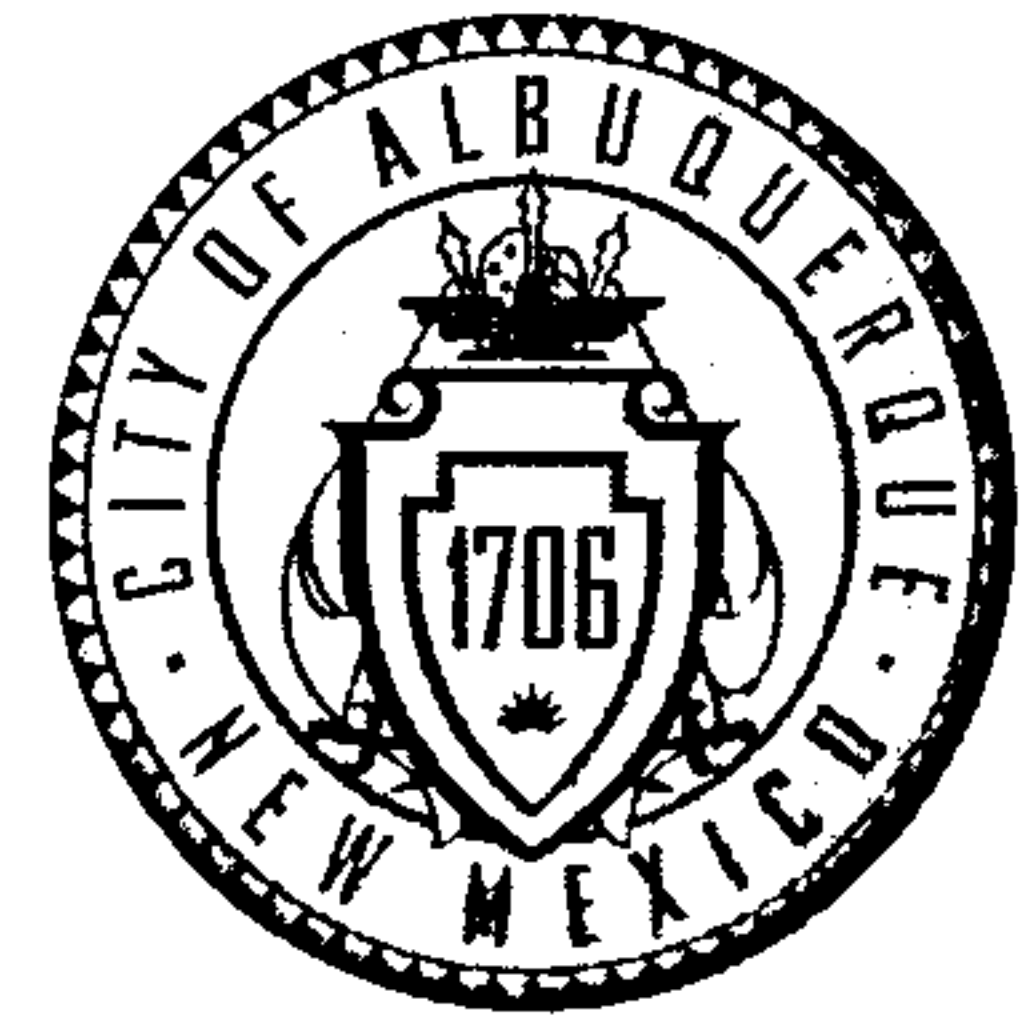


CITY OF ALBUQUERQUE



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

New Mexico 87103

www.cabq.gov

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

Sincerely,

Rita Harmon, P.E.
Senior Engineer
Planning Department

RR/RH
C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

K17D105

PROJECT TITLE: REED APARTMENTS ZONE MAP: K17
DRB#: --- EPC#: --- WORK ORDER#: ---

LEGAL DESCRIPTION: LOT 1-A, BLOCK 11, VALLEY VIEW ADDITION
CITY ADDRESS: 321 JEFFERSON ST. SE

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave
ADDRESS: PO Box 91194 PHONE: 823-1344
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: F. Reed CONTACT: F. Reed
ADDRESS: 2236 Durand Rd. SW. PHONE: 922-9170
CITY, STATE: Denver, CO ZIP CODE: 87105

ARCHITECT: J. Burwinkle CONTACT: J. Burwinkle
ADDRESS: 3700 Coors Blvd. NW, Suite E- PHONE: 345-3850
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

