CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 3, 2022

Eric Munn, RA TI Design Services 717 Cagua Dr. NE Albuquerque, NM 87108

Re: Dia de las Baristas 1600 Eubank Blvd. NE Traffic Circulation Layout Architect's Stamp 5-25-22 (J21-D004A)

Dear Mr. Munn,

The TCL submittal received 05-27-2022 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.

PO Box 1293

When the site construction is completed and an inspection for 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, the TCL, and a completed <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

Albuquerque

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 924-3690.

NM 87103

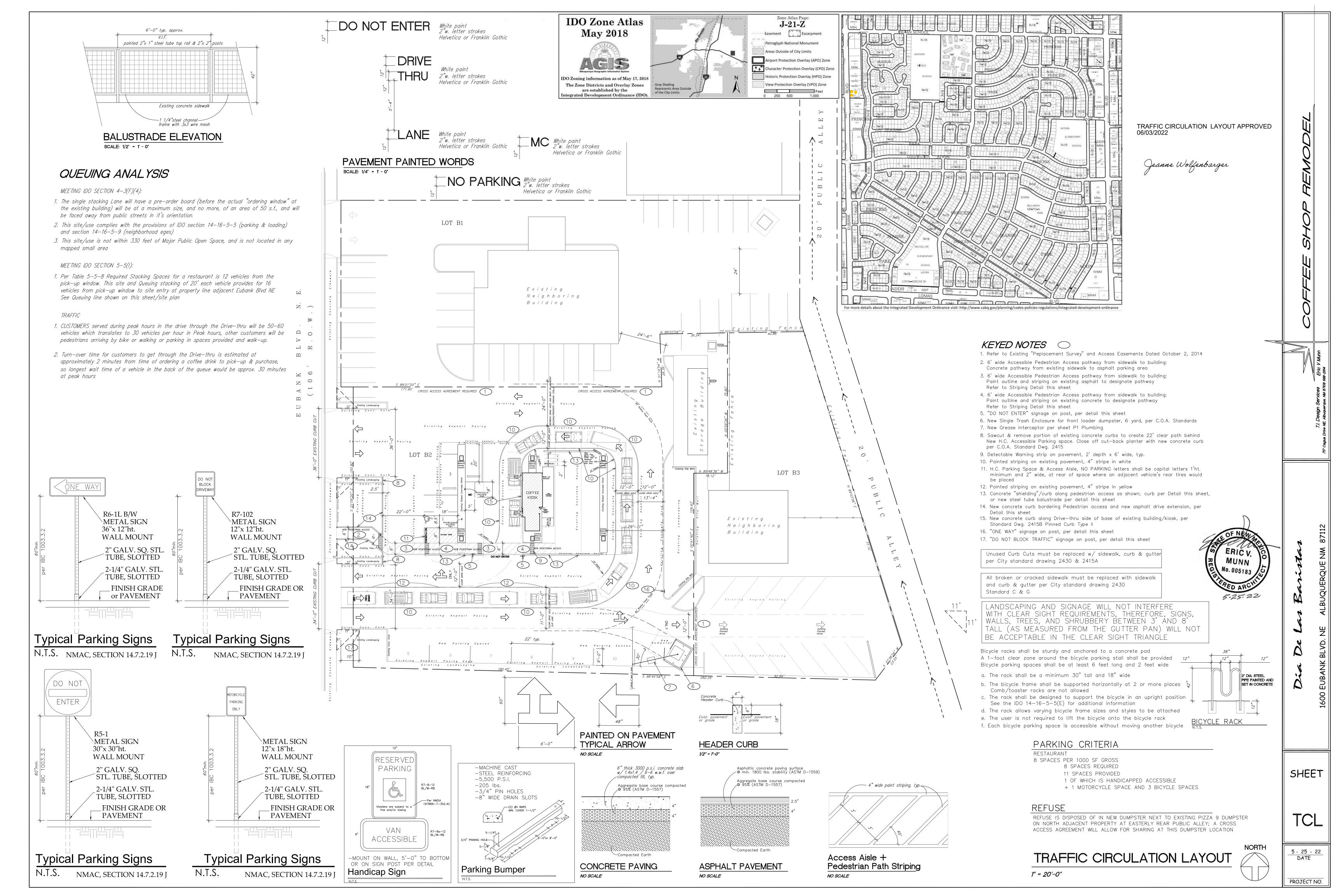
Sincerely,

www.cabq.gov

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

sanne Wolfenbarger

\xxx via: email C: CO Clerk, File



RETRACEMENT SURVEY LOTS B-2-A & B-1 LANDS OF AUDIO CLINIC, INC. ALBUQUERQUE, NEW MEXICO SEPTEMBER 2014 LAND OF AUDIO CLINIC, Inc. FILED: 7-16-80, VOL. C17, FOLIO 24 BRICK BLD'G (ADJOINER) SET 1/2" REBAR -W/ CAP PS 11463 N 89'01'00" E 245.80 7' PRIVATE WATERLINE ESMT. FILED SEPT. 29, 1994, BK. 94-27, PG. 7911-7912-LOT B-I LEGAL DESCRIPTION 0.5166 ACRES LOT LETTERED B-1 OF LAND DIVISION PLAT LOT B, LAND OF AUDIO CLINIC, Inc. & INTERNATIONAL DEVELOPMENT, ALBUQUERQUE NEW MEXICO, FILED JULY 01, 1983, VOL. C21, FOLIO 87. LOT LETTERED B-2-A OF CORRECTED PLAT OF LOTS B-2-A & B-2-B LANDS OF AUDIO CLINIC, Inc. SITUATED WITHIN SECTION 16 T 0 N. R. 4 E., N.M.P.M. ALBUQUERQUE, NEW MEXICO, FILED FOUND CONC. NAIL W/ SHINER IN ASPHALT RED BARN DISCOUNT LIQURS FOUND CONC. NAIL (IN ASPHALT W/ BRASS DISK) FOUND 1/2" REBAR IN ASPHALT, BENT DECEMBER 01, 1994, VOL 94C, FOLIO 400. /////33.7*////// **NOTES** COVERED ENTRANCE Bearings are Grid and Distances are Ground. Record Bearings and Distances denoted by paranthesis. SET 1/2" REBAR W/ CAP PS 11463 ASPHALT PAVEMENT (DUE EAST S 89°01'00" W Documents used in preparation of Survey -Plet of Land of Audio Clinic, Inc. & International Development. Filed July 01, 1983, Vol C21, Folio 87. -Plat of Land of Audio Clinic, Inc. Filed Dec. 01, 1994, Vol. 94C, Folio 400. 172.00') 171.95' _SET 1/2" REBAR FOUND CONC. NAIL W/ SHINER IN ASPHALT 3. Date of Field Work: August 7 2014 24' INGRESS/EGRESS EASEMENT FILED DEC 1, 1994, VOL 94C, FOLIO 400 DOC.