

CITY OF ALBUQUERQUE



12/14/10

Spoke w/ D. Kilpatrick

-referred M. Snapp to

Robert Pearson - supervisor, 7th Floor
(x43826)

per Robert Pearson - site must have
parking exception by ZHE prior to
approval

December 10, 2010

Alexander Finale, R.A.
c/o Mark Snapp
1037 Las Golondrinas Ct. NW
Albuquerque, NM 87107

**Re: Aloha Tanning, 420 San Mateo Blvd., Traffic Circulation Layout
Architect's Stamp dated 10-31-10 (K18-D028)**

Dear Mr. Finale,

Based upon the information provided in your submittal received 12-08-10, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. A portion of the text on the plan is illegible; please revise.
2. Please show a vicinity map.
3. Clearly show all lot lines on the plan.
4. Recent aerial photography indicates access to this site is shared with adjacent lots. The plan must be revised to show all shared access, including access on other lots. Provide a copy of the shared access easement.
5. It appears that the number of parking spaces required should be 12, not 11. Please check the calculations.
6. The legal description must be included on the plan.
7. Ten of the parking spaces shown for this site appear to be located on the adjacent lot. A shared parking agreement is referenced on the plan. However, the *City of Albuquerque Comprehensive Zoning Code*, Chapter 14, Article 16, Part 3, Section 1(E)(6)(c) specifies, "The total maximum reduction for transit and shared parking shall not exceed 25%." The current layout shows less than 40% of the required parking located on site. The layout as shown is not acceptable.
8. Please show the location of the nearest driveway on the adjacent lot.
9. Define width of all sidewalk, existing and proposed.
10. List the width of the existing drivepad.
11. Clearly show the 6-foot wide, ADA accessible pathway from the roadway to the building. Show all ramps and provide details (define the maximum slope).
12. Since San Mateo Boulevard is an arterial roadway, driveways with right in / right out only have a minimum driveway width of 30 feet (see the *Development Process Manual*, Chapter 23, Section 6, Part B.8).

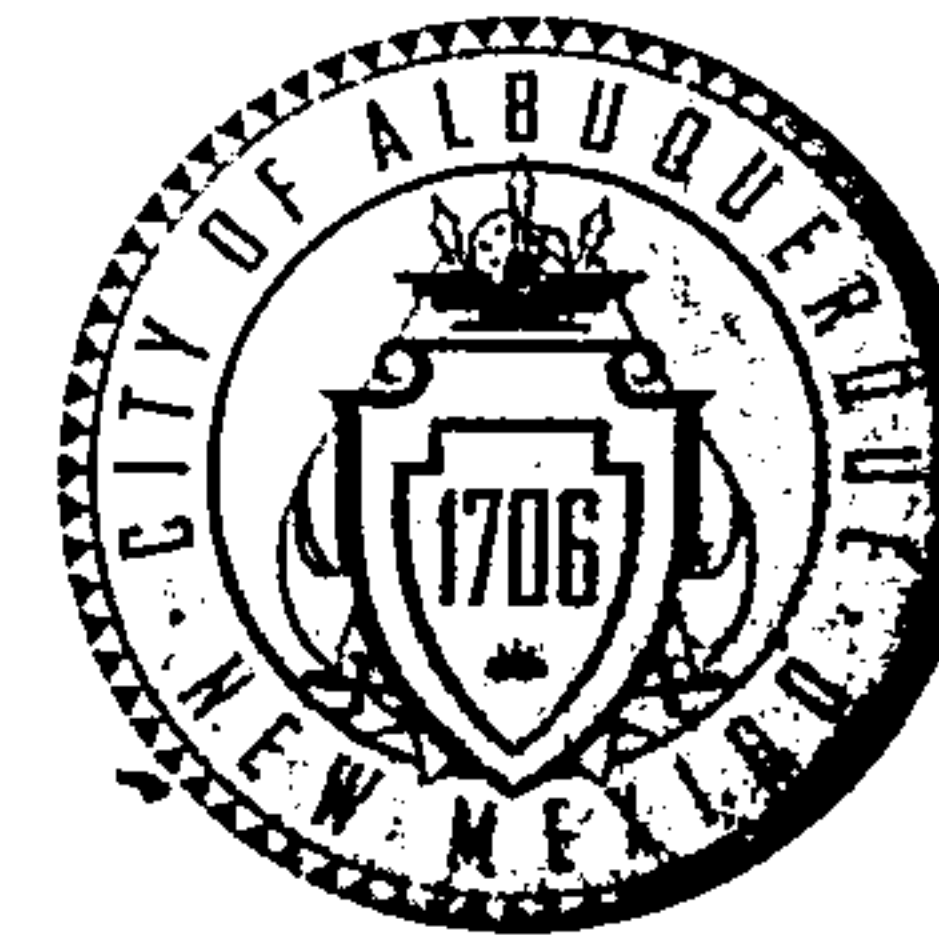
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Albuquerque

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CITY OF ALBUQUERQUE



13. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, only the following scales may be used:

- 1" = 50'
- 1" = 40'
- 1" = 20'
- 1" = 10'
- 1" = 100' (for overall layouts only)

14. Clearly show the 6-foot wide, ADA accessible pathway from the handicapped parking spaces to the building. Show all ramps and provide details (define the maximum slope).

