

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 12, 2024

Douglas Heller, R.A
Mullen Heller Architecture, PC
1718 Central Ave. SW
Albuquerque, NM 87104

Re: VCA Vet Care Hospital
8850 Holly Ave. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 09-20-21 (C20-D071)
Certification dated 08-09-24

Dear Mr. Heller,

Based upon the information provided in your submittal received 08-09-24, 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:

- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
- The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

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

Sincerely,

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

MULLEN+HELLER

ARCHITECTURE. P.C.

August 9, 2024

Ernest Armijo, P.E., C.F.M., 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
VCA Vet Care Veterinary Hospital
8850 Holly Ave. N.E.**

Dear Mr. Armijo:

I, Doug Heller, NMRA with Mullen Heller Architecture P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved Traffic Circulation Layout, for Building Permit BP-2022-03523, dated 9/24/21.

I further certify that I have personally visited the project site on August 8, 2024, and have determined by visual inspection that the information provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief.

The scope of the improvements work required included adding truncated domes on the two driveway entrances on this property off of Holly Ave as well as striping 4 new motorcycle parking spaces against the building.

This certification is submitted in support 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



Attachments: Site Photographs from Visits Conducted on 8/8/24
Approved TCL dated 9/24/21

VCA Vetcare Site Inspection for TCL Improvements

August 8/2024



VCA Vetcare Site Inspection for TCL Improvements

August 8/2024



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August 8/2024



CODE DATA AND NOTES FROM EXISTING SITE PLAN (COA APPROVED SDP IN 2006)

SITE DATA

PROPOSED USAGE: RETAIL/RESTAURANT/BANK
LOT AREA: 447,657.43 S.F. (10.2768 AC.)
BUILDING AREA: 97,119 S.F.

PARKING CALCULATIONS:

PARKING REQUIRED:
RETAIL/BANK 87,158 GSF / 200 GSF 438 PARKING
RESTAURANT (JINJA) 8,661 GSF / 200 GSF 69 PARKING
RESTAURANT (SAXBY'S) 1,300 GSF / 200 GSF 22 PARKING

TOTAL PARKING: 527 SPACES

PARKING REDUCTION:

10% WITHIN 300' OF TRANSIT SYSTEM (ROUTE #91) 53 SPACES

5% SITE GREATER THAN 5 ACRES 26 SPACES

10% MIXED USES/SHARED PARKING 53 SPACES

TOTAL PARKING REDUCTION: 132 SPACES

TOTAL PARKING REQUIRED: 395 SPACES

TOTAL PARKING PROVIDED: 527 SPACES

HC PARKING REQUIRED: 8 SPACES (2 VAN)

HC PARKING PROVIDED: 24 SPACES (2 VAN)

BICYCLE SPACES REQUIRED: 16 SPACES

BICYCLE SPACES PROVIDED: 20 SPACES

GENERAL NOTES:

1. SITE LIGHTING WILL CONSIST OF BUILDING-MOUNTED OR STEEL POLE SEE BELOW FOR SITE LAYOUT AND TYPE.

2. THE SIGNAGE WILL CONSIST OF A MONUMENT SIGN AND BUILDING MOUNTED SIGN. THE MONUMENT SIGN SHALL NOT EXCEED 50 SQUARE FEET AND THE HEIGHT SHALL NOT EXCEED 8.00' (SEE ELEVATION SHEET 7.7 FOR DETAILS).

3. THIS SITE WILL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE.

4. CURRENT ZONING CURRENT IS SU-1 MIXED USED.

5. WATER AND SEWER: PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE CITY OF ALBUQUERQUE UTILITY DEPARTMENT.

6. BUILDINGS:

BUILDING HEIGHT: BUILDING STRUCTURE SHALL NOT EXCEED 36 FEET IN HEIGHT.

BUILDING TYPES AND COLORS: SEE ELEVATION PLANS, SHEETS 7.1 THRU 7.8.

