

CITY OF ALBUQUERQUE



August 30, 2016

Douglas Heller, R.A.
Mullern Heller Architecture P.C.
1718 Central Ave SW Suite d
Albuquerque, NM 87104

Re: Building Renovations – 2608 Central Ave SE
Request for Certificate of Occupancy- Transportation Development
Architect's Stamp dated 9-04-15 (K16D013)
Certification dated 08-29-16

Dear Mr. Heller,

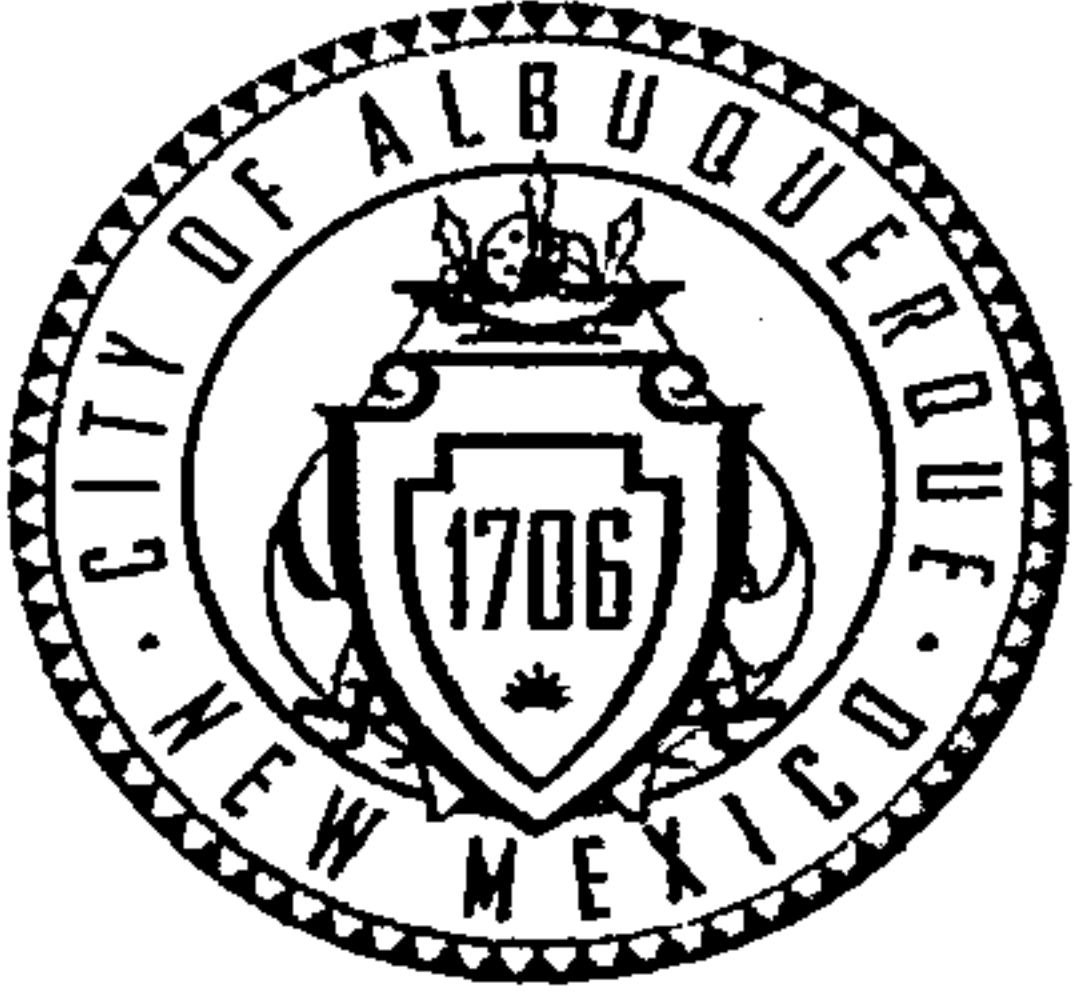
Based upon the information provided in your submittal received 08-29-16, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Monica Ortiz at (505) 924-3981 or me at (505)924-3991.

