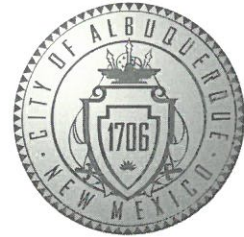


CITY OF ALBUQUERQUE



March 29, 2019

James B Clark, R.A.
Masterworks Architects, Inc.
516 11th St. NW
Albuquerque, NM 87102

Re: Nob Hill NBRHD LLC, BP#2017-34453
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 3-6-17 (K17D111)
Certification dated 3-20-19

Dear Mr. Clark,

Based upon the information provided in your submittal received 3-28-19, 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.

If you have any questions, please contact Ernie Gomez at (505) 924-3981 or me at (505)924-3991.

Sincerely,

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

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

Gomez, Ernest P.

From: Rahim Kassam <rahim.kassam@gmail.com>
Sent: Thursday, March 28, 2019 2:23 PM
To: Gomez, Ernest P.
Cc: mwarchitect@comcast.net
Subject: Re: 3812, 3816 & 3820 Copper Ave NE (K17D111) Transportation CO Request

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mr. Ernie,

Attached is the concrete we poured for the correction today. Feel free to come by and check it out.

Nob Hill NBRHD LLC
3812-3816-3820 Copper Ave NE
BP-2017-34453, K17/D111

TRAFFIC CERTIFICATION

I, James B. Clark, NMRA License #1047, OF THE FIRM Masterworks Architects Inc, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED TRAFFIC CIRCULATION PLAN DATED __11/26/18__. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY James B. Clark OF THE FIRM Masterworks Architects Inc. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 15 March 2019 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.

No Exceptions to the approved TCL Design were noted.

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.

