

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 25, 2024

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

**Re: Townhouses for Ahmet Tiriyaki
12,720 San Jacinto Ave NE
Traffic Circulation Layout
Architect's Stamp 05-15-24 (K22D066)**

Dear Mr. Cinelli,

The TCL submittal received 07-18-2024 is approved for Building Permit by transportation. 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 an inspection for 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, the TCL, and a completed Drainage and Transportation Information Sheet to plndrs@cabq.gov 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,

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: TOWNHOUSES FOR AHMET TIRYAKI **Building Permit #:** _____ **Hydrology File #:** K22-D066
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 1A, BLOCK 3, PANORAMA ADDITION
City Address: 12,720 San Jacinto Ave NE

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: 07/18/24 **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

7/18/24

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

RESPONSES TO COMMENTS OF 06-25-24 – K22D066

1. PL'S clarified
2. No obstacles to ADA pedestrian pathway
3. Parking bumpers added
4. Public WO vs private work clarified
5. City Std 2430 quoted in notes
6. Comment not clear - Referenced "Drivepad Entrance to Development" on Traffic Circulation Layout Legend
7. Alley wall and others noted and detailed
8. Full Refuse-Solid Waste dumpster enclosure details sheet CIVIL102
9. ????
10. Alley is clearly not being accessed and will not be paved per decision by the City Engineer
11. Solid Waste & Fire Approvals attached
12. Cherne scoping approval conducted; attached. TIS not required

I am available for inquiries. I look forward to your review and, hopefully, approval. Please remit approved CIVIL101 and CIVIL102 in the same sheet size as submitted.

Thank you,

SINCERELY,

 7/18/24

ROGER CINELLI, ARCHITECT



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

K22D066

Project Title: TOWNHOUSES FOR AHMET TIRYAKI

Zone Atlas Page: K-22-Z DFT/DHO #: PR-2023-009380_SD-2024-00010 BP #: _____

Development Street Address: 12720 SAN JACINTO AVE NE (RECENTLY ASSIGNED)

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: ROGER CINELLI & ASSOCIATES INC Contact: ROGER

Address: 2418 MANUEL TORRES LN NW

Phone#: 505 243 8211 E-mail: cinelliarchitects@gmail.com

Development Information

Build out/Implementation Year: 2025

Existing Use: UNIMPROVED PARCEL

Describe Proposed Development and Uses:
TWO TOWNHOUSE BUILDINGS WITH 6 TWO STORY UNITS EACH

Days and Hours of Operation (if known): 24/7

Facility

Building Size (sq. ft.): TWO BUILDINGS TOTAL = 13,480 SF HTD

Number of Residential Units: 12

Number of Commercial Units: 0

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):*

Expected Number of Employees (if known):*

Expected Number of Delivery Trucks/Buses per Day (if known):*

Trip Generations during PM/AM Peak Hour and ITE # (if known):*

Driveway(s) Located on: Street Name SAN JACINTO AVE NE

Adjacent Roadway(s) Posted Speed: Street Name SAN JACINTO AVE NE _TYP RESID_ Speed 25

Street Name GEORGENE DR NE Speed 25

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): N/A
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): N/A
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector): N/A
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Jurisdiction of roadway (NMDOT, City, County): CITY

Adjacent Roadway(s):

Name: NO DATA FOR SAN JACINTO Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Name: COPPER AVE NE NEARBY Traffic Volume: 7800 Volume-to-Capacity Ratio (v/c): 0 - 0.89

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s): NONE Nearest Transit Stop(s): 215 FT TO 12704 COPPER BUS STOP
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: NO
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure: COPPER AVE NE

Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: PROPOSED 5' SIDEWALK AND 4'-6" BUFFER ON SAN JACINTO
Sidewalk and buffer width: DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No [X]

Thresholds Met? Yes [] No [X]

Mitigating Reasons for Not Requiring TIS and/or Notes:

ITE 220 Multifamily Housing
(Low-Rise) Not Close to
Rail Transit
Trips;
AM 6
PM 8

