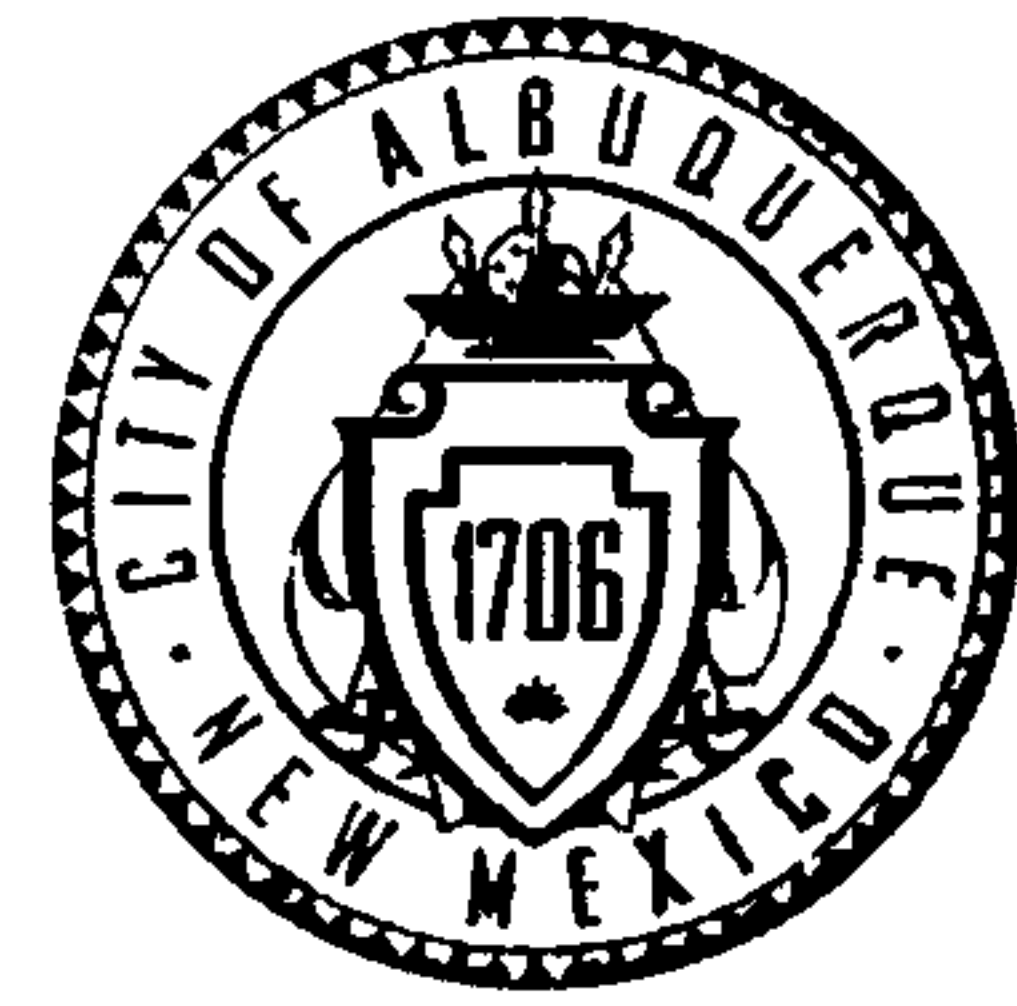


CITY OF ALBUQUERQUE



June 2, 2015

Jeff Wooten, PE
Wooten Engineering
4700 Lincoln NE Suite 111
Albuquerque, NM 87109

**Re: TLC Pet and Uptown Cat Hospital
1300 Wyoming Blvd NE
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 10-29-14 (J20D027)
Certification dated: 5-27-15**

Dear Mr. Randall,

Based on the Certification received 6/1/2015, the above named pet hospital is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Albuquerque

Sincerely,

New Mexico 87103

Rita Harmon, P.E.
Principal Engineer, Hydrology
Planning Department

www.cabq.gov

C: RR/RH
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: TLC Pet and Uptown Cat Hospital Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot B, Block 8, Mesa Village Bellamah & Mossmans Ely

City Address: 1300 Wyoming Blvd NE

Engineering Firm: Wooten Engineering Contact: Jeff Wooten

Address: 4700 Lincoln NE, Suite 111, ABO, NM, 87109

Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: Mullen Heller Architecture, PC Contact: Mike Salvador

Address: 924 Park Ave SW, Suite B

Phone#: 505-268-4144 Fax#: _____ E-mail: mike@mullenheller.com

Surveyor: Harris Surveying Contact: Tony Harris

Address: 2412 Monroe NE, Suite D, ABO, NM 87110

Phone#: 505-889-8056 Fax#: _____ E-mail: _____

Contractor: TBD Contact: _____

Address: _____

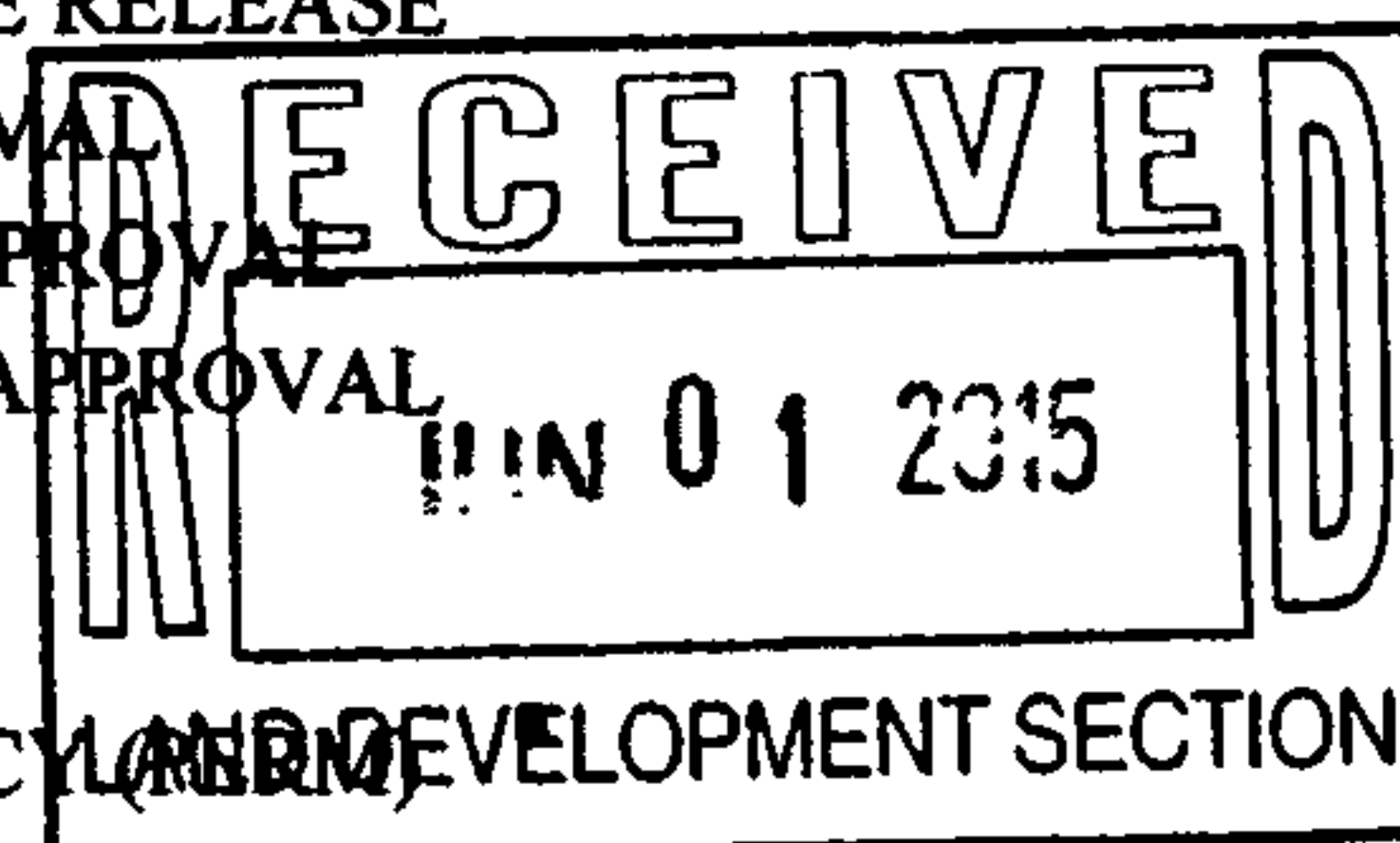
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (LAND)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



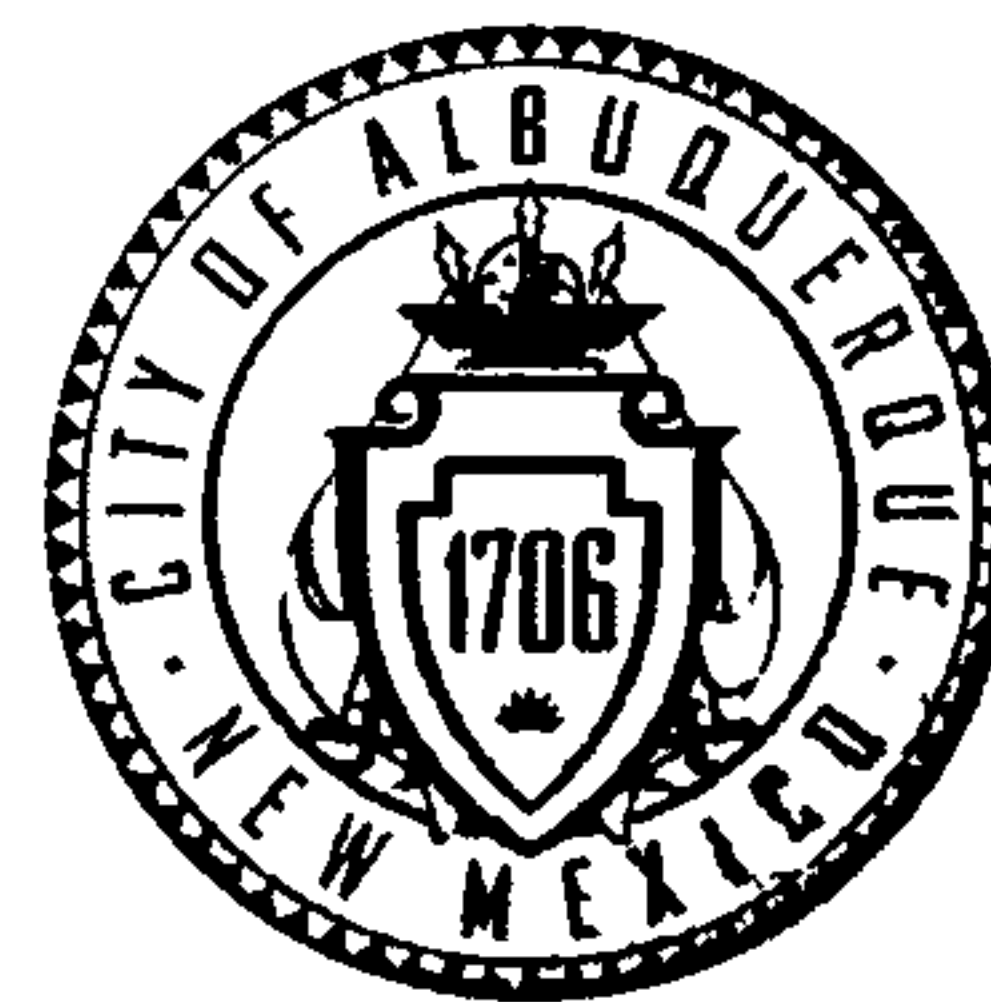
WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: May 27, 2015 By: Jeff Wooten, P.E.

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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4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

June 1, 2015

Jeff Wooten, P.E.
Wooten Engineering
4700 Lincoln NE, Suite 111
Albuquerque, NM 87109

**Re: TLC Pet and Uptown Cat Hospital
1300 Wyoming Blvd, N.E.
Certificate of Occupancy – Transportation Development
Engineer's/Architect's Stamp dated 10-29-14 (J20-D027)
Certification dated 5-19-15**

Dear Mr. Wooten,

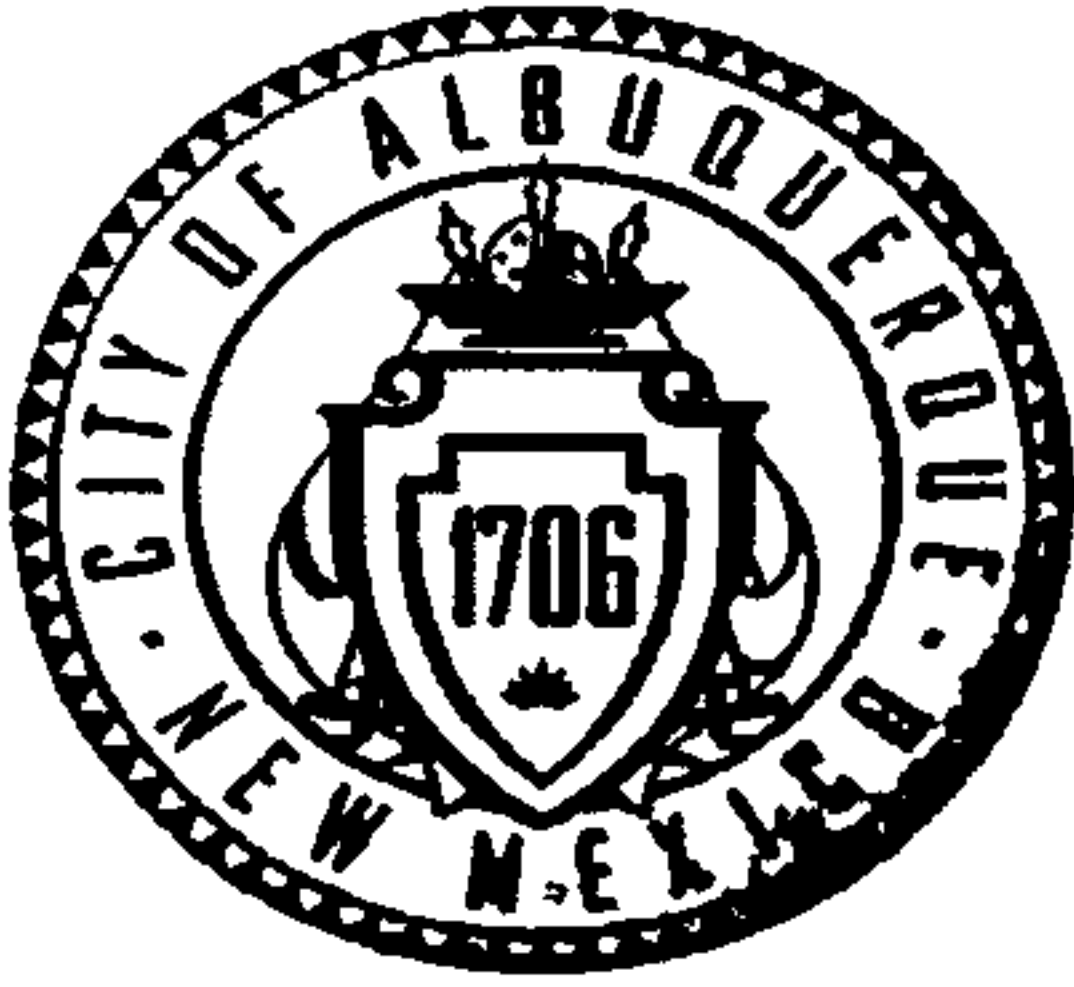
Based upon the information provided in your submittal received 5-20-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-2630.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: TLC Pet and Uptown Cat Hospitals Building Permit #: T201493086 City Drainage #: J20D027

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Portion of Tract B, Block 8 of Mesa Village

City Address: 1300 Wyoming Boulevard, NE. Albuquerque, New Mexico 87112

Engineering Firm: Wooten Engineering Contact: Jeff Wooten PE.

