

CITY OF ALBUQUERQUE



November 1, 2019

Roger Cinelli
Roger Cinelli and Associates INC Architects
2418 Manuel Torres LN NW
Albuquerque, NM 87107

Re: Apartments for Ahmet Tiryaki
5550 ZIA Rd. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 01-09-2018 (K18D105)

Dear Mr. Cinelli,

The TCL submittal received 10-31-2019 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 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.

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,

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

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

\MM via: email
C: CO Clerk, File

1:12 SLOPE BROOM
FINISH RAMP

TRUNCATED DOME DETECTABLE
WARNING STRIP 24" DEEP BY WIDTH
OF SIDEWALK

5' - 6"

LANDING

SEE SITE PLAN

5' - 6"

LANDING

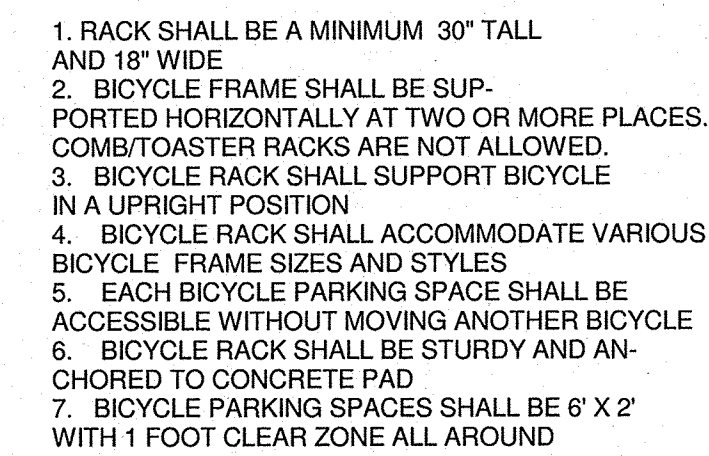
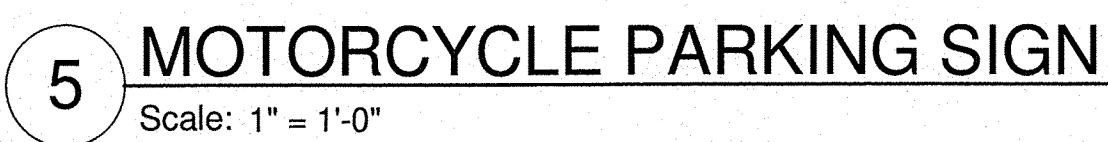
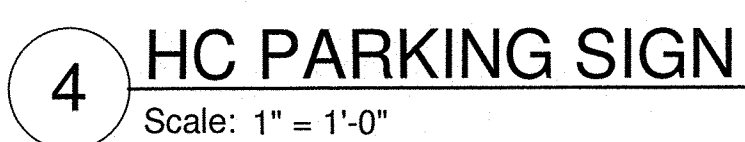
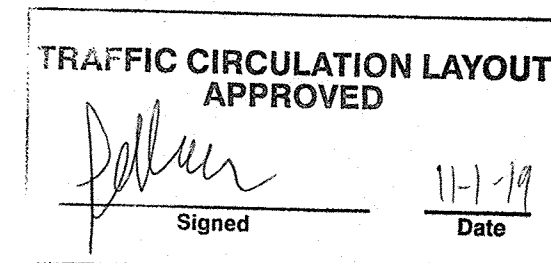
11' TYP.

CONSTRUCT DRIVEPAD AND
UNIDIRECTIONAL RAMPS PER
COA STD DWG NO. 2425

11' TYP.

SIGHT DISTANCE
TRIANGLE - BOTH SIDES
OF DRIVEWAY

DRIVE PAD DETAIL WITH MINI CLEAR SIGHT TRIANGLES



10

MOTORCYCLE PARKING:
1 MOTORCYCLE SPACE REQUIRED
1 MOTORCYCLE SPACE PROVIDED - **COMPLIES**

CIVIL101

1/9/18
REVISED 10/29/19

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

3. ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOME WARNING STRIPS.
4. ZIA RD N.E. IS NOT A MAJOR TRANSIT ROUTE. ZIA RD N.E. IS NOT A BUS TRANSIT ROUTE

REV. 1 10/29/19



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: APARTMENTS FOR AHMET TIRYAKI **Building Permit #:** _____ **Hydrology File #:** K18D105
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 13A, BLOCK 27, TIJERAS PLACE
City Address: 5550 ZIA RD N.E.

