

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 90-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 90-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:

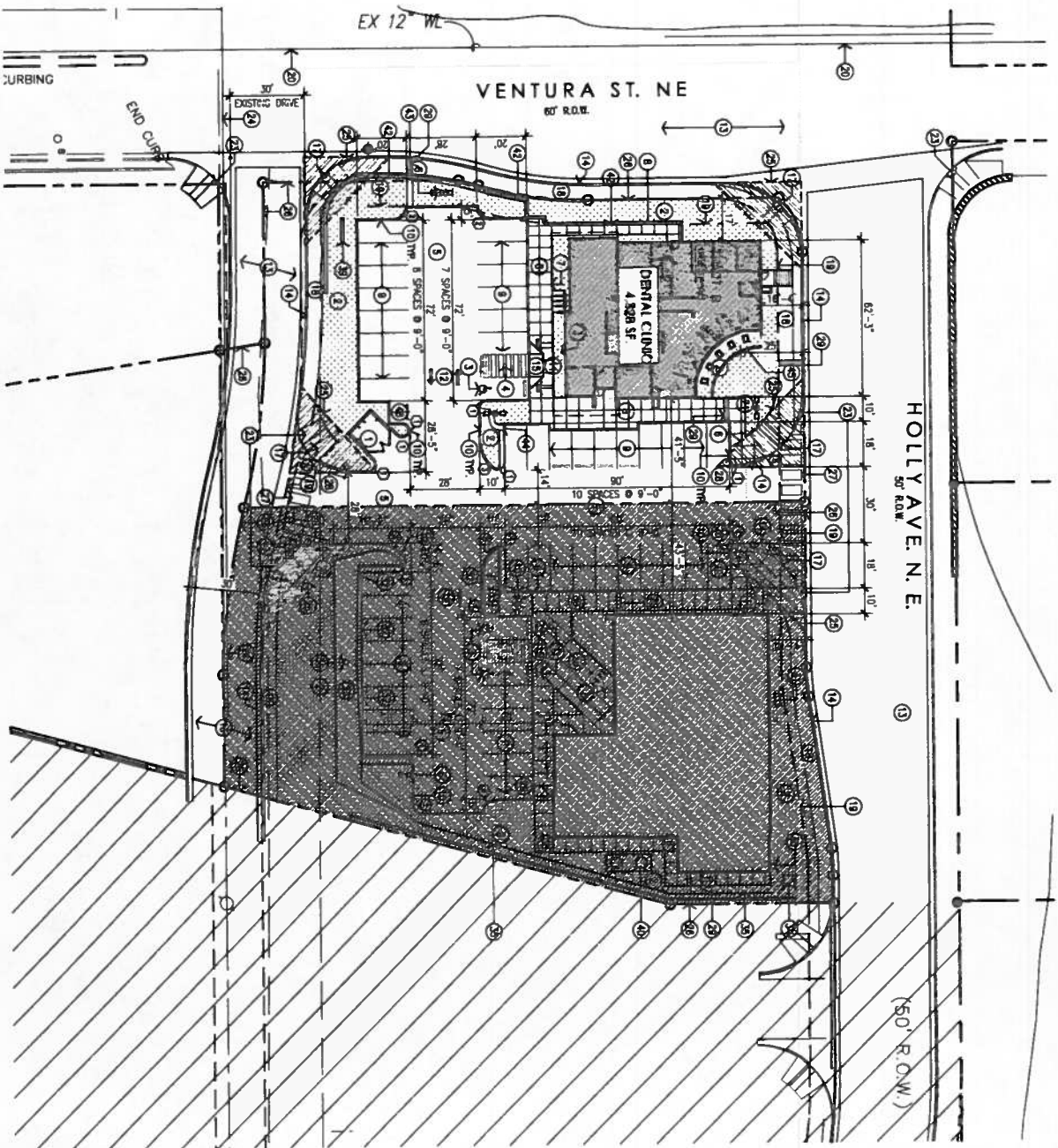
- Prior to release of Final CO a roadway easement is required for future roundabout. Please contact The Traffic Engineer Jeanne Wolfenbarger @ 505-924-3991 or at jwolfenbarger@cabq.gov for questions.

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

Sincerely,

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



- 1) PROPOSED RENTSE ENCLOSURE, 1/4002.
 2) PROPOSED LANSOPING AREA, REFER TO LANSOPING
 PLAN.
 3) PROPOSED PROPOSED INCLUSIVE SIGN, SEE 6/4002.
 4) PROPOSED STAFFED HANDBASE SIGN WITH 12 HOUR
 LIMITED LETTERING, NO PARKING PERM 08-1-4-1.B MUST
 1978, SEE 6/4002.
 5) PROPOSED ASYLUM MARK.
 6) PROPOSED SET LANDING, SEE GENERAL NOTES.
 7) PROPOSED SET LANDING, SEE 10/4002.
 8) PROPOSED SET LANDING, WITH CONTROL ADJUTS
 EVERY 8'-0" AND DEMONSTRATION ADJUTS EVERY 30'-0". SEE
 7/4002.
 9) PROPOSED PAINTED PARKING STRIPING.