Sincerely,

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

mao 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: Building Renovations @ 2608 Central Avenue, SE. Building Permit #: T201691030 City Drainage #: K16D013

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOTS 1 THRU 3, BLOCK 17 UNIVERSITY HEIGHTS

City Address: 2608 Central Avenue SE., Albuquerque, NM 87106

Engineering Firm: N/A Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: Central Partners LLC. Contact: C/O: Doug Heller

Address: 4700 Montgomery Blvd NE # 2, Albuquerque, NM 87109

Phone#: 505-855-7650 Fax#: _____ E-mail: doug@mullenheller.com

Architect: Mullen Heller Architecture P.C Contact: Mike Salvador

Address: 1718 Central Avenue SW, Suite D Albuquerque, NM 87104

Phone#: 505-268-4144 Fax#: 505-268-4244 E-mail: mike@mullenheller.com

Surveyor: Surv-Tek, Inc. Contact: Russ Hugg

Address: 9384 Valley View Drive, Albuquerque, NM 87114

Phone#: 505-897-3366 Fax#: 505-897-3377 E-mail: max@survtek.com

Contractor: Insight Construction Contact: Damian Chimenti

Address: 3909 12th Street, Albuquerque, NM 87107

Phone#: 505-888-7927 Fax#: _____ E-mail: damian@insightnm.com

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
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- ☐ 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

DATE SUBMITTED: August 29, 2016 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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
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

August 29, 2016

Racquel Michel, 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
Shell Improvements and Building Addition
Address: 2608 Central 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 Traffic Circulation Layout (TCL) Plan approved September 09, 2015. The attached approved TCL site plan also shows "redlined" the site revisions that were made to accommodate the requirements of the new PNM transformer location along with the new sidewalk connection to Columbia Drive not being ADA compliant as noted on approved TCL site plan. The existing sidewalk grades along Columbia Drive and those in the existing parking lot did not allow this new connection to be compliant. However, the required ADA street connection will remain as shown along Central Avenue.

I further certify that I have personally visited the project site on August 27, 2016 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.

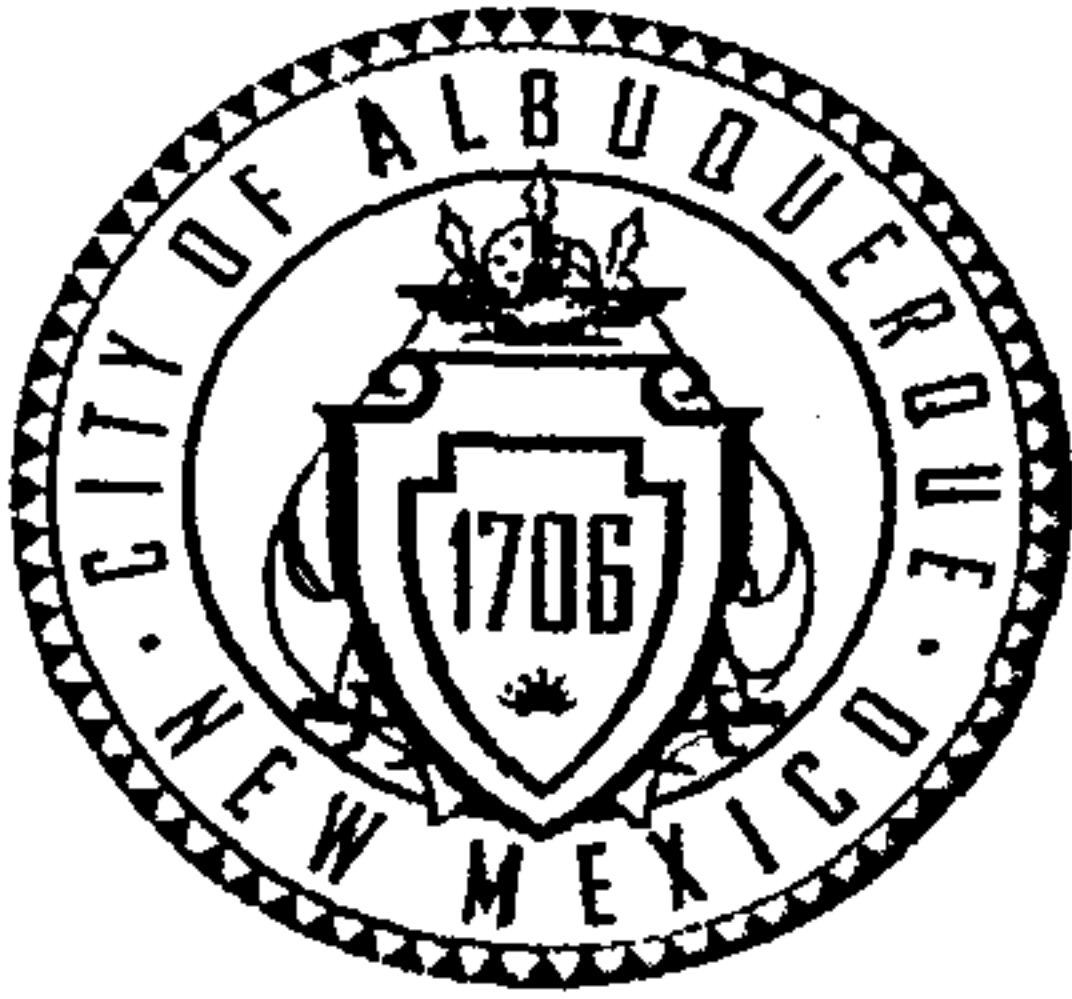
Please feel free to contact me if you have any questions.

