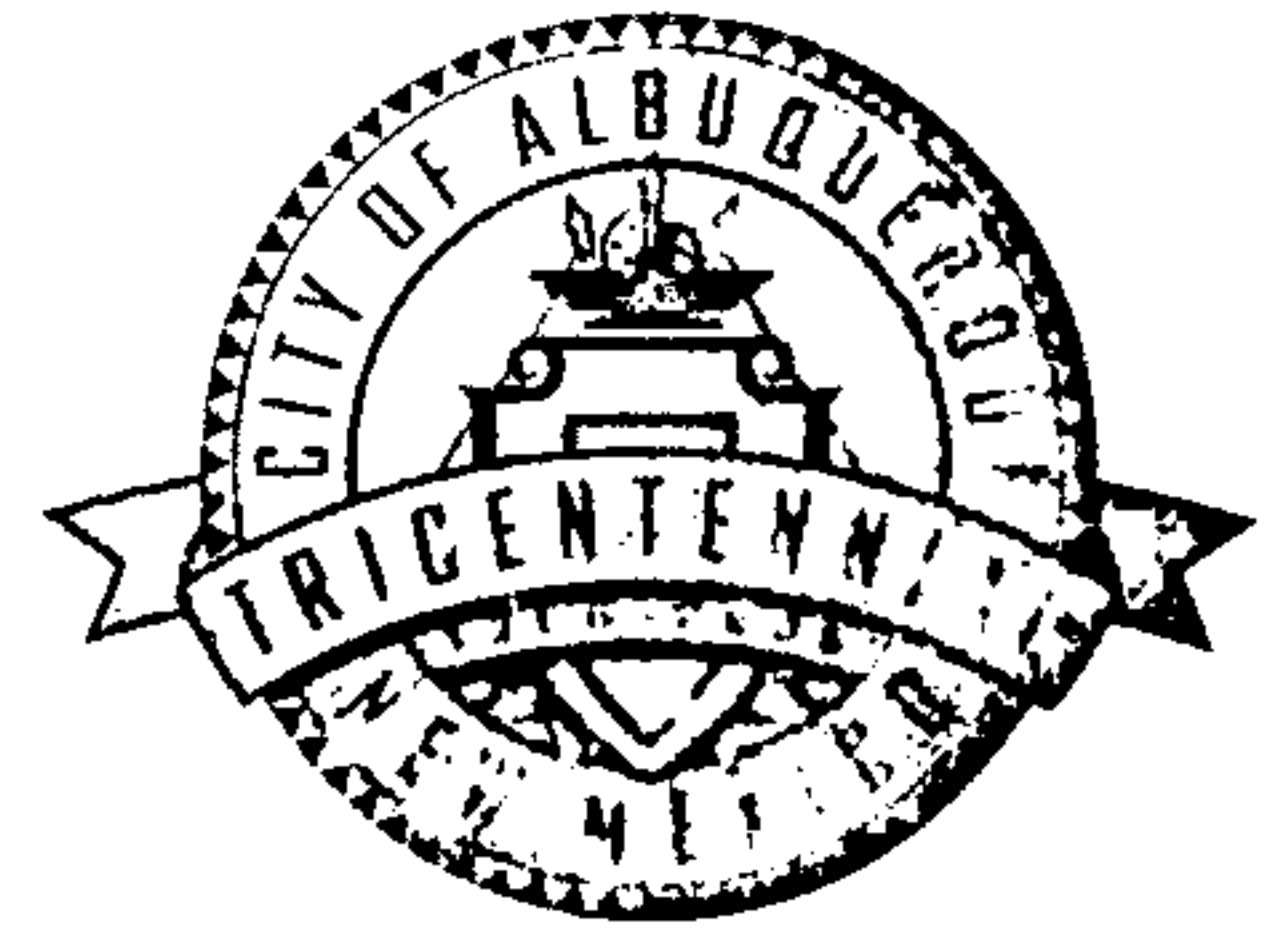


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

June 20, 2007

Arthur R. Tatum, Registered Architect
6100 Indian School Rd. NE, Ste. 210
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
Tribal Arts Retail Store, [C-19 / D48]
8150 Louisiana Blvd NE
Architect's Stamp Dated 06/20/07

Dear Mr. Tatum:

The TCL / Letter of Certification submitted on June 20, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,


