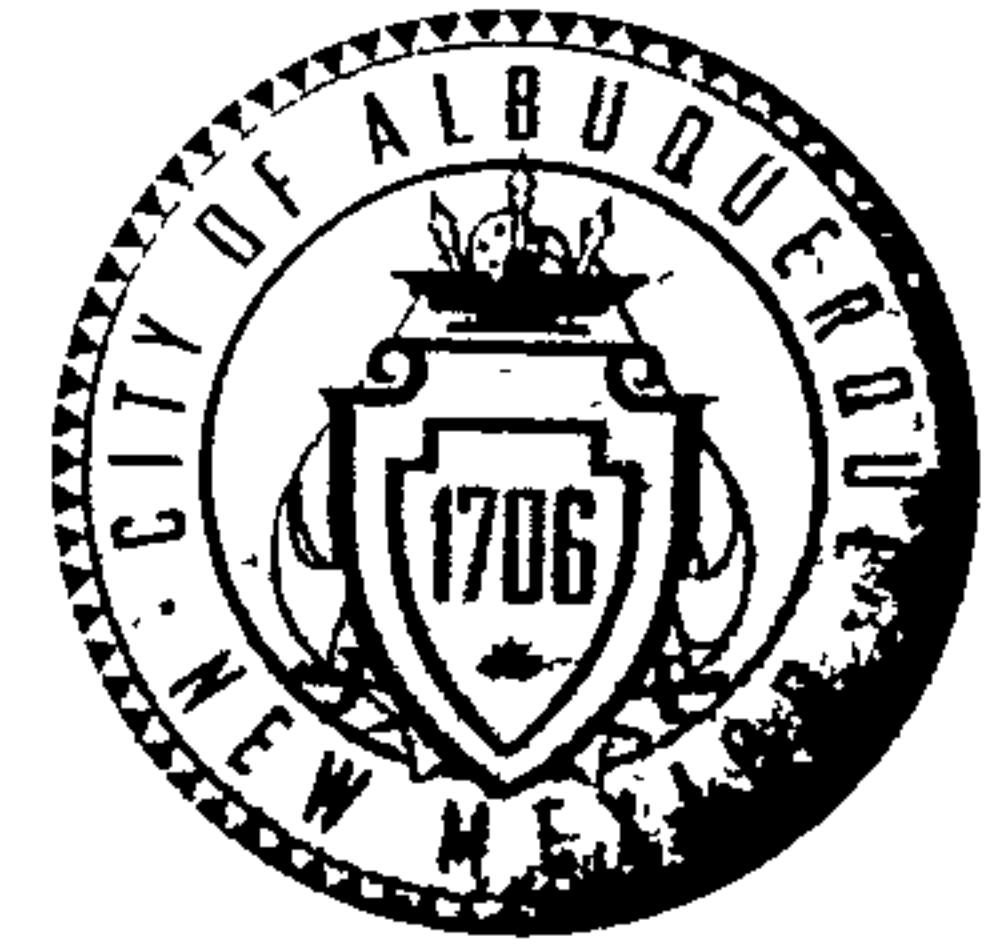


CITY OF ALBUQUERQUE



October 28, 2010

Edward Fitzgerald, R.A.
Edward Fitzgerald Architects
121 Jefferson St. NE
Albuquerque, NM 87108

Re: Mount Corp, 1201 Rio Grande Blvd NW
Permanent Certificate of Occupancy – Transportation Development
Architect's Stamp dated 06-14-10 (H13-D056)
Certification dated 10-14-10

Dear Mr. Fitzgerald,

Based upon the information provided in your submittal received 10-27-10, 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, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: CO Clerk
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Mount Corp ZONE MAP: #13/0056
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 55 Plat of Floral Gardens
 CITY ADDRESS: Subdivision in School Dist 13

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

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

ARCHITECT: Ed FitzGerald AIA CONTACT: Ed
 ADDRESS: 121 Jefferson St PHONE: 268-9055
 CITY, STATE: ABQ NM 87108 ZIP CODE: _____

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

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

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: 10-27-10 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.