Curtis A Cherne

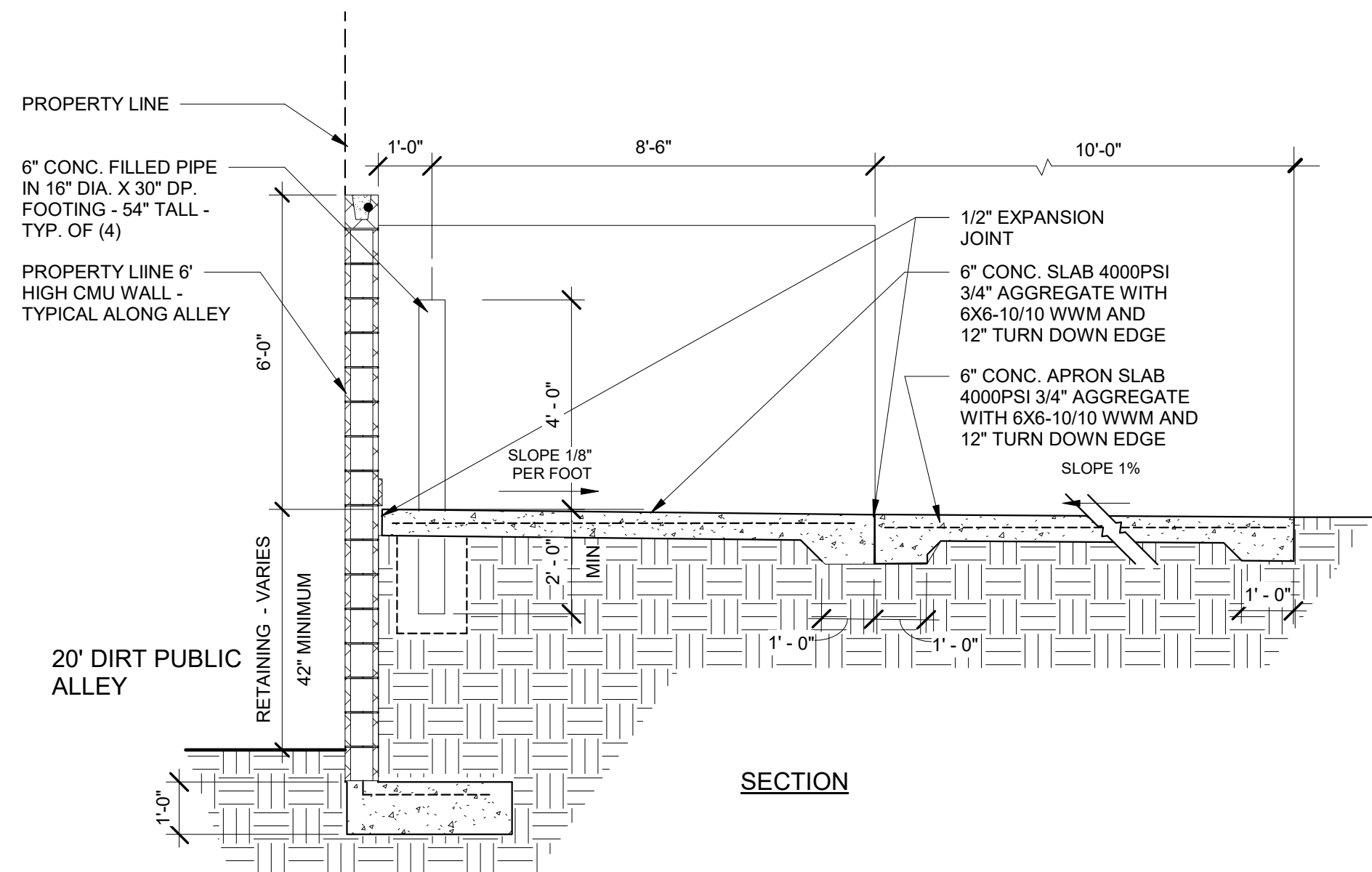
