

April 6, 2015

Jake Bordenave, P.E.
Bordenave Designs
PO Box 91194
Albuquerque, New Mexico 87109

RE: Reed Apartments
Jefferson NE
Request Permanent C.O. – Accepted
Engineers Stamp Date 9/22/14 (K17D105)
Certification Dated (4/1/2015)

Dear Mr. Bordenave,

Based upon the information provided in your certification received 4/2/2015, the permanent CO for this site is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293

Albuquerque

If you have any questions you can contact me at 924-3695 or Rudy Rael at 924-3977.

New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer

Planning Department

RR/RH C: File

(REV 12/2005)

K170105

PROJECT TITLE:	REED APARTMENTS			ZONE MA	P: <u>K17</u>
DRB#:	EPC#:		WORK	ORDER#:	'
LEGAL DESCRIPTION:	LOT 1-A	A, BLOCK	11, VALLEY V	IEW ADDITIO	<u>N</u>
CITY ADDRESS:	321 JEFFERSON	V ST. SE		······································	<u>-</u>
· · · · · · · · · · · · · · · · · · ·					
				-	
ENGINEERING FIRM:	Bordenave Designs		· · · · · · · · · · · · · · · · · · ·	CONTACT: _	J. Bordenave
ADDRESS:	PO Box 91194		·	PHONE:	823-1344
CITY, STATE: _	Albuquerque, NM			ZIP CODE:	87109
OMBIED.	E Dood			CONTACT:	F. Reed
OWNER:	F. Reed 2236 Durand Rd. SW.		<u>.                                    </u>	PHONE:	922-9170
ADDRESS: CITY, STATE: _			<u></u>	ZIP CODE:	
CITT, STATE.	Deliver, CO	·			07105
ARCHITECT:	J. Burwinkle			CONTACT: _	J. Burwinkle
ADDRESS:	3700 Coors Blvd. NW, Su	iite E-	·	PHONE:	345-3850
CITY, STATE:	Albuquerque, NM			ZIP CODE:	87120
		_			
	ction Survey Technologies.	<u>, inc.</u>		CONTACT:	<del>-</del>
·	5030 Faifax Dr. NW		<u>-</u> .	PHONE: ZIP CODE:	•••
CITY, STATE:	Albuquerque, NM		··-·	ZIP CODE	0/114
CONTRACTOR:	Unknown			CONTACT:	•
ADDRESS:		· · · · · · · · · · · · · · · · · · ·		PHONE:	
CITY, STATE:				ZIP CODE:	
DRAINAGE PI CONCEPTUAL GRADING PLA EROSION CON X ENGINEER'S C CLOMR/LOMF TRAFFIC CIRC ENGINEER'S C	EPORT  LAN 1st SUBMITTAL  LAN RESUBMITTAL  L G & D PLAN  AN  NTROL PLAN  CERT (HYDROLOGY)  CULATION LAYOUT  CERT (TCL)  CERT (DRB SITE PLAN)	X	SIA/FINANCIAI PRELIMINARY S. DEV. PLAN F S. DEV. FOR BI SECTOR PLAN FINAL PLAT AI FOUNDATION BUILDING PER CERTIFICATE ( GRADING PERI PAVING PERM WORK ORDER OTHER (SPECIA	C GUARANTEI PLAT APPROVE OR SUB'D AP DG. PERMIT A PPROVAL PERMIT APPROVA OF OCCUPANO MIT APPROVAL IT APPROVAL APPROVAL	E RELEASE VAL PROVAL APPROVAL AL CY L
WAS A PRE-DESIGN C YES NO COPY PROVIE	ONFERENCE ATTENDED  OED  April 2 2015	•	4 1 11 1 1	DEVELOPMEND DEVELO	

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.



## Planning Department Transportation Development Services

April 3, 2015

Joseph Burwinkle Jr., RA St. Price Design Studio 3700 Coors NW Albuquerque, NM 871120

Re: Montecello Apartments

321 Jefferson SE

**Traffic Circulation Layout** 

Engineer's/Architect's Stamp dated 6-19-13 (K17-D105)

Dear Mr. Burwinkle Jr.,

PO Box 1293 Based upon the information provided in your submittal received 4-1-15, 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.

Albuquerque

If you have any questions, please contact me at (505)924-3630.

New Mexico 87103

Sincerely,

www.cabq.gov

Racquel M. Michel, P.E.

