

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 13, 2023

Roger Cinelli, P.E.  
Roger Cinelli and Associates Inc Architects  
2418 Manuel Torres LN NW  
Albuquerque, NM 87107

**Re: Duplexes for Ahmet Tiryaki- 12100 Copper Ave NE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp date 5-22-22 (K22D064)  
Certification dated 12-7-23

Dear Mr. Cinelli,

Based upon the information provided in your submittal received 12-7-23, 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 me at [ccherne@cabq.gov](mailto:ccherne@cabq.gov) or (505) 924-3986.

Albuquerque

Sincerely,

NM 87103

Curtis Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

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

C: Laurie Elliot, Yvette Lucero, Desiree Gonzales, Wendi Alcala, James Broomfield, Ahmet Tiryaki



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

**Project Title:** DUPLEXES FOR AHMET TIRYAKI **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** K18D064  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** TRACT 1A PLAT OF TRACTS A1 AND A2 LA CUESTA SUBD. , ABQ. N.M.  
**City Address:** 12,100 COPPER AVE N..E.

**Applicant:** ROGER CINELLI AND ASSOCIATES INC ARCHITECTS **Contact:** ROGER  
**Address:** 2418 MANUEL TORRES LN N.W. ALBUQ., N.M. 87107  
**Phone#:** 505-243-8211 **Fax#:** 505-243-8196 **E-mail:** rcinelli@q.com  
**Owner:** AHMET TIRYAKI **Contact:** AHMET  
**Address:** 1815 CAGUA NE, ABQ., N.M. 87110  
**Phone#:** 505-615-4278 **Fax#:** \_\_\_\_\_ **E-mail:** atiryaki@comcast.net

**TYPE OF SUBMITTAL:** \_\_\_\_\_ PLAT ( \_\_\_\_\_ # OF LOTS) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: \_\_\_\_\_ Yes ☒ No

**DEPARTMENT:** ☒ TRAFFIC/ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/ DRAINAGE

Check all that Apply:

**TYPE OF SUBMITTAL:**

☒ ENGINEER/ARCHITECT CERTIFICATION  
\_\_\_\_ PAD CERTIFICATION  
\_\_\_\_ CONCEPTUAL G & D PLAN  
\_\_\_\_ GRADING PLAN  
\_\_\_\_ DRAINAGE MASTER PLAN  
\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
\_\_\_\_ ELEVATION CERTIFICATE  
\_\_\_\_ CLOMR/LOMR  
\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)  
\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_  
\_\_\_\_ PRE-DESIGN MEETING?

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

\_\_\_\_ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY  
\_\_\_\_ 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  
\_\_\_\_ GRADING PERMIT APPROVAL  
\_\_\_\_ SO-19 APPROVAL  
\_\_\_\_ PAVING PERMIT APPROVAL  
\_\_\_\_ GRADING/ PAD CERTIFICATION  
\_\_\_\_ WORK ORDER APPROVAL  
\_\_\_\_ CLOMR/LOMR  
\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 12/07/23 **By:** ROGER CINELLI

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

# Cinelli

## ARCHITECTS

OFFICE ( 505 ) 243-8211 FAX ( 505 ) 243-8196

ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE N.W. ALBUQUERQUE, NEW MEXICO 87107

12/07/23

CITY OF ALBUQUERQUE  
TRANSPORTATION DEVELOPMENT SECTION  
PLAZA DEL SOL BUILDING  
600 2<sup>ND</sup> STREET N.W.  
ALBUQUERQUE, NEW MEXICO 87102

RE: RE: (2) DUPLEX APARTMENT STYLE TOWNHOUSE DEVELOPMENT BUILDING A AND  
BUILDING B SHALL BE IDENTICAL – 12,100 COPPER AVE. N.E., ALBUQUERQUE, NEW MEXICO –  
– K22-D064 - ARCHITECT'S STAMP DATED 5/22/2022 - TCL APPROVED 6/7/22 - FINAL SITE  
CERTIFICATION

DEAR SIRs,

I, ROGER CINELLI, NMRA 1102, OF THE FIRM, ROGER CINELLI & ASSOCIATES INC,  
HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN  
ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN, APPROVAL LETTER  
DATED 06/07/2022.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON  
DECEMBER 3, 2023.