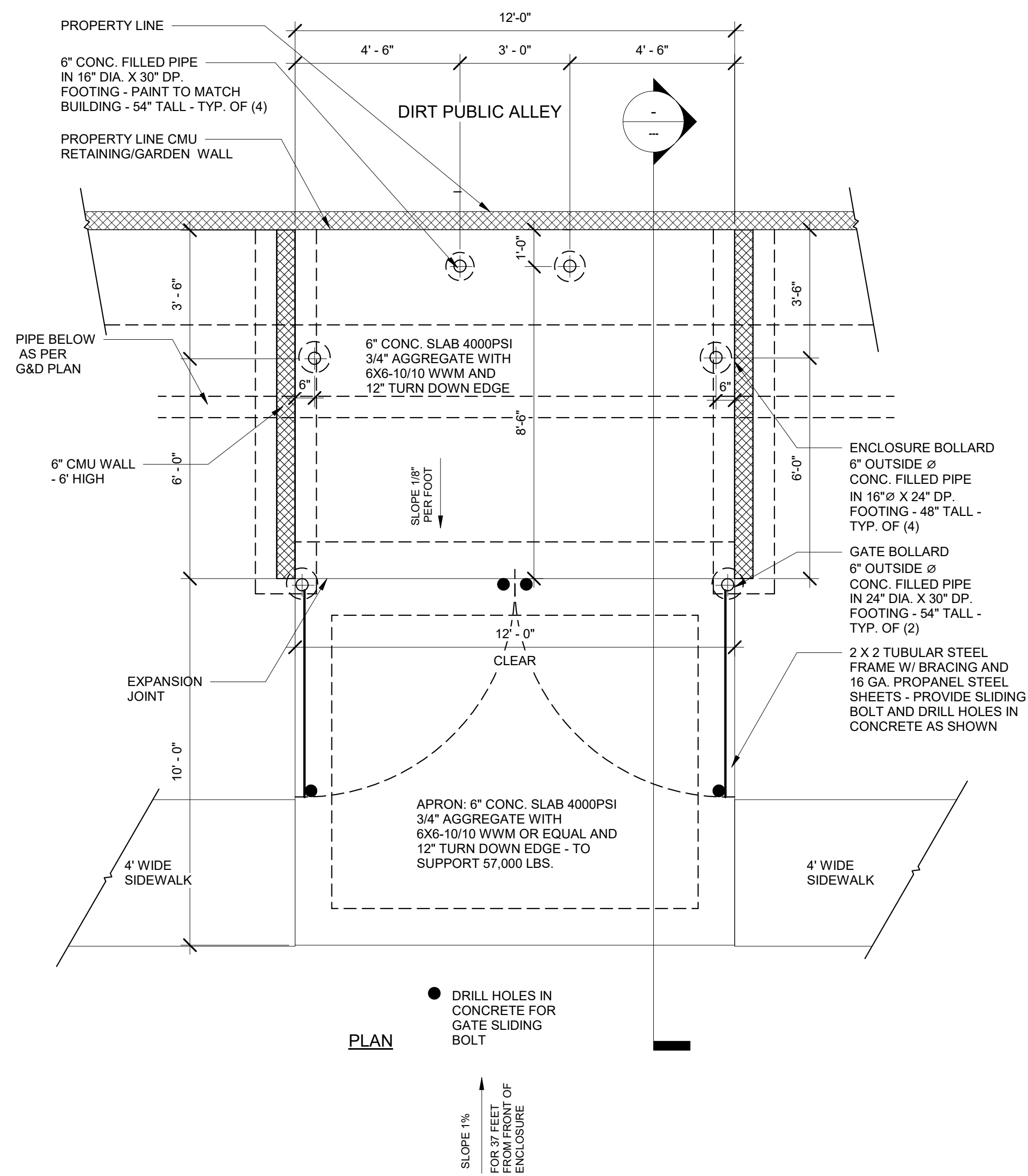
TRAFFIC ENGINEER

