



**Planning Department  
Transportation Development Services**

November 12, 2015

Doug Heller  
Mullen Heller Architecture, P.C.  
1718 Central Ave., SW Suite D  
Albuquerque, NM 87104

**Re: Lead Avenue Residences  
2122 Lead Ave., SE  
Request for Certificate of Occupancy- Transportation Development  
Engineer's/Architect's Stamp dated 11-4-14 (K15-D094)  
Certification dated 11-12-15**

Dear Mr. Heller,

Based upon the information provided in your submittal received 11-12-15, 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, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

Sincerely,

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 02/2013)

Project Title: Lead Avenue Residences Building Permit #: T201492679 City Drainage #: K15D094  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: LOTS 6, BLOCK 4 BUENA VISTA HEIGHTS  
City Address: 2122 Lead Ave SE., Albuquerque, NM 87106

Engineering Firm: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Owner: Dr. Charles Chiang Contact: C/O: Doug Heller  
Address: 402 Coyote Canyon Dr. Gallup, NM 87301  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: doug@mullenheller.com

Architect: Mullen Heller Architecture P.C Contact: Antonio Vigil  
Address: 1718 Central Avenue SW, Suite D Albuquerque, NM 87104  
Phone#: 505-268-4144 Fax#: 505-268-4244 E-mail: antonio@mullenheller.com

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: Insight Construction Contact: \_\_\_\_\_  
Address: 3909 12th St. Albuquerque, New Mexico 87107  
Phone#: 505-888-7927 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☐ Copy Provided b. Heller  
DATE SUBMITTED: November 12, 2015 By: Doug Heller

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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
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4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

# TRANSMITTAL LETTER

**PROJECT: Lead Avenue Townhomes**  
2122 Lead Avenue, SE.  
Albuquerque, New Mexico 87114

**Project No.: 10-26**  
**Date: November 14, 2015**

**TO: City of Albuquerque – Transportation Development**  
**Planning Department**  
**Development & Building Services Division**  
**600 2<sup>nd</sup> Street, NW.**  
**Albuquerque, NM 87102**

**ATTN: Racquel Michel, P.E. – Traffic Engineer**

**CC: File**

**Phone #: (505) 924-3991**

**SIGNED: Antonio Vigil**

**WE TRANSMIT:**

- ☒ HEREWITH  
☐ UNDER SEPARATE COVER  
☐ IN ACCORDANCE WITH  
YOUR REQUEST

**FOR YOUR:**

- ☐ APPROVAL  
☒ REVIEW AND COMMENT  
☐ RECORD  
☐ USE

**THE FOLLOWING:**

- ☐ DRAWINGS  
☐ LETTER(S)  
☐ SHOP DRAWINGS  
☒ OTHER – **Engineer's Cert.**

**VIA:**

- ☐ REGULAR MAIL  
☐ FEDERAL EXPRESS  
☐ FAX  
☒ HAND PICKUP/DELIVERY

COPIES	DATE	DESCRIPTION
1 copy	11/12/2015	Engineer's Certification Letter for TCL approved Site Plan for Permanent Certificate of Occupancy
1 copy	11/12/2015	Approved TCL drawing with redlines
1 copy	11/12/2015	City of Albuquerque Transportation Information Sheet

**REMARKS**

Mullen Heller Architecture PC

1718 Central Ave SW Suite D Albuquerque NM 87104  
505 268 4144 [p] 505 268 4244 [f]

November 12, 2015

Racquel Michel, P.E., Transportation Development  
Planning Department  
Development and Building Services Division  
City of Albuquerque  
600 2<sup>nd</sup> Street NW.  
Albuquerque, NM 87102

Re: **Permanent Certificate of Occupancy for  
Lead Avenue Residences  
Address: 2122 Lead Avenue SE., Albuquerque, NM 87106**

Dear Ms. Racquel Michel:

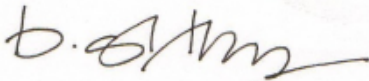
I, Douglas Heller, NMRA of Mullen Heller Architecture P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Approved Traffic Circulation Layout on December 31, 2014.

I further certify that I have personally visited the project site on November 4, 2015 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 Engineer's Certification (TCL approved Site Plan) for Permanent Certificate of Occupancy.