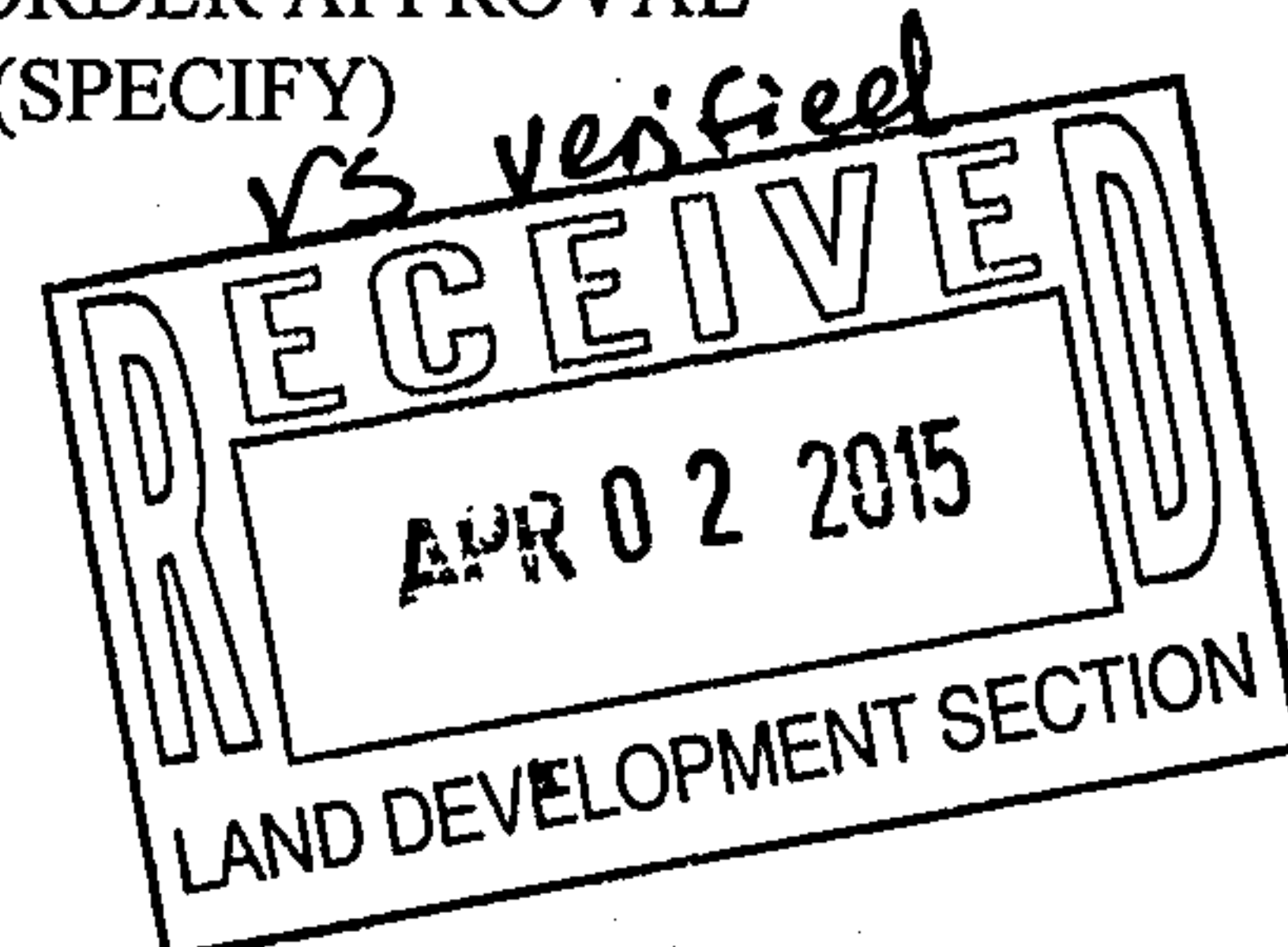
SURVEYOR: Construction Survey Technologies, Inc. CONTACT: D. Vigil
ADDRESS: 5030 Fairfax Dr. NW PHONE: 917-8921
CITY, STATE: Albuquerque, NM ZIP CODE: 87114

CONTRACTOR: Unknown 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
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: April 2, 2015 BY: Jake Bordenave

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.

CITY OF ALBUQUERQUE



***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



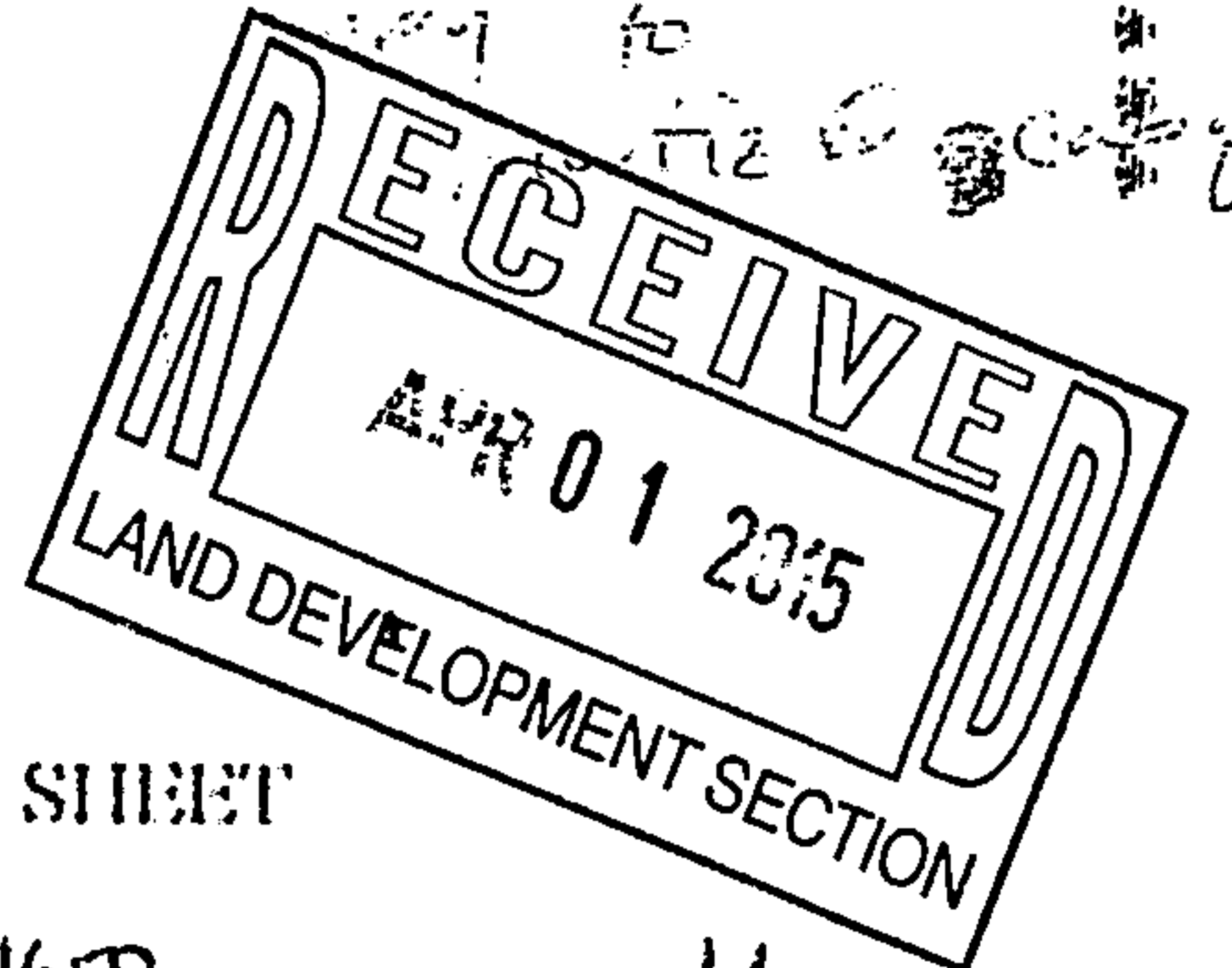
City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)