7-17-24

DATE

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Arroyo 7/25/2024
Signed Date



1 REFUSE PAD PLAN AND SECTION
Scale: 3/8" = 1'-0"

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

PROJECT TITLE:
**TOWNHOUSES
FOR AHMET TIRYAKI
12,720 SAN JACINTO AVE. N.E.
ALBUQUERQUE, NEW MEXICO**

DRAWING TITLE:
**TRAFFIC CIRCULATION LAYOUT -
CONT.**

SEAL



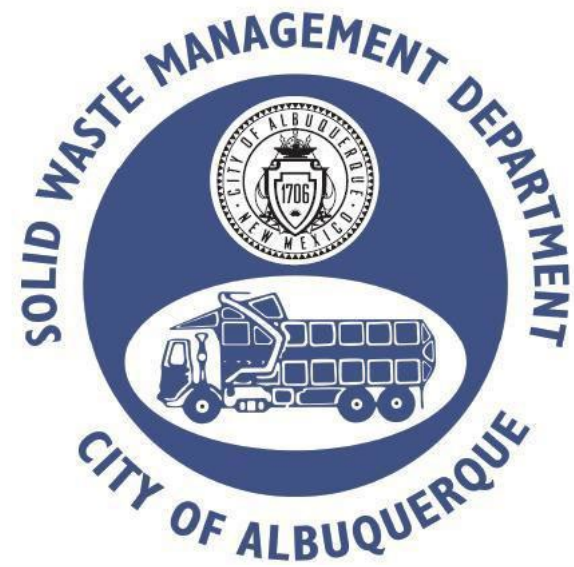
DATE
JULY 2024

PROJECT NO.
TIRY51

DRAWING NO.

CIVIL102

7/15/2024



Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up
between the hours of 7AM and 8PM.

