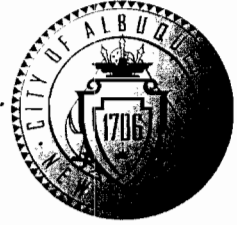


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 13, 2011

Claudio Vigil, RA
Claudio Vigil Architects
1801 Rio Grande NW
Albuquerque, NM 87104

Re: Certification Submittal for a **Permanent Building Certificate of Occupancy (C.O.)** for **Ventana Animal Clinic**, [A-11 / D007A]
4757 Calle Perro NW
Engineer's Stamp Dated 09/12/11

Dear Mr. Vigil:

Based upon the information provided in your submittal received 09-12-11, 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Nito E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 01/06 – KDM)

PROJECT TITLE: Ventana Animal Clinic (North Unser Animal Clinic) ZONE MAP: A-11-1007A
DRB#: 05DRB-00707 100249 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tracts F1 & F2 Lands of Zolin/Kunath Tres Esquinas, LLC & Curb Inc.
CITY ADDRESS: 4757 Calle Perro, N.W.

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Claudio Vigil Architects CONTACT: Sandra Fairchild
ADDRESS: 1801 Rio Grande Boulevard, N.W. PHONE: (505) 841-1113
CITY, STATE: Albuquerque, NM ZIP CODE: 87104

SURVEYING FIRM: _____ LICENSED SURVEYOR: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO.	DATE
--	-------------	------

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/> DRAINAGE PLAN 1 st SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/> GRADING PLAN	<input type="checkbox"/> SECTOR PLAN APPROVAL
<input type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> FINAL PLAT APPROVAL
<input type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input type="checkbox"/> CLOMR/LOMR	<input type="checkbox"/> BUILDING PERMIT APPROVAL
<input checked="" type="checkbox"/> TRAFFIC CIRCULATION LAYOUT	<input checked="" type="checkbox"/> CERTIFICATE OF OCCUPANCY
<input checked="" type="checkbox"/> ENGINEER'S CERT (TCL)	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input checked="" type="checkbox"/> ENGINEER'S CERT (DRB SITE PLAN)	<input type="checkbox"/> PAVING PERMIT APPROVAL
<input type="checkbox"/> OTHER-	<input type="checkbox"/> WORK ORDER APPROVAL
	<input type="checkbox"/> OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES

☒ NO

☐ COPY PROVIDED

DATE SUBMITTED: 9-12-11

BY: 

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.



September 12, 2011

Traffic Engineer
Development and Building Services
600 Second St. N.W.
Albuquerque, New Mexico

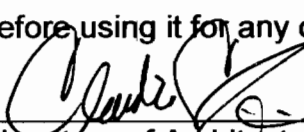
RE: TRAFFIC CERTIFICATION - Submittal
Ventana Animal Clinic, (North Unser Vet Clinic)
5747 Calle Perro, N.W.

To whom it may concern:

I, Claudio Vigil, NM Registered Architect 1236, of the firm Claudio Vigil Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved Site Plan for Building Permit and permit set. The record information documented and edited onto the approved TCL Site Plan has been obtained by Sandra Fairchild of the firm Claudio Vigil Architects. I further certify that I have personally visited the project site on September 12, 2011 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 Certificate of Occupancy.

All work necessary to support the facility has been completed, and is in substantial compliance with the approved site development plan.

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 Architect

9/12/11
Date

ARCHITECT'S STAMP



5/631 0F

INDICATES EXTENT OF LANDSCAPE AREAS AND SIZE OF EACH AREA

INDICATES EXTENT OF ASPHALTIC CONCRETE PAVING. MINIMUM 2" OF ASPHALT OVER 4" BASE COURSE.

INDICATES EXTENT OF CONCRETE PAVING AND CONCRETE SIDEWALKS.

PROPERTY LINE.

EASEMENT BOUNDARIES.

