

CITY OF ALBUQUERQUE



November 26, 2018

James Clark
Masterworks Architects Inc.
516 11th 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

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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

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☐

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

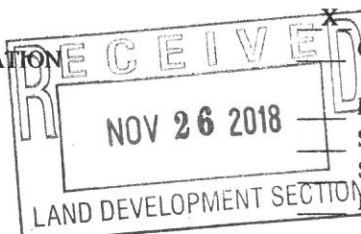
Check all that Apply:

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
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505-242-1866
MWARCHITECT@COMCAST.NET

Application Fees

REV Actions	\$75.00
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TOTAL:	\$75.00
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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