Project Title: MONTICELLO APARTMENTS Building Permit #: 2439-1650 City Drainage #: K17D105
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: 321 JEFFERSON SW
Engineering Firm: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Owner: 321 JEFFERSON LLC Contact: BILL REED
Address: _____
Phone#: 730-8934 Fax#: _____ E-mail: fwreed@comcast.net
Architect: ST PRICE DESIGN Contact: _____
Address: 3700 COOR NW SUITE E
Phone#: 345-3810 Fax#: _____ E-mail: _____
Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☒ CERTIFICATE OF OCCUPANCY (TCL TEMP) TCL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☒ Copy Provided

DATE SUBMITTED: 4-1-15

By: BILL REED

IN PLANS APPROVED BY CITY

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

ELECTRONIC SUBMITTAL TO FOLLOW

Joseph B. Burwinkle Jr.
A R C H I T E C T

St Price

DESIGN STUDIO

3700 Coors Blvd. NW Suite E
Albuquerque, New Mexico 87120

T & F 505.345.3850
Joe's Cell: 505.977.9458

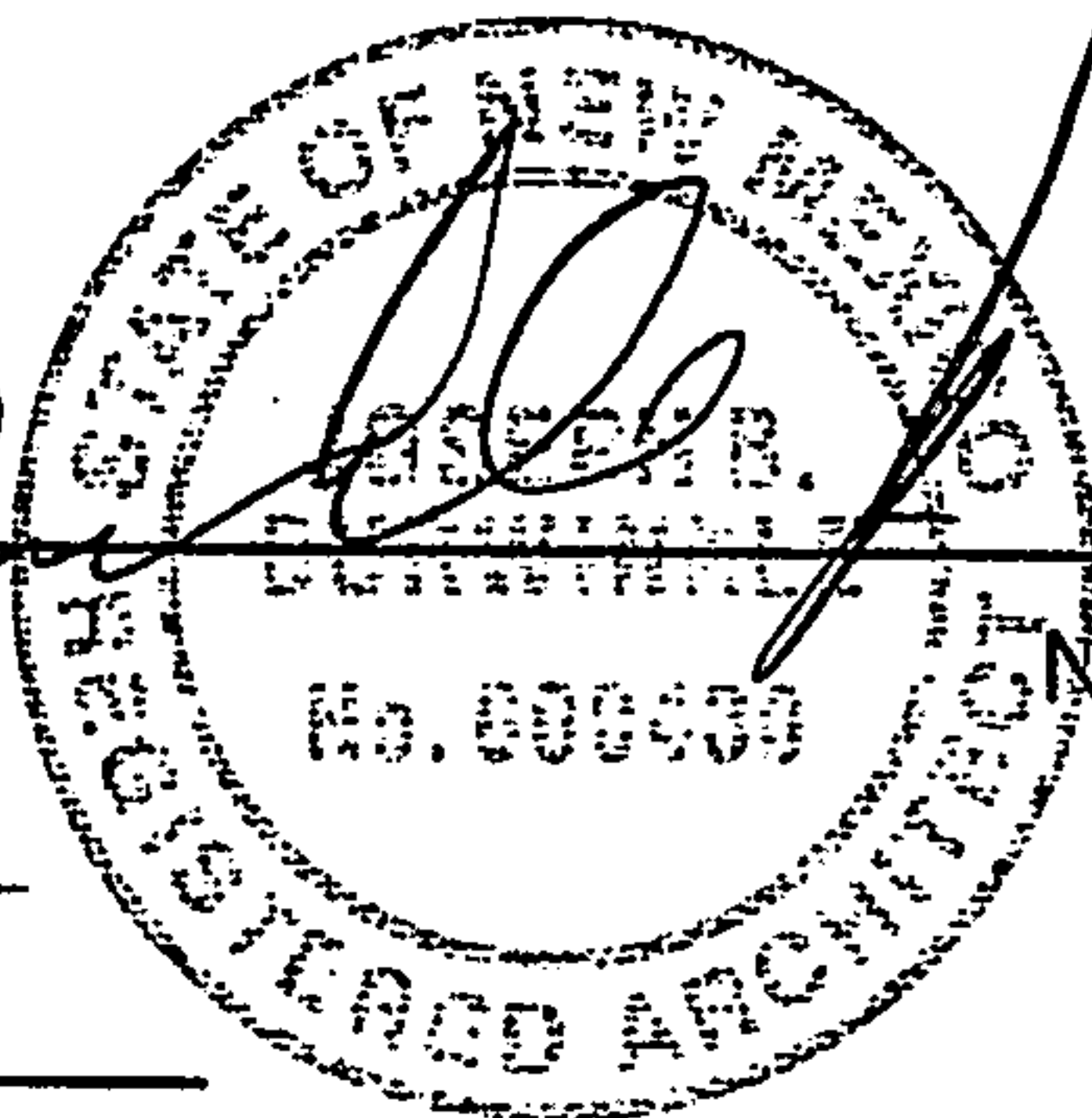
TRAFFIC CERTIFICATION

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.