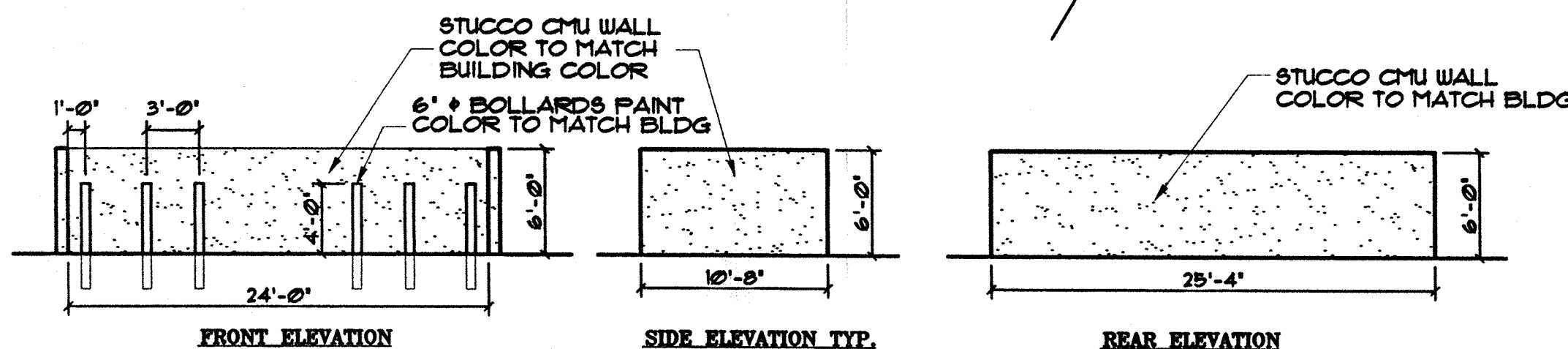
STORMY DRAIN

SAS

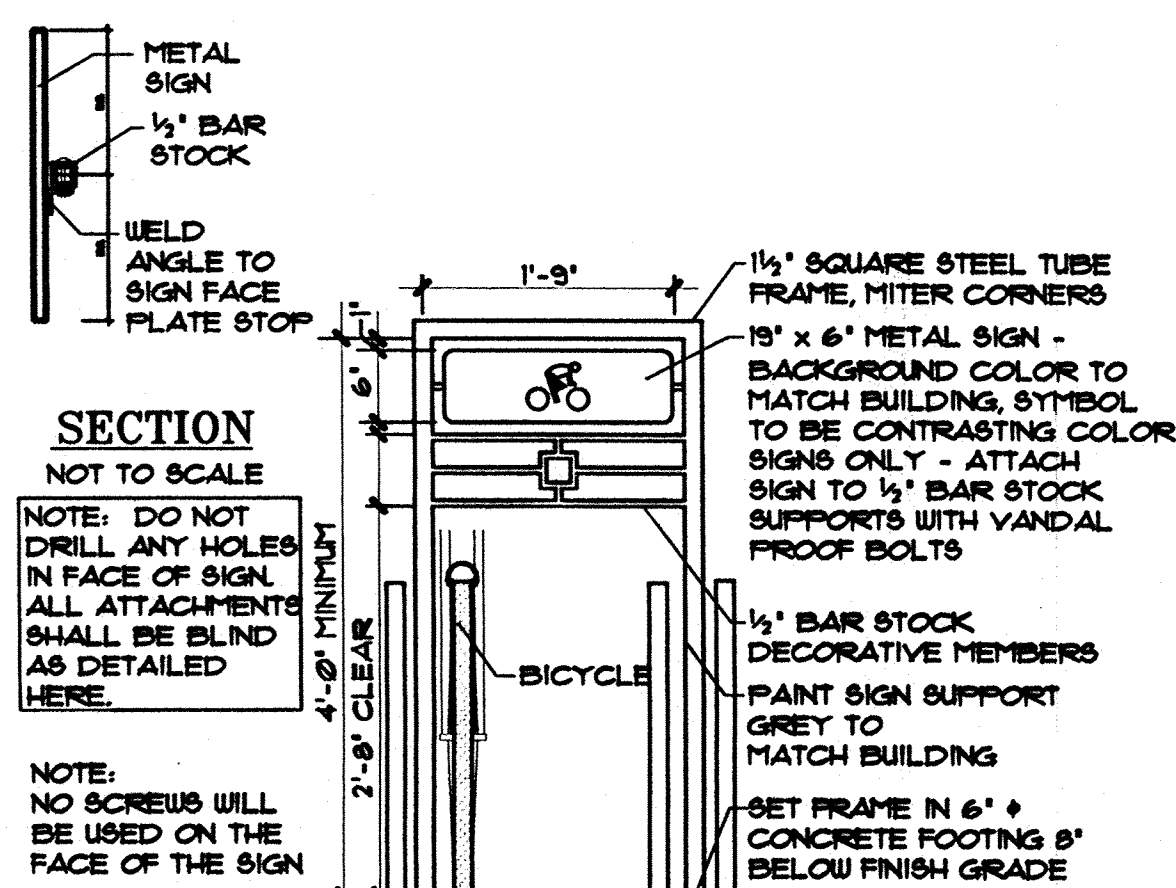
WATER

SANITARY SEWER LINE

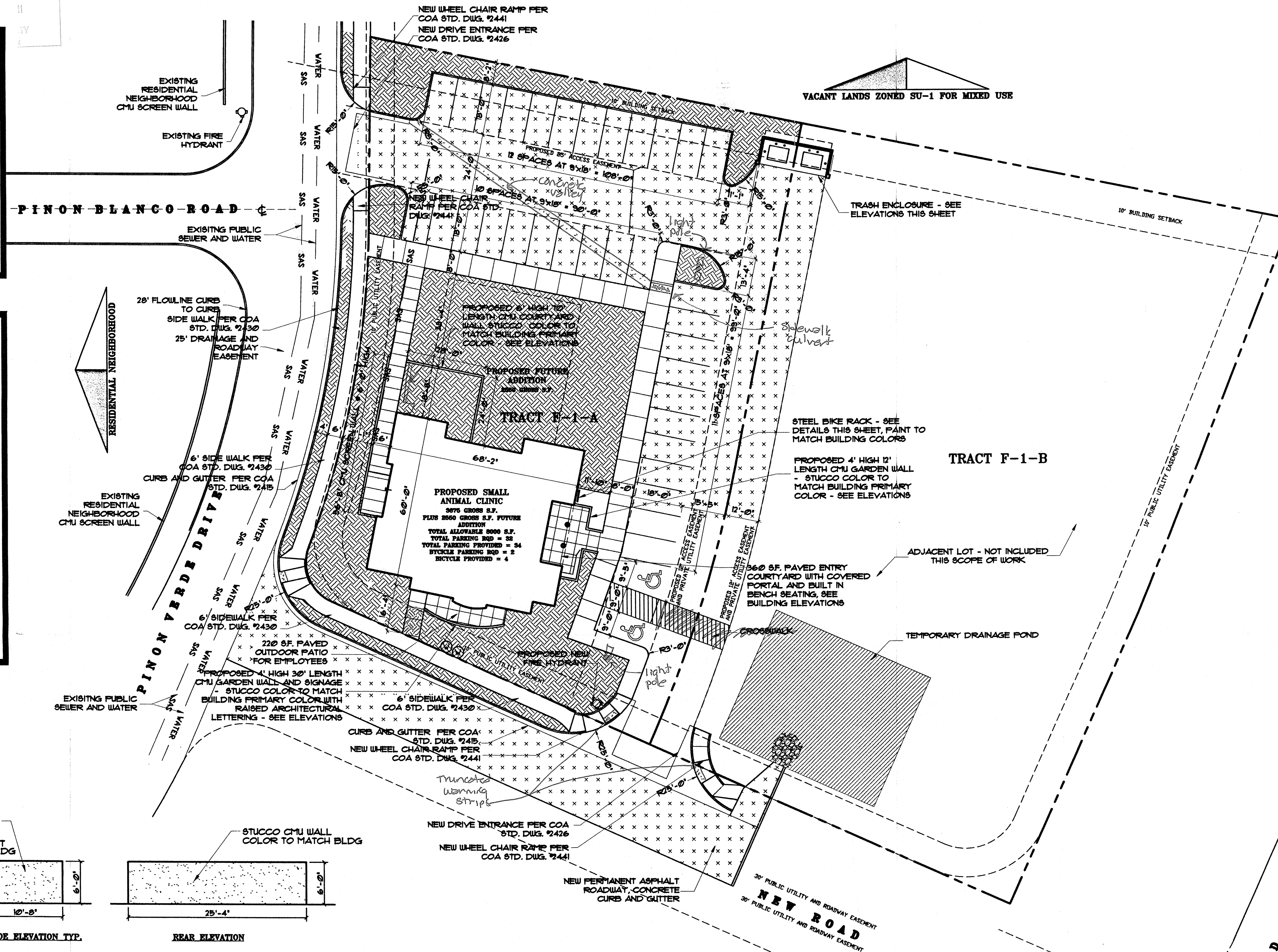
WATER SERVICE LINE



SCALE: $1/8" = 1'-0"$



SCALE: $3/4" = 1'-0"$



SITE LIGHTING - ALL PROPOSED SITE LIGHTING SHALL BE BUILDING MOUNTED, INCANDESCENT OR COMPACT FLOURESCENT WALL SCONCES. AREA LIGHTING AT ENTRY AND PARKING TO BE BUILDING MOUNTED. SEE ELEVATIONS FOR LOCATIONS

