

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

August 18, 2006

David S. Mahlman, Registered Architect
Mahlman Architecture Studio
206 Broadway Blvd SE
Albuquerque, NM 87102

Re: Approval of Permanent Certificate of Occupancy (C.O.) for
Heflin Dental Clinic, [C-19 / D45]
8000 Carmel Ave. NE
Architect's Stamp Dated 08/14/06

Dear Mr. Mahlman:

Based on the information provided on your submittal dated August 16, 2006, the above referenced project is approved a permanent Certificate of Occupancy (C.O.).

Sincerely,


Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

C-19/D45

PROJECT TITLE: Hefflin Dental Clinic ZONE MAP: C-19-2
DRB#: 1002378 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 9-A, L.C. TOWN CENTER & 10-A, BLOCK 20 TRACK 2 Unit 3,
CITY ADDRESS: 8000 CARMEL AVENUE NE North ADQ
ACRES

ENGINEERING FIRM: THE GROUP CONTACT: RAY MACY
ADDRESS: 2340 MENAUL NE SUITE 200 PHONE: 292-3202
CITY, STATE: ALBUQUERQUE NM 0 ZIP CODE: 87107

OWNER: THOMAS H. HEFLIN CONTACT: TOM HEFLIN
ADDRESS: 8000 CARMEL AVE NE PHONE: 883-0323
CITY, STATE: ABQ NM ZIP CODE: 87122

ARCHITECT: MAHLMAN STUDIO ARCHITECTURE CONTACT: DAVID MAHLMAN
ADDRESS: 206 BROADWAY SE PHONE: 243 0101
CITY, STATE: ABQ NM 87102 ZIP CODE: 87102

SURVEYOR: WAX JOHN SURVEYING CONTACT: TOM JOHNSTON
ADDRESS: 330 LOUISIANA NE PHONE: 255-2052
CITY, STATE: ABQ NM ZIP CODE: 87108

CONTRACTOR: GERAL MARTIN CONTACT: JORI
ADDRESS: P.O. BOX 91450 PHONE: 828-1144
CITY, STATE: _____ ZIP CODE: 87199

TYPE OF SUBMITTAL:

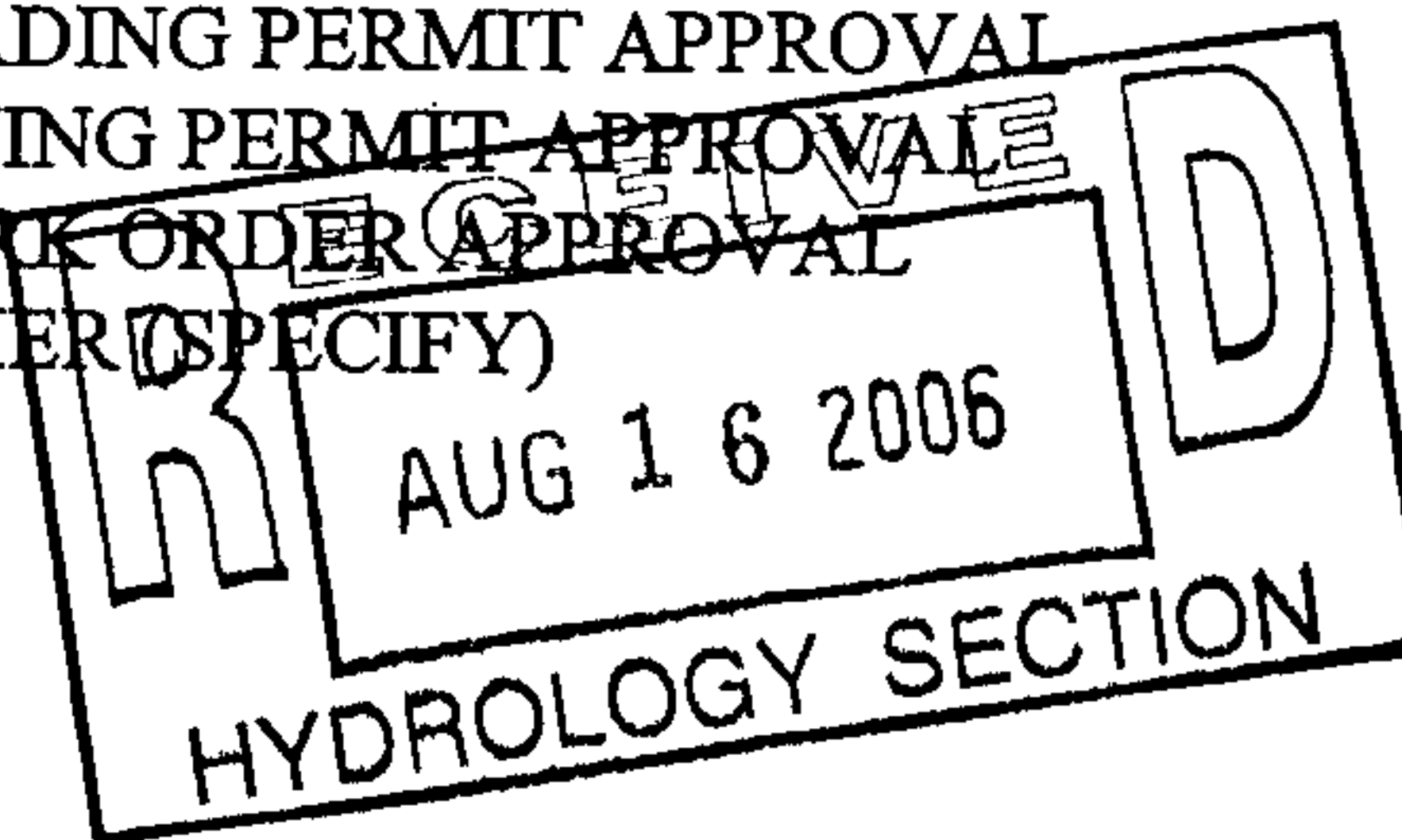
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☒ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY)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

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: 16 AUGUST 06 BY: David Mahlman

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.

