

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Interim Director



Mayor Timothy M. Keller

November 30, 2021

Daniel Martinez, RA  
Martinez Design Group Inc.  
3201-C Zafarano Dr # 111  
Santa Fe, NM 87507

**Re: Expect A Miracle**  
**1400 San Mateo Blvd SE**  
**60-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 5-8-19 (L18D081)  
Certification dated 8-24-21

Dear Mr. Martinez,

Based upon the information provided in your submittal received 11-24-21, Transportation Development has no objection to a 60-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 60-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Please correct all Tripping Hazards along Public Sidewalk. (Along San Mateo)
- The ADA access aisles shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" Please call out detail and location of signs.
- Add parking bumpers (3 Missing)
- Add Motorcycle signs and floor markings.

Once corrections are complete resubmit

1. The approved and stamped TCL with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Interim Director



*Mayor Timothy M. Keller*

If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File

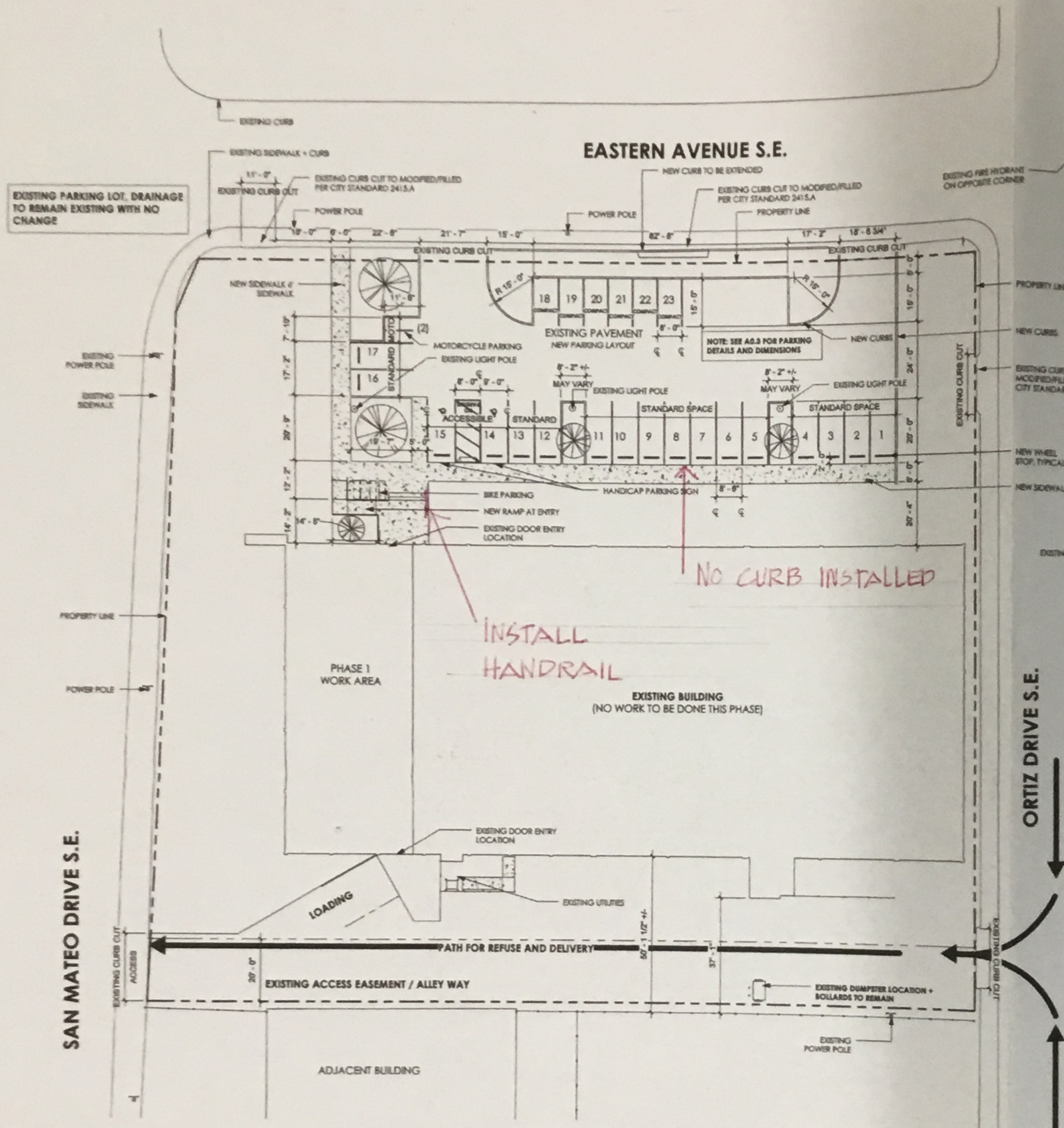
PO Box 1293

Albuquerque

NM 87103

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





1 **TCL Plan**  
1" = 20'-0"



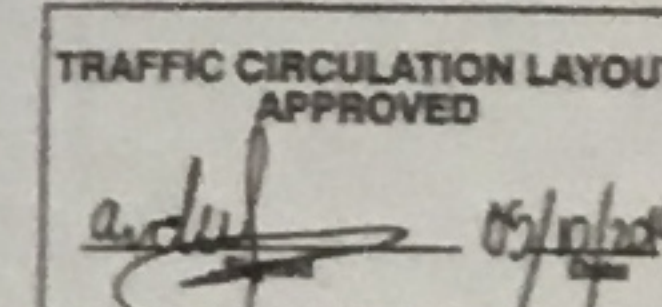
**PARKING REQUIREMENTS**  
as required for completed use (Group Home)  
figured on completed building bed count  
Per 14-16-5 Table S-5-1 Off-Street Parking Requirements