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
Full 8/3/05
SIGNATURE & DATE

3675 #1 VB
1.636 GPM

PROJECT NUMBER: 1002944

APPLICATION NUMBER: 05DRB-00707

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? ☒ YES () NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC-RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING	TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT		DATE
PARKS & RECREATION DEPARTMENT		DATE
CITY ENGINEER		DATE

N/A	
*ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE:
Michael Helton	8.3.05
SOLID WASTE MANAGEMENT	DATE:
Sharon Matson	4/12/06
DEB CHAIRPERSON, PLANNING DEPARTMENT	DATE:
* ENVIRONMENTAL HEALTH, IF NECESSARY	
12/16/03	

PROJECT: NORTH UNBURNER YET CLINIC
LEGAL DESCRIPTION:
 TRACTS F-1 & F-2 LANDS OF ZOLINKINATH, TRES ESQUINAS, LLC,
 AND CURBS INC. CITY OF ALBUQUERQUE, BERNALILLO COUNTY

ZONING CLASSIFICATION: EXISTING: SU-1 MIXED USE AND C-1
 PROPOSED: SU-1 FOR C-1

ZONING ATLAS MAP: A-11-Z

CASE HISTORY: 1000236, 1000233, Z-37-119, Z-99-118,
 DRB-90-423

BUILDING TYPE: SMALL ANIMAL CLINIC - B OCCUPANCY

CONSTRUCTION TYPE: TYPE IIN

GROSS SQUARE FOOTAGE: 3,675 SF including addition

OCCUPANCY GROUP: GROUP B OCCUPANCY

REQUIRED PARKING: 1 DRIVE FOR EVERY 30 CAR
 3 CAR SPACES/ROD, 1 ACCESSIBLE...

PROVIDED PARKING: 31 STALLS : 3 ACCESSIBLE

TOTAL LOT AREA: LOT 2 40,009 SQUARE FEET, 32 ACRES

NET LOT AREA: 33,269 SQUARE FEET

TOTAL PARKING/PAVED AREA: 14,500 SQUARE FEET

TOTAL LANDSCAPE AREA REQUIRED: 5,000 SF.

TOTAL LANDSCAPE AREA PROVIDED: 11,30 SF.

LANDSCAPE TO PARKING AREA RATIO: .11 : 1 or 11%



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

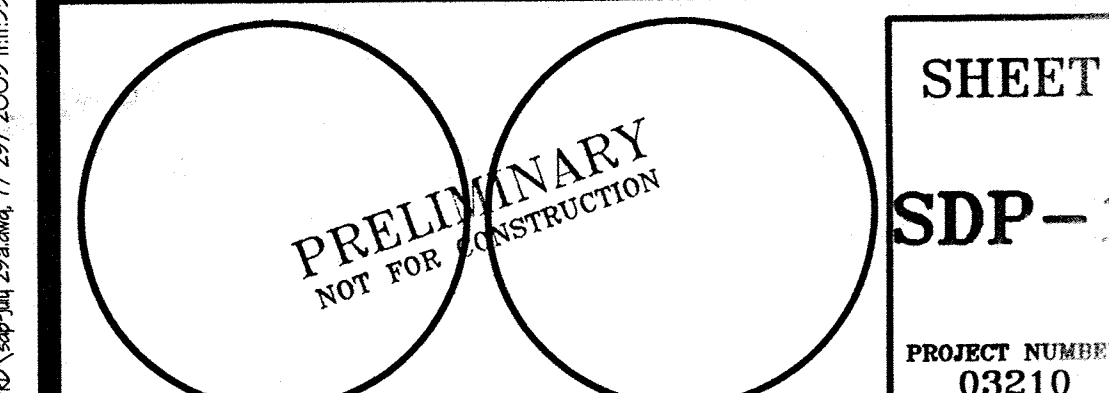
DATE: JULY 7, 2005 SCALE: 1"=20'-0"(U.N.C)



CLAUDIO VIGIL ARCHITECTS

NORTH UNSER VET CLINIC
LINDA CONTOS AND JOHN HEIDRICH

TRACTS F-1-A & F-1-B
ALBUQUERQUE, NEW MEXICO



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All design concepts, details, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright thereto.

