

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 4, 2024

Michelle Negrette
Strata Design, LLC
711 Amherst SE
Albuquerque, NM 87106

Re: Garage Conversion
219 Quincy St. NE
Traffic Circulation Layout
Architect's Stamp 03-04-24 (K17-D126)

Dear Ms. Negrette,

The TCL submittal received 03-15-2024 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for 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, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. **AN APPROVED/ACCEPTED WORK ORDER IS A CONDITION OF RELEASING THE FINAL CO.**

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,

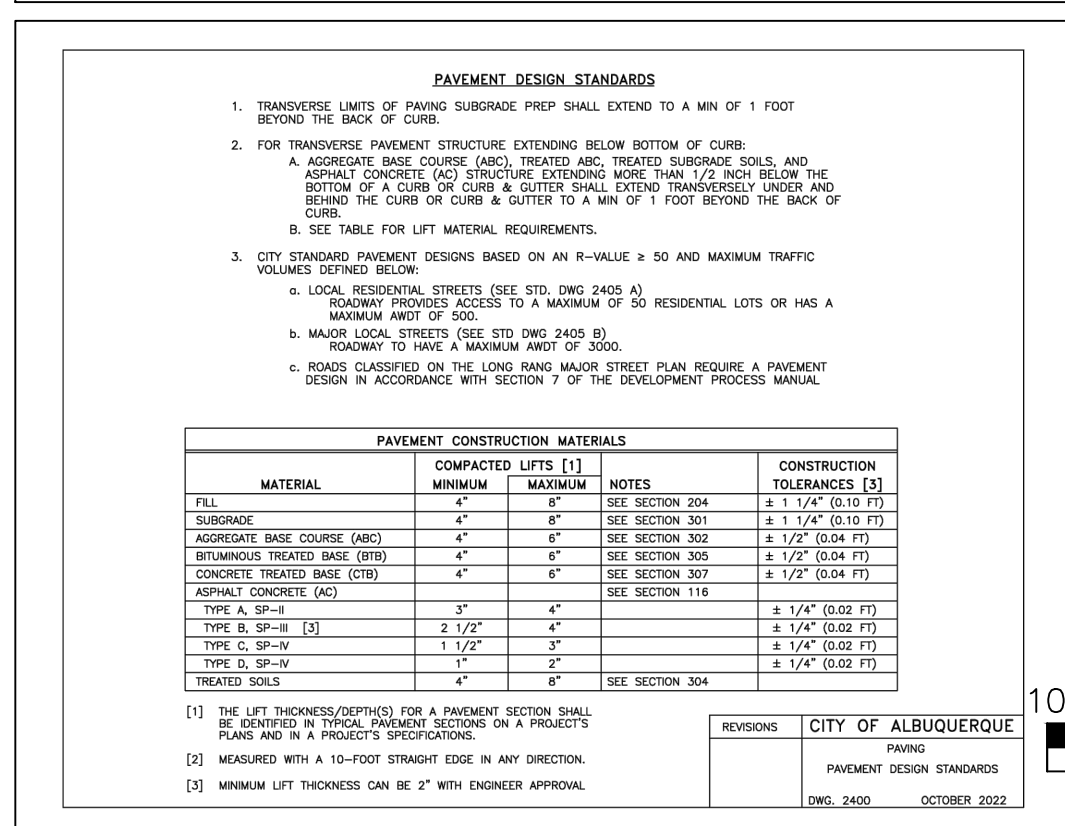
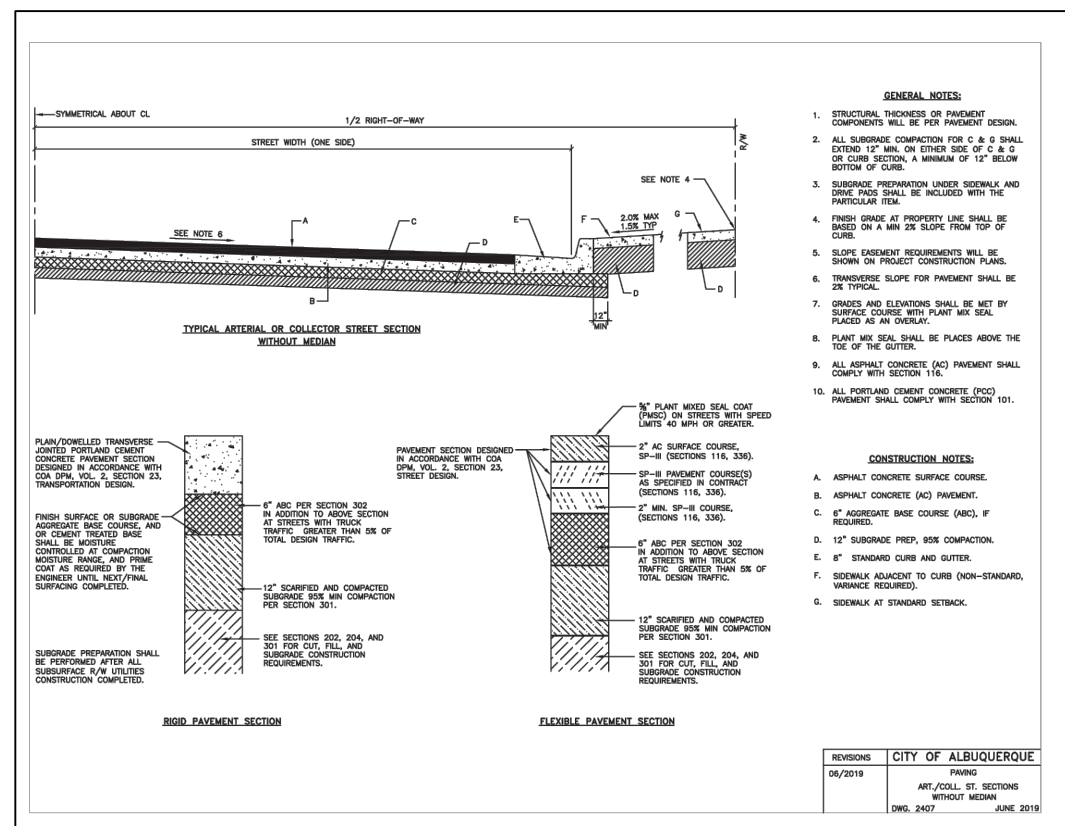