Address: 4700 Lincoln NE, Suite 111. Albuquerque, NM. 87109

Phone#: 505-980-3560 Fax#: _____ E-mail: jeffwooten.pe@gmail.com

Owner: TLC Pet & Uptown Cat Hospitals Contact: Dr. Danois Salas

Address: 2632 Pennsylvania Avenue. Albuquerque, NM. 87110

Phone#: 505-275-3647 Fax#: _____ E-mail: _____

Architect: Mullen Heller Architecture P.C Contact: Doug Heller

Address: 924 Park Avenue SW, Suite B Albuquerque, NM 87102

Phone#: 505-268-4144 Fax#: _____ E-mail: mike@mullenheller.com

Surveyor: Harris Surveying, Inc. Contact: Tony Harris

Address: 2412-D Monroe Street NE. Albuquerque, NM 87110

Phone#: 505-896-3050 Fax#: _____ E-mail: wplotnerjr@aol.com

Contractor: Insight Construction Contact: Damian Chimenti

Address: 3909 12th Street, Albuquerque, NM 87107

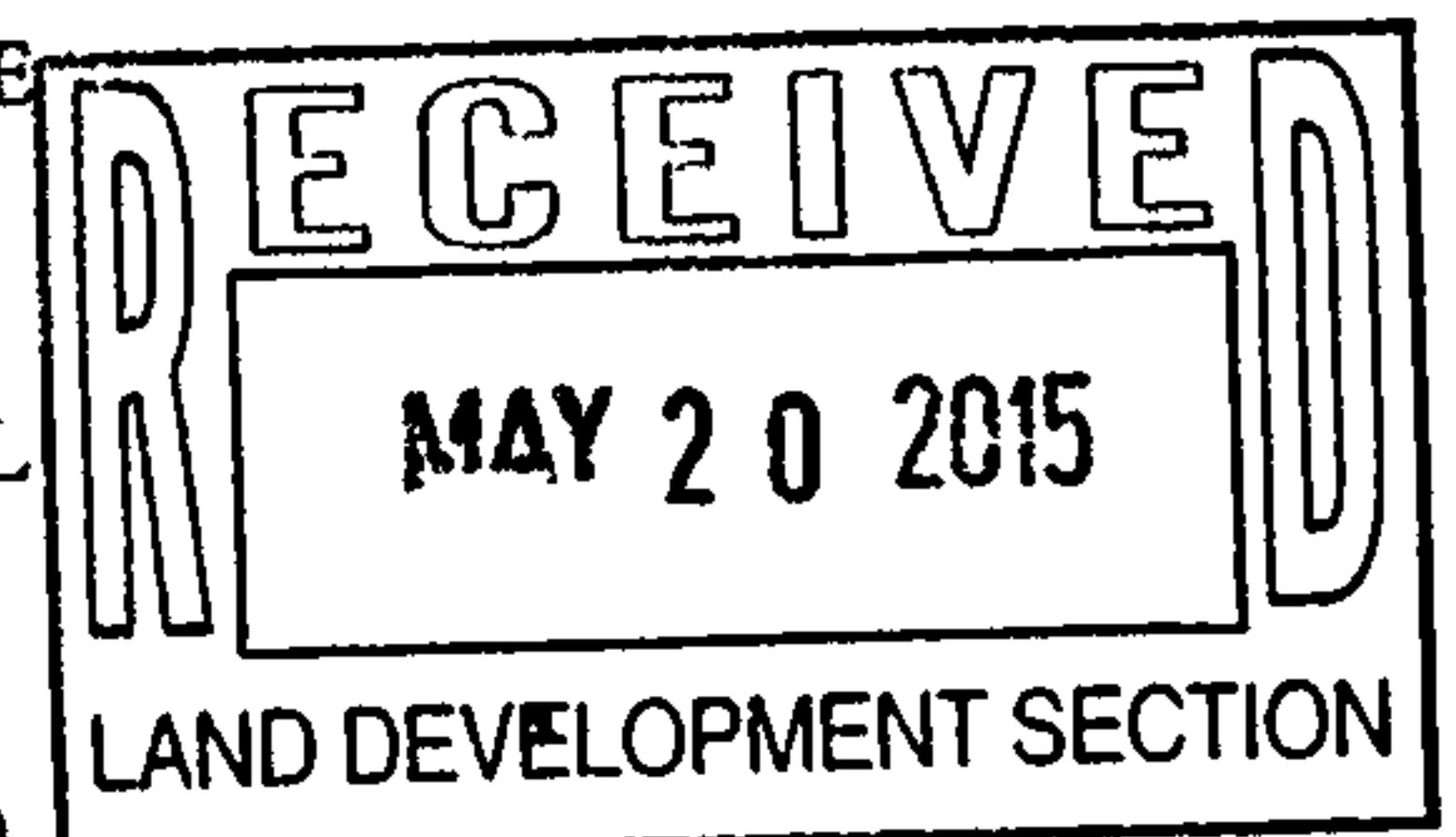
Phone#: 505-888-7927 Fax#: _____ E-mail: castillofour@msn.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided _____

DATE SUBMITTED: May 19, 2015 By: Doug Heller

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

David Silva

May 19, 2015

Racquel Michel, P.E., Transportation Development
Planning Department
Development and Building Services Division
City of Albuquerque
600 2nd Street NW.
Albuquerque, NM 87102

Re: **Permanent Certificate of Occupancy for
TLC Pet and Uptown Cat Hospitals
Address: 1300 Wyoming Boulevard, NE., Albuquerque, NM 87112**

Dear Ms. Racquel Michel:

I, Douglas Heller, NMRA of Mullen Heller Architecture P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout (TCL) Plan approved October 10, 2014.

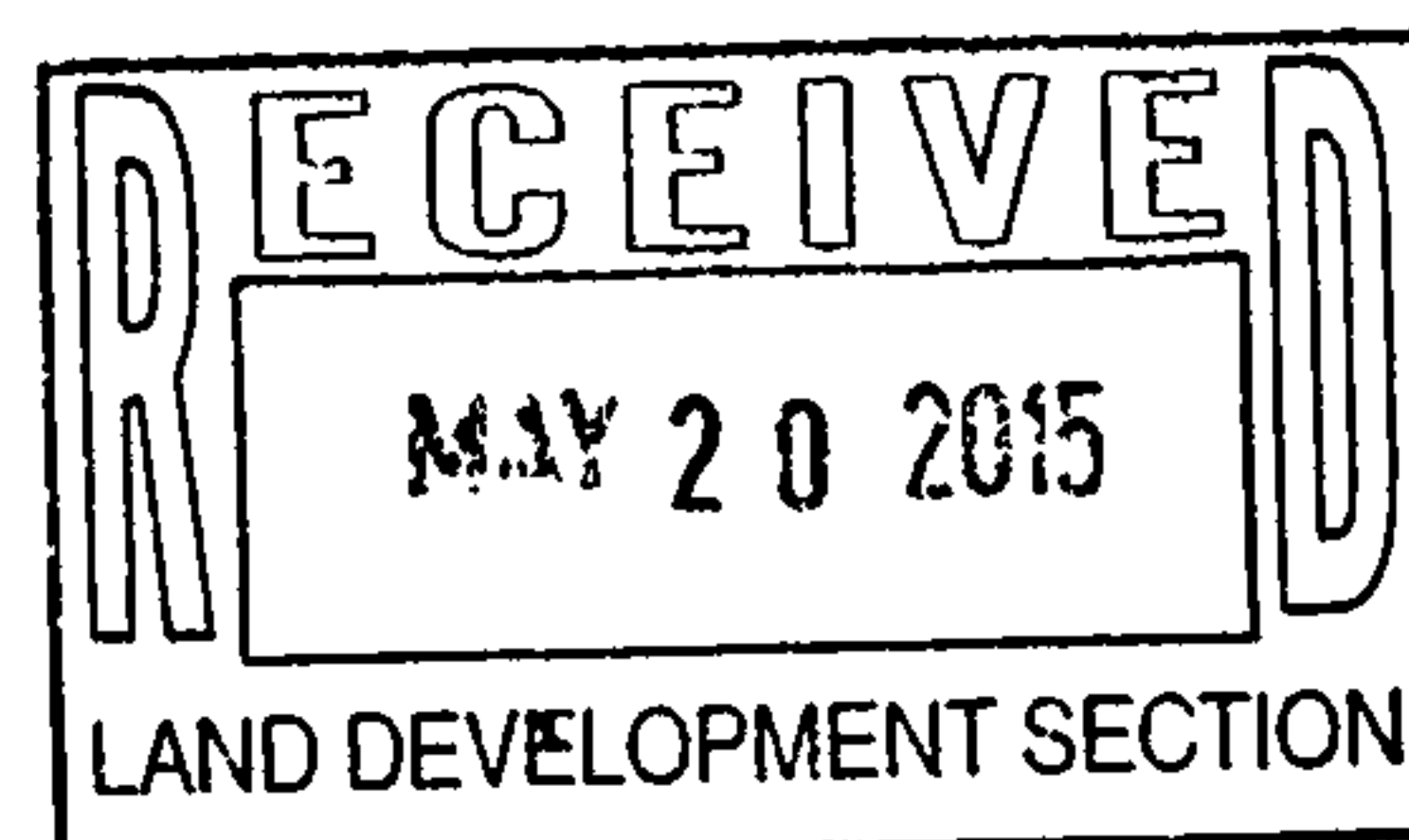
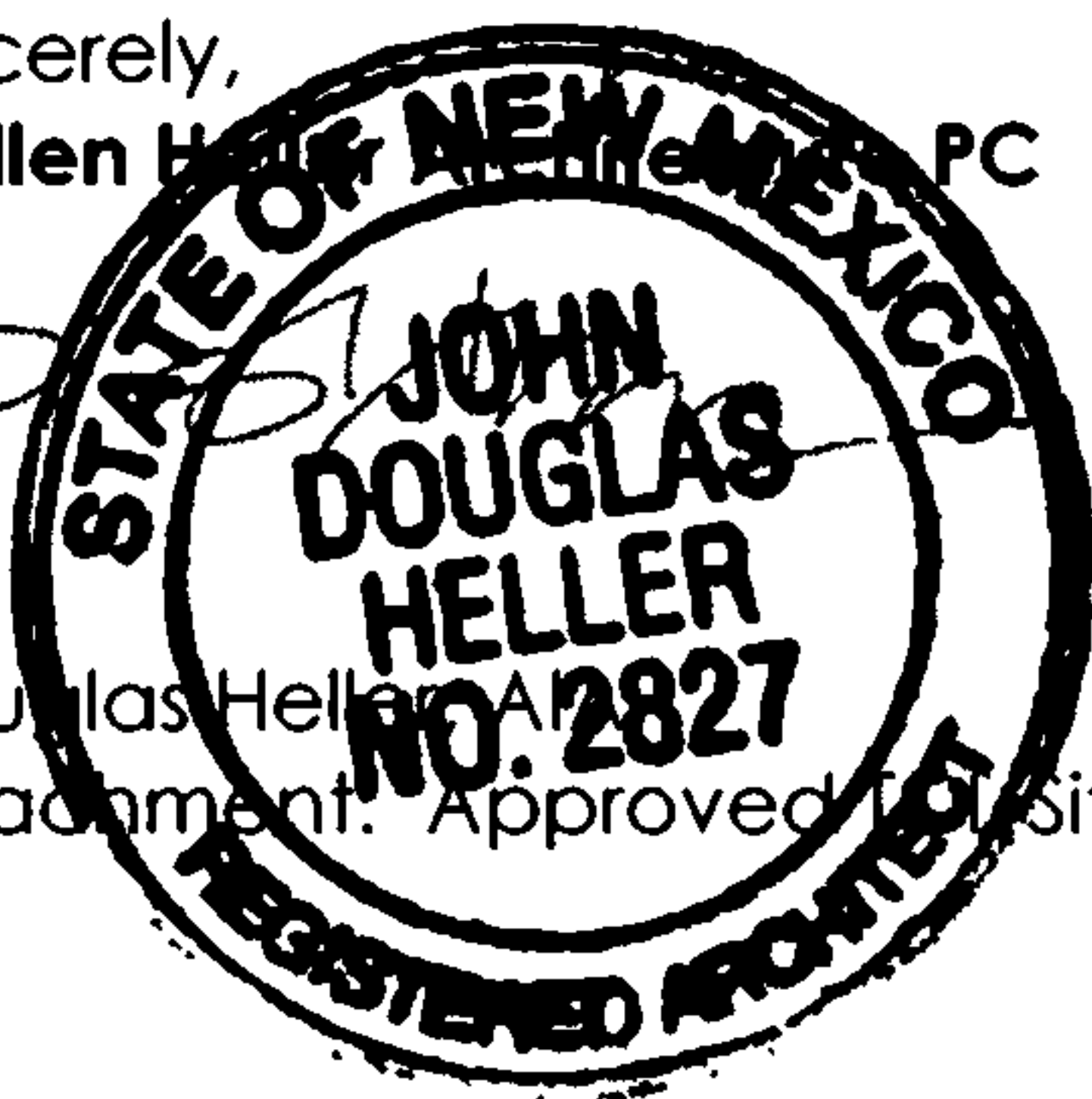
I further certify that I have personally visited the project site on May 19, 2015 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Engineer's Certification (TCL approved Site Plan) for Permanent Certificate of Occupancy.

The record information presented herein 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.

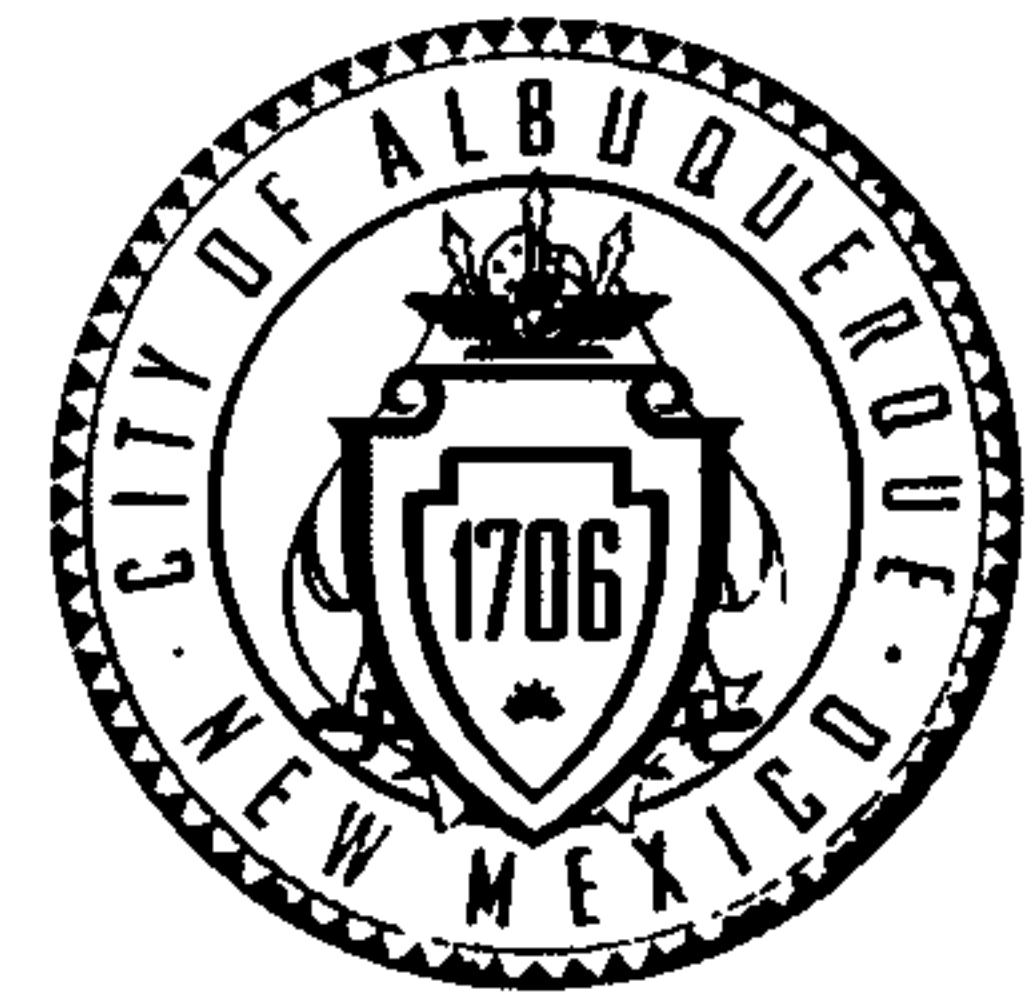
Please feel free to contact me if you have any questions.

