

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 15, 2008

J. Arthur Blessen, Registered Architect
2429 Zena Lona NE
Albuquerque, NM 87112

Re: Certification Submittal for Final Building Certificate of Occupancy for
The Falls Restaurant, [A-13 / D010B]
3771 New Mexico Hwy 528
Architect's Stamp Dated 09/12/08

Dear Mr. Blessen:

PO Box 1293

The TCL / Letter of Certification submitted on September 12, 2008 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

NM 87103

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

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

J arthur blessen engineering
architect engineer
2429 Zena Lona NE
Albuquerque, NM 87112

September 10, 2008

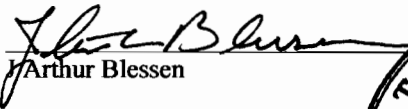
Re: The Falls Restaurant
3771 New Mexico Hwy 528
Albuquerque, New Mexico

TRAFFIC CERTIFICATION

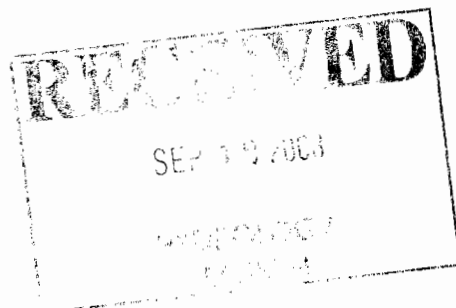
I, J ARTHUR BLESSEN, NMRA 2559, OF THE FIRM J ARTHUR BLESSEN ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, ~~AA OR TCL~~ APPROVED PLAN DATED 12/18/05. I HAVE PERSONALLY VISITED THE PROJECT SITE ON 9-8-08 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE 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 PERMINATE CERTIFICATE OF OCCUPANCY.

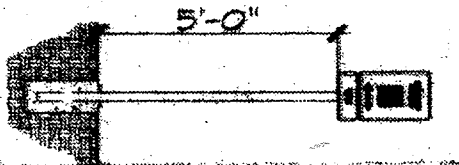
THE SIZE OF THE TRASH ENCLOSURE HAS BEEN INCREASED TO ACCOMIDATE A TRASH COMPACTOR.

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.