Sincerely,
Mullen Heller Architecture PC



Douglas Heller, AIA
Attachment: Approved TCL Site Plan.





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Building Renovations @ 2608 Central Avenue, SE. Building Permit #: T201691030 City Drainage #: K16D013

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOTS 1 THRU 3, BLOCK 17 UNIVERSITY HEIGHTS

City Address: 2608 Central Avenue SE., Albuquerque, NM 87106

Engineering Firm: N/A Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: Central Partners LLC. Contact: C/O: Doug Heller

Address: 4700 Montgomery Blvd NE # 2, Albuquerque, NM 87109

Phone#: 505-855-7650 Fax#: _____ E-mail: doug@mullenheller.com

Architect: Mullen Heller Architecture P.C. Contact: Mike Salvador

Address: 1718 Central Avenue SW, Suite D Albuquerque, NM 87104

Phone#: 505-268-4144 Fax#: 505-268-4244 E-mail: mike@mullenheller.com

Surveyor: Surv-Tek, Inc. Contact: Russ Hugg

Address: 9384 Valley View Drive, Albuquerque, NM 87114

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Contractor: Insight Construction Contact: Damian Chimenti

Address: 3909 12th Street, Albuquerque, NM 87107

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- ☐ ENGINEER'S CERT (ESC)
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- ☐ OTHER (SPECIFY) _____

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- ☐ 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: August 22, 2016 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:

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Verbal - NO - SITE INCOMPLETE
TD: MIKE SALVADOR

August 22, 2016

Racquel Michel, 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
Shell Improvements and Building Addition
Address: 2608 Central Avenue, SE, Albuquerque, NM 87106**

Dear Ms. Racquel Michel:

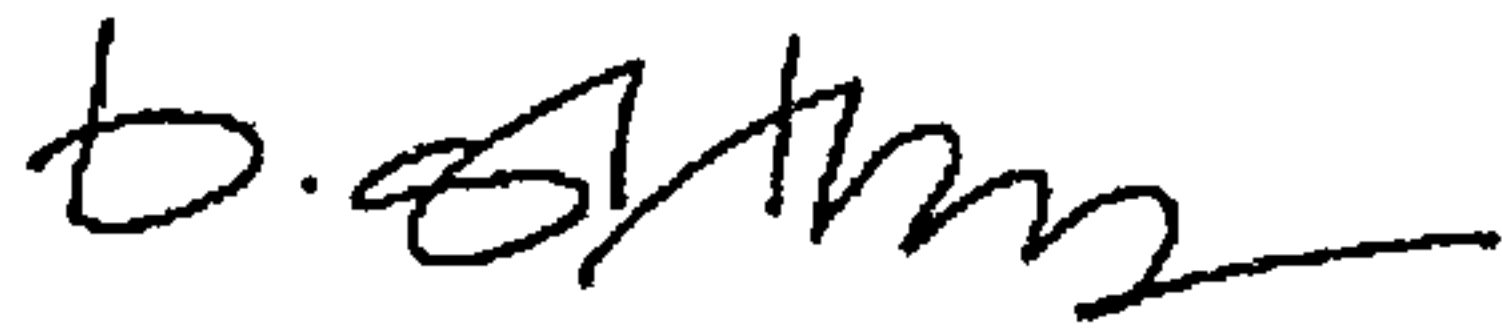
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I further certify that I have personally visited the project site on August 20, 2016 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Engineer's Certification (TCL approved Site Plan) for Permanent Certificate of Occupancy.

