

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

June 20, 2023

J. David Hickman, R.A  
Jeebs & Zuzu, LLC  
5924 Anaheim Ave. NE  
Albuquerque, NM 87113

**Re: Copper Terrace Building A**  
**12801 Copper Ave. NE**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 11-16-21 (K22-D062)  
Certification dated 06-13-23

Dear Mr. Hickman,

Based upon the information provided in your submittal received 06-16-23, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Site access off Copper Ave. must be built per approved plan.
- The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.

Once these corrections are complete, email pictures to [malnajira@cabq.gov](mailto:malnajira@cabq.gov) for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

*Marwa Al-najjar*

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

Ma via: email

C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

**Project Title:** Copper Terrace Building A **Building Permit #** 2022-03541 **Hydrology File #** \_\_\_\_\_  
**DRB#** \_\_\_\_\_ **EPC#** \_\_\_\_\_

**Legal Description:** 001 Redivision Tract C, Vista Oriente **City Address OR Parcel** 12801 Copper Ave. NE Building A

**Applicant/Agent:** Jeebs & Zuzu, LLC **Contact:** Dave Hickman  
**Address:** 5924 Anaheim Ave., NE Ste A; Albuquerque, NM 87113 **Phone:** 505-797-1318  
**Email:** dave@jeebsandzuzu.com

**Applicant/Owner:** Copper Terrace Limited Partnership LLLP **Contact:** Page Ollice  
**Address:** 901 Pennsylvania St. NE, Albuquerque, NM 87110 **Phone:** 505-923-9607  
**Email:** pollice@yeshousing.org

**TYPE OF DEVELOPMENT:** PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE: \_\_\_\_\_  
**RE-SUBMITTAL:** YES ☒ NO

**DEPARTMENT:** ☒ TRANSPORTATION HYDROLOGY/DRAINAGE  
Check all that apply:

### TYPE OF SUBMITTAL:

ENGINEER/ARCHITECT CERTIFICATION  
PAD CERTIFICATION  
CONCEPTUAL G&D PLAN  
GRADING PLAN  
DRAINAGE REPORT  
DRAINAGE MASTER PLAN  
FLOOD PLAN DEVELOPMENT PERMIT APP.  
ELEVATION CERTIFICATE  
CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
ADMINISTRATIVE  
TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL  
TRAFFIC IMPACT STUDY (TIS)  
STREET LIGHT LAYOUT  
OTHER (SPECIFY)  
PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY  
CONCEPTUAL TCL DRB 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  
GRADING PERMIT APPROVAL  
SO-19 APPROVAL  
PAVING PERMIT APPROVAL  
GRADING PAD CERTIFICATION  
WORK ORDER APPROVAL  
CLOMR/LOMR  
FLOOD PLAN DEVELOPMENT PERMIT  
OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** [REDACTED] 6/13/23

June 13, 2023

Ernest Armijo, PE  
Transportation Development  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Request for Certificate of Occupancy - TCL  
Plan dated 1/3/22  
12801 Copper Ave. NE; Building A  
BP-2022-03541

Dear Mr. Armijo,

Please find a completed request for final inspection of Copper Terrace Building A in request of Certificate of Occupancy for that building.

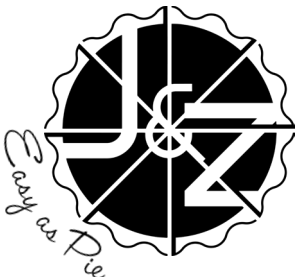
The construction of Building A is now complete and ready for inspection.

I have attached with this letter the certification, the Approved TCL, and the Drainage and Transportation Information Sheet.

As is noted on the Approved TCL, the Owner has authorized and directed the contractor to complete the sidewalk work and drive ramp at the parking lot entrance near Building A. This project has been especially difficult in working with PNM who has taken more than 6 months in designing, redesigning, and reconstructing the electrical service to Building A. The story is long and ugly and has impacted the Owner tremendously in the effort to reoccupy this replacement building for the one that burned down over two years ago. To reduce further hardship on the Owner, the Project team is requesting a temporary CofO be issued by traffic with the pending completion of the drive and sidewalk as contingent items of the issuance of the Final Certificate of Occupancy. We expect to have the work completed within 30 days.