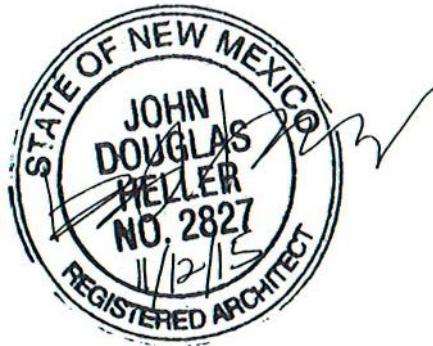
The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Please feel free to contact me if you have any questions.

Sincerely,  
**Mullen Heller Architecture PC**



Douglas Heller, AIA  
Attachment: Approved Traffic Circulation Layout – with revision redlines





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

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DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Owner:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Architect:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Surveyor:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Contractor:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

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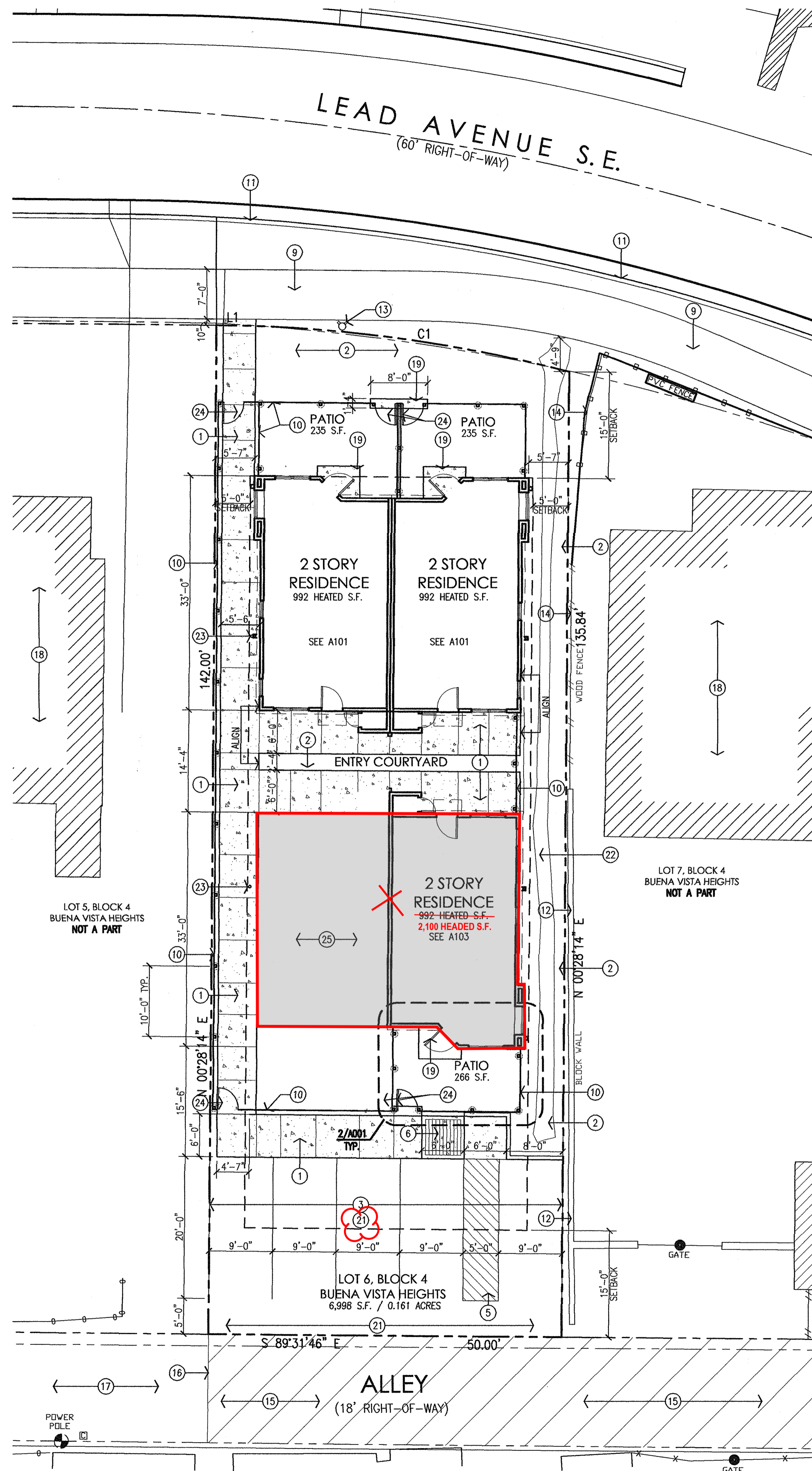
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- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_ By: \_\_\_\_\_ *b. eltm*

