

# CITY OF ALBUQUERQUE



September 4, 2013

Daniel Herr, R.A.  
Slagle Herr Architects  
413 Second Street SW  
Albuquerque, NM 87102

**Re: Façade Renovations, (J13-D092)**  
**1815 Central Ave. NW**  
**Permanent Certificate of Occupancy – Transportation Development**  
**Certification dated 09-03-13**

Dear Mr. Herr,

Based upon the information provided in your submittal received 09-03-13, 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.

If you have any questions, you can contact me at 924-3630.

Sincerely,

Milo Salgado-Fernandez, P.E.  
Senior Traffic Engineer, Planning Dept.  
Development Review Services

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

C: CO Clerk  
File



**FINAL TRAFFIC CERTIFICATION FOR BUILDING PERMIT**

**RE: 1815 CENTRAL AVE NW, ALBUQUERQUE, NM 87104**

I, Dan Herr, NMRA 3076, of the firm Slagle Herr Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated 3-12-12. I certify that I have personally visited the project site on 8-29-13 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.

The record information presented hereon 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.

Dan Herr, Architect

9-3-13

Date



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Façade Renovation for 1815 Central Ave NW  
DRB #: NA EPC#: NA

ZONE MAP/DRG. FILE #: J13 D092  
WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TR A PLAT OF TR A LANDS OF ROBERT GHATTAS BEING A REPLAT OF TRS 113 & 116  
CITY ADDRESS: 1815 Central Ave NW

ENGINEERING FIRM: NA-existing site with no additional building  
ADDRESS: or impervious area proposed  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

OWNER: Robert Ghattas  
ADDRESS: 609 Loma Linda Pl. SE  
CITY, STATE: Albuquerque NM

CONTACT: Marc Ghattas  
PHONE: 980-0928  
ZIP CODE: 87108

ARCHITECT: Slagle Herr Architects  
ADDRESS: PO Box 57106  
CITY, STATE: Albuquerque, NM

CONTACT: Dan Herr  
PHONE: 246-0870  
ZIP CODE: 87187

SURVEYOR: Construction Technologies Inc  
ADDRESS: PO Box 65395  
CITY, STATE: Albuquerque NM

CONTACT: John D. Gallegos  
PHONE: 917-8921  
ZIP CODE: 87193

CONTRACTOR: Hart Construction  
ADDRESS: 2919 2nd St. NW Suite B  
CITY, STATE: Albuquerque, NM

CONTACT: Rick Gonzales  
PHONE: 345-4001  
ZIP CODE: 87107

## CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

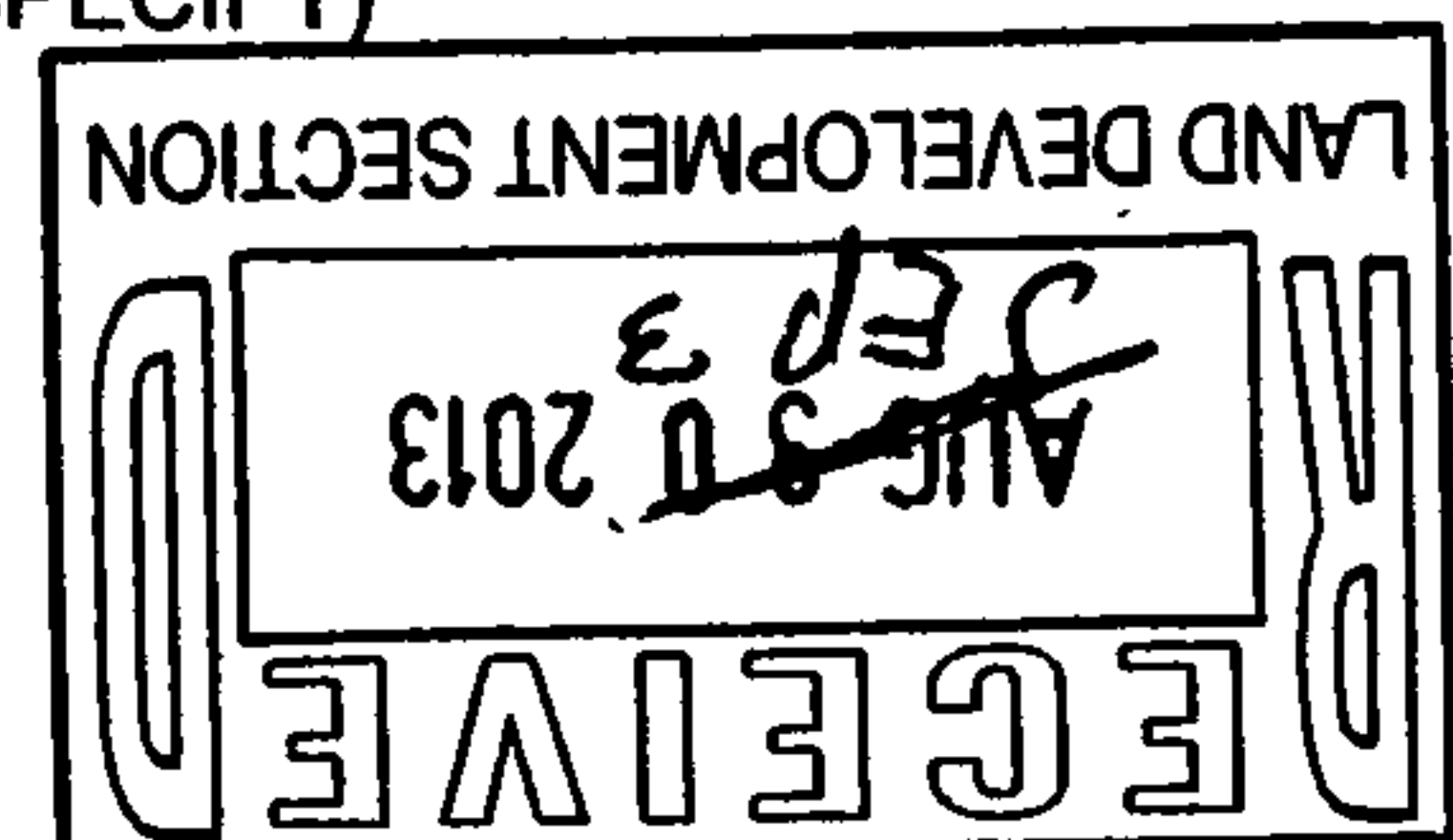
## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

