

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 3, 2025

Joe Slagle
Joe Slagle Architect, INC
P.O Box 10362
Albuquerque, NM 87184

Re: GS Dental office
7030 Holley Ave. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 06-09-23 (C19-D046)
Certification dated 12-19-24

Dear Mr. Slagle,

Based upon the information provided in your submittal received 12-20-24, 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:

- Anchor down Bike Rack.
- Keynote 14: Truncated Domes must be installed at ADA ramp within the city right of way.
- Construction must be completed. Too much construction activity happening on the site.

Once these corrections are complete, email pictures to malnajjar@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 (REV 6/2018)

Project Title: GS Dental Building Permit #: BP-2023-142011 Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot 1-A-1-A-2, Block 10, North Albuquerque Acres

City Address: 8130 Louisiana (recently changed to 7030 Holly Ave NE)

Applicant: Ryan and Karen Sill Contact: Karen Sill

Address: 7910 Wyoming Blvd NE, Suite A

Phone#: 505 883 5835 Fax#: _____ E-mail: kelle1kj@yahoo.com

Other Contact: Joe Slagle Architect Contact: Joe Slagle

Address: P.O. Box 10362, Albuquerque NM 87184

Phone#: 505 228 8707 Fax#: _____ E-mail: joe@slaglearchitect.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ 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
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ 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
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 12-20-24 By: Joe Slagle

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

December 19, 2024

Re: Building permit no. BP-2023-142011: New Dental office at 7030 Holly Avenue NE.

Transportation Certification Letter

I, Joe Slagle am the architect of record for this project, and I visited the jobsite today for the purpose of viewing the parking lot, drive aisles, entrances, sidewalks and ADA accessibility requirements for the purpose of certifying that the construction matches the approved construction documents.

I hereby certify the work required by applicable codes have been completed in regard to Transportation Development. We are asking for approval for final Certificate of Occupancy.

The attached drawings and photos indicate the scope of work and my findings today at the jobsite. Please let me know if you need further information.

