

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 11, 2025

Roger Cinelli, R.A  
Cinelli Architects  
2414 Manule Torres Lane  
Albuquerque, NM 87107

**Re: Townhouses/ 12720 San Jacinto Ave NE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 07-15-24 (K22-D066)  
Certification dated 11-20-25  
TRANS-2025-00338

Dear Mr. Cinelli,

PO Box 1293

Based upon the information provided in your submittal received 11-20-25, 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.

Albuquerque

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

NM 87103

Sincerely,

www.cabq.gov

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

\EA via: email  
C: CO Clerk, File

# Cinelli

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## ARCHITECTS

OFFICE ( 505 ) 243-8211 FAX ( 505 ) 243-8196  
ROGER CINELLI & ASSOCIATES, INC. 2414 MANUEL TORRES LANE N.W. ALBUQUERQUE, NEW MEXICO 87107

11/20/25

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

RE: RE: APARTMENT STYLE TOWNHOUSE DEVELOPMENT – 12,720 SAN JACINTO AVE. N.E. –  
ALBUQUERQUE, NEW MEXICO – K22-D066 - ARCHITECT'S STAMP DATED 7/15/2024 - TCL  
APPROVED 7/25/24 - FINAL SITE CERTIFICATION

DEAR SIRs,

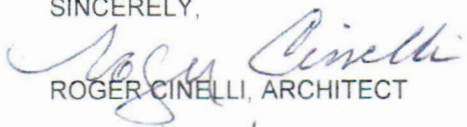
I, ROGER CINELLI, NMRA 1102, OF THE FIRM, ROGER CINELLI & ASSOCIATES INC,  
HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN  
ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN, APPROVAL LETTER  
DATED 7/25/24.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON  
NOVEMBER 17, 2025.

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.

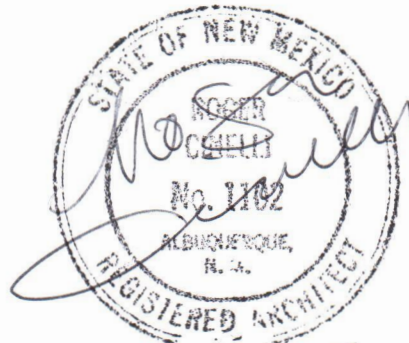
SINCERELY,

  
ROGER CINELLI, ARCHITECT

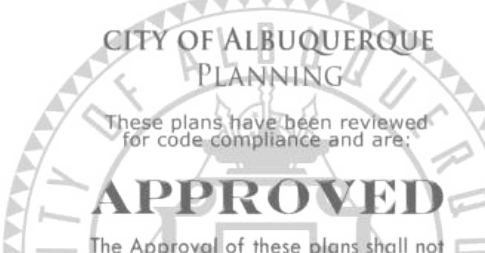
11/20/25  
DATE

ATTACHMENTS:

K22D066\_BP\_TCL\_APPR  
DTIS  
CIVIL101  
CIVIL102



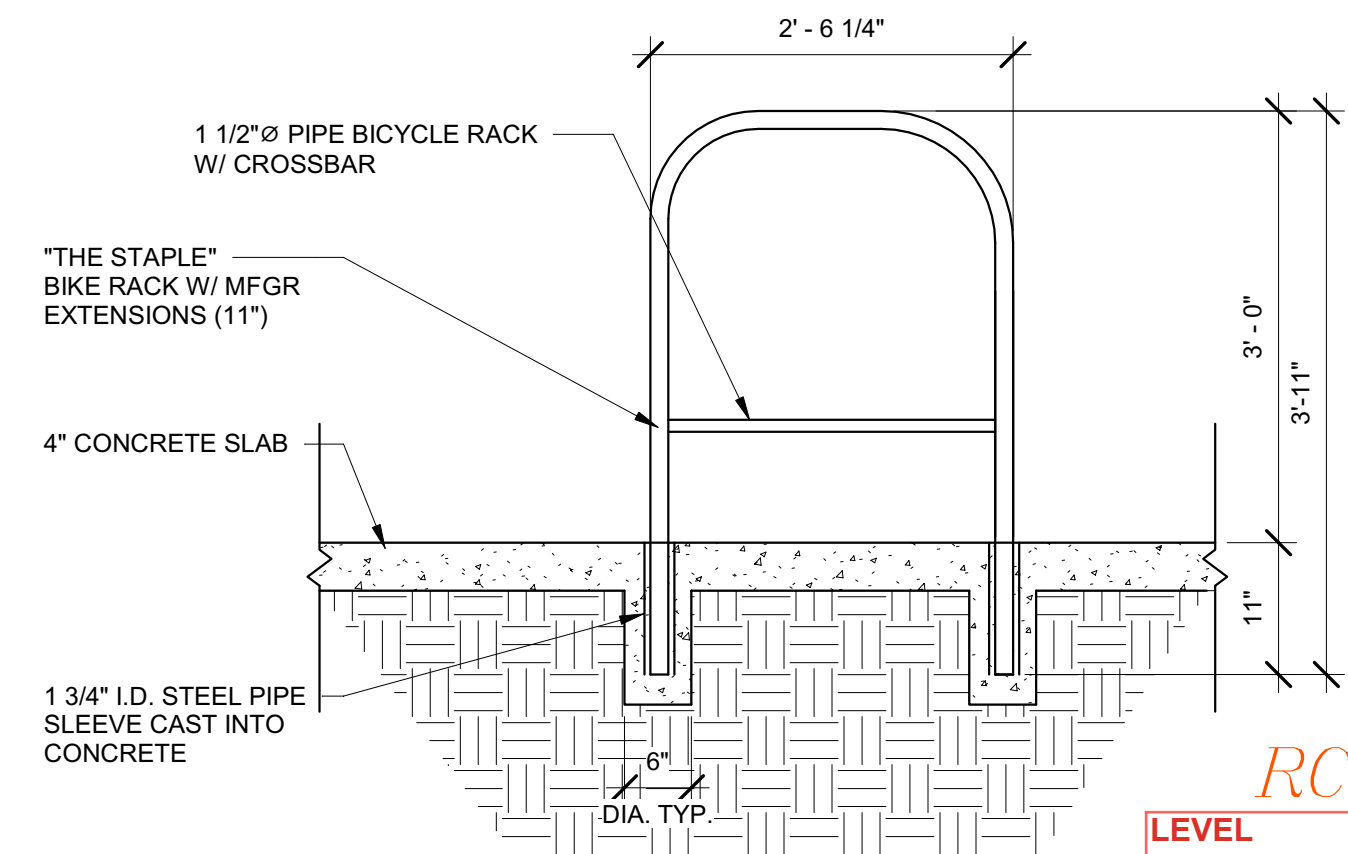
12/11/25



# TWO SIXPLEX DEVELOPMENT FOR AHMET TIRYAKI, 12,720 SAN JACINTO AVE NE, ALBUQUERQUE, N.M.

## SHEET KEYNOTES CIVIL101

- CONSTRUCT NEW ADA CURB ACCESS RAMP & 24" WIDE BY WIDTH OF RAMP TRUNCATED DOME DETECTABLE STRIP PER COA STD # 2441 TO BE CONSTRUCTED UNDER CITY WORK
- STANDARD CURB & GUTTER, 5 FOOT SIDEWALK AS PER STD CITY DWG #2430, 4 FOOT LANDSCAPE BUFFER AND 24" ASPHALT ROADWAY TO BE CONSTRUCTED UNDER CITY WORK PROCESS
- EXISTING 6 FOOT SIDEWALK
- 4 FOOT WIDE LANDSCAPE BUFFER
- CONCRETE AND DIAMOND GRATE TRENCH DRAIN AS PER G&D.
- 1-1/2 SIDEWALK SLOPE & LANDING WITH TRUNCATED DOME WARNING STRIP
- CLEAR SITE TRIANGLE
- OVERHEAD POWER LINE
- BICYCLE PARKING (3) - SEE 6/CIVIL101
- MOTORCYCLE (4' X 8') PARKING SPACE W/ SIGNAGE - SEE 4/CIVIL101
- ADA VAN PARKING SPACE W/ 8' WIDE HATCHED AISLE AND WALL MOUNTED SIGNAGE
- MATCH EXISTING PAVING OR CONCRETE
- 6 FOOT WIDE PEDESTRIAN ACCESS SIDEWALK - CONNECT TO NEW PUBLIC SIDEWALK
- ASPHALT DRIVEABLE AND PARKING - SEE TRAFFIC CIRCULATION LEGEND THIS SHEET
- EXISTING ALLEY DRIVEPAD & SLOPED SIDEWALK RAMP - BOTH SIDES OF ALLEY DRIVEPAD
- CONCRETE BUMPERS SECURED TO ASPHALT @ EA. PARKING SPACE
- FORMER PROPERTY LINE
- STEPPED CMU PROPERTY LINE RETAINING/6' GARDEN WALL