4K.112

1. The first part of the document
describes the general situation
of the country and the
state of the economy.
It also mentions the
state of the
army and the
state of the
navy.

2. The second part of the document
describes the state of the
army and the navy.
It also mentions the
state of the
economy and the
state of the
country.

3. The third part of the document
describes the state of the
economy and the state of the
country.
It also mentions the
state of the
army and the
state of the
navy.

4. The fourth part of the document
describes the state of the
army and the navy.
It also mentions the
state of the
economy and the
state of the
country.

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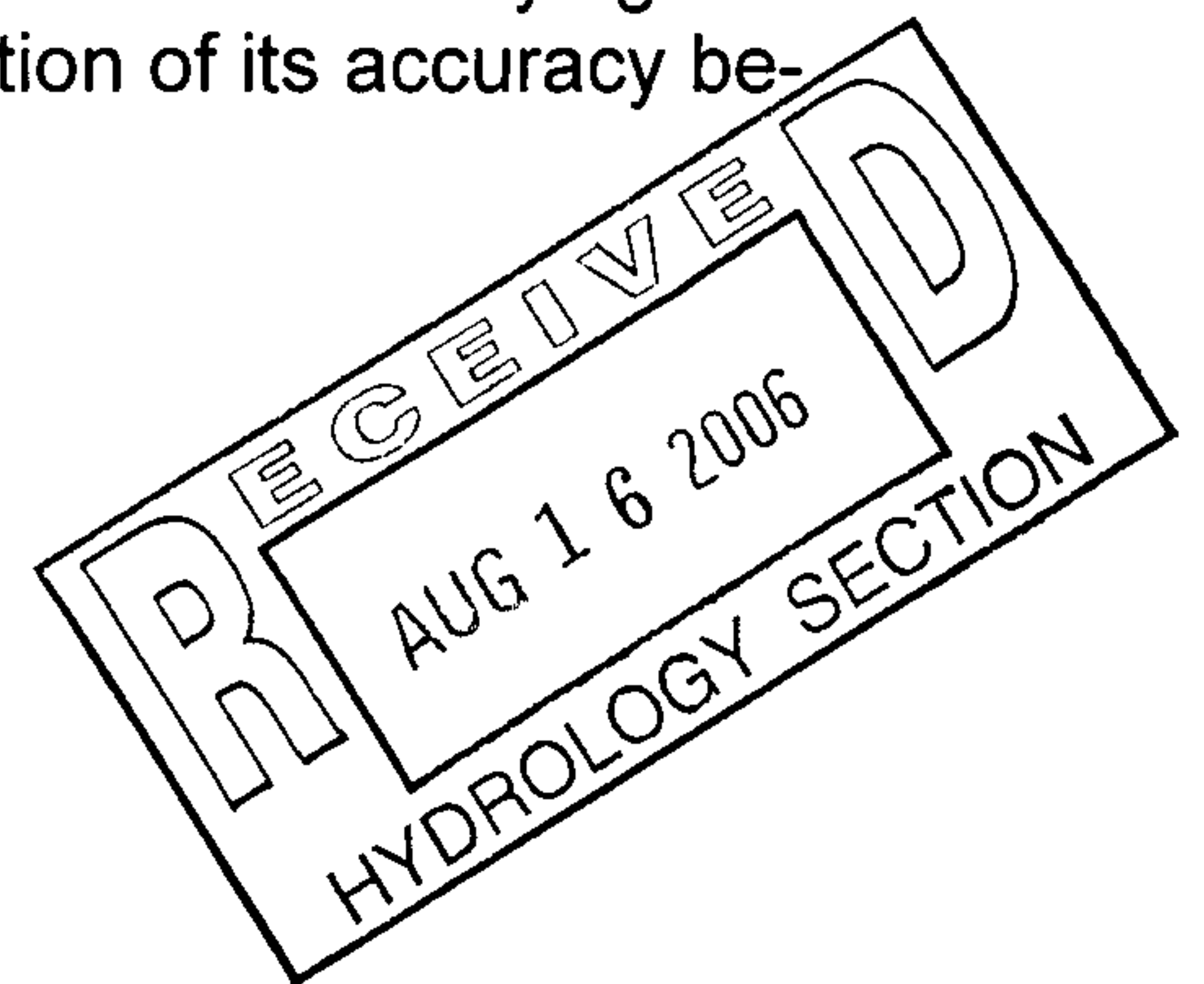
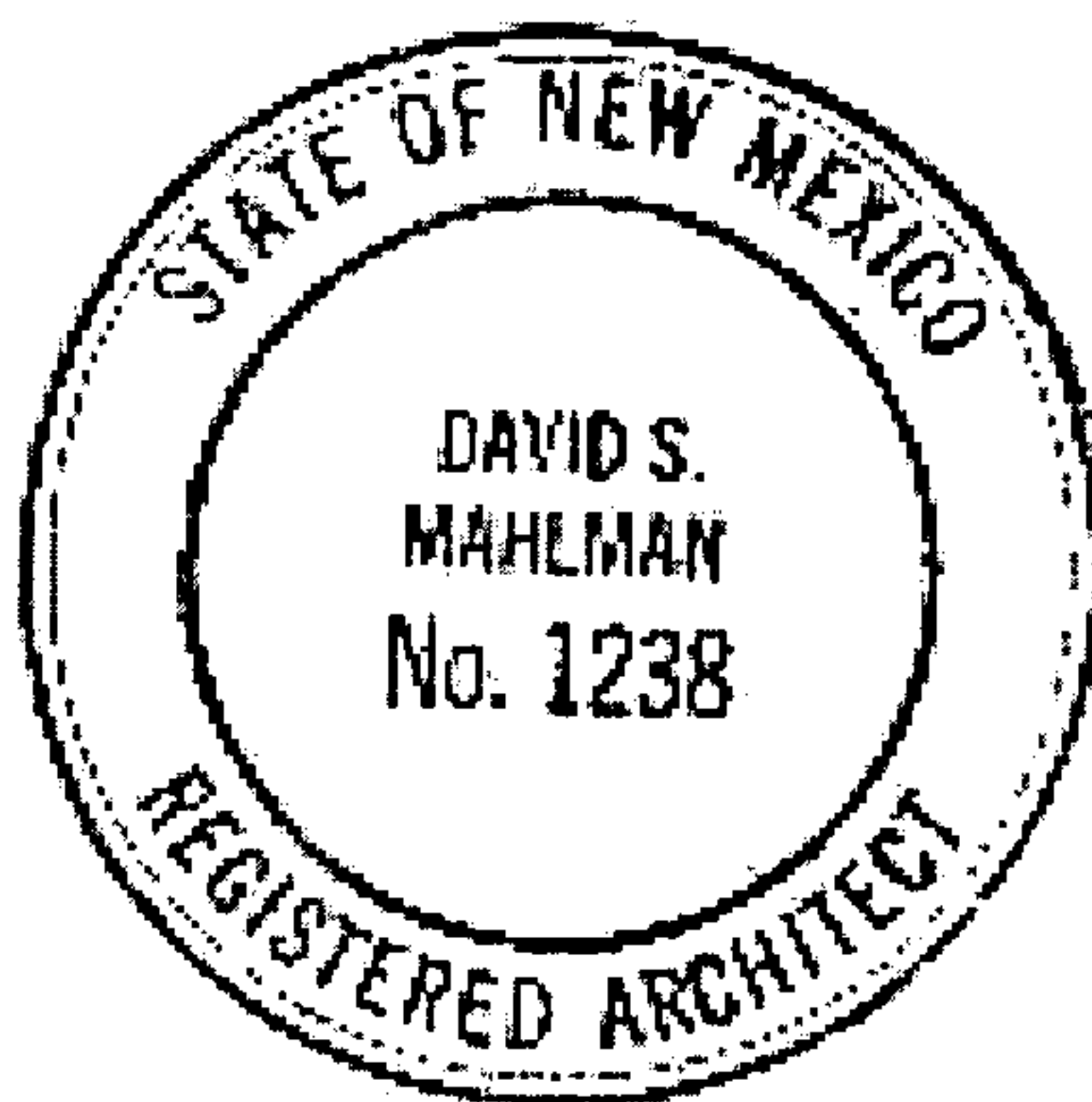
HEFLIN DENTAL CLINIC (C-19)