Sincerely,
Mullen Heller Architecture P.C.

John Douglas Heller
Douglas Heller, Architect
Attachment: Approved TCL Site Plan



CITY OF ALBUQUERQUE



October 29, 2014

Mr. Jeff Wooten
4700 Lincoln NE
Suite 111
Albuquerque, NM 87109

**Re: TLC Pet and Uptown Cat Hospital
Grading and Drainage Plan
Engineer's Stamp Date 10-29-14 (J20D027)**

Dear Mr. Wooten,

Based upon the information provided in your submittal received October 29, 2014, the above referenced plan is approved for Building Permit and SO-19 Permit. The SO-19 Permit is required for construction within the City Right of Way. A copy of this approval letter must be on hand when applying for the Excavation 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, you can contact me at 924-3994.

Sincerely,

Amy L. D. Niese, P.E.
Senior Engineer, Hydrology
Planning Department

C: e-mail



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: TLC Pet and Uptown Cat Hospital Building Permit #: _____ City Drainage #: J200027

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot B, Block 8, Mesa Village Bellamah & Mossmans Ely

City Address: 1300 Wyoming Blvd NE

Engineering Firm: Wooten Engineering Contact: Jeff Wooten

Address: 4700 Lincoln NE, Suite 111, ABO, NM, 87109

Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: Mullen Heller Architecture, PC Contact: Mike Salvador

Address: 924 Park Ave SW, Suite B

Phone#: 505-268-4144 Fax#: _____ E-mail: mike@mullenheller.com

Surveyor: Harris Surveying Contact: Tony Harris

Address: 2412 Monroe NE, Suite D, ABO, NM 87110

Phone#: 505-889-8056 Fax#: _____ E-mail: _____

Contractor: TBD Contact: _____

Address: _____

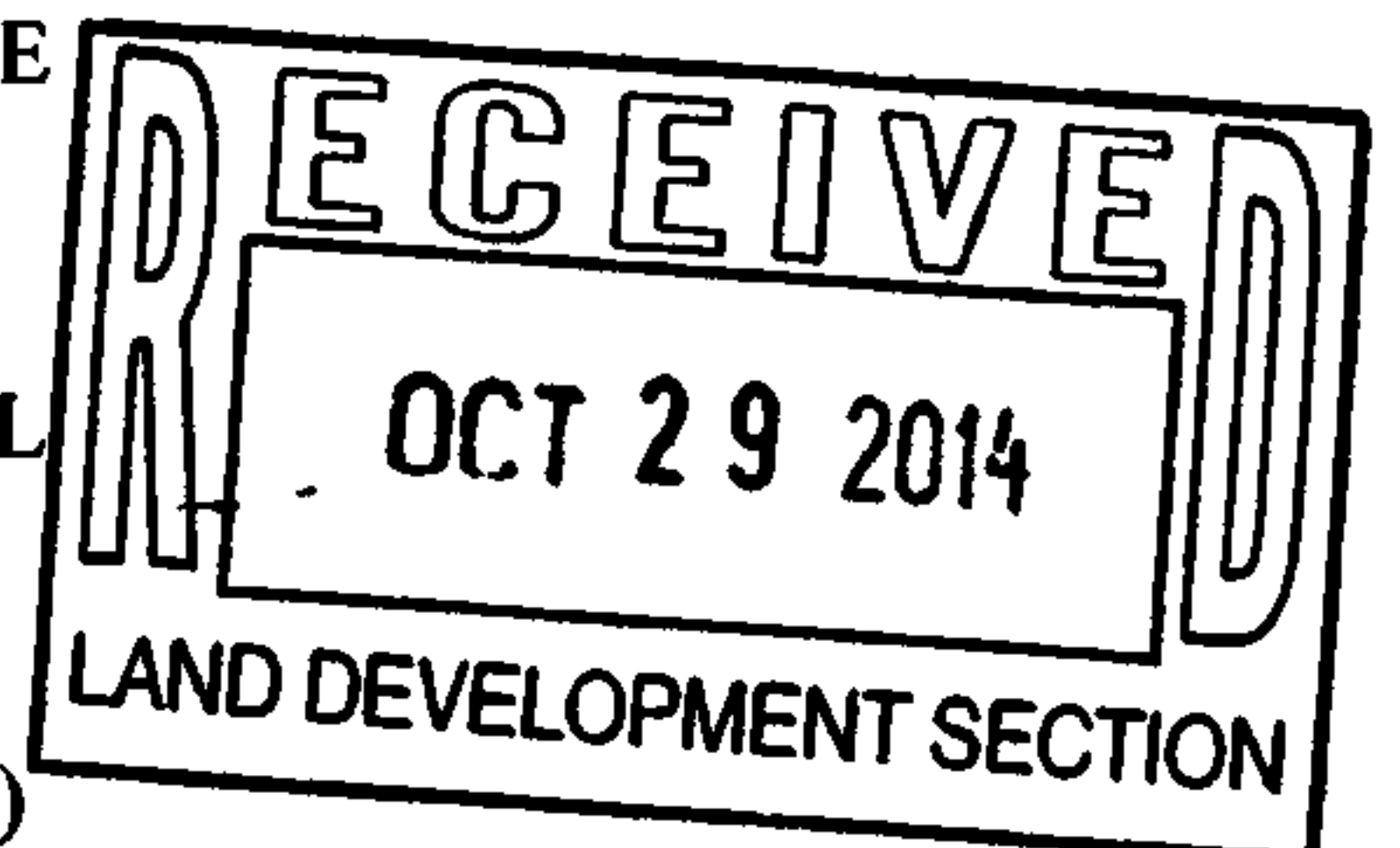
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☒ SO-19
☐ OTHER (SPECIFY) Resubmittal

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☒ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☒ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

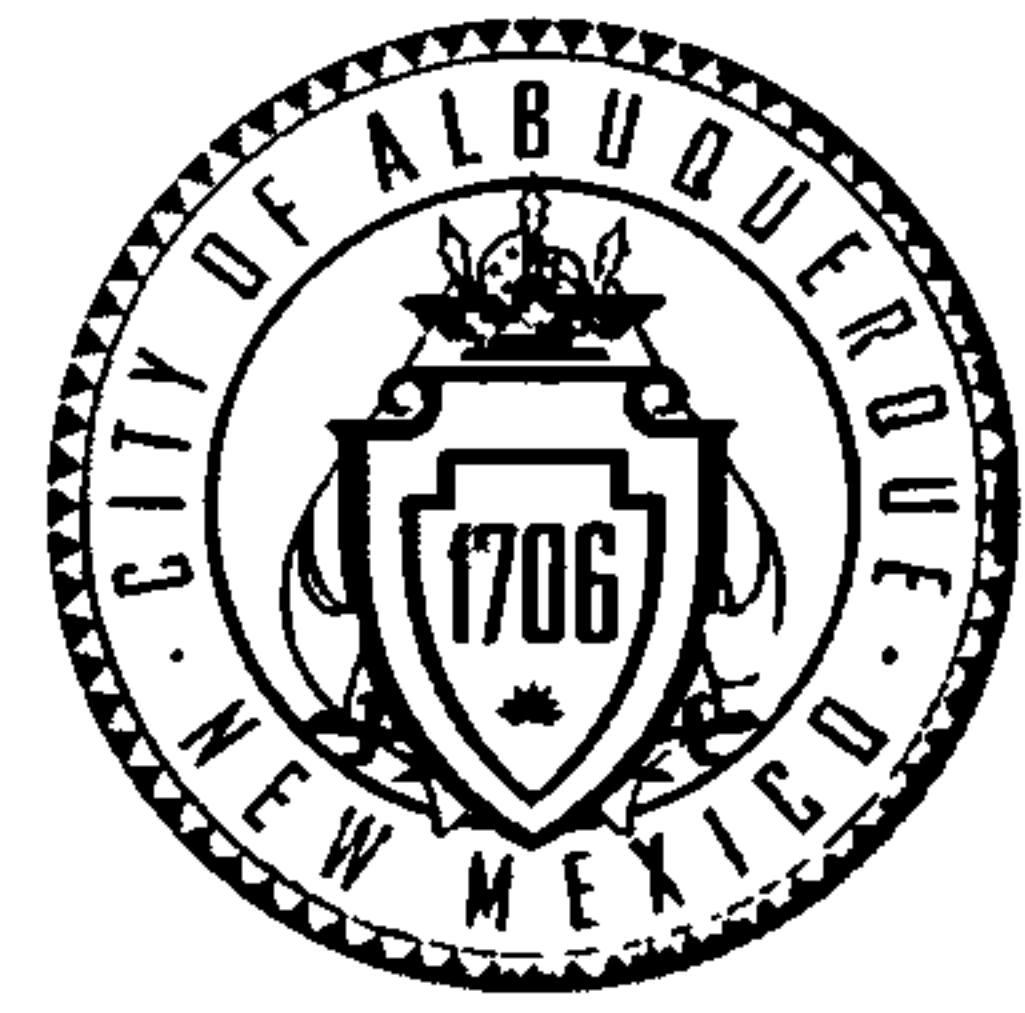
DATE SUBMITTED: October 29, 2014 By: Jeff Wooten, P.E.

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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FREE Ad = 0.38Ac

CITY OF ALBUQUERQUE



October 28, 2014

Mr. Jeff Wooten
4700 Lincoln NE
Suite 111
Albuquerque, NM 87109

**Re: TLC Pet and Uptown Cat Hospital
Grading and Drainage Plan
Engineer's Stamp Date 10-14-14 (J20D027)**

Dear Mr. Wooten,

Based upon the information provided in your submittal received October 15, 2014, the above referenced plan is approved for Grading Permit but not Building Permit. Please address the following comments.

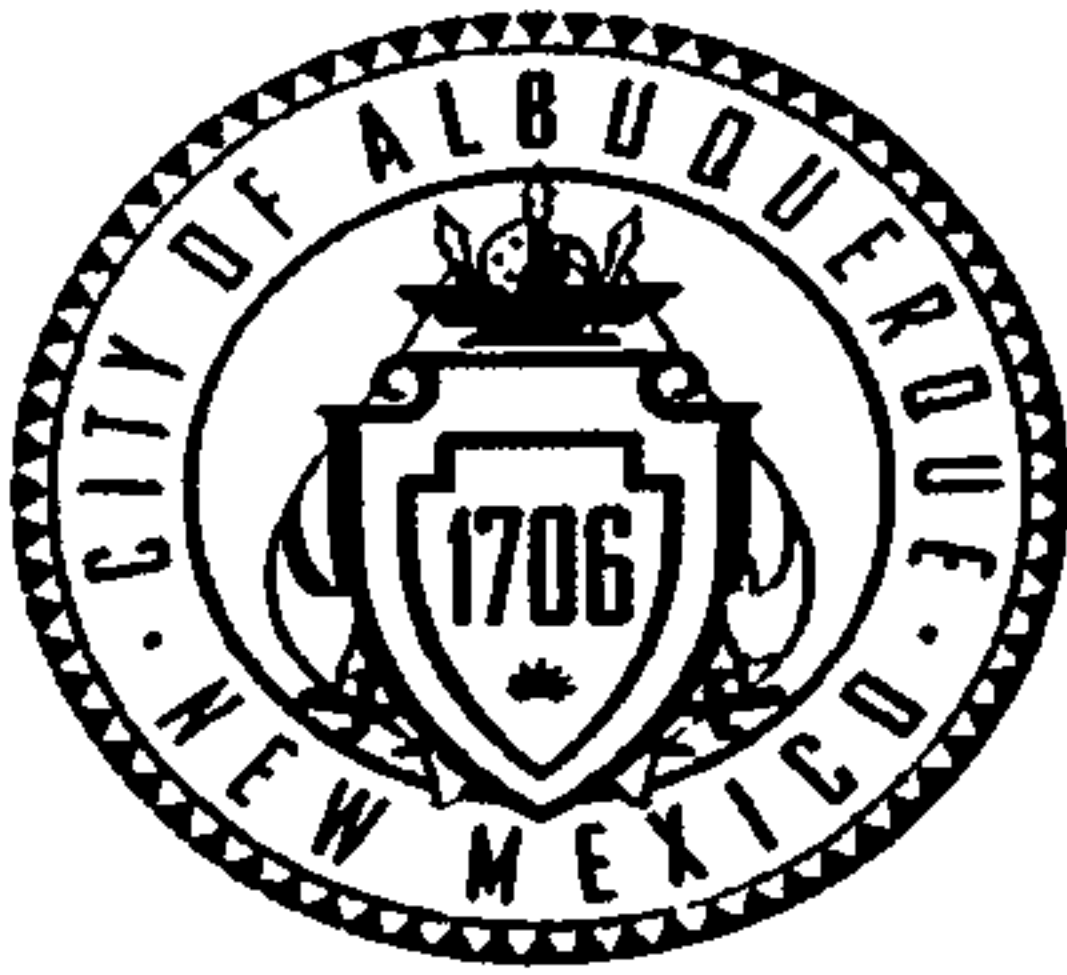
1. A S0-19 permit is required for this site because of the sidewalk culvert. The standard language is attached. Add this to the drawing. Also include a signature block for the City Inspector. Request S019 approval with the next submittal in addition to the Building Permit request.
2. The First Flush requirement is 0.34 inch multiplied by the impervious not 0.44 inch as shown on the plan. The 0.44 inch is reduced by 0.1 inch for the initial impervious abstraction in Table A-6 of Section 22 of the DPM. Not as much needs to be retained as stated on the plan.

If you have any questions, you can contact me at 924-3994.