Senior Engineer, Planning Dept. Development Review Services

C:

File

CO Clerk

City of Albuquerque
Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION

- William	26-671-6		
	10 -12	から	دن رو
			-
LAND	0 1 23:5		
CCOP	MENT		
SHEET	SECT	ON/	

	(RIFV 02/2013)
Project Title: MONTKELLO APARTME	NTS Building Permit #: 2013-9-1650 City Drainage #: K170105
DRB#: EPC#:	Work ()rder#:
Legal Description:	
City Address: 321 JEFEBLSON SC	
Engineering Firm:	Contact:
Address:	
Phone#:Fax#:	li-mail:
Owner: 321 VEFFERSON LL	Contact: BUL PLETO
Address: Phone//: 730-8934 Fax/:	1:-mail: fw/eed@cancast.ne+
$-\frac{1}{2} + \frac{1}{2} + \frac{1}{2} = \frac{1}{2} + \frac{1}{2} = 1$	
Architect: ST PRICE DES Address: 3700 COOR SWY SUI	(6N) Contact:
Phone#: 345-3510 Fax#:	li-mail:
Surveyor:	Contact:
Address:	
Phone#:   Fax#:	li-mail:
Contractor:	Contact:
Address:	
Phone#: Fax#:	l}-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN Ist SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL.
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPANCY (PERM)
CLOMR/LOMR	CERTIFICATE OF OCCUPANCY (TCL TEMP) TCL
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT APPROVAL
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPROVAL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVAL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Copy Provided IN PLANS APPROVED BY
DATE SUBMITTED: 4-1-15	By: Bill DEUTA

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

4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

ELECTRANIC SUBMITTAL TO FOLLOW



Albuquerque, New Mexico 87120

Joseph B. Burwinkle Jr.

A R ( H I T E ( T

T & F 505.345.3850 Joe's Cell: 505.977.9458

#### TRAFFIC CERTIFICATION

February 25. 2015

I, Joseph B. Burwinkle Jr., NMRA 430, of the firm St. Price Design Studio, hereby certify that this project, Monticello Apartments, located at 321 Jefferson Street SE, is in substantial compliance with and in accordance with the design intent of the approved plan dated May 22. 2012. The record information edited onto the original design document has been obtained by Joseph B. Burwinkle Jr.. I further certify that I have personally visited the project site on February 25. 2014 and have determined by visual inspection that the survey data provided is representative of the 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 final Certificate of Occupancy, by Contractor and Owner Ron Paiz.

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.

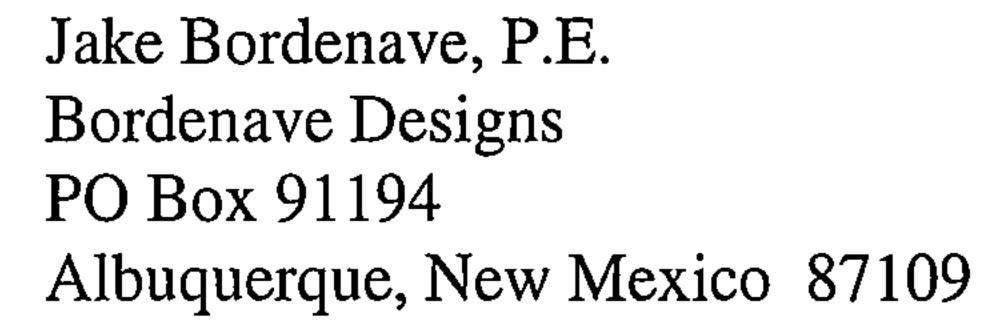
Joseph B. Burwinkle Jr.

Mo. 888433

New Mexico Registered Architect 430

Date

March 12, 2015



RE: Reed Apartments
Jefferson NE
Request Permanent C.O. – Not Accepted
Engineers Stamp Date 9/22/14 (K17D105)
Certification Dated (No Date)

Dear Mr. Bordenave,

Based upon the information provided in your certification received 2/24/2015, the permanent CO cannot be approved until the following comments are addressed.

- Provide a date with your signature.
- The sidewalk culvert must meet city regulations and be approved by Jason Rodriguez with DMD.

PO Box 1293

Once the sidewalk culvert has been accepted by Jason Rodriguez an onsite visit will be conducted for final CO.

Albuquerque

If you have any questions you can contact me at 924-3986 or Rudy Rael at 924-3977.

