

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 31, 2024

Roger Cinelli, R.A.
Roger Cinelli & Associates INC
2418 Manuel Torres LN NW
Albuquerque, NM 87107

Re: Duplex For Ahmet Triryaki/ 12016 Copper Ave. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 07-07-22 (K22-D065)
Certification dated 05-09-24

Dear Mr. Cinelli,

Based upon the information provided in your submittal received 05-10-24, 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 Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: DUPLEX FOR AHMET TIRYAKI **Building Permit #:** 2023-29423 **Hydrology File #:** K22-D065
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 3, BL A - LA CUESTA ADDN.
City Address: 12,016 Copper Ave NE, ABQ, NM

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: 5/10/24 **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

5/9/2024

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

RE: RE: DUPLEX APARTMENT STYLE TOWNHOUSE DEVELOPMENT – **12,016 COPPER AVE. N.E.**
– **ALBUQUERQUE, NEW MEXICO – K22-D065** - ARCHITECT'S STAMP DATED 9/4/2022 - TCL
APPROVED 9/6/22 - **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 9/6/22.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MAY 4,
2024.

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.

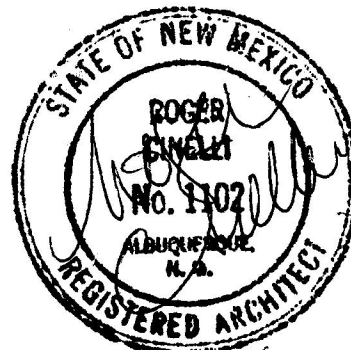
SINCERELY,


ROGER CINELLI, ARCHITECT

5/9/24
DATE

ATTACHMENTS:

DTS
CIVIL101



5-9-24

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 9/6/2022
Signed Date

-

COPPER AVE N.E.
60' ROW

DEMO EXISTING DRIVEPAD
REPLACE WITH NEW WATER STOP
DRIVEPAD W/ ADA SIDEWALK

REPLACE (E) 4' SIDEWALK
w/ 6' SIDEWALK

CONCRETE PEDESTRIAN
SIDEWALK - 6' WIDE

5' BIKE PATH

24'-0"

11'-6"

9'-3"

3' WALL 12'-4" WALL

70.03' LS

4'-2"

6" CONCRETE CURB - TAPER DOWN TO SIDEWALK

6" CONCRETE CURB - TAPER DOWN TO SIDEWALK

6" CONCRETE CURB - TAPER DOWN TO SIDEWALK

CONCRETE DRIVEWAY

CONCRETE PEDESTRIAN SIDEWALK 4' WIDE

RESIDENCE

OH LINE TO BE REMOVED

6' WALL 12'-4" WALL

16' OHD

16' OHD

6'-0"

LS

LS

LS

124.80'

RT

36" WIDE GATE IN 6' HIGH WALL

6 FOOT PROPERTY LINE WALL

6' COURTYARD LINE WALL

70.01'

3BR TOWNHOUSE

3BR TOWNHOUSE

R-ML

R-ML

9,125 SF PARCEL

125.75'

36" GATE IN 6' HIGH WALL

6' PROPERTY LINE WALL

TRAFFIC CIRCULATION LAYOUT 12016

1" = 20'-0"

1

A DUPLEX DEVELOPMENT FOR AHMET TIRYAKI

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

PROJECT LOCATION:
12,016 COPPER AVE NE., ALBUQUERQUE, NM

ZONE ATLAS MAP: K-22

LEGAL DESCRIPTION: LOT 3, BLOCK A - LA CUESTA ADDN., ALBUQUERQUE, NEW MEXICO .3261 A.

TOTAL ACREAGE: 0.201 A.

EXISTING ZONING: R-ML

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: 2 DU'S - ONE DUPLEX ON ONE LOT

PROPOSED OFF STREET PARKING:

OFF STREET PARKING (INCLUDING GARAGE SPACES) =
8 PARKING SPACES PROVIDED. 8->4 **COMPLIES**

DUPLEX BUILDING AREAS:

BUILDING HEATED AREA:

THREE BEDROOM UNIT = 1571 SF

**TOTAL HEATED AREA (TWO 3BR x 1,571) = 3,142
SQUARE FEET**

THREE BEDROOM GARAGE = 493 SF

**TOTAL GARAGE AREA (TWO GARAGES X 493) =
986 SQUARE FEET**

**TOTAL DUPLEX HOT AREA = 3,142 SQUARE FEET
TOTAL PROJECT AREA = 4,128 SQUARE FEET**

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


**LARGEST BUILDING (HEATED AREA) IN PROJECT =
3,142 SF**

 REV. 1 09/04/22

Cinelli / Roger Cinelli & Assoc.
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
ARCHITECTS (505) 243-8211

PROJECT TITLE: DUPLEX FOR AHMET
TIRYAKI
12,016 COPPER AVE. N.E.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
TRAFFIC CIRCULATION LAYOUT

	DATE JULY 2022	PROJECT NO. TIRY57
	DRAWING NO.	

CIVIL101

7/7/2022
REV. 8/15/2022
REV. 9/4/2022