Sincerely,

Amy L. D. Niese, P.E.
Senior Engineer, Hydrology
Planning Department

C: e-mail



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: TLC Pet and Uptown Cat Hospital Building Permit #: _____ City Drainage #: J20D027

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot B, Block 8, Mesa Village Bellamah & Mossmans Ely

City Address: 1300 Wyoming Blvd NE

Engineering Firm: Wooten Engineering Contact: Jeff Wooten

Address: 4700 Lincoln NE, Suite 111, ABO, NM, 87109

Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: Mullen Heller Architecture, PC Contact: Mike Salvador

Address: 924 Park Ave SW, Suite B

Phone#: 505-268-4144 Fax#: _____ E-mail: mike@mullenheller.com

Surveyor: Harris Surveying Contact: Tony Harris

Address: 2412 Monroe NE, Suite D, ABO, NM 87110

Phone#: 505-889-8056 Fax#: _____ E-mail: _____

Contractor: TBD Contact: _____

Address: _____

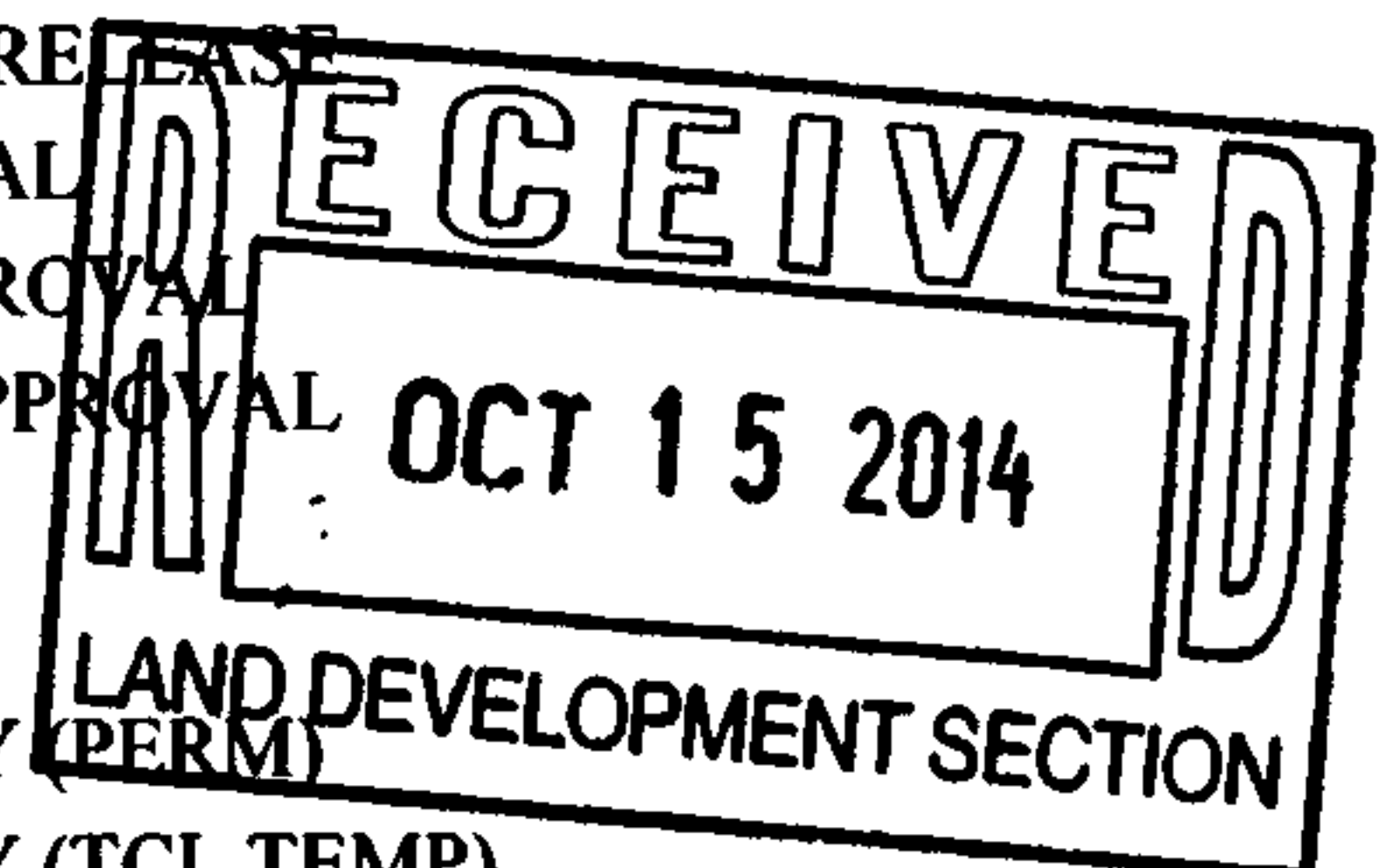
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☒ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes ☒ No ☐ Copy Provided

DATE SUBMITTED: October 15, 2014 By: Jeff Wooten, P.E.

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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FREE AD = 0.38 AC

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

J20 D027

PROJECT TITLE: TLC Pet and Uptown Cat Hospitals ZONE MAP/DRG. FILE #: J-20-Z
DRB #: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: Portion of Tract B, Block 8 of Mesa Village
CITY ADDRESS: 1300 Wyoming Boulevard, NE. Albuquerque, New Mexico 87112

ENGINEERING FIRM: Wooten Engineering
ADDRESS: 4700 Lincoln NE, Suite 111
CITY, STATE: Albuquerque, NM

CONTACT: Jeff Wooten PE.
PHONE: 505-980-3560
ZIP CODE: 87109

OWNER: TLC Pet & Uptown Cat Hospitals
ADDRESS: 2632 Pennsylvania Avenue
CITY, STATE: Albuquerque, NM

CONTACT: Dr. Danois Salas
PHONE: 505-275-3647
ZIP CODE: 87110

ARCHITECT: Mullen Heller Architecture P.C.
ADDRESS: 924 Park Avenue SW, Suite B
CITY, STATE: Albuquerque, NM

CONTACT: Doug Heller
PHONE: 505-268-4144
ZIP CODE: 87102

SURVEYOR: Harris Surveying, Inc.
ADDRESS: 2412-D Monroe Street NE
CITY, STATE: Albuquerque, NM

CONTACT: Tony Harris
PHONE: 505-889-8056
ZIP CODE: 87110

CONTRACTOR: Insight Construction
ADDRESS: 3909 12th Street
CITY, STATE: Albuquerque, NM

CONTACT: Damian Chimenti
PHONE: 505-888-7927
ZIP CODE: 87107

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)
- ☐ ENGINEER'S CERTIFICATION (TCL)
- ☐ ENGINEER'S 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)

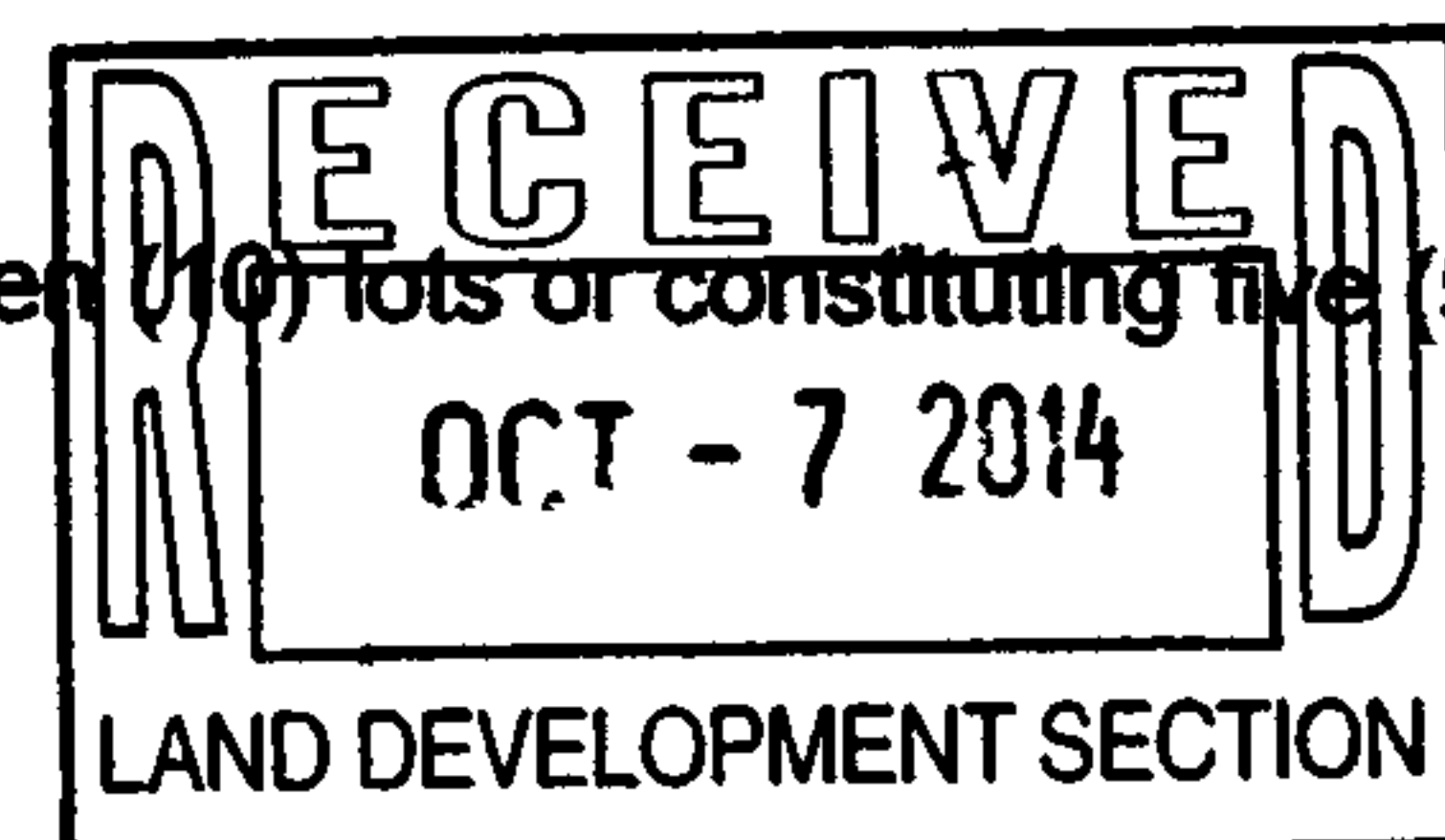
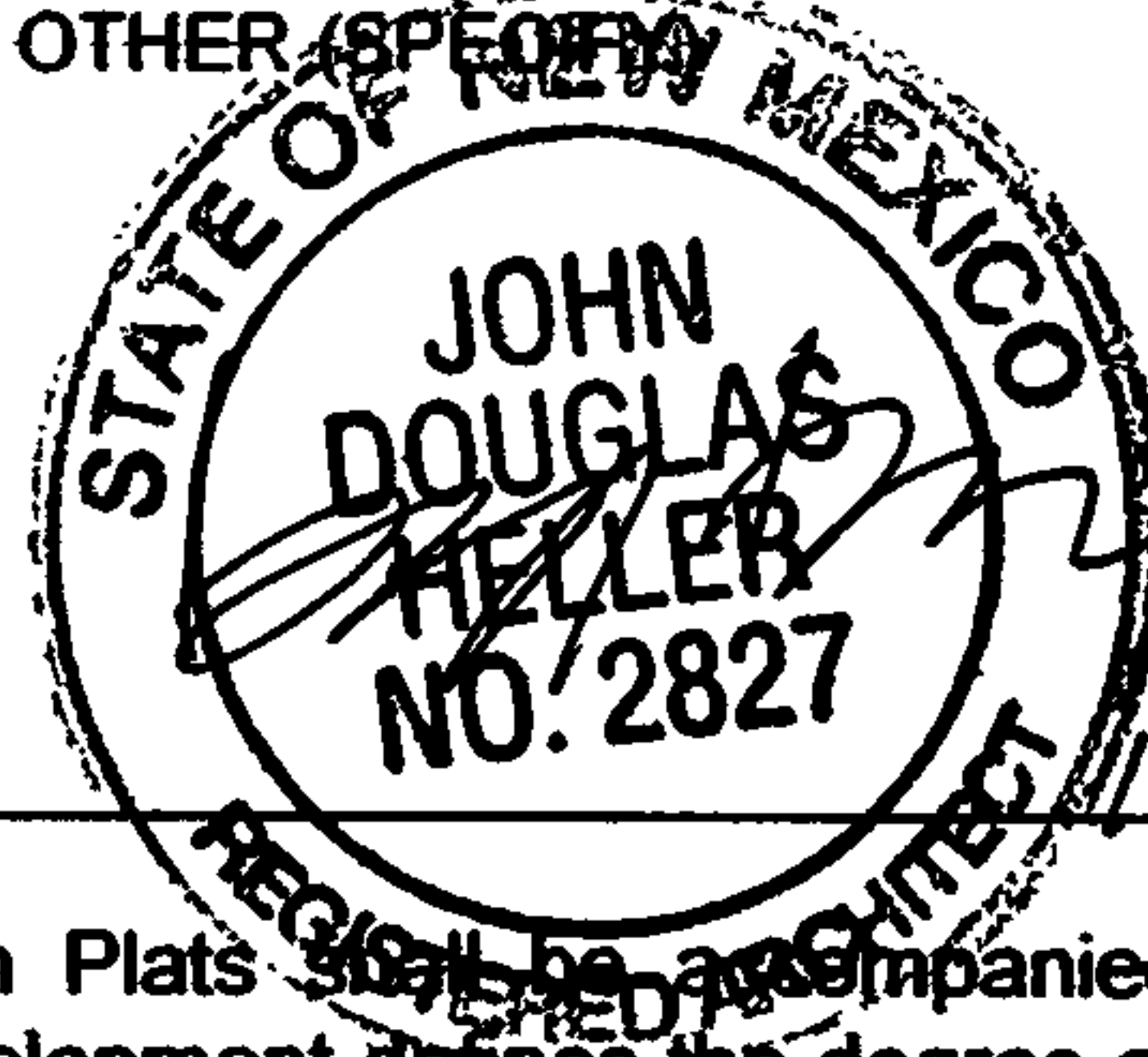
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: October 7, 2014 BY: Doug Heller

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.



TRANSMITTAL LETTER

PROJECT: TLC Pet and Uptown Cat Hospitals
1300 Wyoming Boulevard, NE.
Albuquerque, New Mexico 87112

Project No.: 14-17
Date: October 7, 2014

TO: City of Albuquerque – Transportation Development
Planning Department
Development & Building Services Division
600 2nd Street, NW.
Albuquerque, NM 87102

ATTN: Kristal Metro – Traffic Engineer

CC: File

Phone #: (505) 924-3991

SIGNED: Michael Salvador

WE TRANSMIT:

- ☒ HEREWITH
☐ UNDER SEPARATE COVER
☐ IN ACCORDANCE WITH
YOUR REQUEST

FOR YOUR:

- ☐ APPROVAL
☒ REVIEW AND COMMENT
☐ RECORD
☐ USE

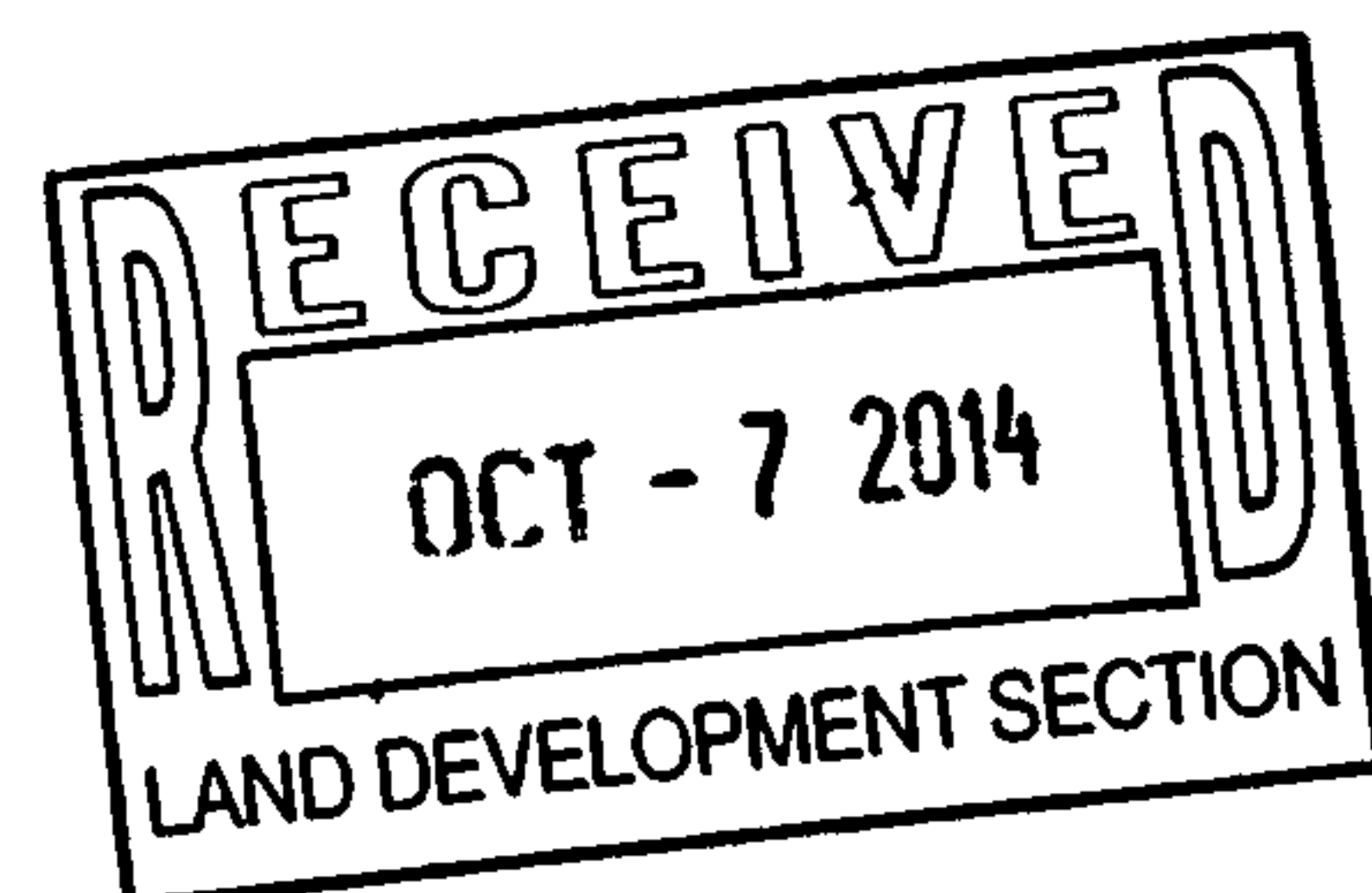
THE FOLLOWING:

- ☐ DRAWINGS
☐ LETTER(S)
☐ SHOP DRAWINGS
☒ OTHER – **TCL Submittal**

VIA:

- ☐ REGULAR MAIL
☐ FEDERAL EXPRESS
☐ FAX
☒ HAND PICKUP/DELIVERY

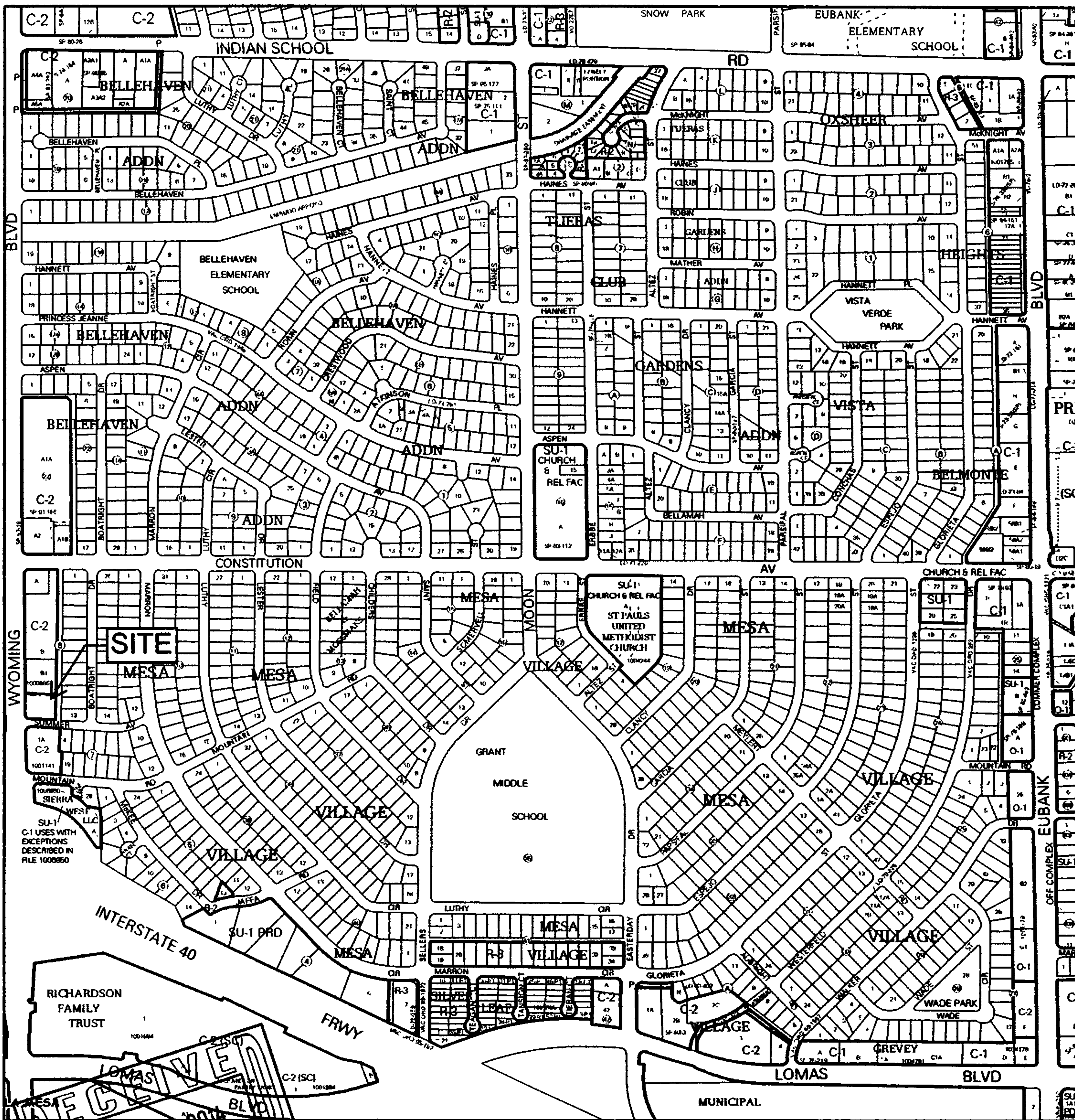
COPIES	DATE	DESCRIPTION
2 copies	10/07/2014	TCL Submittal – Building Permit Approval



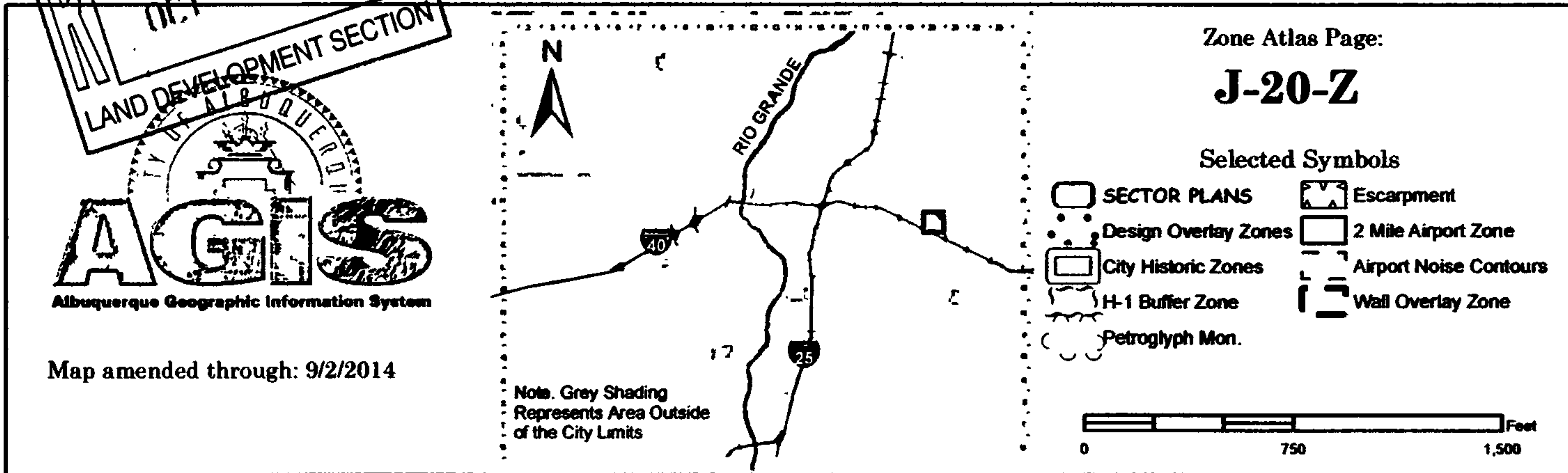
REMARKS

Mullen Heller Architecture PC

924 Park Avenue SW Suite B Albuquerque NM 87102
505 268 4144 [p] 505 268 4244 [f]



For more current information and details visit: <http://www.cabq.gov/gis>



Wolfenbarger, Jeanne

From: Wolfenbarger, Jeanne
Sent: Thursday, October 23, 2014 1:53 PM
To: 'doug@mullenheller.com'
Subject: TLC Pet and Uptown Cat Hospital

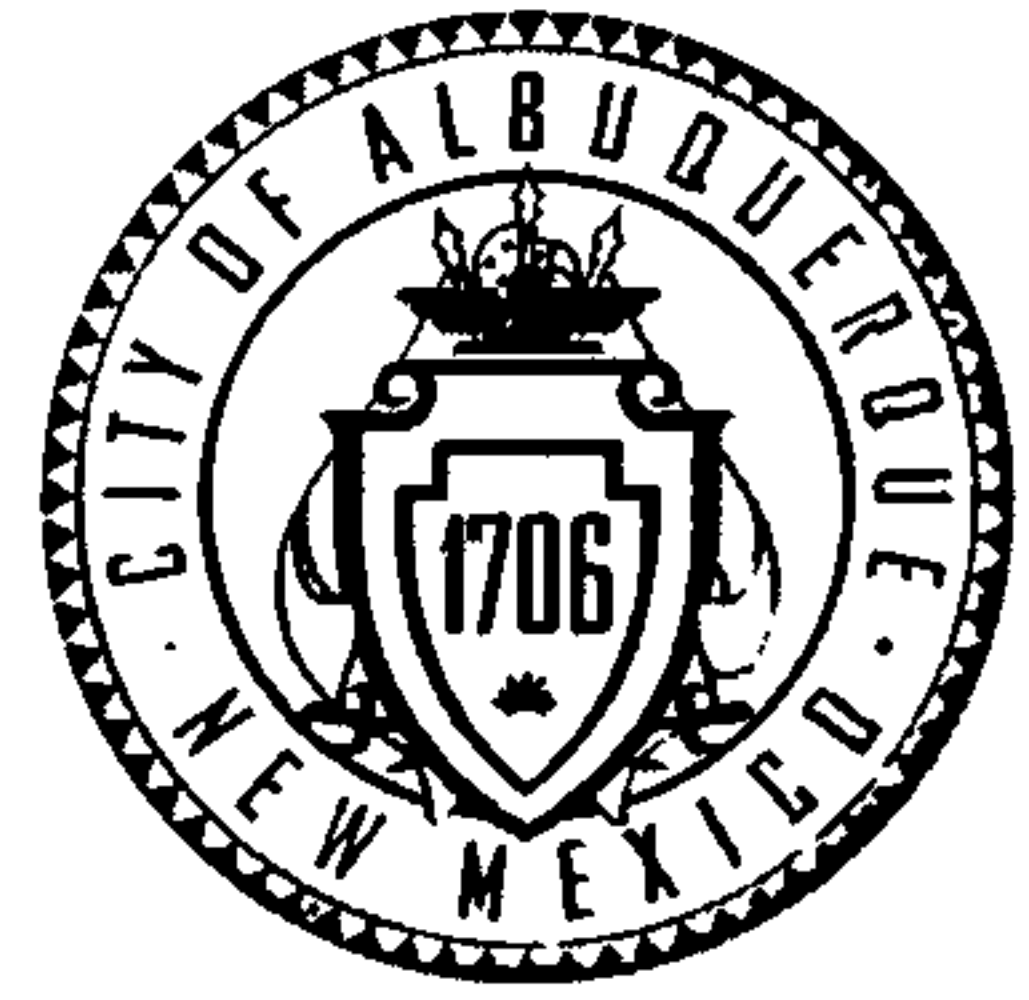
Doug,

After discussion from yesterday on this site regarding questions about the October 13, 2014 comments, I had the following comments to follow-up:

1. Include approval from Solid Waste on the location of the refuge enclosure.
2. If 15-foot radii cannot graphically be achieved for passenger vehicle maneuvering in and out of Summer Avenue, just increase the radii to what you can provide given the site constraints without having to do any access construction within the right-of-way. (In this case, the radii don't absolutely need to be as large because of the existing 31-foot wide curb cut.)
3. The proposal to move the curb within the site to line up with the south edge of the existing drivepad on Wyoming Boulevard will work fine.
4. The handicapped ramp location and dimensioning still needs to be worked on. The ramp needs to be drawn to reflect a 12:1 slope for a 6-inch curb, and there needs to be a minimum dimension of 5 feet from the back of the ramp to the building. (This is so the wheelchair can make the 90-degree turn within a 5-foot space to head over to the other front entrance to the west if necessary. Show this 5-foot dimension on the plan.) The ramp also needs to line up with the cross-walk.

Jeanne

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

October 13, 2014

Doug Heller, R.A.
Mullen Heller Architecture P.C.
924 Park Avenue SW, Suite B
Albuquerque, NM 87102

**Re: TLC Pet and Uptown Cat Hospitals, 1300 Wyoming Boulevard, N.E.
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 10-06-14 (J20-D027)**

Dear Mr. Heller,

Based upon the information provided in your submittal received 10-07-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

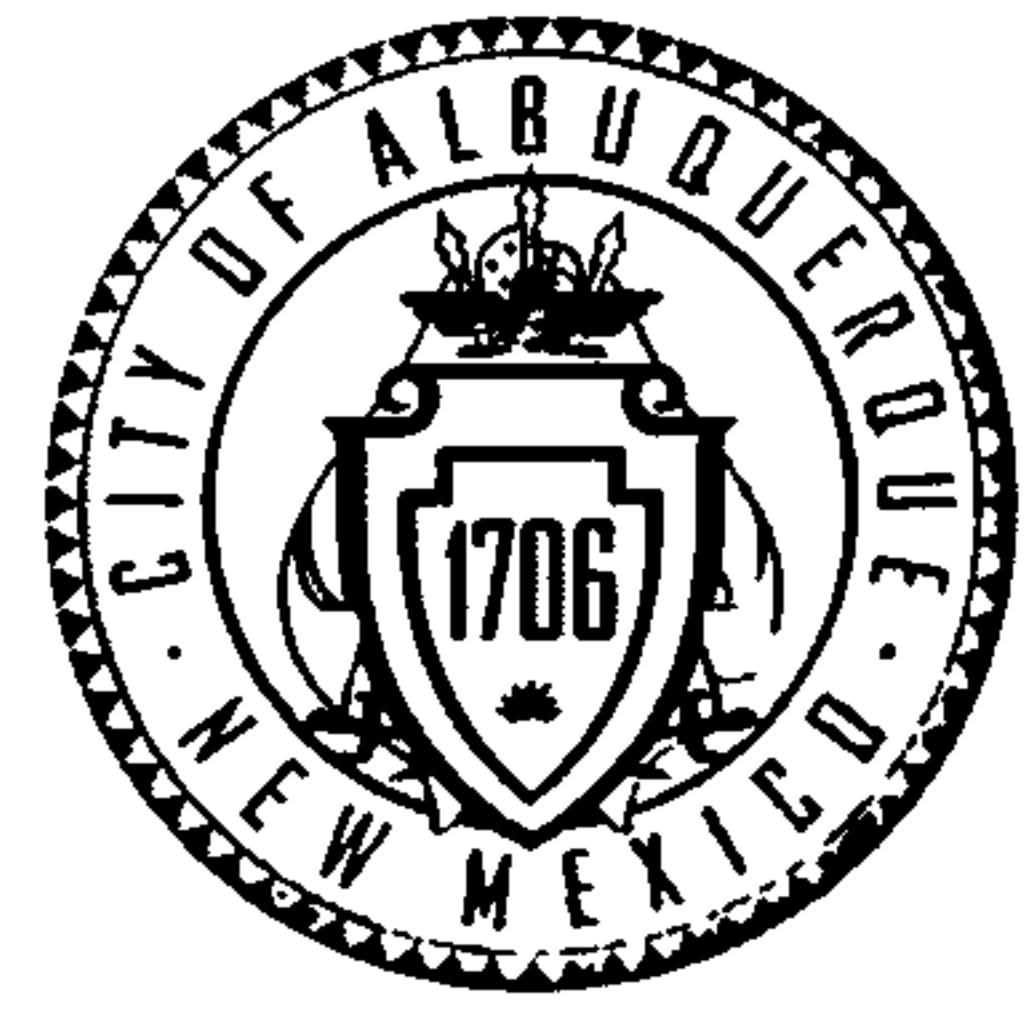
Albuquerque

New Mexico 87103

www.cabq.gov

1. Please provide a vicinity map with the location of the site development in relation to surrounding streets.
2. Please provide a legend for the various line-types and hatching.
3. Identify the existing right-of-way width, medians, and street widths for Wyoming Boulevard and Summer Avenue.
4. In addition to being too close to the Summer Avenue intersection, the existing drivepad on Wyoming Boulevard does not match up with the driving aisle. Revise the existing drivepad to match up with the driving aisle along the south side of the access.
5. On the southwest corner of the parking lot, make a correction from "3 Spaces @9'-0" = 18' " to " 2 Spaces@9'-0" =18' ".
6. For Keyed Note 16, the ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
7. The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
8. See Figure 23.7.2 of the DPM for end of parking aisle islands. Change the curb radii from 1 foot to 3 feet where shown on parking aisle islands near the end of

CITY OF ALBUQUERQUE



the parking spaces. Curb radii should be 15 feet for passenger vehicle maneuvering.