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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:

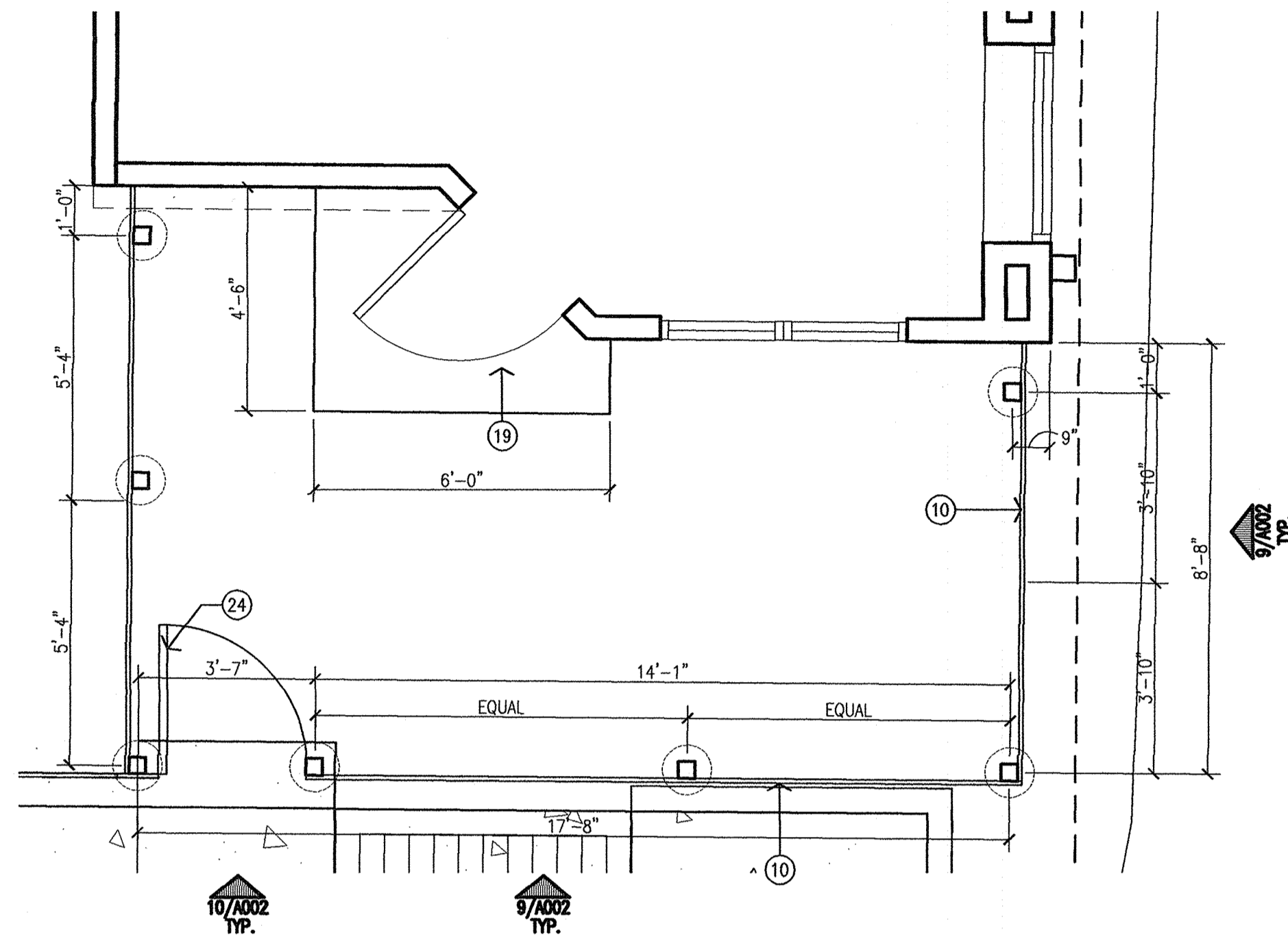
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1 Architectural Site Plan  
Scale 1"=10'-0"

