CITY OF ALBUQUERQUE



November 20, 2020

John Douglas Heller, RA Mullen Heller Architecture, PC 1718 Central Ave SW, Suite D Albuquerque, NM 87104

Re: Dr. Fanning Orthodontics

8130 Ventura St. NE

90-Day Temporary Certificate of Occupancy Transportation Development Final Inspection

Engineer's/Architect's Stamp dated 7-31-19 (C20D084)

Certification dated 10-28-20

Dear Mr. Heller.

Based upon the information provided in your submittal received 11-18-20, Transportation Development has no objection to a <u>90-day Temporary Certificate of Occupancy</u> based. This letter serves as a "green tag" from Transportation Development for a <u>90-day Temporary Certificate of Occupancy</u> 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

 Prior to release of Final CO a roadway easement is required for future roundabout. Please contact The Traffic Engineer Jeanne Wolfenbarger @ 505-924-3991 or at www.iwolfenbarger@cabq.gov for questions.

NM 87103

If you have any questions, please contact me at (505) 924-3981.

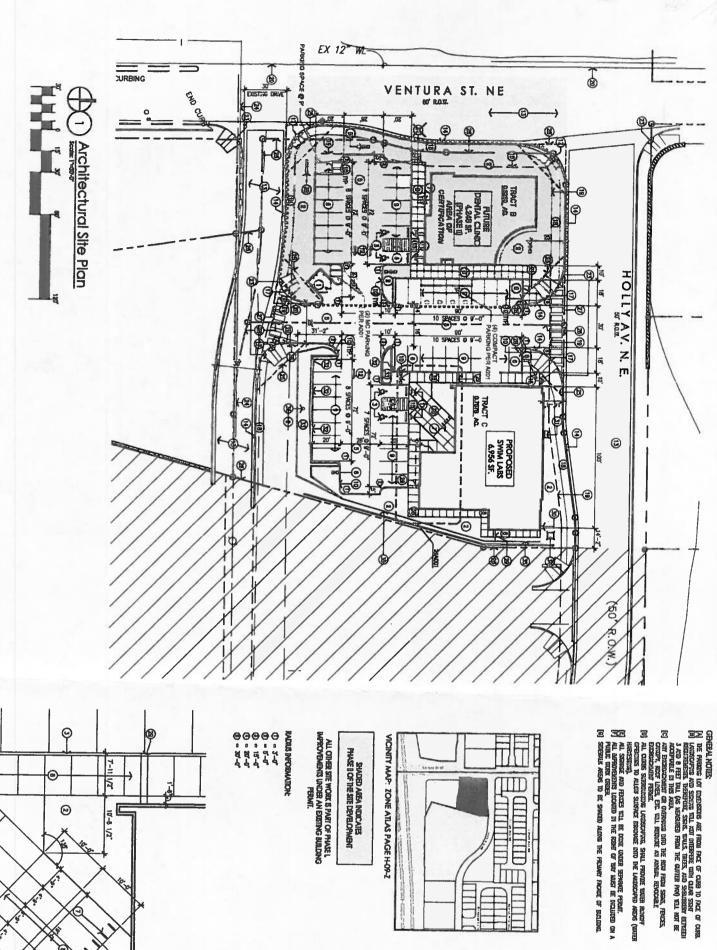
www.cabq.gov

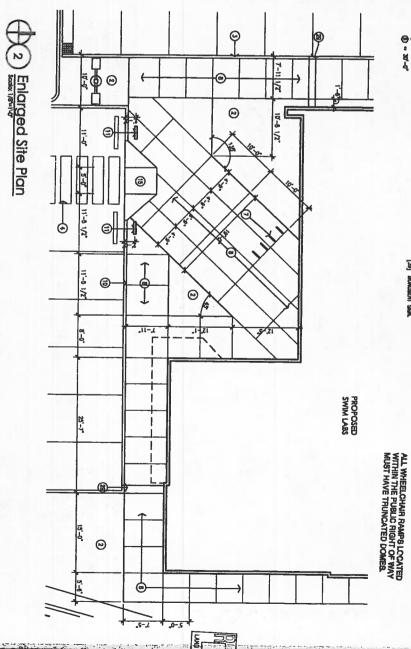
Sincerely,

Ernie Gomez.

