

CITY OF ALBUQUERQUE



October 30, 2017

Eric Munn, R.A.
TI Design Services
717 Cagua Dr. NE
Albuquerque, NM 87108

Re: Storage Building, 420 Pennsylvania SE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 12-23-14 (K19D149)
Certification dated 10-24-17

Dear Mr. Munn,

Based upon the information provided in your submittal received 10-25-17, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project. Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- The proposed parking area improvements have not been constructed per plan.
- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
- The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- Label the compact parking spaces by placing the words "COMPACT" on the pavement of each space.

Once corrections are complete resubmit acceptable package along with a completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal please submit to PLNDRS@cabq.gov. If you have any questions, please contact me at (505) 924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: Storage Building Building Permit #: T 2015 91098 Hydrology File #: K190149
DRB#: 1000501 EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: 420 Pennsylvania SE ABQ NM 87108

Applicant: J.L. Design Services Contact: Eric Munn
Address: 717 Cagua Drive NE ABQ NM 87108
Phone#: 688-2914 Fax#: _____ E-mail: holybarbarian@yahoo.com
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☒ AS-BUILT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☒ OTHER (SPECIFY) Traffic Final Inspection
on Site Development Plan

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ GRADING/ESC PERMIT APPROVAL
☐ 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
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING?
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 10.25.17 By: [Signature]

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE RECEIVED: _____

T.I. Design Services

Eric V Munn 717 Cagua Drive NE ABQ NM 87108

City of Albuquerque
Planning Department/Transportation Development
600 Second Street NW
Albuquerque NM 87102

October 24, 2017

Re: TCL per Site Development Plan Certification, Permit No. T201591098

NM Vietnamese Buddhist Assoc. Storage Bldg., 420 Pennsylvania SE, ABQ NM 87108

As Architect of Record on the project mentioned above, I, Eric V Munn, do certify, the as-built parking & traffic layout comply with the approved Site Development Plan Submittal sheet 1, approved by Traffic Engineering, Transportation Division on December 23, 2014.