New Mexico Registered Architect 430

3-9-15
Date

CITY OF ALBUQUERQUE



March 12, 2015

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

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

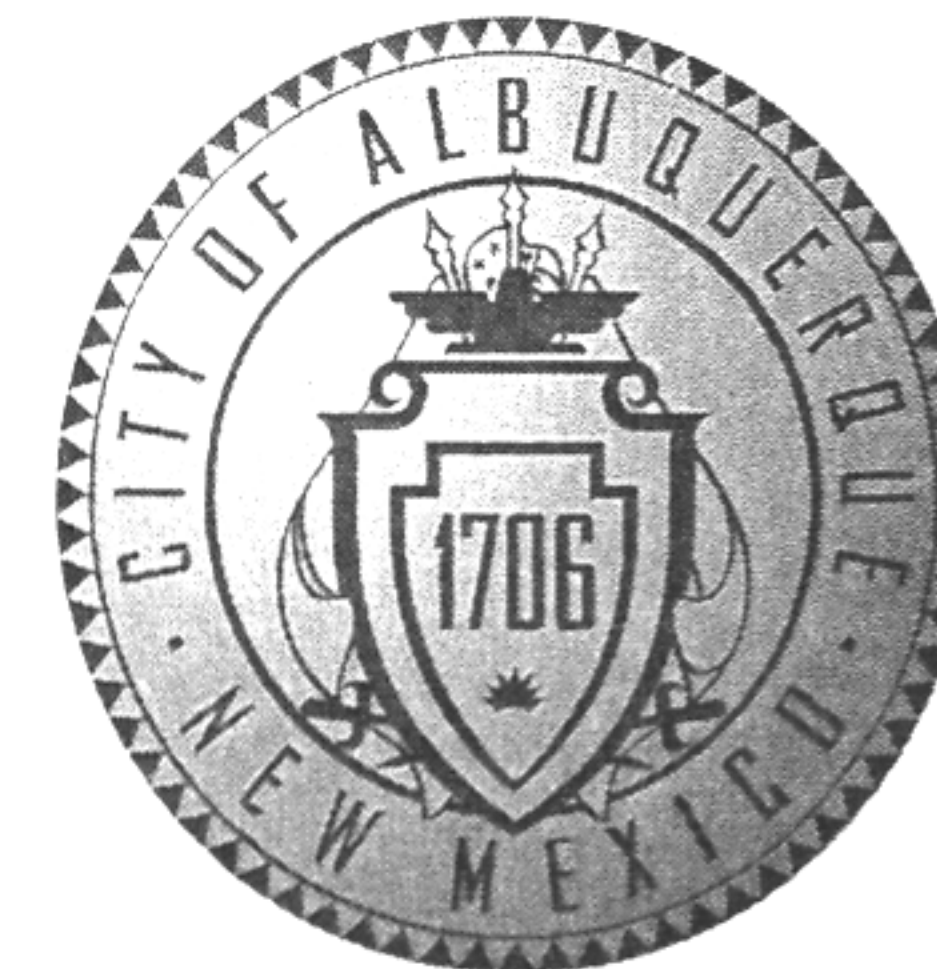
Sincerely,

Curtis Cherne, P.E.
Principal Engineer
Planning Department

www.cabq.gov

RR/CC
C: File

CITY OF ALBUQUERQUE



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 $\frac{3}{4}$ 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

NM 87103

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.

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

www.cabq.gov

Sincerely,

Shahab Biazar, P.E.
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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: REED APARTMENTS ZONE MAP: K17/D105
DRB#: --- EPC#: --- WORK ORDER#: ---

LEGAL DESCRIPTION: LOT 1-A, BLOCK 11, VALLEY VIEW ADDITION
CITY ADDRESS: 321 JEFFERSON ST. SE

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave
ADDRESS: PO Box 91194 PHONE: 823-1344
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: F. Reed CONTACT: F. Reed
ADDRESS: 2236 Durand Rd. SW. PHONE: 922-9170
CITY, STATE: Denver, CO ZIP CODE: 87105

ARCHITECT: J. Burwinkle CONTACT: J. Burwinkle
ADDRESS: 3700 Coors Blvd. NW, Suite E- PHONE: 345-3850
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

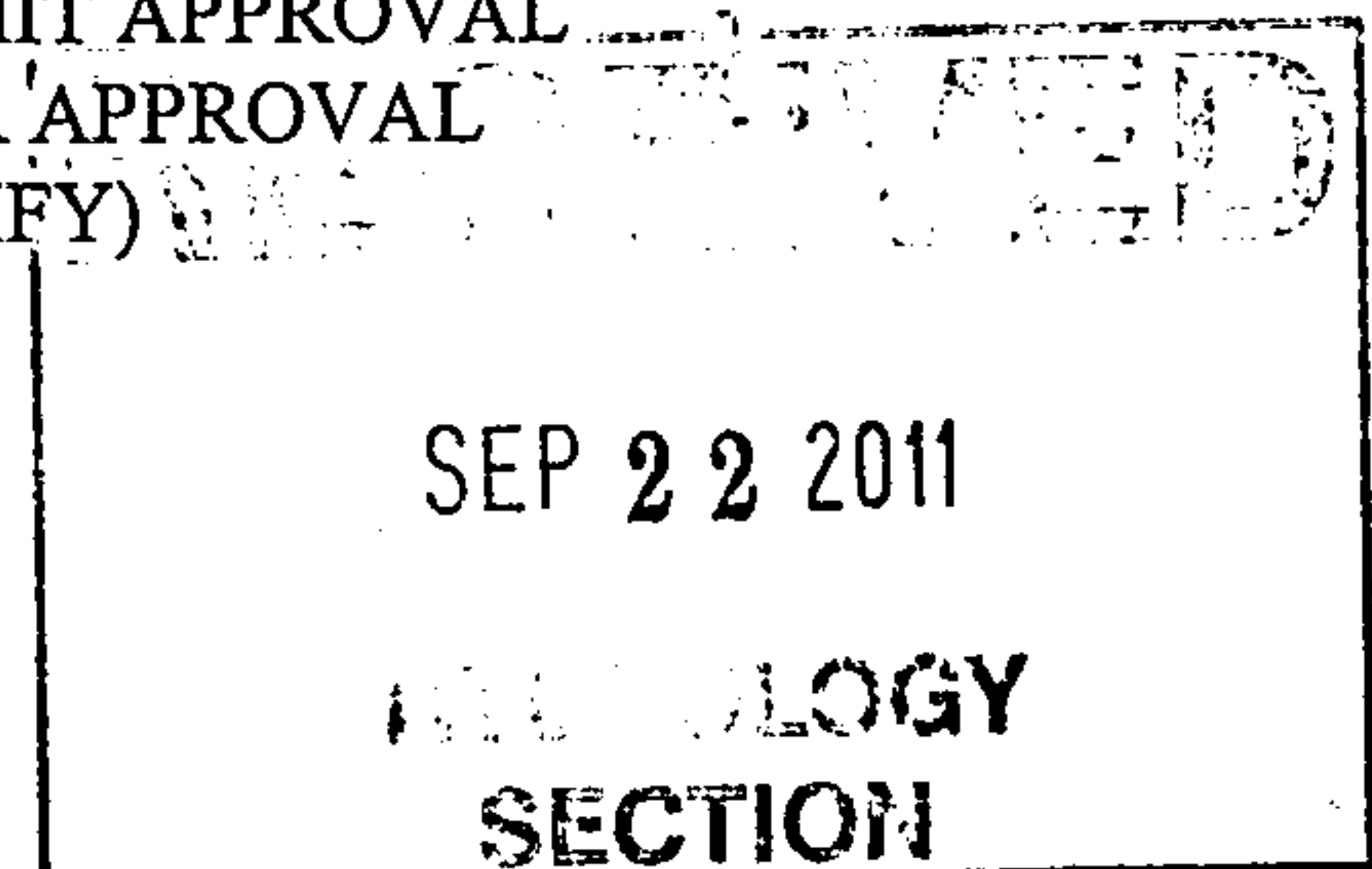
SURVEYOR: Construction Survey Technologies, Inc. CONTACT: D. Vigil
ADDRESS: 5030 Faifax Dr. NW PHONE: 917-8921
CITY, STATE: Albuquerque, NM ZIP CODE: 87114

