

# 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

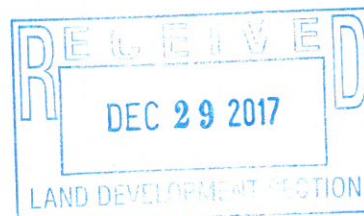
Dave

**David Aube**  
Principal

THE HARTMAN + MAJEWSKI

**DESIGN GROUP**

120 Vassar Drive SE Suite 100 | Albuquerque, NM 87106  
Direct: 505.998.6430 | Office: 505.242.6880 x 6430 | Mobile: 505.463-4503  
[www.designgroupnm.com](http://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

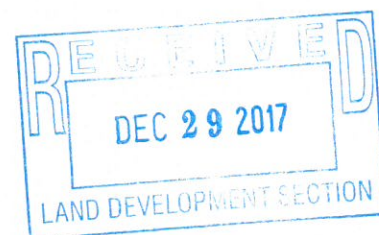
City of Albuquerque

Planning Department – Transportation

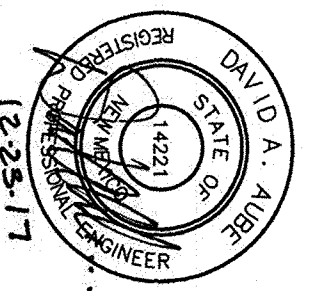
600 2<sup>nd</sup> St. NW, Suite 201

Albuquerque, NM 87102

505-924-3633





[illegible]

