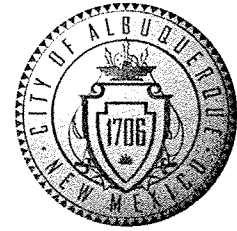


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 16, 2010

Christopher Gunning, Registered Architect.
Dekker/Perich/Sabatini
7601 Jefferson NE, Ste.100
Albuquerque, NM 87109

Re: Certification Submittal for a Permanent Building Certificate of Occupancy
(C.O.) for Los Angeles Retail Shops, [D18 / D014C]
6220 Paseo Del Norte NE
Architect's Stamp Dated 12/15/10

Dear Mr. Gunning:

Based upon the information provided in your submittal received 12-16-10, 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.

Sincerely,

Milo 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 12/2005)

PROJECT TITLE: LA CENTER RETAIL SHOPS ZONE MAP: D-18/DO14C
 DRB#: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: TRACT A-1-B-2 LOS ANGELES CENTER
 CITY ADDRESS: 6220 PASO DEL NORTE NE

ENGINEERING FIRM: BOHANNON-HUSTON CONTACT: PAUL WYMER
 ADDRESS: 7500 JEFFERSON NE PHONE: 823-1000
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: UNITED GROWTH-FIR ALBUQUERQUE PASO, LLC CONTACT: IAN PLATH
 ADDRESS: 201 SPAR ST. STE 1150 PHONE: _____
 CITY, STATE: SAJ FRANCISCO, CA ZIP CODE: 94105

ARCHITECT: DEKKER/PERILH/SABATINI CONTACT: KEVIN KRECHER
 ADDRESS: 7601 JEFFERSON NE SUITE 100 PHONE: 761-9700
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

SURVEYOR: THE SURVEY OFFICE CONTACT: KIM MAPLE
 ADDRESS: 333 LOMAS BLVD. NE PHONE: 908-0303
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87102

CONTRACTOR: KLINGER CONSTRUCTORS CONTACT: PAULA HADEN
 ADDRESS: 8701 WASHINGTON NE PHONE: 822-9990
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87199

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'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ 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:

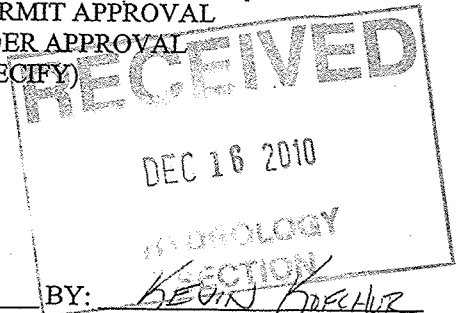
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 12/17/2010

BY: KEVIN KRECHER

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.



December 15, 2010

Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

**Re: Transportation Final C.O.
LA Center Retail Shops
6220 Paseo Del Norte NE
Zone: D-18**

To Whom It May Concern:

I, Christopher R. Gunning, NMRA no.3203 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance with and in accordance with the design intent of the approved January 5, 2010 Administrative Amendment, with the exception of the items listed below that were changed in the field during construction.

Dekker/Perich/Sabatini visited the project site on December 15, 2010 to verify what has been constructed in accordance with the attached site plan.

The following item differs from the original plan. The design intent is still the same as what was approved on the AA dated January 5, 2010:

1. Parking on the east side of the lot was adjusted from 9'-0" wide to 8'-6" wide per space so that the landscape island could get a little larger to the north.
2. Parking was adjusted in the middle parking aisle to accommodate the footing of the existing light pole in the landscape island. This created (1) compact and (4) standard size parking spaces.

This certification is submitted in support of a request for Final Certificate of Occupancy. The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to the above mentioned building. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact myself or Kevin Kofchur at 761-9700, thank you.

Very truly yours,
Dekker/Perich/Sabatini Ltd.

Chunmying
Christopher R. Gunning AIA, LEED AP
Principal
Cc: File