15. Please comply with all standards and requirements as defined in the "Traffic Circulation Checklist." A copy is provided for your reference.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

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DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: ALOTTA TANKING ZONE MAP: K-18/DOZ8
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: 420 SAN MATEO

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

X ARCHITECT: ALEXANDER FRAJE & MARK SWAPP CONTACT: MARK SWAPP
 ADDRESS: 1037 LAS COLONIAS CT NW PHONE: 352-3352
 CITY, STATE: ARIZONA ZIP CODE: 87157

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL
- _____ DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ EROSION CONTROL PLAN
- _____ ENGINEER'S CERT (HYDROLOGY)
- _____ CLOMR/LOMR
- X _____ TRAFFIC CIRCULATION LAYOUT
- _____ ENGINEER'S CERT (TCL)
- _____ ENGINEER'S CERT (DRB SITE PLAN)
- _____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:

- _____ SIA/FINANCIAL GUARANTEE RELEASE
- _____ PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D APPROVAL
- _____ S. DEV. FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ FOUNDATION PERMIT APPROVAL
- X _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TEMP)
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ OTHER (SPECIFY)

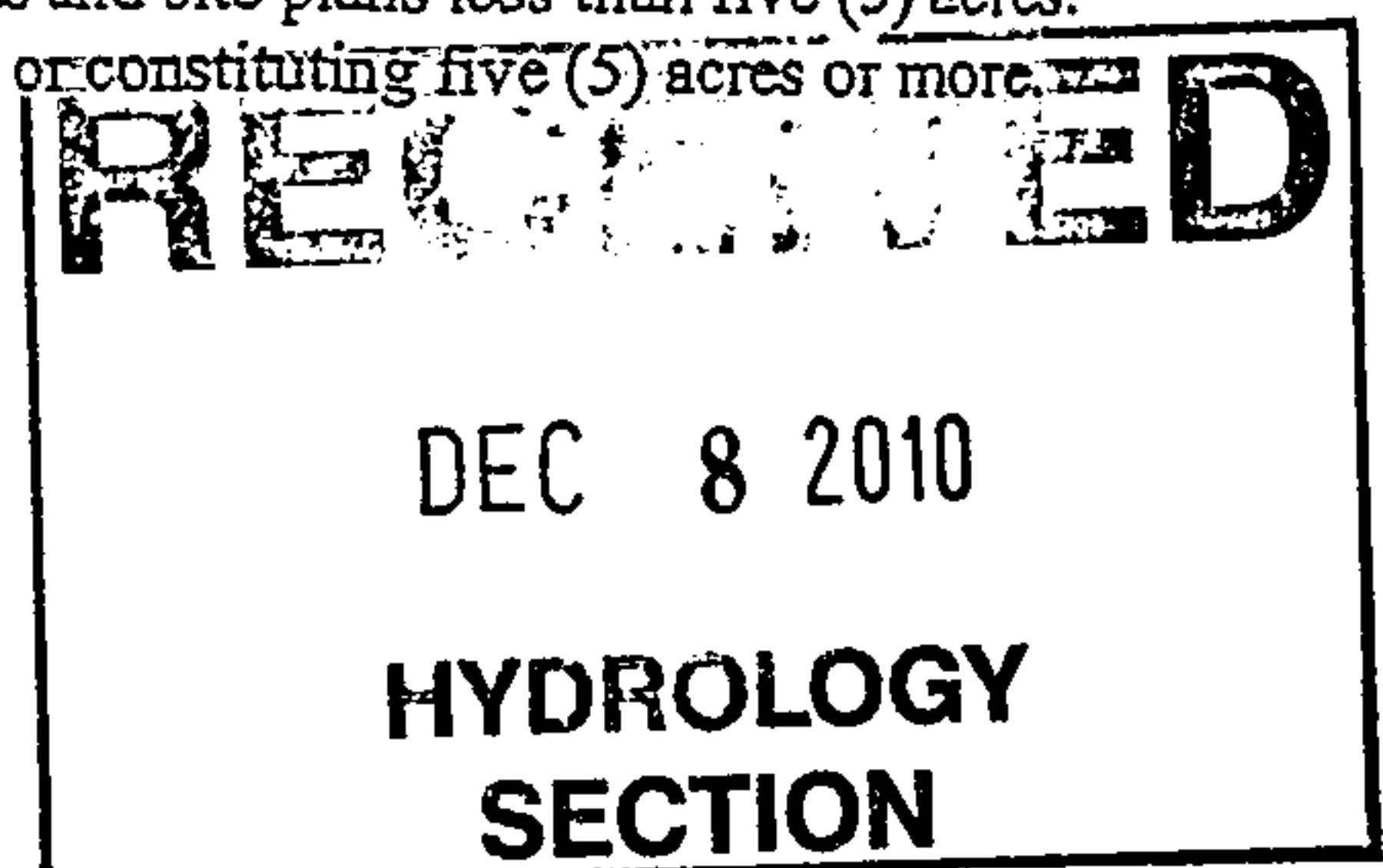
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- _____ YES
- _____ NO
- _____ COPY PROVIDED