Plan Checker, Planning Dept. Development Review Services

EG via: email C: CO Clerk, File





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PROJECT **SwimLabs** 8120 Ventura St. NE Albuquerque, NM 87122

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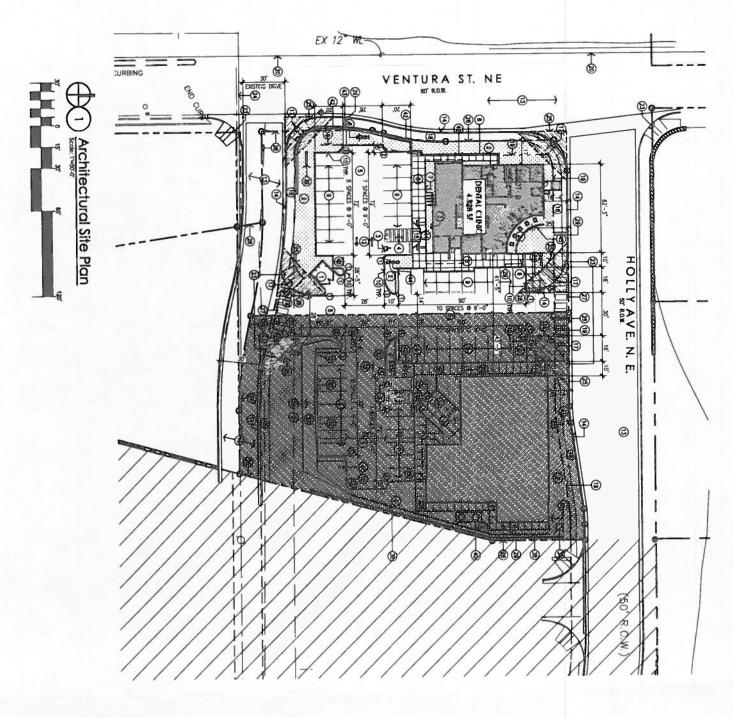
TITLE Traffic Circulation Layout











RADRIS INFORMATION:

(i) = 5'-0"
(i) = 5'-0"
(ii) = 15'-0"
(ii) = 20'-0"
(iii) = 20'-0"

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(5) PROPOSED METHOD HANDLOF FOR 68-1-4.1.8 HASA HERY SEE 5/4002.

(6) PROPOSED DEFE BACK WITH 3 SAMCES SEE 10/4002.

(7) PROPOSED OMNOBET SIGNAMA. OMNTS CHEM'S 20'-0". SEE 7/4002.

(8) PROPOSED OMNOBET SIGNAMA.

mullen heller architecture

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PROJECT Fanning Orthodontics 8130 Ventura Street NE Albuquerque, NM 87122

A001

Architectural Site Plan

DRAWN BY SEJ | AV PROJECT MCR JOB NUMBER SHELL PERMIT 02-11-2020 18-15 ğ



MULLENIELLER ARCHITECTURE, P.C.

October 28, 2020

Jeanne Wolfenbarger, 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 Dr. Fanning Orthodontics 8130 Ventura St NE Albuquerque, NM 87122

Dear Ms. Wolfenbarger:

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 Control Layout (Permit #BP-2020-05944). The attached Traffic Control Layout shows "redlined" revisions made to the site plan per construction coordination.

This certification only pertains to Tract B of the development. I further certify that I have personally visited the project site on October 23, 2020, 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.

The construction of the sitework matches the approved permit drawings with a few minor exceptions, which include:

- Given the dramatic slope of the site, it was determined that an accessible sidewalk connection to the public sidewalk would not be possible on the west side of the parking lot. Connection to the public sidewalk is still available at the northeast corner of the property.
- In the approved Architectural Site Plan, four parking spaces were updated to be "compact" to make room for a more generous sidewalk
- The motorcycle parking moved next to the trash enclosure for a more efficient use of space.

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

Doug Heller, AIA, LEED AP

Attachments:

Site Photographs from Visits Conducted on 10/23/2020

Approved TCL for Permit dated 08/02/2019

Approved Architectural Site Plan for Permit dated 02/20/2020