Thank you,



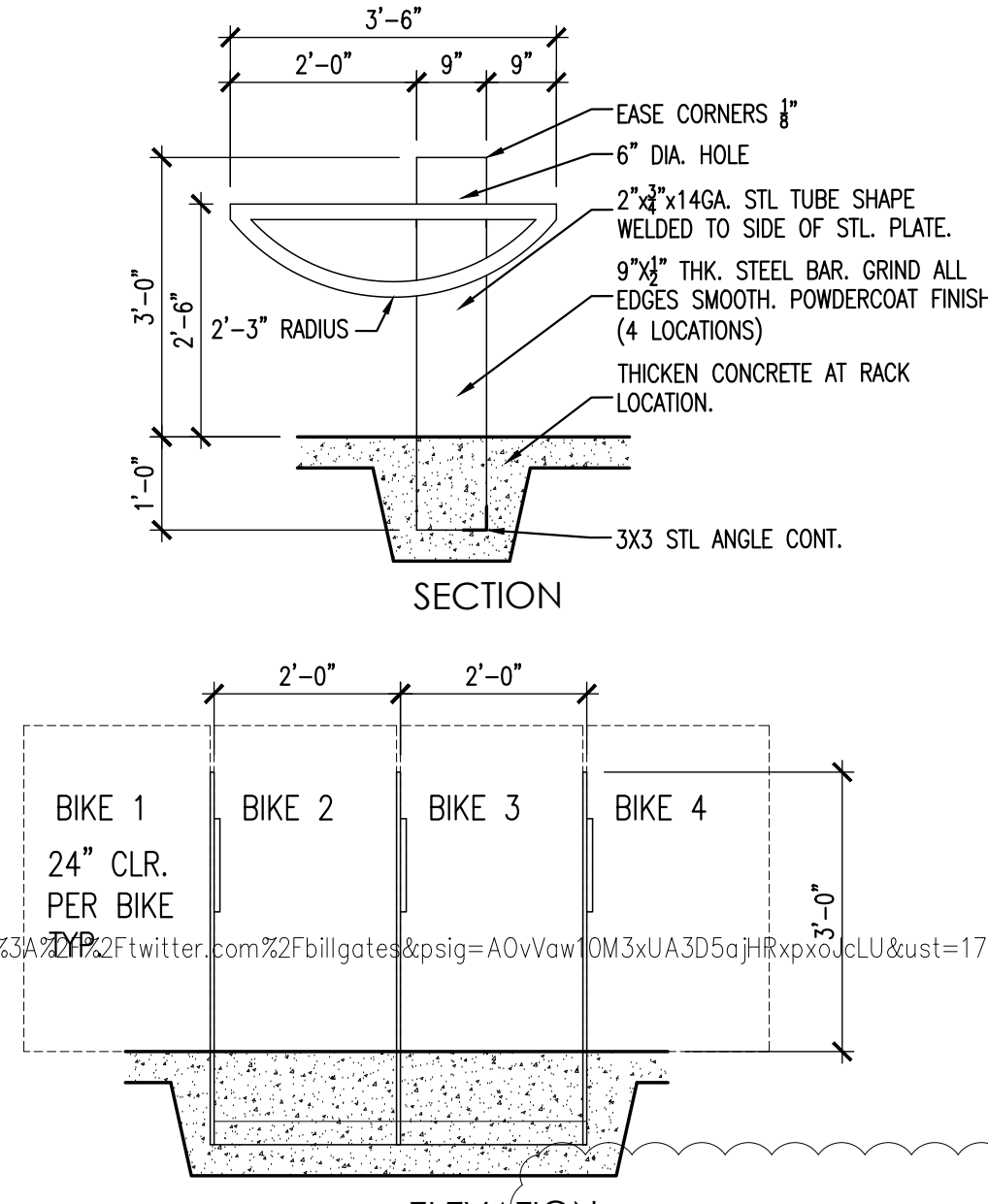
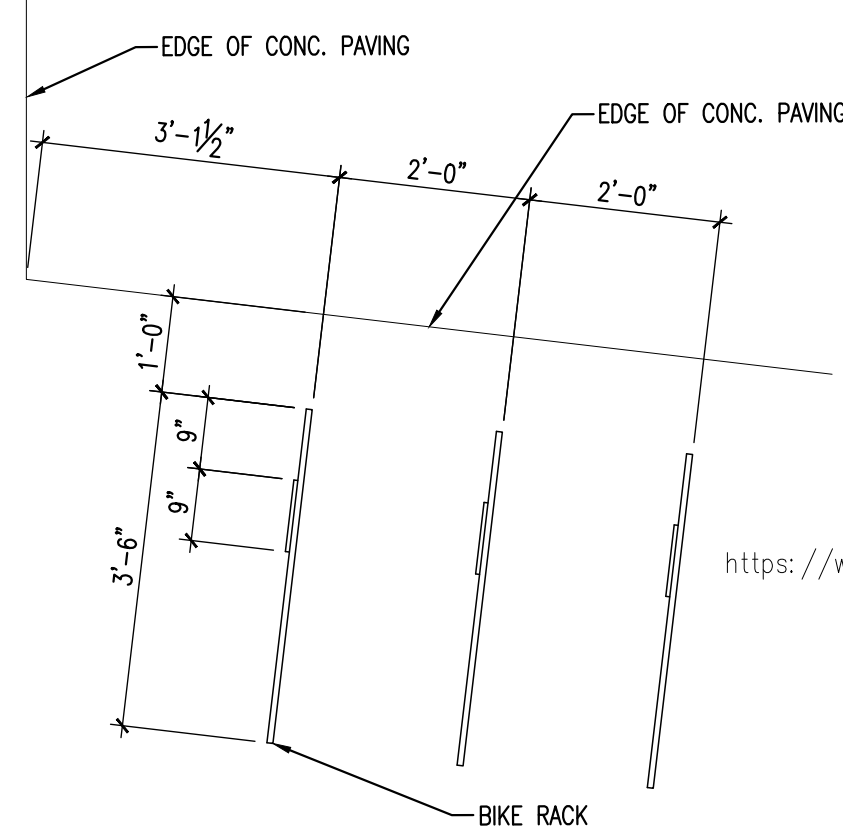