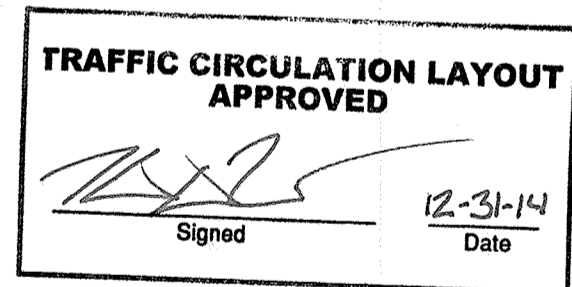
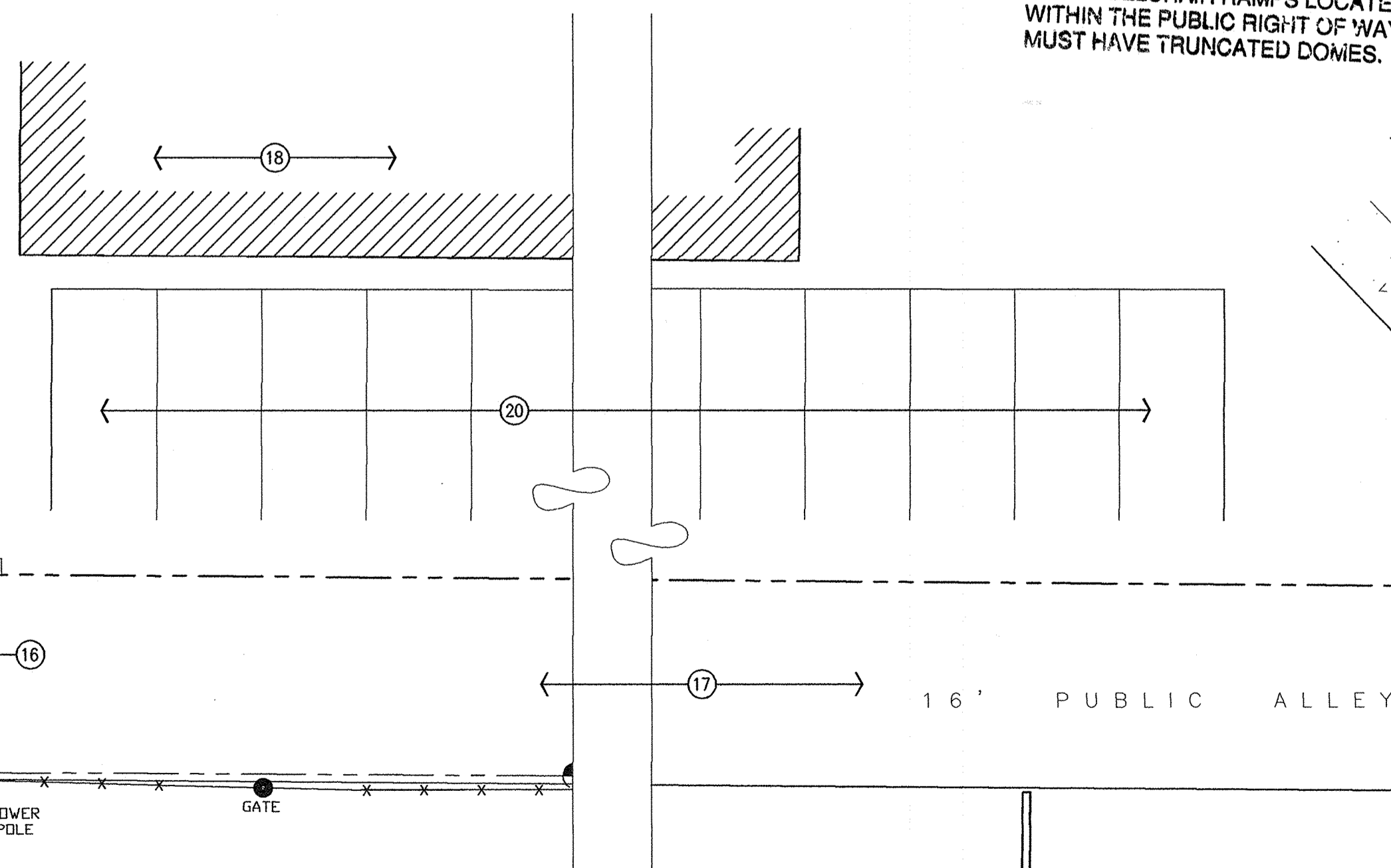
CURVE TABLE					
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	14°06'10"	N 82°28'41" W	204.38	50.31	50.18