23 beds at completed phase of work  
@ 1 space / 4 persons design capacity

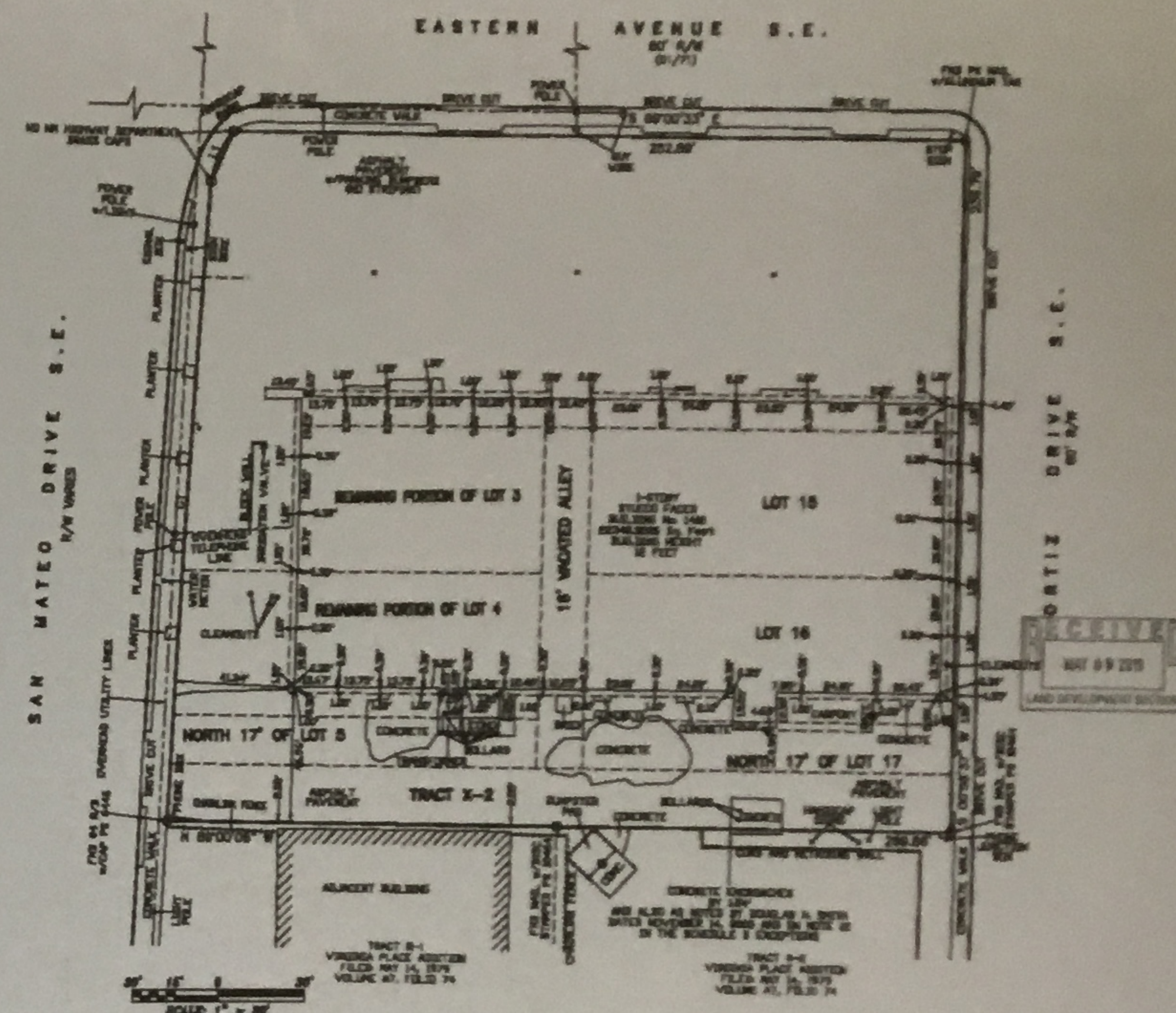
4 Total Spaces Required  
23 provided which allows opportunity for more beds  
with possible conditional use approval

to also include:  
2 Accessible spaces, 1 van  
2 Motorcycle spaces  
25% of total allowed to be compact= 6

**Bike Parking Required**  
Per Table S-5-5  
3 or 10% required  
4 provided



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



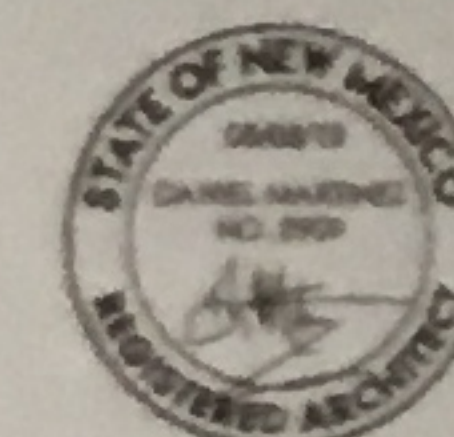
Existing Survey

**GENERAL INFORMATION:**

- Planning history: There is no case history
- Description:
  - Zone Atlas Map Page L-17-2
  - Address: 1400 San Mateo, SE
  - Legal Description: LOTS 1 THRU 4 & LOTS 13 THRU 16 & THE NORTH 17 FT OF LOTS 5 & 17 BLK 25 VIRGINIA PLACE ADDN
  - Variances - NONE
  - Type of development- Existing Building will be used as a Group home
  - The existing building is 22,321 sq ft of the site is existing paving. We will reduce the parking spaces with this development.
  - Parking spaces required for the development is 6 Spaces
  - Executive Summary:
    - General Project location  
1400 San Mateo SE
    - Development concept for the site  
The existing building will be used as a Group home Development includes the interior renovation and min. site development of new parking layout which includes the standard & handicap parking
    - Traffic circulation concept for the site  
The traffic to this site will have a 2 entrances on the north side to accommodate parking. The site has an alley on the south side. This will be used for loading. The alley also has an easement for the adjacent neighbors. We are not changing anything on the south side
    - Impact on adjacent sites  
On the north existing parking we will be reducing space so will have less impact to neighbor. The development with appropriate existing infrastructure is adequate to support use. The existing alley easement on south side will not be changed so no impact to adjacent properties.
    - Reference any applicable Traffic Impact Studies.  
None. Not aware of any prior cases that effect this property
    - Variance required to accommodate unusual site circumstances  
None

