

# CITY OF ALBUQUERQUE



May 24, 2016

Aspen Design  
Eric Shreve  
PO Box 14907  
Albuquerque, NM

**Re: Trapnell – ABQ Othodontics  
6411 Los Volcanes NW  
Request for Certificate of Occupancy- Transportation Development  
DRB Approval dated 10-2-14 (J09-D022)  
Certification dated 5-23-16**

Dear Mr. Niski,

Based upon the information provided in your submittal received 5-19-16, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a “green tag” from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

Albuquerque

Sincerely,

New Mexico 87103

www.cabq.gov

Racquel M. Michel, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

\gs via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

**TRAPNELL**

Project Title: ABQ Ortho Building Permit #: \_\_\_\_\_ Hydrology File #: 1090022  
DRB#: 14 DRB-70288 EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
City Address: 64011 Los Volcanos

Applicant: Eric Shreve Contact: \_\_\_\_\_  
Address: P.O. Box 14907  
Phone#: 974-5000 Fax#: \_\_\_\_\_ E-mail: Shreve@TrinityNM.com  
Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

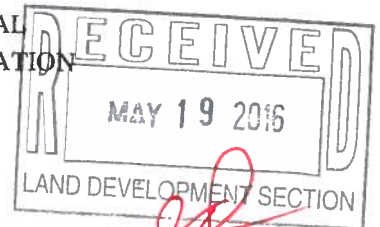
- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- GRADING/ESC PERMIT APPROVAL
- 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
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- PRE-DESIGN MEETING?
- OTHER (SPECIFY) \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- AS-BUILT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- NEIGHBORHOOD IMPACT ASSESMENT (NIA)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) \_\_\_\_\_



IS THIS A RESUBMITTAL?:  Yes  No

DATE SUBMITTED: 5-20-16 By: Eric Shreve

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE RECEIVED: \_\_\_\_\_

5-23-16

# Traffic Certification

ASPEN DESIGN 8019 EDITH BLVD, ALBUQUERQUE NM 87113

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I Eric Shreve NM Registered Architect of Aspen Design, hereby certify that this project (ABQ Orthodontics) is in substantial compliance with and in accordance with the design intent on the DRB approved plan dated 8-11-2014. The recorded information edited onto the original design document has been obtained by Eric Shreve of the firm - Aspen Design. I further certify that I have personally visited the project site at 6401 Los Volcanos road 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.

If you should have any questions concerning this site and the traffic layout verification.

Please feel free to call me.

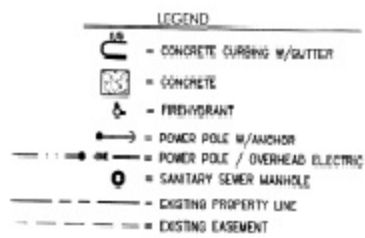
Sincerely



Eric Shreve

505-974-5000





- KEY NOTES**
1. 2'-0" RADII
  2. CONCRETE SIDEWALK, SLOPE SIDEWALK 1/4"/FT. AWAY FROM BUILDING.
  3. 6" RISED CONCRETE CURB PER CITY OF ALBUQUERQUE STANDARDS, REF. SHEET C-2 AND GRADING AND DRAINAGE PLAN.
  4. ROLLED ASPHALT CURB.
  5. SWIMPOON DUMPSTER LOCATION, REF. C2 FOR DETAILS.
  6. 2" WIDE PAINTED PARKING STRIPS PER CITY OF ALBUQUERQUE STANDARDS, REF. C-2 FOR DETAILS.
  7. HANDICAP STRIPS PER CITY OF ALBUQUERQUE STANDARDS, REF. C-2 FOR DETAILS.
  8. HANDICAP ACCESSIBLE ASILE PER CITY OF ALBUQUERQUE STANDARDS, REF. C-2 FOR DETAIL.
  9. HANDICAP ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE STANDARDS, REF. C-2 FOR DETAIL.
  10. ASPHALT PAVING.
  11. LANDSCAPING AREA, REF. LANDSCAPING PLAN.
  12. BIKE RACK, REF. C-2 FOR DETAIL.
  13. NEW 5' HIGH CMU WALL W/ WROUGHT IRON TOP.
  14. HANDICAP ACCESSIBLE SIGNAGE PER CITY REQUIREMENTS, REF. C-2 FOR DETAILS.
  15. MOTORCYCLE PARKING SIGNAGE PER CITY REQUIREMENTS.
  16. PEDESTRIAN WALK-N-WAY.
  17. CONCRETE SLAB AND AFFOR. FOR DUMPSTER.
  18. EXISTING FIRE HYDRANT.
  19. BUILDING SIGNAGE.
  20. NEW 4" CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARDS WILL SURFIT FOR A SIDEWALK VARIANCE TO MEET ATYSED MASTER PLAN.
  21. EXISTING CURB AND GUTTER TO REMAIN.
  22. CUT CURB AND GUTTER FOR NEW CURB CUT DRIVEWAY PAD.
  23. EDGE OF EXISTING ASPHALT.
  24. 10" OF "DRINKLE" RP RWP SURFACE.