Reviewer: Herman Gallegos

Date: 07-18-24

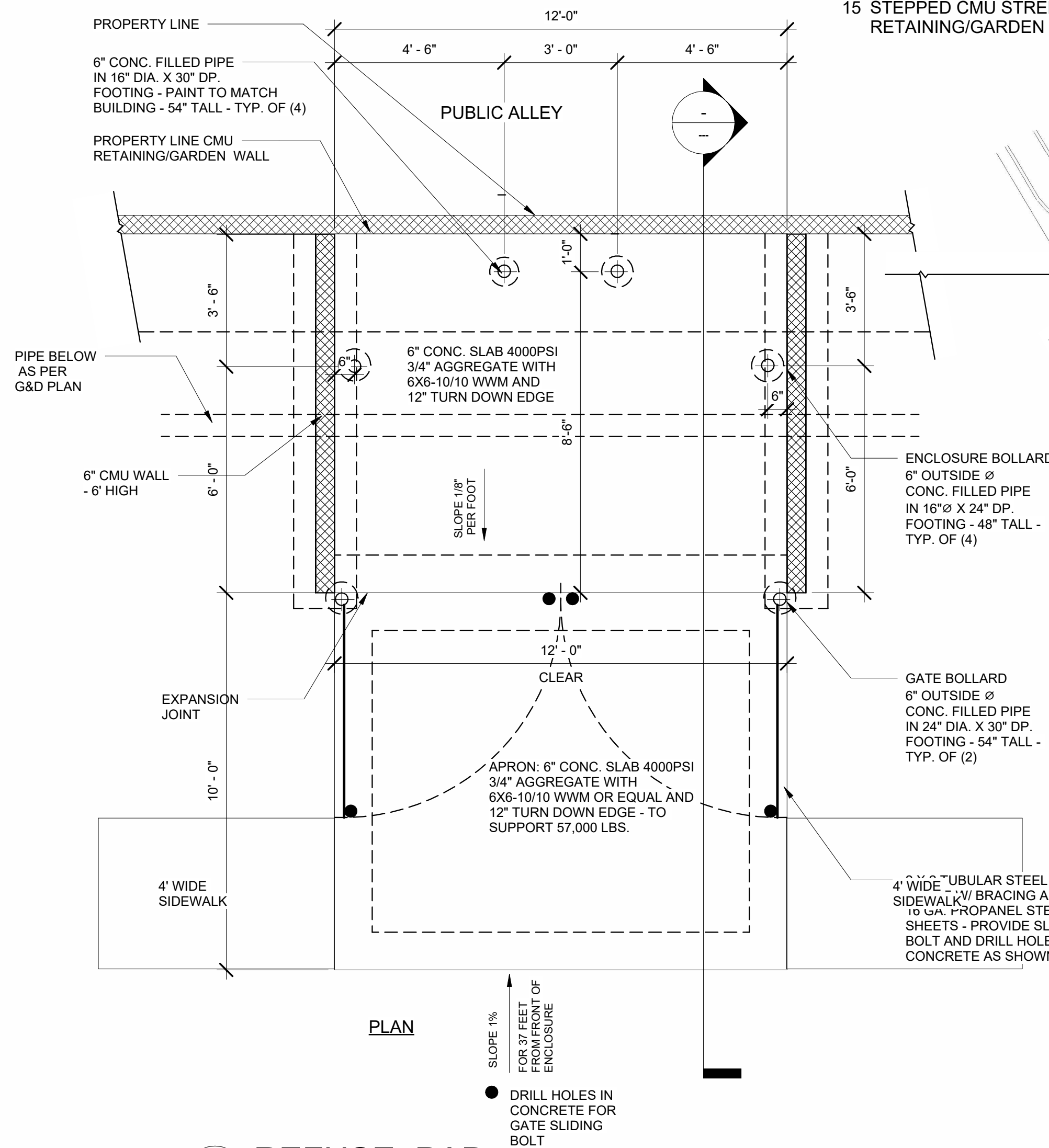
Hazard Route Only
12-units

REFUSE NOTES

THIS PROJECT WILL NOT PROVIDE VEHICULAR ACCESS GATES
85' OF UNOBSTRUCTED APPROACH - COMPLIES RECYCLE NOT REQUIRED FOR 12 UNIT PROJECT
PROJECT WILL BE ACCESSIBLE TO REFUSE TRUCK PICKUP AT ANYTIME
ON FOOD OR DRINK; THIS FACILITY WILL NOT REQUIRE A SANITARY DRAIN
NO HANGING WIRES LEADING TO AND EXITING FROM THE TRASH ENCLOSURE
NO OVERHANGING WIRES WHERE THE DUMPSTER WILL BE SERVICED
THIS PROJECT WILL NOT COMPROMISE TRASH SERVICE FOR THE SURROUNDING BUSINESSES