Project Number 1002378

TRAFFIC CERTIFICATION

I, David Mahlman, New Mexico Registered Architect, of the firm Mahlman Studio Architecture, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated, January 12, 2005, with administrative amendment, dated 9/13/05. The record information edited onto the original design document has been obtained by Gerald Martin Construction. I further certify that I have personally visited the project site on 9 August 2006 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 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.

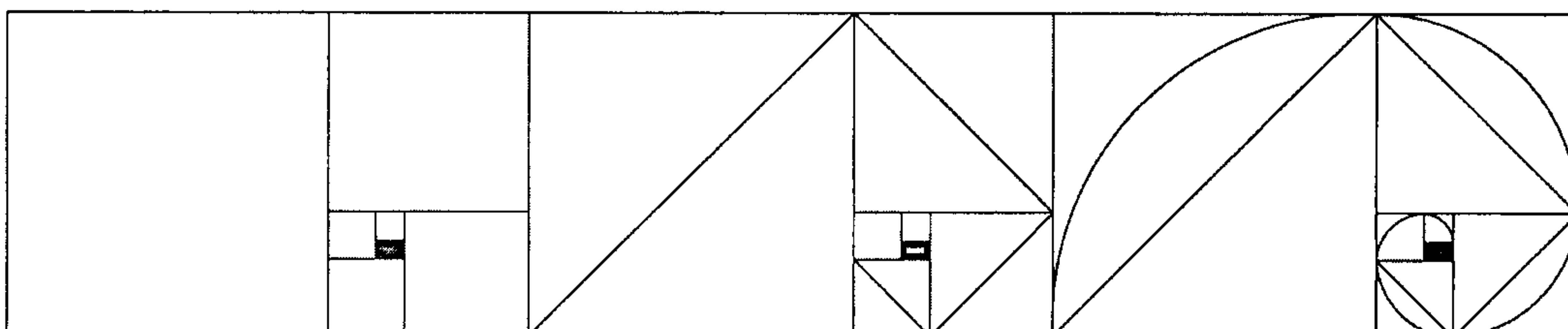


14 August 2006

A handwritten signature in cursive script that reads "David Mahlman".