Please contact me if you have any questions or concerns.  
We certainly appreciate your help!

  
J. David Hickman,  
Architect



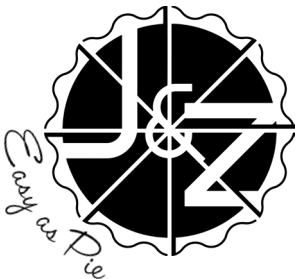
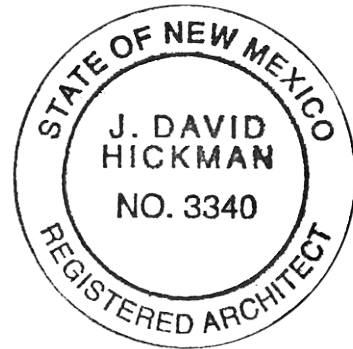
5924 Anaheim Ave., NE Suite A Albuquerque, NM 87113 505-797-1318

I, J. DAVID HICKMAN, A REGISTERED ARCHITECT IN THE STATE OF NEW MEXICO, OF THE FIRM JEEBS & ZUZU, LLC., HEREBY CERTIFY THAT THIS PROJECT, 12801 COPPER AVE., NE – BUILDING A, IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE AMENDED DRB, AA OR TCL APPROVED PLAN DATED 1/4/22. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JUNE 13, 2023 AND HAVE DETERMINED BY VISUAL INSPECTION 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 CERTIFICATION OF OCCUPANCY.

  
J. David Hickman  
Architect

6/13/23

Date:



# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

January 4, 2022

Edgar Mata  
11030 Menaul Blvd, Ste C  
Albuquerque, NM 87112

Re: **Copper Terrace Bldg A**  
**12801 Copper Ave. NE**  
**Traffic Circulation Layout**  
Architect's Stamp 11-16-2021 (K22-D062)

Dear Mr. Mata,

The TCL submittal received **01-03-2022** is approved for Building Permit with. 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,

Nilo Salgado-Fernandez, P.E.  
Senior Traffic Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File





## VICINITY MAP

IDO Zone Atlas  
May 2018

## GENERAL NOTES:

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

## PROJECT INFORMATION

OCCUPANCY = R-2

100 UNITS

BUILDINGS = 10

NEW BUILDING A -	15 UNITS	3 ADA UNIT
EXISTING BUILDING B -	6 UNITS	0 ADA UNIT
EXISTING BUILDING C -	8 UNITS	0 ADA UNIT
EXISTING BUILDING D -	12 UNITS	0 ADA UNIT
EXISTING BUILDING E -	13 UNITS	0 ADA UNIT
EXISTING BUILDING F -	12 UNITS	0 ADA UNIT
EXISTING BUILDING G -	10 UNITS	1 ADA UNIT
EXISTING BUILDING H -	12 UNITS	2 ADA UNITS
EXISTING BUILDING J -	12 UNITS	1 ADA UNIT
EXISTING COMMUNITY BUILDING		

## PARKING REQUIREMENTS:

TOTAL NUMBER OF EXISTING SPACES = 187

## PARKING STATISTICS:

TOTAL NUMBER OF STANDARD SPACES = 167  
 TOTAL NUMBER OF COMPACT SPACES = 11  
 TOTAL NUMBER OF MOTORCYCLE SPACES = 5  
 TOTAL NUMBER OF ADA SPACES = 9  
 TOTAL NUMBER OF SPACES PROVIDED = 187

## BICYCLE PARKING PLACES:

13 X 4 = 52

## LEGAL DESCRIPTION:

\* 001 REDIVISION TRACT C VISTA ORIENTE

## UPC:

102205730729010101

## ACRES:

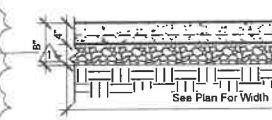
ENTIRE SITE: 3.97 ACRES  
 AREA TO BE WORKED ON: APPROX 13,136 SF