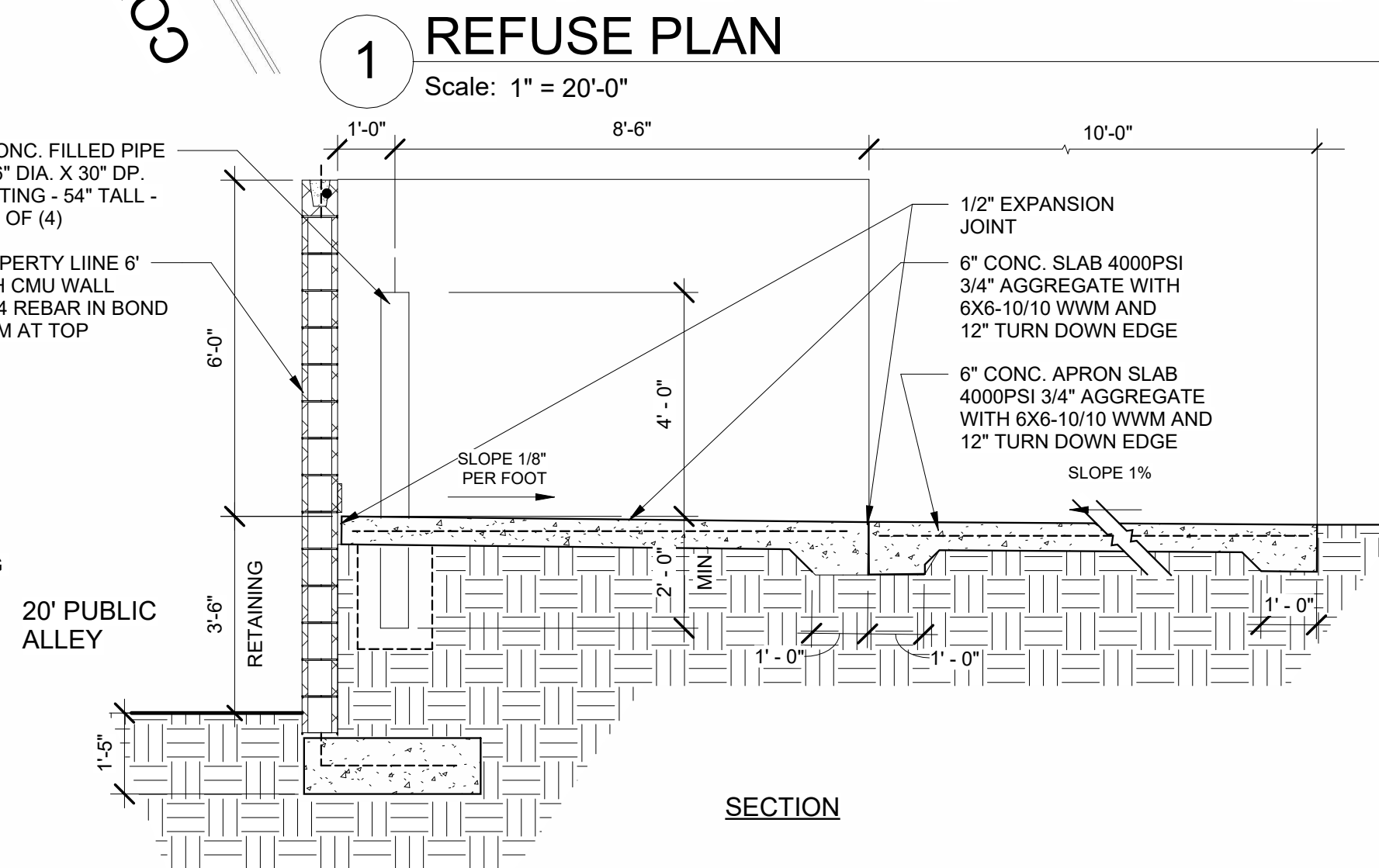
SHEET KEYNOTES REFUSE1

- 6 CY DUMPSTER IN 6' HIGH CMU ENCLOSURE - SEE 2/REFUSE101
- MOTORCYCLE (4' X 8') PARKING SPACE W/ SIGNAGE
- BICYCLE PARKING (3)
- 4' WIDE PEDESTRIAN REFUSE ACCESS
- CONSTRUCT WIDENED ASPHALT ROADWAY, NEW SIDEWALK, LANDSCAPE BUFFER, ADA DRIVEPAD & CURB/GUTTER
- ADA PARKING SPACE W/ 8' WIDE HATCHED AISLE AND WALL MOUNTED SIGNAGE
- MINI CLEAR SITE TRIANGLE - BOTH SIDES OF DRIVEPAD
- SIDEWALK TRENCH DRAIN
- 24' MINIMUM ASPHALT DRIVE AISLE - 3" HOT MIX OVER 6" BASE COURSE - SUITABLE FOR 75,000 WEIGHT LB RATING
- ASPHALT PARKING SPACES - 2" HOT MIX OVER 4" BASE COURSE
- STEPPED CMU PROPERTY LINE RETAINING/GARDEN WALL
- 9' HIGH PROPERTY LINE RETAINING WALL/GARDEN WALL
- 8'-4" HIGH CMU PROPERTY LINE RETAINING/GARDEN WALL
- NEW ADA ACCESSIBLE SIDEWALK RAMP W/ TRUNCATED DOME WARNING STRIP
- STEPPED CMU STREET FRONTAGE RETAINING/GARDEN WALL



2 REFUSE PAD

Scale: 3/8" = 1'-0"



1 REFUSE PLAN

Scale: 1" = 20'-0"

12,720 SAN JACINTO AVE N.E.

GEORGENE DR. N.E.

50' ROW

BLDG B

BLDG A

20' PUBLIC ALLEY
NO ACCESS FROM SUBJECT DEVELOPMENT

REFUSE DESIGN CRITERIA

PROJECT DESCRIPTION:

- (1) TOWNHOUSE BUILDING "A" - 6 UNIT TWO BEDROOM
- (1) TOWNHOUSE BUILDING "B" - 5 UNIT TWO BEDROOM & (1) UNIT ONE BEDROOM

PROJECT LOCATION:

12,720 SAN JACINTO AVE NE., ALBUQUERQUE, NM
THE NE CORNER OF SAN JACINTO AVE NE AND GEORGENE DR NE.

ZONE ATLAS MAP: K-22

LEGAL DESCRIPTION: LOT 1-A, BLOCK 3, PANORAMA ADD'N., ALBUQUERQUE, NEW MEXICO

TOTAL ACREAGE: 0.4824 A.