1801 Rio Grande NW, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1379

0 10' 20' 40'

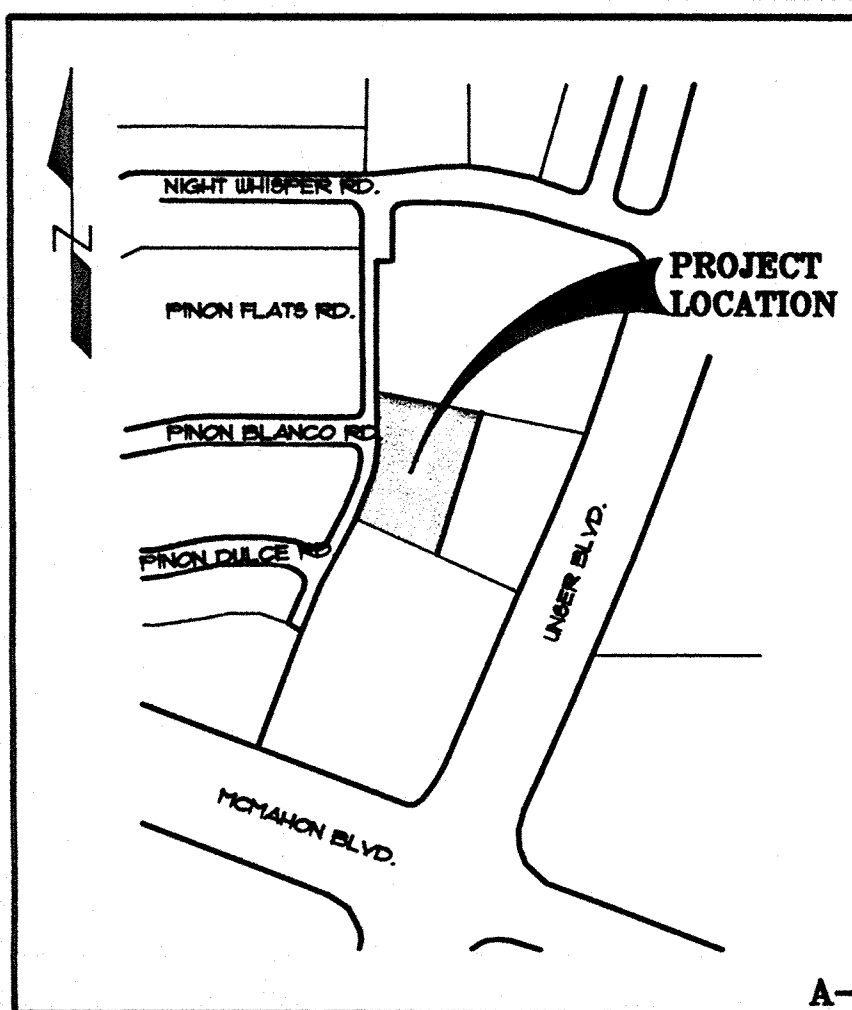
SCALE: 1" = 20'

This aerial photograph shows a coastal area with a scale bar at the top indicating distances of 0, 10, 20, and 40 feet. A north arrow is located in the upper right corner. The photograph shows a shoreline with various land features and water areas.