Drawn by	DAA
Checked by	DAA
Date	OCTOBER 25, 2017
Project number	2550

SHEET TITLE

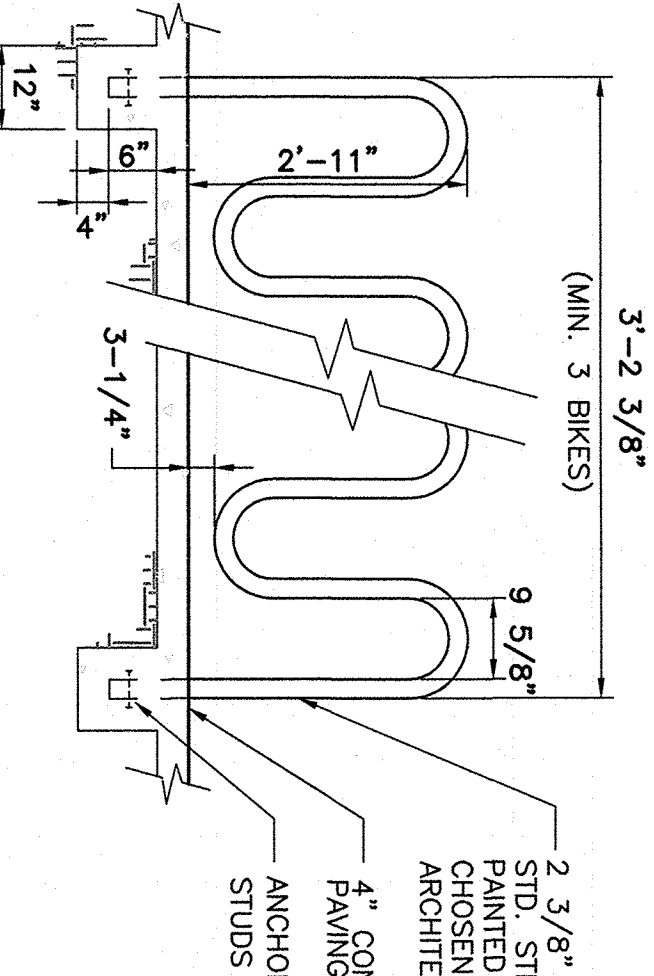
TRAFFIC CIRCULATION  
LAYOUT

## TCL KEYED NOTES

1. CONCRETE HEADER CURB, 6" TALL.
2. CONCRETE VEHICLE GUTTER.
3. CONCRETE CROSS WALK/STREET TABLE ELEVATED 4" FROM GROUND.
4. LOOP DETECTOR FOR VEHICLE GATES.
5. TEMPORARY ASPHALT EXTRUDED CURB AROUND FUTURE BUILDING PAD SITE.
6. EXISTING CONCRETE RIVERPAVED CONSTRUCTED UNDER A.R.T. 17' TALL HEAD CURB, 8" WIDE, TO PROVIDE PROTECTION TO BUILDING FROM VEHICLES BACKING UP.
7. PLANTER BOX TO SEPARATE SIDEWALK FROM PORCH.
8. TYPICAL ON ALL INTERIOR PORCH/STOOP ALONG MOTOR COURT.
9. CONCRETE PARKING BLOCK.
10. REUSE ENCLOSURE WITH GATES.
11. KEY PAD TO CONTROL VEHICLE GATES.
12. CURB TO BE REALIGNED UNDER CQA PROJECT NUMBER 9043.16 THAT HAS ALREADY BEEN APPROVED BY DRC.
13. GATES BETWEEN PUBLIC SIDEWALK AND SECURITY ENTRANCE TO RESIDENTIAL UNIT ALONG SNAGEL AND STREET.
14. CONCRETE SIDEWALK WITH MAP OF NEW MEXICO FOR TOURIST ATTRACTION.
15. DOUBLE 3" WIDE BY 6" TALL PERSONNEL GATES IN PERMETER FENCING.
16. 6" TALL PERMETER FENCING.
17. 6" TALL BY 16" WIDE SLIDING GATE FOR VEHICLE ACCESS.
18. 3" WIDE BY 6" TALL PERSONNEL GATE.
19. PERMETER FENCING TO ABOVE THE STAIR LANDINGS.
20. PARKING SIGN, WHITE BACKGROUND WITH PERMETER FENCING AND PARKING SIGN, RESERVED PARKING SYMBOL, AND RESERVED ADA PARKING TO BE CONSTRUCTED WITH FUTURE BUILDING.
21. FUTURE ADA PARKING TO BE CONSTRUCTED WITH FUTURE BUILDING.
22. ASPHALT PAVEMENT.
23. ASPHALT PAVEMENT.
24. BICYCLE RACK FOR A MINIMUM OF 3 BIKES.
25. BICYCLE RACK FOR A MINIMUM OF 3 BIKES.
26. FUTURE BLUE RACK, MINIMUM OF 3 BIKES.
27. CURB ASPHALT RAMP.
28. SIDEWALK IS FLUSH WITH PARKING LOT SURFACE.
29. SIDEWALK TO BE CONSTRUCTED WITH FUTURE PARKING LOT SURFACE.
30. FUTURE MOTOR CYCLE PARKING SPACE AND MOTOR CYCLE PARKING SIGN TO BE CONSTRUCTED WITH FUTURE BUILDING.
31. PROVIDE "DO NOT ENTER SIGN AND SIGN POST."

NOTES

1. CLEAR SIGHT TRIANGLE PER DPM CHAPTER 23, SECTION 3, SUBSECTION D-5. LANDING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHROBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
2. CHAPTER 23, SECTION 3, SUBSECTION D-12. LANDING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHROBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
3. ALL PARKING AREAS ARE SURROUNDED BY A 6' TALL, HEAVY CURB OR ELEVATED SIDEWALK 6' TALL.

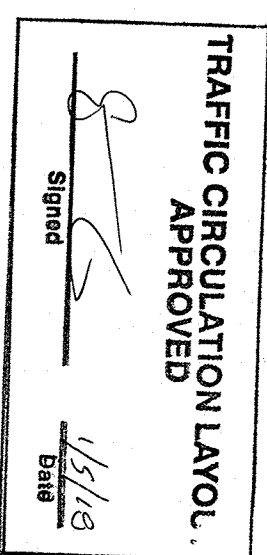


## BICYCLE RACK

**NOT TO SCALE**

# PEDESTRIAN ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS A, B AND C

PEDESTRIAN ACCESS EASEMENT  
FOR THE BENEFIT OF LOTS  
A AND C



### PHASING PLAN:

1. PHASE 1 INCLUDES REBUILDING/REMODELING BUILDINGS "A" AND "C". THESE BUILDINGS ARE THE HISTORIC HOTEL LOCATED IN THE SOUTH EAST CORNER OF THE SITE. THE EXISTING TOWNHOUSE BUILDING LOCATED IN THE SOUTH WEST CORNER OF THE SITE.
2. PHASE 2 WILL BE TO CONSTRUCT THE NEW RESIDENTIAL BUILDINGS ALONG THE NORTH MOTOR COURT. THESE BUILDINGS ARE IDENTIFIED WITH LETTERS "B" THROUGH "G".
3. PHASE 3 WILL BE TO CONSTRUCT ONE OR TWO BAY/STAIR BUILDING IS PLANNED FOR THE MIDDLE BUILDING. IDENTIFIED AS "H" ALONG CENTRAL AVENUE.



# PROJECT TABULATED PARKING COUNTS

Building Use	Number of Units	Req'd Parking	After Transit Reduction	On-site HC	HC	MC	MC	Bicycle	Bicycle
SP	220	110	110	0	0	0	0	0	0
Building Use	Number of Units	Req'd Parking	After Transit Reduction	On-site HC	HC	MC	MC	Bicycle	Bicycle
A Office	3200	160	160	0	0	0	0	0	0
B Office	1500	75	75	0	0	0	0	0	0
C Office	1250	62.5	62.5	0	0	0	0	0	0
D Office	9	4.5	4.5	0	0	0	0	0	0
E Residential	8	8	8	1	1	1	1	1	1
F Residential	29	14.5	14.5	0	0	0	0	0	0
G Residential	19	9.5	9.5	0	0	0	0	0	0
H Residential	4	2	2	0	0	0	0	0	0
I Residential	4	2	2	0	0	0	0	0	0
	40	57.5	57.5	70	5	5	3	21	20

Notes:

1. Parking required 1 space per bath, but no less than 1.0 dwelling unit per Nob Hill Sector Development Plan.
2. Motorcycle parking required 1 space per 25 off street parking.
3. Office Buildings less than 3000 sf do not require parking per Nob Hill Sector Development Plan.