James B Clark

Signature of Architect

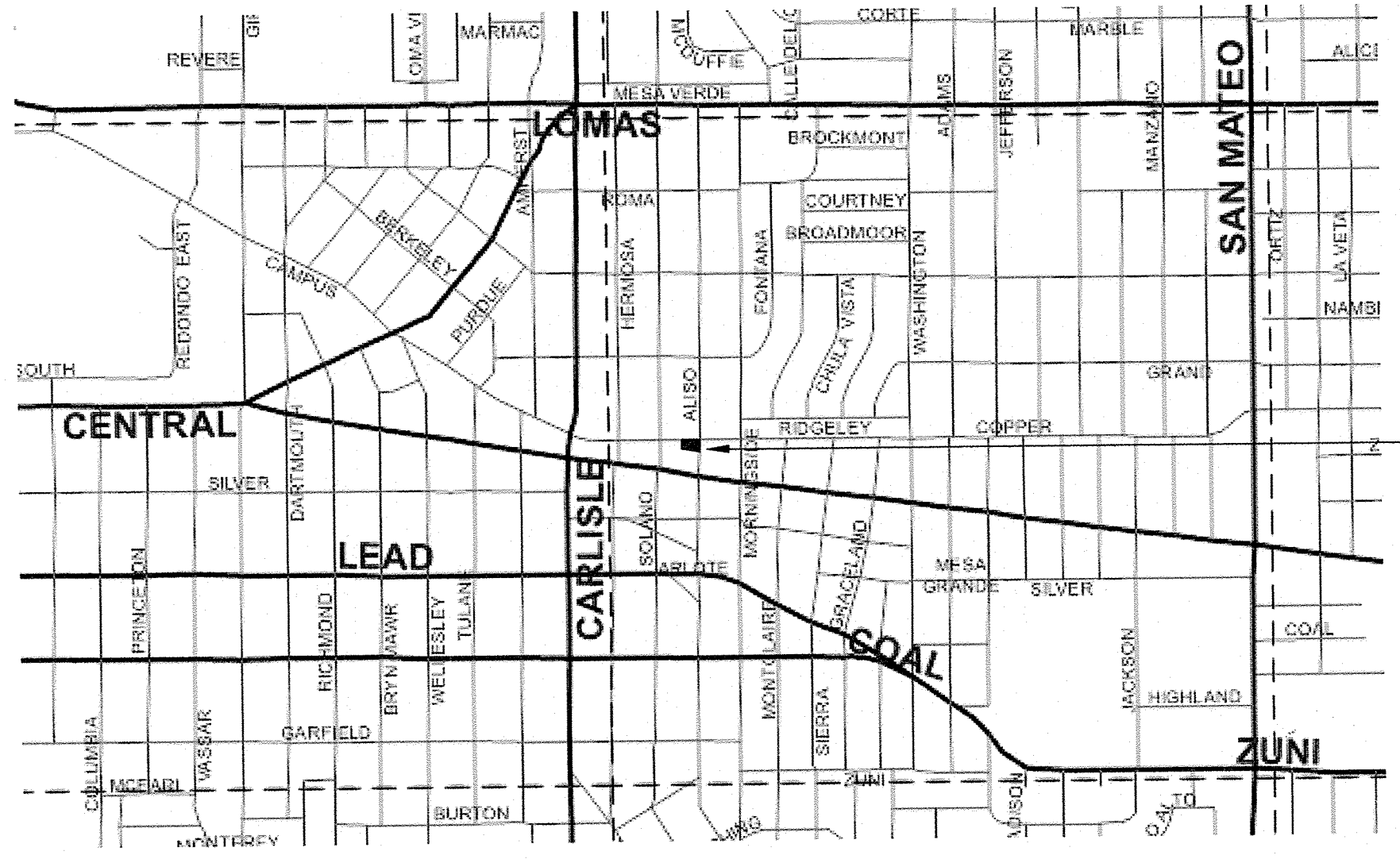
20 March 2019

Date



MASTERWORKS ARCHITECTS, INC

516 Eleventh Street NW, Albuquerque, NM 87102
505-242-1866 · MWArchitect@comcast.net



2 LOCATION MAP
A1.2

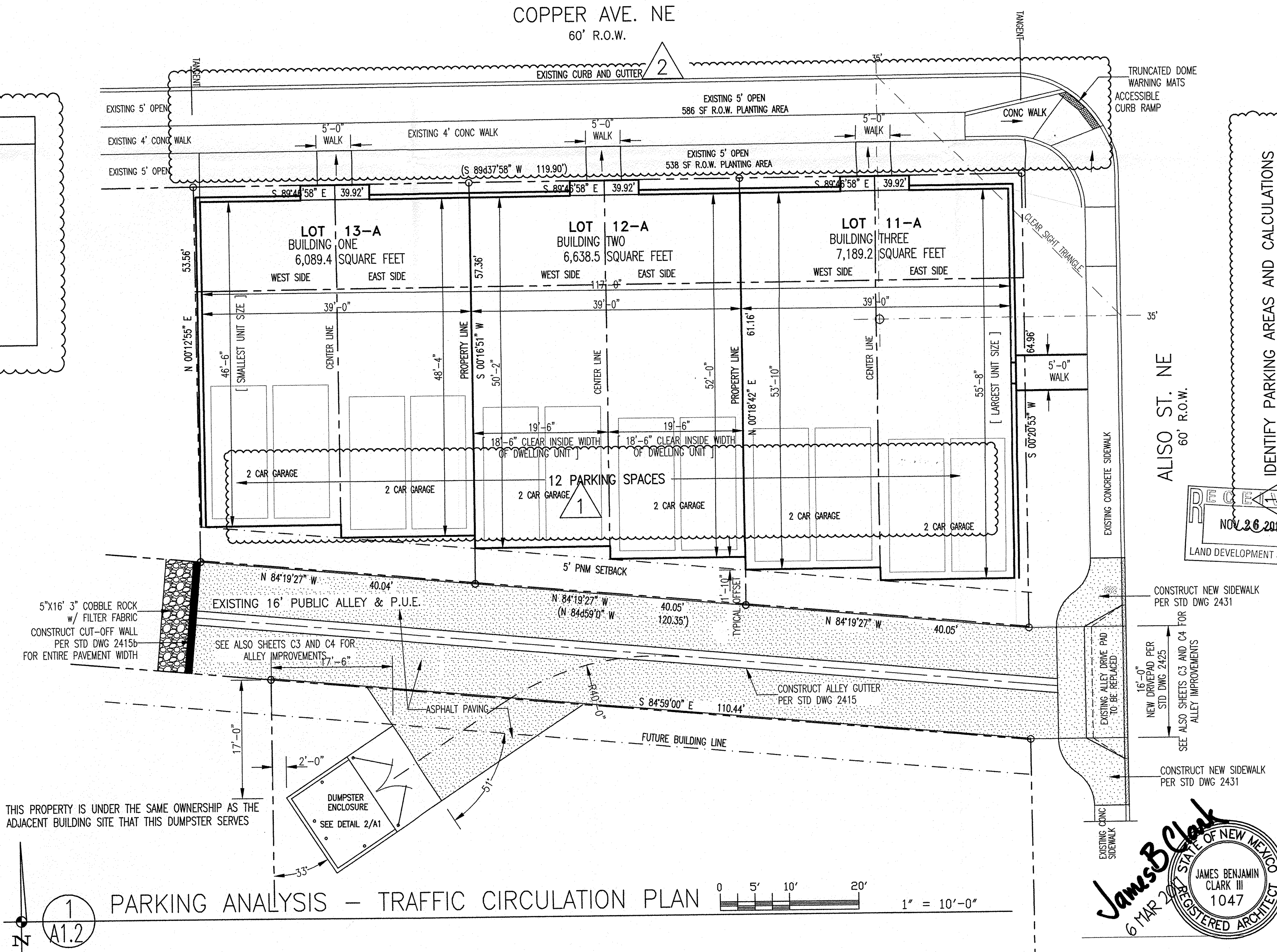
PROJECT LOCATION
3812-3816-3820 COPPER AVE NE