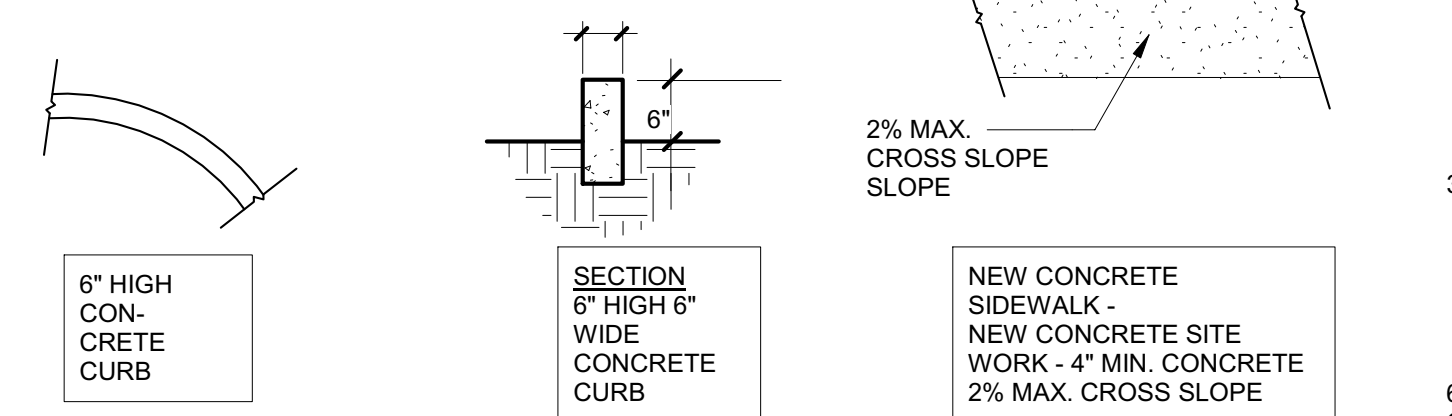
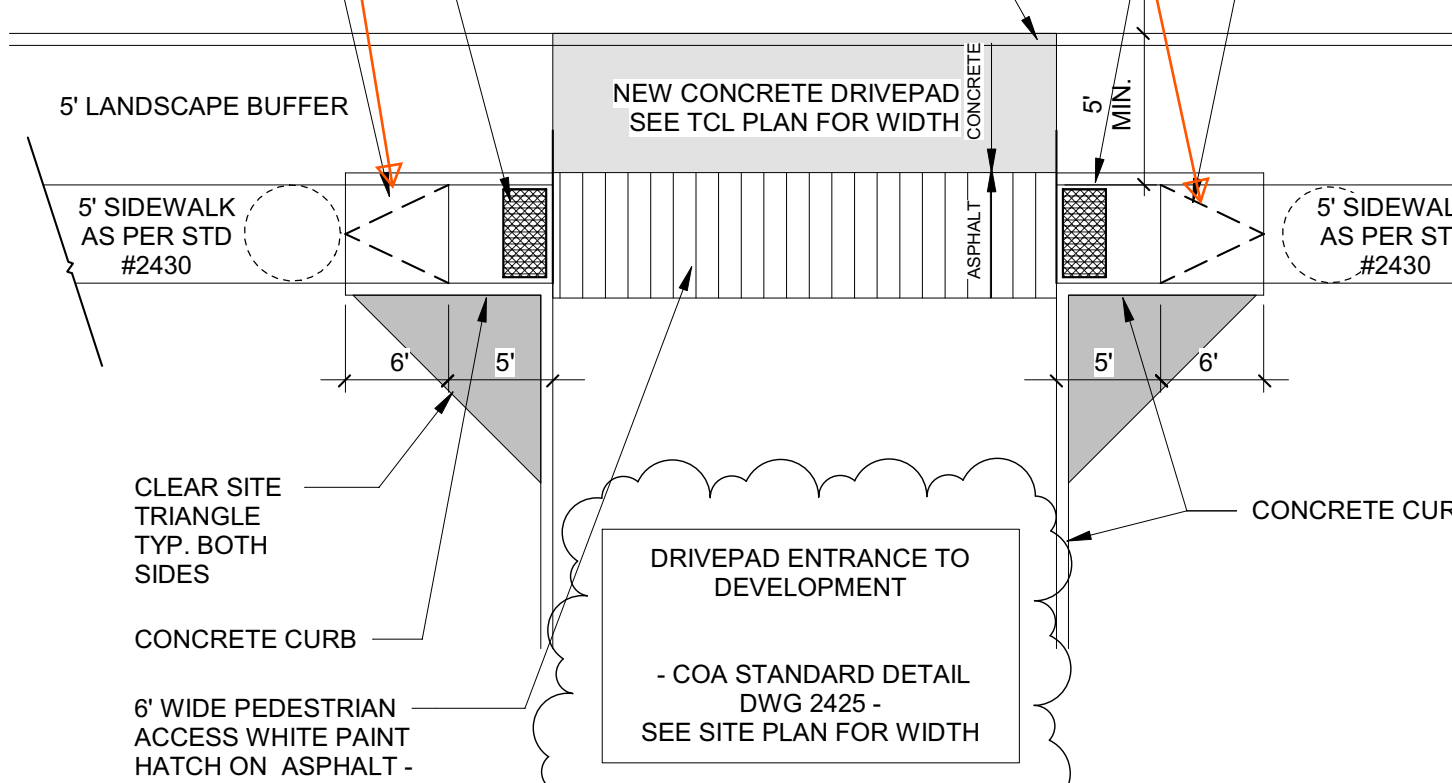
### IDO BIKE RACK REQUIREMENTS

- RACK SHALL BE A MINIMUM 30" TALL AND 18" WIDE
- BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED.
- BICYCLE RACK SHALL SUPPORT BICYCLE IN A UPRIGHT POSITION
- BICYCLE RACK SHALL ACCOMMODATE VARIOUS BICYCLE FRAME SIZES AND STYLES
- EACH BICYCLE PARKING SPACE SHALL BE ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE
- BICYCLE RACK SHALL BE STURDY AND ANCHORED TO CONCRETE PAD
- BICYCLE PARKING SPACES SHALL BE 6' X 2' WITH 1 FOOT CLEAR ZONE ALL AROUND