# 94141322 This Survey does not constitute a Title search by The Survey Office, LLC to determine ownership, Easements or ensumbrances of Record. For all information regarding Easements, Right-Of-Way, Encumbrances of Record, The Survey Office, LLC relied solely upon the Documents listed 5. Owner's of record Rudy Marquez & Convenience Retailers, LLC. CANOPY ENCROACHES BY 10.23 FEET INTO EASEMENT SET CN NAIL W/ 11463 BRASS ZZ -BUILDING LOT B-2-A 9' ADDITIONAL RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUEFQUE (1360 SQ. T.) SURVEYOR'S CERTIFICATE 0.6828 ACRES I, Anthony L. Harris, a New Mexico Registered Proffesional Surveyor hereby certify that this Survey Plat was prepared from an actual ground survey performed by me or under my supervision, That Im respondsible for this Survey, that this Survey is true and correct to the best of my knowledge and belief, that this Survey Plat and the Field Survey upon which it is based meet the minimum standards for Surveying in New Mexico, and that this Survey is not a Land Division or Subdivision as defined in the New Mexico Subdivision Act. This is a LOT B-2-B ACCESS EASEMENT JANUARY 6, 1995, BK. 95-1, PG. 4284 DOC.# 1995-001945 Survey Plat of an existing Tract or Tracts. Anthony L. Harris, N.M.L., No. 11463 FOUND PK IN ASPHALT W/ BRASS DISK 180.47 N 88°54'40" W 20' PUBLIC UTILITY EASEMENT (N 87'45'00" W) FILED: 6-30-93, VOL 93C, FOLIO 184 FOUND 1/2" REBAR W/ CAP STAMPED 8686 FOUND 1/2" REBAR W/ 6446, REJECTED 282.29' TRACT 100-A PRINCESS JEANNE PARK ADDITION FILED: 6-30-93, VOL. 93C, FOLIO 184 LINE TABLE LINE BEARING DISTANCE L1 S 17"12'22" E 11.84' MONUMENT LEGEND (S 15'36'20" E) (11.99') THE SURVEY OFFICE, LLC SCALE 1" = 30' L2 N 89'53'40" W 17.82' □ - FOUND MONUMENT AS NOTED (S 89'48'36" E) (18.12') DRAWN BY: SDR SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED 8-8-14 333 LOMAS BLVD., N.E. PHONE: (505) 998-0303 ALBUQUERQUE, NEW MEXICO 87102 FAX: (505) 998-0306

1600 EUBANK BOULEVARD NE LANDS OF AUDIO CLINIC, INC. (06-01-1983, C21-87) FND 1/2" REBAR ~ WITH CAP "LS 11463" -FND NAIL & SHINER SCALE: 1" = 20'9' RIGHT-OF-WAY DEDICATION GITY OWNED (11-03-1994, 94C-371) M TRACT B-2-A LANDS OF AUDIO CLINIC, INC. (12-01-1994, 94C-400) SALONS PROPOSED SIGN LOCATION 275-1600 1-11/2" 04/26/2015 FND 5/8" REBAR WITH CAP "LS 13344" LOT 100-A, BLOCK 1 LDRICH LAND SURVEYING PRINCESS JEANNE PARK (06-30-1993, 930-184) P.O. BOX 30701, ALBQ., N.M. 87190