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

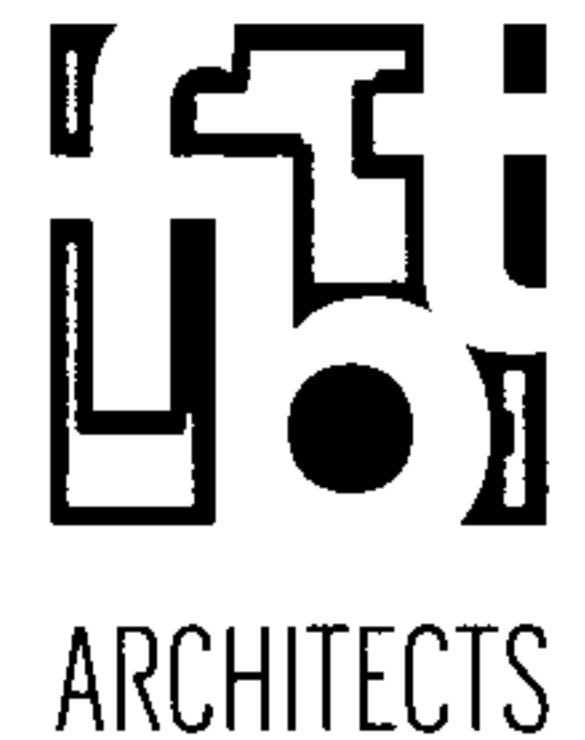
c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



June 20, 2007

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87102

RE: Tribal Arts Retail Store, 8150 Louisiana Blvd. NE, DRB Project #
103364, Application # 06DRB-01232

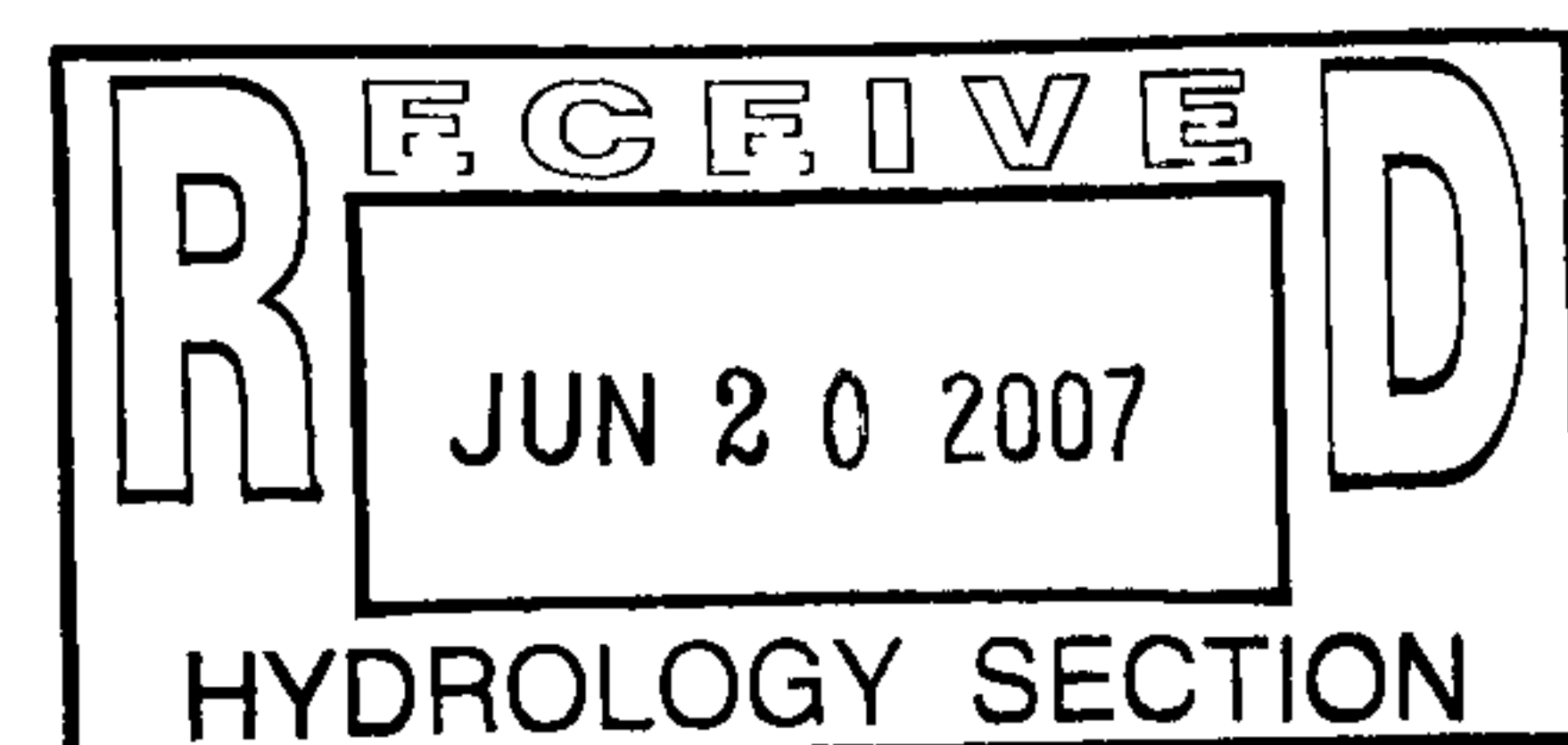
Certificate of Occupancy Request

I, Arthur R. Tatum, NMRA, of the firm Fanning Bard Tatum Architects AIA Ltd.,
Hereby certify that this project is in substantial compliance with and in accordance with
the design intent of the DRB approved plan dated 9-20-2006. I further certify that I have
personally visited the project site on 6-18-2007 and have determined by visual inspection
that the information provided in the above mentioned DRB approved site plan 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.