DATE SUBMITTED: DEC - 8 - 2010 BY: Mark Swapp

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



12/10/10 - Checked on BP set for 420 San Mateo Blvd NE
w/ D. Kilpatrick

- set came in May 21, 2009 to BP counter
- Zoning has not approved

age of set makes it expired

**City of Albuquerque, Planning Department,
Building and Safety Division**
600 Second Street, NW, Albuquerque, NM 87102

BLDG T200990881: Commercial Building New [COMNEW]
420 SAN MATEO BLVD NE

Permit Routing Card

Begin Date	Checklist Item	Decision	Decision Date	Working Days in Review
05/13/2009	ENVIRONMENTAL HEALTH REVIEW	APPROVED	05/20/2009	6
05/20/2009	SOLID WASTE REVIEW	DISAPPROVE	05/20/2009	1
05/20/2009	ZONING REVIEW	DISAPPROVE	05/21/2009	2
	TRAFFIC ENGINEERING REVIEW	DISAPPROVE	05/15/2009	6
	HYDROLOGY REVIEW	DISAPPROVE	05/15/2009	7
	IMPACT FEE REVIEW			
05/21/2009	INTERNATIONAL BUILDING CODE REVIEW	DISAPPROVE	05/27/2009	5
05/27/2009	FIRE REVIEW	DISAPPROVE	05/29/2009	3
05/29/2009	ELECTRICAL, MECHANICAL, PLUMBING REVIEW	DISAPPROVE	07/06/2009	27
05/13/2009	CUSTOMER NOTIFICATION	COMPLETED	07/06/2009	39
Total Calendar Days In Review: 54				