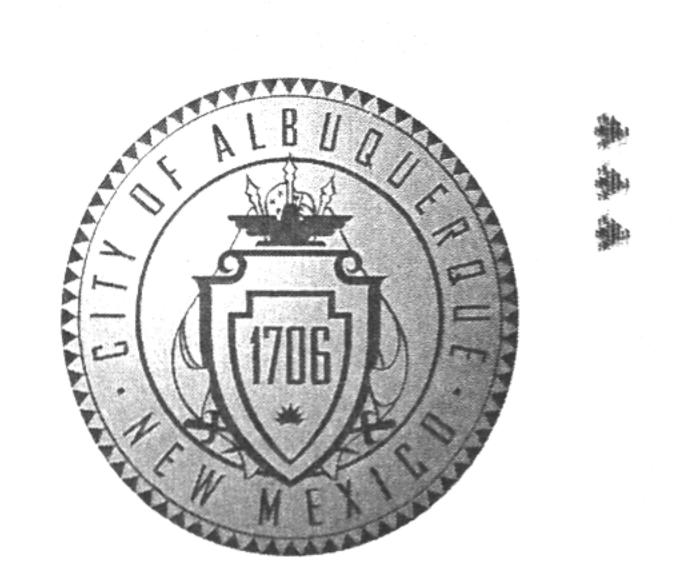
New Mexico 87103

Sincerely,

www.cabq.gov

Curtis Cherne, P.E.
Principal Engineer
Planning Department

RR/CC C: File



September 29, 2011

Jean J. Bordenave, P.E. Bordenave Designs P.O. Box 91194 Albuquerque, NM 87109

Re: Reed Apartments

Grading and Drainage Plan

Engineer's Stamp dated 9-22-11 (K17/D105)

Dear Mr. Bordenave,

Based upon the information provided in your submittal received 9-22-11, the above referenced plan is approved for Building Permit. This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge and a Topsoil Disturbance Permit since it is disturbing ¾ of an acre or more. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

PO Box 1293

Albuquerque

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. If there is a Work Order associated with this project, this work is to be included in the Work Order. To obtain a temporary or permanent CO the sidewalk culvert must be inspected and accepted. All screws must be welded in place. Please contact Martin Pacheco, 235-8016, to schedule an inspection.

NM 87103

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

www.cabq.gov

Shahab Biazar, P.E.

Sincerely,

Senior Engineer, Planning Dept.

Development and Building Services

RER/SB

C: Antoinette Baldonado, Excavation and Barricading Martin Pacheco, Street/Storm Drain Maintenance Kathy Verhage, DMD File

(REV 12/2005)

	ARTMENTS		YYZODIZ	ZONE MA	P: <u>K17/1</u> /C
DRB#:	EPC#:	<u> </u>	_ WUKK	ORDER#:	
LEGAL DESCRIPTION:			ALLEY VI	EW ADDITIO	<u>N</u>
CITY ADDRESS:3	21 JEFFERSON ST. S	<u>SE</u>		<u> </u>	
	•	•			
ENGINEERING FIRM: Bordenave	e Designs	<u> </u>		CONTACT: _	J. Bordenave
ADDRESS: PO Box 9	1194	•		PHONE:	823-1344
CITY, STATE: Albuquero	que, NM	<u> </u>		ZIP CODE:	87109
OWNER: F. Reed				CONTACT:	F. Reed
	and Rd. SW.			PHONE:	922-9170
CITY, STATE: Denver, C	•	· · · · · · · · · · · · · · · · · · ·	·	ZIP CODE: _	87105
ARCHITECT: J. Burwin	le1a			CONTA CT.	J. Burwinkle
<del></del>	rs Blvd. NW, Suite E-			PHONE:	345-3850
CITY, STATE: Albuquere		· · · · · · · · · · · · · · · · · · ·	·	ZIP CODE:	
CITI, SIATE. Anduquen	Juc, ivivi			ZII CODD	0/120
SURVEYOR: Construction Surve	y Technologies, Inc.			CONTACT:	D. Vigil
ADDRESS: 5030 Faif	ax Dr. NW			PHONE:	917-8921
CITY, STATE: <u>Albuquero</u>	que, NM	<u> </u>		ZIP CODE: _	· 87114
CONTRACTOR: Unknown				CONTACT: _	
ADDRESS:			<u> </u>	PHONE:	
CITY, STATE:				ZIP CODE: _	
TYPE OF SUBMITTAL:  DRAINAGE REPORT  DRAINAGE PLAN 1st SUE  X DRAINAGE PLAN RESE  CONCEPTUAL G & D PL  GRADING PLAN  EROSION CONTROL PLAN  ENGINEER'S CERT (HY)  CLOMR/LOMR  TRAFFIC CIRCULATION  ENGINEER'S CERT (TCI  ENGINEER'S CERT (DRI  OTHER (SPECIFY)	BMITTAL SUBMITTAL AN AN DROLOGY) X I LAYOUT	SIA/FI PRELI S. DE' S. DE' SECTO FINAI FOUN BUILI CERT GRAI GRAI PAVII WORI	INANCIAL IMINARY V. PLAN F V. FOR BL OR PLAN L PLAT AP DATION I DING PERI IFICATE C DING PERI NG PERI	OVAL SOUGH GUARANTE PLAT APPRO OR SUB'D AP DG. PERMIT APPROVAL PROVAL PERMIT APPR MIT APPROVAL OF OCCUPANO MIT APPROVAL APPROVAL APPROVAL	E RELEASE VAL PROVAL APPROVAL CY AL
WAS A PRE-DESIGN CONFEREN YES  xNO COPY PROVIDED	CE ATTENDED:				2 2 2011 LOGY
DATE SUBMITTED: Septembe	r 20. 2011	BY:	Jake Bore	denave	