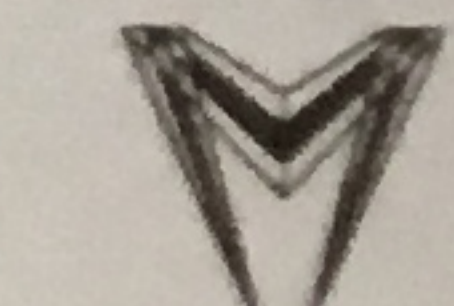
**REVISION**

PHASE 1-CD's



Daniel Martinez, RA

In Collaboration with



Martinez Design Group Inc.

PHASE 1 - KITCHEN + DINING HALL

1400 San Mateo Blvd.  
Albuquerque, New Mexico 87106

Project Number M1626

Date May 8, 2019

**A0.5** TCL PLAN

Scale 1" = 20'-0"





# Martinez Design Group, Inc.

[www.martinezdesigngroup.com](http://www.martinezdesigngroup.com)

3201-C Zafarano Dr # 111 Santa Fe , New Mexico 87507

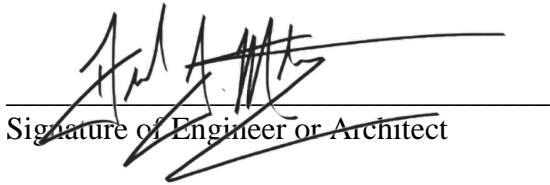
Phone: 505.301.4355

Email: louis@martinezdesigngroup.com

## TRAFFIC CERTIFICATION

I, DANIEL MARTINEZ NMPE OR NMRA LICENSE NO 5909, OF THE FIRM \_MARTINEZ DESIGN GROUP HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED MAY 5, 2019 THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TOMAS JARA OF THE FIRM EXPECT A MIRACLE. I FURTHER CERTIFY THAT MY REPRESENTATIVE PERSONALLY VISITED THE PROJECT SITE ON 8-24-21 AND HAVE DETERMINED BY VISUAL INSPECTION 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 FINAL C.O.

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.

  
Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

8/24/2021  
Date







# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Expect a Miracle Building Permit #: BP2019-13819 Hydrology File #: N/A  
DRB#: N/A EPC#: N/A Work Order#: N/A  
Legal Description: LOT 1-5, LOTS 13-17 & tract X-2 Book 25 OF VIRGINIA PLACE  
City Address: 1400 San Mateo Blvd SE AIB, N.M. 87108

Applicant: Expect a Miracle Ministries Contact: PEDRO  
Address: 305 LAGUNITAS Rd SW ABQ, NM 87105  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Other Contact: MARTINEZ DESIGN GROUP INC Contact: LOUIS MARTINEZ  
Address: 3701-C ZAFARANO DR #111  
Phone#: 505-301-4355 Fax#: \_\_\_\_\_ E-mail: LOUIS@MARTINEZ  
design group, com

TYPE OF DEVELOPMENT: \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

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

DEPARTMENT \_\_\_\_\_ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION  
☐ PAD CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE REPORT  
☐ DRAINAGE MASTER PLAN  
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
☐ ELEVATION CERTIFICATE  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ STREET LIGHT LAYOUT  
☐ 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: \_\_\_\_\_

By: \_\_\_\_\_

DANIEL J. MARTINEZ, ARCHITECT

COA STAFF:



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

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

7-7-21