## KEYED NOTES:

- NEW ACCESSIBLE PARKING SPACES W/ ADA SIGNAGE - SEE DETAIL 2/TCL1.1
- NEW STANDARD PARKING SPACES (TYP) - SEE DETAIL 2/TCL1.1
- MOTORCYCLE PARKING SPACE - SEE DETAIL 2 AND 3/TCL1.1
- EXISTING CONCRETE SIDEWALK TO REMAIN
- DEMO EXISTING CONCRETE CURB AND SIDEWALK AND REPLACE WITH NEW.
- VAN ACCESSIBLE PARKING SPACES
- NEW CURB RAMP - SEE DETAIL 8/TCL1.1
- NEW CONCRETE SIDEWALK W/ CURB AND GUTTER. TIE INTO ADJACENT SIDEWALKS. SEE DETAIL 9/TCL1.1
- SCOPE OF WORK TO BE CONTAINED WITHIN THIS AREA
- SIGHT TRIANGLE PER DPM TABLE 7.5.60 - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, & SHRUBBERY BETWEEN 3 & 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- NEW ADA CONCRETE SIDEWALK TO EXTEND FROM PARKING AREA TO PUBLIC WAY OFF OF COPPER. PLEASE SEE 11/TCL1.0 EXISTING CURB TO REMAIN.

## GENERAL NOTES:

- CROSS SLOPE NOT TO EXCEED 1/4"
- SIDEWALK SLOPE NOT TO EXCEED 1/20"
- PLEASE USE SAME DETAIL AT ENTRY FROM COPPER. PAD THICKNESS THERE TO BE 6" MIN.

3 Sidewalk Detail  
3/4" = 1'-0"

6X6 10X10 WMM TIED TO NEW #4 DOWELS.  
 NEW 4" CONCRETE SIDE WALK WITH TURN DOWN AT EDGES - 3000 PSI AIR ENTRAINMENT CONCRETE. BROOM FINISH  
 1/2" DIAMETER BARS @ 18" OC. EPOXY DOWELED TO EXISTING CONCRETE PAD.

EXISTING SLAB / SIDEWALK TO REMAIN  
4" GRANULAR FILL

## EXISTING EASEMENT KEYED NOTES:

- EXISTING 50' AT&T EASEMENT
- EXISTING 7' X 35' GUY WIRE EASEMENT
- EXISTING 5' PNM & M.S.T. & T. EASEMENT
- EXISTING 7' PNM & M.S.T. & T. EASEMENT
- EXISTING BLANKET COMCAST EASEMENT

1 Site Plan - Accessibility Plan (TCL)  
1" = 20'-0"2 Key Plan.  
1" = 100'-0"TCL APPROVED  
04/04/2022

## GENERAL NOTES:

PARKING REQUIREMENTS PER INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 5/5(B) APPLICABILITY.

UPDATED PARKING REQUIREMENTS PER IDO  
1.5 PARKING SPACE PER UNIT

100 TOTAL UNITS X 1.5 SPACES = REQUIRED	150 TOTAL PARKING SPACES
STANDARD SPACES PROVIDED -	167
COMPACT SPACES PROVIDED -	11 SPACES
ACCESSIBILITY SPACES -	9 SPACES
TOTAL SPACES -	187 SPACES PROVIDED

THE ADA SYMBOLS SHOWN AT BUILDINGS IDENTIFY LOCATIONS OF ADA UNITS TO SHOW RELATIONSHIP TO ADA PARKING.

PLEASE SEE DRAWING 2405A OF CITY STANDARD SPECIFICATIONS FOR PAVING DETAILS.

## DESIGN REQUIREMENTS PER DEVELOPMENT PROCESS MANUAL (DPM):

- PART 7-4(K) OFF-STREET PARKING AND SITE DESIGN
- (2) BICYCLE PARKING - SEE SITE PLAN FOR LOCATIONS AND BICYCLE PARKING DETAILS
- (3) MOTORCYCLE PARKING - SEE SITE PLAN FOR LOCATIONS AND DIMENSIONS AND SIGNAGE DETAILS
- (4) STANDARD AND SMALL CAR PARKING - SEE SITE PLAN FOR LOCATIONS AND DIMENSIONS
- (5) ADA ACCESSIBLE PARKING - SEE SITE PLAN FOR LOCATIONS AND DIMENSIONS AND PARKING/SIGNAGE/STRIPING DETAILS

## BUILDING CONSTRUCTION SCOPE OF WORK:

EXISTING BUILDING A COUGHT FIRE DURING THE REMODEL CONSTRUCTION PROCESS. THAT EXISTING BUILDING IS TO BE DEMOED IN ITS ENTIRETY FROM FOUNDATION TO ROOF STRUCTURE AS WELL AS ALL ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS.