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.



Date



Fanning Bard Tatum Architects AIA, Ltd.
6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110

Phone 505/883.5200
Facsimile 505/884.5390
Web www.fbtarch.com

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: TRIBAL ARTS ZONE MAP/DRG. FILE # C-19-#DD48
 DRB#: 1003364 EPC#: 04EPC-00494, 00495 WORK ORDER#: _____
 LEGAL DESCRIPTION: LOT 1-A-4, TRACT 1A BLOCK 10 N ALBUQUERQUE ACRES
 CITY ADDRESS: 8150 LOUISIANA BLVD NE, 87113

ENGINEERING FIRM: WALLA ENGINEERING
 ADDRESS: 6100 Indian School RD NE STE 210
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: MIKE WALLA
 PHONE: 505 881 3008
 ZIP CODE: 87110

OWNER: NADEEM MULL
 ADDRESS: 6027 OSUNA RD NE
 CITY, STATE: ALBUQUERQUE NM

CONTACT: NADEEM MULL
 PHONE: 505 830 2400
 ZIP CODE: 87109

ARCHITECT: FBT ARCHITECTS
 ADDRESS: 6100 Indian School Rd NE STE 210
 CITY, STATE: ALBUQUERQUE, NM 87110

CONTACT: ARTHUR TATUM
 PHONE: 505 883 5200
 ZIP CODE: 87110

SURVEYOR: PRECISION SURVEYS, INC.
 ADDRESS: 8500 - A JEFFERSON ST. NE
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: LARRY MEDRANO
 PHONE: 505 856 5700
 ZIP CODE: 87113

CONTRACTOR: REID & ASSOCIATES
 ADDRESS: 6300 RIVERSIDE PLAZA LN NW
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: KYLE BODHAINE
 PHONE: 505 891 2528
 ZIP CODE: 87120

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

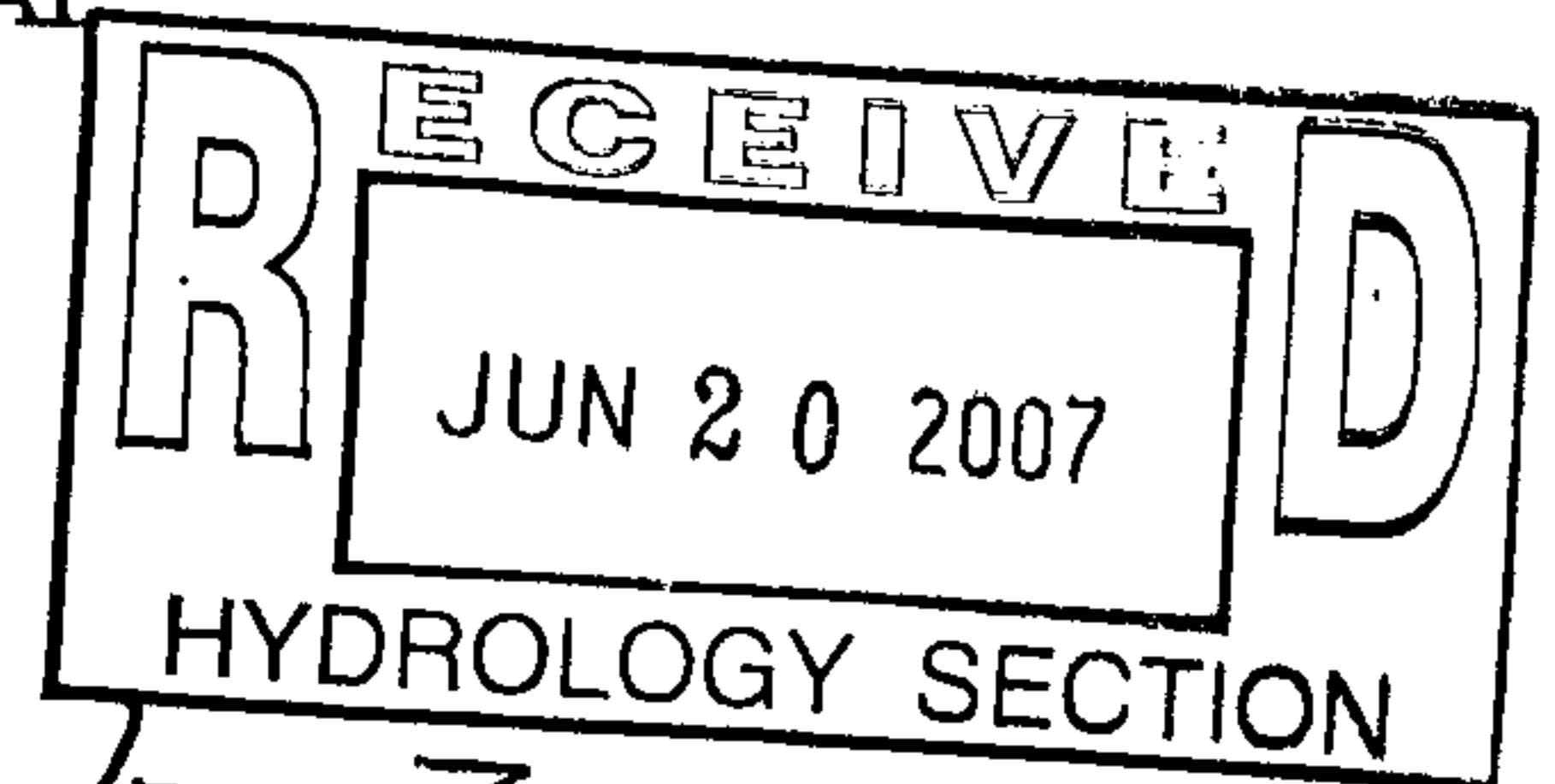
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
☐ NO
☒ COPY PROVIDED

