

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

September 25, 2014

Roger E. Cinelli, R.A.  
Roger Cinelli & Associates, Inc.  
2418 Manuel Torres Lane N.W.  
Albuquerque, NM 87107

**Re: Townhouse Project AJR Development  
12004 Zia Road NE  
Architect's Stamp dated 9-23-14 (K-22-D022D)  
Certification Dated 9-23-14**

Dear Mr. Cinelli,

Based upon the information provided in your submittal received 09-23-14, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3924.

Sincerely,

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

c: File  
CO Clerk

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2012)

PROJECT TITLE: TOWNHOUSE PROJECT-AIR DEVELOPMENT INC. ZONE MAP: K-22-P022D  
 DRB#: 1005236 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT #1, LA CUESTA SUBD.  
 CITY ADDRESS: 12,004 ZIA ROAD N.E.

ENGINEERING FIRM: RIO GRANDE ENGINEERING CONTACT: DAVID  
 ADDRESS: PO BOX 67305 PHONE: 321-4278  
 CITY, STATE: ABQ, NM ZIP CODE: 87193  
 EMAIL: dauid@riograndeengineering.com  
 OWNER: AIR DEVELOPMENT CONTACT: JASON  
 ADDRESS: 1718 CAGUA SE PHONE: 977-1332  
 CITY, STATE: ABQ, NM ZIP CODE: \_\_\_\_\_

ARCHITECT: ROGER CIMELLI & ASSOC. INC. CONTACT: ROGER  
 ADDRESS: 2418 MANUEL TORRES L.H. N.W. PHONE: 243-8211  
 CITY, STATE: ABQ, NM ZIP CODE: 87107  
 EMAIL: rcimelli@q.com

SURVEYOR: SAME AS ENGINEER CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: AIR DEVELOPMENT CONTACT: JASON  
 ADDRESS: 1718 CAGUA S.E. PHONE: 977-1332  
 CITY, STATE: ABQ, NM ZIP CODE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1" SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERT (HYDROLOGY)  
☒ CLOMR/LOMR  
☒ 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  
☒ 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: 9/23/14BY: Roger Cimelli

Requests for approvals of Site Development Plans and/or Subdivision Plans shall be accompanied by a drainage submittal. The particular nature, location, and scope of 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.



# Cinelli

## ARCHITECTS

ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE NW ALBUQUERQUE, NEW MEXICO 87107  
OFFICE 505-243-8211 FAX 505-243-8196

9/23/2014

CITY OF ALBUQUERQUE  
TRANSPORTATION DEVELOPMENT SECTION  
PLAZA DEL SOL BUILDING  
600 2<sup>ND</sup> STREET N.W.  
ALBUQUERQUE, NEW MEXICO 87102

RE: TRAFFIC CIRCULATION LAYOUT - TOWNHOUSE PROJECT AJR DEVELOPMENT- 12,004 ZIA  
ROAD NE, ALBUQUERQUE, NEW MEXICO - ( K-22-D022) - ARCHITECT'S STAMP DATED NOVEMBER  
26, 2013 - PLAN DATED MAY 2013 - APPROVED NOVEMBER 26, 2013 - **PHASE II FINAL SITE  
CERTIFICATION**

DEAR SIRs,

I, ROGER CINELLI, NMRA 1102, OF THE FIRM, ROGER CINELLI & ASSOCIATES INC, HEREBY  
CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE  
WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN DATED NOVEMBER 26, 2013.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON  
SEPTEMBER 22, 2014 AND OBSERVED SOME MINOR DEPARTURES FROM THE ORIGINAL DESIGN  
DOCUMENT. SEE EDITED ORIGINAL DESIGN DOCUMENT. PHASE 2 COMPLETES THE PROJECT

THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN  
OBTAINED BY ROGER CINELLI OF THE FIRM ROGER CINELLI & ASSOCIATES INC. I FURTHER  
SUBMIT THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS  
AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION  
IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND  
INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS  
PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT  
VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SINCERELY,

