

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.

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 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 924-3690.

Sincerely,

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

\xxx via: email
C: CO Clerk, File

LOTS B-2-A & B-1
LANDS OF AUDIO CLINIC, INC.
ALBUQUERQUE, NEW MEXICO
SEPTEMBER 2014

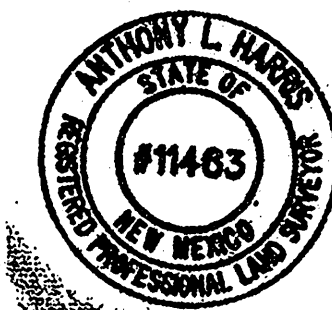
LOT LETTERED B-1 OF LAND DIVISION PLAT LOT B, LAND OF AUDIO CLINIC, Inc. & INTERNATIONAL DEVELOPMENT, ALBUQUERQUE, NEW MEXICO, FILED JULY 01, 1983, VOL. C21, FOLIO 87.
&
LOT LETTERED B-2-A OF CORRECTED PLAT OF LOTS B-2-A & B-2-B LANDS OF AUDIO CLINIC, Inc. SITUATED WITHIN SECTION 16 T. 10 N. R. 4 E., N.M.P.M. ALBUQUERQUE, NEW MEXICO, FILED DECEMBER 01, 1994, VOL 94C, FOLIO 400.

1. Bearings are Grid and Distances are Ground. Record Bearings and Distances denoted by parenthesis.
2. Documents used in preparation of Survey
 - Plat 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.
3. Date of Field Work: August 7, 2014
4. This Survey does not constitute a Title search by The Survey Office, LLC to determine ownership, Easements or encumbrances 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.

I, Anthony L. Harris, a New Mexico Registered Professional Surveyor hereby certify that this Survey Plat was prepared from an actual ground survey performed by me or under my supervision, That I'm responsible 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 Survey Plat of an existing tract or tracts.

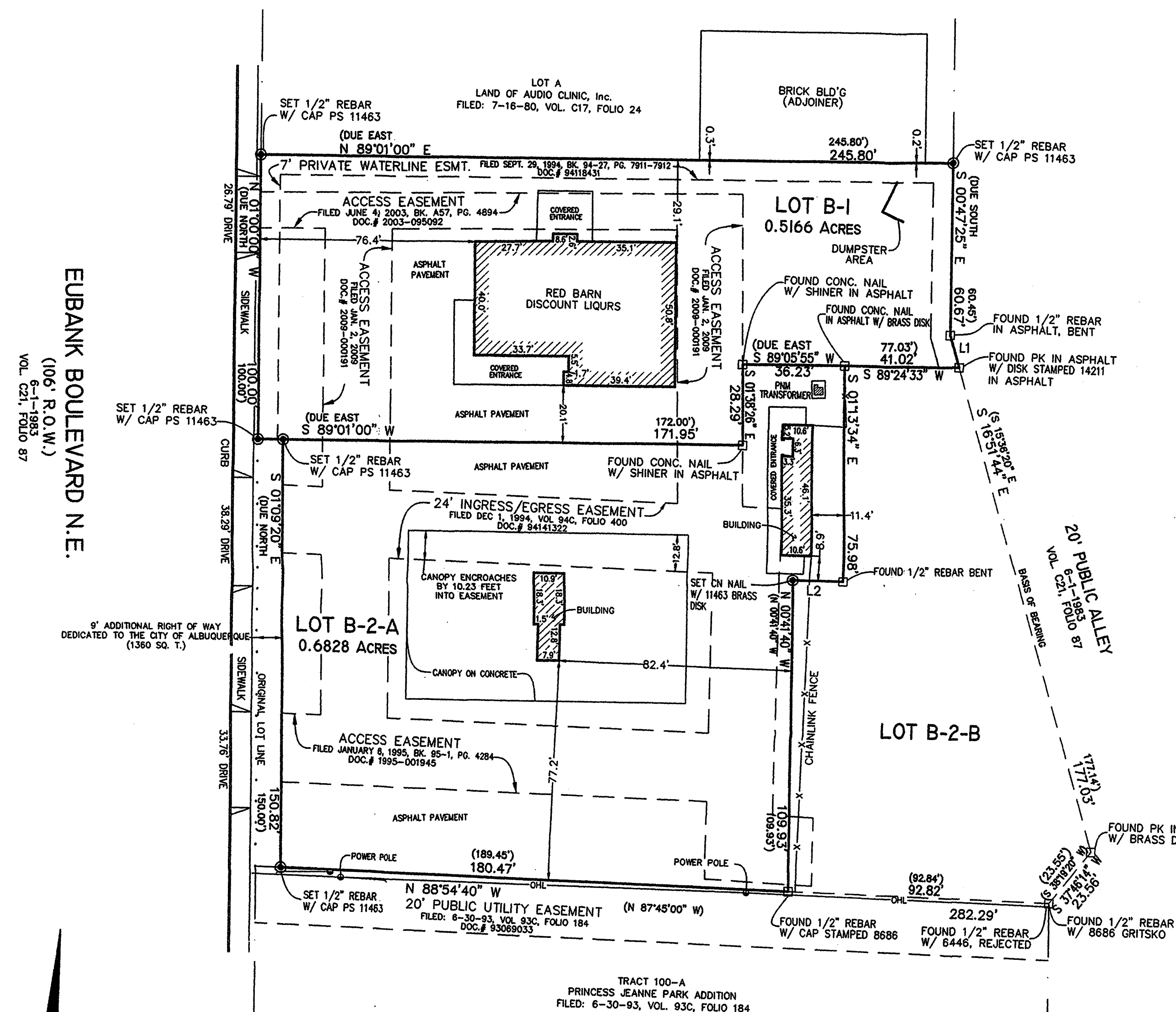
Anthony L. Harris, N.M.L.S. No. 11463

10-2-14
Date



333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87102

PHONE: (505) 998-0303
FAX: (505) 998-0306



LINE	BEARING	DISTANCE
L1	S 17°12'22" E	11.84'
	(S 15°36'20" E)	(11.99')
L2	N 89°53'40" W	17.82'
	(S 89°48'36" E)	(18.12')

- ☐ - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

SCALE 1" = 30'
DRAWN BY: SDR
8-8-14