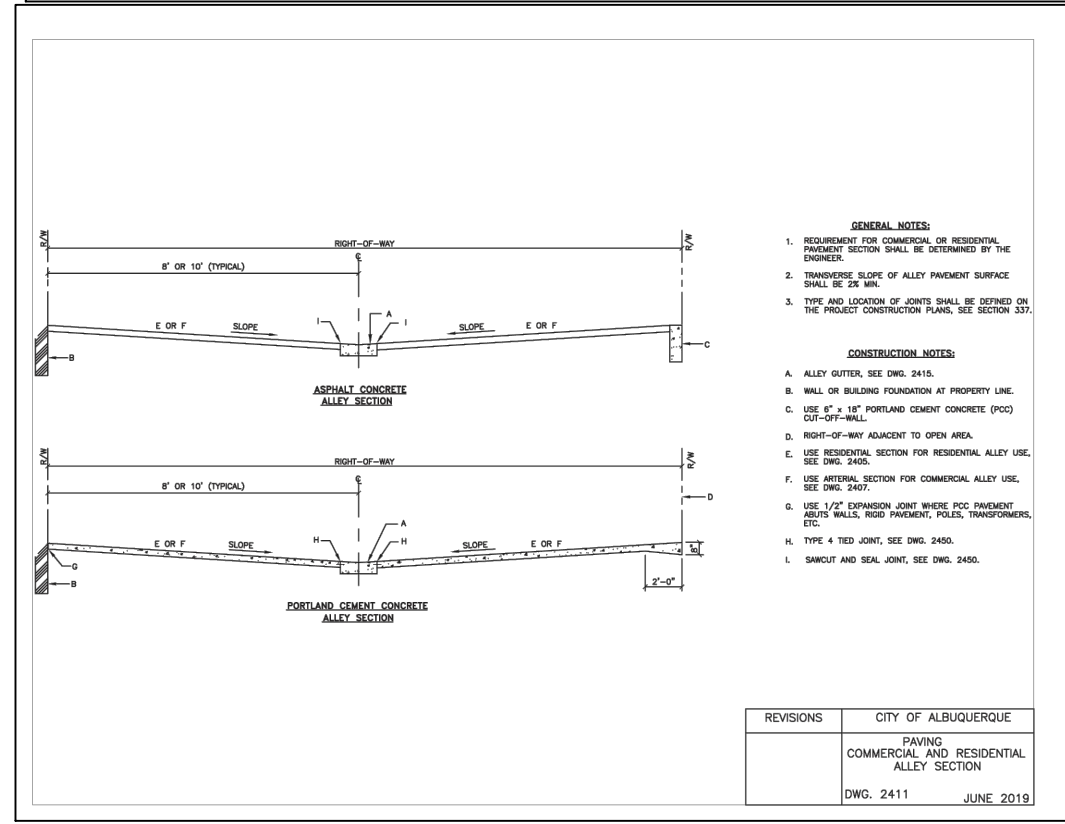
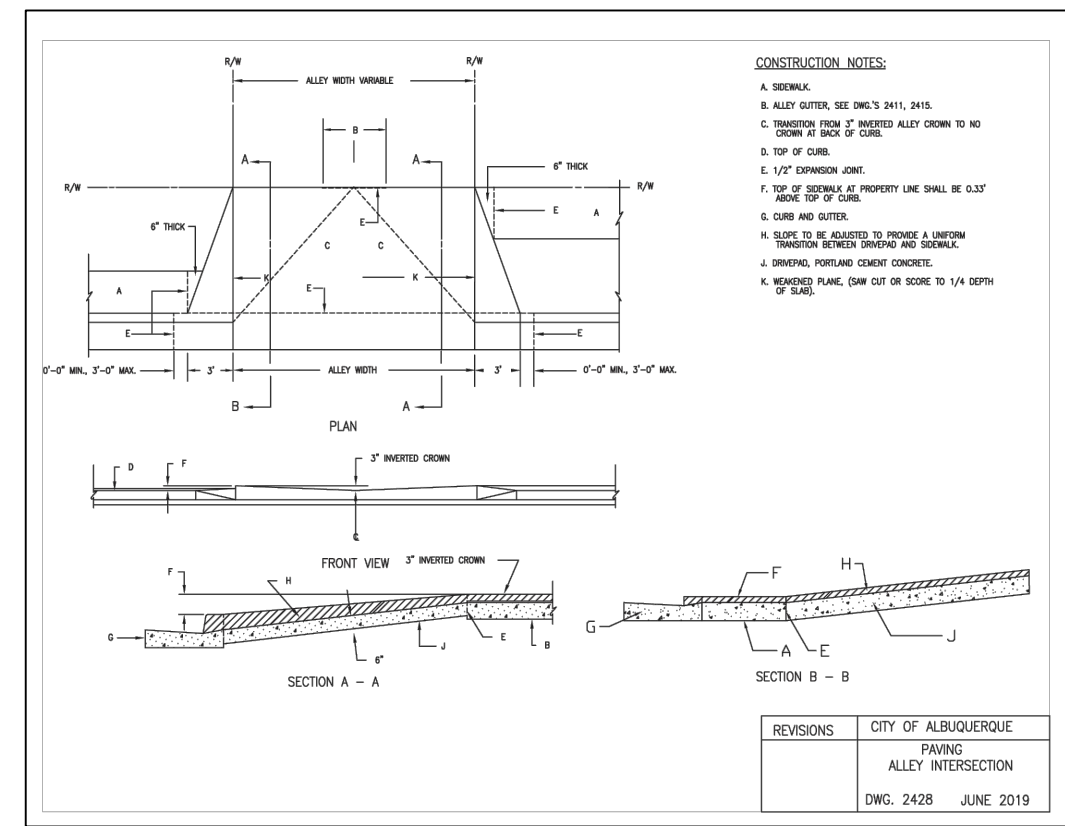
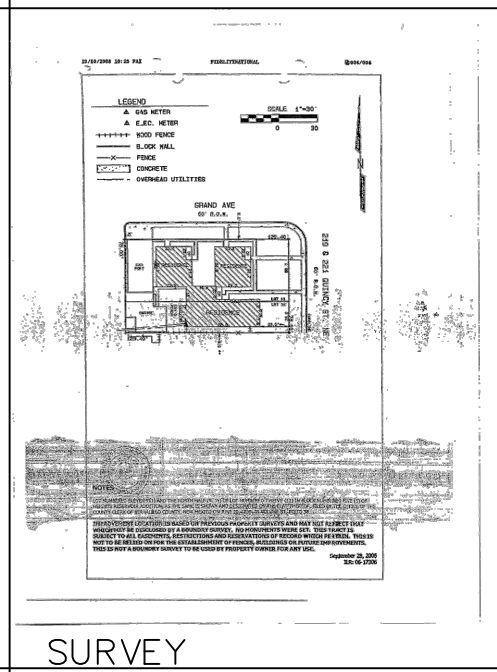
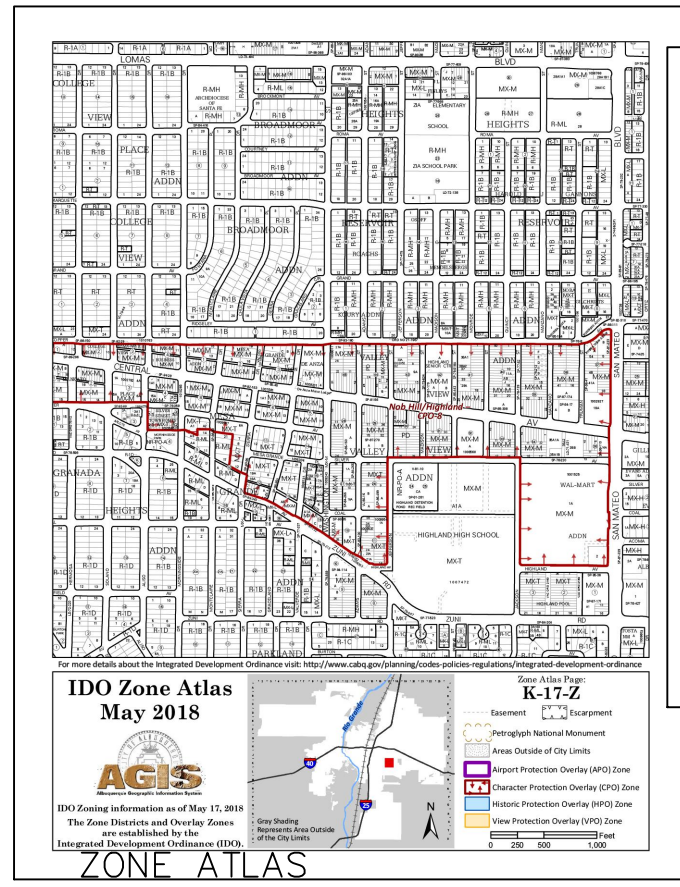
Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