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.
- Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

September 20, 2011

City of Albuquerque Planning Dept., Development & Building Services PO Box 1293 Albuquerque, NM 87102

Attn: Shahab Blazar, PE

Re: K17/D105

Dear Mr. Blazar

Please accept my apology for the submittal. I didn't have an opportunity to check it before submitting. I would not have tried to review it if it had been submitted to me.

The following is written in response to your comments (dated 09/13/11) on the subject project. The responses are in the same order as your comments.

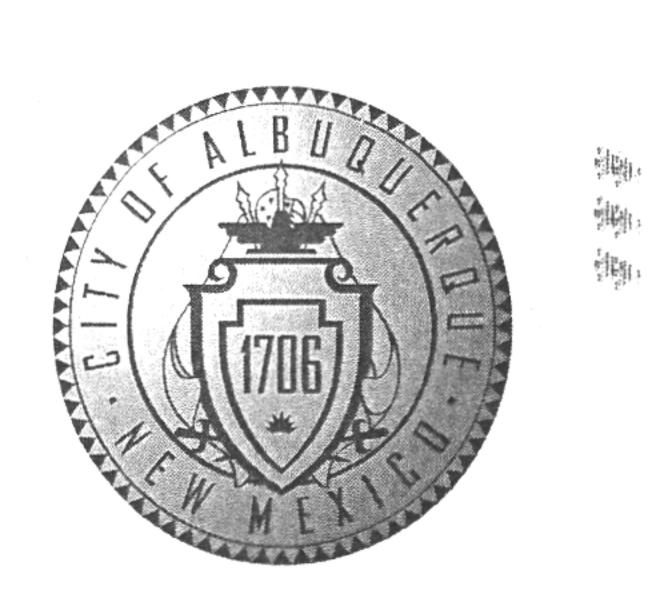
- 1. The roof has been redesigned to drain to the parking area.
- 2. The verbiage in the Drainage Notes has been changed to match the values.
- 3. Part of the drafting problem. The entire table is on the resubmittal.
- 4. All landscaped areas are retaining flows.
- 5. Additional grading data and curbs have been added to indicate water harvesting. Overflow will drain to the parking lot.
- 6. A swale and water harvesting pond has been added to the landscaped area.
- 7. Water harvesting ponds have been added to the landscaped areas. It is my understanding that the Architectural Site Plan is required only for those sites that are going to DRB.
- 8. Another plotting problem. It plotted this time.
- 9. It is my understanding this is done by some submitters but is not a requirement.
- 10. A note has been added to the channel calculations to include the culvert.

Thank you for your review and comments.

Singerely

J(Vake) Bordenave

SEP 2 2 2011



May 18, 2011

Joseph B. Burwinkle Jr., R.A. Joseph B. Burwinkle Architect 3700 Coors Blvd. NW Ste. E Albuquerque, NM 87120

Re: Reed Apartments, 321 Jefferson Street SE, Traffic Circulation Layout Architect's Stamp dated 04-26-11 (K17-D105)

Dear Mr. Burwinkle,

Based upon the information provided in your submittal received 05-04-11, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.
- 2. The legal description provided on the plan does not appear to match the vicinity map provided. Has this site been replatted? If not, cross access easements will be required.

3. Show the lot lines on the plan.

- 4. The handicapped spaces must include an 8-foot wide van access aisle.
- 5. Will the site be sharing access with the site to the west?
- 6. Please place the proposed sidewalk at the property line, not the back of curb.
- 7. Credit for on-street parking requires a separate submittal.
- 8. Is Jefferson Street currently striped for on-street parking?
- 9. Clarify if the on-site sidewalk is flush with the pavement.
- 10. Sidewalks adjacent to the building must be 8 feet in width (see the Zoning Code, 14-16-3-1(H)(4)).
- 11. Is there a ramp at the intersection of Jefferson Street and Coal Avenue?
- 12. Please show the location of the nearest driveway on the adjacent lot.
- 13. Define width of the existing sidewalk.
- 14. All ramps located within City right of way must have truncated domes.
- 15. Build notes, referring to the specific City Standards, must be provided for all items to be built in the right of way (sidewalk, curb cuts, etc.).
- 16. City of Albuquerque Standard 2425 is provided on the plan, but the plan appears to utilize City of Albuquerque Standard 2426. Please refer to CoA Standard 2426 on the plan.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C:

File

Albuquerque - Making History 1706-2006

PO Box 1293

NM 87103

Albuquerque

www.cabq.gov



May 22, 2012

Joseph B. Burwinkle Jr., R.A. Joseph B. Burwinkle Architect 3700 Coors Blvd. NW Ste. E Albuquerque, NM 87120

Re: Monticello Apartments, 321 Jefferson Street SE, Traffic Circulation Layout Architect's Stamp dated 05-08-12 (K17-D105)

Dear Mr. Burwinkle,

The TCL submittal received 05-09-12 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this 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. Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. 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 <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

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 924-3306.

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: File

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2012)

PROJECT TITLE: MONTICELLO APARTMODRB#: EPC#:	ZONE MAP: K-17- $\neq D$   WORK ORDER#:
DRD#EFC#	WORK ORDER#:
LEGAL DESCRIPTION: LOT 1-A BLO	CK 11 VALLEY VIEW ADDITION
CITY ADDRESS: 321 JEEERS	00 ST. 5F
The state of the s	
ENGINEERING FIRM:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
	EMAIL:
<u>OWNER:</u>	CONTACT:
ADDRESS:CITY, STATE:	PHONE:
CHI, SIAIE:	ZIP CODE:
ARCHITECT: JOSEPH BULWINKLE	CONTACT: SUSAN PRICE
ADDRESS: 3700 COORS NW	PHONE: 345-3850
ADDRESS: 3700 COORS NW CITY, STATE: ALBUQUE COURS	2IP CODE: 87120
)	EMAIL:
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN  ENGINEER'S CERT (LIVEROL OGV)	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR	FOUNDATION PERMIT APPROVALBUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT	CERTIFICATE OF OCCUPANCY (PERM)
ENGINEER'S CERT (TCL)	CERTIFICATE OF OCCUPANCY (TEMP)
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVATE AND INC.
OTHER (SPECIFY)	DAVING DEDMIT ADDDONYATE OF THE PARTY OF THE
	WORK ORDER APPROVAL
(Resubnittal)	GRADING CERTIFICATION
	OTHER (SPECIFY) SD-19 APR 9 2012
	5-9-07
WAS A PRE-DESIGN CONFERENCE ATTENDED:	HVDDO:
YES	HYDROLOGY
NO COPY PROVIDED	SECTION
DATE SUBMITTED: 4 · 20 - 12	BY: F1-21+1-1-1

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.

K-17/D105

### REQUEST FOR ON-STREET PARKING

Per Section 14-16-3-1(E)(6)(d) of the Zoning Code, where parking spaces are provided on a public street and abult 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 14-16-3-1(E)(6)(d) shall be considered by the Traffic Engineer prior to the final determination of whether to grant credit for on-street parking.

ر المنظم المن 	والمراورة والمراود	
Applicant/Agent JUSAN T. PRICE - Site Address 32/ JEFFERSON S	AGENT BILL REEL	OWNER
Site Address 32/ SEFFERSON S	SE.	
Project No. (if available) or other identifier Mon	STIGELLO APARTHED	75
$\mathbf{R}$	OUTING	•
1. Initial Contact		
(Building, Zoning, Planning)	**************************************	
	Name	Date
2. Initial Review and Determination by Traffic En	igineer	
Project Adoes I does not qualify for consideration	n of on-street parking.	
<del></del>		
* <del></del>		
<del></del>		
		11-17-11
· •	Traffic Engineer	Date
3. Notification	•	
11-21-11		
Date notices were mailed out	Property Researcher	· · · · · · · · · · · · · · · · · · ·
4. Final Action by Traffic Engineer		- <del> </del>
The request for credit for 4 on-street parking s	paces is Approved   Denied	
·		
	12/2/2	04-17-17.
	Traffic Engineer	Date
		-



May 2, 2012

Joseph B. Burwinkle Jr., R.A. Joseph B. Burwinkle Architect 3700 Coors Blvd. NW Ste. E Albuquerque, NM 87120

Re: Reed Apartments, 321 Jefferson Street SE, Traffic Circulation Layout Architect's Stamp dated 04-16-12 (K17-D105)

Dear Mr. Burwinkle,

Based upon the information provided in your submittal received 04-20-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed: #3.

All proposed ramps within City right of way must have truncated domes. This includes the ramps located at the entrance.