SUBMITTED BY: SHARAD LARSEN

DATE: 6/20/2007



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 define 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.

* NOLEEN 924-3860
FULL OLD CASE FILE

PRE-APPLICATION DISCUSSION

NOTE: PRE APPLICATION DISCUSSIONS ARE PROVIDED TO ASSIST APPLICANTS IN ACQUIRING INFORMATION ON PROCESS AND REQUIREMENTS PERTAINING TO THEIR REQUEST. THE INTERPRETATION OF SPECIFIC USES ALLOWED WITHIN VARIOUS ZONES IS THE RESPONSIBILITY OF THE ZONING ENFORCEMENT OFFICER, AS PROVIDED FOR BY THE COMPREHENSIVE ZONING CODE. ANY STATEMENTS REGARDING ZONING AT THE PRE APPLICATION DISCUSSION ARE NOT CERTIFICATES OF ZONING.

PA # 06-011 APPLICANT Jared Larsen TEL. # 883-5200 FAX #:

RECEIVED BY Yvonne Saavedra DATE 1/17/06

APPOINTMENT TIME & DATE: 3:00 p.m.; January 24, 2006

Appointment requests received by Friday will be scheduled for Tuesday of the following week, if times are available. Requests received after Friday will be scheduled for the following Tuesday. **Please contact the Planning Division at 924-3860 for more information.**

1. **BRIEFLY DESCRIBE REQUEST:** (What do you plan to develop on this site?)

Tribal Arts Retail Store

2. **RESPOND TO THE FOLLOWING QUESTIONS:**

Size of site: 1/2 Acre Existing Zoning: SU-2 for mixed use Proposed Zoning: Same

Previous zone change or site plan approval case #s for this site: 04-DBR-01408

Applicable Area or Sector Development Plans: La Cueva Sector Plan

Residential: Type and # of Units Proposed: _____

Commercial: Estimated building square footage: 4,600 No. Of Employees: _____

3. **LOCATION OF REQUEST:** Provide a legal description of property and indicate location using surrounding streets. Indicate significant landmarks or notable features in the vicinity. **Include Zone atlas number.**