OCT 27 2010

**HYDROLOGY
SECTION**

EFA

EDWARD FITZGERALD / ARCHITECTS

October 14, 2010

City of Albuquerque

Re: Mount Corporation Office Renovation
1201 Rio Grande NW
Albuquerque, NM 87104
Traffic Certification

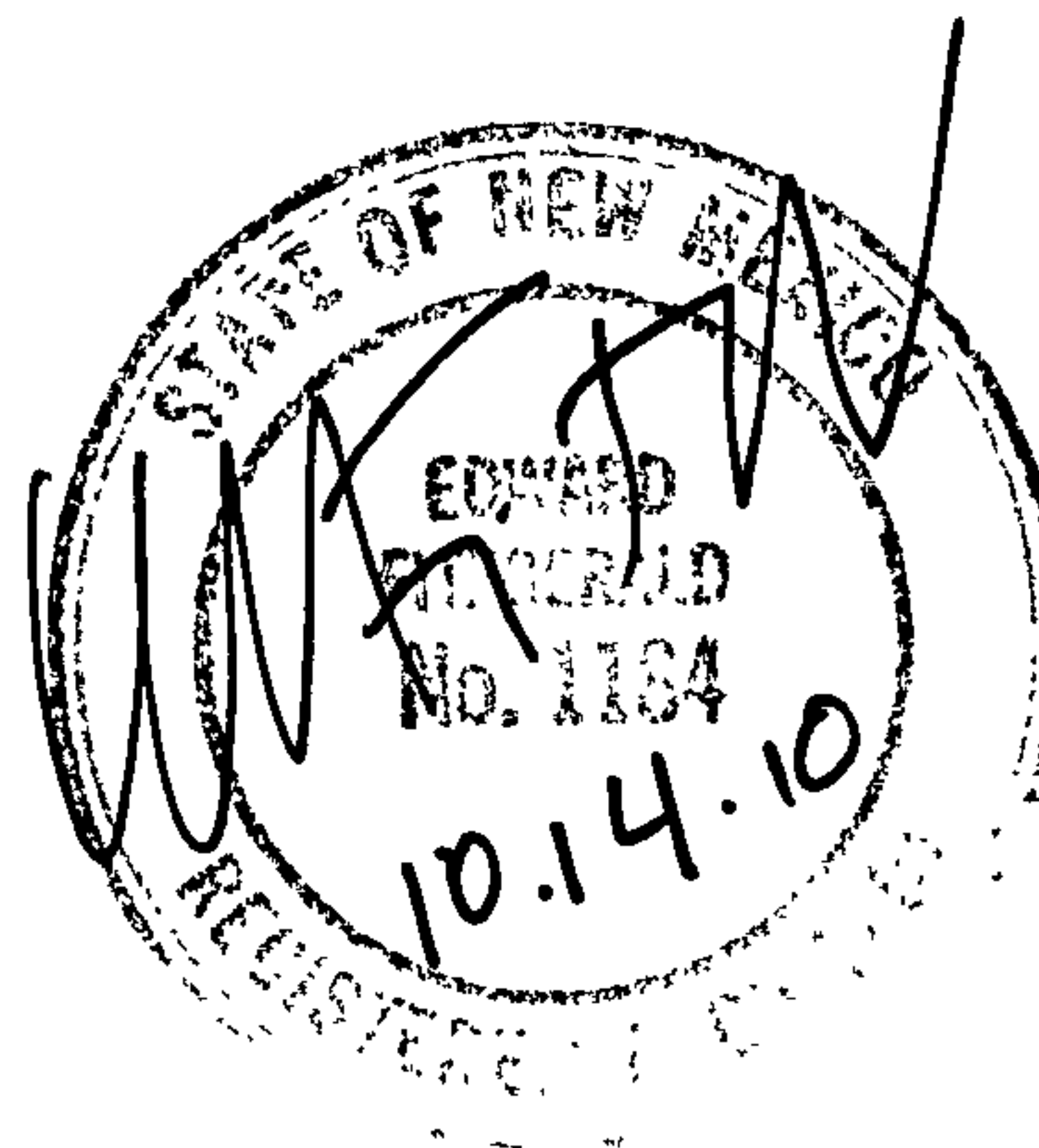
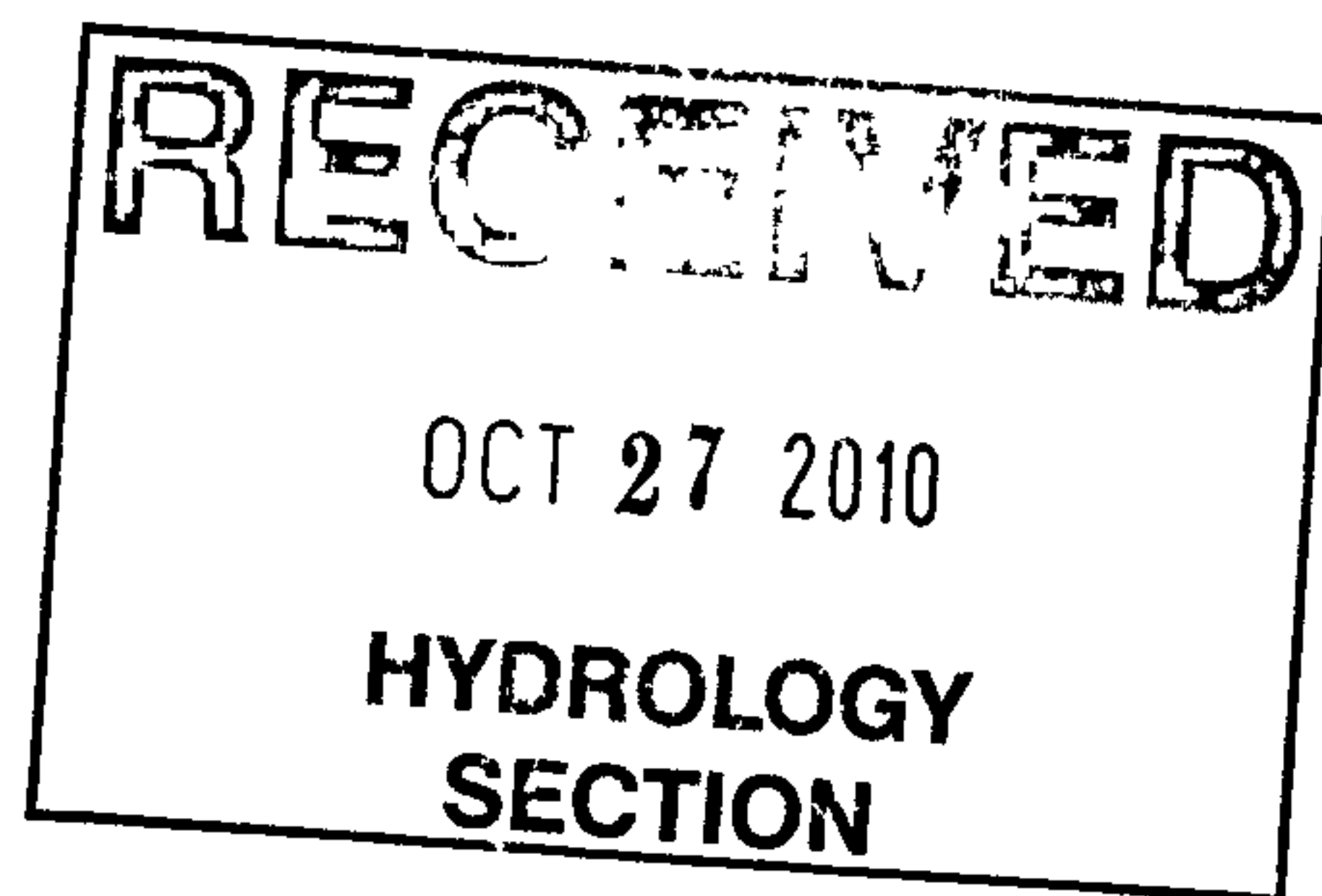
I, Edward Fitzgerald, NM Registered Architect, of the firm, Edward Fitzgerald / Architects, hereby certify that the Project, **Mount Corporation Office Renovation** at 1201 Rio Grande NW, Albuquerque, NM, is in substantial compliance with and in accordance with the design intent of the City of Albuquerque, Traffic Circulation Layout, approved plan dated 6-17-10. I certify that I have personally visited the Project site on October 14, 2010 and have determined by visual inspection that the survey data provided is representative of the 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.