J. Arthur Blessen

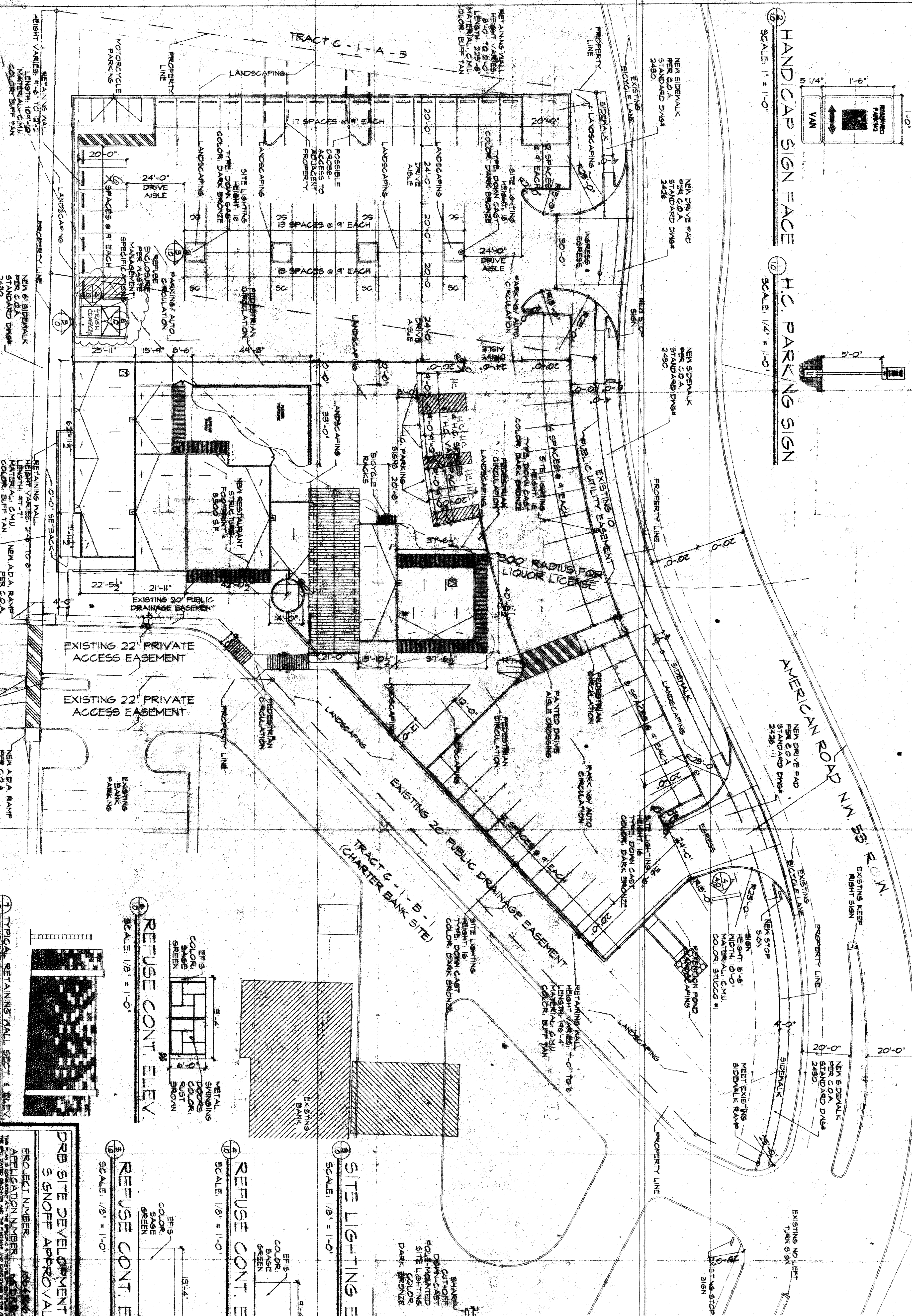
9-12-08
Date



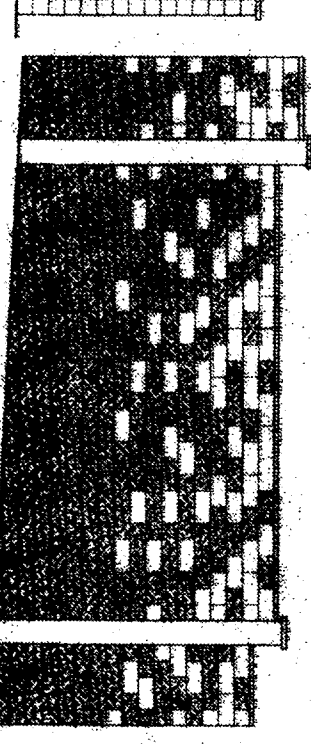


Handicap Sign Face

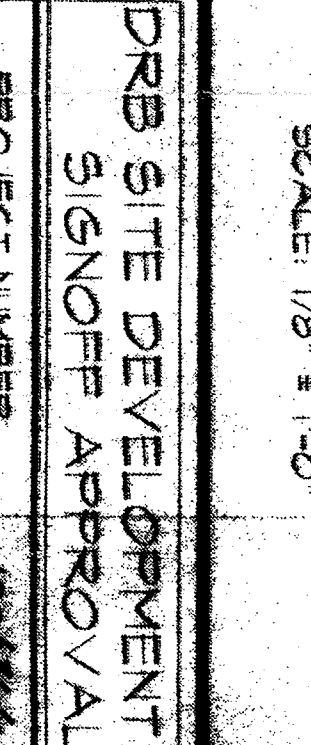
H.C. Parking Sign



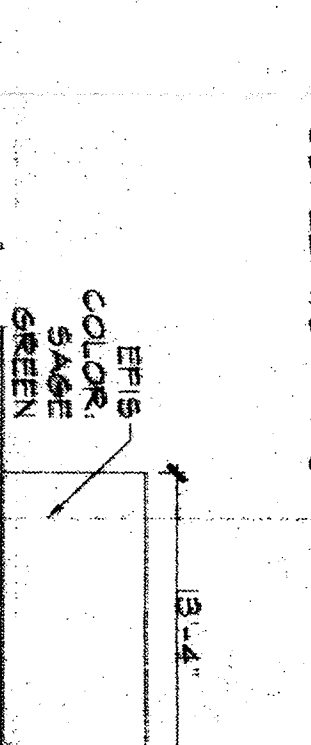
REFUSE CONT. ELEV.
SCALE: 1/8" = 1'-0"