### 1 1/2" DIA. PIPE BIKE RACKS

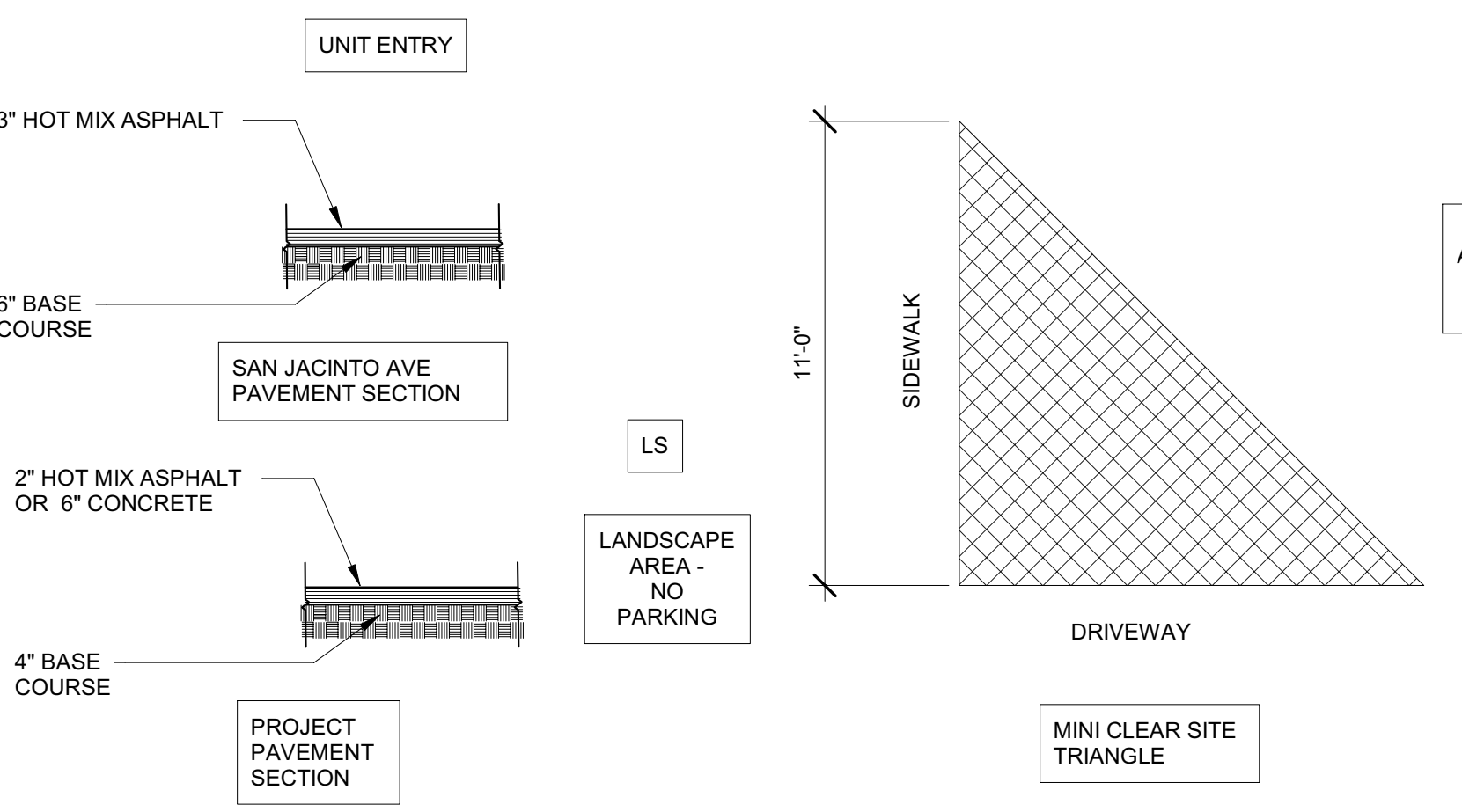
Scale: 3/4" = 1'-0"

- CONCRETE SIDEWALK RAMP
- 1-1/2 SLOPE MIN.
- TRUNCATED DOME DETECTABLE WARNING STRIP 24" X WIDTH OF SIDEWALK
- EDGE OF NEW ASPHALT ROADBED
- SAN JACINTO AVE N.E.



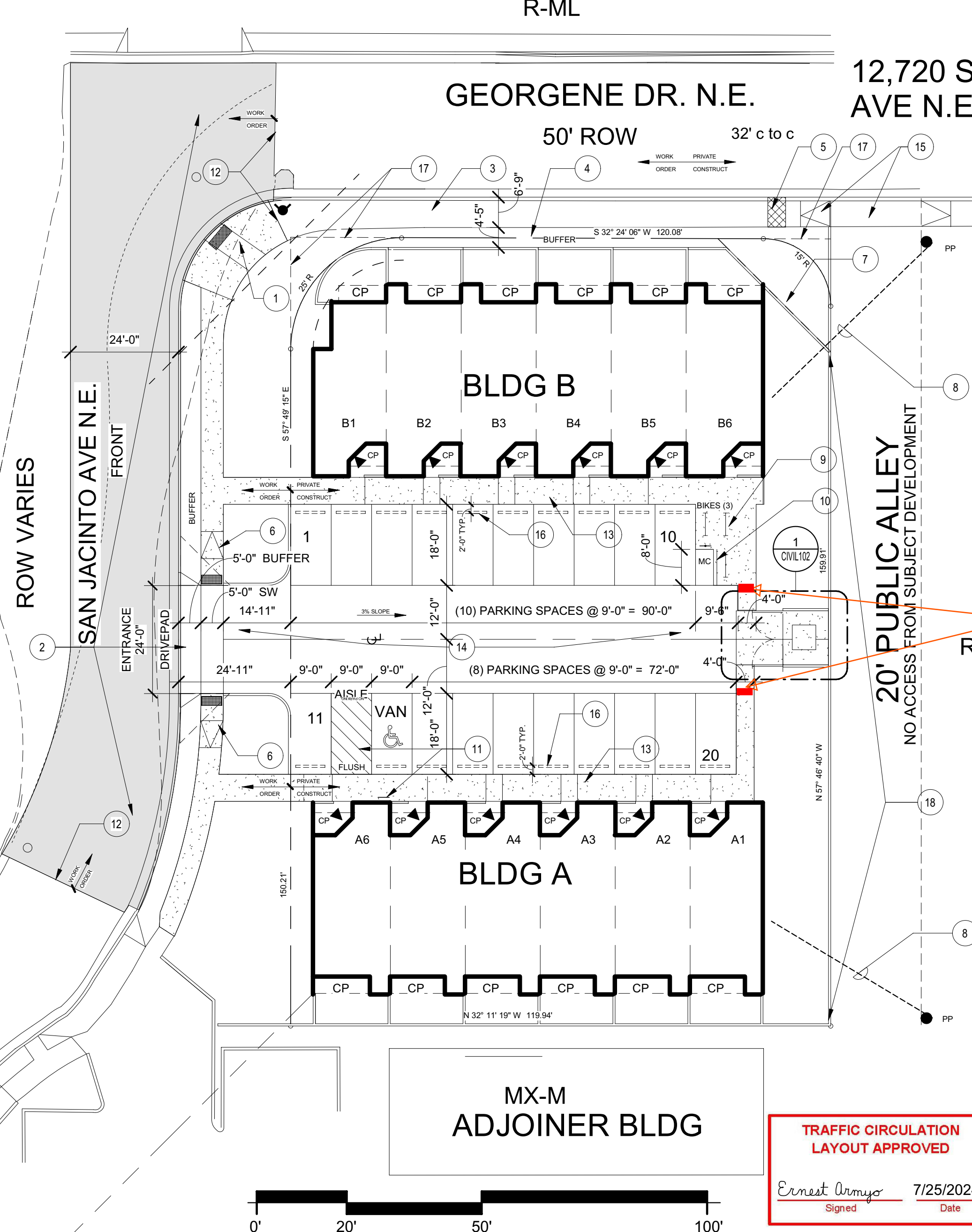
- NOTES:**
- ALL BROKEN OR CRACKED SIDEWALK, CURB AND GUTTER MUST BE REPLACED AS PER COA STD DWG #2415A & #2430.
  - SEE TRAFFIC CIRCULATION LAYOUT LEGEND THIS SHEET FOR COA STD DRIVEPAD, CURBS, SIDEWALKS AND PAVEMENT SECTION DETAILS
  - WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOME WARNING STRIPS
  - ALL IMPROVEMENTS, IF ANY, LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A CITY WORK ORDER., IF APPLICABLE.
  - NO ACCESS TO THIS PROJECT FROM THE PUBLIC ALLEY. A DETERMINATION BY THE CITY ENGINEER RESULTED IN A DECISION THAT THE ALLEY CAN REMAIN UNIMPROVED.