David Mahlman

dmahlman@mahlmanstudio.com



206 BROADWAY BLVD. SE • ALBUQUERQUE, NM 87102 • V. 505.243.0101 • F. 505.243.1334



CITY OF ALBUQUERQUE



August 17, 2006

Mr. Ray Macy, PE
THE GROUP
2340 Menaul Blvd. NE, Suite 200
Albuquerque, NM 87107

Re: HEFLIN DENTIST OFFICE
8000 Carmel Avenue NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 12/21/2004 (C-19/D45)
Certification dated 08/10/2006

P.O. Box 1293

Dear Ray,

Albuquerque

Based upon the information provided in your submittal received 08/16/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

If you have any questions, you can contact me at 924-3982.

www.cabq.gov

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: C.O. Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Heflin Dentist Office

DRB #: 1002378

EPC#: _____

ZONE MAP/DRG. FILE #: C-19-7/D45

WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 9-A, L.C. Town Center & 10-A, Block 20 Track2, Unit 3, North ABQ Acres

CITY ADDRESS: ~~7000~~ 8000 Carmel Avenue NE.

ENGINEERING FIRM: THE Group

ADDRESS: 2340 Menaul Blvd N.E. Suite 200

CITY, STATE: Albuquerque, NM

CONTACT: Ray Macy

PHONE: 292-3202

ZIP CODE: 87107

OWNER: Heflin Dentist Office

ADDRESS: 8000 Carmel Ave., NE

CITY, STATE: Albuquerque, NM

CONTACT: Tom Heflin

PHONE: 883-0323

ZIP CODE: 87122

ARCHITECT: Mahlman & Miles Architects

ADDRESS: 206 Broadway Blvd. SE

CITY, STATE: Albuquerque, NM

CONTACT: David Mahlman

PHONE: 243-0101

ZIP CODE: 87102

SURVEYOR: Wayjohn Surveying

ADDRESS: 330 Louisiana Blvd. N.E.

CITY, STATE: Albuquerque, NM

CONTACT: Tom Johnston

PHONE: 255-2052

ZIP CODE: 87108

CONTRACTOR: Gerald Martin

ADDRESS: P.O. Box 91450

CITY, STATE: Albuquerque, NM

CONTACT: _____

PHONE: 828-1144

ZIP CODE: 87199

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

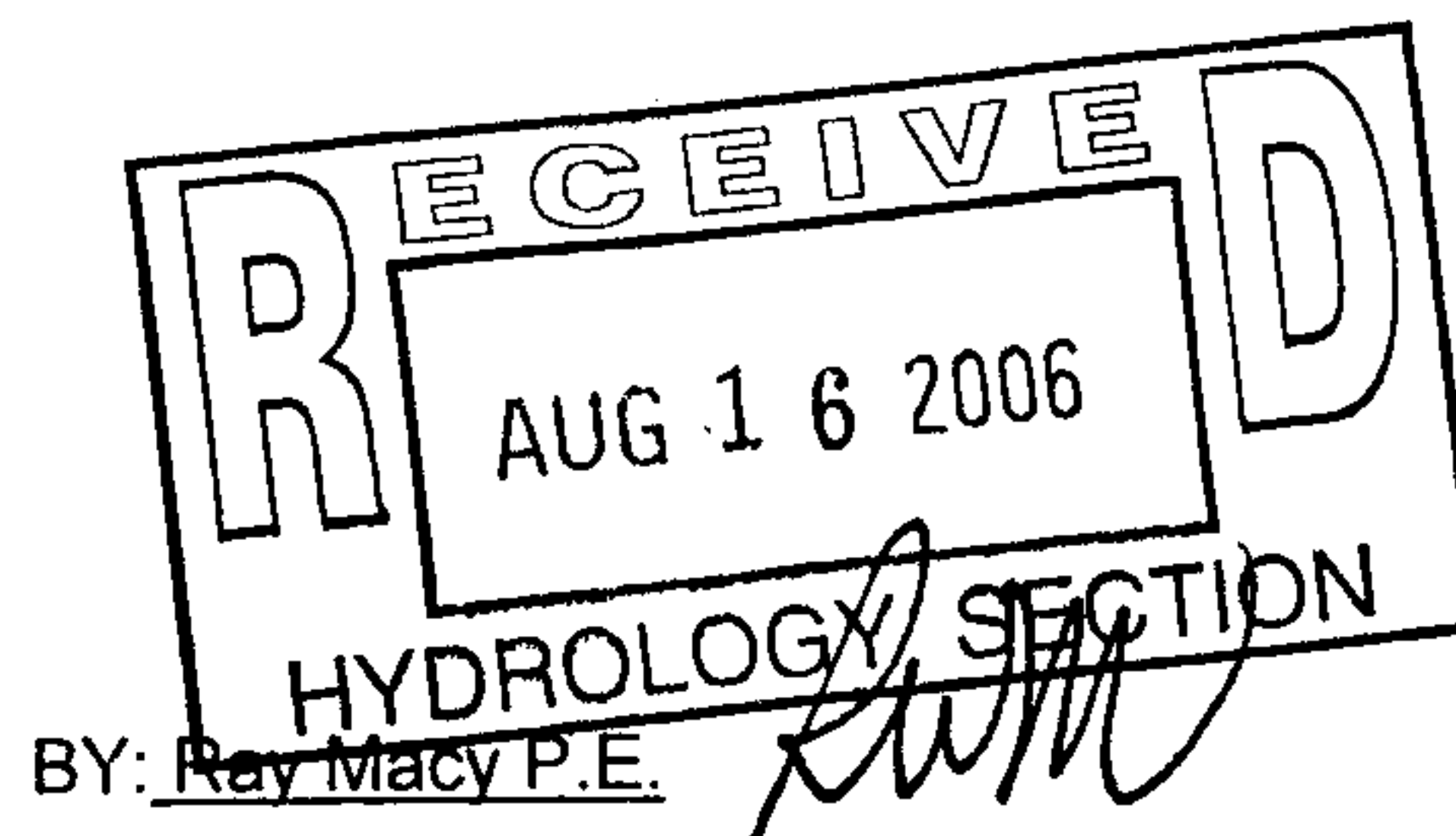
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN 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: 8-10-06