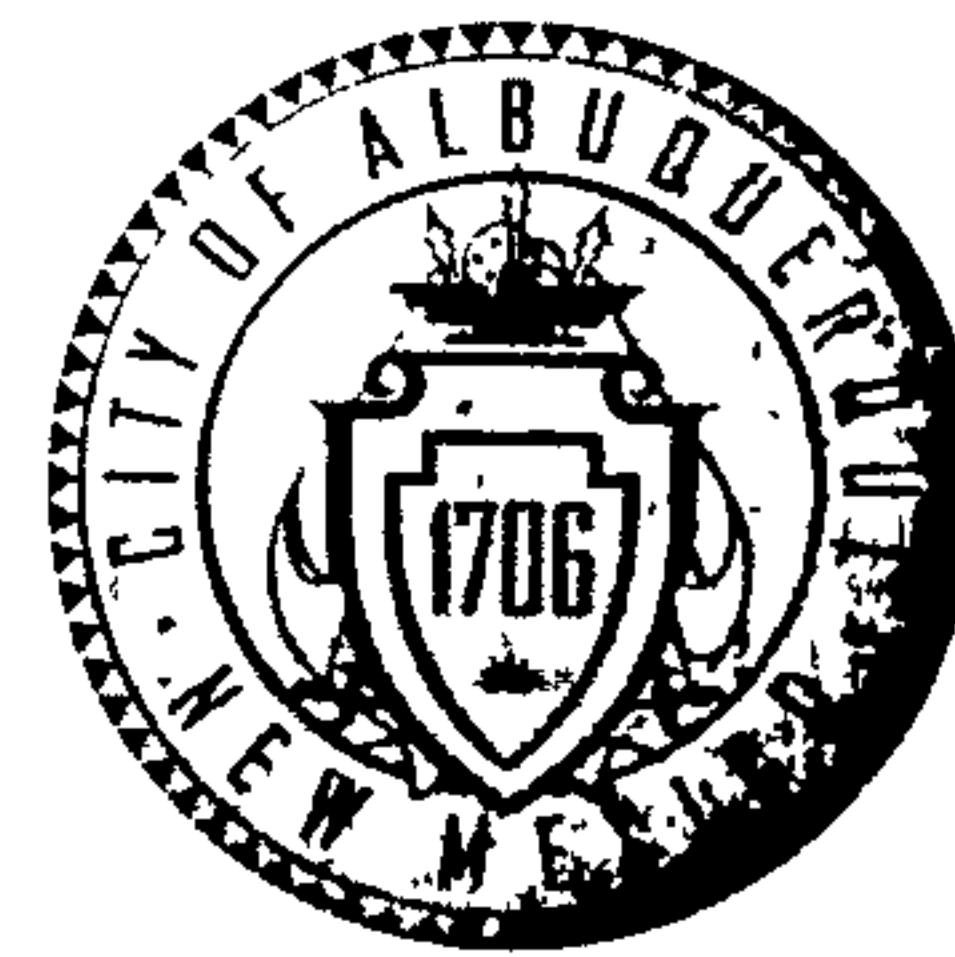
Sincerely,



Edward Fitzgerald AIA



CITY OF ALBUQUERQUE



June 17, 2010

Edward Fitzgerald, R.A.
Edward Fitzgerald Architects
121 Jefferson St. NE
Albuquerque, NM 87108

Re: Mount Corp., 1201 Rio Grande Blvd NW, Traffic Circulation Layout
Architect's Stamp dated 06-14-10 (H13-D056)

Dear Mr. Fitzgerald,

The TCL submittal received 06-17-10 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

Metro, Kristal D.

