

CITY OF ALBUQUERQUE



October 14, 2016

Freddie Montoya, RA
Strell Design
120 Morningside Dr. SE
Albuquerque, NM 87108

Re: Morningside Lofts
3919 Silver Ave SE
60-Day Temporary Certificate of Occupancy- Transportation Development
Architect's Stamp dated 10-03-16 (K17D109)
Certification dated 10-03-16

Dear Mr. Montoya,

Based upon the information provided in your submittal received 10-04-16, Transportation Development has no objection to the issuance of a 60-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 60-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

1. The public alley north of the development will need to be resurfaced prior to release of final Certificate of Occupancy.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

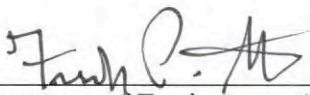
mao via: email
C: CO Clerk, File

**TRAFFIC CERTIFICATION**

I, FREDDIE P. MONTOYA, NMRA, OF THE FIRM STRELL DESIGN, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 3/12/15. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY FREDDIE P. MONTOYA OF THE FIRM STRELL DESIGN. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 9/27/16 AND HAVE DETERMINED BY VISUAL INSPECTION 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 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.





Signature of Engineer or Architect

10/3/16
Date



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Morningside Lofts **Building Permit #:** T201690020 **City Drainage #:** K17D109
DRB#: 15 DRB-70038 **EPC#:** _____ **Work Order#:** _____
Legal Description: LOTS II-A AND II-B, BLOCK 4 MANKATO PLACE
City Address: 3919 SILVER AVE. SE

Engineering Firm: Miller Engineering Consultants **Contact:** John Jacquez
Address: 3500 Comanche NE Bldg. F Albuquerque, NM 87107
Phone#: 505-888-7500 **Fax#:** _____ **E-mail:** jjacquez@mecnm.com

Owner: Robert Srell **Contact:** Freddie Montoya
Address: 120 Morningside Dr. SE Albuquerque, NM 87108
Phone#: 505-268-2321 **Fax#:** 505-268-2328 **E-mail:** freddiemontoya@strelldesign.com

Architect: Strell Design **Contact:** Freddie Montoya
Address: 120 Morningside DR. SE Albuquerque, NM 87108
Phone#: 505-268-2321 **Fax#:** 505-268-2338 **E-mail:** freddiemontoya@strelldesign.com

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

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)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

