

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

July 3, 2014

Roger Cinelli, R.A.
Roger Cinelli and Associates
2418 Manuel Torres Ln. NW
Albuquerque, NM 87107-3060

Re: Four Plex for Ahmet Tiryaki, 532 Ortiz Dr. SE
Certificate of Occupancy – Transportation Development
Architect's Stamp dated 04-23-14 (L18-D080)
Certification dated 06-25-14

Dear Mr. Cinelli,

Based upon the information provided in your submittal received 06-25-14, 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 me at (505)924-3630.

Sincerely,

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

c: File
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: FOURPLEX FOR AHMET TIRYAKI ZONE MAP: L-18
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 15, BL. 7, MENDELSBERG SUB OF 7x8 OF BARON
 CITY ADDRESS: 532 ORTIZ DR. SE. BURG HEIGHTS ADDN

ENGINEERING FIRM: RIO GRANDE ENGINEERING CONTACT: DAVID SOULE
 ADDRESS: PO Box 67305 PHONE: 321-4278
 CITY, STATE: ABQ., N.M. ZIP CODE: 87193

OWNER: AHMET TIRYAKI CONTACT: AHMET
 ADDRESS: 1815 CAQUA PL. NE. PHONE: 505-4278
 CITY, STATE: ABQ., NM ZIP CODE: 87110

ARCHITECT: ROGER CINELLI'S ASSOC. INC CONTACT: Roger
 ADDRESS: 2418 MANUEL TORRES LN NW PHONE: 243-8211
 CITY, STATE: ABQ, NM ZIP CODE: 87104

SURVEYOR: SAME AS ENGINEER CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: SAME AS OWNER CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1" SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☒ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
☐ NO
☒ COPY PROVIDED

DATE SUBMITTED: JUNE 25, 2014 BY: Roger Cinelli

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.

Cinelli

ARCHITECTS

ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE NW ALBUQUERQUE, NEW MEXICO 87107
OFFICE 505-243-8211 FAX 505-243-8196

6/25/2014

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

RE: TRAFFIC CIRCULATION LAYOUT - FOURPLEX FOR AHMET TIRYAKI - 532 ORTIZ DR. S.E.,
ALBUQUERQUE, NEW MEXICO - (L18/D080) - ARCHITECT'S STAMP DATED APRIL 23, 2013 - PLAN
DATED APRIL 2013 - APPROVED APRIL 26, 2013 - **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 DATED APRIL, 2013.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JUNE 24,
2014. AND MADE MY OBSERVATIONS.

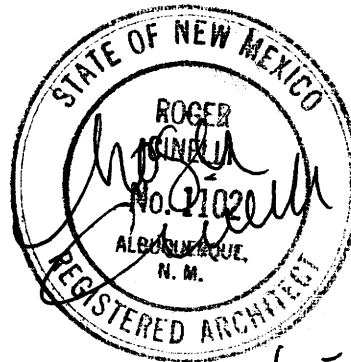
THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN
OBTAINED BY ROGER CINELLI OF THE FIRM ROGER CINELLI & ASSOCIATES INC. I FURTHER
SUBMIT THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS
AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS 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.