Applicant: ROGER CINELLI AND ASSOCIATES INC ARCHITECTS **Contact:** ROGER
Address: 2418 MANUEL TORRES LN N.W. ALBUQ., N.M. 87107
Phone#: 505-243-8211 **Fax#:** 505-243-8196 **E-mail:** rcinelli@q.com
Owner: AHMET TIRYAKI **Contact:** AHMET
Address: 1815 CAGUA NE, ABQ., N.M. 87110
Phone#: 505-615-4278 **Fax#:** _____ **E-mail:** atiryaki@comcast.net

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: YES Yes _____ X No

DEPARTMENT: X TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

_____ ENGINEER/ARCHITECT CERTIFICATION
_____ PAD CERTIFICATION
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ DRAINAGE MASTER PLAN
_____ DRAINAGE REPORT
_____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
_____ ELEVATION CERTIFICATE
_____ CLOMR/LOMR
X TRAFFIC CIRCULATION LAYOUT (TCL)
_____ TRAFFIC IMPACT STUDY (TIS)
_____ OTHER (SPECIFY) _____
X PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

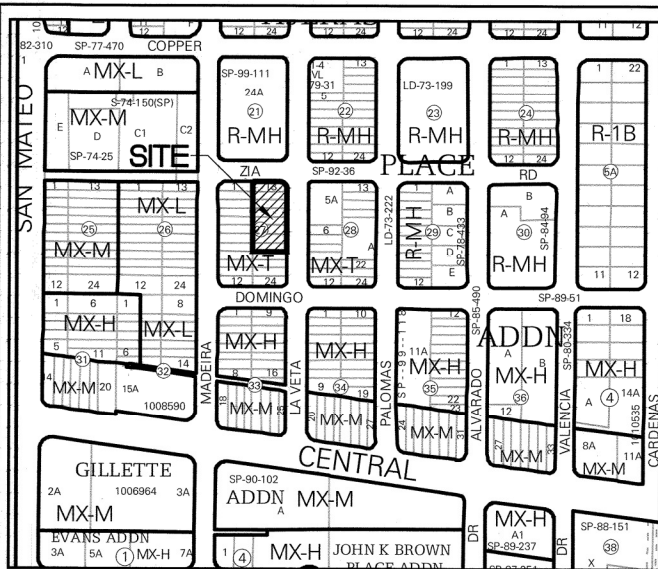
X BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY
_____ PRELIMINARY PLAT APPROVAL
_____ SITE PLAN FOR SUB'D APPROVAL
_____ SITE PLAN FOR BLDG. PERMIT APPROVAL
_____ FINAL PLAT APPROVAL
_____ SIA/ RELEASE OF FINANCIAL GUARANTEE
_____ FOUNDATION PERMIT APPROVAL
_____ GRADING PERMIT APPROVAL
_____ SO-19 APPROVAL
_____ PAVING PERMIT APPROVAL
_____ GRADING/ PAD CERTIFICATION
_____ WORK ORDER APPROVAL
_____ CLOMR/LOMR
_____ FLOODPLAIN DEVELOPMENT PERMIT
_____ OTHER (SPECIFY) _____

DATE SUBMITTED: 10/29/19 **By:** ROGER CINELLI

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____




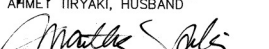
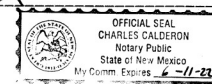

Vicinity Map - Zone Atlas K-18-Z

Documents

- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2381369-AL01 AND AN EFFECTIVE DATE OF FEBRUARY 5, 2019.
- PLAT OF RECORD FOR TIJERAS PLACE FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 24, 1923 IN BOOK C, PAGE 21.
- WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 4, 2019 AS DOCUMENT NO. 2019000817.
- WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 28, 2019 AS DOCUMENT NO. 2019015620.

Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

 9-23-19
 AHMET TIRYAKI, HUSBAND
 DATE
 9-23-19
 MARTHA TIRYAKI, WIFE
 DATE

 OFFICIAL SEAL
 CHARLES CALDERON
 Notary Public
 State of New Mexico
 My Comm. Expires 6-11-21
 STATE OF NEW MEXICO }
 COUNTY OF Sandoval }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 13th Sept 2019
 BY: AHMET & MARTHA TIRYAKI, HUSBAND AND WIFE, OWNERS
 By: 
 NOTARY PUBLIC
 MY COMMISSION EXPIRES June 11, 2022

Indexing Information

Section 24, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Tijeras Place
 Owner: Ahmet & Martha Tiryaki
 UPC #: 101805707424833107 (Lots 13 & 14)
 UPC #: 101805707424233106 (Lots 15 & 16)
 UPC #: 101805707423833105 (Lots 17 & 18)
 UPC #: 101805707423233104 (Lots 19 & 20)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
- GRANT EASEMENT(S) AS SHOWN HEREON.