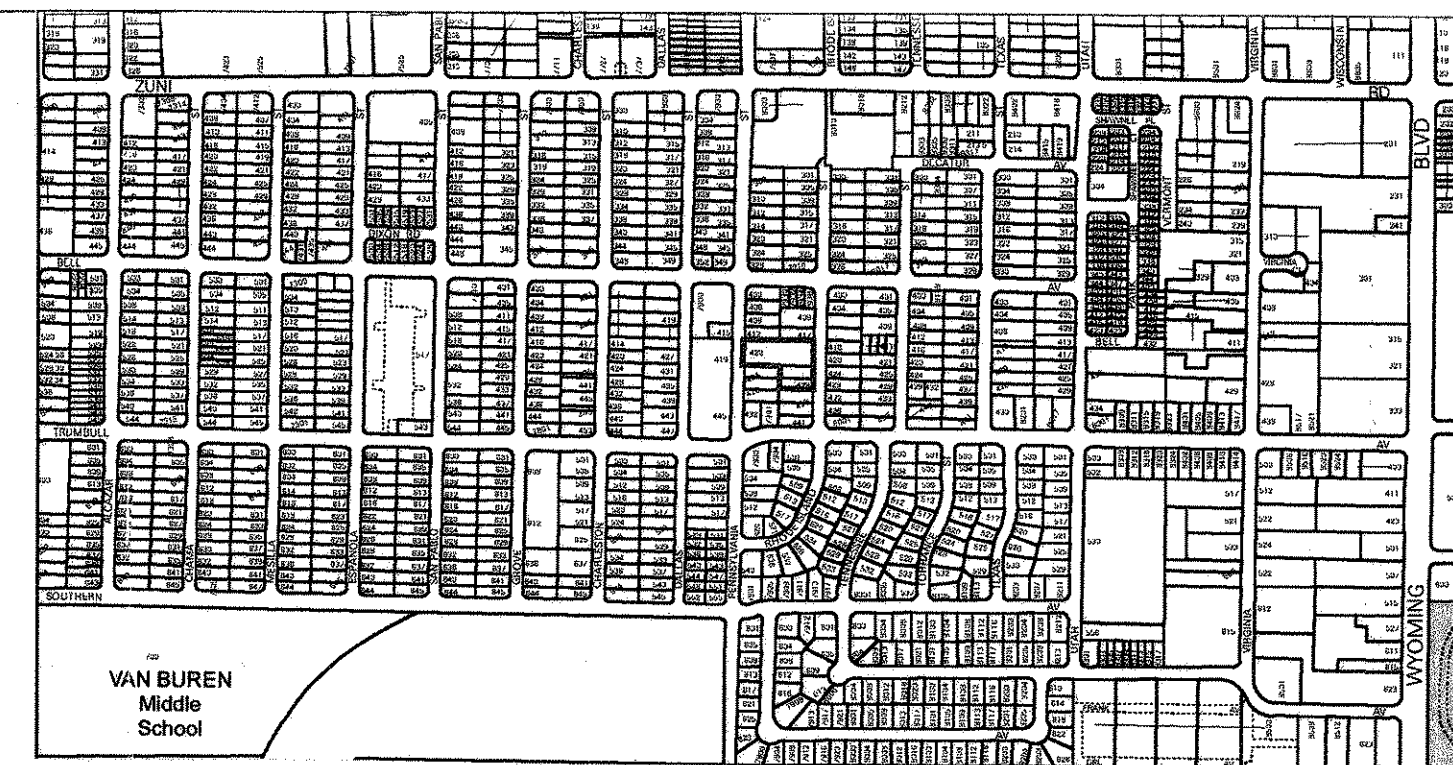
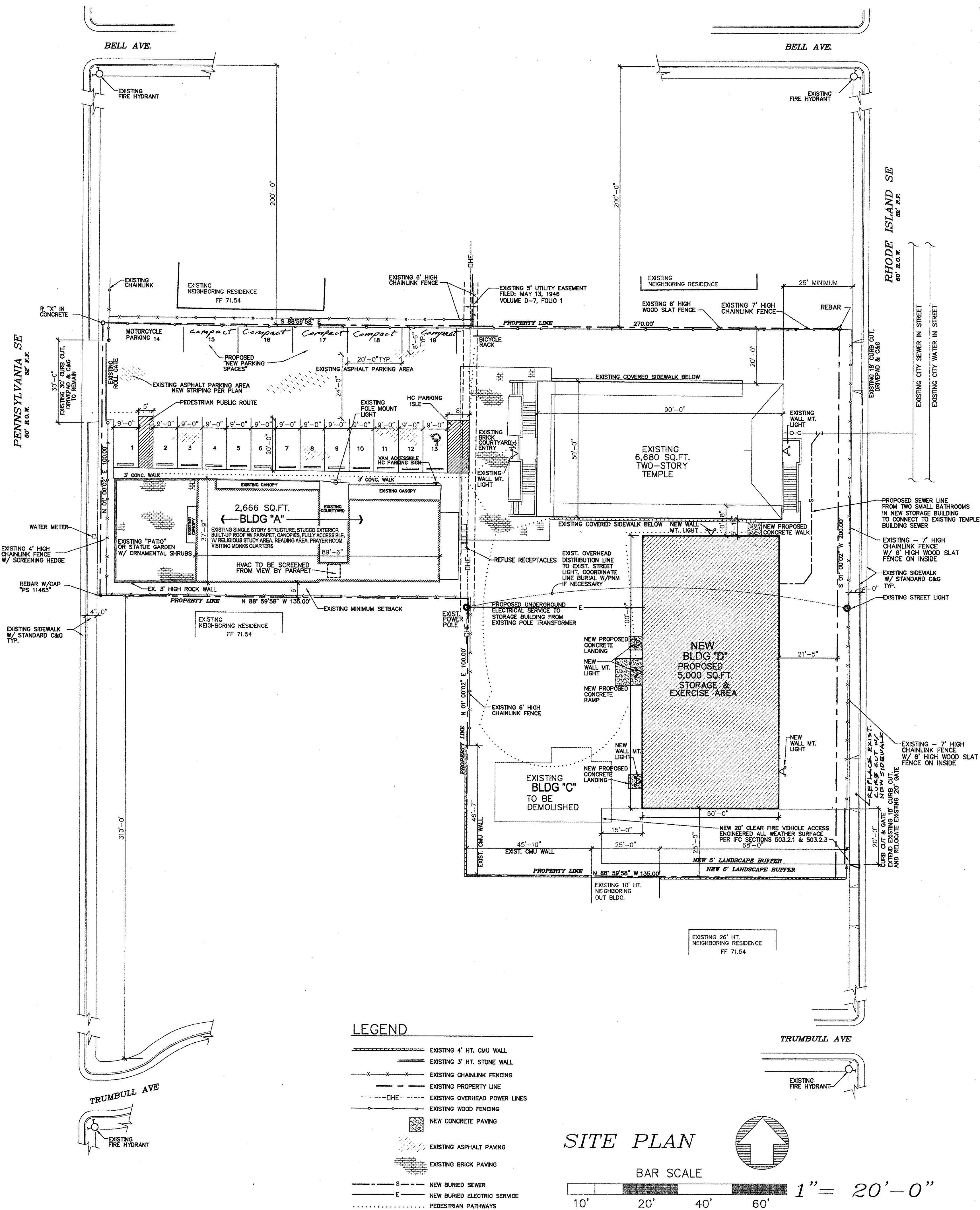
Sincerely,