7. THE LANDSCAPING PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

8. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

9. SITE PLAN FOR BUILDING PERMIT SHALL REQUIRE TO MEET THE SIGNAGE REQUIREMENTS OF C-1 ZONING SECTION 16-14-2-16-A-11 AND NOT NECESSARILY AS THOSE SHOWN ON THE SITE PLAN FOR BUILDING PERMIT.

10. MAINTENANCE OF PUBLIC OPEN SPACE AMENITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

NOTES:

- 6" CONCRETE CURB PER COA STD. DWG. #2415B TYP.
- LANDSCAPING AREA.
- HC ACCESSIBLE SIDEWALK RAMP.
- NEW ASPHALT PAVING AREA.
- 6" WIDE TEXTURED CONCRETE PEDESTRIAN CROSSING
- NEW TURN DOWN SIDEWALK.
- 6" WIDE ASPHALT PEDESTRIAN CROSSING
- NEW 4" SIDEWALK PER COA STD. DWG. #2430.
- EXISTING 6" SIDEWALK.
- EXISTING DRIVEWAY ENTRANCE
- 8" CMU REFUSE ENCLOSURE PER COA STANDARD WASTE DEPARTMENT STANDARDS.
- EXISTING CURB AND GUTTER.
- EXISTING POWER POLE.
- FUTURE CURB AND GUTTER.
- EXISTING UNIDIRECTIONAL WHEELCHAIR RAMP.
- 8' WIDE X 20' DEEP PARKING SPACES
- 9' WIDE X 18' DEEP PARKING SPACES
- HANDICAP SIGN PER COA STANDARDS.
- BICYCLE RACK
- TAM SPLIT FACE BLOCK WALL (HEIGHT NOT TO EXCEED 8').
- MONUMENT SIGN, REFER TO ELEVATION PLAN.
- TRANSFORMER
- CART RETURN

KEYED NOTES FOR CURRENT TCL:

- INSTALL TRUNCATED DOMES ON EXISTING ADA CURB RAMPS PER COA STANDARD DETAILS (#2446).
- PROPOSED MOTORCYCLE PARKING SPACES, 4' WIDE X 8' LONG, WITH 12" HIGH PAVEMENT TEXT "MC" AND SIGNAGE. SEE TCL-003.
- EXISTING BICYCLE RACK.
- PROPOSED BICYCLE RACK. REFER TO TCL-002 AND TCL-003.

CODE DATA: FOR CURRENT TCL

PROJECT DESCRIPTION:

THE PROJECT SCOPE IS AN INTERIOR RENOVATION OF A FORMER RETAIL STORE INTO A SPECIALTY ANIMAL HOSPITAL. THERE IS NO PROPOSED BUILDING AREA INCREASE.

THE PROJECT PROPOSES A CHANGE OF OCCUPANCY FROM THE EXISTING M (MERCANTILE) TO B (BUSINESS).

THE PROJECT SCOPE INCLUDES LIMITED SITE WORK TO RECONFIGURE AN EXISTING LOADING DOCK AREA ON THE NORTH INTO A FENCED PET WALKING/RELIEF AREA.

ALL OTHER EXISTING SITE FEATURES, PARKING, FIRE ACCESS AISLES, DRIVEWAYS, FIRE HYDRANTS, FIRE LANES, LANDSCAPING, STRIPING, AND TRAFFIC FLOW ELEMENTS ARE TO REMAIN.

NOTE: THE BASE UNDERLAY SITE PLAN IS FROM THE EXISTING COA APPROVED DRAWING SET FOR THE SITE DEVELOPMENT, WHICH WAS NOT GENERATED BY MULLEN HELLER ARCHITECTURE.

