

# CITY OF ALBUQUERQUE



November 26, 2018

James Clark  
Masterworks Architects Inc.  
516 11<sup>th</sup> St. NW  
Albuquerque, NM 87102

**Re: Residential Development Copper Condos**  
**3812-3816-3820 Copper Ave. NW**  
**Traffic Circulation Layout**  
Architect's Stamp dated 09-19-18 (K17-D111)

Dear Mr. Clark,

The TCL submittal received 11-26-18 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,

Mojgan Maadandar, E.I.  
Associate Engineer, Planning Dept.  
Development Review Services

MM via: email  
C: File



# MEMO

TO: City of Albuquerque  
Planning Dept  
Drainage & Transportation Division

DATE: 20 November 2018

PROJECT: 1523 Copper 4 Plex

VIA: ☐ FAX

☐ USPO

☒ Other

Ce

Nob Hill NBRHD LLC BP-2017-34453  
3812-3816-3820 Copper Ave NE

K17/D111

This TCL Resubmittal documents the Design Change to delete the construction of parallel parking on the south side of Copper Ave NE along this project's street frontage.

All other aspects of the previously approved TCL Plan dated 3/8/17 are unchanged.

James B Clark, RA  
President  
Masterworks Architects Inc



CC: ☐ Job File

☐  
☐

Phone: 505-242-1866

eMail: MWArchitect@comcast.net



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

FILE 1523

Project Title: Nob Hill NBRHD LLC Building Permit #: BP-2017-34453 Hydrology File# K17/D111  
DRB#: \_\_\_\_\_ EPC# \_\_\_\_\_ Work Order# \_\_\_\_\_  
Legal Description: Lots 13A-12A-11A, Block 3, 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#: 505-400-7159 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? X Yes    No

DEPARTMENT: X TRANSPORTATION    HYDROLOGY/DRAINAGE

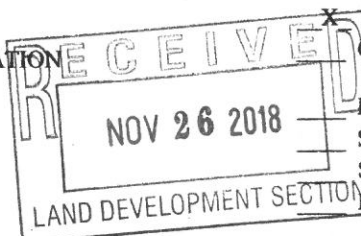
Check all that Apply:

### 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
- X TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY) \_\_\_\_\_
- PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- X 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: 26 Nov 18

By: James B Clark

COA STAFF

ELECTRONIC SUBMITTAL RECEIVED: [ PLNDRS@cabq.gov ]

FEE PAID: \_\_\_\_\_

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

11/26/2018 Issued By: BLDVAVM 364288

**Permit Number:** 2018 060 606

**Category Code 970**

**Application Number:** 18REV-60606, Review: Drain Plan-Lomr-Traffic Impact

**Address:**

**Location Description:** NOB HILL NBRHD LLC-3812-3816-3820 COPPER AVE NE

**Project Number:** null

**Applicant**

MASTERWORKS ARCHITECT INC  
JAMES B CLARK  
516 11TH ST NW  
ALBUQUERQUE NM 87102  
505-242-1866  
mwarchitect@comcast.net

**Agent / Contact**

MASTERWORKS ARCHITECT INC  
JAMES B CLARK  
516 11TH ST NW  
ALBUQUERQUE NM 87102  
505-242-1866  
MWARCHITECT@COMCAST.NET