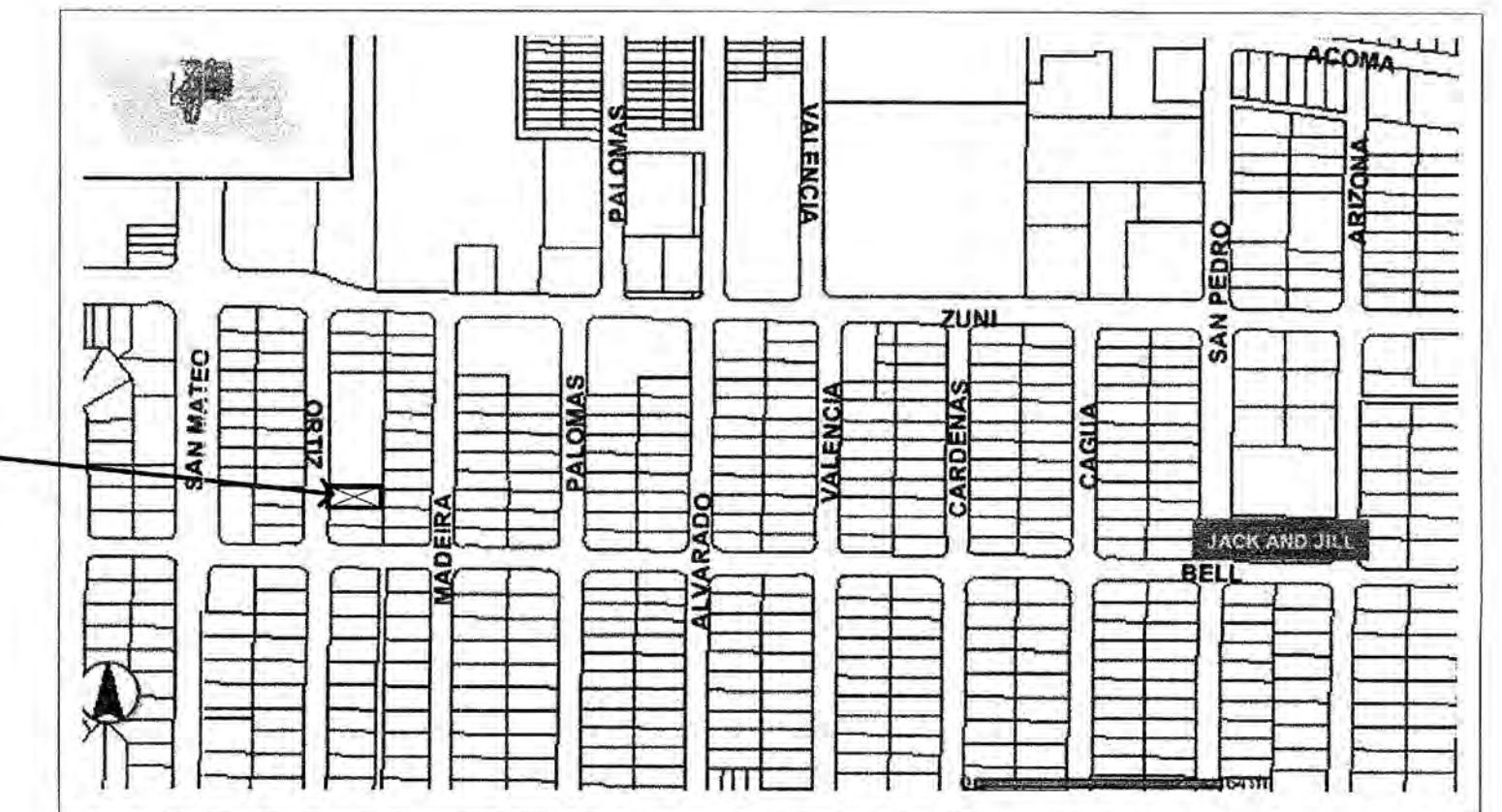
SINCERELY,


ROGER CINELLI, ARCHITECT

6/25/14
DATE



6/25/14



OFF STREET PARKING:

- 4 - 1 BATH APARTMENTS - 830 SF NET LEASABLE
- 15 SPACES PER UNIT REQUIRED = (6) SPACES
- (DEVELOPMENT IS WITHIN 300 FT. OF
- AN ALBUQUERQUE BUS TRANSIT ROUTE)
- $6 \times .9 = 5.4 = 5$ PARKING SPACES REQUIRED
- (5) PARKING SPACES PROVIDED COMPLIES
- (1) HANDICAP VAN PARKING SPACE PROVIDED
- (HC SIGNAGE WILL BE ADDED WHEN NECESSARY
- TO ACCOMMODATE HC TENANT)

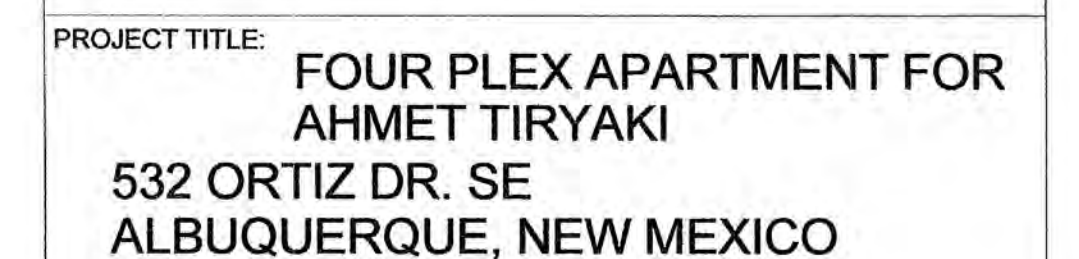
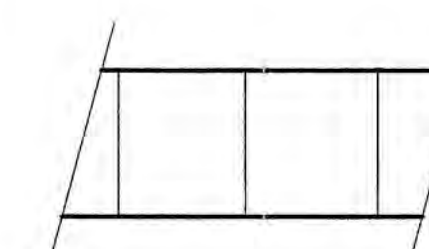
MOTORCYCLE PARKING:


- (1) SPACE REQUIRED
- MC PARKING PROVIDED - (1) SPACE COMPLIES

ADDRESS: 532 ORTIZ DRIVE SE
ZONE ATLAS MAP:L18
LEGAL DESCRIPTION: LOT 15 , BLOCK 7, MENDELSBERG SUB OF
7X8 OF BARON BURG HEIGHTS ADDITION

**ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.**

CONCRETE SIDEWALK



| | | |
|---|--------------------|-----------------------|
|  | DATE APRIL 2013 | PROJECT NO. TIRY25 |
| | DRAWING NO. | |



C102