9/3/2013

DATE SUBMITTED: 3/12/2012

BY: Dan Herr

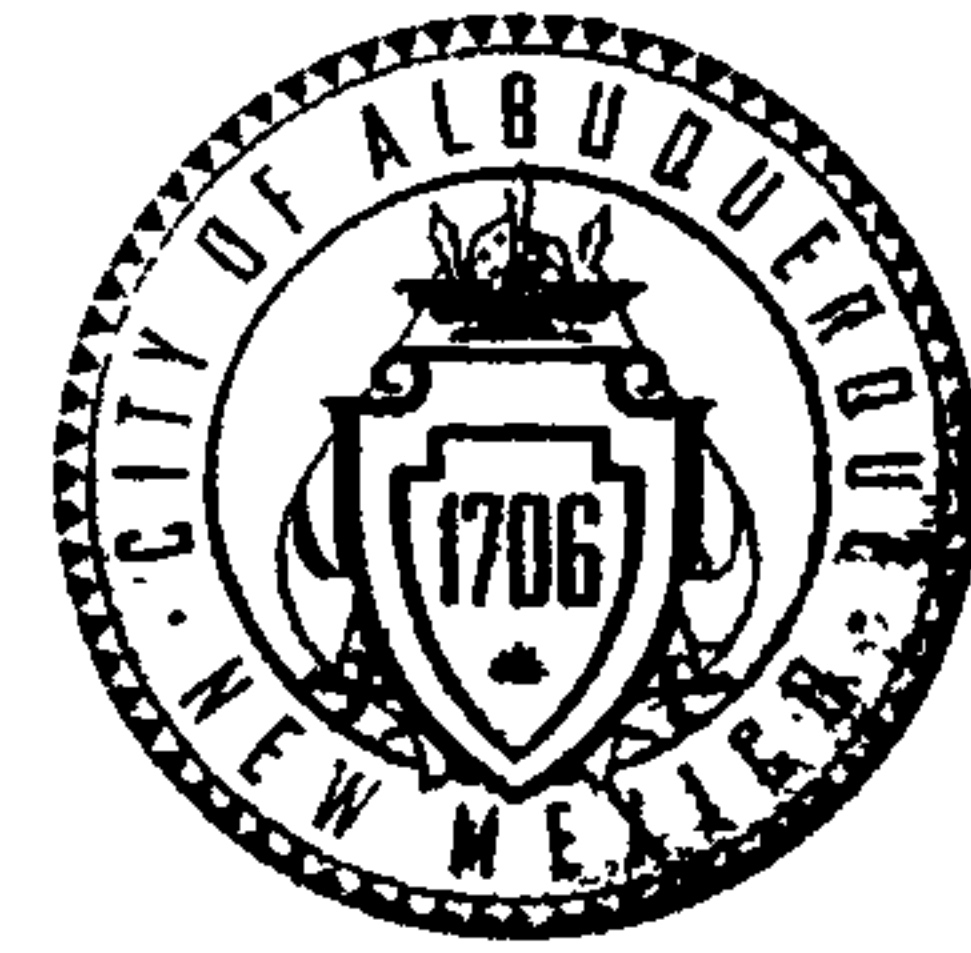


Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



# CITY OF ALBUQUERQUE



March 28, 2012

Mr. Daniel Herr, R.A.  
Slagle Herr Architects  
PO Box 57106  
Albuquerque, NM 87187

