

# CITY OF ALBUQUERQUE



October 25, 2016

Joe Muhlberger, RA  
Vigil & Associates  
4477 Irving NW Suite A  
Albuquerque, NM 87114

**Re: Construction Seminars - 4927 Prospect Ave NE; Bldg Permit # 201691091**  
**Request for Certificate of Occupancy- Transportation Development**  
Architect's Stamp dated 08-04-16 (H17D112)  
Certification dated 10-13-16

Dear Mr. Muhlberger,

Based upon the information provided in your submittal received 10-21-16, 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) 924-3981.

Sincerely,

Monica Ortiz  
Plan Checker, Transportation & Hydrology  
Development Review Services

mao via: email  
C: CO Clerk, File



VIGIL & ASSOCIATES  
ARCHITECTURAL GROUP, P.C.

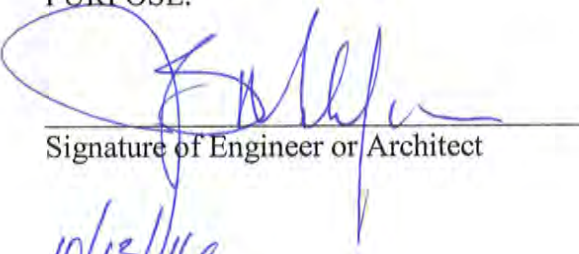
OCTOBER 12, 2016

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
TRANSPORTATION AND HYDROLOGY  
600 2<sup>ND</sup> STREET NW, SUITE 201  
ALBUQUERQUE, NM 87102

TRAFFIC CERTIFICATION

I, Joe Muhlberger, NMRA 3562, OF THE FIRM Vigil & Associates Architectural Group, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED May 5, 2016. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Daniel Barboa OF THE FIRM Vigil & Associates Architectural Group. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10/13/16 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY 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 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.

  
Signature of Engineer or Architect

10/13/16  
Date



Z:\CONSTRUCTION SEMINARS\15-018\_CONSTRUCTION SEMINARS\CA\CLOSE OUT\SUBSTANTIAL COMPLETION\15-018\_LETTER\_CO\_9-21-16.DOCX