I FURTHER SUBMIT 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 A PERMANENT  
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.

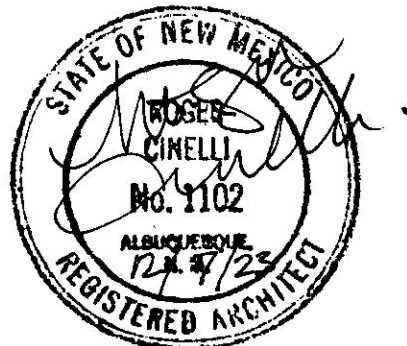
SINCERELY,

  
ROGER CINELLI, ARCHITECT

12/7/2023  
DATE

ATTACHMENTS:

DTS  
CIVIL101



CONDITION OF C.O. (FINAL) APPROVAL:  
SIDEWALK EASEMENT FOR EXISTING 25'  
DRIVEPAD ACCESSIBLE SIDEWALK  
SHALL BE APPROVED,  
ACCEPTED AND IN PLACE. (NSF)

TRAFFIC CIRCULATION LAYOUT  
APPROVED

Signed

Date

NOTES:

1. ALL BROKEN OR CRACKED SIDEWALK, CURB AND GUTTER MUST BE REPLACED AS PER COA STD DWG #2415A & #2430.
2. SEE TRAFFIC CIRCULATION LAYOUT LEGEND THIS SHEET FOR COA STD DRIVEPAD, CURBS, SIDEWALKS AND PAVEMENT SECTION DETAILS
3. ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOME WARNING STRIPS
4. CITY WORK ORDER NOT REQUIRED - DRIVEPAD ACCESSIBLE SIDEWALK WILL BE BUILT UNDER BUILDING PERMIT
5. ALL IMPROVEMENTS, IF ANY, LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A CITY WORK ORDER, IF APPLICABLE.

MINI CLEAR SITE TRIANGLE

NOTE: CLEAR AND MINI CLEAR SIGHT TRIANGLE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' FEET TALL (MEASURED FROM THE GUTTER PAN) SHALL NOT BE ACCEPTABLE IN THIS AREA

SECTION 6" HIGH 6" WIDE CONCRETE CURB

NEW CONCRETE SIDEWALK - NEW CONCRETE SITE WORK - 4" MIN CONCRETE 2% MAX. CROSS SLOPE

UNIT ENTRY

2" HOT MIX ASPHALT OR 6" CONCRETE

4" BASE COURSE

PAVEMENT SECTION

LANDSCAPE AREA - NO PARKING

DRIVEPAD - COA STANDARD DETAIL DWG 2425 - SECTION E-E - ADA ACCESSIBLE. SEE SITE PLAN FOR WIDTH

TRAFFIC CIRCULATION LAYOUT LEGEND

TCL DESIGN CRITERIA

A TWO DUPLEX DEVELOPMENT FOR AHMET TIRYAKI

CODES: 2015IRC, 2015UMC, 2015UPC, 2017NEC, 2015IFC, 2018IECC

PROJECT LOCATION: 12,100 COPPER AVE NE., ALBUQUERQUE, NM

ZONE ATLAS MAP: K-22

LEGAL DESCRIPTION: TRACT A1 PLAT OF TRACTS A1 AND A2 LA CUESTA SUBD., ALBUQUERQUE, NEW MEXICO .3261 A.

TOTAL ACREAGE: 0.3261 A.

EXISTING ZONING: RT

LAND USE CLASSIFICATION: 3000

PROPOSED USES: RESIDENTIAL DWELLINGS

MAXIMUM HEIGHT: 22'-6" COMPLIES

CONSTRUCTION TYPE: TYPE VB NON SPRINKLERED

SEISMIC ZONE: C

MAXIMUM TOTAL DWELLING UNITS: 4 DU'S - TWO DUPLEXES ON ONE LOT

REQUIRED PARKING PER IDO:  
DUPLEX UNITS: (1) PER 2 BR UNIT + (2) PER 3BR UNIT = (6) SPACES REQUIRED.