9. Graphically, it appears that it will be difficult to incorporate a 6-foot wide flat ADA-accessible path in front of the door in addition to a ramp with a 12:1 slope. (Make sure that both the 12:1 ramp and a 6-foot pathway can be incorporated. The ramp is only drawn at a 5-foot length.)
10. Call out curb height for Keyed Note 12. Keyed Note 12 needs to correctly point to curb for access off of Wyoming Boulevard.
11. For ease of refuse vehicle maneuvering, move the refuse at least a few feet to the east away from the curb.
12. Indicate what pavement thickness will be used for the parking lot.
13. The proposed landscaping at the access off of Summer Avenue may interfere with the sight distance. Provide clear site triangle. (See DPM Manual Page 23-74 of the DPM for Mini Clear Site Triangles for Driveways.)
14. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
15. Please specify the City Standard Drawing Number when applicable.
16. Work within the public right of way requires a work order with DRC approved plans.
17. Please include two copies of the traffic circulation layout at the next submittal.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

J20D027

PROJECT TITLE: TLC Pet and Uptown Cat Hospitals ZONE MAP/DRG. FILE #: J-20-Z
DRB #: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: Portion of Tract B, Block 8 of Mesa Village
CITY ADDRESS: 1300 Wyoming Boulevard, NE. Albuquerque, New Mexico 87112

ENGINEERING FIRM: Wooten Engineering
ADDRESS: 4700 Lincoln NE, Suite 111
CITY, STATE: Albuquerque, NM

CONTACT: Jeff Wooten PE.
PHONE: 505-980-3560
ZIP CODE: 87109

OWNER: TLC Pet & Uptown Cat Hospitals
ADDRESS: 2632 Pennsylvania Avenue
CITY, STATE: Albuquerque, NM

CONTACT: Dr. Danois Salas
PHONE: 505-275-3647
ZIP CODE: 87110

ARCHITECT: Mullen Heller Architecture P.C.
ADDRESS: 924 Park Avenue SW, Suite B
CITY, STATE: Albuquerque, NM

CONTACT: Doug Heller
PHONE: 505-268-4144
ZIP CODE: 87102

SURVEYOR: Harris Surveying, Inc.
ADDRESS: 2412-D Monroe Street NE
CITY, STATE: Albuquerque, NM

CONTACT: Tony Harris
PHONE: 505-889-8056
ZIP CODE: 87110

CONTRACTOR: Insight Construction
ADDRESS: 3909 12th Street
CITY, STATE: Albuquerque, NM

CONTACT: Damian Chimenti
PHONE: 505-888-7927
ZIP CODE: 87107

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

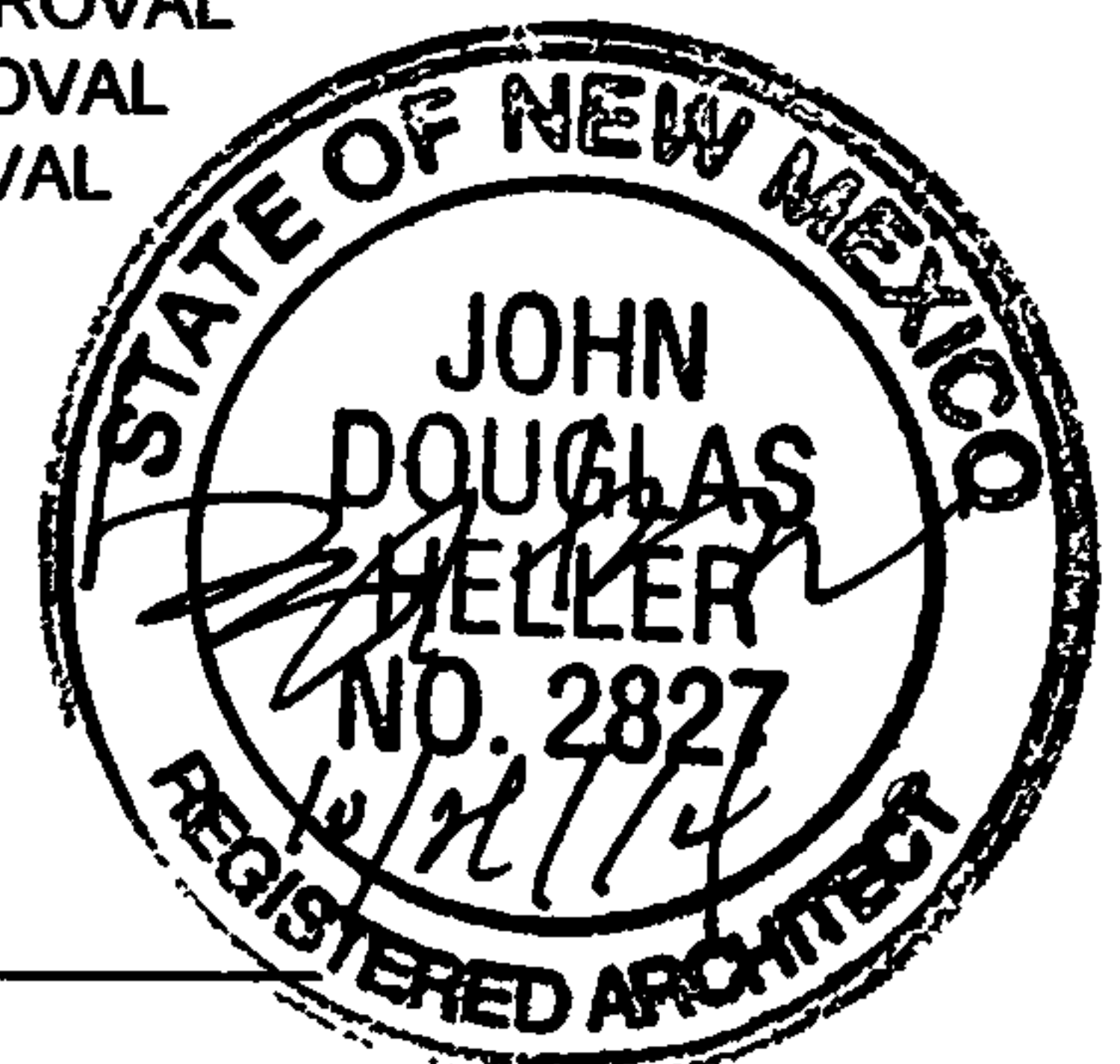
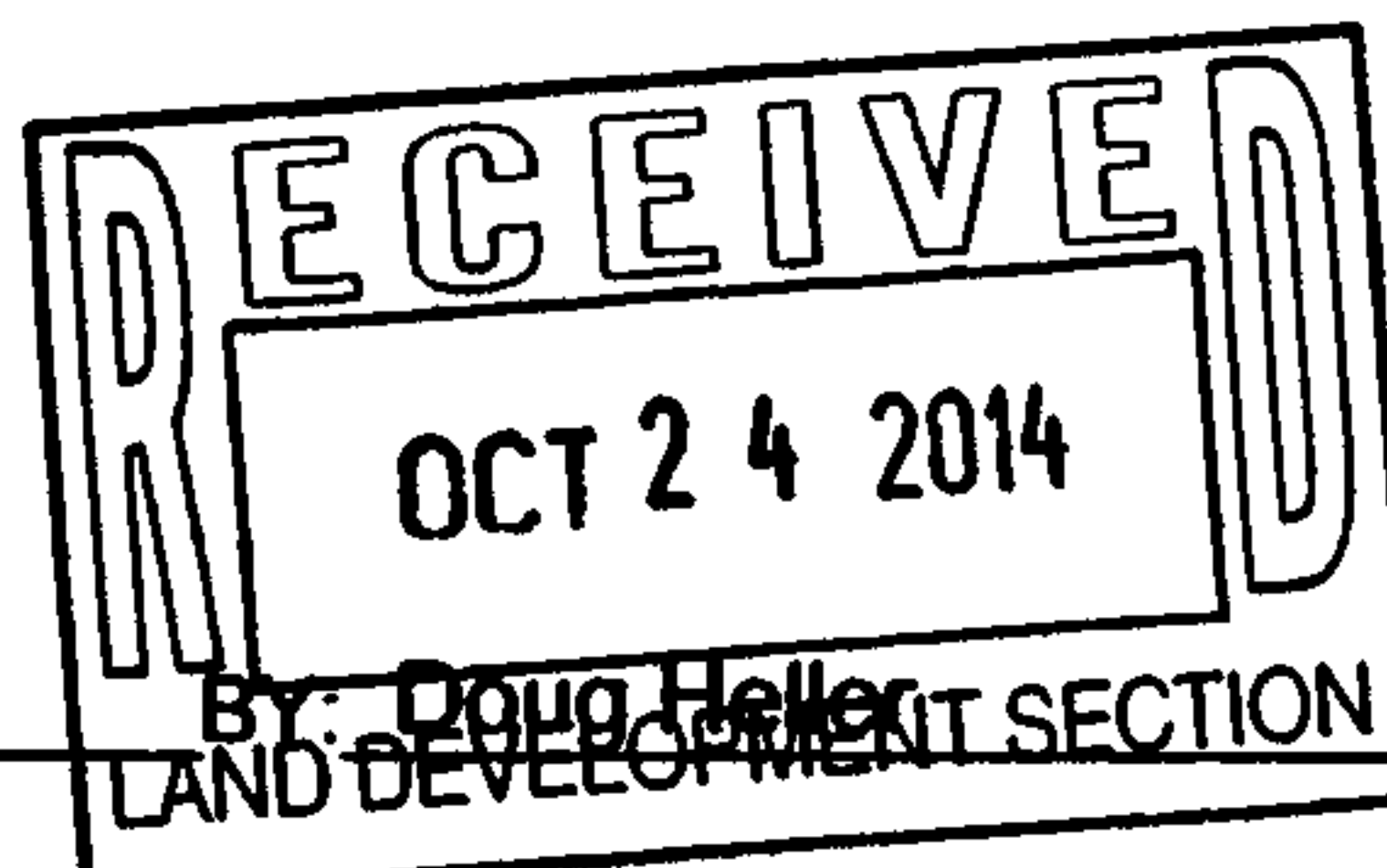
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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: October 24, 2014



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.

October 21, 2014

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

**Re: TLC Pet and Uptown Cat Hospitals
1300 Wyoming Boulevard, N.E.
Request for Traffic Circulation Layout (TCL) for Building Permit Approval**

Dear Ms. Jeanne Wolfenbarger:

1. Please provide a vicinity map with the location of the site development in relation to surrounding streets.
Vicinity map, indicating the project location, is now on the site plan.
2. Please provide a legend for the various line-types and hatching.
In lieu of a legend, the various line types (i.e. property lines) and hatches (i.e. new construction, existing construction and landscaping) are noted as such.
3. Identify the existing right-of-way width, medians, and street widths for Wyoming Boulevard and Summer Avenue.
Right-of way and street widths are noted for Summer Ave and Wyoming Blvd.
4. In addition to being too close to the Summer Avenue intersection, the existing drivepad on Wyoming Boulevard does not match up with the driving aisle. Revise the existing drivepad to match up with the driving aisle along the south side of the access.
Per our subsequent discussions, the curb returns from the drive aisle have been modified to match up with the existing drive pad.
5. On the southwest corner of the parking lot make a correction from 3 Spaces to "2 Spaces @ 9'-0" = 18".
Correction made.
6. For Keyed Note 16, the ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing."
Keyed note 16 now includes this language.
7. The ADA access aisle shall have the words "NO PARKING" in capital letters each of which shall be at least one foot high and at least two inches wide placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed (66-1-4.1.13 NMSA 1978).
This has been noted on the site plan.
8. See Figure 23.7.2 of the DPM for end of parking aisle islands Change the curb radii from 1 foot to 3 feet where shown on parking aisle islands near the end of the parking spaces. Curb radii should be 15 feet for passenger vehicle maneuvering.
Radii have been increased where possible.