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

- ☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

**TYPE OF SUBMITTAL:**

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

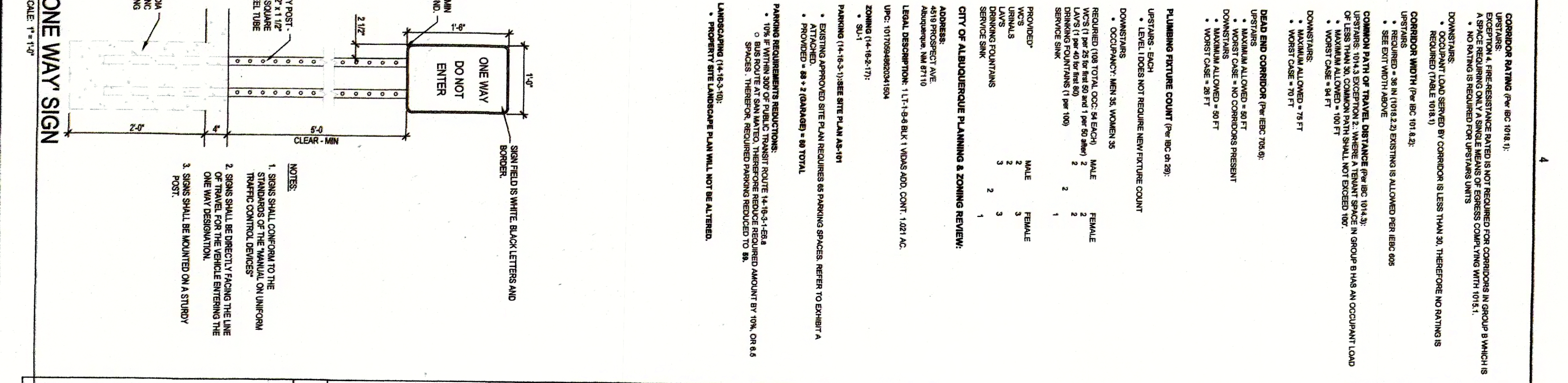