CONTRACTOR: Unknown 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
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: September 20, 2011 BY: Jake Bordenave

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.



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.

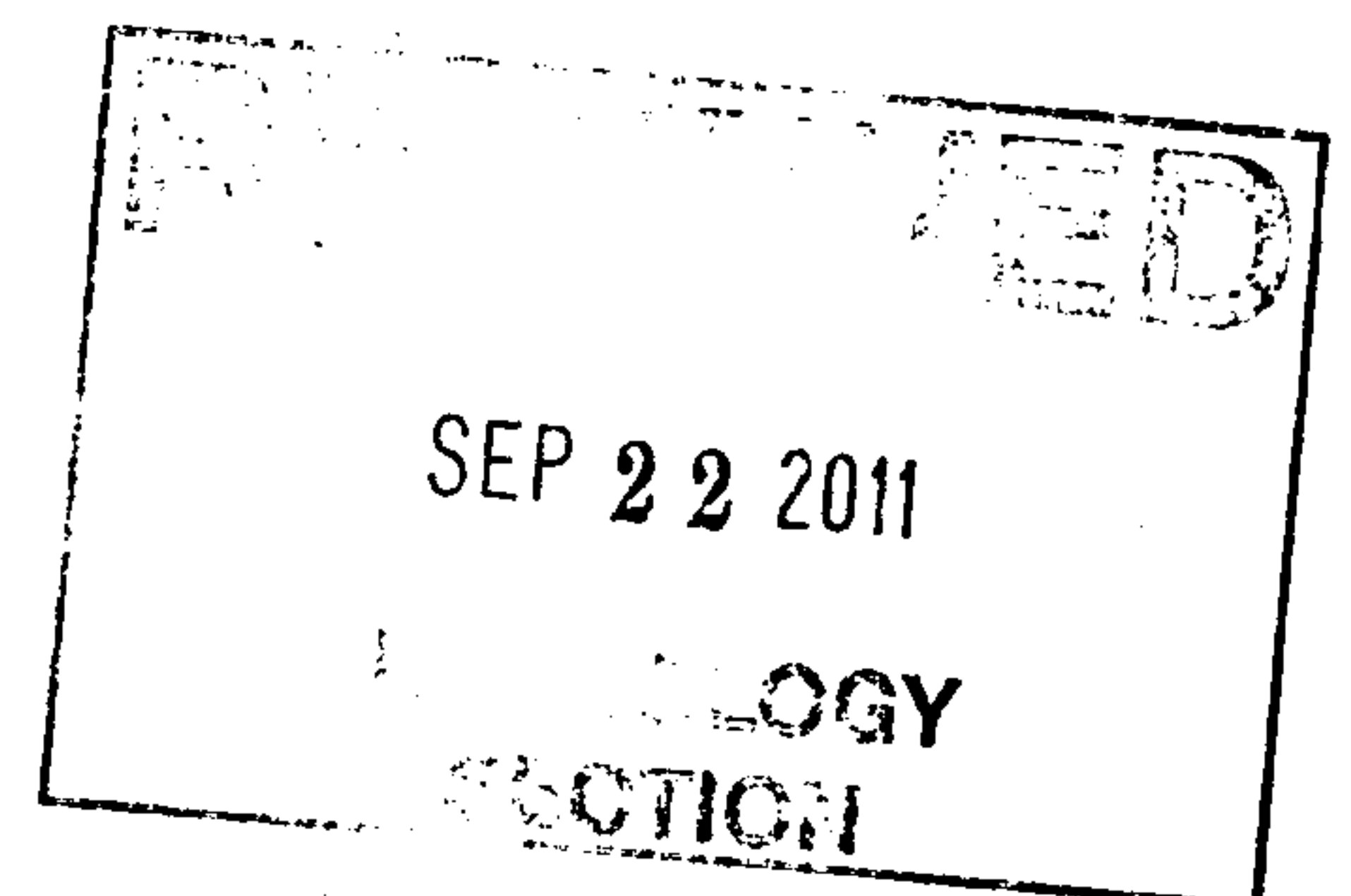
1. The roof has been redesigned to drain to the parking area.
2. The verbiage in the Drainage Notes has been changed to match the values.
3. Part of the drafting problem. The entire table is on the resubmittal.
4. All landscaped areas are retaining flows.
5. Additional grading data and curbs have been 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.