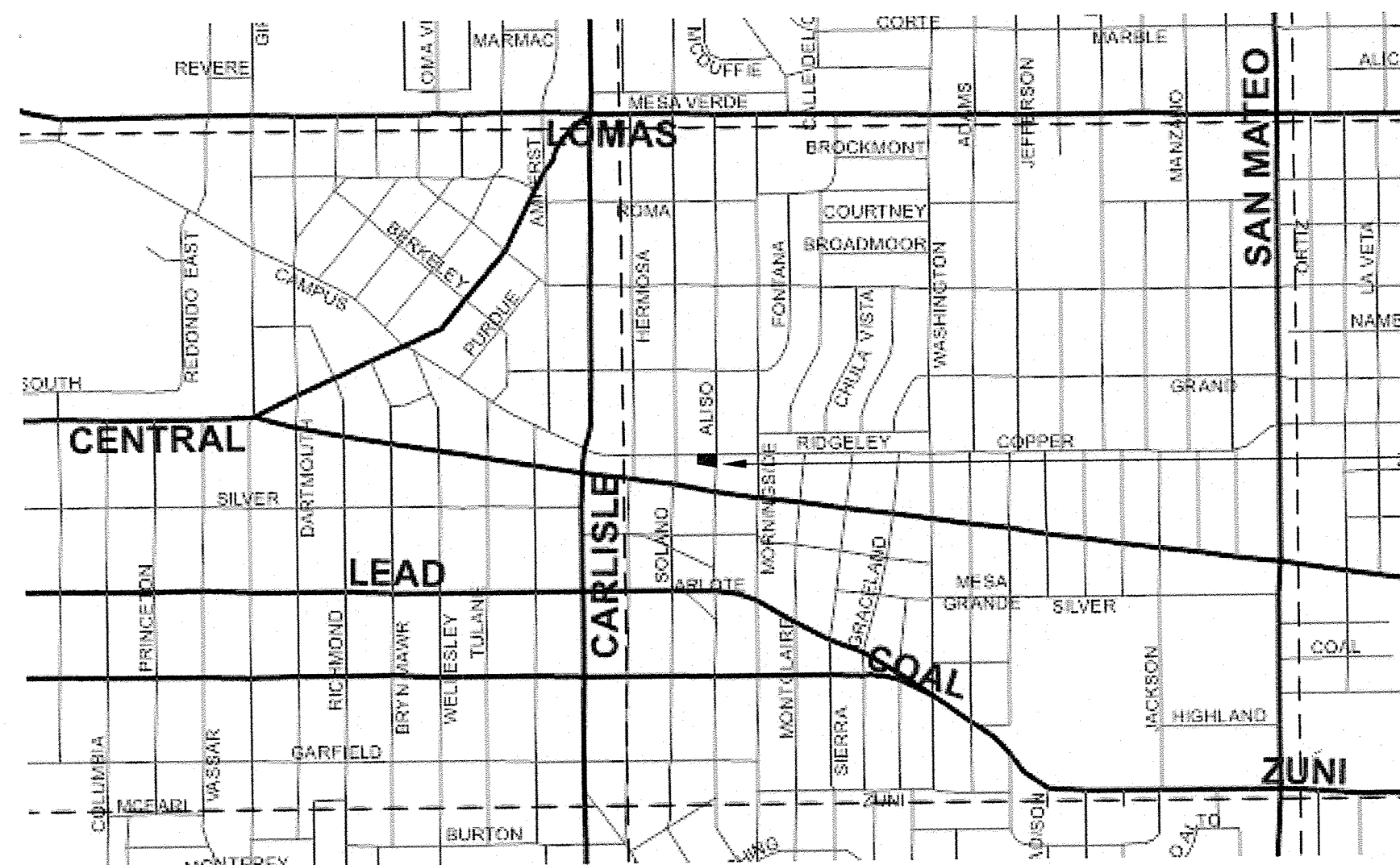
**Application Fees**

REV Actions	\$75.00
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<b>TOTAL:</b>	<b>\$75.00</b>
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City of Albuquerque Treasury  
Date: 11/26/2018 Office: ANNEX  
Stat ID: Cashier: TRSBLR  
Batch: 9827 Trans # 6  
Permit: 2018060606  
Receipt Num 00534454  
Payment Total: \$75.00  
0909 REV Actions  
Check Tendered : \$75.00