## TRAFFIC CIRCULATION LAYOUT LEGEND



### 3 TRAFFIC CIRCULATION LAYOUT

Scale: 1" = 20'-0"

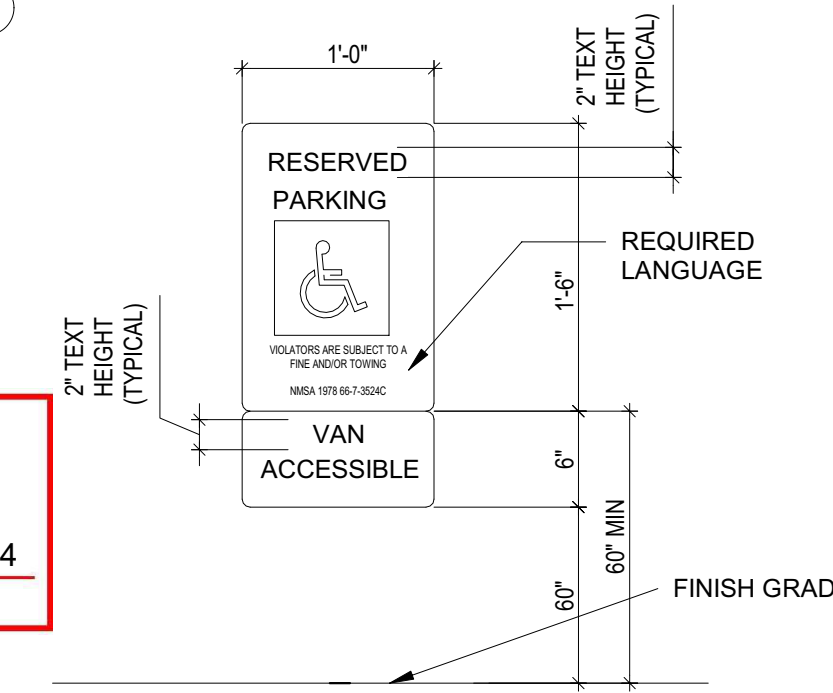


**TRAFFIC CIRCULATION LAYOUT APPROVED**

*Ernest Arroyo* 7/25/2024  
Signed Date

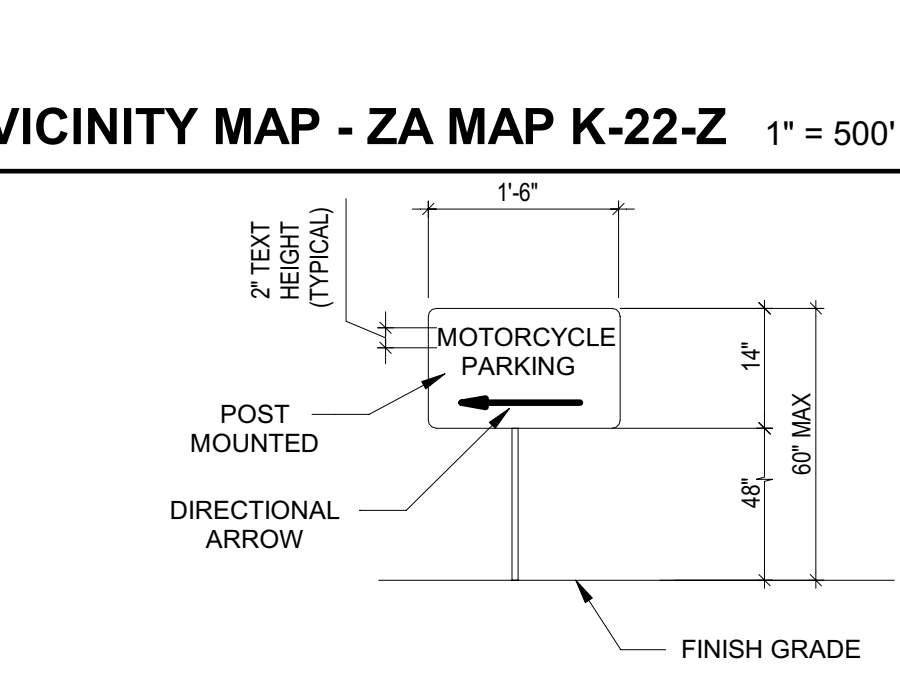
### 5 ADA PARKING SIGN

Scale: 1" = 1'-0"