- 2. As the on-site sidewalk is not flush with the pavement, a ramp is required. Please show the ramp and provide a detail.
  - 3. Please show the location of the nearest driveway on the adjacent lot to the west.

47 NO D.P. West to ADAms

If you have any questions, you can contact me at 924-3991.

PO Box 1293

Albuquerque

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

NM 87103

C: File

Sincerely,

www.cabq.gov

(REV 02/2012)

PROJECT TITLE: MONTICELLO APARTM	ents Z	ONE MAP: K-17- ZD100
DRB#: EPC#:	WORK ORI	DER#:
LEGAL DESCRIPTION: LOTI-A, BLC CITY ADDRESS: 321 JEFERS	CKIIVALEY V	LEW ADDITION
ENGINEERING FIRM:	 C'	ONTACT:
ADDRESS:	···	HONE:
CITY, STATE:	,	P CODE:
+ 1	E	MAIL:
OWNER:	Č	ONTACT:
ADDRESS:		HONE:
CITY, STATE:	Zī	P CODE:
ADCILITECT: \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	<del></del>	ONTACT: SUSAN PRICE
ARCHITECT: JOSEPH BULWINKL ADDRESS: 3-FOO COOKS NW		HONE: 345-3850
ADDRESS: 3700 COORS NW CITY, STATE: ALBUQUEQUE	, NM ZI	P CODE: 87120
	El	MAIL:
SURVEYOR:	C	ONTACT:
ADDRESS:		HONE:
CITY, STATE:	ZI	P CODE:
CONTRACTOR:	C	ONTACT:
ADDRESS:		HONE:
CITY, STATE:	ZI	P CODE:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL	
DRAINAGE REPORT	SIA/FINANCIAL GUA	
DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL DRAINAGE PLAN RESUBMITTAL	PRELIMINARY PLA' S. DEV. PLAN FOR S	
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG.	
GRADING PLAN	SECTOR PLAN APPE	
EROSION CONTROL PLAN	FINAL PLAT APPRO	
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERM	IIT APPROVAL
CLOMR/LOMR	BUILDING PERMIT	
TRAFFIC CIRCULATION LAYOUT	CERTIFICATE OF OC	
ENGINEER'S CERT (TCL)	CERTIFICATE OF OGGRADING PERMIT A	
ENGINEER'S CERT (DRB SITE PLAN)OTHER (SPECIFY)	PAVING PERMIT AP	DOMEST FOR THE PARTY OF THE PAR
	WORK ORDER APPE	OVAL
(Resubmittal)	GRADING CERTIFIC	
L'ESCHINIVI	OTHER (SPECIFY) S	P-19 APR 2 0 2012
WAS A PRE-DESIGN CONFERENCE ATTENDED:		
YES		HYDROLOGY
NO CODY DE CAUDED		SECTION
COPY PROVIDED	· · · · · · · · · · · · · · · · · · ·	
DATE SUBMITTED: 4 · 20 - 12	BY: [-] -	j . j

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.



December 5, 2011

Joseph B. Burwinkle Jr., R.A. Joseph B. Burwinkle Architect 3700 Coors Blvd. NW Ste. E Albuquerque, NM 87120

Reed Apartments, 321 Jefferson Street SE, Traffic Circulation Layout Re: Architect's Stamp not provided (K17-D105)

Dear Mr. Burwinkle,

Based upon the information provided in your submittal received 11-04-11, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Per the Development Process Manual, Chapter 27, Section 1, "Standard sheets must be 24" by 36" having a margin of 2" along the left and 1" on the top and bottom."
- The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
- 3. The only paving detail provided is a copy of the City Standard. If this site is building to City Standards with no proposed modifications, simply refer to the standard by number. A copy of the detail does not need to be included.
- Build notes, referring to the specific City Standards, must be provided for all items to be built in the right of way (sidewalk, curb cuts, etc.).
- 5. All proposed ramps within City right of way must have truncated domes.
- The proposed curb layout around the refuse container ends in a point. This is not acceptable for vehicular traffic. Please revise the plan to guide vehicles around the refuse container. A larger radius is recommended.
- Revise keyed note 16 to note that the existing curb cuts will be removed and replaced with sidewalk and curb and gutter per City standards.
- The parking calculations do not define the number of parking spaces required. Please revise.
- 9. Credit for on-street parking requires a separate submittal.
  - 10. Clarify if the on-site sidewalk is flush with the pavement. Ramp Required
  - 11. Please show the location of the nearest driveway on the adjacent lots.
  - 12. A 6-foot wide, ADA accessible, pedestrian pathway is required from the roadway to the entrance.
  - 13. The ramp at the corner of Jefferson and Coal does not meet current City of Albuquerque standards and will need to be rebuilt (per CoA Standard 2441).