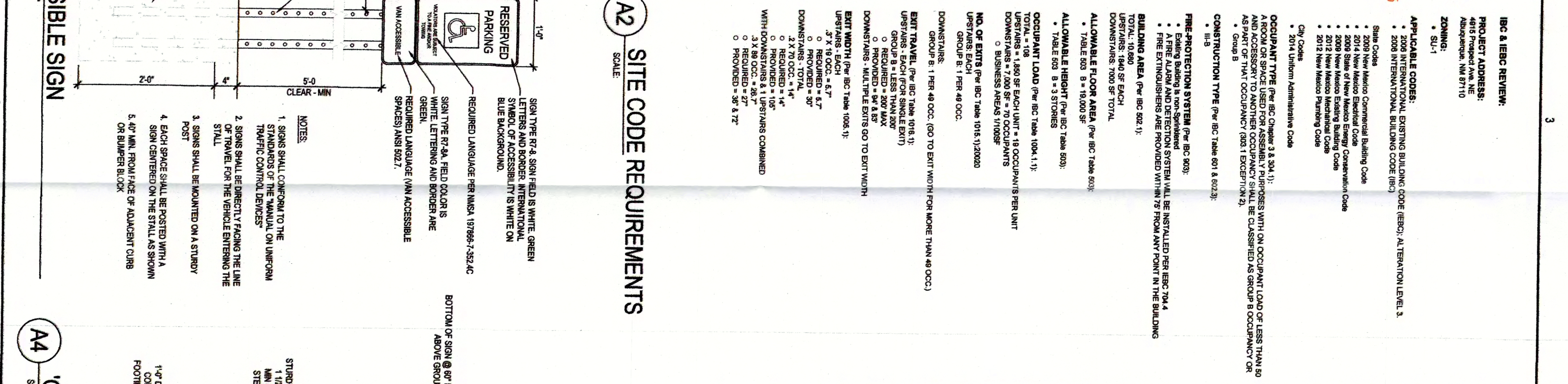
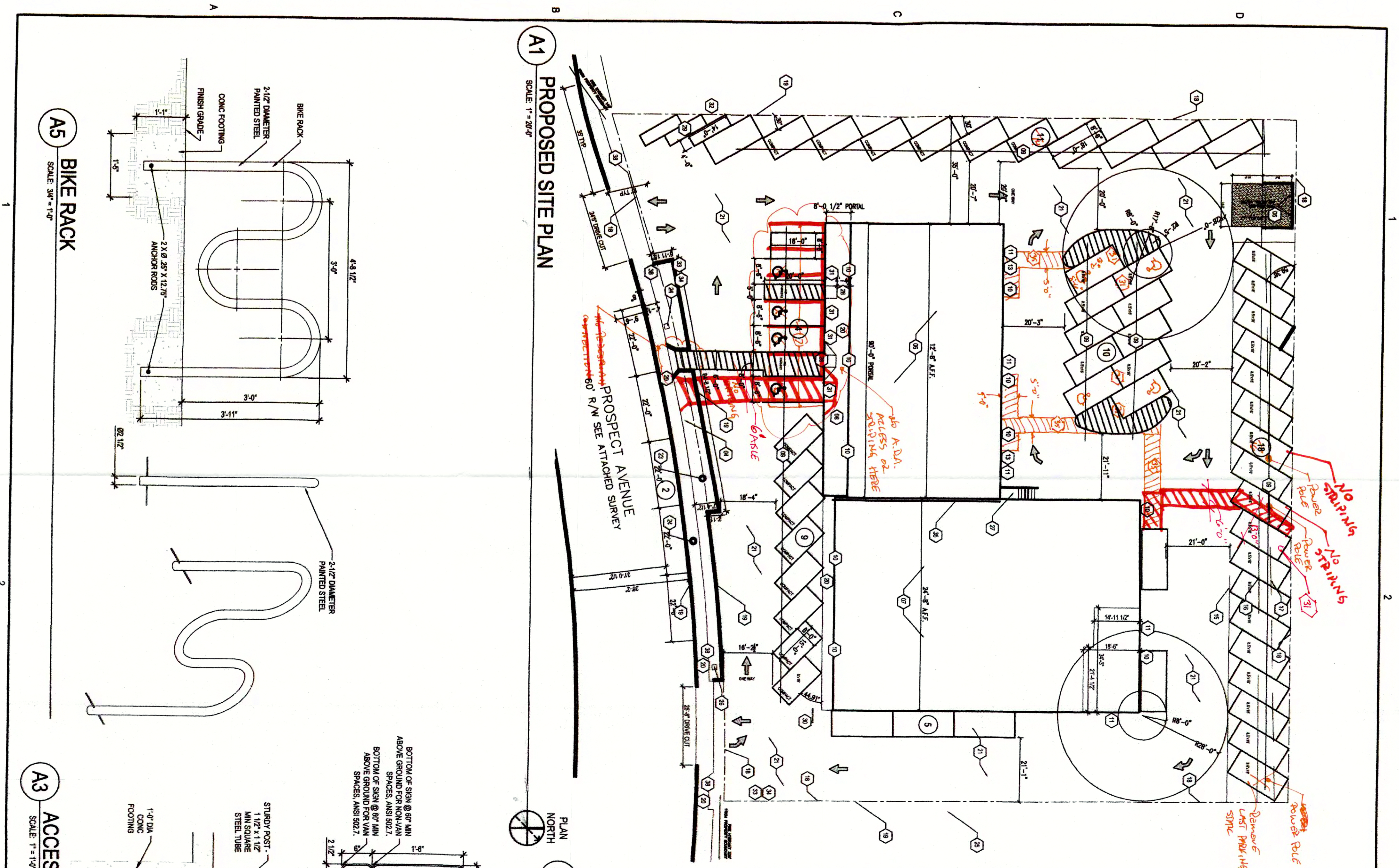
**CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- ☐ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR
- ☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