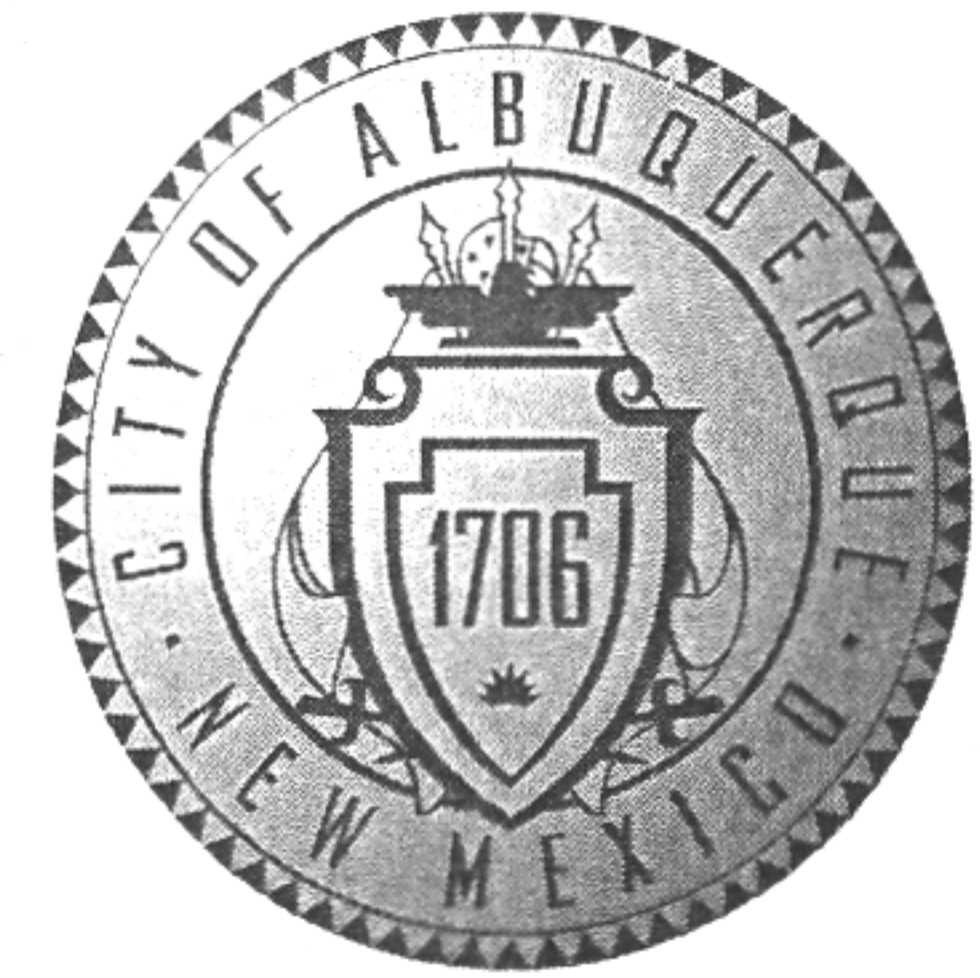
Sincerely,


Jean J (Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com



CITY OF ALBUQUERQUE



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

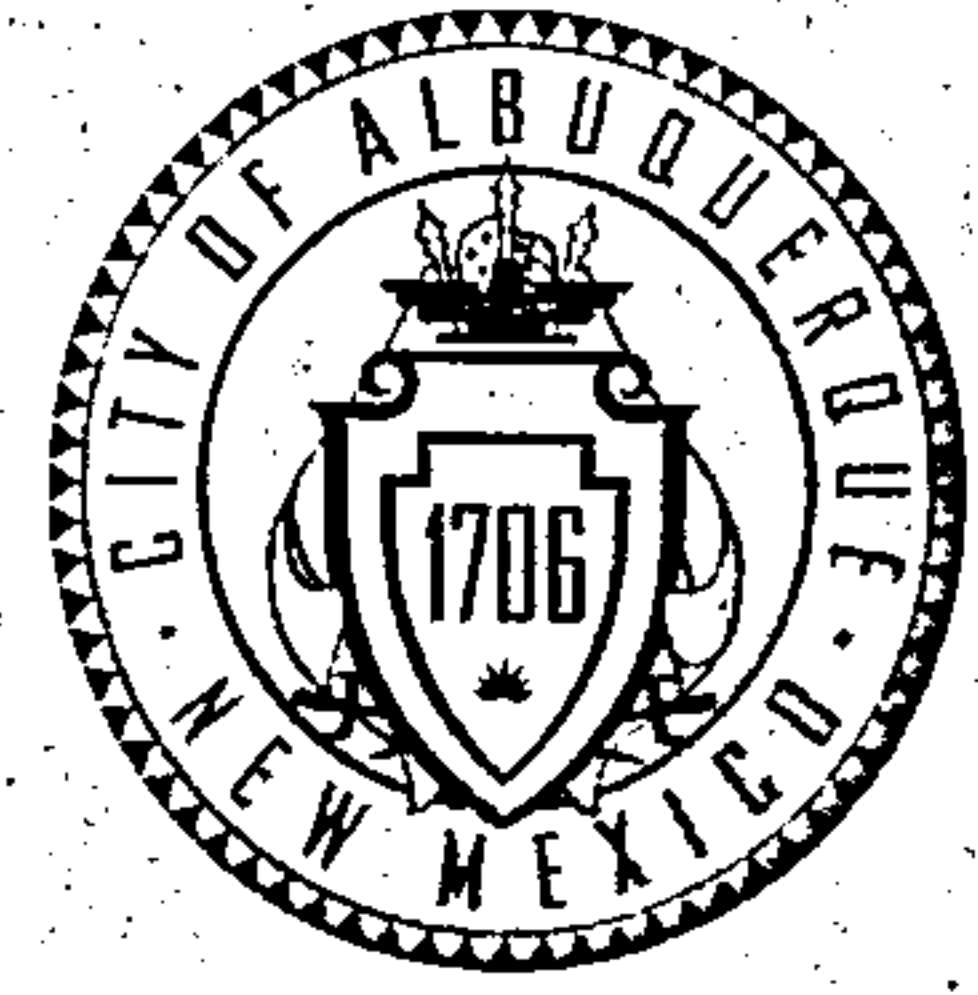
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



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.**

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 Drainage and Transportation Information Sheet 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 Drainage and Transportation Information Sheet 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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

PROJECT TITLE: MONTICELLO APARTMENTS ZONE MAP: K-17-1D105
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 1-A, BLOCK 11 VALLEY VIEW ADDITION
CITY ADDRESS: 321 JEFFERSON ST. SE

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____
EMAIL: _____

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: JOSEPH BURWINKLE CONTACT: SUSAN PRICE
ADDRESS: 3700 COORS NW PHONE: 345-3850
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87120
EMAIL: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ 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)

(Resubmittal)