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept. Development and Building Services

File

Albuquerque - Making History 1706-2006

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

(REV 12/2005)

PROJECT TITLE: SEFERSON -APAR	THEN	15	ZC	NE MAP: _	K-17-
PROJECT TITLE: VELTASON FPC#:		WORK	ORDER#: _		****
DKB#:		ALLEY	1/17:14/	AXILIT	701
LEGAL DESCRIPTION: LOT /-A BLOCK	//	ALLET	VEV	MUKUT	
FROM DESCRIPTION					
CITY ADDRESS:				\ \a\	Brance
ENGINEERING FIRM: BORDENIAVE DE	SIGNS	· 	CONTACT	: VAKE	BORDENI
ENGINEERING FIRM: NON NEW YORK				*	-T
AND THOO MAY TITT			ZIP CODE:	87199	-1144
CITY, STATE: ALBUQUERQUE, N	7				
			CONTACI	: BILL 1	REED_
OWNER: BILL REED DURAND ROAK	25/1/	<del></del>	PHONE: 7	30.07	94
	<u> 1                                   </u>	<u></u>	ZIP CODE	87105	
					_
CITY, STATE: PLEASE BURWINKLE-	ST Par	am decum		· VOE O	PR JUSAN
ARCHITECT. JOSEPH D. BURWINKLE.	JI I RIC	JE 10 5/6/	PHONE: 5	15 38	-50
ADDRESS: 3700 COKS BLVO. N	W 501	1/E E	ZIP CODE	· 87170	3
ADDRESS: 3700 CONS BLVO.NE CITY, STATE: ALBUQUERQUE, NE	WME	XICO		. <u>0 17 22 9</u>	
CITT, STATE.		) $($	CONTACT	OHN	
URVEYOR: JOHN D. GALLEGOS-CONSTA	WCTION	JURUEY	CONTACI	7 291	7
ADDRESS: 5030 FAIRFAX DRIV	<u>/</u> E	<u> </u>	PHONE:	3711	1
ADDRESS: 5030 FAIR OUE, N CITY, STATE: ALBUQUER QUE, N	<u> </u>		ZIP CODE		
CITY, SIAID.	•		CONTAC	E. BILL 7	REBU
CONTRACTOR: BILL REED TO PO	100 5/		PHONE: 7	30-134	14 1
	HO JA	<u> </u>	ZIP CODE	· 8710F	
ADDRESS: POOUE CITY, STATE: ALBUQUERQUE			. ZII CODE	· <u> </u>	7.
DRAINAGE PLAN 1st SUBMITTAL  DRAINAGE PLAN RESUBMITTAL  CONCEPTUAL G & D PLAN  GRADING PLAN  EROSION CONTROL PLAN  ENGINEER'S CERT (HYDROLOGY)  CLOMR/LOMR  X TRAFFIC CIRCULATION LAYOUT  ENGINEER'S CERT (TCL)  ENGINEER'S CERT (DRB SITE PLAN)  OTHER (SPECIFY)  37REET  PARKING  WAS A PRE-DESIGN CONFERENCE ATTENDED:	S. I. S.	ELIMINARY DEV. PLAN IS DEV. FOR BI CTOR PLAN IAL PLAT A UNDATION ILDING PER RTIFICATE RTIFICATE ADING PER VING PERM ORK ORDER THER (SPECI	OR SUB'D DG. PERM APPROVAL PERMIT APPRO OF OCCUP OF OCCUP IT APPROVA IT APPROVA APPROVA APPROVA FY)	APPROVAL PROVAL PROVAL ANCY (PER ANCY (TEN OVAL ANCY (TEN OVAL	AL (M)
YES					i.
, NO					• •
COPY PROVIDED			٨		
			BY: Jus	4N 1.7	RICE
DATE SUBMITTED: NOVEMBER 4.2011		<u></u>			
Requests for approvals of Site Development Plans and/or Subdivision ocation, and scope to the proposed development defines the degree of equired based on the following:  1. Conceptual Grading and Drainage Plan: Required for appr 2. Drainage Plans: Required for building permits, grading permits. 3. Drainage Report: Required for subdivision containing more	Plats shall be drainage det				···
3. Drainage Keport Required for Subdivision community and		N	OV 0 4 20	11	
		1			i