Eric V Munn

Owner, TI Design Services





LOCATION MAP L-19-Z

LEGAL DESCRIPTION

LOTS 16-A, BLOCK 8, CASAS SERENAS SUBDIVISION
420 PENNSYLVANIA AVE SE
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
.9298 ACRE

PARKING CRITERIA

DURING TEMPLE HOURS: SUNDAY MORNINGS ONLY:

1 SPACE REQUIRED PER (4) CONGREGATION MEMBERS
TOTAL CONGREGATION.....(30)

TOTAL SPACES REQUIRED.....8 SPACES

TOTAL SPACES PROVIDED.....19 SPACES
INCLUDES (1) VAN ACCESSIBLE HC SPACE

OFF-TEMPLE HOURS: MONDAY - SUNDAY
NEW PROPOSED STORAGE- EXERCISE BLDG.:

WAREHOUSE USE: 4000 SF / 2000 SF = (2) SPACES
EXERCISE USE: 1000 SF / 50 SF PER OCCUPANT = 20 x 1/3 = (7) SPACES

TOTAL SPACES REQUIRED.....9 SPACES

TOTAL SPACES PROVIDED.....19 SPACES
INCLUDES (1) VAN ACCESSIBLE HC SPACE

EXISTING PARKING LOT WILL PROVIDE ADEQUATE PARKING SPACES (19)
ONE OF WHICH IS A MOTORCYCLE SPACE, AND ONE OF WHICH IS A
VAN ACCESSIBLE HC SPACE
A BIKE RACK WILL BE PROVIDED TO ACCOMMODATE 2+ BIKES MIN.

SITE LIGHTING

EXISTING OR NEW PROPOSED MOTION DETECTED / NEW LIGHTING
WILL BE PHOTO SENSOR-MOTION DETECTED WALL MOUNT ABOVE DOORS
WITH LIGHT DIRECTED DOWN
LIGHT FIXTURES WILL NOT SHINE DIRECTLY ON ANY PUBLIC RIGHT-OF-WAY
OR OTHER RESIDENTIAL PREMISES AND SHALL CONFORM TO AREA LIGHTING
REQUIREMENTS AS REGULATING BY SECTION 14-16-3-9 (AREA LIGHTING
REGULATIONS) THE ZONING CODE.

REFUSE

REFUSE IS DISPOSED OF THROUGH RESIDENTIAL TRASH BINS, SCHEDULING OFFICE
FOR PICK UP ON PENNSYLVANIA STREET

PROJECT NUMBER: 1000501

APPLICATION NUMBER:

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
12/23/14

UTILITIES DEVELOPMENT
12/17/14

PARKS AND RECREATION DEPARTMENT
12-17-14

CITY ENGINEER
12-17-14

* ENVIRONMENTAL HEALTH DEPARTMENT (conditional)
12-23-14

SOLID WASTE MANAGEMENT
12-09-14

DRB CHAIRPERSON, PLANNING DEPARTMENT
12-23-14

* ENVIRONMENTAL HEALTH DEPARTMENT (conditional)

4-10-03

REVISION #

SITE DEVELOPMENT PLAN SUBMITTAL

CHUA QUANG MINH
THE NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION
420 PENNSYLVANIA SE
ALBUQUERQUE, NEW MEXICO 87108

SHEET

1

12-9-14
DATE

PROJECT NO.