### 4 MOTO PARKING SIGN

Scale: 1" = 1'-0"



## TCL DESIGN CRITERIA

### A TWO SIXPLEX DEVELOPMENT FOR AHMET TIRYAKI

ALBUQUERQUE APPLICABLE CODES: 2021 IBC, 2021IRC, 2021UMC, 2021UPC, 2021IFC, 2021NEC, 2018IECC, 2021 NMAC, 2021IFC, ICC ANS I 117.1 2017

**PROJECT LOCATION:** 12,720 SAN JACINTO AVE NE., ALBUQUERQUE, NM

**ZONE ATLAS MAP:** K-22

**LEGAL DESCRIPTION:** LOT 1A, BLOCK 3, PANORAMA ADDITION, ALBUQUERQUE, NEW MEXICO .4824 A.

**TOTAL ACREAGE:** 0.4824 A.

**EXISTING ZONING:** MX-M

**LAND USE CLASSIFICATION:** 3000

**PROPOSED USES:** RESIDENTIAL DWELLINGS

**MAXIMUM HEIGHT:** 25'-6" COMPLIES

**CONSTRUCTION TYPE:** TYPE VB NON SPRINKLERED

**SEISMIC ZONE:** C

**MAXIMUM TOTAL DWELLING UNITS:** 12 DU'S - TWO SIX PLEXES ON ONE LOT

**REQUIRED PARKING:** TOWNHOUSE UNITS - (1.0) PER 2 BR UNIT = (12) SPACES REQUIRED

### PROPOSED OFF STREET PARKING:

OFF STREET PARKING = 20 PARKING SPACES PROVIDED INCLUDING ADA VAN SPACE AND AISLE 20 > 12 COMPLIES

### UNIT AREAS:

UNIT TYPE HEATED AREAS:

TWO BEDROOM UNIT TYPE "A" HTD = 1131 SF

ONE BEDROOM UNIT TYPE "B" HTD = 1014 SF

UNIT TYPE STORAGE AREAS:

TWO BEDROOM UNIT TYPE "A" STORAGE = 16 SF

### SIXPLEX BUILDING AREAS:

HTD BUILDING "A" AREAS

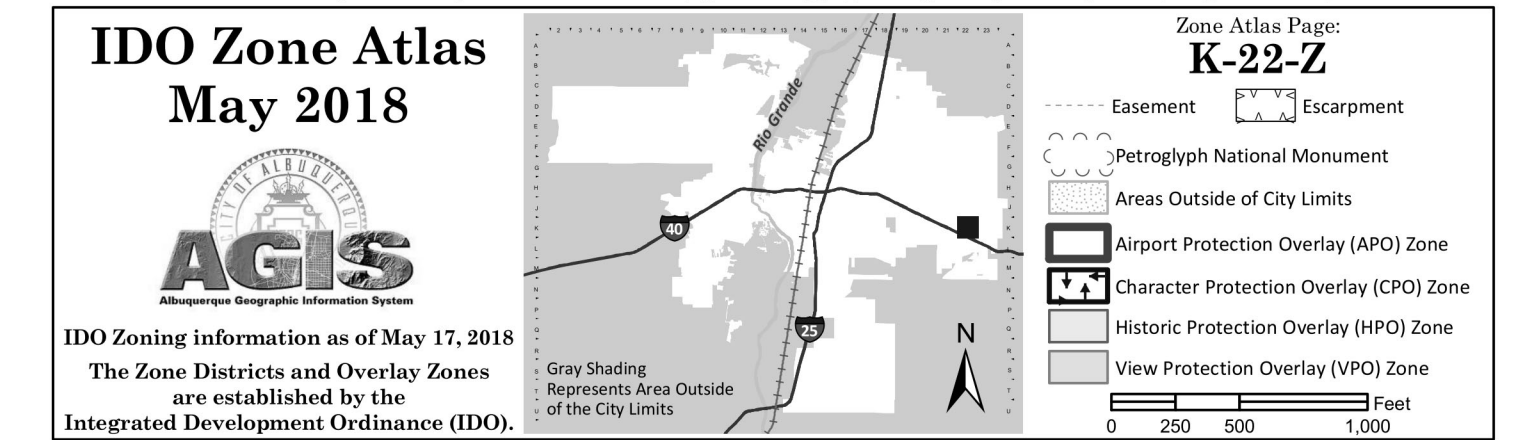
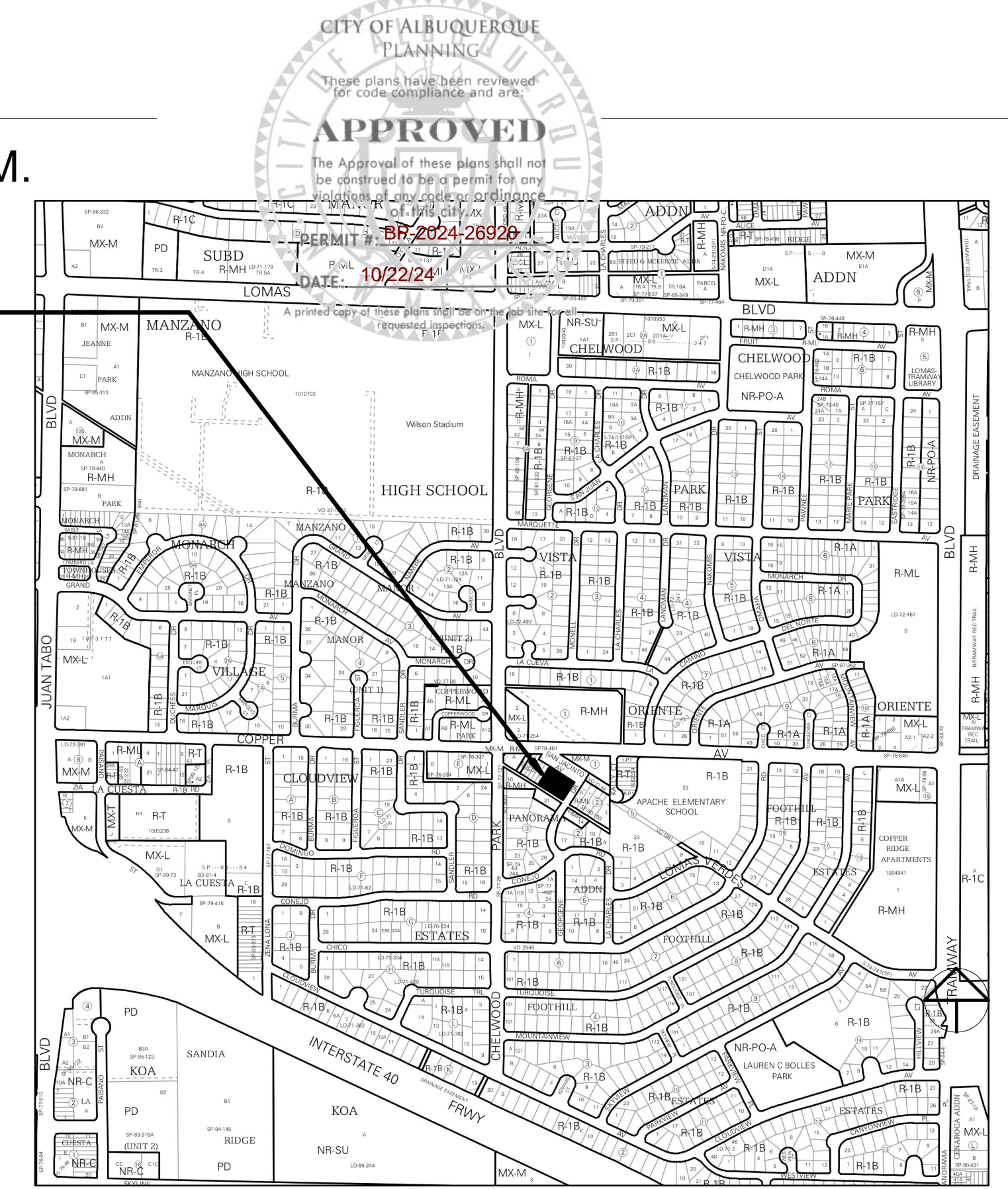
(6) TWO BEDROOM UNITS = 6791 SQ. FT.