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 89°31'46" E	0.20'



2 Enlarged Yard Plan  
Scale 3/8"=10'-0"

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.



SITE DEVELOPMENT DATA:  
LEGAL DESCRIPTION: LOT 6, BLOCK 4, BUENA VISTA HEIGHTS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
LAND AREA: 0.161 ACRES (6,998 SQ. FT.)  
CURRENT ZONING: SU-2 RTD (R-T)  
LOT AREA: PER CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE R-T RESIDENTIAL ZONE (14-16-2-9) (D) (2&4):  
2 UNITS x 1,760 = 3,520 SF.  
1 UNIT x 2,880 = 2,880 SF.  
TOTAL = 6,400 SF  
REQUIRED LOT AREA = 6,998 TOTAL SF.

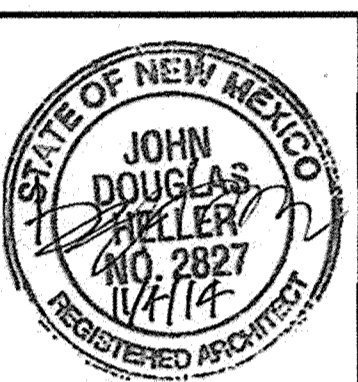
ZONE ATLAS PAGE: K-15-Z

- GENERAL NOTES:
- [A] PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
  - [B] THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF DIMENSIONAL ERROR, VARIANCES, AND/OR CONFLICTS EXIST, AS DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS, OR CONDITIONS ARE ENCOUNTERED THAT ARE NOT COVERED IN THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE COMMENCING THAT PORTION OF THE WORK.
  - [C] PATCH OR REPLACE ANY EXISTING CURB & GUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORDINATION WITH NEW DRIVEWAY CONSTRUCTION.

- KEYED NOTES:
- [1] NEW CONCRETE SIDEWALK WITH CONTROL JOINTS @ 5'-0" AND EXPANSION JOINTS AT 20'-0" O.C. SEE 5, 6 & 7/A002.
  - [2] LANDSCAPING. REFER TO LANDSCAPING PLAN.
  - [3] PAINTED PARKING STRIPES.
  - [4] NOT USED.
  - [5] PAINTED ACCESS AISLE.
  - [6] NEW CONCRETE ADA COMPLIANT/HC RAMP WITH SLIP RESISTANT SURFACE (SLOPE 1:12 MAX.).
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  - [9] EXISTING CONCRETE SIDEWALK TO REMAIN.
  - [10] 6" HIGH WOOD PATIO FENCE.
  - [11] EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
  - [12] EXISTING CMU SCREEN WALL TO REMAIN.
  - [13] NEW FIRE HYDRANT, PER A.F.D.
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  - [15] NEW ASPHALT PAVING IN EXISTING ALLEY FROM WEST EDGE OF PROPERTY TO EDGE OF EXISTING ASPHALT PAVING. NEW PAVING SHOWN CROSS-HATCHED. WORK TO BE DONE UNDER SEPARATE WORK ORDER PER COA-TRANSPORTATION DEPARTMENT.
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revision  
by  
date  
rev 1/5 1/4 1/4 1/4 1/4