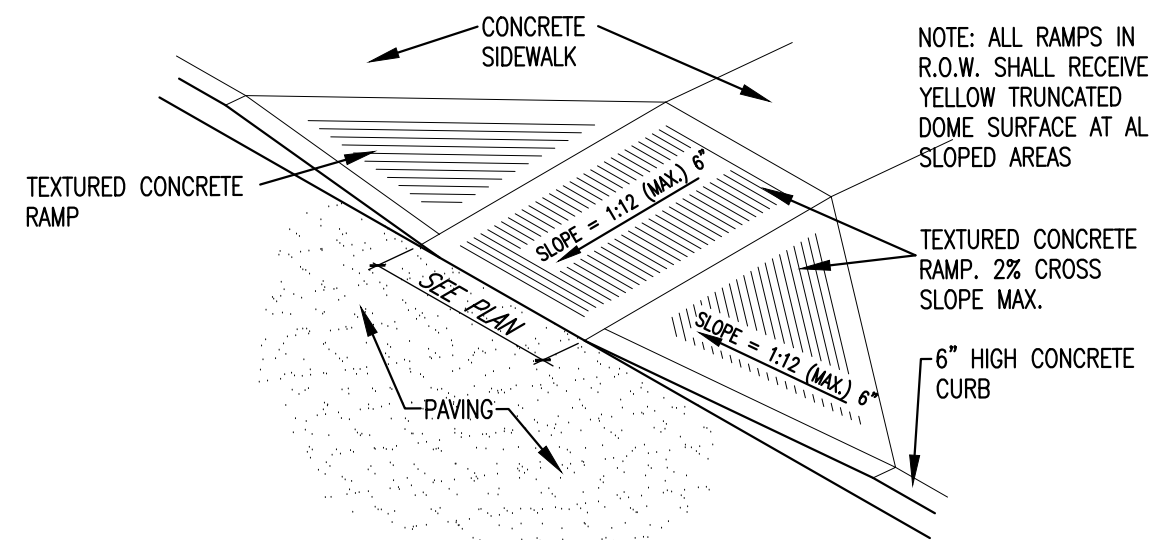
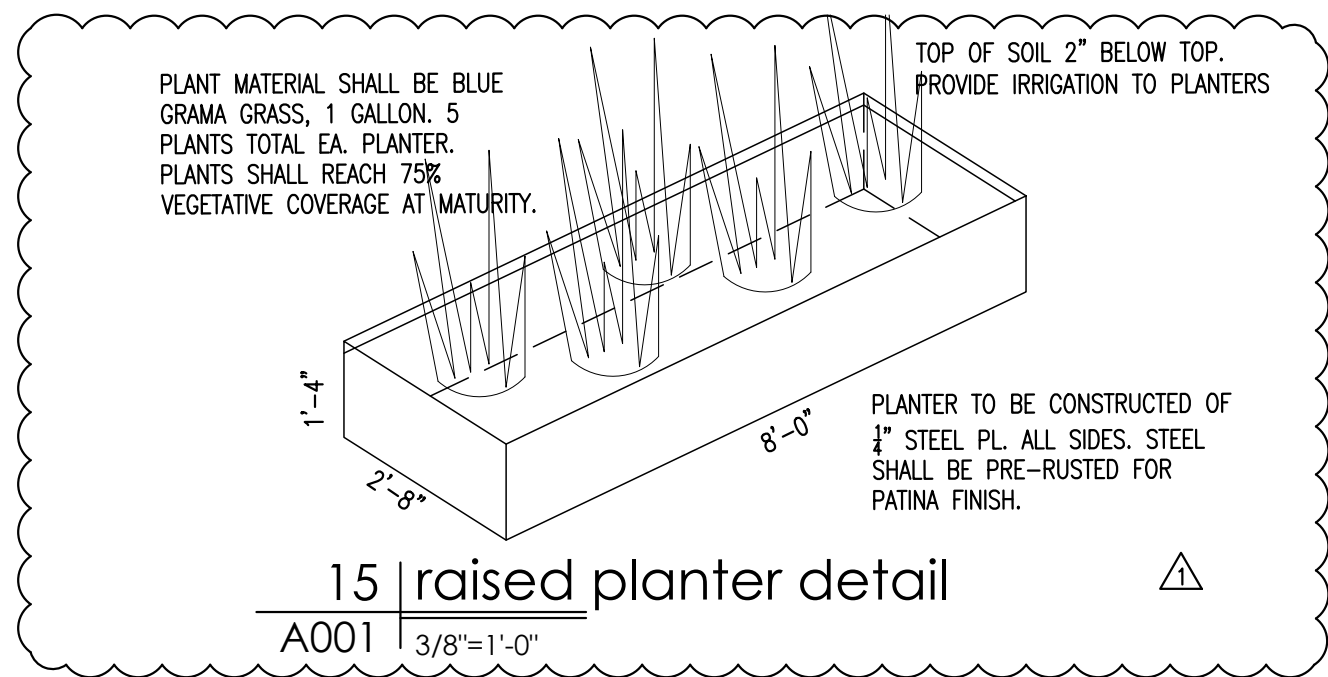
Joe Slagle Architect, Inc.