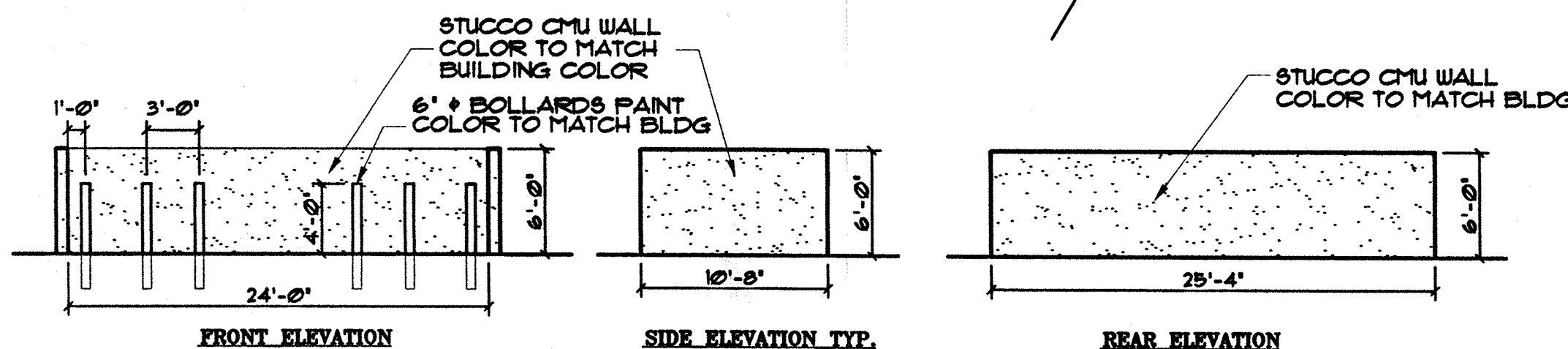
SITE PLAN LEGEND

- 5/631 SF INDICATES EXTENT OF LANDSCAPE AREAS AND SIZE OF EACH AREA
- INDICATES EXTENT OF ASPHALTIC CONCRETE PAVING. MINIMUM 2" OF ASPHALT OVER 4" BASE COURSE.
- INDICATES EXTENT OF CONCRETE PAVING AND CONCRETE SIDEWALKS.
- PROPERTY LINE.
- EASEMENT BOUNDARIES.
- STORM DRAIN
- SAS SANITARY SEWER LINE
- WATER WATER SERVICE LINE