HTD BUILDING "B" AREAS

(5) TWO BEDROOM UNITS PLUS (1) ONE BEDROOM UNIT = 6740 SQ. FT.

TOTAL HTD PROJECT AREA = 13,531 SQ. FT.

**LARGEST UNIT (HEATED AREA) IN PROJECT SEPARATED BY TWO HOUR FIRE PARTITION = 1,131 SF**



**Cinelli / Roger Cinelli & Assoc.**  
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**

DATE: JULY 2024  
PROJECT NO.: TIRY51  
DRAWING NO.:

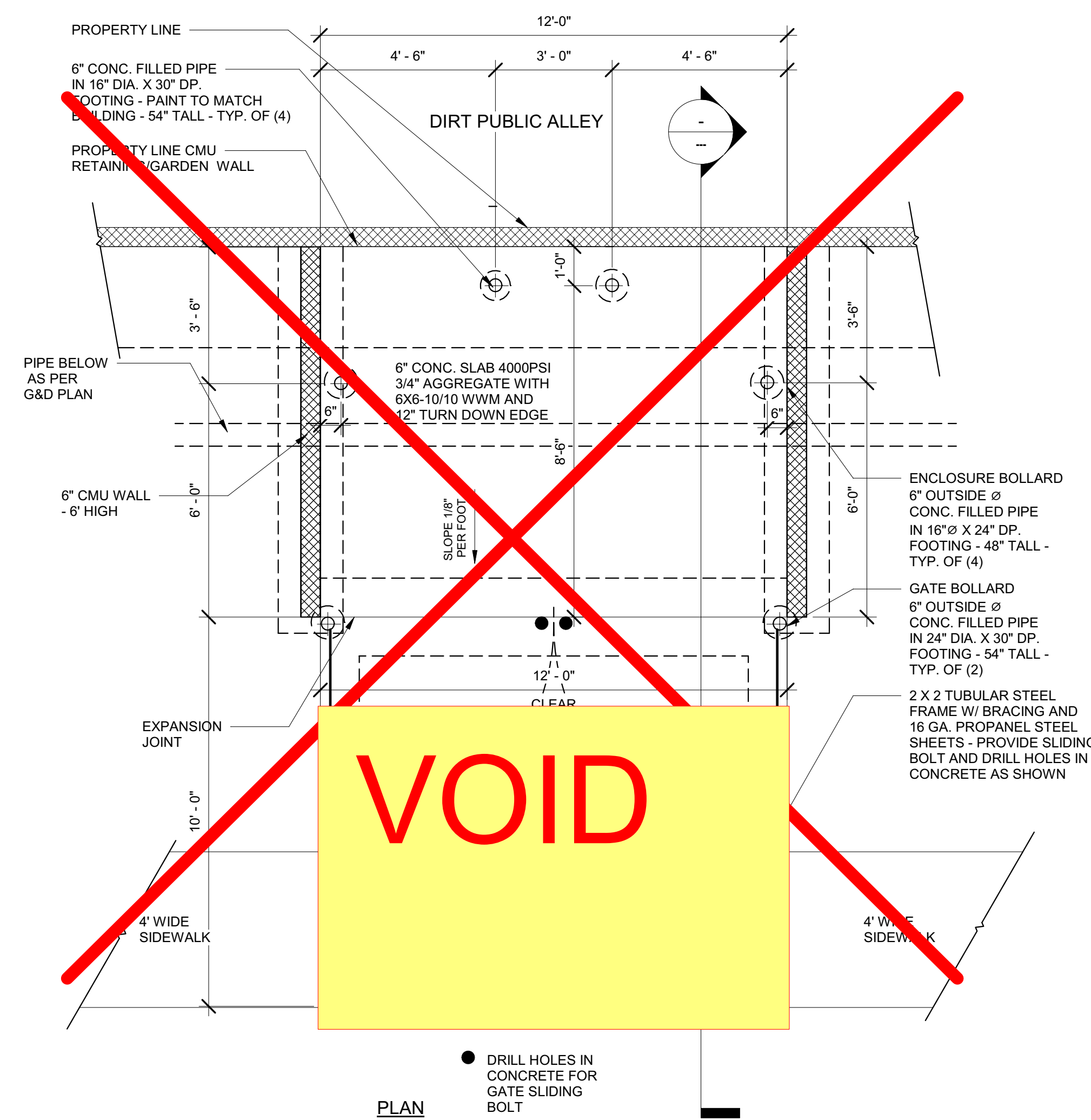
**CIVIL101**

7/15/2024

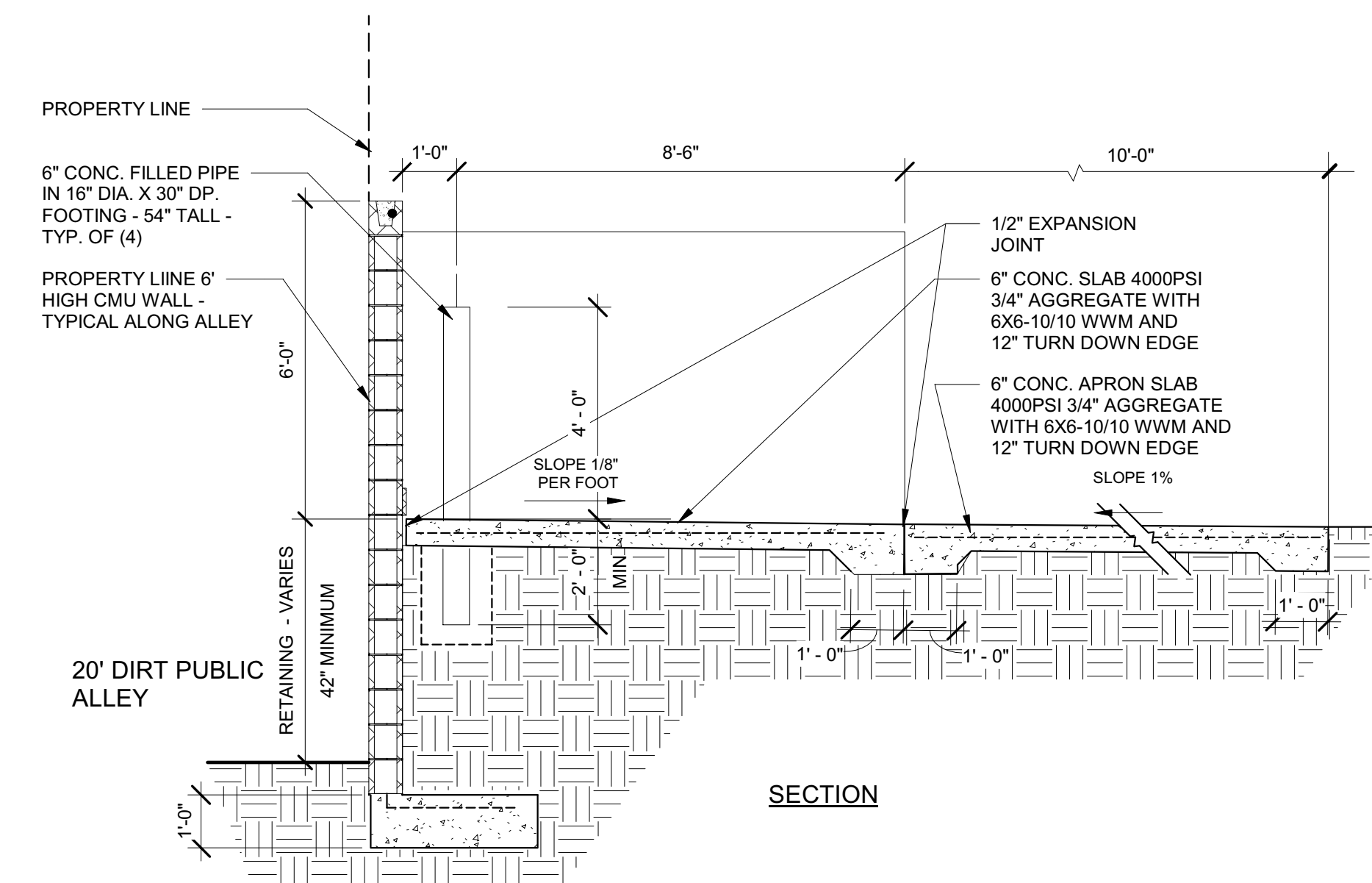


**TRAFFIC CIRCULATION  
LAYOUT APPROVED**

*Ernest Arroyo* 7/25/2024  
Signed Date



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



**Cinelli** / Roger Cinelli & Assoc.  
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PROJECT TITLE:  
**TOWNHOUSES  
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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