SECTION

DRAINAGE AND TRANSPORTATION AND	1/17/2/105
(KEV 12/2003)	
1 A SOUTHEITS	ZONE MAP: K-1/-Z
PROJECT TITLE: VEFFERSON -A PARTHENTS	WORK ORDER#:
DRB#: DESCRIPTION: LOT /-A BLOCK // VAL	LEY VIEW ADDITION
TRGAL DESCRIPTION: LOT 1-14 PLUCE //	
CITY ADDRESS:	<u> </u>
	CONTACT: VAKE BORDENAVE
ENGINEERING FIRM: BORDENIAVE WESIGNS	$\mathbf{DHOME}, XOODOA$
	ZIP CODE: 87/99-1194
CITY, STATE: ALBUQUERQUE, NY	
	CONTACT: BILL REED
OWNER: BILL REED DURAND ROAD SW	PHONE: 730. 8934
	ZIP CODE: 87/05
ARCHITECT: JOSEPH D. BURWINKLE. ST PRICES	1) ESUNCONTACT: VOE OR JUSAN
ARCHITECT: JOSEPH D. DURWINKLE - SI I KICE	PHONE: 345. 3850
ARCHITECT: JOSEPH D. DUKWING AUDITE ADDRESS: 3700 GOOKS BLVO. NW SUITE ADDRESS: 3700 GOOKS BLVO. NEW MEXIC	ZIP CODE: 87/20
	··
1 S CONTROLISTICAL SON	WEY CONTACT: VOHN
SURVEYOR: JOHN D. GALLEGOS - CONSTRUCTION SC SURVEYOR: FORM FAIRERY DRIVE	PHONE: 9/7. 892/
SURVEYOR: JOHN JOHN JOHN JOHN JOHN JOHN JOHN JOHN	ZIP CODE: 871/4
CITY, STATE: ALBO 40 EX 40-	CONTACT: BILL REBU
CONTRACTOR: BILL REED THE AND ROAD SW	PHONE: 730- /344
	ZIP CODE: 87/05
CITY, STATE: ALBUQUERQUE	
CUECE TVDF O	FAPPROVAL SOUGHT:
LANK OR PODMITTION	IANCIAL GUARANTEE RELEASE
DRAINAGE REPORT  PRELIN	MNARY PLAT APPROVAL
DRAINAGE PLAN 1 SUDIMITIES - S DEV	PLAN FOR SUB'D APPROVAL
DRAINAGE PLAN RESOLUTIONS. DEV	FOR BLDG. PERMIT APPROVAL
CONCEPTUAL G & DILLIA	R PLAN APPROVAL
GRADING PLAN  EROSION CONTROL PLAN  FOUNT	PLAT APPROVAL
	DATION PERMIT APPROVAL
	ING PERMIT APPROVALATE
	FICATE OF OCCUPANCY (PERM) FICATE OF OCCUPANCY (TEMP)
ENICINIEER'S CERT (TCL)	NG PERMIT APPROVAL
	G PERMIT APPROVAL
	$\mathbf{A}$
ON STREET PARKING WORK  THE STREET PARKING  X OTHER	RORDER AFTROMISTREET PARKING
MAPLICATION:	ROLLES BY BY
CONTENDENCE ATTENDED:	THE STATE OF THE S
WAS A PRE-DESIGN CONFERENCE ATTENDED:	CONTRACT OF THE PARTY OF THE PA
YES	
NO	NOV 0 4 2011
COPY PROVIDED	JUAN THEICE
DATE SUBMITTED: NOVEMBER 4. 2011	HYDBY
DATE SUBMITTED:	SECTION
- Consequence of Site Development Plans and/or Subdivision Plats shall be acco	impanied by a drainage submittal. The particular nature,
leastion and scope to the DIODOSEG Gevelopition domina are a con-	
required based on the following:  1. Conceptual Grading and Drainage Plan: Required for approval of Site Devel  1. Conceptual Grading and Drainage Plan: Required for approval of Site Devel	lopment Plans greater than five (5) acres and Sector Plans.
1. Conceptual Grading and Drainage Plan: Required for approval of once 1.  2. Drainage Plans: Required for building permits, grading permits, paving permits  2. Drainage Plans: Required for building permits, grading permits, paving permits	s and site plans less than five (5) acres.
2. Drainage Plans: Required for building permits, grading permits, parmits,	or constituting five (5) acres or more.
	of Trail Them
1 1 Arrhitecte Will ongine	
2. Drainage Fights. Required for subdivision containing more than ten (10) lots 3. Drainage Report: Required for subdivision containing more than ten (10) lots  A the Architecture of the	1D 12 in a Then
ant Perditent hom on 89 rei	of the committee of the second
ed the Architect for on street we do not lewiew for on street out to Transportat	
of the contact	100 Ohphab 11/49/11
MUNTE DWDMI / W 11 mm/	