BUILDING ADDRESS: 8850 HOLLY AVE. N.E., ALBUQUERQUE, NM 87122

UPC: 102006417002830121

LEGAL DESCRIPTION: LOT 3-A PLAT OF LOTS 2-A AND 3-A VENTURA PLACE 4.4407 AC

IDO ZONE DISTRICT: MX-L

ZONE ATLAS PAGE: C-20-2

BUILDING GROSS AREA: 28,000 SF (BUILDING AREA OF PROJECT SCOPE)

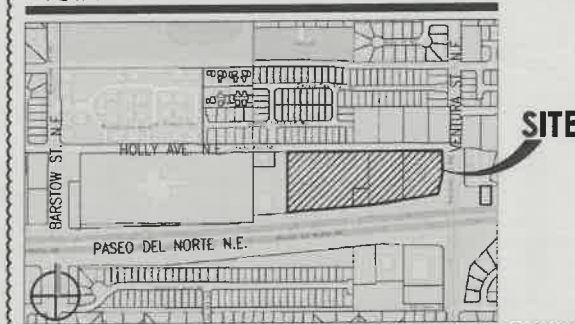
TOTAL LOT AREA: 10,2768 ACRES (ENTIRE SITE)

MOTORCYCLE PARKING: REQUIRED MOTORCYCLE PARKING PER IDO TABLE 5-5-4:

FOR REQUIRED OFF-STREET VEHICLE PARKING SPACES 51-100 (SEE FOLLOWING PARKING CALCULATIONS), PROVIDE 3 MOTORCYCLE SPACES MINIMUM.

PROVIDED MOTORCYCLE PARKING: 4 SPACES

VICINITY MAP



PARKING CALCULATIONS:

EXISTING OCCUPANCY: M (MERCANTILE)

PRE-IDO PARKING CALCULATION (EXISTING PARKING):

RETAIL: 1 SPACE/200 GSF: 28,000 GSF/200 = 140 SPACES REQUIRED

PARKING REDUCTIONS:

10% WITHIN 300' OF TRANSIT SYSTEM: 14 SPACES

5% SITE GREATER THAN 5 ACRES: 7 SPACES

10% MIXED USES/SHARED PARKING: 14 SPACES

TOTAL REDUCTIONS: 35 SPACES

THUS, TOTAL EXISTING PARKING REQUIREMENT: 105 SPACES

PROPOSED OCCUPANCY: B (BUSINESS: VETERINARY HOSPITAL)

IDO PARKING CALCULATION FOR FOR B (BUSINESS: VETERINARY HOSPITAL):

2.5 SPACES / 1,000 GSF = 70 SPACES REQUIRED

THUS, EXISTING PARKING PROVIDES ADEQUATE SPACES FOR PROPOSED CHANGE OF OCCUPANCY.

GENERAL NOTES FOR CURRENT TCL:

- THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- ANY ENCROACHMENT OR OVERHANG INTO THE R.O.W. FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
- ALL CURBS SURROUNDING LANDSCAPING SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).