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

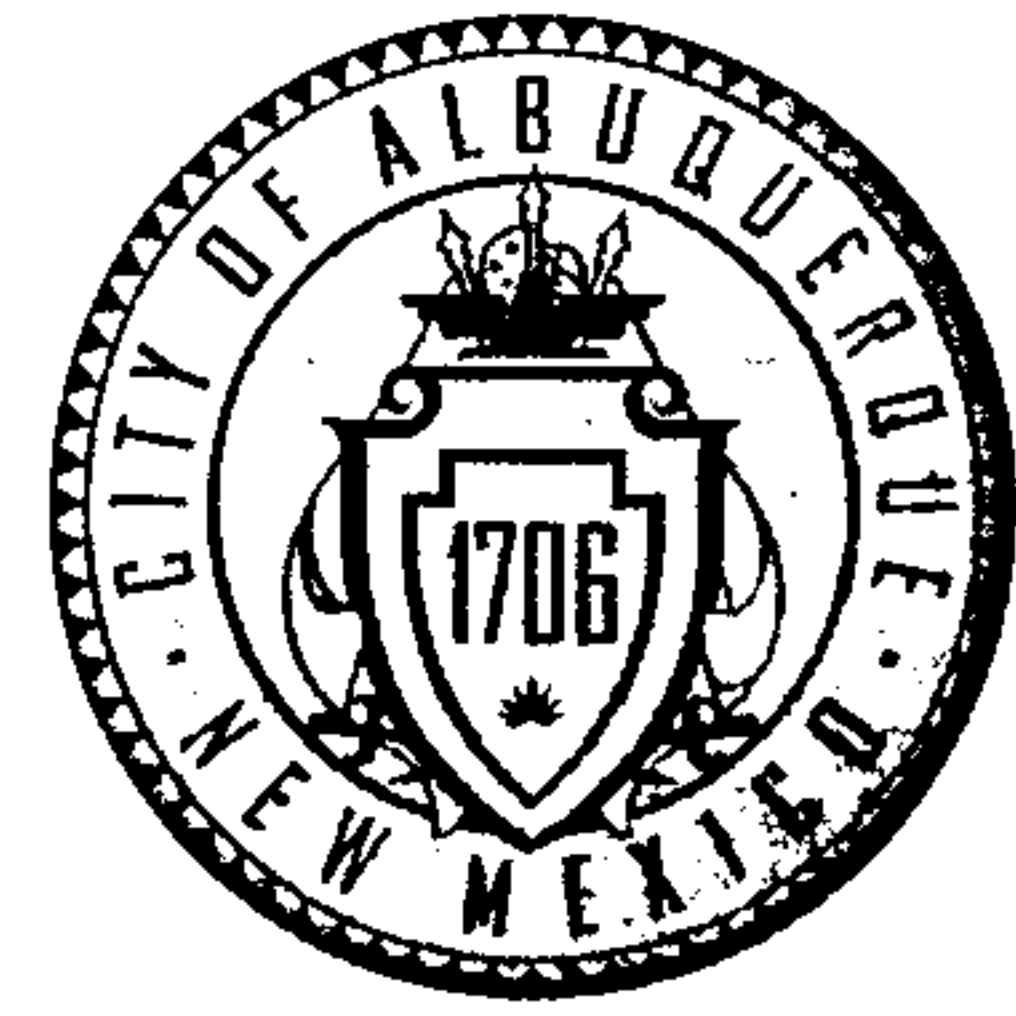
Sincerely,
Mullen Heller Architecture PC



Douglas Heller, AIA
Attachment: Approved TCL Site Plan.