**PARKING REQUIREMENTS**

| PARKING REQUIREMENTS       |                                      |
|----------------------------|--------------------------------------|
| MEDICAL AND DENTAL CLINICS | 6 SPACES FOR EACH DOCTOR             |
| PARKING REQUIRED:          | (2) DOCTOR = 10 SPACES REQUIRED      |
| PARKING PROVIDED:          | 30 REGULAR SPACES                    |
|                            | 1 H.C. VAN SPACE                     |
|                            | 1 H.C. SPACE                         |
|                            | 2 GARAGE SPACES                      |
|                            | 34 TOTAL SPACES                      |
| MOTORCYCLE SPACE REQUIRED: | 2 SPACES REQUIRED, 2 SPACES PROVIDED |
| BIKE RACK REQUIRED:        | 2 SPACES REQUIRED, 2 SPACES PROVIDED |

NOTE: ALL EXTERIOR LIGHTS ON BUILDING TO BE SHIELDED

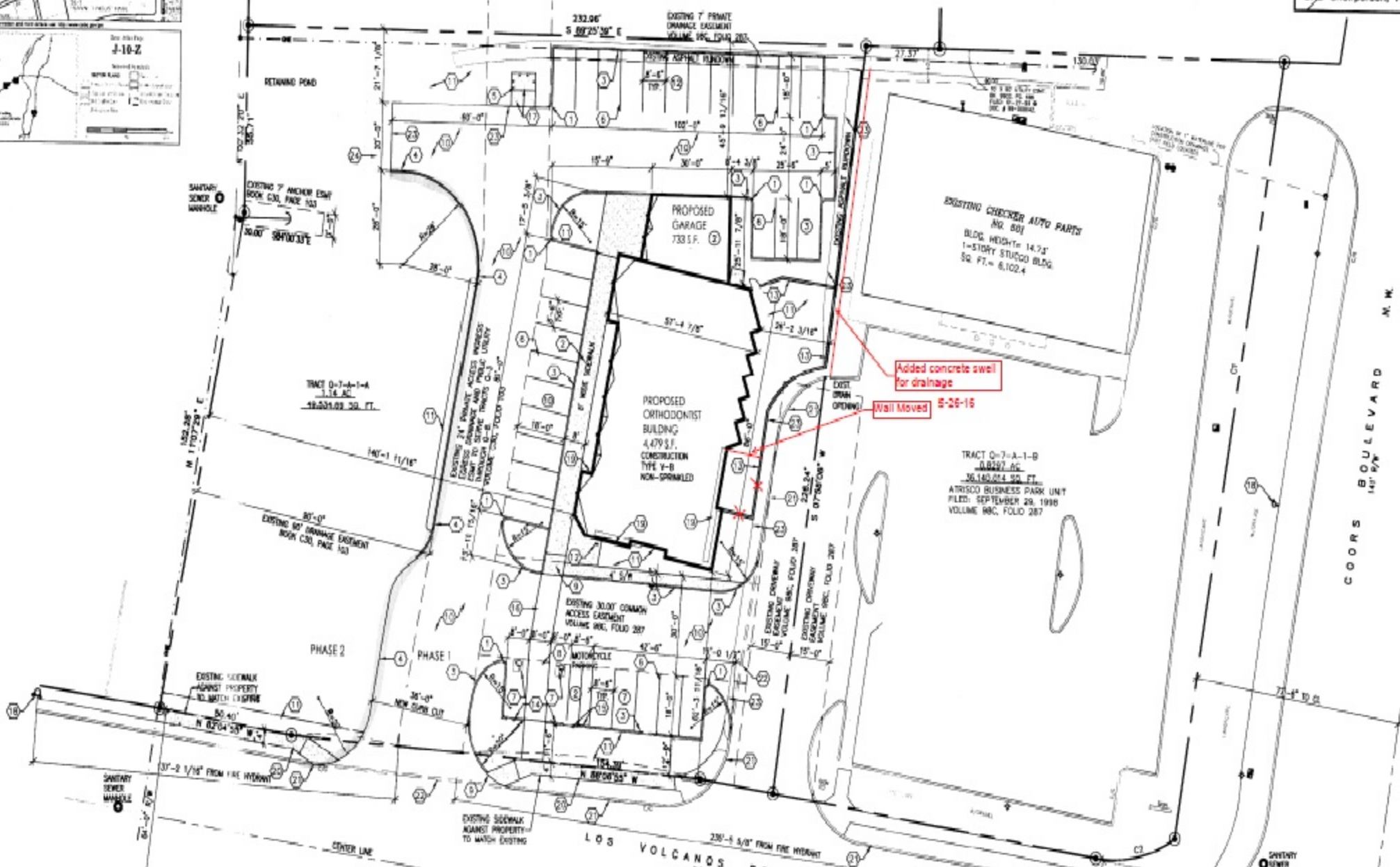
**PROJECT NUMBER:** 1010204  
**APPLICATION NUMBER:** 18028-10288

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved SDP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRP SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

|   |      |          |
|---|------|----------|
|   | Date | 10-01-14 |
| Traffic Engineer, Transportation Division     | Date | 10-01-14 |
|   | Date | 10-01-14 |
| Water Utility Development                     | Date | 10-01-14 |
|   | Date | 10-01-14 |
| Parks & Recreation Department                 | Date | 10-01-14 |
|   | Date | 10-01-14 |
| City Engineer                                 | Date | 10-01-14 |
|   | Date | 09-30-14 |
| Environmental Health Department (conditional) | Date | 09-30-14 |
|   | Date | 10-01-14 |
| Solid Waste Department                        | Date | 10-01-14 |
|   | Date | 10-01-14 |
| DRP Chairperson, Planning Department          | Date | 10-01-14 |



AFO PLANS CHECKING OFFICE  
 924-3611  
 APPROVED/DISAPPROVED  
 DATE: 09-30-14

ABQ ORTHODONTICS  
 SITE PLAN  
 ALBUQUERQUE, NM  
 PROJECT # 1362

REVISION DATE  
 09-16-2014  
 09-22-2014



RE: PC