EXISTING ZONING: MX-M

LAND USE CLASSIFICATION: 3000

PROPOSED USES: RESIDENTIAL DWELLINGS

MAXIMUM HEIGHT: 22'-6" COMPLIES

CONSTRUCTION TYPE: TYPE VB NON SPRINKLERED

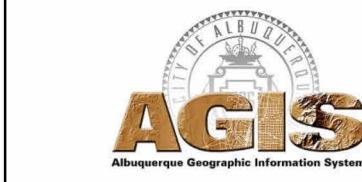
SEISMIC ZONE: D

REQUIRED PARKING IDO TABLE 5-5-1 TOWNHOUSE

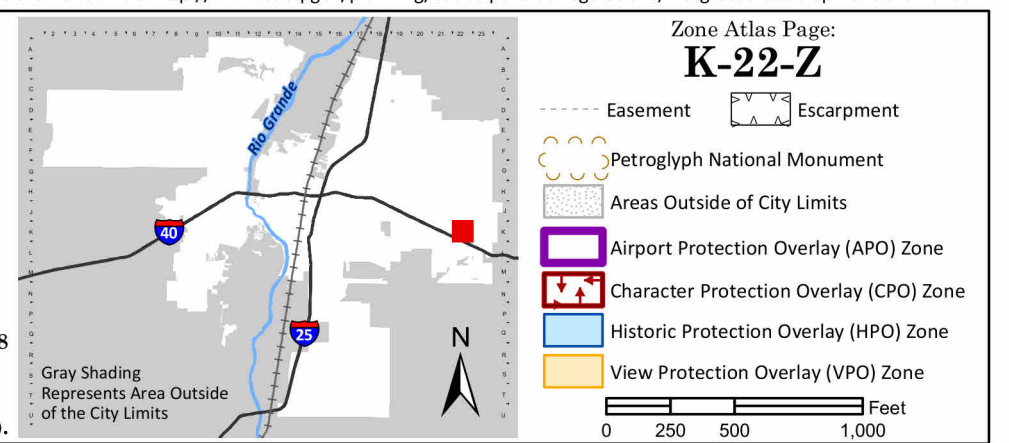
UNITS: 12 UNITS X 1.0 PARKING SPACE = 12 PARKING SPACES REQUIRED

PROPOSED PARKING:
OFF STREET PARKING = (20) ONSITE PARKING SPACES PROVIDED COMPLIES

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 1" = 500'

REQUIRED MOTORCYCLE PARKING:

TOWNHOUSE UNITS - 12 VEHICLE PARKING SPACES - (1) MOTORCYCLE PARKING SPACE

PROPOSED MOTORCYCLE PARKING:

MOTORCYCLE PARKING = (1) MOTORCYCLE PARKING SPACE COMPLIES

REQUIRED BICYCLE PARKING:

TOWNHOUSE UNITS - (3) BICYCLE PARKING RACKS

PROPOSED BICYCLE PARKING:

BICYCLE PARKING = (3) BICYCLE PARKING RACKS COMPLIES

PROJECT UNIT HEATED AREAS:

TWO BEDROOM UNIT = 1131 SF
ONE BEDROOM UNIT = 1014 SF

PROJECT BUILDING HEATED AREAS:

SIXPLEX "A":
LOWER LEVEL 3460 SF
UPPER LEVEL 3331 SF
TOTAL 6791 SF

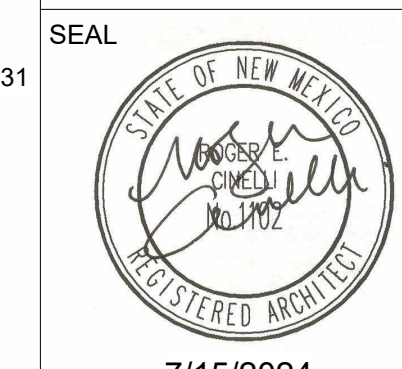
SIXPLEX "B":
LOWER LEVEL 3460 SF
UPPER LEVEL 3276 SF
TOTAL 6736 SF

TOTAL PROJECT HTD AREA = 6791 + 640 = 13,531 SF

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

PROJECT TITLE:
**TOWNHOUSES
FOR AHMET TIRYAKI
12,720 SAN JACINTO AVE. N.E.
ALBUQUERQUE, NEW MEXICO**

DRAWING TITLE:
REFUSE SITE PLAN AND DETAILS



DATE
JULY 2024
PROJECT NO.
TIRY51
DRAWING NO.

REFUSE101

7/15/2024