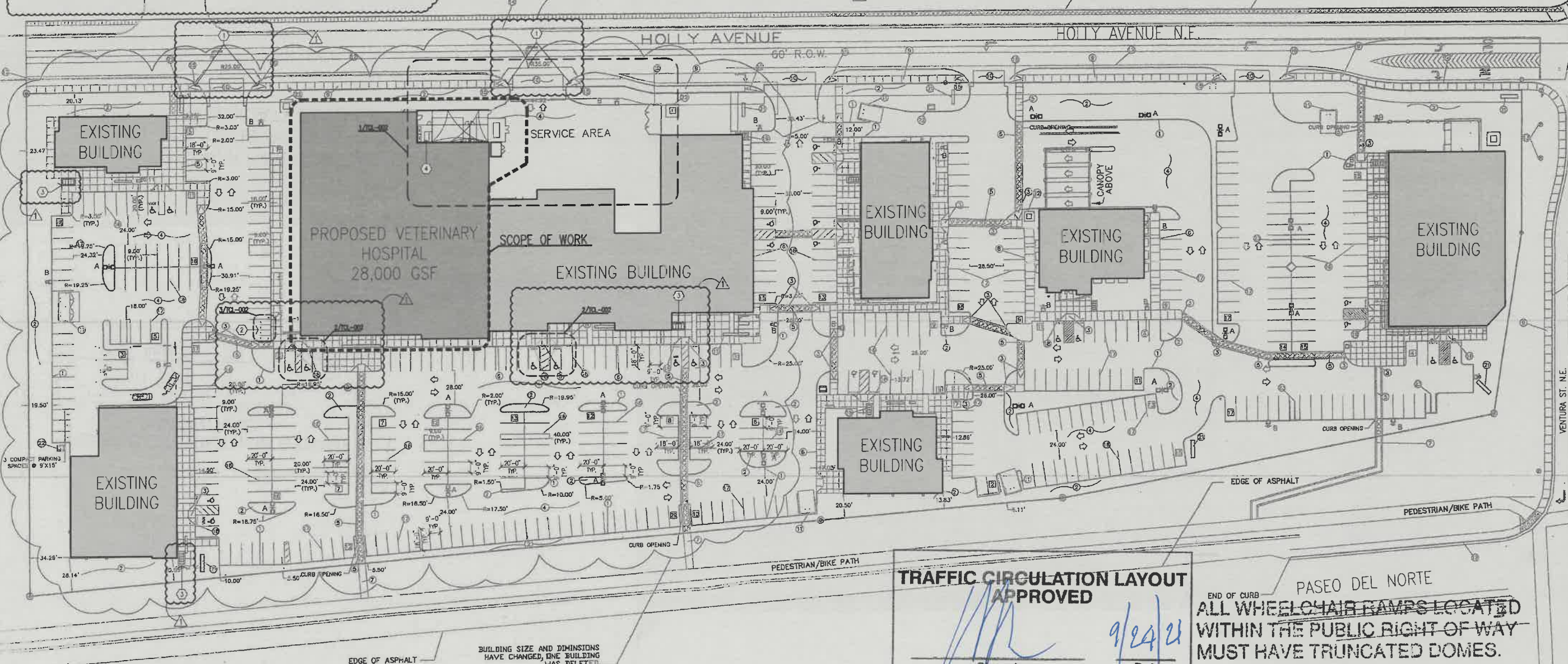
E. ALL SIGNAGE AND FENCES WILL BE DONE UNDER SEPARATE PERMIT.

F. ALL IMPROVEMENTS LOCATED IN THE R.O.W. MUST BE INCLUDED ON A PUBLIC WORK ORDER WITH DRC APPROVED PLANS.

G. CONTRACTOR TO REFERENCE COA STANDARD DETAILS 2430 AND 2415 FOR ALL NEW SIDEWALKS AND CURB AND GUTTER, RESPECTIVELY.

H. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPAIRED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARD DETAILS 2430 AND 2415, RESPECTIVELY.

I. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.



TRAFFIC CIRCULATION LAYOUT APPROVED

Signed Date 9/24/21

END OF CURB
PASEO DEL NORTE
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

Site Plan for Traffic Circulation Layout
Scale: 1" = 40'