VICINITY MAP

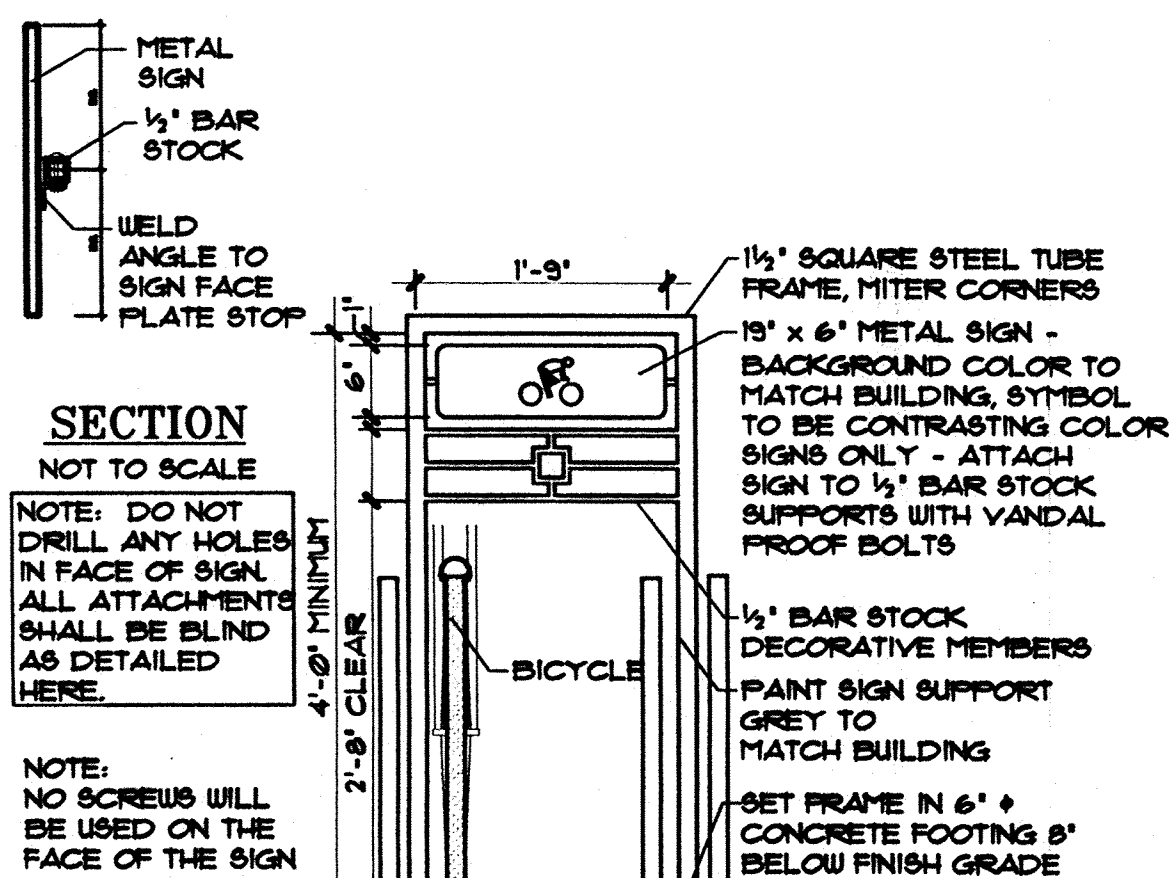


A-11



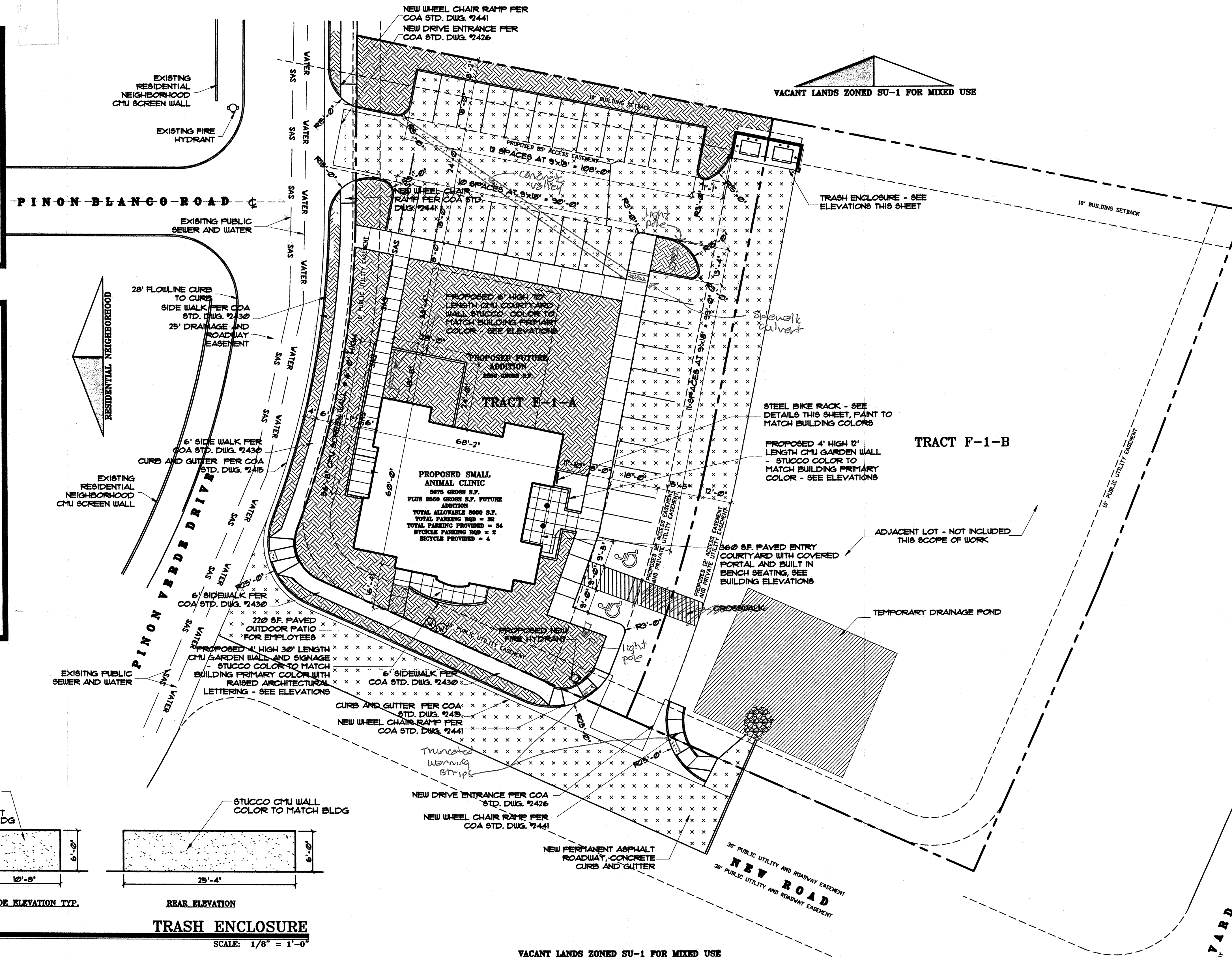
TRASH ENCLOSURE

SCALE: 1/8" = 1'-0"