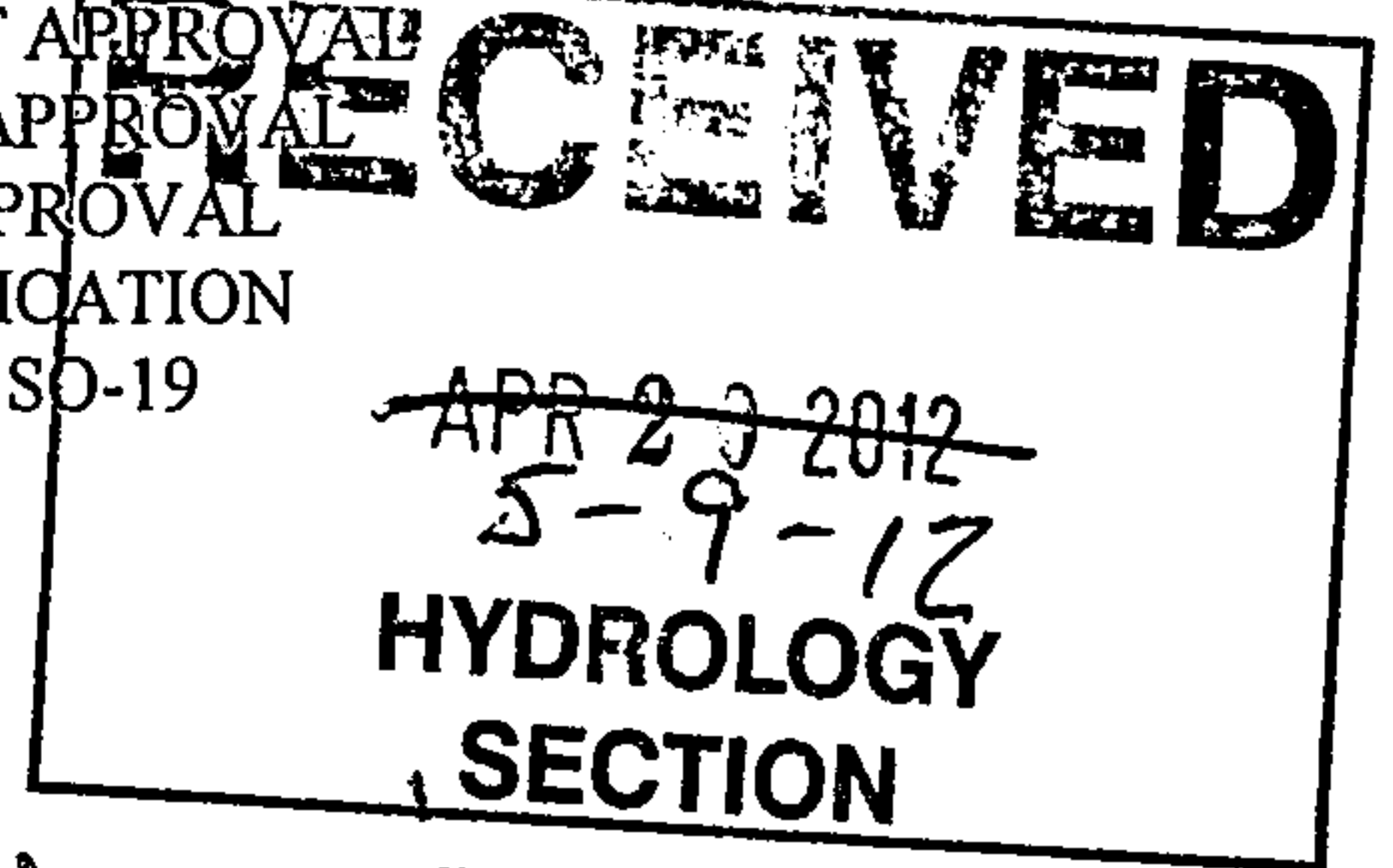
CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE 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: 4-20-12 BY: ELIZABETH J. T. Z.

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 abut 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.

Applicant/Agent SUSAN T. PRICE - AGENT BILL REED OWNER
Site Address 321 JEFFERSON SE
Project No. (if available) or other identifier MONTIGELLO APARTMENTS

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.

[Signature] 11-17-11
Traffic Engineer Date

3. Notification

11-21-11
Date notices were mailed out [Signature]
Property Researcher

4. Final Action by Traffic Engineer

The request for credit for 4 on-street parking spaces is ☒ Approved ☐ Denied

[Signature] 04-17-12
Traffic Engineer Date

CITY OF ALBUQUERQUE



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:

1. 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.

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

5/8/12/Tim
Price
Meeting @ counter
over comments

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

PROJECT TITLE: MONTICELLO APARTMENTS ZONE MAP: K-17-1D105
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 1-A, BLOCK 11 VALLEY VIEW ADDITION
CITY ADDRESS: 321 JEFFERSON ST. SE

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____
EMAIL: _____

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: JOSEPH BURWINKLE CONTACT: SUSAN PRICE
ADDRESS: 3700 COORS NW PHONE: 345-3850
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87120
EMAIL: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ 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)

(Resubmittal)