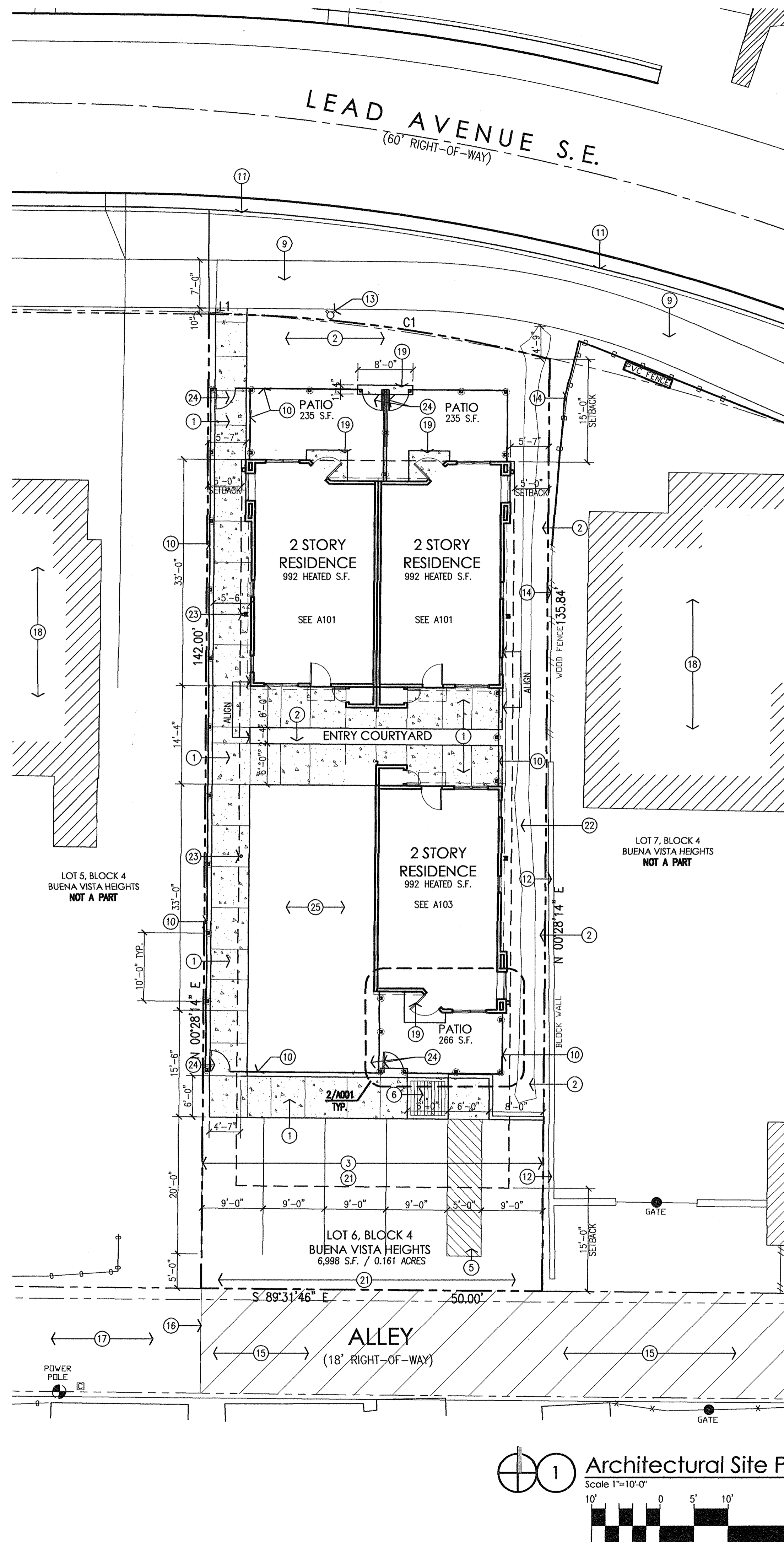
Mullen Heller  
Architecture P.C.  
924 Park Avenue SW  
Suite B  
Albuquerque 87102  
505 268 4144 [p]  
505 268 4244 [f]