Re: 1815 Central NW, Traffic Circulation Layout Architect Stamp dated 3-12-12,  
(J13/D092)

Dear Mr. Herr,

The TCL submittal received March 12, 2012 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

PO Box 1293

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Albuquerque

NM 87103

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

www.cabq.gov

Sincerely,

Richard Dourte, P.E.  
City Engineer, Planning Dept.  
Development and Building Services

C: File

s.l.a.g.l.e.h.e.r.r.a.r.c.h.i.t.e.c.t.s

March 12, 2012

## TRAFFIC CERTIFICATION LAYOUT FOR 1815 CENTRAL AVE NW

Attached is a TCL plan for the existing Duran's Pharmacy property at 1815 Central Ave. NW. We are proposing to make several changes to the existing parking layout including:

1. Addition of a landscape buffer area in front of the office building containing Units A, B and C at the northeast corner of the property
2. Addition of a landscape buffer area in the existing parking lot to the north of the existing Pharmacy building.
3. Restriping of the existing parking area east of Unit D.

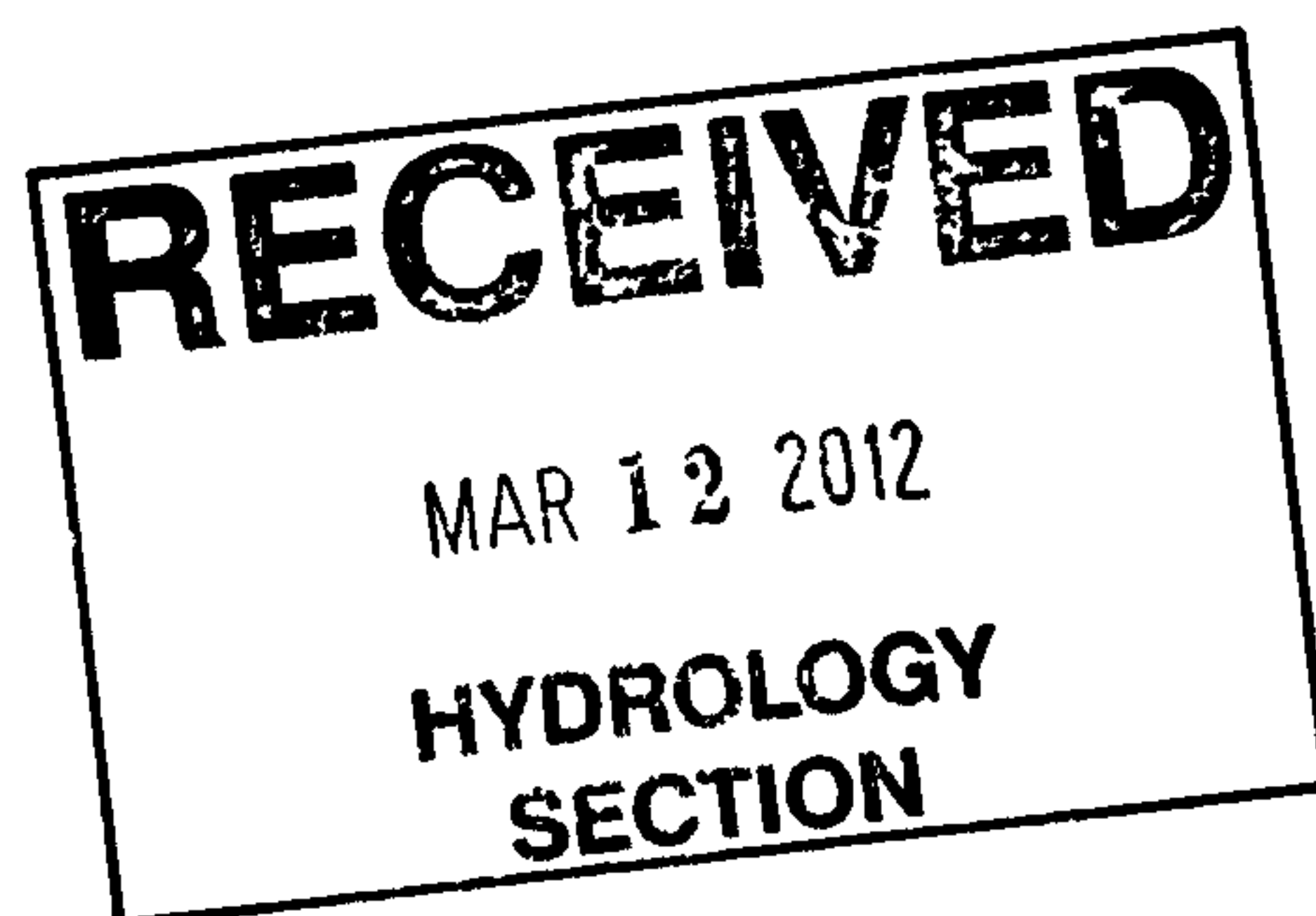
The rest of the parking lot is existing and shall remain unchanged. The attached drawing has an existing site plan as well as the TCL plan showing the proposed changes.

