

CITY OF ALBUQUERQUE



January 29, 2016

Doug Heller
Mullen Heller Architecture, P.C.
1718 Central Ave SW, Suite D
Albuquerque, NM 87104

Re: Smiles for Kids Dental Offices
9201 Eagle Ranch Rd., NW
30-Day Temporary Certificate of Occupancy- Transportation Development
Site Development Plan dated 5-13-15(C12-D054)
Certification dated 1-26-16

Dear Mr. Heller,

Based upon the information provided in your submittal received 1-27-16, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. 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.

PO Box 1293

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

Albuquerque

- Installation of the required ADA parking signs stating that **"Violators Are Subject to a Fine and/or Towing."**

New Mexico 87103

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

www.cabq.gov

Sincerely,

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

\gs via: email
C: CO Clerk, File

C.O. -



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Smiles for Kids Dental Offices Building Permit #: 201591440 City Drainage #: C112D054
 DRB#: Project# 1003445/15DRB-70020 EPC#: _____ Work Order#: _____
 Legal Description: Tract H, FOUNTAIN HILLS PLAZA
 City Address: 9201 Eagle Ranch Road, NW., Albuquerque, NM 87114

Engineering Firm: Bohannon Huston Contact: Glenn Broughton
 Address: 7500 Jefferson Street NE., Albuquerque, NM 87109-4335
 Phone#: 505-823-1000 Fax#: _____ E-mail: gbrought@bhinc.com

Owner: Smiles for Kids Contact: C/O: Doug Heller
 Address: C/O: 1718 Central Avenue SW, Suite D Albuquerque, NM 87104
 Phone#: 505-268-4144 Fax#: _____ E-mail: _____

Architect: Mullen Heller Architecture P.C Contact: Doug Heller
 Address: 1718 Central Avenue SW, Suite D Albuquerque, NM 87104
 Phone#: 505-268-4144 Fax#: _____ E-mail: mike@mullenheller.com

Surveyor: Bohannon Huston Contact: Glenn Broughton
 Address: 7500 Jefferson Street NE., Albuquerque, NM 87109-4335
 Phone#: 505-823-1000 Fax#: 505-891-0244 E-mail: gbrought@bhinc.com

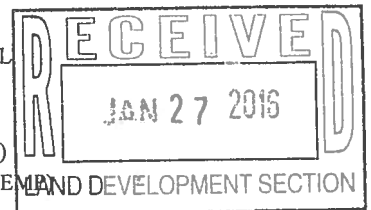
Contractor: Insight Construction Contact: Damian Chimenti
 Address: 3909 12th Street, Albuquerque, NM 87107
 Phone#: 505-888-7927 Fax#: _____ E-mail: damian@insightnm.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☒ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: January 26, 2016

By: Doug Heller

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

January 27, 2016

Racquel Michel, P.E., Transportation Development
Planning Department
Development and Building Services Division
City of Albuquerque
600 2nd Street NW.
Albuquerque, NM 87102

Re: **Permanent Certificate of Occupancy for
Smiles for Kids Dental Offices
Address: 9201 Eagle Ranch Road, NW, Albuquerque, NM 87114**

Dear Ms. Racquel Michel:

I, Douglas Heller, NMRA of Mullen Heller Architecture P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Site Development plan for building permit on August 18, 2005 and May 13, 2015.

I further certify that I have personally visited the project site on January 26, 2016 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 Engineer's Certification (TCL approved Site Plan) for Permanent Certificate of Occupancy.

The record information presented herein 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.

Please feel free to contact me if you have any questions.

Sincerely,
Mullen Heller Architecture PC



Douglas Heller, AIA
Attachment: Site Development Plan for Building Permit.