Lot 1 A4 North Albuquerque Acres
NE corner of Paseo Del Norte & Louisiana
C-19-Z

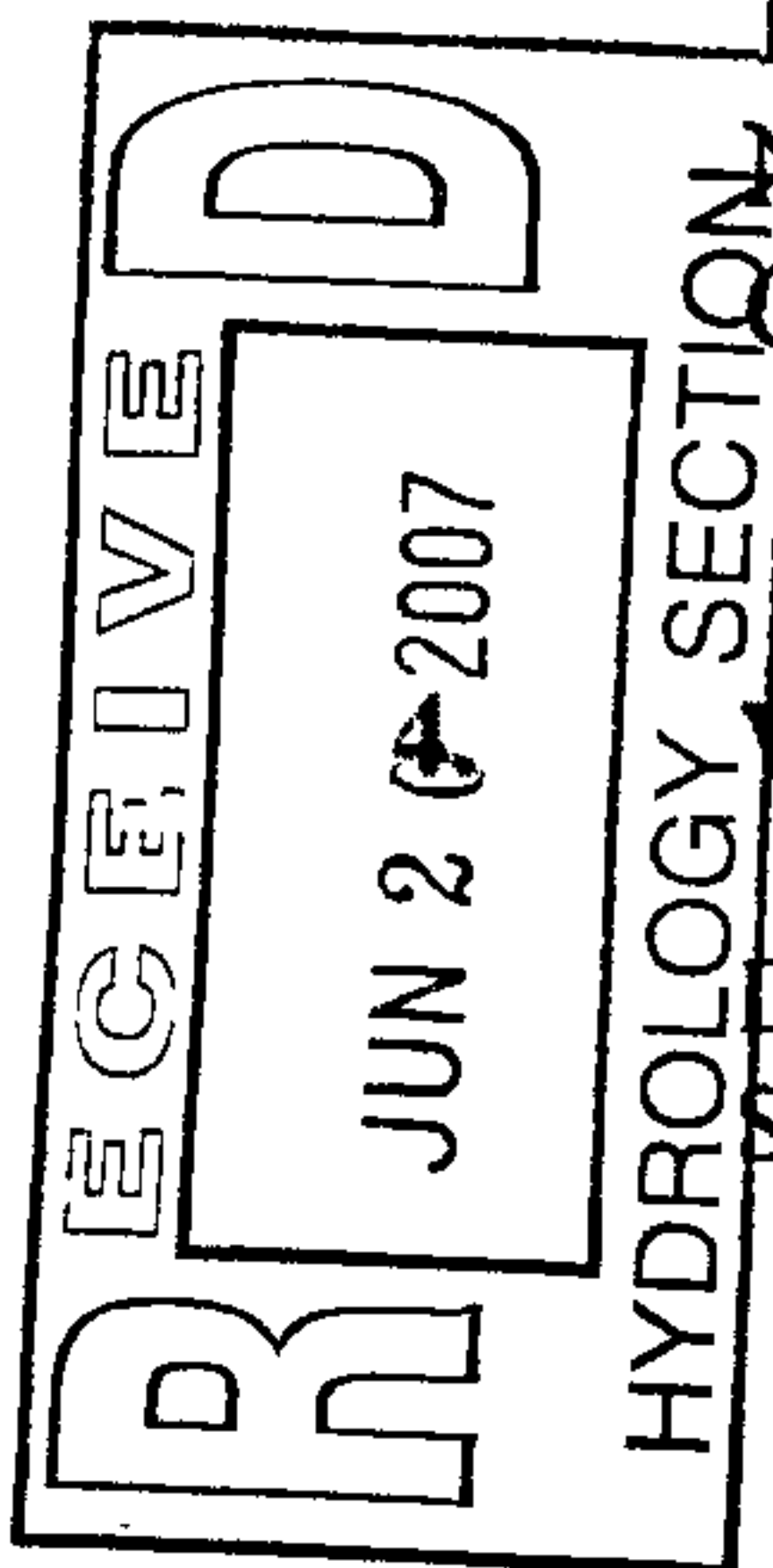
North Domingo Baca N/A
North Wyoming. N/A

WHAT QUESTIONS OR CONCERNS DO YOU HAVE REGARDING THIS REQUEST:

Do we need to resubmit for EPC?
Setbacks along Paseo?

OK for an Administrative Amendment

Site Plan for Building Permit Approved 5/6
New ~~owner~~ owner, new use.
Not "Just Braker", Native American Retail Art Store



1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: ☐ Russell Brito☒ Others Carmen MarroneTransportation: ☐ Tony Loyd☐ Others _____

