

CITY OF ALBUQUERQUE



January 5, 2018

The Design Group
David Aube
120 Vasser St. SE
Albuquerque, NM 87106

Re: De Anza
4301 Central Ave. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp **12-25-17** (K17-D106)

Dear Mr. Aube,

The TCL submittal received 12-29-17 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,

Ernest Armijo, P.E.
Senior Engineer, Planning Dept.
Development Review Services

ea via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: De Anza **Building Permit #:** _____ **Hydrology File #:** K17D106
DRB#: 1009231 **EPC#:** _____ **Work Order#:** _____
Legal Description: Block 4 Mesa Grande Addition
City Address: 4301 Central Avenue NE

Applicant: De Anza LLC **Contact:** Jim Trump
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____
Other Contact: The Design Group **Contact:** David Aube
Address: 120 Vassar Street SE, Albuquerque, NM 87106
Phone#: 505-998-6430 **Fax#:** 505-242-6881 **E-mail:** daube@designgroupnm.com

Check all that Apply:

DEPARTMENT:
☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:
☐ ENGINEER/ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

OTHER (SPECIFY) _____

DATE SUBMITTED: 12-26-17 **By:** David Aube

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Dave Aube

From: Dave Aube
Sent: Saturday, December 23, 2017 12:08 PM
To: Armijo, Ernest M.
Cc: Patz, Logan W.; Michel, Racquel M.; Dave Aube; plndrs@cabq.gov
Subject: RE: De Anza TCL - K17D106
Attachments: DTIS De Anza 12-23-17 TCL.pdf; 2500 - TCL 12-23-17.pdf

Ernest

My responses to your questions/comments are listed below.

1. The ADA ramp shown in the plans was prior to the ART project coming through and rebuilding the ADA ramps. This is already taken care of under that project.
2. The MC spaces have been distributed around the site to best serve the residents. There are two located on the north end of the motor court near. The other remaining MC space will be constructed under the future office/restaurant building located along Central at the middle of the site. Keyed notes will be added to identify those locations and signage requirements.
3. The "Do Not Enter" signs will be added at the western driveway onto Central as well as the exit gate for the motor court.
4. Note have been added to the sheet. The first phase will be to remodel the Historic Hotel located in the SE corner of the site, and to convert the Turquoise Café into Office space in the SW corner of the site. The second phase will be to construct the residential portions of the site on the northern 2/3 of the site. The last phase will be to construct a future office/restaurant (not know at this point) along Central Avenue in the middle of the site.
5. The COA Project Number is 9043.15 and has been edited onto the notes.
6. Two copies will be delivered in the middle of next week.

Hard copies will be delivered about Wednesday next week.

Thanks

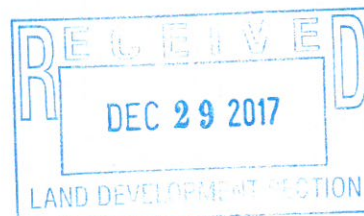
Dave

David Aube
Principal

THE HARTMAN + MAJEWSKI

DESIGN GROUP

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www.designgroupnm.com



Creating relationships and communities that endure

From: Armijo, Ernest M. [mailto:earmijo@cabq.gov]
Sent: Friday, December 22, 2017 11:17 AM
To: Dave Aube <daube@designgroupnm.com>

Cc: Patz, Logan W. <lpatz@cabq.gov>; Michel, Racquel M. <rmichel@cabq.gov>

Subject: De Anza TCL - K17D106

Mr. Aube,

I have reviewed your Traffic Circulation Layout submittal and have a few comments. Please see attached. If you have any questions please contact me.

Thanks,

Ernest Armijo, P.E.

Senior Engineer

City of Albuquerque

Planning Department – Transportation

600 2nd St. NW, Suite 201

Albuquerque, NM 87102

505-924-3633