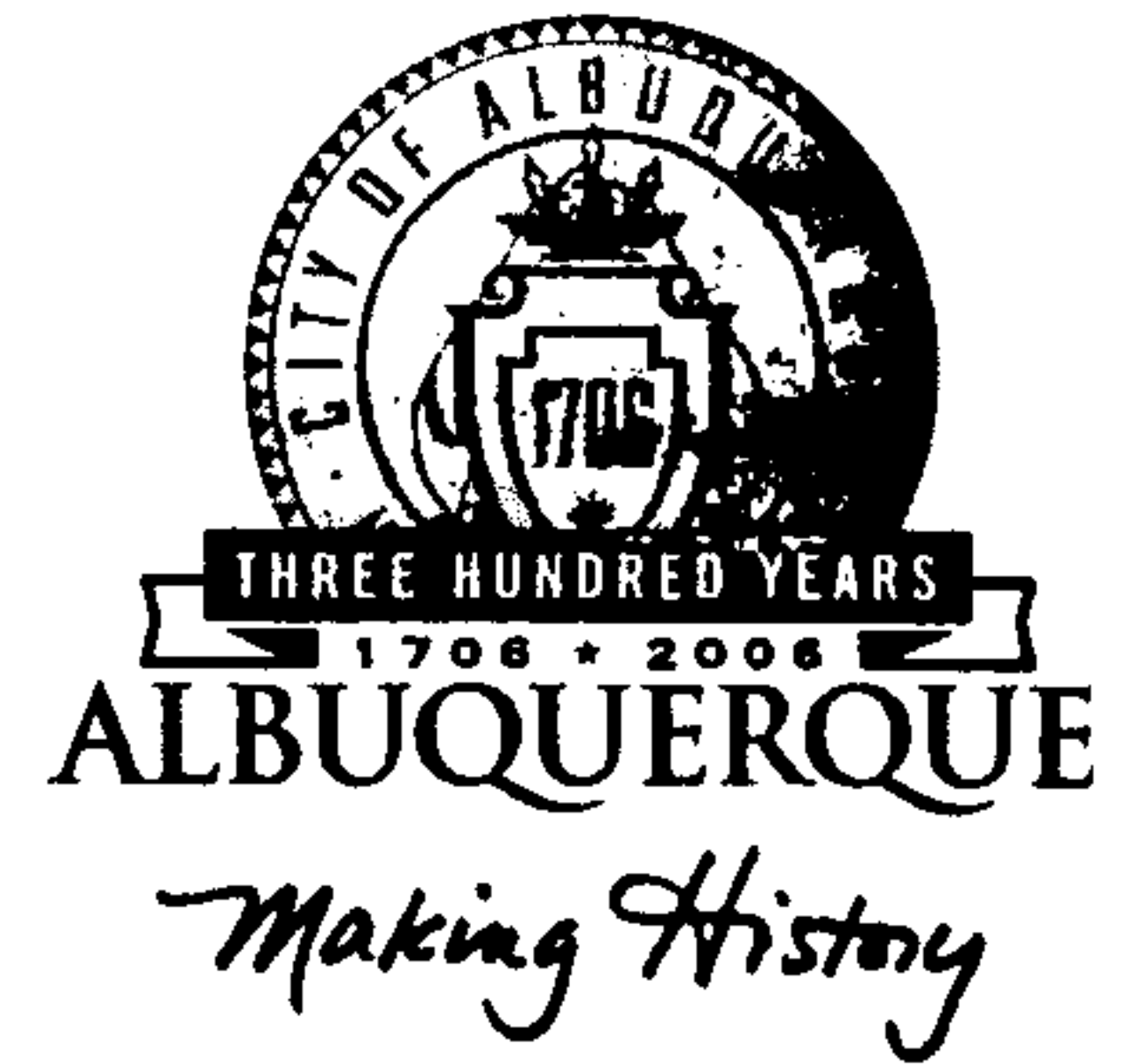


BY: Ray Macy P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats 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.
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CITY OF ALBUQUERQUE



February 4, 2005

David Aube, P.E.
The Group
4001 Juan Tabo NE
Suite A
Albuquerque, NM 87111

**Re: Heflin Dentist Office, Carmel NE 87122, Grading and Drainage Plan,
Engineer's Stamp dated 12-21-04 (C-19/D45)**

Dear Mr. Aube,

Based upon the information provided in your submittal received 12-21-04, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. **Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.**

P.O. Box 1293

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

If you have any questions, please feel free to contact me at 924-3994.