PROPOSED OFF STREET PARKING:

OFF STREET PARKING (INCLUDING GARAGE SPACES) = 16 PARKING SPACES PROVIDED. 16>6 COMPLIES

DUPLEX BUILDING AREAS:

BUILDING HEATED AREA:

TWO BEDROOM UNIT = 1403 SF  
THREE BEDROOM UNIT = 1671 SF  
TOTAL = 3074 SF

TOTAL HEATED AREA (TWO BUILDINGS X 3074) = 5,948 SQUARE FEET

THREE BEDROOM GARAGE = 493 SF  
TWO BEDROOM GARAGE = 481 SF  
TOTAL = 974 SF

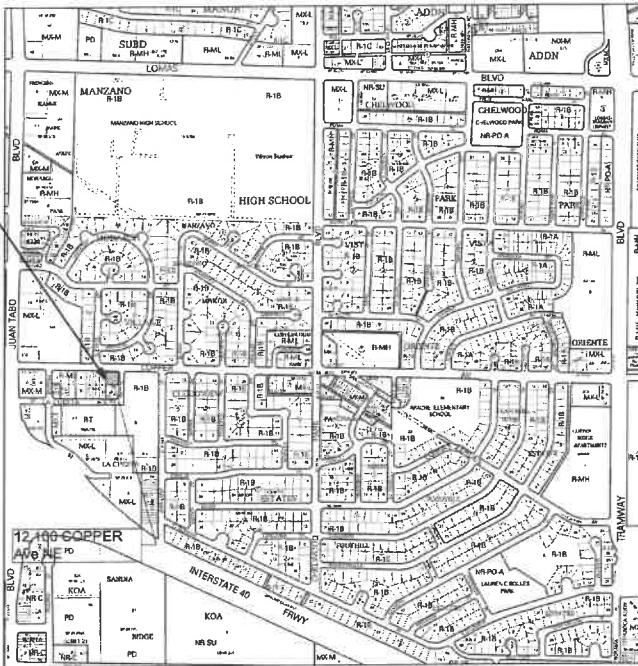
TOTAL GARAGE AREA (TWO BUILDINGS X 974) = 1,948 SQUARE FEET

TOTAL DUPLEX AREA = 3,958 SQUARE FEET  
TOTAL PROJECT AREA = 7,916 SQUARE FEET

LARGEST UNIT (HEATED) IN PROJECT SEPARATED BY ONE HOUR FIRE PARTITION = 1,571 SF

LARGEST BUILDING (HEATED AREA) IN PROJECT = 2,974 SF

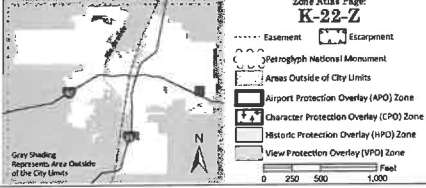
DUPLEX PROJECT FOR AHMET TIRYAKI  
12,100 COPPER AVE NE



IDO Zone Atlas  
May 2018



IDO Zoning Information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



VICINITY MAP

ZA MAP K-22-Z

CLEAR SIGHT TRIANGLE  
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (MEASURED FROM THE GUTTER PAN) SHALL NOT BE ACCEPTABLE IN THIS AREA.

ZIA PL. N.E.  
60' ROW

6' WIDE PEDESTRIAN SIDEWALK ACCESS TO PUBLIC SIDEWALK

REMOVE (E) 23' WIDE DRIVEPAD - CONSTRUCT NEW SIDEWALK TO MATCH PER COA STD. #2430 AND CURB & GUTTER AS PER COA STD. #2415A

REVISION HISTORY

REVISION 1  
6/6/22

1 TRAFFIC CIRCULATION LAYOUT

Scale: 1" = 20'-0"

Cinelli / Roger Cinelli & Assoc.  
ARCHITECTS  
2418 Manuel Tomas Lane N.W.  
Albuquerque, New Mexico 87107  
(505) 243-6211

PROJECT TITLE:  
DUPLEXES FOR AHMET TIRYAKI

12,100 COPPER N.E.  
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:  
TRAFFIC CIRCULATION PLAN

SEAL



DATE  
MAY 2022  
PROJECT NO.  
TIRY43  
DRAWING NO.

CIVIL101

5/22/22  
REV. 6/6/22

K22-0064