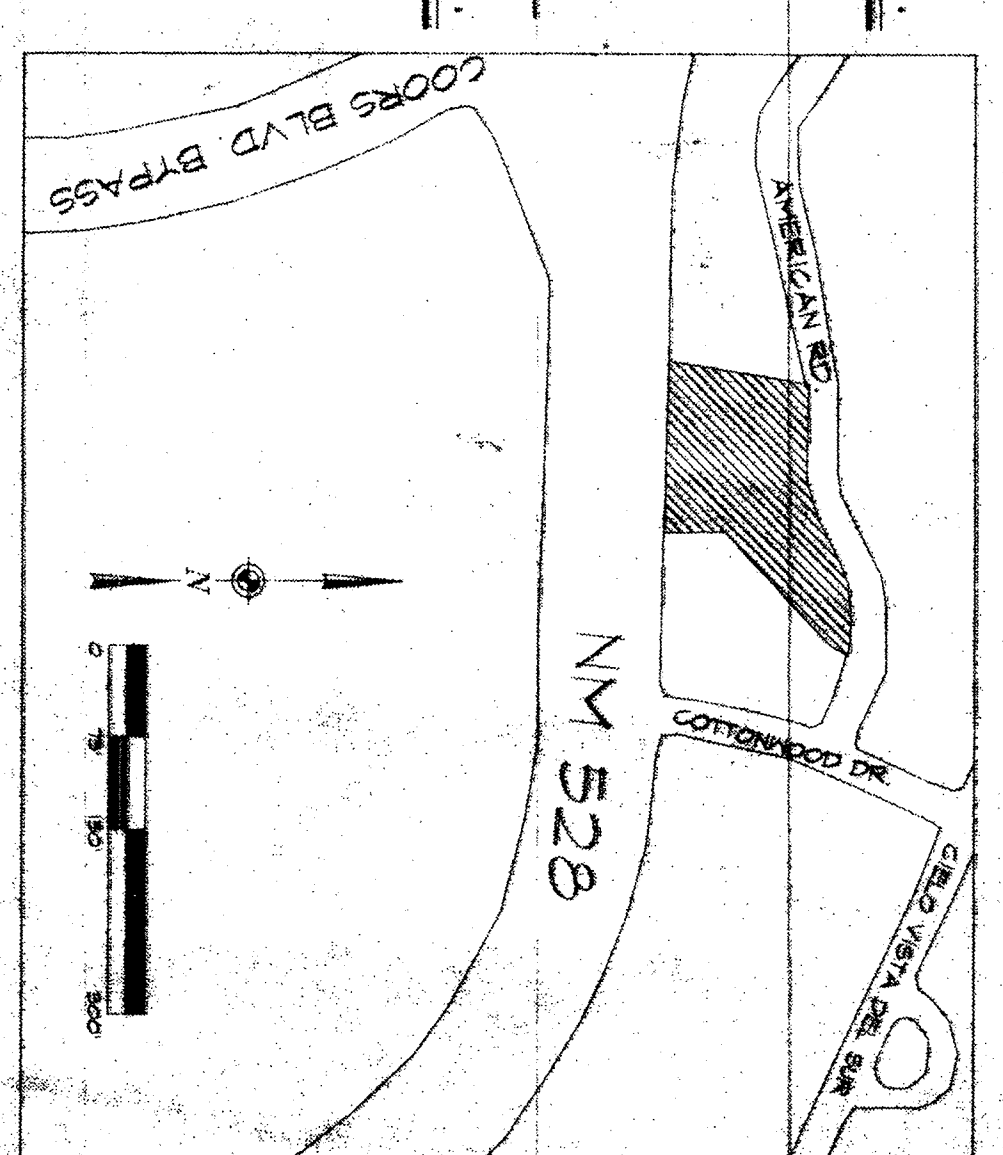
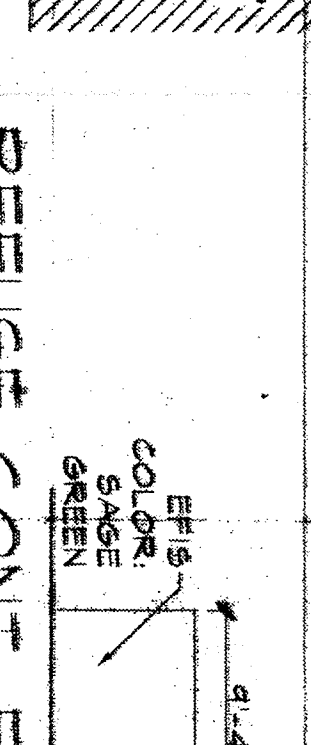
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REFUSE CONT. ELEV