New Mexico 87103

Sincerely,

www.cabq.gov

Tony Loyd
Engineer Associate
Planning Department
Development and Building Services Division
Transportation Section

But

C: Charles Caruso, DMD Storm Drainage Design
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Heflin Dentist Office

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: C-19-1043

WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 9-A, L.C. Town Center & 10-A, Block 20 Track2, Unit 3, North ABQ Acres

CITY ADDRESS: Carmel Avenue NE.

ENGINEERING FIRM: THE Group

ADDRESS: 4001 Juan Tabo N.E. Suite A

CITY, STATE: Albuquerque, NM

CONTACT: David Aube

PHONE: 292-3202

ZIP CODE: 87111

OWNER: Heflin Dentist Office

ADDRESS: _____

CITY, STATE: Albuquerque, NM

CONTACT: Tom Heflin

PHONE: _____

ZIP CODE: _____

ARCHITECT: Mahlman & Miles Architects

ADDRESS: 206 Broadway Blvd. SE

CITY, STATE: Albuquerque, NM

CONTACT: David Mahlman

PHONE: 243-0101

ZIP CODE: 87102

SURVEYOR: Wayjohn Surveying

ADDRESS: 330 Louisiana Blvd. N.E.

CITY, STATE: Albuquerque, NM

CONTACT: Tom Johnston

PHONE: 255-2052

ZIP CODE: 87108

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

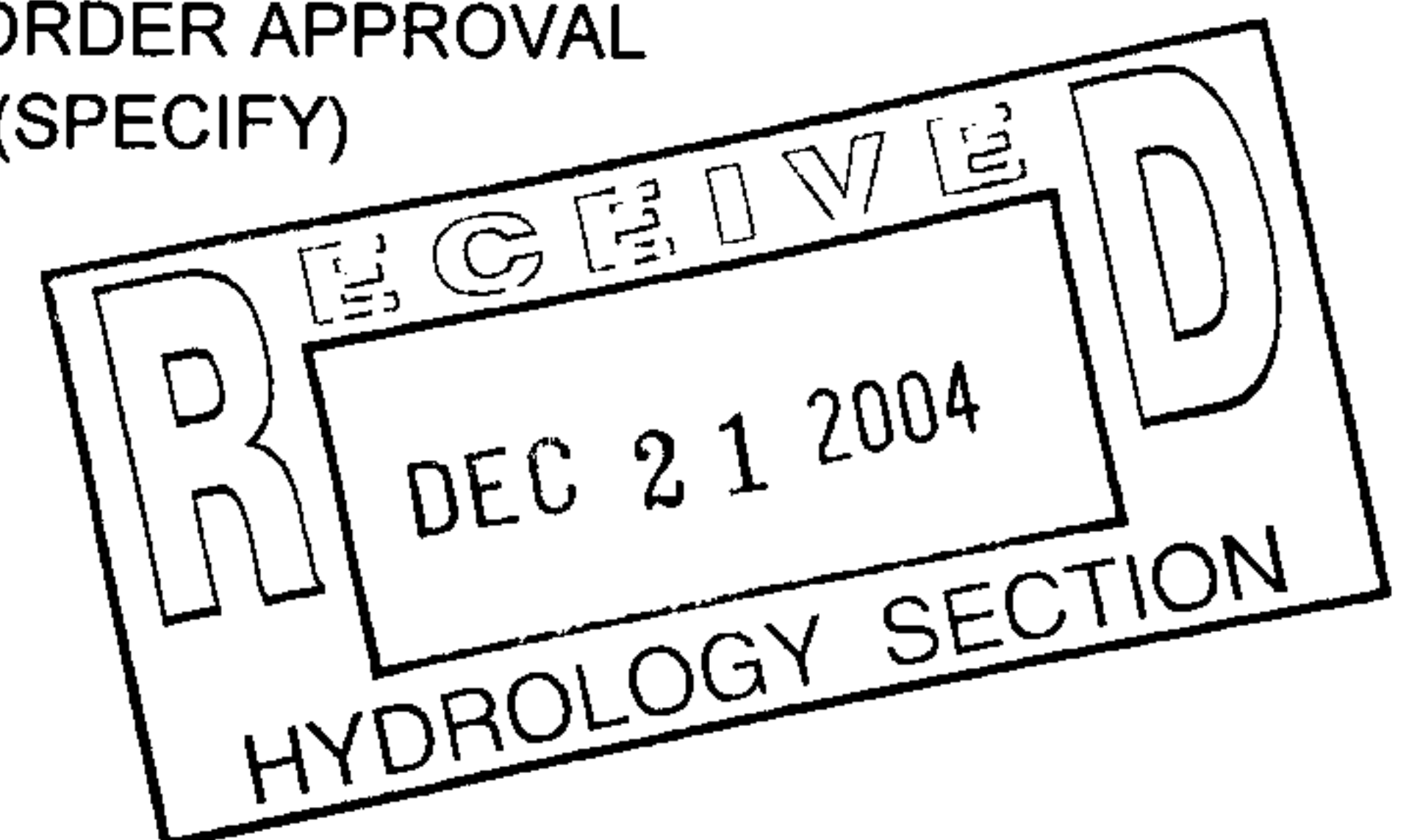
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN 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



