

CITY OF ALBUQUERQUE



December 15, 2016

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

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

Dear Mr. Montoya,

Based upon the photos provided via email received 12-15-16, 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.

PO Box 1293

If you have any questions, please contact me at (505) 924-3991.

Albuquerque

Sincerely,

New Mexico 87103

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

www.cabq.gov

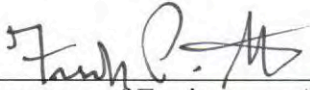
mao via: email
C: CO Clerk, File

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

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) _____

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) _____

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: October 3, 2016 By: Freddie Montoya

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