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

September 8, 2015

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

**Re: Building Renovations @ 2608 Central Ave.
2606 Central Ave., SE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 9-4-15 (K16-D013)**

Dear Mr. Heller,

The TCL submittal received 9-4-15 is approved for Building Permit. A copy of the stamped and signed 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.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. 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 front counter personnel for log in and evaluation by Transportation.

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 924-3690.

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: Building Renovations @ 2608 Central Avenue, SE. Building Permit #: _____ City Drainage #: KleD013

DRB#: _____ EPC#: _____ Work Order#: _____

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City Address: 2608 Central Avenue SE., Albuquerque, NM 87106

Engineering Firm: N/A Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: Central Partners LLC. Contact: C/O: Doug Heller

Address: 4700 Montgomery Blvd NE # 2, Albuquerque, NM 87109

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Surveyor: Surv-Tek, Inc. Contact: Russ Hugg

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Address: _____

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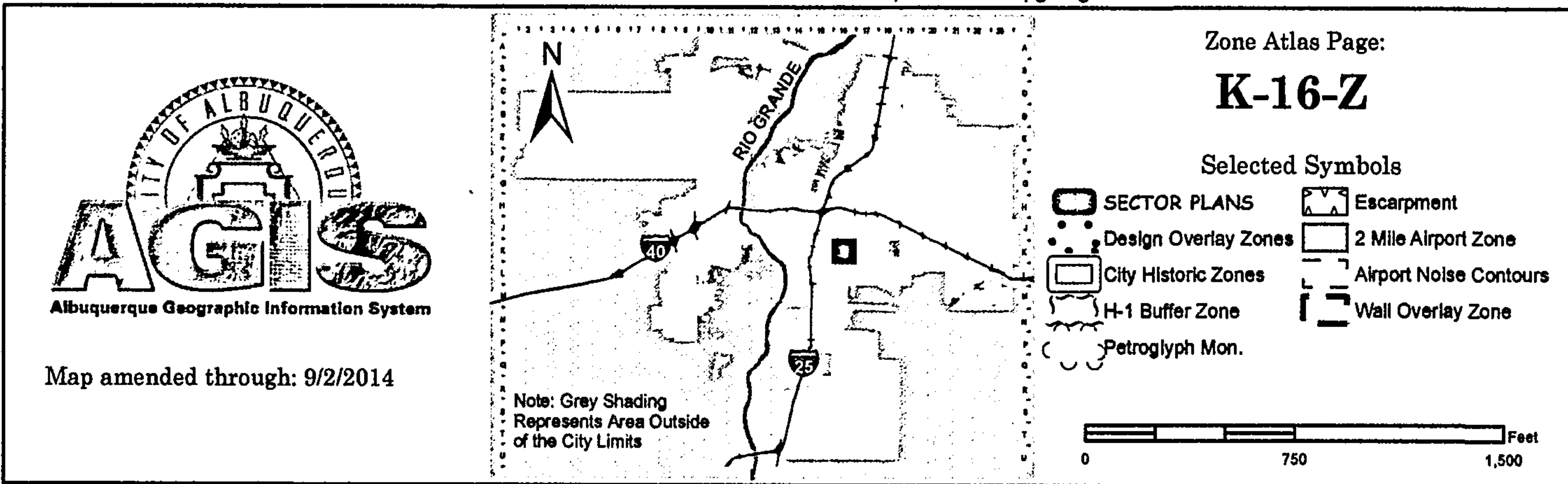
DATE SUBMITTED: September 4, 2015 By: Doug Heller

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For more current information and details visit: <http://www.cabq.gov/gis>



TRANSMITTAL LETTER

PROJECT: Building Renovations @ 2608 Central
2608 Central Avenue, SE.
Albuquerque, New Mexico 87106

Project No.: 15-26

Date: September 4, 2015

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

ATTN: Jeanne Wolfenbarger – Traffic Engineer

CC: File

Phone #: (505) 924-3924

SIGNED: Michael Salvador

WE TRANSMIT:

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

FOR YOUR:

- ☐ APPROVAL
☒ REVIEW AND COMMENT
☐ RECORD
☐ USE

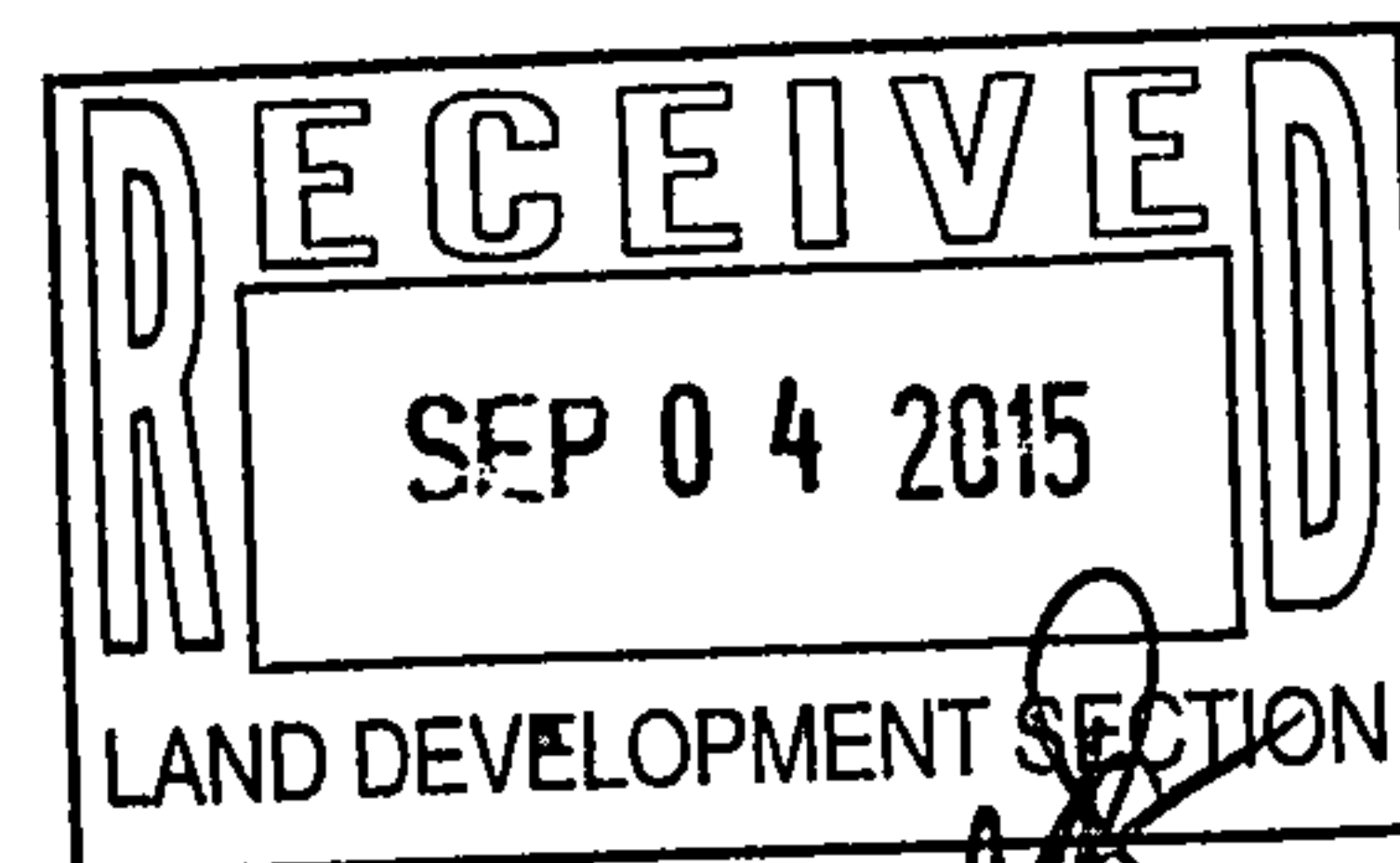
THE FOLLOWING:

- ☐ DRAWINGS
☐ LETTER(S)
☐ SHOP DRAWINGS
☒ OTHER – TCL Submittal

VIA:

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

COPIES	DATE	DESCRIPTION
<u>2 copies</u>	<u>9/4/2015</u>	<u>TCL Submittal – Building Permit Approval</u>



REMARKS

Mullen Heller Architecture PC

1718 Cental Avenue SW Suite D Albuquerque NM 87104

505 268 4144 [p]