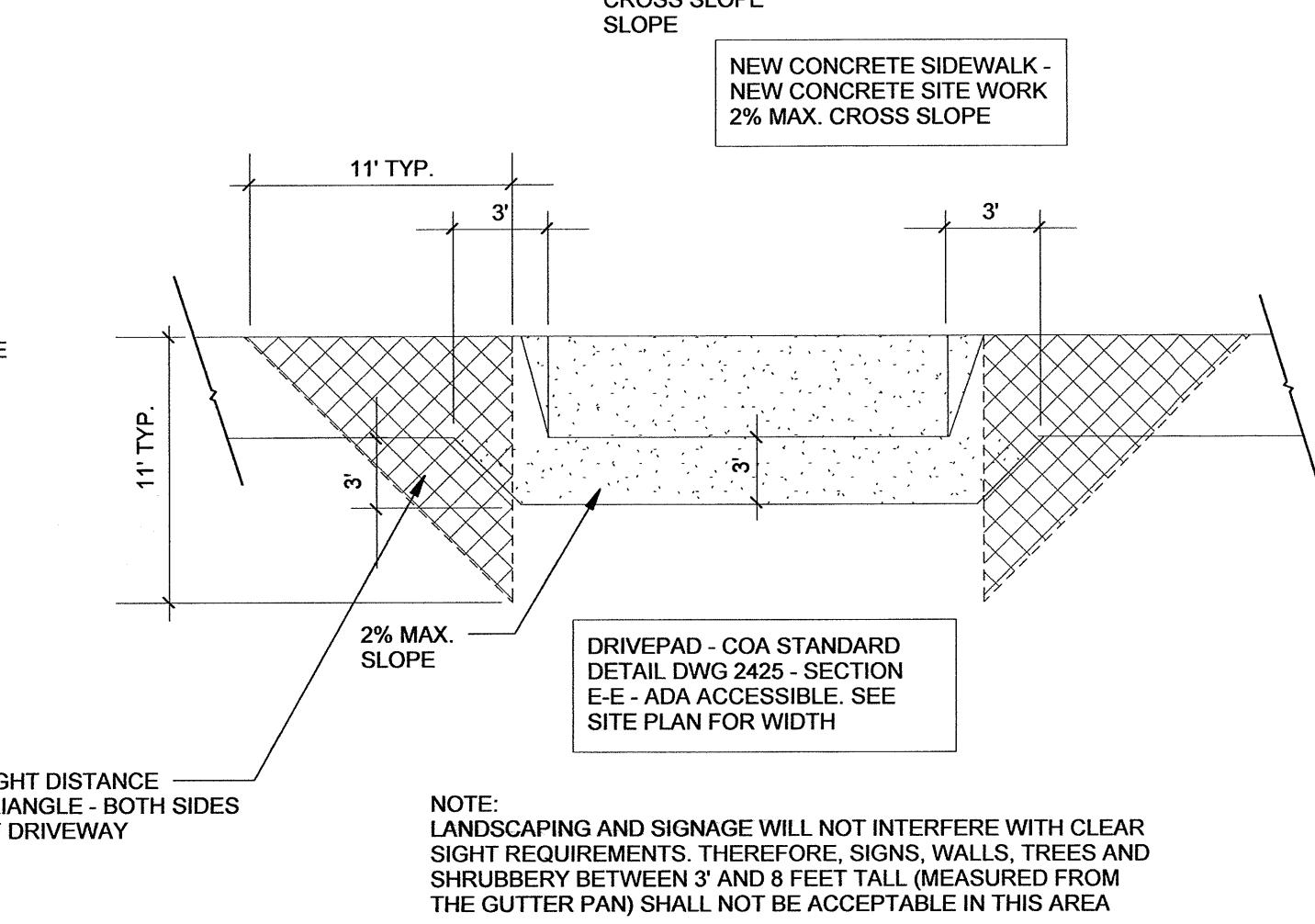
NOTE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 6' FEET TALL (MEASURED FROM THE GUTTER PAN) SHALL NOT BE ACCEPTABLE IN THIS AREA



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



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



NOTE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 6' FEET TALL (MEASURED FROM THE GUTTER PAN) SHALL NOT BE ACCEPTABLE IN THIS AREA