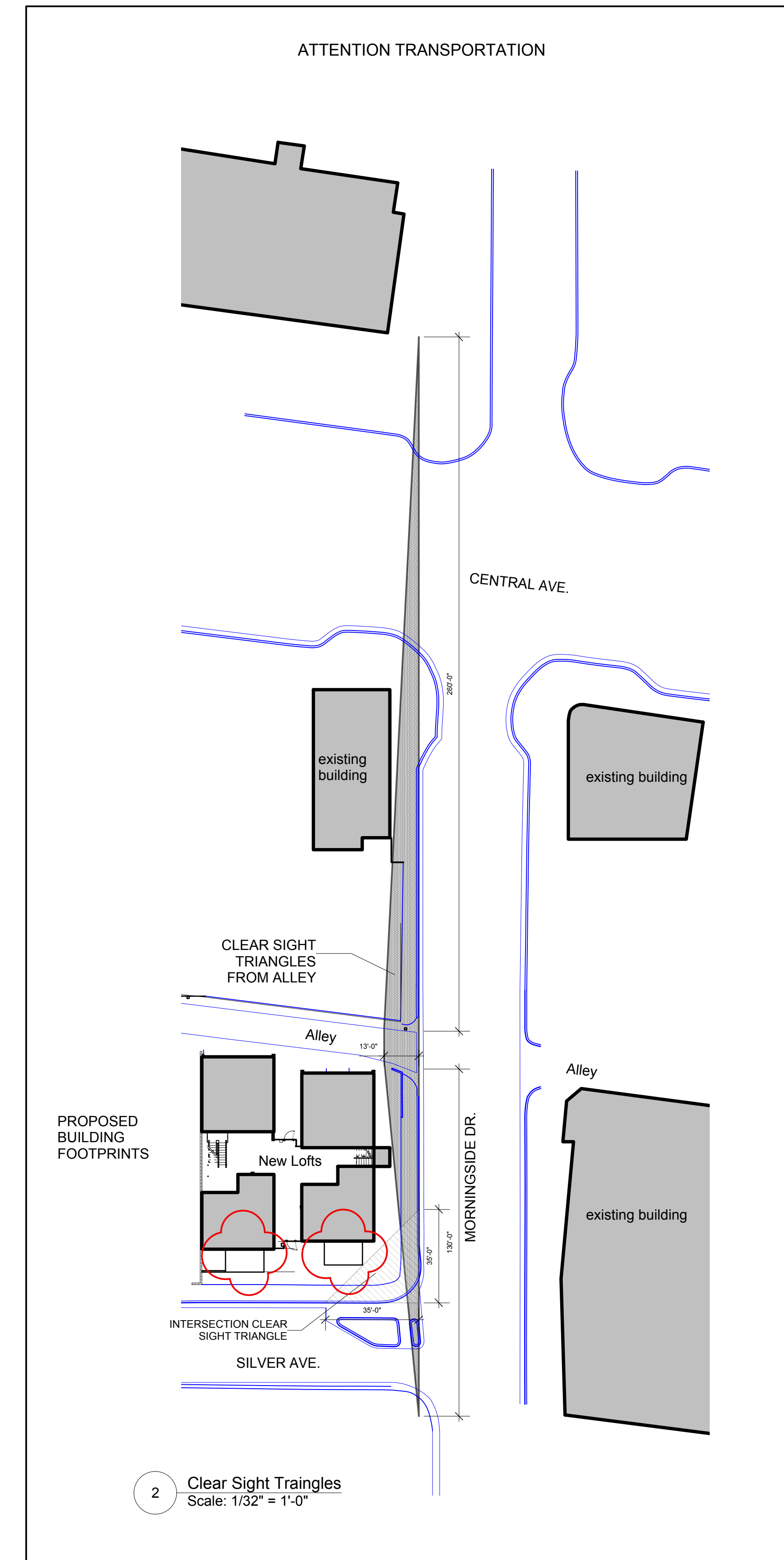
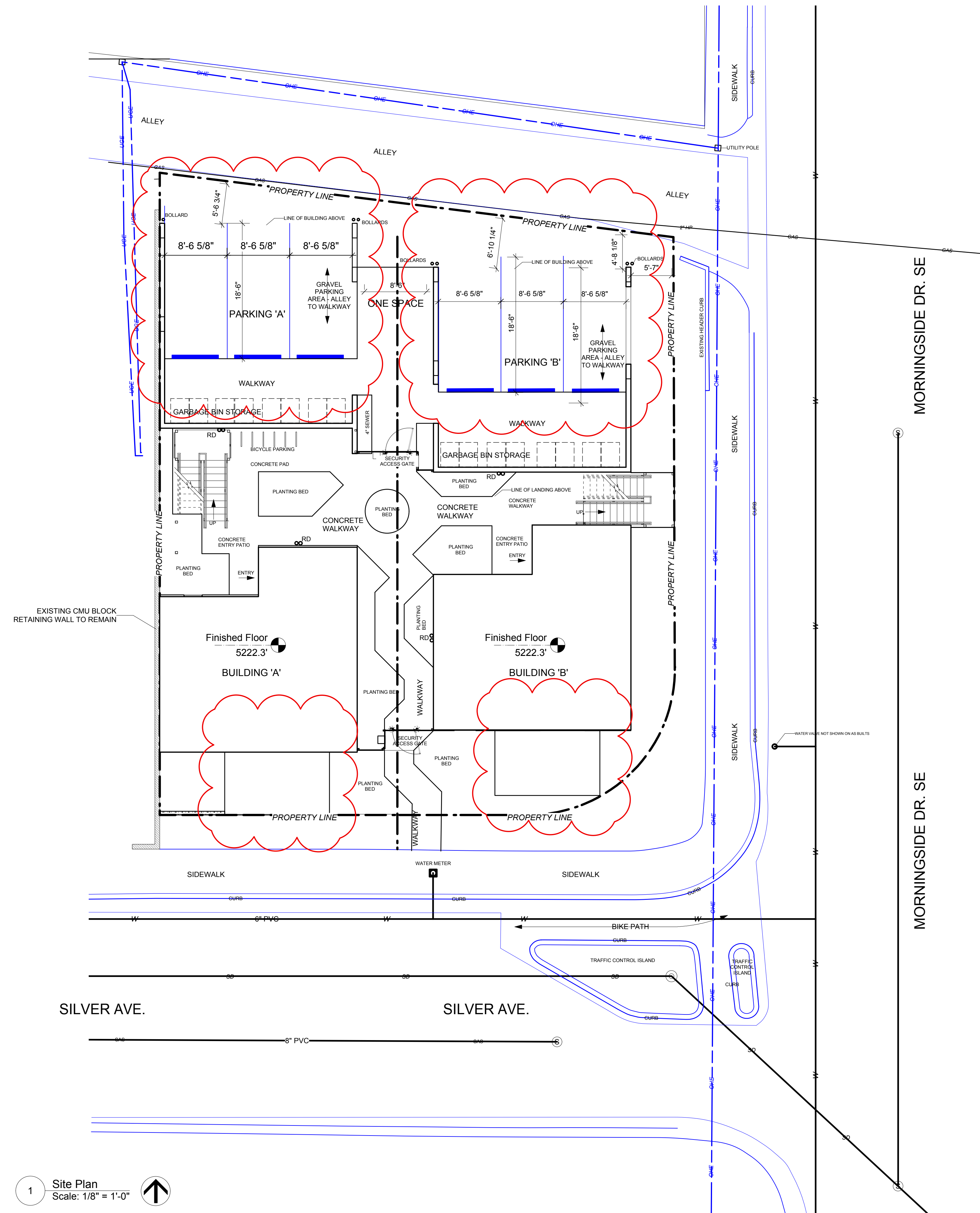
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL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

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

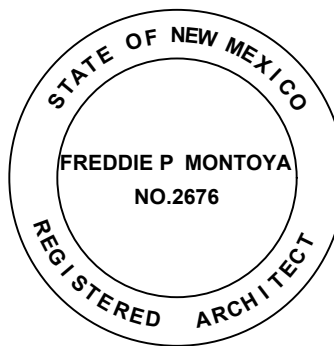
IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: October 3, 2016 By: Freddie Montoya

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



Morningside Lofts
3919 Silver Ave. SE
Albuquerque, NM 87108



STRELL DESIGN
120 MORNINGSIDE S.E. ALBUQUERQUE, NM 87102



ATTENTION
TRANSPORTATION

DATE: 10-03-16

SITE PLAN AND CLEAR SIGHT TRIANGLES

C-100

REVISION: CARPORT LAYOUT - 05/23/16

REVISION: ADDED CONCRETE PATIOS
09/23/16