BIKE RACK

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



SIGNATURE BLOCK

PROJECT NUMBER: 10029144
APPLICATION NUMBER: 05DRB-00707

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? ☒ YES ☐ NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC-RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING TRANSPORTATION DIVISION	8-3-05
UTILITIES DEVELOPMENT	8-3-05
PARKS & RECREATION DEPARTMENT	4/12/06
CITY ENGINEER	4/12/06
N/A	
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	
SOLID WASTE MANAGEMENT	8-3-05
DRB CHAIRPERSON, PLANNING DEPARTMENT	4/12/06
ENVIRONMENTAL HEALTH, IF NECESSARY	12/10/05

BUILDING CRITERIA

PROJECT: NORTH UNSER VET CLINIC
LEGAL DESCRIPTION:
TRACTS F-1 & F-2 LANDS OF ZOLINKINATH, TRES ESQUINAS, LLC, AND CURBS INC. CITY OF ALBUQUERQUE, BERNALILLO COUNTY

ZONING CLASSIFICATION: EXISTING: SU-1 MIXED USE AND C-1
PROPOSED: SU-1 FOR C-1

ZONING ATLAS MAP: A-11-Z

CASE HISTORY: 1000336, 1000333, Z-97-119, ZA-99-118, DRB-90-423

BUILDING TYPE: SMALL ANIMAL CLINIC - B OCCUPANCY

CONSTRUCTION TYPE: TYPE IIN

GROSS SQUARE FOOTAGE: 3,675 SF including addition

OCCUPANCY GROUP: GROUP B OCCUPANCY

REQUIRED PARKING: 1 BIKE FOR EVERY 20 CAR
18 CAR SPACES ROAD, 1 ACCESSIBLE

PROVIDED PARKING: 31 STALLS : 3 ACCESSIBLE

TOTAL LOT AREA: LOT 2 40,000 SQUARE FEET, .92 ACRES

NET LOT AREA: 33,669 SQUARE FEET

TOTAL PARKING/PAVED AREA: 14,500 SQUARE FEET

TOTAL LANDSCAPE AREA REQUIRED: 5,000 SF.

TOTAL LANDSCAPE AREA PROVIDED: 11,130 SF.

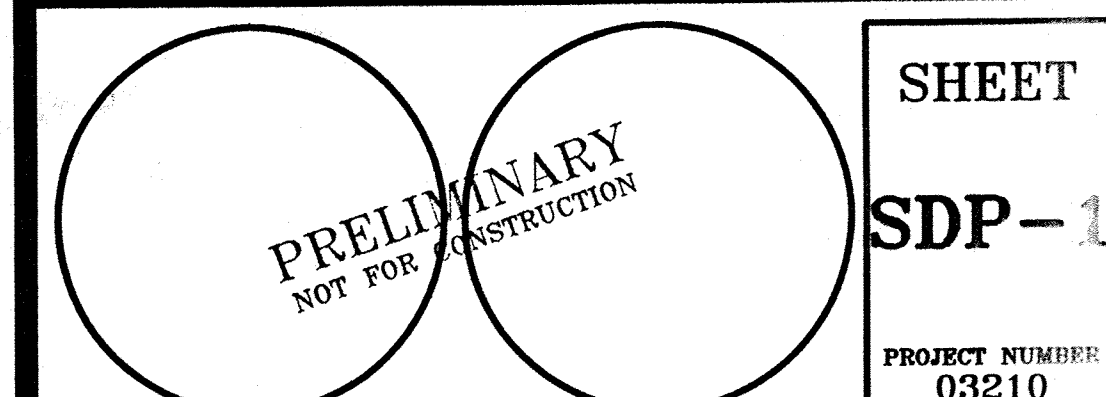
LANDSCAPE TO PARKING AREA RATIO: .71 : 1 or 71%

NORTH
SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
DATE: JULY 7, 2005 SCALE: 1"=20'-0" (U.N.O.)



CLAUDIO VIGIL ARCHITECTS

NORTH UNSER VET CLINIC
LINDA CONTOS AND JOHN HEIDRICH
TRACTS F-1-A & F-1-B
ALBUQUERQUE, NEW MEXICO



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1801 Rio Grande NW, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1077

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
7/20/05
SIGNATURE & DATE
3675 & 1 VB
1636 WAM

SITE LIGHTING: ALL PROPOSED SITE LIGHTING SHALL BE BUILDING MOUNTED, INCANDESCENT OR COMPACT FLUORESCENT WALL SCONCES. AREA LIGHTING AT ENTRY AND PARKING TO BE BUILDING MOUNTED. SEE ELEVATIONS FOR LOCATIONS