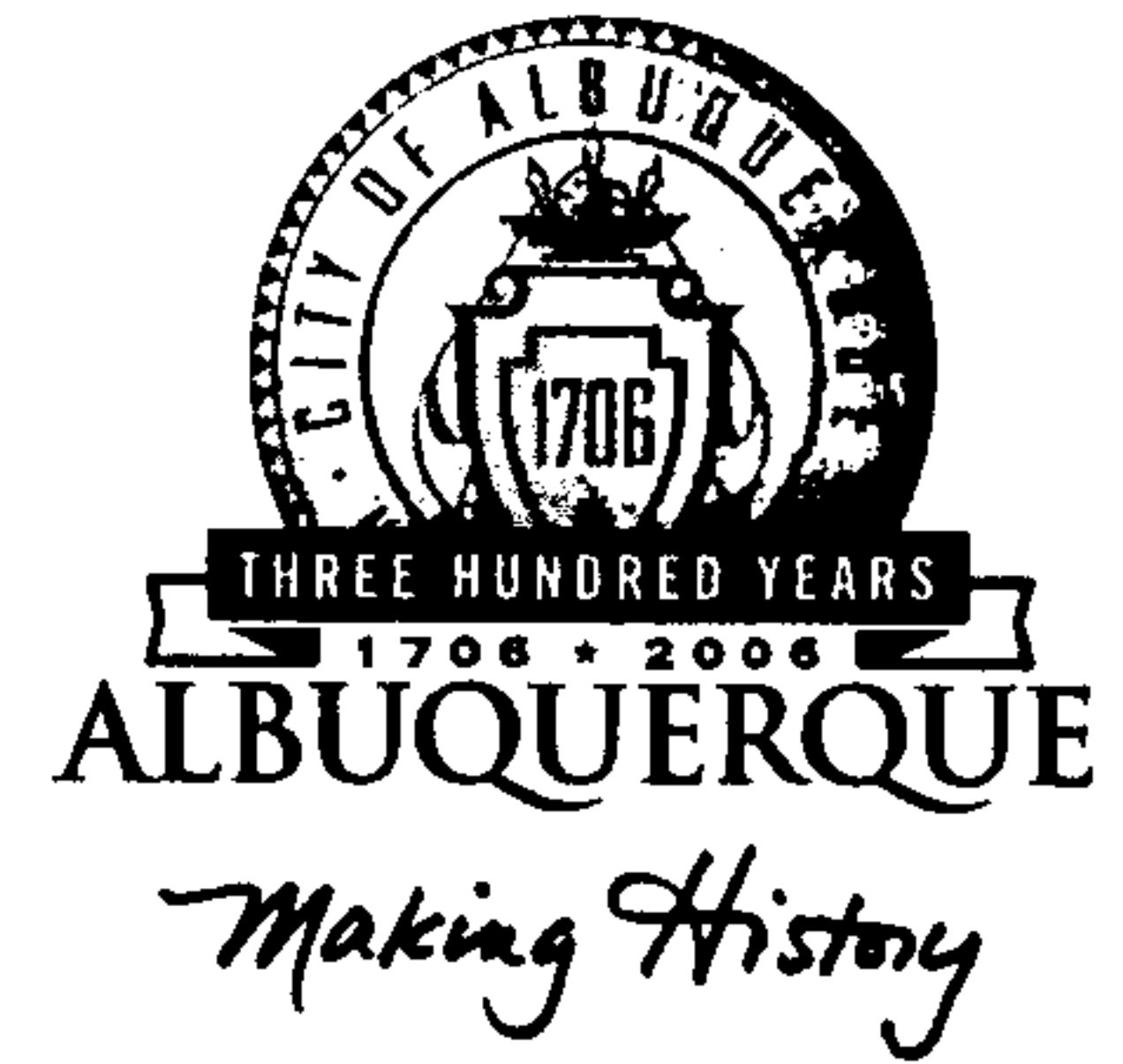
DATE SUBMITTED: 12-21-04

BY: David Aube P.E.

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2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



December 22, 2004

David Aube, P.E.
Telck-Hensley Engineering Group
4001 Juan Tabo Blvd.
Albuquerque, NM 87111

**Re: Heflin Dentist Office, Carmel Avenue NE, Traffic Circulation Layout
Engineer's Stamp dated 12-21-04 (C19-D45)**

Dear Mr. Aube,

Based upon the information provided in your submittal received 12-21-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. Please include two copies of the traffic circulation layout at the next submittal.
2. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
3. Please list the length for all parking spaces.
4. For passenger vehicles, the minimum end island radius is 15 feet.
5. A five-foot keyway is required for deadend parking aisles.
6. Provide a separate traffic circulation layout.
7. Call out the aisle width each time the layout changes.
8. Please show a vicinity map.
9. Is the drive shown new or existing?

If you have any questions, you can contact me at 924-3991.