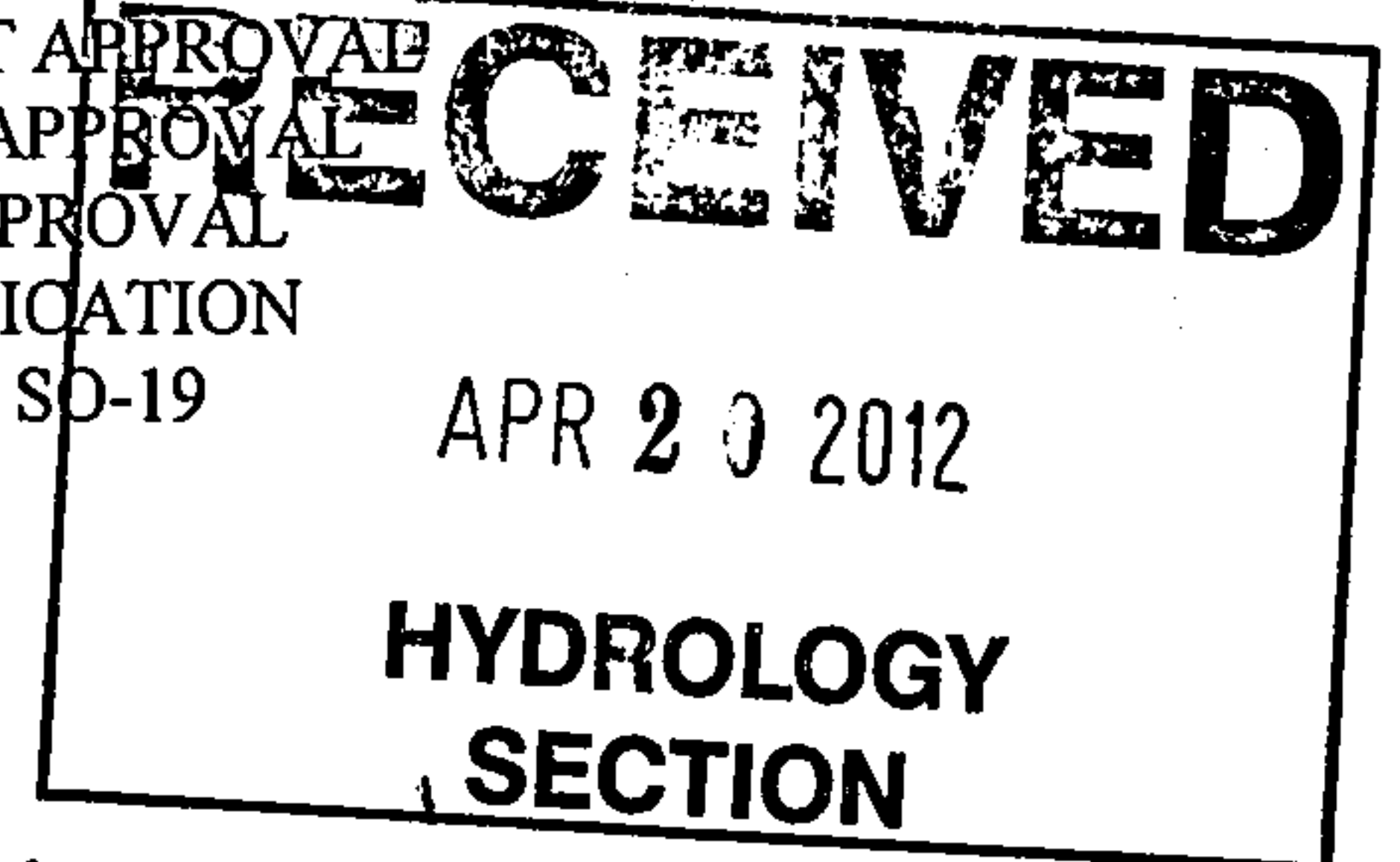
CHECK TYPE OF APPROVAL SOUGHT:
____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ FOUNDATION PERMIT APPROVAL
____ ☒ BUILDING PERMIT APPROVAL
____ CERTIFICATE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

WAS A PRE-DESIGN CONFERENCE ATTENDED:
____ YES
____ NO
____ COPY PROVIDED

DATE SUBMITTED: 4-20-12 BY: ELZLH J TZ

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.



CITY OF ALBUQUERQUE



December 5, 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 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:

- ✓ 1. 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."
- ✓ 2. 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.
4. 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.
- ✓ 6. 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.
- ✓ 7. 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.
- ✓ 8. 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
C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: JEFFERSON APARTMENTS ZONE MAP: K-17-2
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 1-A BLOCK 11 VALLEY VIEW ADDITION
CITY ADDRESS: _____

ENGINEERING FIRM: BORDENAVE DESIGNS CONTACT: NAKE BORDENAVE
ADDRESS: PO BOX 91194 PHONE: 823.1344
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87199-1194

OWNER: BILL REED CONTACT: BILL REED
ADDRESS: 2238 DURAND ROAD SW PHONE: 730.8934
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87105

ARCHITECT: JOSEPH D. BURWINKLE - ST PRICE DESIGN CONTACT: JOE OR SUSAN
ADDRESS: 3700 COORS BLVD. NW SUITE E PHONE: 345.3850
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87120

SURVEYOR: JOHN D. GALLEGO - CONSTRUCTION SURVEY CONTACT: JOHN
ADDRESS: 5030 FAIRFAX DRIVE PHONE: 917.8921
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87114

CONTRACTOR: BILL REED CONTACT: BILL REED
ADDRESS: 2238 DURAND ROAD SW PHONE: 730.1344
CITY, STATE: ALBUQUERQUE ZIP CODE: 87105

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)
STREET PARKING APPLICATION

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
☒ OTHER (SPECIFY) STREET PARKING APPROVAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: NOVEMBER 4. 2011 BY: SUSAN T. PRICE

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

NOV 04 2011

HYDROLOGY
SECTION

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

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DRB#: _____ EPC#: _____ WORK ORDER#: _____
LEGAL DESCRIPTION: LOT 1-A BLOCK 11 VALLEY VIEW ADDITION
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CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87199-1194
OWNER: BILL REED CONTACT: BILL REED
ADDRESS: 2238 DURAND ROAD SW PHONE: 730.8934
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87105
ARCHITECT: JOSEPH D. BURWINKLE - ST PRICE DESIGN CONTACT: JOE OR SUSAN
ADDRESS: 3700 COOKS BLVD. NW SUITE E PHONE: 345.3850
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87120
SURVEYOR: JOHN D. GALLEGOS - CONSTRUCTION SURVEY CONTACT: JOHN
ADDRESS: 5030 FAIRFAX DRIVE PHONE: 917.8921
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87114
CONTRACTOR: BILL REED CONTACT: BILL REED
ADDRESS: 2238 DURAND ROAD SW PHONE: 730.1344
CITY, STATE: ALBUQUERQUE ZIP CODE: 87105

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

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
☒ OTHER (SPECIFY) ON STREET PARKING

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: NOVEMBER 4, 2011

APPROVAL RECEIVED

NOV 04 2011

HYDROLOGIST

SUSAN T. PRICE

SECTION

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

Called the Architect & Civil Engineer. & Told them
that we do not review for on street parking & they
should submit to transportation -- Shahab 11/29/11