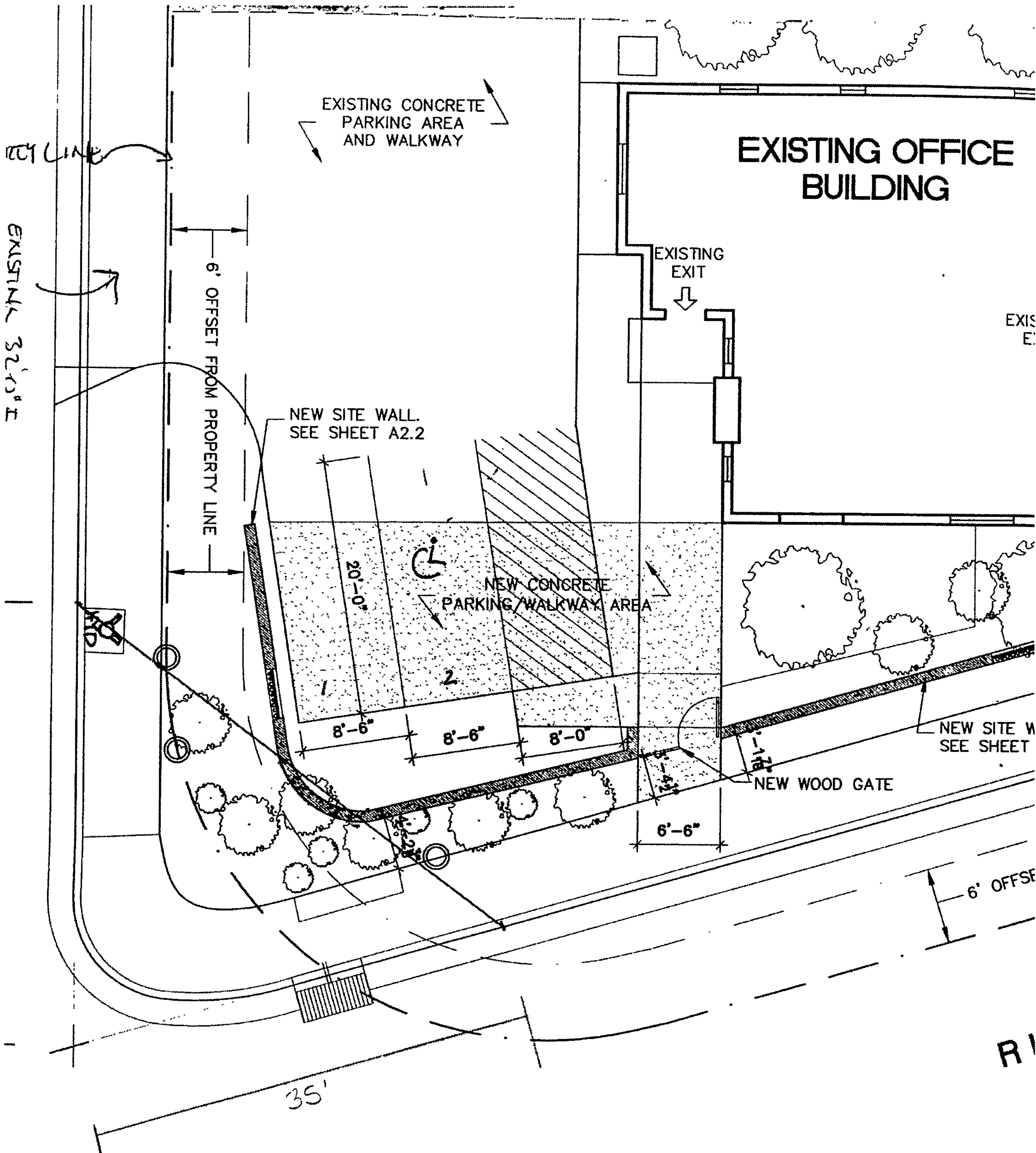
From: Metro, Kristal D.
Sent: Wednesday, June 16, 2010 4:37 PM
To: 'tyson@efarchitects.com'
Subject: Mount Corp. at 1201 Rio Grande NW

Attachments: img-616162940-0001.pdf; Sight Distance.doc



img-616162940-0001.pdf (349 KB...)
Sight Distance.doc (85 KB)

Tyson,
The highlighted area of the wall (see attachment) will need to be relocated or lowered to under 3 feet.
Thanks,
Kristal Metro, City of Albuquerque Transportation Development



SITE PLAN

scale: 1:10

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: Mount Corp ZONE MAP: H-13/10056
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 1201 Rio Grande Blvd NW

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

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

ARCHITECT: Edward Fitzgerald Architects CONTACT: _____
ADDRESS: 121 Jefferson St NE PHONE: 268-9055
CITY, STATE: Alb. NM 87108 ZIP CODE: _____

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

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

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 (TGL)
☐ 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

RECEIVED
JUN 16 2010

**HYDROLOGY
SECTION**

Call once reviewed
268-9055

DATE SUBMITTED: Tyson Park [Signature] BY: 06/14/10

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:

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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

tyson@efarchitects.com