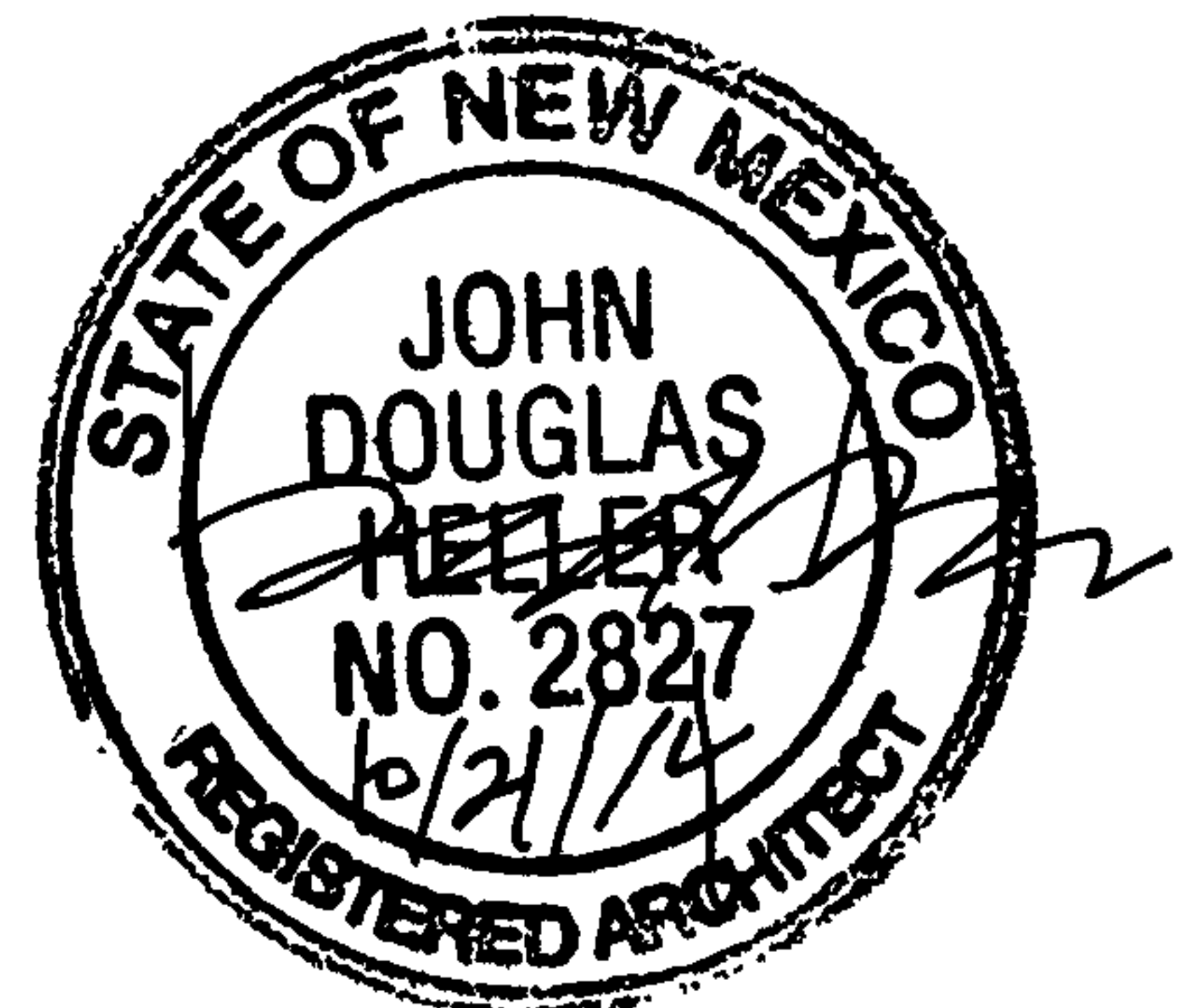


9. Graphically, it appears that it will be difficult to incorporate a 6-foot wide flat ADA-accessible path in front of the door in addition to a ramp with a 12:1 slope. (Make sure that both the 12:1 ramp and a 6-foot pathway can be incorporated. The ramp is only drawn at a 5-foot length).
The drive aisle along the south side of the building has been reduced to 22', since parking only occurs on one side of the drive aisle, to allow for a greater sidewalk against the building, which also allows for 6' from the top of the HC ramp to the building. Additionally, the ramp detail indicates a 1:12 slope.
10. Call out curb height for Keyed Note 12. Keyed Note 12 needs to correctly point to curb for access off of Wyoming Boulevard.
Correction made.
11. For ease of refuse vehicle maneuvering, move the refuse at least a few feet to the east away from the curb.
Approval by the refuse department is indicated on the site plan.
12. Indicate what pavement thickness will be used for the parking lot.
Existing asphalt is to remain and only be resurfaced. Keyed note 5 indicates this.
13. The proposed landscaping at the access off of Summer Avenue may interfere with the sight distance. Provide clear site triangle. (See DPM Manual Page 23-74 of the DPM for Mini Clear Site Triangles for Driveways.)
Clear site triangles are indicated at the drive pad off of Summer Ave.
14. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
Note included as General Note B.
15. Please specify the City Standard Drawing Number when applicable.
City Standards are noted where applicable.
16. Work within the public right of way requires a work order with DRC approved plans.
If right-of-way work is required, DRC plans will be produced. General Note D indicated that no public work is anticipated.
17. Please include two copies of the traffic circulation layout at the next submittal.
Included.

Sincerely,
Mullen Heller Architecture, PC



Douglas Heller, AIA, LEED AP



TRANSMITTAL LETTER

PROJECT: TLC Pet and Uptown Cat Hospitals
1300 Wyoming Boulevard, NE.
Albuquerque, New Mexico 87112

Project No.: 14-17
Date: October 24, 2014

TO: City of Albuquerque – Transportation Development
Planning Department
Development & Building Services Division
600 2nd Street, NW.
Albuquerque, NM 87102

ATTN: Jeanne Wolfenbarger – Traffic Engineer

CC: File

Phone #: (505) 924-3924

SIGNED: Michael Salvador

WE TRANSMIT:

- ☒ HEREWITH
☐ UNDER SEPARATE COVER
☐ IN ACCORDANCE WITH
YOUR REQUEST

FOR YOUR:

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☐ RECORD
☐ USE

THE FOLLOWING:

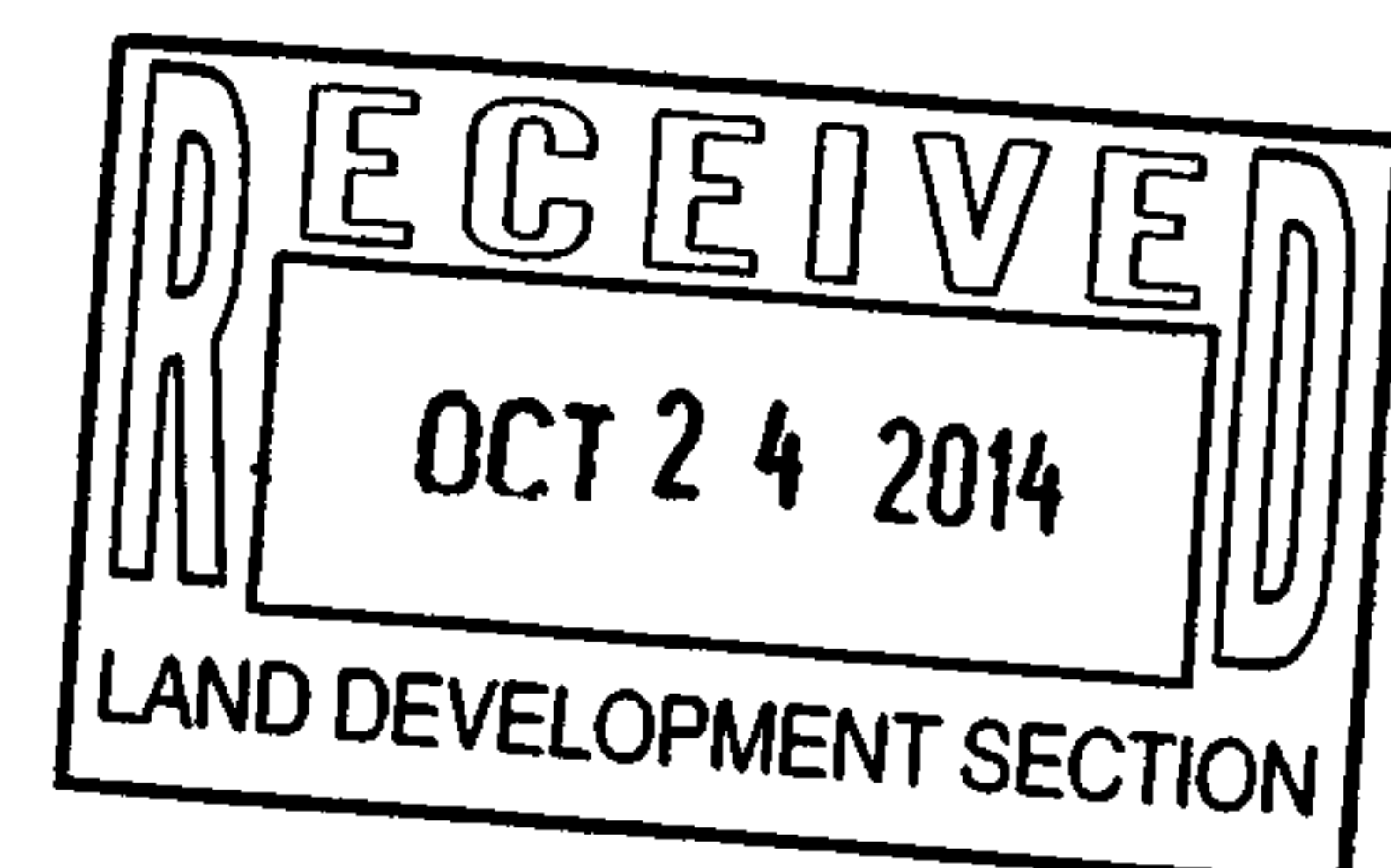
- ☐ DRAWINGS
☐ LETTER(S)
☐ SHOP DRAWINGS
☒ OTHER – TCL 2nd Submittal

VIA:

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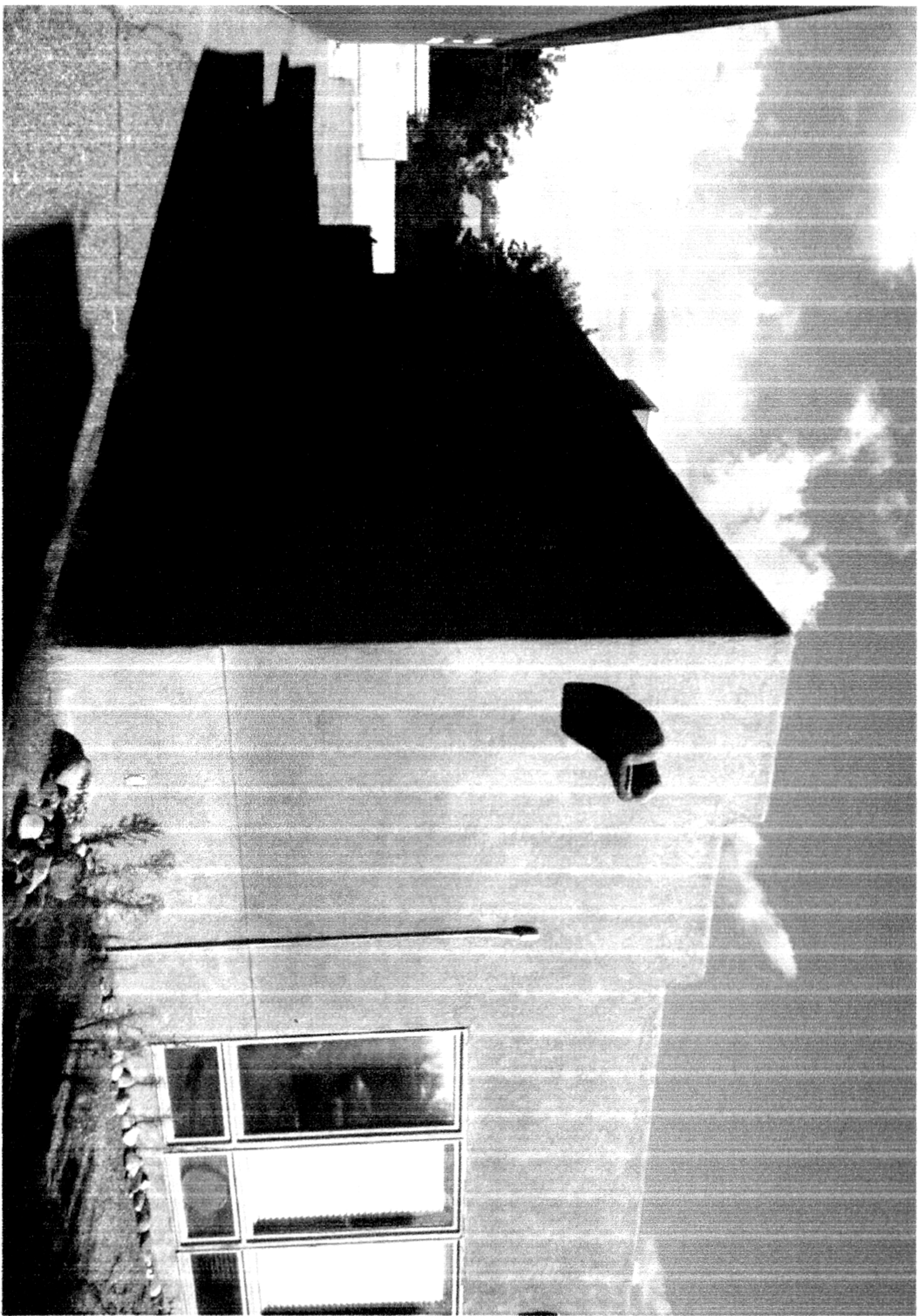
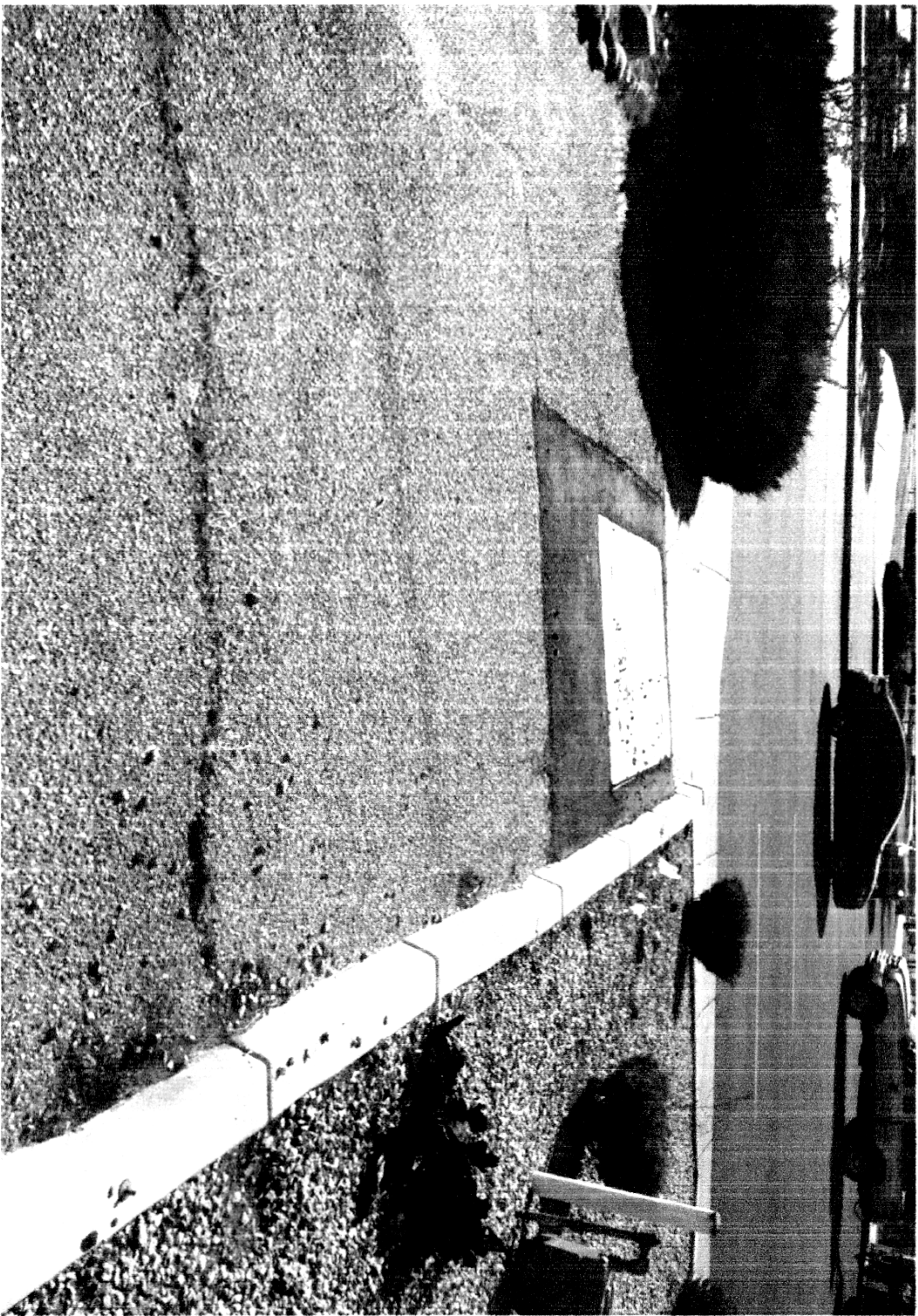
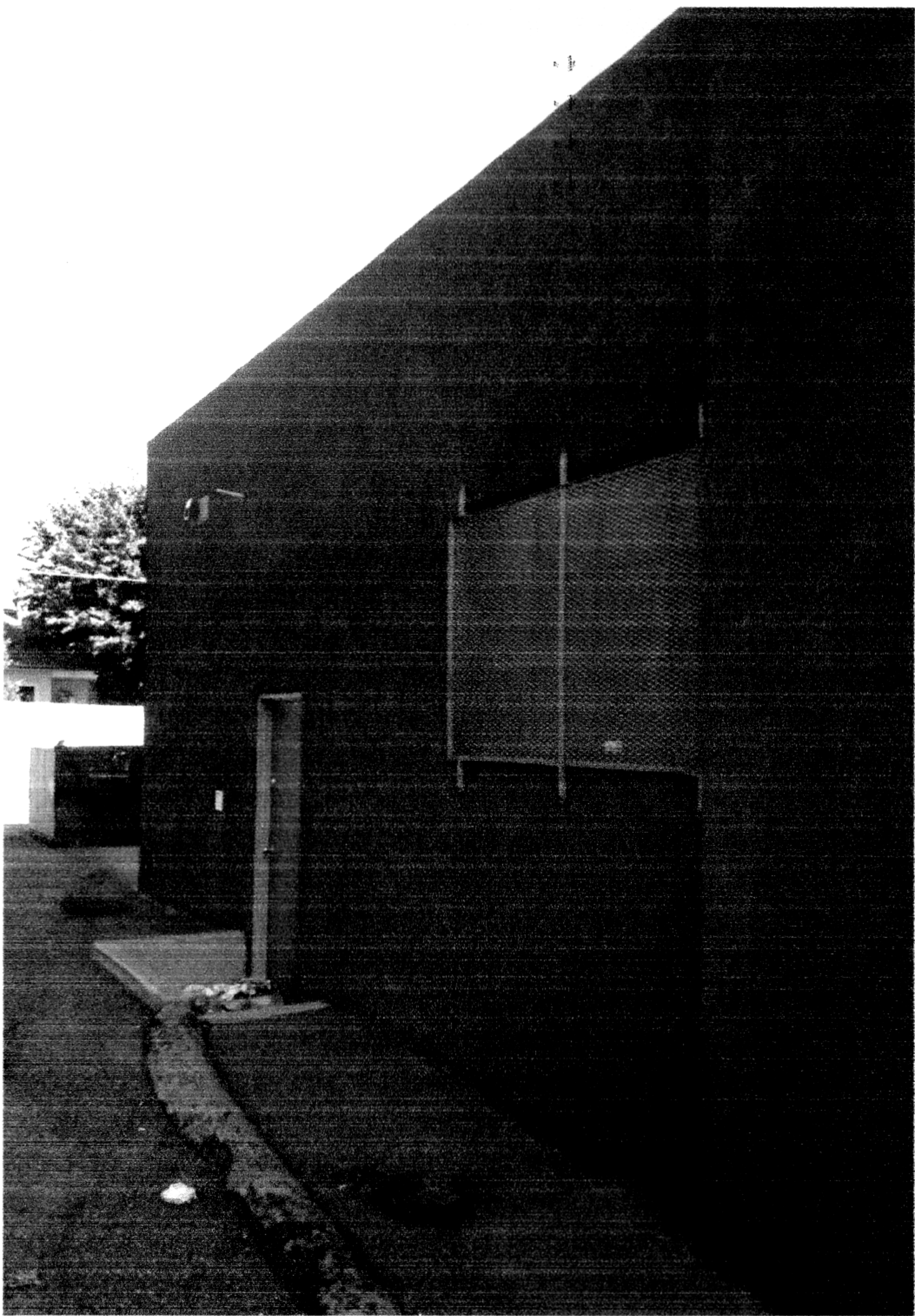
COPIES	DATE	DESCRIPTION
2 copies	10/24/2014	TCL 2 nd Submittal – Building Permit Approval