NEW BUILDING TO BE CONSTRUCTED TO BE OF 2X FRAMED CONSTRUCTION ON A CONCRETE SLAB AND SPRINKLED PER IDO STANDARDS.

NEW BUILDING TO BE 3 STORIES TALL AND HAS 5 UNITS PER BUILDING.

## SITE PAVEMENTS SCOPE OF WORK:

REMOVE AND REPLACE EXISTING SIDEWALKS ADJACENT TO EXISTING BUILDING A SO AS TO COMPLETE NEW ACCESSIBLE ROUTE THROUGH THE PROPERTY CONNECTING PUBLIC WAY, ACCESSIBLE PARKING SPACES, ACCESSIBLE SIDEWALKS, PUBLIC SPACES, AND DESIGNATED ACCESSIBLE UNITS. NEW ACCESSIBLE ROUTES SHALL COMPLY WITH 2009 ANSI A117.1 AND 2010 ADA STANDARDS WITH A RUNNING SLOPE OF LESS THAN 5% AND A CROSS SLOPE LESS THAN OR EQUAL TO 2%. PER 403.3 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (DEPT. OF JUSTICE).

DEMO EXISTING ASPHALT PAVEMENT AT DESIGNATED ACCESSIBLE PARKING SPACES AND ADJACENT TO EXISTING BUILDING A. RECONSTRUCT TO DIMENSIONS AND DETAILS PROVIDED AND SUCH THAT PARKING SPACE MAINTAINS SLOPES LESS THAN OR EQUAL 2% IN ALL DIRECTIONS. CONSTRUCT CONCRETE CURB RAMPS PER THE REQUIREMENTS OF THE PROVIDED DETAILS.

This work has been approved and is pending completion, PNM has made multiple changes to the electrical system as late as this week making scheduling of site work around the building difficult 6/13/23



**JEEBS & ZUZU, LLC.**  
 ARCHITECTS & CONTRACTORS  
 MAKING HOUSE CALLS  
 SUITE C  
 11030 MENAUL NE  
 ALBUQUERQUE, NM 87112  
 P. 505-797-1318