OVERLAY SITE PLAN

SITE LAID OVER EXISTING
CONDITIONS



vicinity map

A001 | no scale

SITE DATA	
SITE LOCATION	7030 HOLLY AVENUE NE ALBUQUERQUE, NM
LEGAL DESCRIPTION:	LOT 1-A-1-A-2, BLOCK 10 TRACT 2, UNIT 3 NORTH ALBUQUERQUE ACRES
UPC NUMBER:	101906403903830134
ZONING:	MX-1
ZONE ATLAS PAGE:	C-19
PREVIOUS DRB APPROVAL:	NONE
TOTAL LOT AREA:	26,214 SF, (.6018 AC)
GROSS BUILDING AREA:	5620 SF
NET LOT AREA (LOT AREA-BLD. FOOTPRINT):	20,594 SF
FLOOR AREA RATIO (GROSS BLDG AREA/LOT AREA):	21.4 %
PARKING CALCULATIONS:	TOTAL SPACES PROVIDED: 33 5620 SF/200 = 28 SPACES REQUIRED
ACCESSIBLE PARKING REQUIRED: 2 INCL. 1 VAN	TOTAL SPACES PROVIDED: 2
MOTORCYCLE PARKING REQUIRED: 2 SPACES	TOTAL SPACES PROVIDED: 2
BICYCLE PARKING REQUIRED: 10% OF PARKING REQ=3.3 TOTAL SPACES PROVIDED: 4	

site plan keyed notes:

- TRANSFORMER LOCATION: SEE ELEC.
- 10' PUBLIC UTILITY EASEMENT
- 20' WATER, SAN SEWER, & PRIVATE ACCESS EASEMENT
- 5' PRIVATE ACCESS EASEMENT
- DUMPSTER ENCLOSURE: SEE 12, 13 A001 A001
- PNM EASEMENT
- 10' GAS EASEMENT
- EXIST. SIDEWALK & CURB & GUTTER TO REMAIN: NOTE-ALL BROKEN OR CRACKED SIDEWALK & CURB & GUTTER MUST BE REPLACED PER STD DWG 2430 & 2415A
- NEW LIGHT POLE: SEE ELEC DWGS AND 12, 13 A001 A001
- PATIO: SEE FLOOR PLAN, SHEET A101 AND 11 A001
- NEW ASPHALT PAVING: SEE SOILS REPORT FOR PAVING SECTION
- 4" WIDE WHITE PARKING STRIPES
- NEW CURB AN GUTTER: SEE 17 A001
- EXISTING CONCRETE DRIVEWAY, CURB RETURNS AND ACCESSIBLE RAMP TO REMAIN. INSTALL TRUNCATED DOMES AT EXISTING RAMP: SEE STD DWG 2440 NOTE 10
- EXISTING ASPHALT DRIVEWAY TO REMAIN
- EXISTING ASPHALT CURB TO BE REMOVED
- REMOVE EXISTING ASPHALT CURB AND REPLACE WITH CONCRETE CURB TO MATCH EXISTING ADJACENT
- EXISTING CONCRETE SLAB TO BE REMOVED
- CLEAR SIGHT TRIANGLE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN THREE (3') AND EIGHT FEET (8') TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.
- EDGE OF EXISTING ASPHALT
- 30' WATER, SAN SEWER, & PRIVATE ACCESS EASEMENT
- BENCH BY OWNER
- ACCESSIBLE PARKING SPACES, RAMPS AND SIGNAGE: SEE 15 A001
- MOTORCYCLE PARKING: WHITE PAINT "MOTORCYCLE PARKING"
- MOTORCYCLE PARKING SIGN: SEE 18 A001
- COLOR CONCRETE THIS AREA. CONTROL JOINTS AS SHOWN
- CONCRETE WALK. WIDTH AS SHOWN. CONTROL JOINTS AS SHOWN
- DRAINAGE CULVERT WITH DIAMOND PLATE COVER: SEE 16 A001
- CONCRETE SPLASH BLOCK
- BIKE RACK: SEE 12, 13 A001 A001
- GAS METER LOCATION: SEE PLUMBING DRAWINGS
- LANDSCAPE AREA: SEE LANDSCAPE PLAN
- ELEC. EQUIP. LOCATION: SEE ELECTRICAL DWGS
- RAISED PLANTER: SEE 15 A001

SITE PLAN SITE DETAILS

A NEW DENTAL OFFICE FOR
GS DENTAL
7030 HOLLY AVE NE
ALBUQUERQUE, NM



revisions:

11-17-23 PERMIT COMMENT

date:

1-11-24

sheet:

A001