Utilities: _____

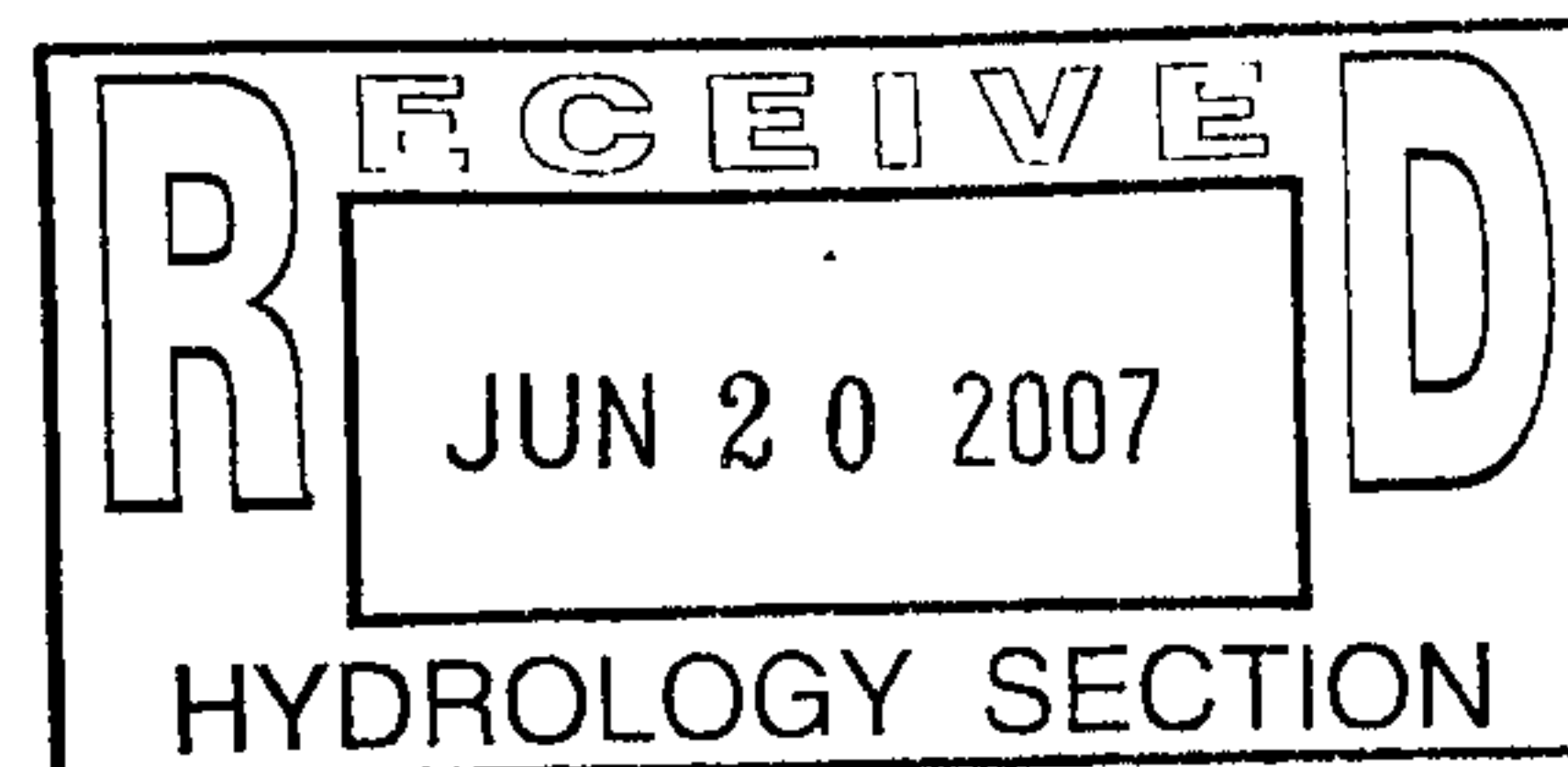
☐ Others _____Others: Don Newton

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

☐ Zone Map Amendment:☐ EPC Approval☐ City Council Approval☐ Sector Dev. Plan Amendment:☐ EPC Approval☐ City Council Approval☐ Site Dev. Plan for Subdivision:☐ EPC Approval☐ DRB Approval☐ Site Dev. Plan for Bldg Permit:☐ EPC Approval☐ DRB Approval☐ Annexation: [EPC Review with City Council Approval]☐ OTHER

3. SUMMARY OF PRT DISCUSSION

- proposing retail - 4600 ~~sq~~ - oriental sales
- Cross-access from Auto Zone
- DRB 04-01408
- If bldg. stays within 10% of approved bldg.^{size} - we can approve changes administratively.
- changes to the elevations shall comply w/ La Cueva S.D.P. + also w/ the approved Site Plan for Bldg. Permit
- AA (Administrative Amendment) will require Neighborhood not.f.
- North Domingo Baca + North Wyoming N.A. affected



4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[PRT DISCUSSIONS ARE INFORMATIONAL & NON-BINDING]

Carmen Marrone / 2/21/06

PRT CHAIRMAN / DATE

Arthur R. L. / 2/21/06

APPLICANT OR AGENT / DATE

CITY OF ALBUQUERQUE



June 14, 2007

Mike Walla, P.E.
Walla Engineering, Ltd.
6100 Indian School Rd NE
Albuquerque, NM 87110

Re: Tribal Arts
8150 Louisiana Blvd NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/25/06 (J-13/D079A)
Certification dated 6/7/07

Based upon the information provided in your submittal received 6/8/07, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

If you have any questions, you can contact me at 924-3695.

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

C-19/D48

PROJECT TITLE: TRIBAL ARTS ZONE MAP/DRG. FILE #: C-19-2
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 1-A-4, Tract 1A, Block 10, NAA, Tract 2, Unit 3, Bern. County, NM
CITY ADDRESS: 8150 LOUISIANA BLVD. NE

ENGINEERING FIRM: W Jalla Engineering, LTD.
ADDRESS: 6100 Indian School Rd. NE
CITY, STATE: ABQ, NM

CONTACT: Mike J. Walla PE
PHONE: 881-3008
ZIP CODE: 87110

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: FBT
ADDRESS: 6100 Indian School Rd. NE
CITY, STATE: ABQ, NM

CONTACT: Jared LARSON
PHONE: 883-5200
ZIP CODE: 87110

SURVEYOR: Precision SURVEYS, INC.
ADDRESS: 8500-A JEFFERSON ST. NE
CITY, STATE: ABQ, NM

CONTACT: LARRY Medrano P.S.
PHONE: 856-5700
ZIP CODE: 87113

CONTRACTOR: Ried? Associates
ADDRESS: _____
CITY, STATE: ABQ NM

CONTACT: _____
PHONE: 891-2528
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