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Heflin Dentist Office

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: C-19-7D45

WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 9-A, L.C. Town Center & 10-A, Block 20 Track2, Unit 3, North ABQ Acres
CITY ADDRESS: Carmel Avenue NE.

ENGINEERING FIRM: THE Group

ADDRESS: 4001 Juan Tabo N.E. Suite A

CITY, STATE: Albuquerque, NM

CONTACT: David Aube

PHONE: 292-3202

ZIP CODE: 87111

OWNER: Heflin Dentist Office

ADDRESS: _____

CITY, STATE: Albuquerque, NM

CONTACT: Tom Heflin

PHONE: _____

ZIP CODE: _____

ARCHITECT: Mahlman & Miles Architects

ADDRESS: 206 Broadway Blvd. SE

CITY, STATE: Albuquerque, NM

CONTACT: David Mahlman

PHONE: 243-0101

ZIP CODE: 87102

SURVEYOR: Wayjohn Surveying

ADDRESS: 330 Louisiana Blvd. N.E.

CITY, STATE: Albuquerque, NM

CONTACT: Tom Johnston

PHONE: 255-2052

ZIP CODE: 87108

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

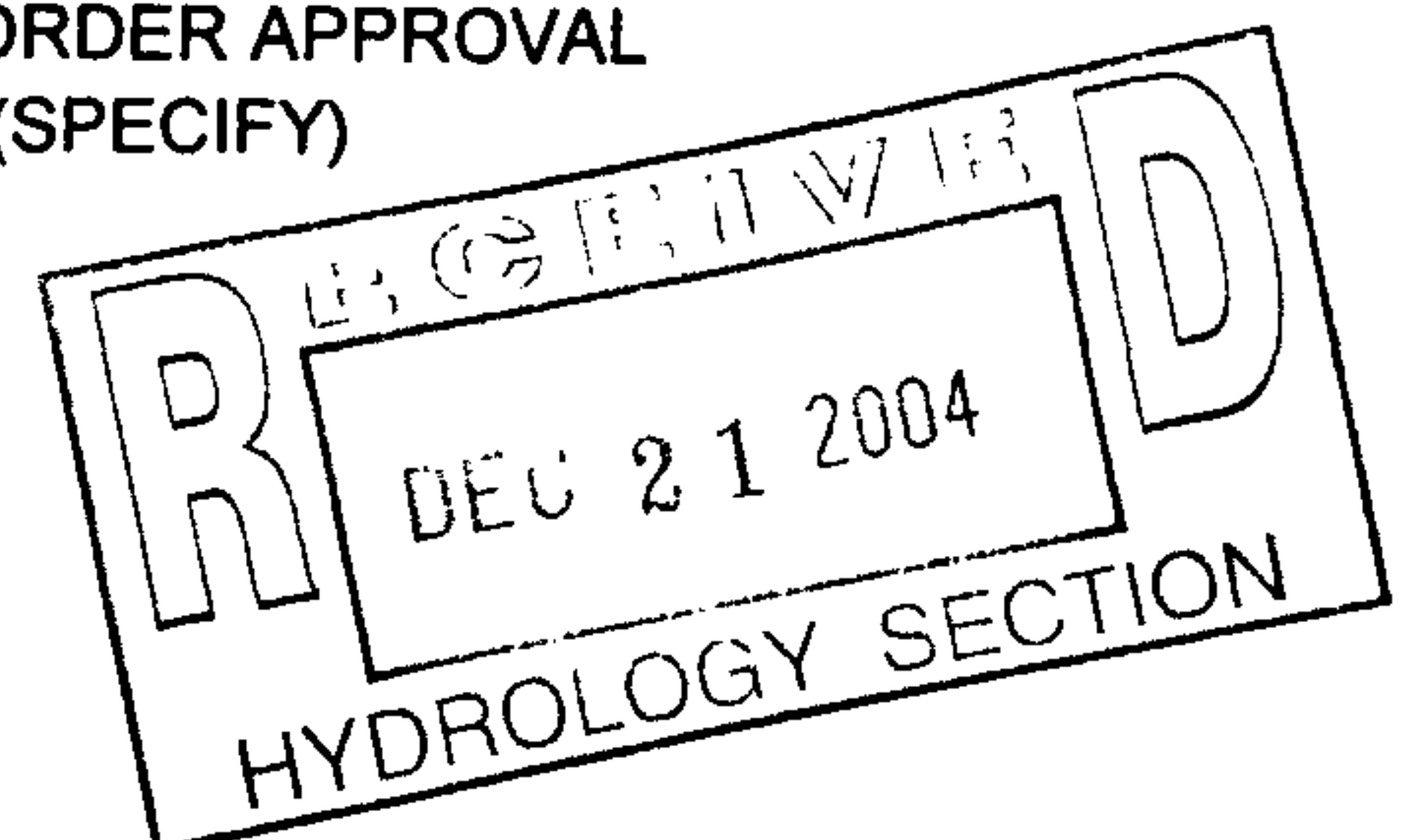
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
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- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
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CHECK TYPE OF APPROVAL SOUGHT:

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- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 12-21-04

BY: David Aube P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats 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:

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✓ Vicinity Map
✓ Parking Cycles

Separate out TCL

✓ Length of all parking spaces

✓ 15' min radius

Aisle width at curves

✓ 5' min keyway

More aisle widths

New or existing drives?