DESCRIPTION

BY

DATE

REV

09-20-2021

KBP

09-20-2021

09-20-2021

COA PLAN REVIEW COMMENTS

mullen heller architecture

MD ARCHITECTS

STATE OF NEW MEXICO
JOHN DOUGLAS HELLER
NO. 2827
REGISTERED ARCHITECT
09-20-2021

MULLEN HELLER ARCHITECTURE

1716 CENTRAL AVE SW | STE. D

ALBUQUERQUE, NM 87104

P | 505.268.4144

F | 505.268.4244

www.mullenheller.com

JOB NUMBER

21-06

DRAWN BY

KBP

PROJECT MGR

DH

DATE

09-20-2021

PHASE

CD

PROJECT

VCA VET CARE HOSPITAL

8850 Holly Ave Northeast

Albuquerque, NM 87122

TITLE

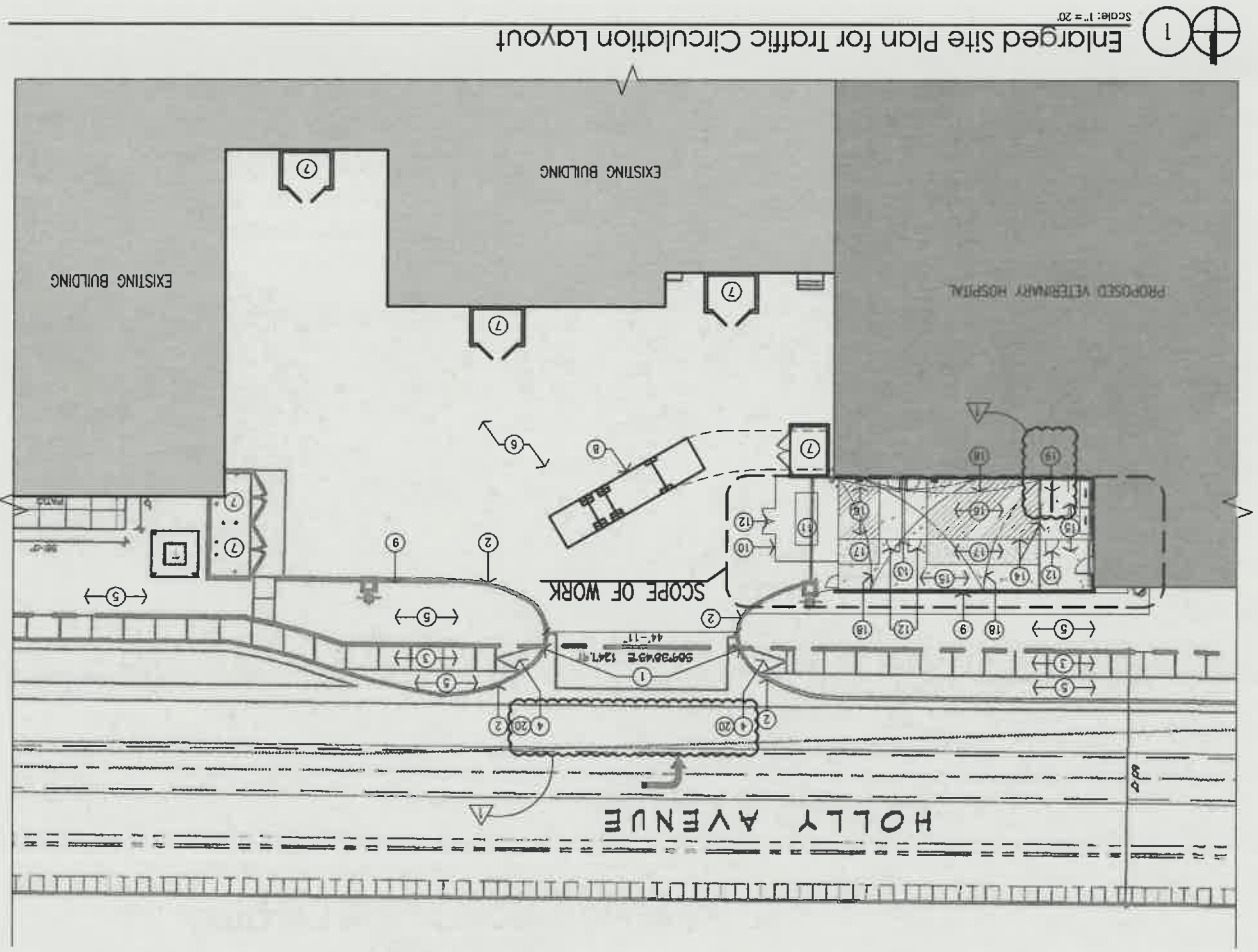
Traffic Circulation Layout

SHEET

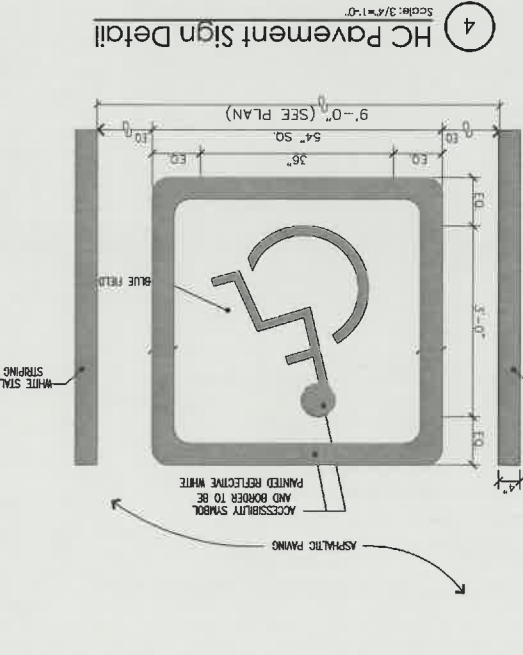
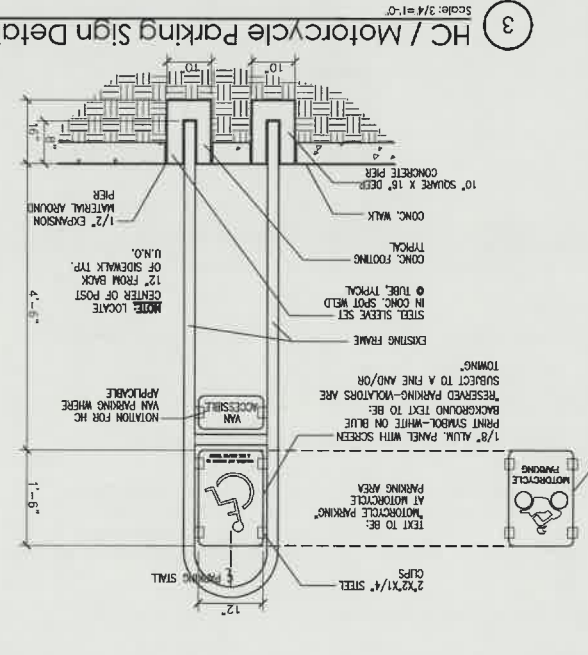
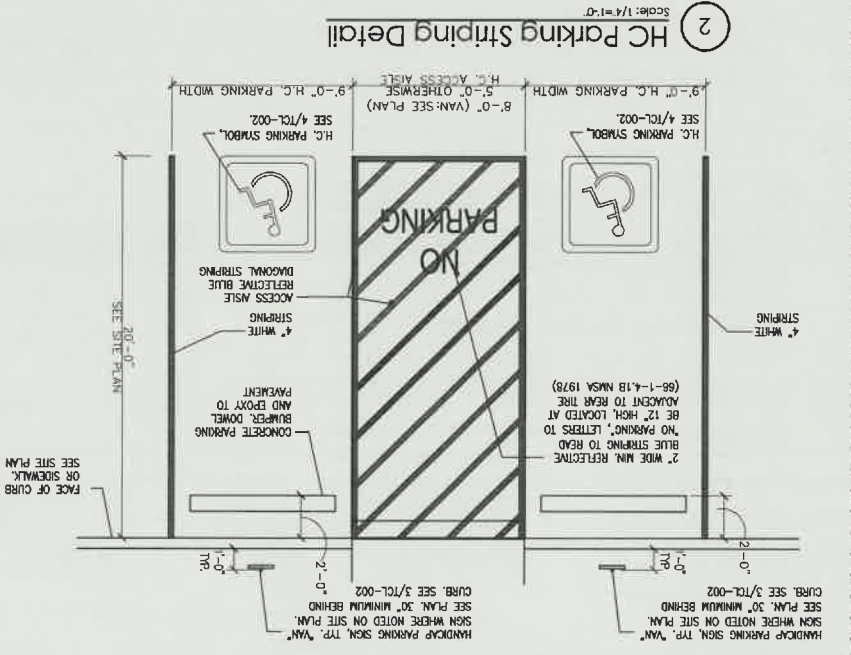
TCL-001