job no: 21-055  
 drawn: EAM  
 checked: J&Z  
 date: Nov. 16, 2021

12/2/21  
 12/7/21  
 12/28/21

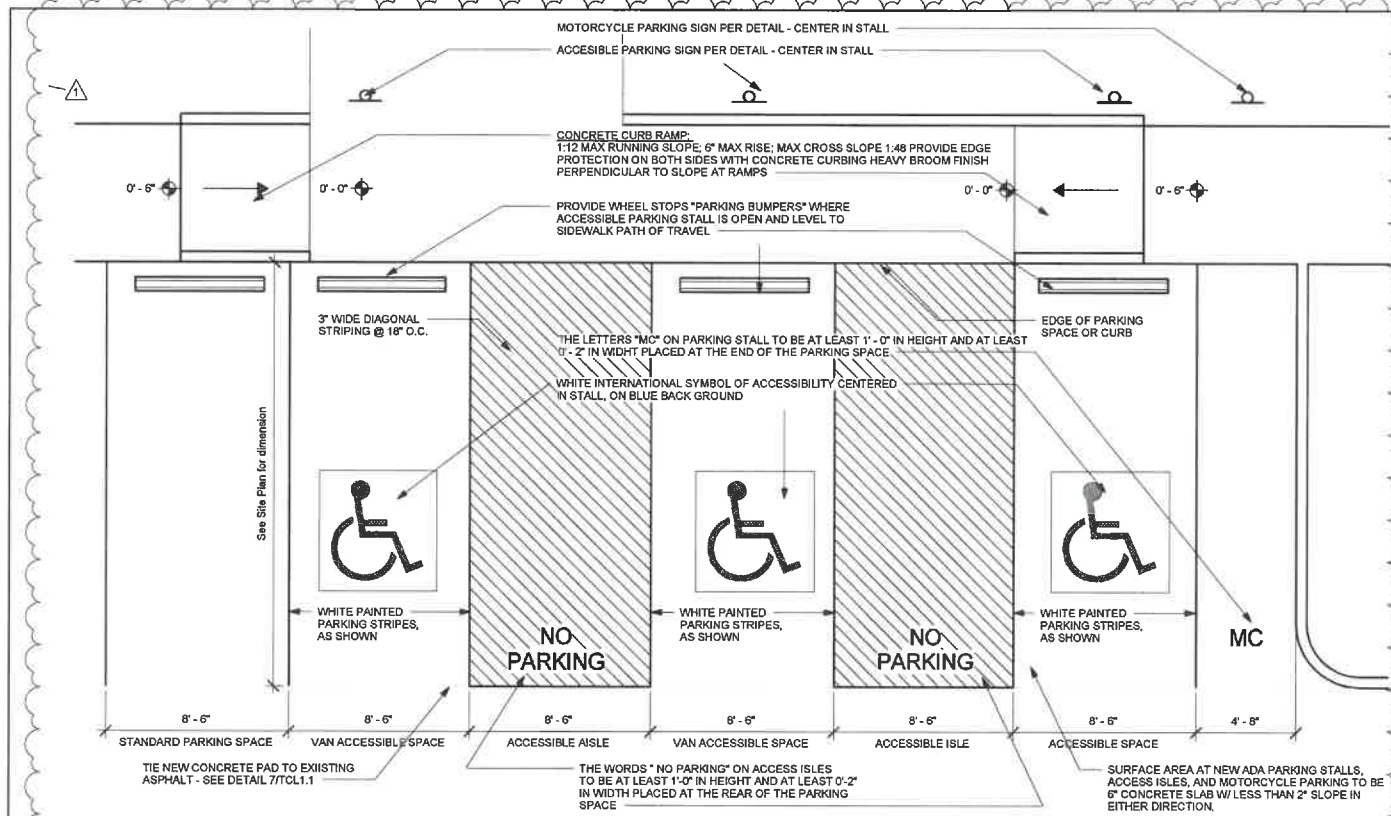
COPPER TERRACE APARTMENTS  
 RECONSTRUCTED BUILDING A

12801 COPPER AVE NE  
 ALBUQUERQUE, NM 87123

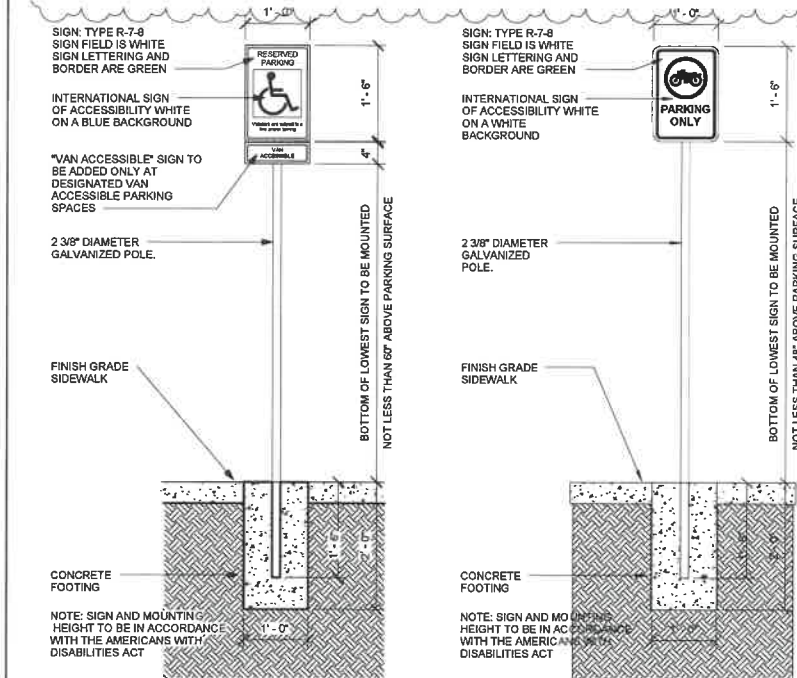
sheet no:  
 TCL1.0