10-26  
av  
Douglas Heller, AIA  
9/22/14  
job number  
drawn by  
project manager  
date

project title  
Lead Avenue Duplexes  
2122 Lead Avenue, SE,  
Albuquerque, New Mexico  
sheet title  
Architectural Site Plan

sheet-  
A001



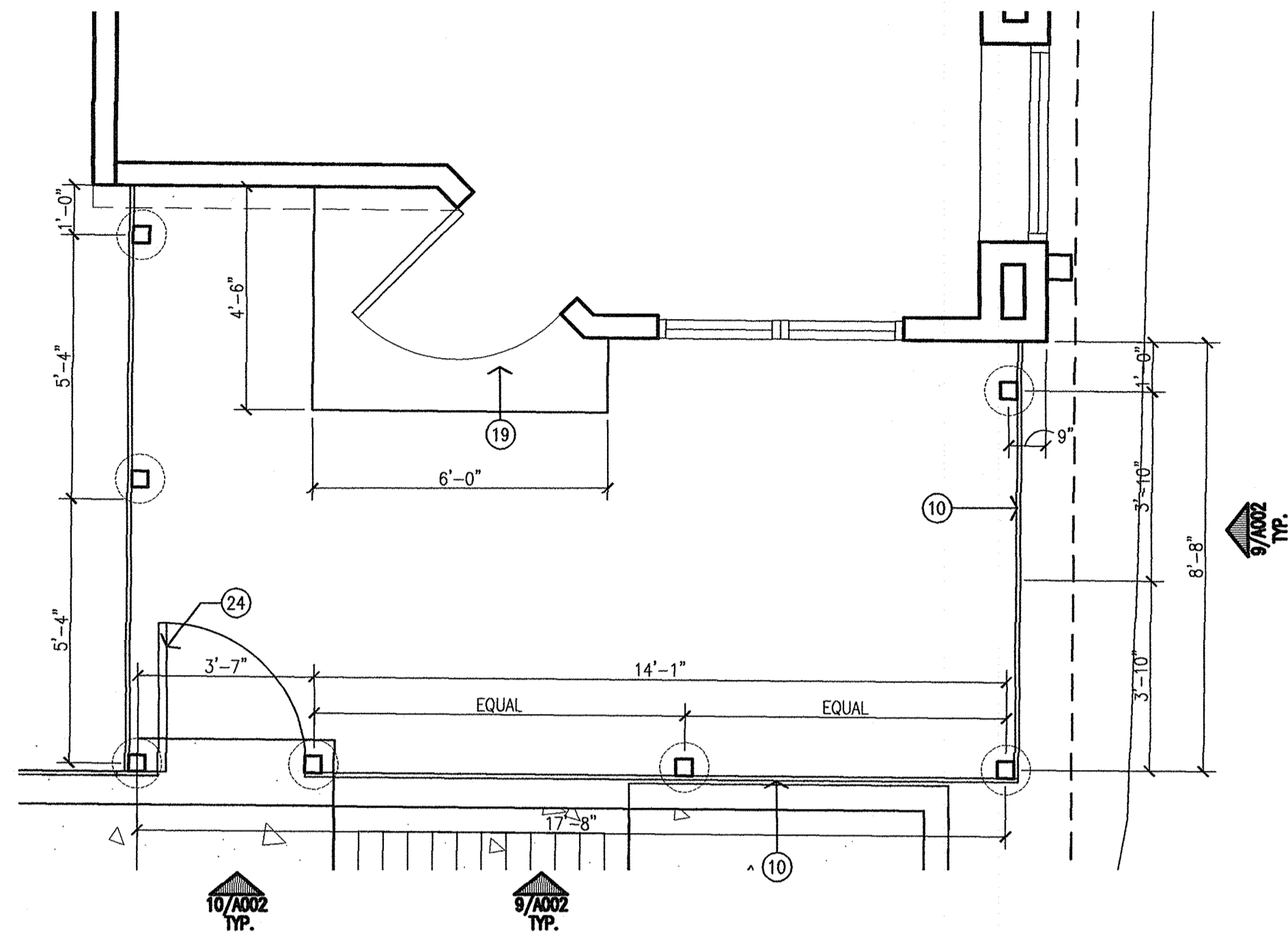
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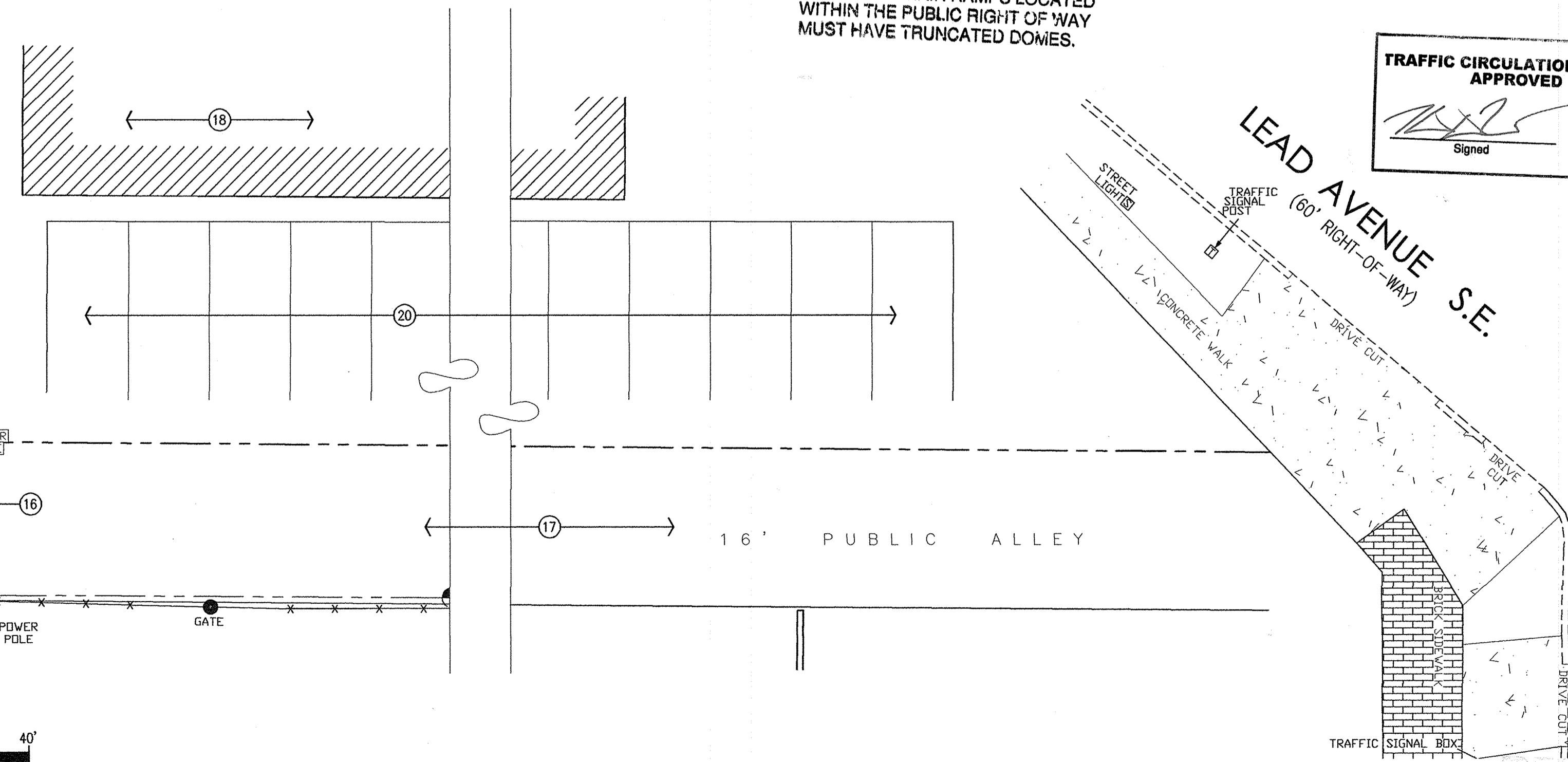
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TRAFFIC CIRCULATION LAYOUT APPROVED  
Signed: [Signature] Date: 12-31-14

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revision

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rev

Mullen Heller  
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505 268 4244 [f]

10-26

av

job number

drawn by

project manager

date

Lead Avenue Duplexes

2122 Lead Avenue, SE.

Albuquerque, New Mexico

sheet

A001

Architectural Site Plan