Please let me know if you have questions or require additional information.

Sincerely,



Dan Herr  
slagleHERR Architects, Inc.



slagle  
HERR

Architects

po box 57106 87187  
albuquerque new mexico  
1503 b central ave nw 87104

505 246 0870







# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

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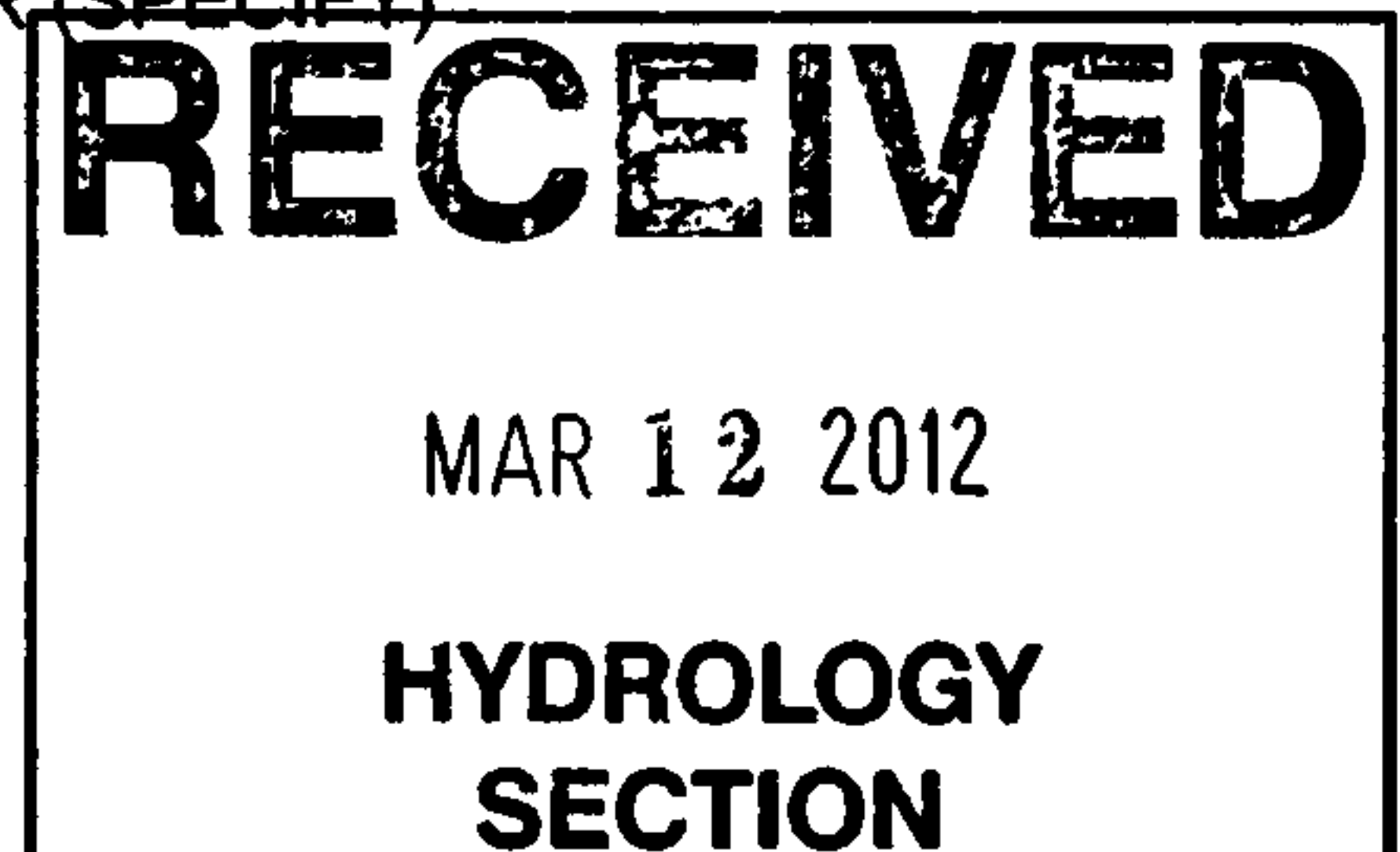
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