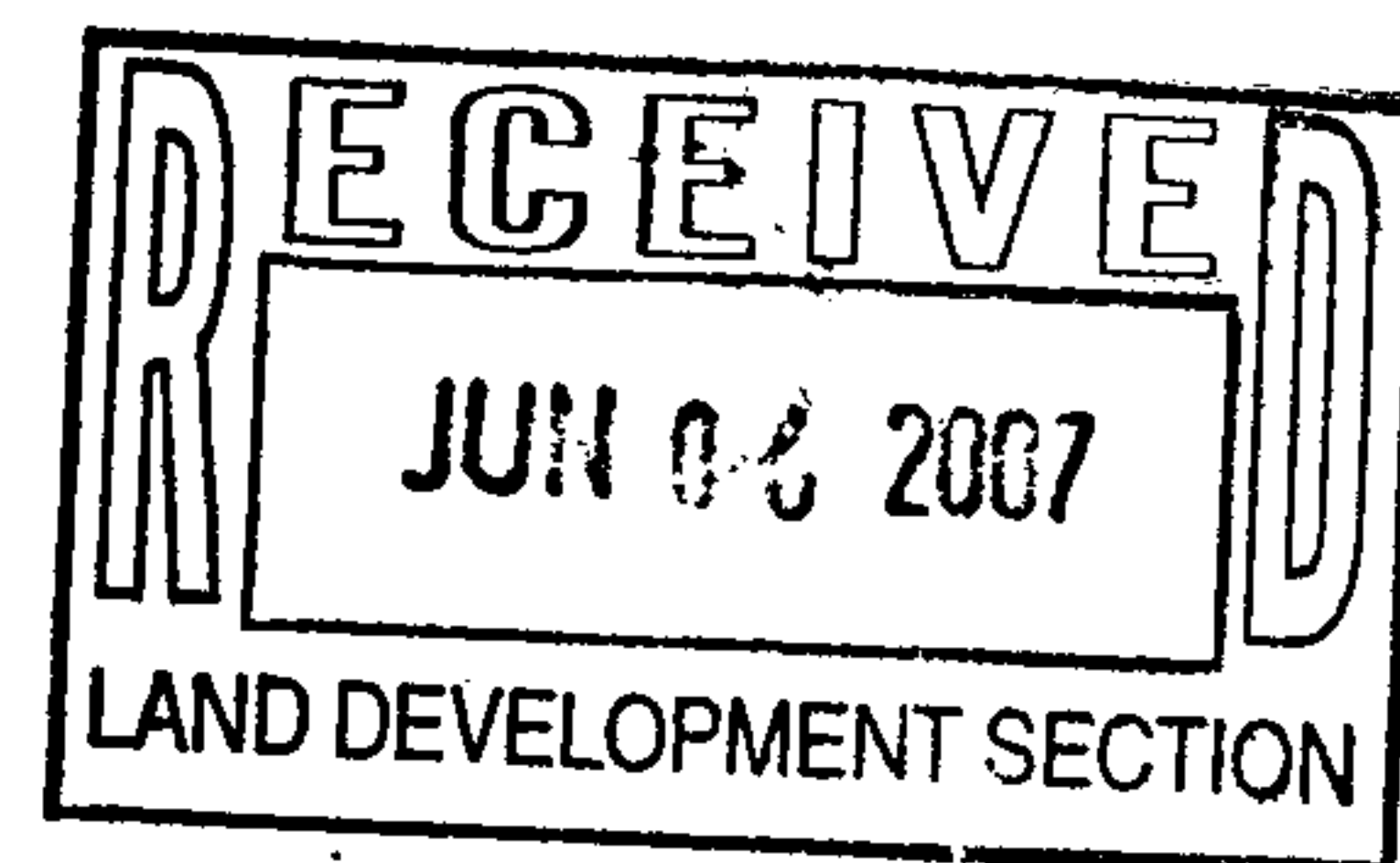
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☒ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMP/LOMP
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN 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: 6-8-07 BY: Kelly Kraft

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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:

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2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



November 1, 2006

Mike J. Walla, P.E.
Walla Engineering, LTD.
6100 Indian School NE – Suite 201
Albuquerque, NM 87110

Re: Tribal Arts Building, Engineer's Stamp dated 10-25-06
Lot 1A4, Tract 2, Unit 3 of North Albuquerque Acres (C19/D48)

Dear Mr. Walla,

Based on the information contained in your submittal received on October 25, 2006, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