PROJECT LOCATION  
3812-3816-3820 COPPER AVE NE

2  
A1.2 LOCATION MAP

# 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

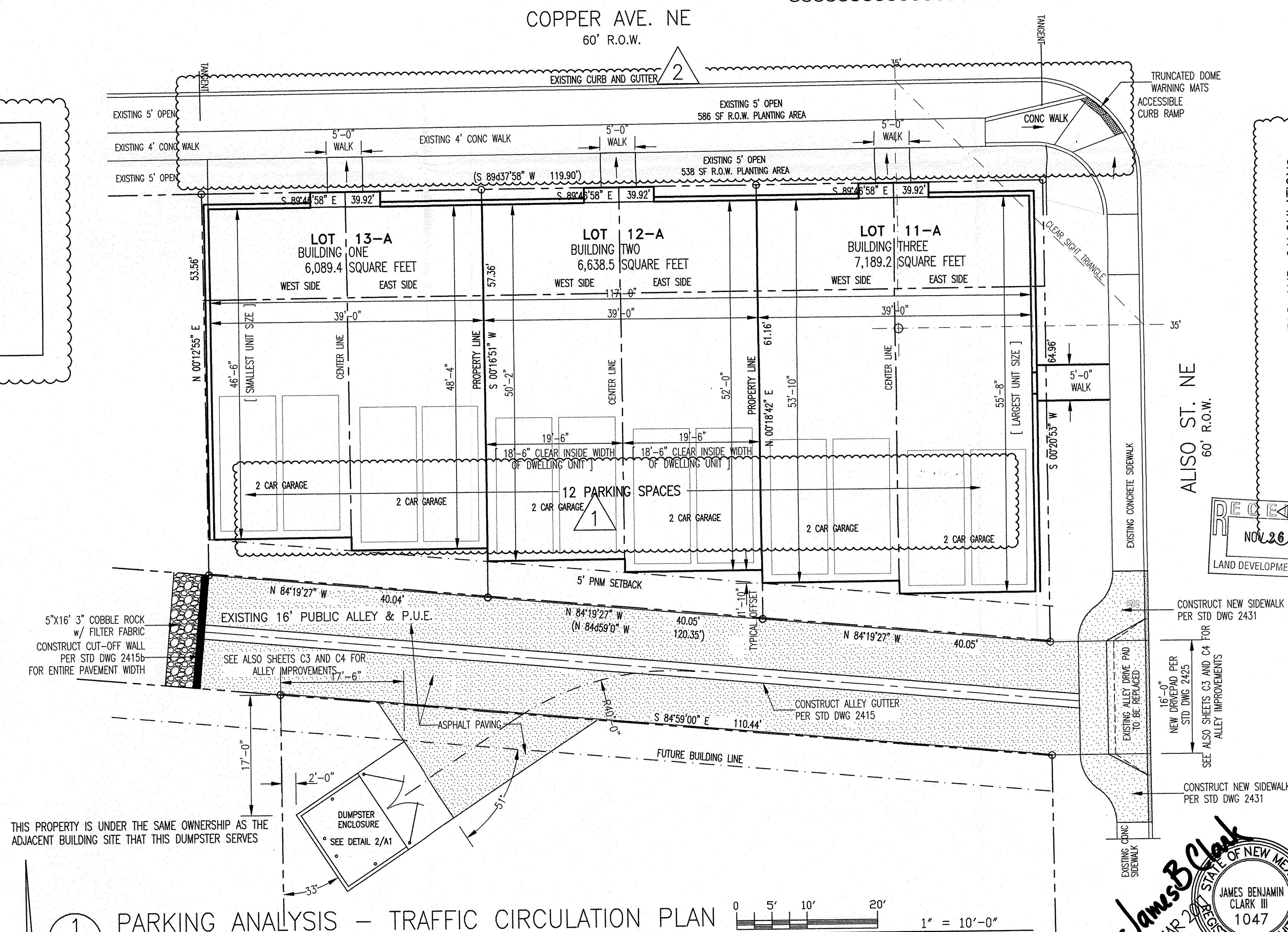
*adu*  
Signed  
11/26/18  
Date

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

DUMPSTER ENCLOSURE

2-23-17 cw  
Approved  
Questions Answered

THIS PROPERTY IS UNDER THE SAME OWNERSHIP AS THE  
ADJACENT BUILDING SITE THAT THIS DUMPSTER SERVES

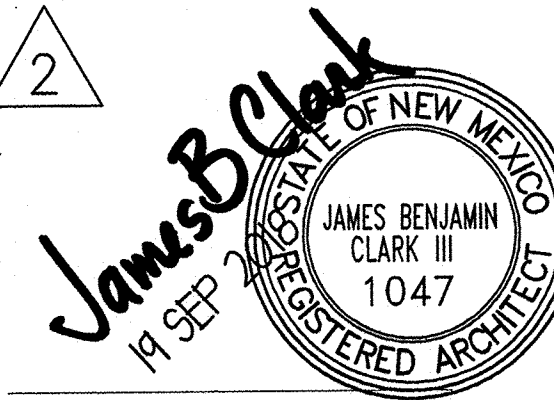


1  
A1.2

PARKING ANALYSIS - TRAFFIC CIRCULATION PLAN

0 5' 10' 20'  
1" = 10'-0"

- 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.



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

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

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

RECEIVED  
NOV 26 2018  
LAND DEVELOPMENT SECTION