Subdivision Data

CROSS ACREAGE 0.4593 ACRES
 ZONE ATLAS PAGE NO. K-18-Z
 NUMBER OF EXISTING LOTS 8
 NUMBER OF LOTS CREATED 1
 MILES OF FULL-WIDTH STREETS 0 MILES
 MILES OF HALF-WIDTH STREETS 0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.0004 ACRES
 DATE OF SURVEY SEPTEMBER 2019

Notes

- FIELD SURVEY PERFORMED IN JULY AND AUGUST 2019.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

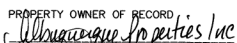
Legal Description

LOTS NUMBERED THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), AND TWENTY (20) IN BLOCK NUMBERED TWENTY-SEVEN (27), OF THE TIJERAS PLACE, AN ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 24, 1923, IN PLAT BOOK C, FOLIO 21.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # As listed



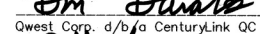

PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE
 10/4/19

Plat for
 Lot 13-A, Block 27
 Tijeras Place
 Being Comprised of
 Lot 13 thru 20, Block 27
 Tijeras Place
 City of Albuquerque
 Bernalillo County, New Mexico
 September 2019


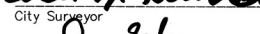
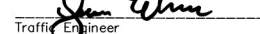
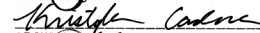

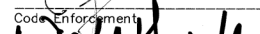


Project Number: PR-2019-002762

Application Number: SD-2019-00180

Plat Approvals:


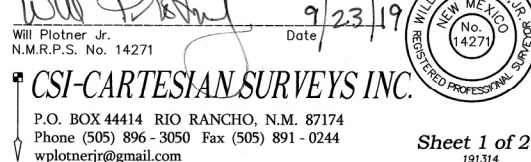
 9/27/19
 PNM Electric Services
 9/30/19
 Qwest Corp. d/b/a CenturyLink QC
 9/28/19
 New Mexico Gas Company
 9/26/19
 Comcast

City Approvals:

 P.S. 9/29/19
 City Supervisor
 10-2-19
 Traffic Engineer
 10-2-19
 ABCWA
 10/2/19
 Code Enforcement
 10/1/19
 AMARCA
 10/2/19
 City Engineer
 10-4-19
 DRB Chairperson, Planning Department
 10/3/19
 PARKS AND RECREATION

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 9/23/19
 Will Plotner Jr.
 N.M.R.P.S. No. 14271
 Date

 CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerjr@gmail.com
 Sheet 1 of 2
 191314

2019C-92

(11)

ACS Monument "9-J17"
NAD 1983 CENTRAL ZONE
X=1537076.105*
Y=1487300.883*
Z=5210.959* (NAVD 1988)
G-G=0.999666869
Mapping Angle=-0°11'54.86"

*US SURVEY FEET

DOCH 2019084882

10/04/2019 12:33 PM Page: 2 of 2
PLAT N 138-10-9, 2019C-9, 0092 Linda Stover, Bernalillo County

Zia Road N.E.

(60' R/W)

Plat for
Lot 13-A, Block 27
Tijeras Place
Being Comprised of
Lot 13 thru 20, Block 27
Tijeras Place
City of Albuquerque
Bernalillo County, New Mexico
September 2019

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM")**, a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easement Notes

- EXISTING 5' PNM AND MST&T EASEMENT (6/29/1955, BK. D355, PG. 321, DOC. NO. 99225)

- EXISTING 5' PNM AND MST&T EASEMENT (8/26/1957, BK. D396, PG. 557, DOC. NO. 38557) SHOWN HEREON AS [Symbol]

- 5' P.U.E. GRANTED WITH THE FILING OF THIS PLAT BEING THE WEST 5' OF LOTS 13 AND 14 SHOWN HEREON AS [Symbol]

- PRIVATE CROSS LOT DRAINAGE EASEMENT EXCLUDING FUTURE BUILDING AREAS BENEFITING LOT 21, BLOCK 27 TO BE MAINTAINED BY THE OWNER OF LOT 13-A GRANTED WITH THE FILING OF THIS PLAT

ACS Monument "20-L16"
NAD 1983 CENTRAL ZONE
X=1531683.86*
Y=1481580.00*
Z=5210.836* (NAVD 1988)
G-G=0.999668198
Mapping Angle=-0°12'31.72"

*US SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (8/24/1923, C-21)
●	UNLESS OTHERWISE NOTED, FOUND CHISELED "X" IN CONCRETE
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

La Veta Drive NE
(60' R/W)

Line Table		
Line #	Direction	Length (ft)
L1	S 00°23'19" W (S 00°00'00" W)	49.71' (50.00')
L2	S 00°23'19" W (S 00°00'00" W)	49.71' (50.00')
L3	S 44°42'07" E	8.61'

BAR SCALE

0 20' 40'

SCALE: 1" = 20'

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174

Phone (505) 896 - 3050 Fax (505) 891 - 0244

wplotnerjr@gmail.com

Sheet 2 of 2

191314

2019C-92

(2)