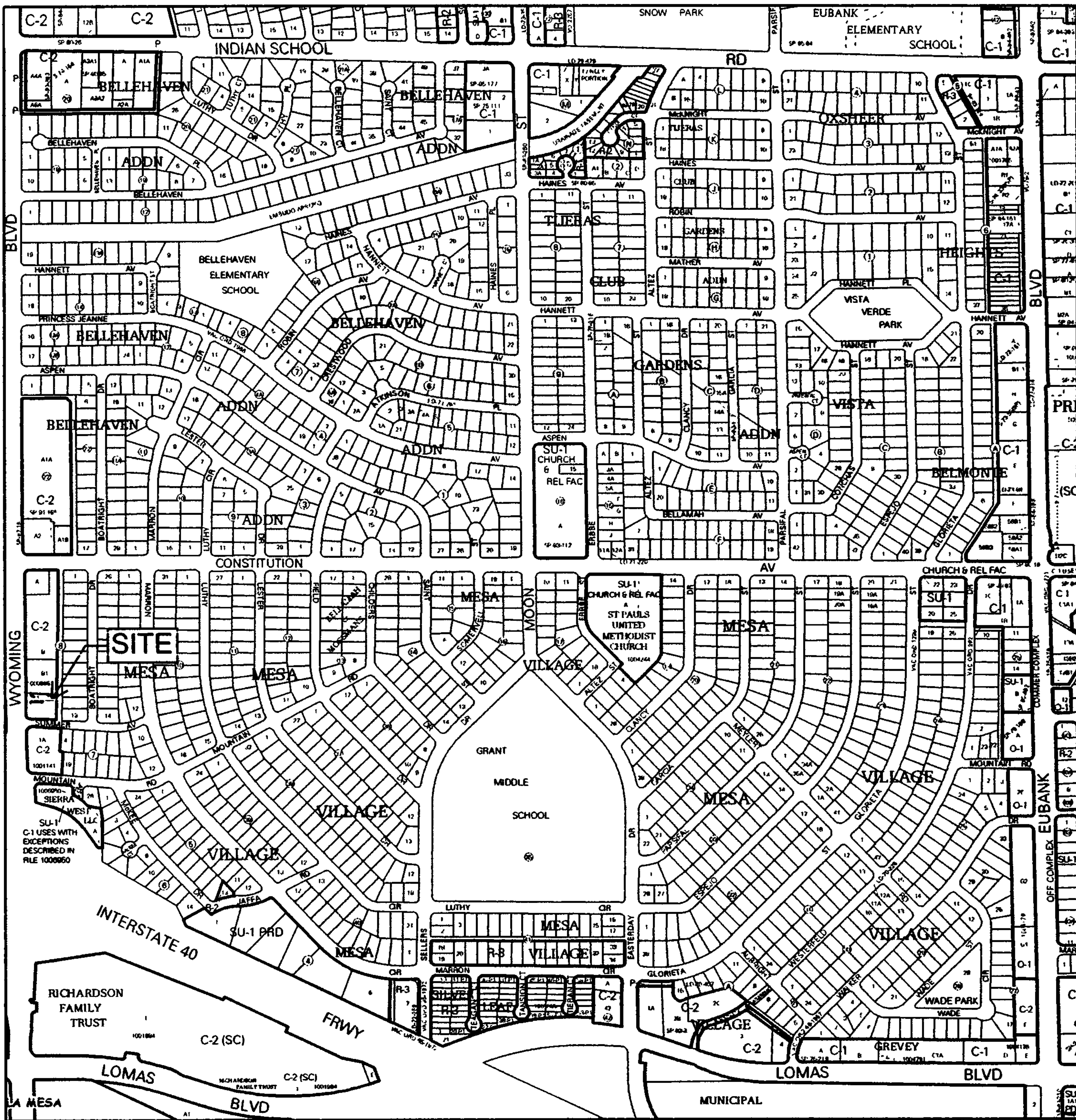
REMARKS



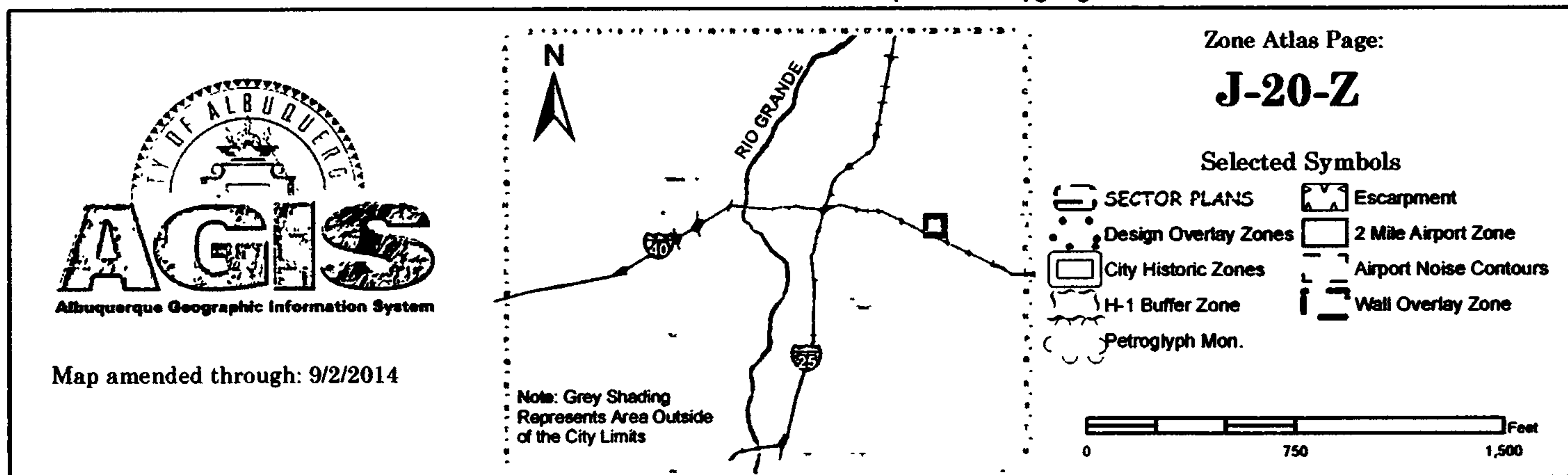
Mullen Heller Architecture PC

924 Park Avenue SW Suite B Albuquerque NM 87102
505 268 4144 [p] 505 268 4244 [f]





For more current information and details visit: <http://www.cabq.gov/gis>



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: TLC Pet and Uptown Cat Hospitals ZONE MAP/DRG. FILE #: J-20-Z
DRB #: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: Portion of Tract B, Block 8 of Mesa Village
CITY ADDRESS: 1300 Wyoming Boulevard, NE. Albuquerque, New Mexico 87112

ENGINEERING FIRM: Wooten Engineering CONTACT: Jeff Wooten PE.
ADDRESS: 4700 Lincoln NE, Suite 111 PHONE: 505-980-3560
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: TLC Pet & Uptown Cat Hospitals CONTACT: Dr. Danois Salas
ADDRESS: 2632 Pennsylvania Avenue PHONE: 505-275-3647
CITY, STATE: Albuquerque, NM. ZIP CODE: 87110

ARCHITECT: Mullen Heller Architecture P.C CONTACT: Doug Heller
ADDRESS: 924 Park Avenue SW, Suite B PHONE: 505-268-4144
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

SURVEYOR: Harris Surveying, Inc. CONTACT: Tony Harris
ADDRESS: 2412-D Monroe Street NE. PHONE: 505-889-8056
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

CONTRACTOR: Insight Construction CONTACT: Damian Chimenti
ADDRESS: 3909 12th Street PHONE: 505-888-7927
CITY, STATE: Albuquerque, NM. ZIP CODE: 87107

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:

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- ☐ FOUNDATION PERMIT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

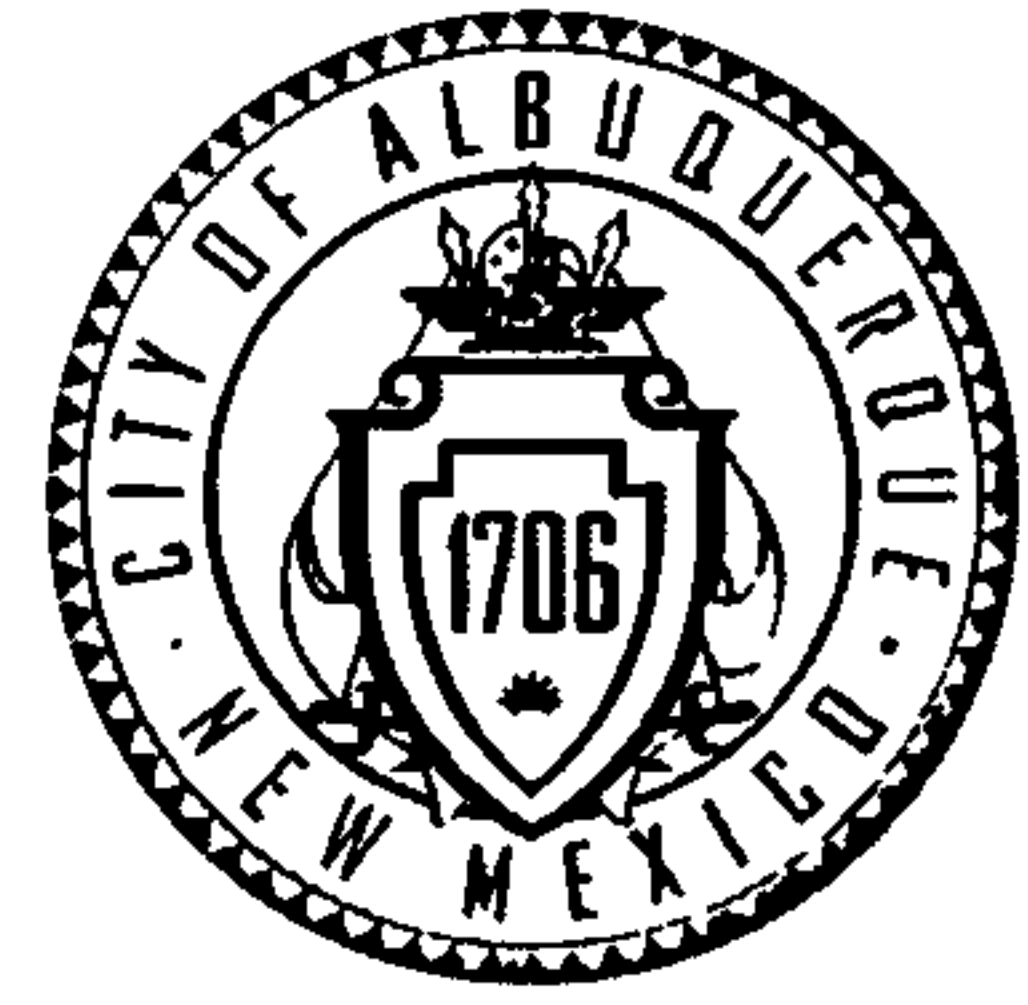
- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: October 24, 2014 BY: Doug Heller

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



**Planning Department
Transportation Development Services**

October 24, 2014

Doug Heller, R.A.
Mullen Heller Architecture P.C.
924 Park Avenue SW, Suite B
Albuquerque, NM 87102

**Re: TLC Pet and Uptown Cat Hospitals, 1300 Wyoming Boulevard, N.E.
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 10-24-14 (J20-D027)**

Dear Mr. Heller,

The TCL submittal received 10-24-14 is approved for Building Permit. A copy of the stamped and signed 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 or other appropriate permit is required to construct these items.**

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. 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 front counter personnel for log in and evaluation by Transportation.

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,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

CC: File