WWW.JEEBSANDZUZU.CO.M  
 TRAFFIC CONTROL LAYOUT 1



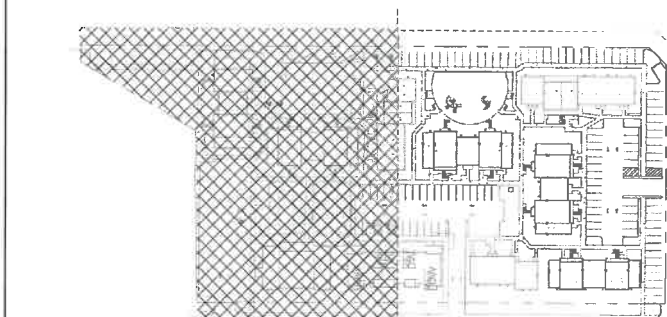


2 ADA Parking Detail  
1/4" = 1'-0"

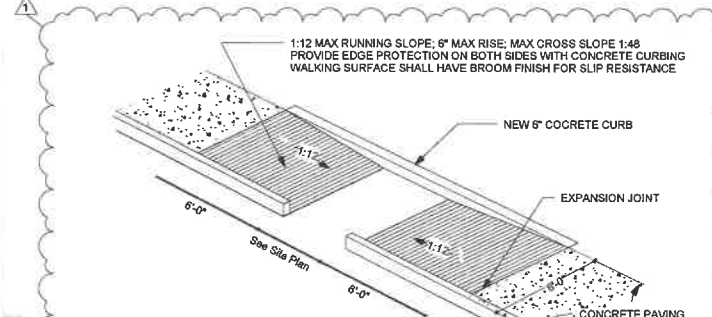


3 Handicap Parking Sign  
3/4" = 1'-0"

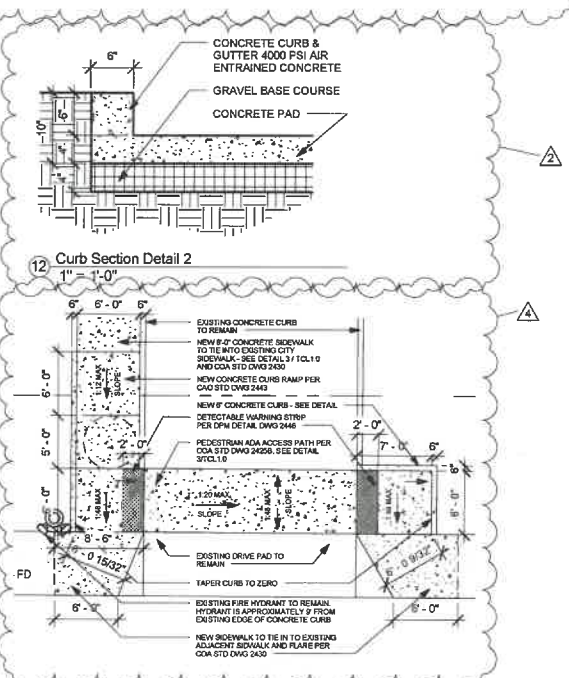
5 Motorcyle Parking Signage  
3/4" = 1'-0"