P.O. Box 1293

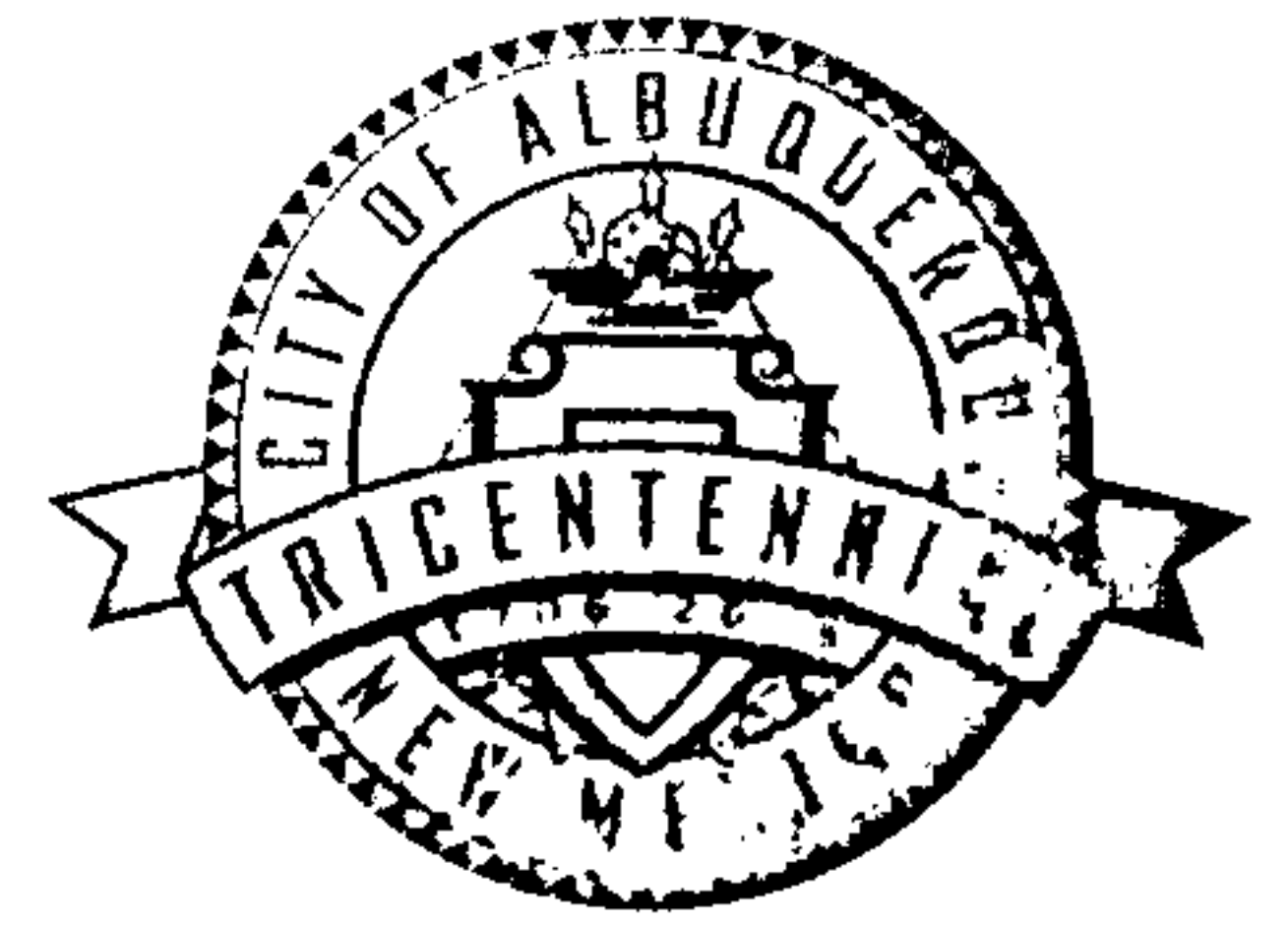
Albuquerque

New Mexico 87103

cc: file (C19/D48)

www.cabq.gov

CITY OF ALBUQUERQUE



October 4, 2006

Mike J. Walla, P.E.
Walla Engineering, LTD.
6100 Indian School NE – Suite 201
Albuquerque, NM 87110

Re: Tribal Arts Building, Engineer's Stamp dated 10-2-06
Lot 1A4, Tract 2, Unit 3 of North Albuquerque Acres (C19/D48)

Dear Mr. Walla,

Based on the information contained in your submittal received on October 3, 2006, there are some additional items that must be addressed prior to Building Permit approval. Those items are as follows.

- The benchmark used to determine the elevation parameters must be specifically referenced by its designation, not just a set of directions to its location.
- Your drainage calculations incorrectly utilize the zone 4 parameters. The area between San Mateo and Eubank is within zone 3. Please revise the calculations accordingly.
- Please relocate the overlapping text for legibility.
- Given that this site is less than 1.0 acre in size, a NPDES permit, although not specifically prohibited, is not required.
- Runoff generated by trash enclosures may not be routed into storm drains. Drains to the sanitary sewer collection system for dumpster enclosures must be included in the site work. As such, a detail of the trash enclosure must be shown with the drain and associated spot elevations.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file (C19/D48)