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed
Date 9/24/24

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

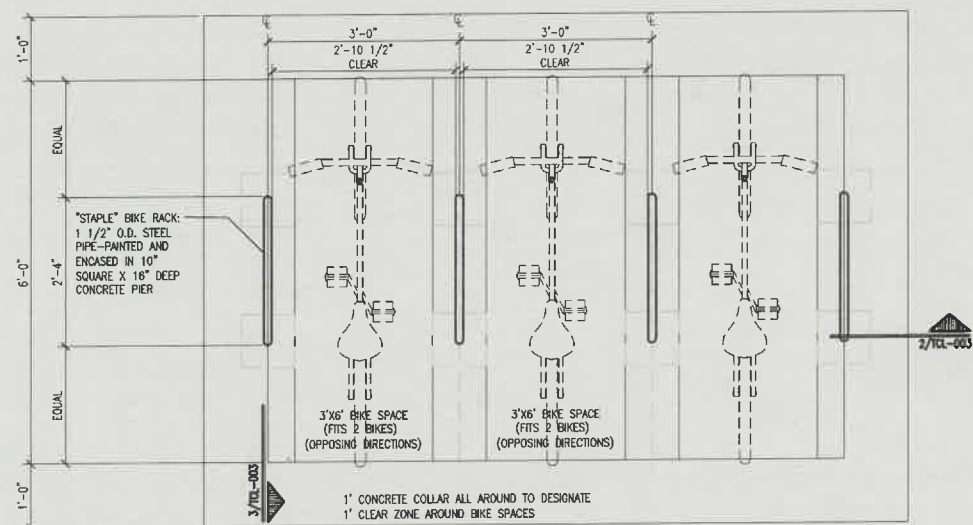


- GENERAL NOTES:
- THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
 - LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT TRIANGLES, THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER FAN) WILL NOT BE REMOVED.
 - ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVIEWABLE EMPLOYMENT PERMIT.
 - ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER WITH DRG APPROVED PLANS.
 - ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPAIRED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARD DRAWS 2430 AND 2415.
 - REPAIRS TO EXISTING SIDEWALKS AND CURBS WILL BE REQUIRED TO ALLOW FOR GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION.
 - MAINTENANCE AND REPAIR PURPOSES.
- KEYED NOTES:
- EXISTING DRIVEWAY TO REMAIN.
 - EXISTING CURB TO REMAIN.
 - EXISTING SIDEWALK TO REMAIN.
 - EXISTING SIDEWALK RAMP TO REMAIN.
 - EXISTING SIDEWALK TO REMAIN.
 - EXISTING SIDEWALK TO REMAIN.
 - EXISTING REFUSE ENCLOSURE TO REMAIN.
 - EXISTING SOLID WASTE TRUCK FOR REFERENCE ONLY.
 - EXISTING CURB SIDEWALK WALL TO REMAIN.
 - PROPOSED 6'-0" HIGH BLACK CHAIN-LINK FENCE FENCE AROUND PROPOSED GENERATOR W/ MESH.
 - PROPOSED ELECTRICAL GENERATOR.
 - PROPOSED GATE.
 - PROPOSED 4'-0" HIGH 6" CMU WALL PAINTED TO MATCH BUILDING.
 - PROPOSED 6'-0" HIGH NO-CURB STYLE BLACK CHAIN-LINK FENCING.
 - PROPOSED CONCRETE PAVED SURFACE.
 - PROPOSED TIER TURF INSTALLED ON 6" DECOMPOSED GRANITE BASE.
 - PROPOSED 6" DEEP DECOMPOSED GRANITE GROUND COVER.
 - PROPOSED OVERHEAD SHADE CANOPY STRUCTURE.
 - NEW 6" WHITE BLACK ROLLED TO CONCRETE, REPAIRS 3 SPACES, SEE TOL-003 FOR DETAILS.
 - INSTALL TRUNCATED DOMES ON EXISTING ADA CURB RAMPS PER COA STANDARD DETAILS (2446).