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



DRB STREET # 1 SITE PLAN

A. GENERAL INFORMATION

- A. BUILDING FOOTPRINT = 8,449 S.F.
B. PARKING /AUTO CIRCULATION = 36,951 S.F.
C. PEDESTRIAN CIRCULATION = 8,783 S.F.
D. LANDSCAPING = 24,503 S.F.

B. PROPOSED DEVELOPMENT
STUDIES

- A. FIRST FLOOR = 6,444 S.F.
B. LOWER LEVEL = 1173 S.F.
C. TOTAL S.F. = 9,612 S.F.
D. PROPOSED USE: IP 22E
(RESTAURANT)

2. PARKING AND INTERNAL CIRCULATION

- A. PARKING SPACES REQUIRED = 87
B. TOTAL PARKING SPACES PROVIDED = 4
C. H. CAR PARKING SPACES REQUIRED = 4
D. H. CAR PARKING SPACES PROVIDED = 5
E. BICYCLE PARKING SPACES REQUIRED = 5
F. BICYCLE PARKING SPACES PROVIDED = 6
G. MOTORCYCLE PARKING SPACES REQUIRED = 0
H. MOTORCYCLE PARKING SPACES PROVIDED = 6
NOTE: 50 = SMALL CAR PARKING SPACE
(PAINTED SIGNAGE)

OPERATING CONDITIONS

1. RESPONSE TO EPC CONDITION #5
CROSS ACCESS TO THE PARCEL ON THE WEST WILL BE
PROHIBITED UPON DEVELOPMENT OF THAT PARCEL. A LOW
RISE PROPERTY LINE.
2. RESPONSE TO EPC CONDITION #6
UNDESIRABLE SOUND OR OUTDOOR SPEAKERS SHALL BE
ALLOWED
3. RESPONSE TO EPC CONDITION #7
SHALL BE PROHIBITED. SHALL BE FULLY SHIELDED TO PREVENT
FLIGHTS. LIGHT SHALL BE ONTO SURROUNDING RESIDENTIAL
PROPERTY LINES.
4. RESPONSE TO EPC CONDITION #11
METAL BUILDINGS AND SIMILAR MATERIALS WILL BE
PROHIBITIVE AS PER THE SEVEN BAY SECTION.
DEVELOPMENT PLAN DESIGN REQUIREMENTS
- DRAWN BY: [Signature]
DATE: 08-11-2019
SCALE: AS SHOWN
PROJECT: DOWNTOWN
SHEET: 10 OF 10

DRE SITE DEVELOPMENT PLAN
SIGNOFF APPROVAL:

PROJECT
THE FALLS
RESTAURANT

REVISIONS

3971 NewMentorway 5288
Albury WA 87114
Permit # - 0519502

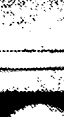
JOB NUMBER

RECEIVED
SEP 12 2000

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SHEET TITLE
SITE PLAN
BUILDING PER

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AS
NOTED
ON



**FOR
FRAMIT**

SITE PLAN

SCALE 1" = 20'

The site plan shows a rectangular building with a central section and two side wings. A parking lot is located to the left of the building. The building is situated between two streets, with a sidewalk and landscaping area in front. The plan includes dimensions and a scale of 1 inch = 20 feet.

NEW MEXICO HIGHWAY 328 R.O.N. VARE

HYDROLOGY
SECTION

DATE 12/15/05

SHEET NO. DBR