GARAGE CONVERSION

219 QUINCY NE, ALBQ, NM 87108

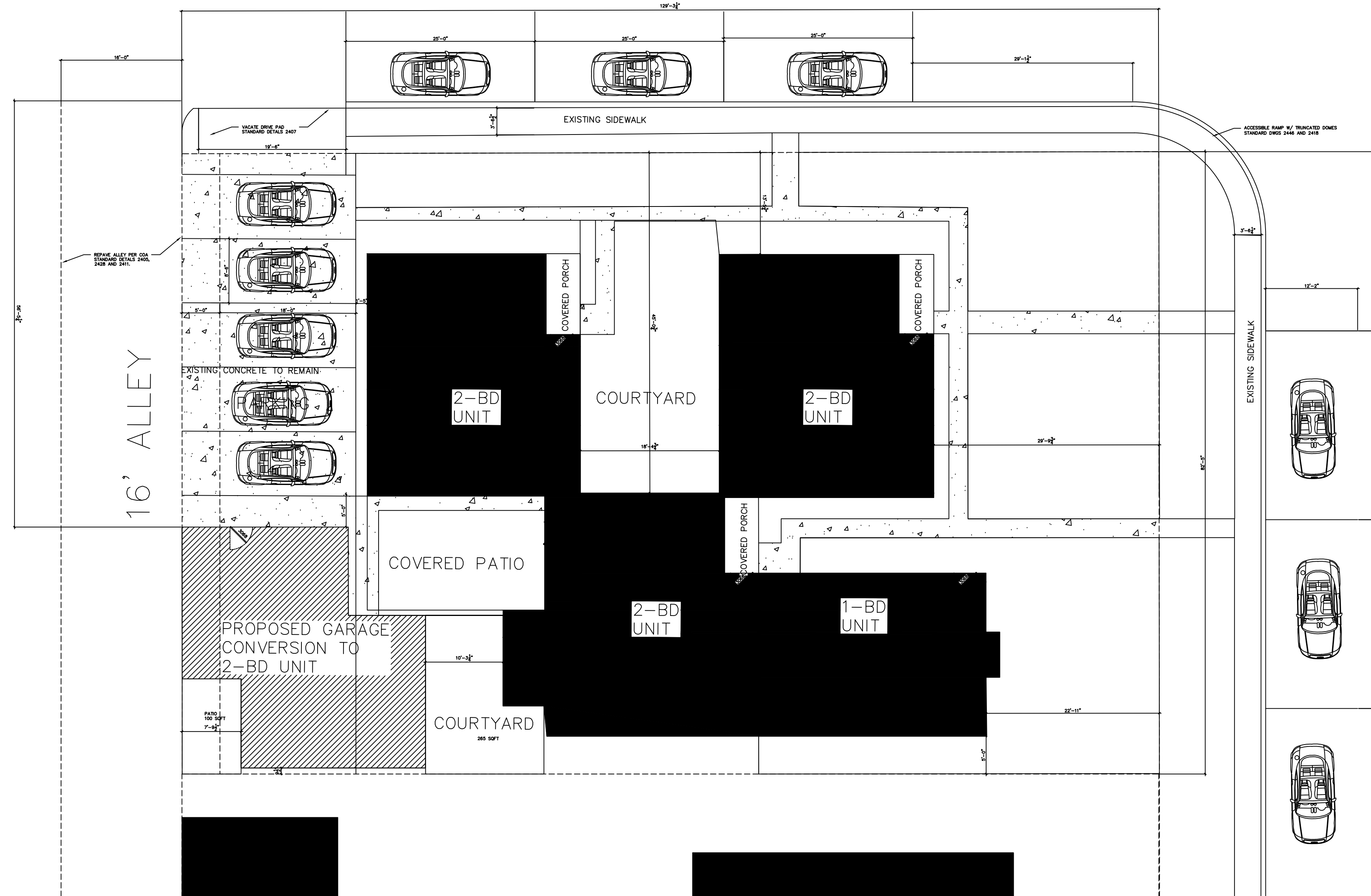
LEGAL DESCRIPTION: 011 005HGT5 RESERVOIR L11&N 1/2 L12
 TYPE OF DEVELOPMENT: RESIDENTIAL, CONVERSION OF EXISTING GARAGE TO RESIDENTIAL UNIT.
 SITE SIZE: 0.22 ACRES
 SIZE OF DEVELOPMENT: SCOPE OF WORK IS FOR 808 SQFT BUILDING, NO NEW SQUARE FOOTAGE
 PARKING SUMMARY: EXISTING CONDITIONS: CURRENT SITE HAS PARKING FOR THREE CARS IN EXISTING GARAGE ACCESSED VIA DRIVEWAY FROM GRAND AVENUE NE. PROPOSED PARKING: FIVE ON SITE SPACES WILL BE PROVIDED ON EXISTING CONCRETE DRIVEWAY. DRIVEWAY WILL BE ACCESSED VIA ALLEY. THE FIVE PARKING SPACES WILL REPLACE THE EXISTING THREE PARKING SPACES AND PROVIDE TWO ADDITIONAL SPACES FOR THE GARAGE CONVERSION UNIT. SIX ADDITIONAL ON STREET PARKING SPACES ARE AVAILABLE FOR EXISTING UNITS. EXISTING UNITS WERE CONSTRUCTED PRIOR TO 1965 ZONING.