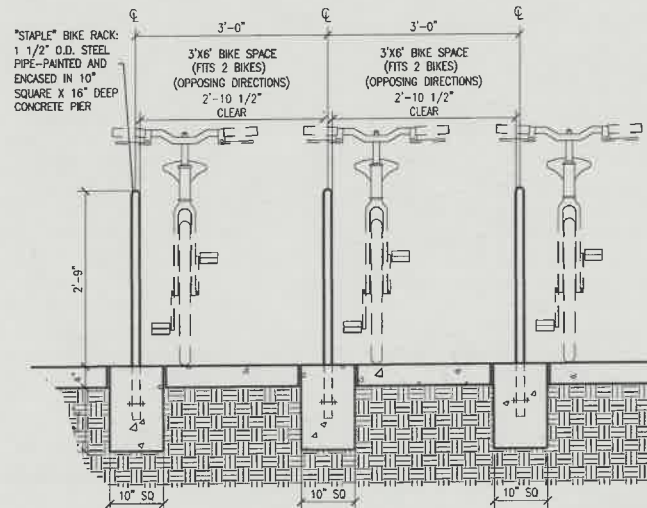


TRAFFIC CIRCULATION LAYOUT
APPROVED

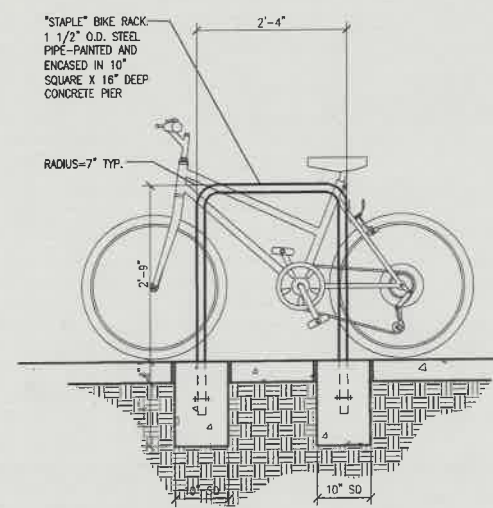
Signed _____ Date 9/29/21



1 Bicycle Rack Partial Plan Detail
Scale: 3/4"=1'-0"
REFER TO PLAN FOR TOTAL QUANTITY



2 Bicycle Rack Front Detail
Scale: 3/4"=1'-0"



3 Bicycle Rack Side Detail
Scale: 3/4"=1'-0"

REV	DATE	BY	DESCRIPTION
1	9/29/21		
2	9/29/21		
3	9/29/21		
4	9/29/21		
5	9/29/21		



MULLEN HELLER ARCHITECTURE
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ALBUQUERQUE, NM 87104
P | 505.268.4144
F | 505.268.4244
www.mullenheller.com

JOB NUMBER 21-06
DRAWN BY KBP
PROJECT MGR DH
DATE 09-20-2021
PHASE CD

PROJECT
VCA VET CARE HOSPITAL
8850 Holly Ave Northeast
Albuquerque, NM 87122
TITLE
Traffic Circulation Layout

SHEET
TCL-003

220-0071