<p><b>GENERAL NOTES</b></p> <p>LEGAL DESCRIPTION:</p> <p>LOT NUMBERED ONE-E-SIX (1-E-6), IN BLOCK NUMBERED ONE (1), PLAT OF WINDS LOTS NUMBERED ONE-E-SIX (1-E-6) TO CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE CLERK OF BERNILLO COUNTY, NEW MEXICO, ON FEBRUARY 23, 1978, IN PLAT BOOK 811, FOLIO 18.</p> <p>1.17-1-E-6 BLK 1 WINDS ADD CONT 101 AC  UPC: 1070584820041504</p> <p>EASEMENTS AND NOTES AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 1978, IN PLAT BOOK 811, FOLIO 18, RECORDS OF BERNILLO COUNTY, NEW MEXICO.</p> <p>EASEMENT IN FAVOR OF TELEPHONE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AND RIGHTS INCIDENT THERETO, FILED FEBRUARY 23, 1978, IN BOOK MISC. 394, PAGE 394, RECORDS OF BERNILLO COUNTY, NEW MEXICO.</p>	<p>1. ALL IMPROVEMENTS LOCATED WITHIN RIGHT OF WAY MUST BE INCLUDED IN WORK ORDER.</p> <p>2. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK CURB AND GUTTER.</p>	<p>1. NOT USED.</p> <p>2. NOT USED.</p> <p>3. EXISTING LANDSCAPE TO REMAIN AS IS.</p> <p>4. EXISTING DOUBLE STORY FLAT ROOF. TO REMAIN AS IS.</p> <p>5. EXISTING SINGLE STORY FLAT ROOF. TO REMAIN AS IS.</p> <p>6. EXISTING DOUBLE STORY FLAT ROOF. TO REMAIN AS IS.</p> <p>7. EXISTING PORTAL COVERED WALK WAY. TO REMAIN AS IS.</p> <p>8. NEW PARKING STRIPING, TYPICAL.</p> <p>9. NEW EXISTING FRONT MAIN DOOR. LOCATION TO REMAIN.</p> <p>10. EXISTING OVERHEAD CHANDED DOOR. TO REMAIN AS IS.</p> <p>11. NOT USED.</p> <p>12. EXISTING OVERHEAD DOOR. FILLED AT INTERIOR. TO REMAIN AS IS.</p> <p>13. EXISTING 20" OF ACCESS EASEMENT FILED 2-23-1978, VOLUME B11, FOLIO 18.</p> <p>14. EXISTING 10" OF UTILITY EASEMENT FILED 2-23-1978, VOLUME B11, FOLIO 18.</p> <p>15. EXISTING 10" OF UTILITY EASEMENT FILED 2-23-1978, VOLUME B11, FOLIO 18.</p> <p>16. PROPERTY BOUNDARY. TO REMAIN AS IS.</p> <p>17. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>18. EXISTING ASPHALT PAVEMENT.</p> <p>19. EXISTING ASPHALT PAVEMENT.</p> <p>20. EXISTING WATER METER LOCATION.</p> <p>21. EXISTING FIRE HYDRANT.</p> <p>22. EXISTING PHONE MEDICAL LOCATION.</p> <p>23. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>24. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>25. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>26. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>27. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>28. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>29. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>30. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>31. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>32. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>33. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>34. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>35. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>36. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>37. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>38. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>39. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>40. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>41. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>42. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>43. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>44. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>45. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>46. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>47. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>48. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>49. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>50. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>51. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>52. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>53. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>54. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>55. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>56. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>57. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>58. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>59. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>60. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>61. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>62. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>63. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>64. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>65. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>66. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>67. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>68. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>69. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>70. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>71. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>72. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>73. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>74. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>75. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>76. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>77. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>78. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>79. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>80. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>81. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>82. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>83. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>84. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>85. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>86. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>87. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>88. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>89. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>90. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>91. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>92. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>93. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>94. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>95. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>96. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>97. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>98. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>99. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>100. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p>	<p>1. NOT USED.</p> <p>2. NOT USED.</p> <p>3. EXISTING LANDSCAPE TO REMAIN AS IS.</p> <p>4. EXISTING DOUBLE STORY FLAT ROOF. TO REMAIN AS IS.</p> <p>5. EXISTING SINGLE STORY FLAT ROOF. TO REMAIN AS IS.</p> <p>6. EXISTING DOUBLE STORY FLAT ROOF. TO REMAIN AS IS.</p> <p>7. EXISTING PORTAL COVERED WALK WAY. TO REMAIN AS IS.</p> <p>8. NEW PARKING STRIPING, TYPICAL.</p> <p>9. NEW EXISTING FRONT MAIN DOOR. LOCATION TO REMAIN.</p> <p>10. EXISTING OVERHEAD CHANDED DOOR. TO REMAIN AS IS.</p> <p>11. NOT USED.</p> <p>12. EXISTING OVERHEAD DOOR. FILLED AT INTERIOR. TO REMAIN AS IS.</p> <p>13. EXISTING 20" OF ACCESS EASEMENT FILED 2-23-1978, VOLUME B11, FOLIO 18.</p> <p>14. EXISTING 10" OF UTILITY EASEMENT FILED 2-23-1978, VOLUME B11, FOLIO 18.</p> <p>15. EXISTING 10" OF UTILITY EASEMENT FILED 2-23-1978, VOLUME B11, FOLIO 18.</p> <p>16. PROPERTY BOUNDARY. TO REMAIN AS IS.</p> <p>17. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>18. EXISTING ASPHALT PAVEMENT.</p> <p>19. EXISTING ASPHALT PAVEMENT.</p> <p>20. EXISTING WATER METER LOCATION.</p> <p>21. EXISTING FIRE HYDRANT.</p> <p>22. EXISTING PHONE MEDICAL LOCATION.</p> <p>23. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>24. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>25. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>26. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>27. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>28. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>29. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>30. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>31. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>32. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>33. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>34. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>35. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>36. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>37. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>38. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>39. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>40. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>41. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p> <p>42. EXISTING 8" CONCRETE CURB. TO REMAIN AS IS.</p>
--	--	---	--