

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 18, 2008

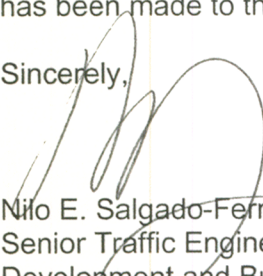
Jason Hall, Registered Architect
2200 Wilder Lane NW
Albuquerque, NM 87104

Re: Certification Submittal for Final Building Certificate of Occupancy for
Craig Sower's CTM. CAB., [D-16 / D002A1]
7900 Jacs Lane NE
Architect's Stamp Dated 12/16/08

Dear Mr. Hall:

The TCL / Letter of Certification submitted on December 18, 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.

Sincerely,


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

c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: SOWERS CUSTOM CABINETS
DRB #: _____ EPC#: _____

ZONE MAP/DRG. FILE #: D-16-Z
WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 4, BLOCK 0000, CLUE SKY BUS. PARK
CITY ADDRESS: 7900 JACS PLACE NE, ALBUQUERQUE, NM 87109

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: CRAIG SOWERS
ADDRESS: 3700 OSUNA RD. NE STE. 619
CITY, STATE: ALBUQUERQUE, NM

CONTACT: CRAIG SOWERS
PHONE: 343-1309
ZIP CODE: 87109

ARCHITECT: DE LA TORRE ARCHITECTS
ADDRESS: 2400 LOUISIANA NE, BLDG. 3, SUITE 110
CITY, STATE: ALBUQUERQUE, NM

CONTACT: SCHARLES WILDER
PHONE: 883-7918
ZIP CODE: 87110

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: D.A. BAKER
ADDRESS: 4501 BOGAN NE STE. B3
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MICHEAL LUJAN
PHONE: 883-4900
ZIP CODE: 87109

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)
- ☐ CLOMR/LOMR
- ☒ 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:

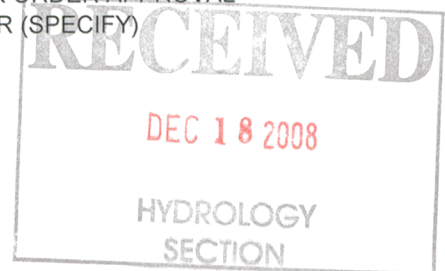
- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: _____

BY: SCHARLES WILDER

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:

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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



December 16, 2008

City of Albuquerque
Transportation Division

RE: Craig Sowers Custom Cabinets Traffic Certification

Zone Map: D-16-Z
Legal Description: Lot 4, Block 0000, Blue Sky Business Park
City Address: 7900 Jacs Place NE, Albuquerque, NM 87109

To Whom It May Concern:

I Jason Hart AIA of the Firm H+W Architecture LLC, Hereby certify that this project is in substantial compliance with the design intent of the TCL approved plan dated 9/21/07 by the office of de la Torre Architects and stamped by Jorge de la Torre. Upon the death of Jorge de la Torre, H+W Architecture LLC was asked to perform the remainder of Architectural Requirements and have done so. After careful inspection, we find has no safety concerns or issues for the buildings indicated above, as well as the required amount of parking and landscape areas for this building.

The only changes to approved TCL are as follows:

1. Loading Dock at rear of building was removed.
2. The retaining at rear of building moved towards the building to allow for 15'-0" separation between wall and underground gas line as coordinated with AMAFCA.
3. The dumpster pad was relocated to the front of the lot closer to the street as directed by Michael Holton (Head of Solid Waste).
4. Hammer head for Fire Truck turnaround was moved 16'-0" to allow for new location of retaining wall.
5. P.I.V. was relocated to entry drive as directed by Fire Marshals Office.

If you have any questions or comments, please feel free to contact me.

Thanks,

Jason Hall AIA
Partner