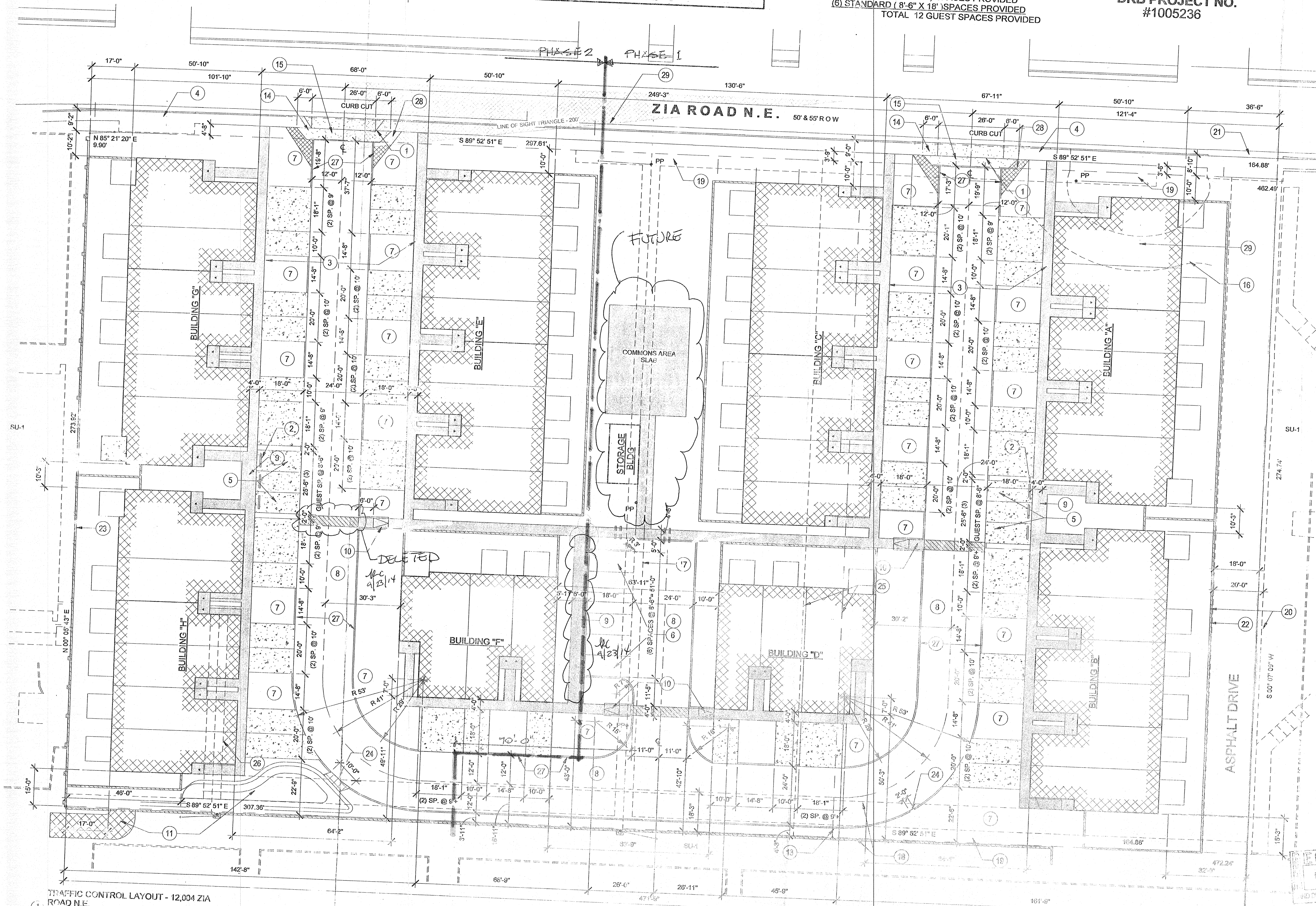
  
ROGER CINELLI, ARCHITECT

9/23/14  
DATE





## C103



TRAFFIC CONTROL LAYOUT - 12,004 ZIA  
ROAD N.E.  
1" = 20'-0"