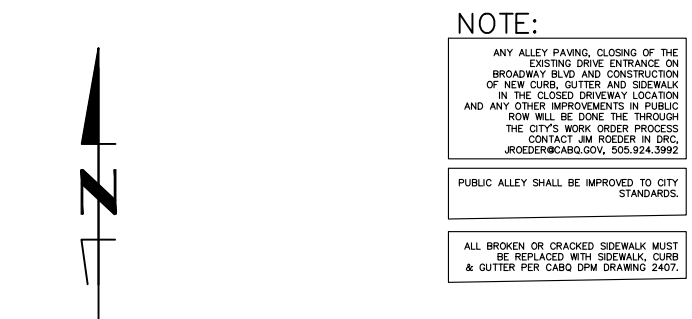
TRAFFIC CIRCULATION LAYOUT APPROVED
 Ernest Arroyo 5/4/2024
 Signed Date

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GRANDE AVENUE NE
 60' ROW



TRAFFIC CIRCULATION PLAN 1" = 10'

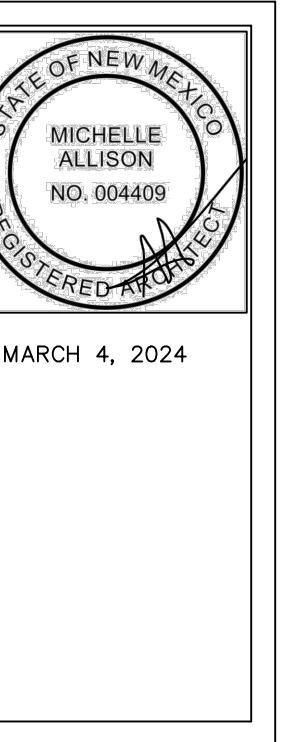


PARKING CALCULATIONS

TYPE OF UNIT	MINIMUM REQUIRED	PROPOSED PROVIDED
2-BD UNIT	1.5	1.5
1-BD UNIT	1.0	1.0
TOTAL	2.5	2.5

USABLE OPEN SPACE

TYPE OF UNIT	MINIMUM REQUIRED	PROPOSED PROVIDED
2-BD UNIT	285	285
1-BD UNIT	285	285
TOTAL	570	570



STRATA DESIGN, LLC
 711 AMHERST SE, ALBUQUERQUE, NM 87106
 505.710.4221
 stratadesignnm@gmail.com

ALL MEASUREMENTS & DIMENSIONS TO BE CHECKED & CONFIRMED BY OWNER AND CONTRACTOR. THE STRUCTURAL INTEGRITY OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER.

GARAGE CONVERSION
 219 QUINCY NE
 ALBUQUERQUE, NM 87081

REVISIONS

NO.	DATE	DESCRIPTION
1	2/8/24	

SHEET No.
 A0
 DATE:
 1/12/24