PARKING CALCULATIONS	
NEW CONSTRUCTION OF 3 BUILDINGS EACH CONTAINING 4 DWELLING UNITS NOB HILL HIGHLAND SECTOR DEVELOPMENT PLAN - CCR-2 DISTRICT	
PARKING REQUIRED FOR 12 DWELLING UNITS	
REQUIRED PARKING SPACES	12 SPACES
LESS RAPID RIDE 20% DEDUCTION	2 SPACES
TOTAL REQUIRED PARKING SPACES	10 SPACES
TOTAL PARKING PROVIDED:	
SPACES IN GARAGES	12 SPACES

TRAFFIC CIRCULATION LAYOUT
APPROVED
[Signature]
11/26/18
Date

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

DUMPSTER ENCLOSURE
2-23-17 CW
Approved
Questions Answered



WORK SCOPE CHANGE:
1) DELETE CONSTRUCTION OF NEW PARALLEL
PARKING ON COPPER AVE;
2) UPDATE THE CONFIGURATION OF WORK
IN THE COPPER AVE RIGHT OF WAY.

James B. Clark
JAMES BENJAMIN CLARK III
1047
REGISTERED ARCHITECT
19 SEP 2018

MASTERWORKS
ARCHITECTS, INC
516 ELEVENTH ST NW 242-1866
ALBUQUERQUE, NEW MEXICO 87102

FILE # 1523F-FC3-
SITE PLANS
28 NOV 2016
REV: 2 FEB 2017
REV: 16 FEB 2017
REV: 6 MAR 2017
REV: 19 SEP 2018

NEW RESIDENTIAL DEVELOPMENT
Nob Hill NBRHD, LLC
3812-3816-3820 COPPER AVE. NE
ALBUQUERQUE, NM 87108

COPPER AVENUE
4-PLEX DEVELOPMENT
PARKING ANALYSIS

SHEET
A1.2



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Nob Hill NBRHD LLC **Building Permit #:** BP-2017-34453 **Hydrology File #:** K17/D111
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lots 13A-12AS-11A, Block3, College View Business Addtn
City Address: 3812-3816-3820 Copper Ave NE

Applicant: Nob Hill NBRHD, LLC **Contact:** Rahim Kassam
Address: 7409 Via Contenta NE
Phone#: 505-4---7149 **Fax#:** NA **E-mail:** Rahim.Kassam@gmail.com

Other Contact: Masterworks Architects Inc **Contact:** Jim Clark
Address: 516 11th St. NW, Albuquerque, NM 87102
Phone#: 505-242-1866 **Fax#:** NA **E-mail:** MWArchitect@comcast.net

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ 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
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 20 March 2019 **By:** James B Clark **James B Clark**

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____