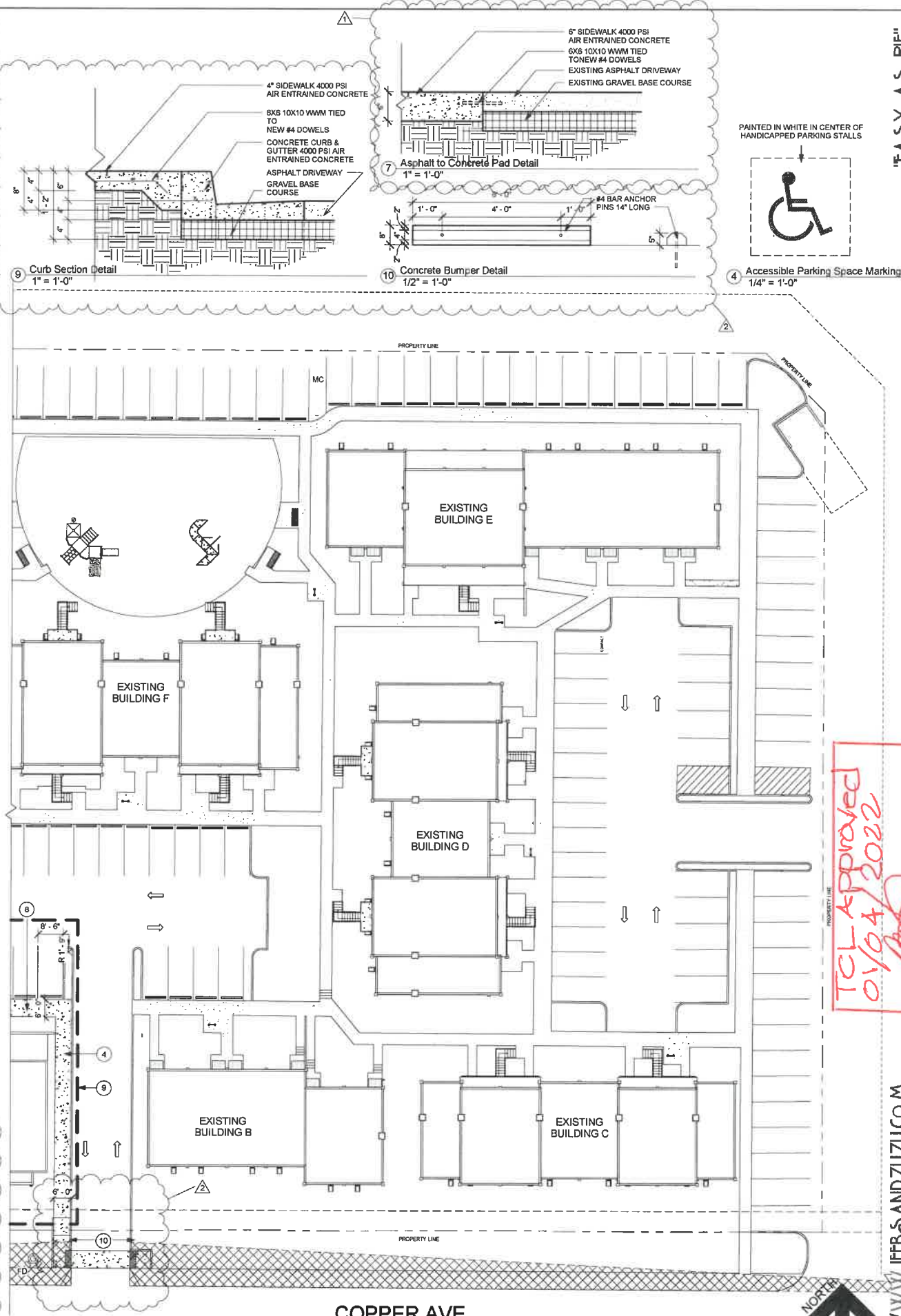
1 TCL Plan - Key Plan  
1" = 100'-0"



8 Curb Ramp Detail 2  
1/4" = 1'-0"



11 Public Connection Sidewalk Detail  
1/8" = 1'-0"



5 Site Plan - Accessibility Plan (TCL)  
1" = 20'-0"

"EASY AS PIE"



PAINTED IN WHITE IN CENTER OF HANDICAPPED PARKING STALLS

WWW.JEEDSANDZUZU.COM



**JEEDS & ZUZU, LLC.**  
ARCHITECTS & CONTRACTORS  
MAKING HOUSE CALLS  
11030 MENAUL NE SUITE C  
ALBUQUERQUE, NM 87112  
P: 505-797-1318



job no: 21-055  
drawn: EAM  
checked: J&Z  
date: Nov. 16, 2021

- 1 1/2/21
- 2 1/27/21
- 3 1/2/20/21
- 4 1/3/22

TRAFFIC CONTROL LAYOUT 2  
**COPPER TERRACE APARTMENTS**  
**RECONSTRUCTED BUILDING A**  
12801 COPPER AVE NE  
ALBUQUERQUE, NM 87123  
sheet no: **TCL1**

TCL Approved  
01/04/2022

K22-D 062