Notify: 2054778

Alex

7/7/09 *Dm*

PLANS RELEASED TO

NAME

SIGNATURE

RELEASED

RETURNED

PHONE

☐ OWNER

☐ OWNER

☐ OWNER

☐ OWNER

☒ ARCHITECT

☐ ARCHITECT

☐ ARCHITECT

☐ ARCHITECT

☐ CONTRACTOR

☐ CONTRACTOR

☐ CONTRACTOR

☐ CONTRACTOR

☐ ENGINEER

☐ ENGINEER

☐ ENGINEER

☐ ENGINEER

☐ DESIGNER

☐ DESIGNER

☐ DESIGNER

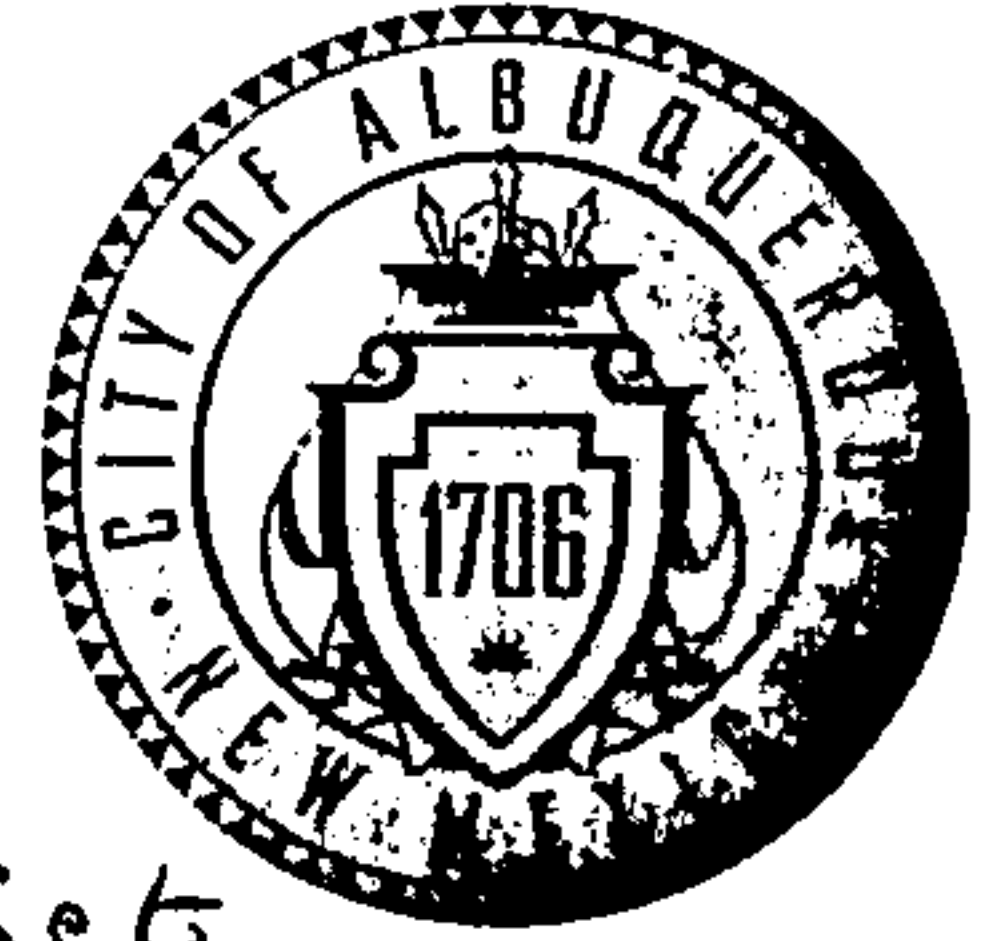
☐ DESIGNER

Alex Frudo

7/9/09

205-4778

CITY OF ALBUQUERQUE



6/1/10 = PLAN SET
SAME PLAN APPROVED

June 10, 2010

Richard L. Burton, P.E.
Burton Engineers Inc.
2900 Vista Grande Dr NW
Albuquerque, NM 87120

Re: Aloha Tanning
Drainage and Grading Plan
Engineer's Stamp dated 6/7/2010 (K18/D028)

Dear Mr. Burton,

Based upon the information provided in your submittal received 06/07/2010, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Also a separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit.

To obtain a Certificate of Occupancy, Engineer Certification of the Grading Plan per the DPM is required and the sidewalk culvert work in the City ROW must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance
file

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NM 87103

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DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Aloha Tanning Zone Map: IK-18/P028
DRB# _____ EPC# _____ Work Order# _____

Legal Description: Tract A-1, Block 13, Tijeras Place Addition
City Address: 420 San Mateo Blvd., NE Albuquerque, NM 87108

Engineering Firm: Burton Engineers, LLC. Contact: Richard Burton
Address: 2900 Vista Grande Dr., NW Phone: (505) 839-9365
City, State: Albuquerque, NM Zip Code: 87120

Owner: Thomas Welch Contact: Thomas Welch
Address: 417 San Mateo Blvd., NE Phone: (505) 450-3500
City, State: Albuquerque, NM Zip Code: 87108

Architect: Alexander & Assoc. Contact: Mark Snapp
Address: 8201 Golf Course Rd., NW Phone: (505) 350-3802
City, State: Albuquerque, NM Zip Code: 87120

Surveyor: The Survey Store, LLC. Contact: Gary Maples
Address: 2412-D Monroe, NE Phone: (505) 998-0303
City, State: Albuquerque, NM Zip Code: 87102

Contractor: Built, Inc. Contact: Thomas Welch
Address: P.O. Box 36810 Phone: (505) 450-3500
City, State: Albuquerque, NM Zip Code: 87176

Type of Submittal:

- ☐ Drainage Report
- ☐ Drainage Plan 1st Submittal
- ☒ Drainage Plan Resubmittal
- ☐ Conceptual G & D Plan
- ☐ Grading Plan
- ☐ Erosion Control Plan
- ☐ Engineer's Certification (Hydrology)
- ☐ Clomr/Lomr
- ☐ Traffic Circulation Layout
- ☐ Engineer's Certification (TCL)
- ☐ Engineer's Certification (DRB Site Plan)
- ☐ Other (Specify)

Type of Approval Sought:

- ☐ SIA/Financial Guarantee Release
- ☐ Preliminary Plat Approval
- ☐ S.Dev. Plan for Sub'd Approval
- ☐ S.Dev. For Bldg. Permit Approval
- ☐ Sector Plan Approval
- ☐ Final Plat Approval
- ☐ Foundation Permit Approval
- ☒ Building Permit Approval
- ☐ Certificate of Occupancy (perm)
- ☐ Certificate of Occupancy (temp)
- ☐ Grading Permit Approval
- ☐ Paving Permit Approval
- ☐ Work Order Approval
- ☐ Other (Specify)

Was a Pre-Design Conference Attended:

- ☐ Yes
- ☒ No
- ☐ Copy Provided

By: _____

Date Submitted: 6/7/10