- SHADED AREA INDICATES
PHASE 1 OF THE SITE DEVELOPMENT
- VICINITY MAP: ZONE ATLAS PAGE H-09-2
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- THIS PROJECT IS PHASE 2 OF THE DEVELOPMENT.
- RADIUS INFORMATION:
- ① = 3'-0"
 - ② = 5'-0"
 - ③ = 15'-0"
 - ④ = 20'-0"
 - ⑤ = 30'-0"
- ① EXISTING ASPHALT ROAD.
② EXISTING CONCRETE CURB TO REMAIN.
③ PROPOSED 16' RAMP. SEE 6/1002.
④ EXISTING FIRE HYDRANT TO REMAIN.
⑤ EXISTING CITY STANDBY HC RAMP. INSTALLED TRANSCUTED DOWNS PER COA STANDARDS.
⑥ EXISTING CITY STANDBY SPOKEWALL.
⑦ EXISTING 10' PUBLIC UTILITY EASEMENT.
⑧ EXISTING 20' PUBLIC UTILITY EASEMENT.
⑨ PROPOSED 16' RAMP. SEE 6/1002.
⑩ PROPOSED 16' RAMP. SEE 6/1002.
⑪ EXISTING 30' ACCESS EASEMENT.
⑫ EXISTING CURB CUT TO REMAIN.
⑬ EXISTING UNDERGROUND POWER LINES.
⑭ CLEAR SHIRT TAILWIDE LANDSCAPE, AND SPURVE WILL NOT INTERFERE WITH CLEAR SHIRT REQUIREMENTS.
⑮ THEORETICAL, SIGN, WALL, TREES, AND SHIRTSBERRY BETWEEN 1 AND 8 FEET WALL (AS MEASURED FROM THE OTHER WALL) WILL NOT BE ACCEPTABLE IN THE CLEAR SHIRT TAILWIDE.
⑯ EXISTING SIDEWALK.
⑰ NEW PLANTED STRIPING.
⑱ THE NEW CURB INTO EXISTING CURB CUT.
⑲ NEW SPOKEWALL CURB. REFER TO CHAL.
⑳ NEW WALL. MAINTAINED REGISTRATION CONTROL BOX. REFER TO LANDSCAPE.
㉑ NEW REGISTRATION SIGNATURE PREVENTION IN HOT BOX.
㉒ REFER TO LANDSCAPE.
㉓ NEW 2' CURB OVERLAP. REFER TO CHAL.
㉔ NEW STORM WATER PAVEMENT. REFER TO CHAL.
㉕ NEW CONCRETE PAD FOR TRANSFORMER. REFER TO CHAL.
㉖ NEW SHALE. REFER TO CHAL.
㉗ REMOVE PORTION OF EXISTING CURB TO ALIGN WITH NEW CURB.
㉘ FRENCH DRAIN. REFER TO CHAL.
㉙ PROPOSED CONCRETE SPOKEWALL. SEE 2/1001.
㉚ PROPOSED 50 SF. MONUMENTAL SIGN.
㉛ SHAD INTERCEPTOR. REFER TO PLUMBING.
㉜ LEVEL AREA OUTSIDE STOREFRONT AND LANDSCAPE WALL.
㉝ NEW RETAINING WALL.
㉞ OPEN THROUGH CURB & UNDER SPOKEWALL (REFER TO CHAL).
㉟ OPEN THROUGH CURB (REFER TO CHAL).
㊱ NEW SPOKEWALL. EXISTING WALL WILL FOLLOW CURVE OF BUILDING. REFER TO CHAL FOR EXISTING AND HEIGHTS OF WALL.
㊲ NEW 4'0" WIDE X 8'-0" LONG MOTORCYCLE SPACES WITH SPURVE AT EACH SPACE.

- SITE LIGHTING NOTES:**
- [A] THE LOCATION OF THE LUMINAIRES, TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
 - [B] THE MAXIMUM HEIGHT OF A LIGHT POLE MOUNTED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 20'-0" MAXIMUM.
 - [C] LUMINAIRES TO BE PROVIDED ON COMMERCIAL BUILDING FRONTS SHALL BE MOUNTED AT 15 FEET MAXIMUM.
 - [D] LUMINAIRES TO BE PLACED UNDER, AND HIGH-PRESSURE SODIUM LUMINAIRES, AND UN-SHIELDED UNDERLUMINAIRES SHALL BE PROHIBITED AT 20 FEET MAXIMUM.

[illegible]

MULLEN HELLER

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

