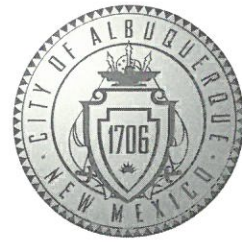


CITY OF ALBUQUERQUE



November 16, 2017

Del Jack, R.A.
Del Paul Jack Architect
3005 Amo St. NE
Albuquerque, NM 87107

Re: Shopping Center, 1220 Eubank Blvd. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 04-08-17 (J21-D045)
Certification dated 11-06-17

Dear Mr. Jack,

Based upon the information provided in your submittal received 11-08-17, 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)924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Department
Development Review Services

LWP via: email
C: CO Clerk, File

DEL PAUL JACK ARCHITECT 3005 ARNO ST., N.E. ALBUQUERQUE, N.M. 87107

TRAFFIC CIRCULATION ~ LETTER OF AS BUILT COMPLIANCE

**CITY OF ALBUQUERQUE
TRAFFIC ENGINEERING, PLANNING DEPARTMENT
DEVELOPEMENT REVIEW SERVICES
RAQUEL M. MICHEL, P.E.
LOGAN PATZ**

I HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE ORIGINAL APPROVED PLAN. I HAVE ALSO VISITED THE PROJECT SITE AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE 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.

NO EXCEPTIONS ARE PRESENTED OR REQUESTED

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.



**DEL PAUL JACK ARCHITECT
N.M. REGIS. #858**





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: SHOPPING CENTER @ 1220 GUBANK N.E.

Building Permit #:

City Drainage ID:

121045

DRB#:

TRC#:

Work Order#:

Legal Description: LOT 13A, JO BLOCK 10A, DALE J. BELL ANAHS PRINCESS JEANNE PARK
City Address: 1220 GUBANK N.E.

Engineering Firm: GEORGE J. RODRIGUEZ - DETEL CONSULT Contact: GEORGE RODRIGUEZ

Address: 12800 SAN JUAN N.E., ALBUQUERQUE, NEW MEXICO

Phone#: 505-610-0593 Fax#: E-mail: paurodro@hotmail.com

Owner: FELIX RABADI Contact: FELIX RABADI

Address: 11201 SAN ANTONIO N.E., ALBUQUERQUE, NEW MEXICO E-mail: 87122

Phone#: 505-440-6443 Fax#:

Architect: DEL PAUL JACK Contact: DEL PAUL JACK

Address: ALBUQUERQUE, NEW MEXICO

Phone#: E-mail:

Surveyor: HARRIS SURVEYING Contact: TROY HARRIS

Address: ALBUQUERQUE, NEW MEXICO

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

Contractor: ?

Contact:

Address:

Contact:

Phone#:

Fax#:

E-mail:

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ ~~DRAINAGE PLAN~~ PRELIMINARY

☐ DRAINAGE PLAN RESUBMITTAL

☐ CONCEPTUAL GRADING PLAN

☐ GRADING PLAN

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ ENGINEER'S CERT (HYDROLOGY)

☐ CLOMRA/OMR

☒ 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

☐ SITE/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

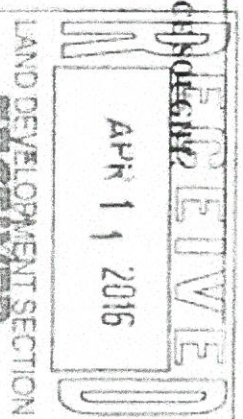
DATE SUBMITTED: 04-04-16

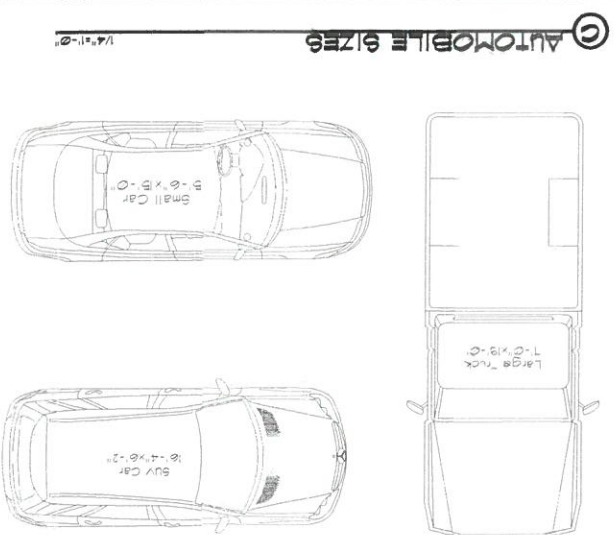
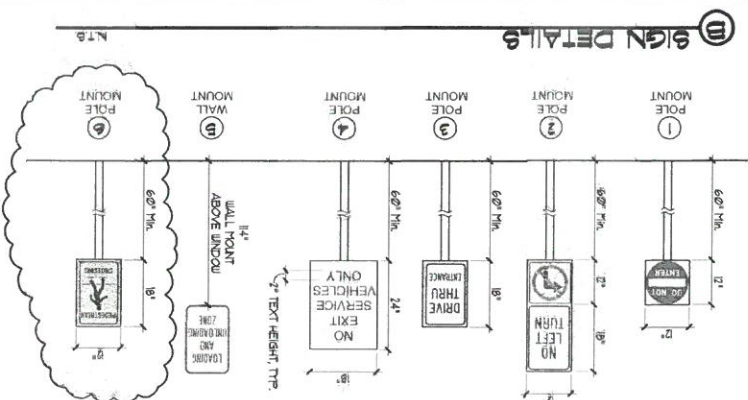
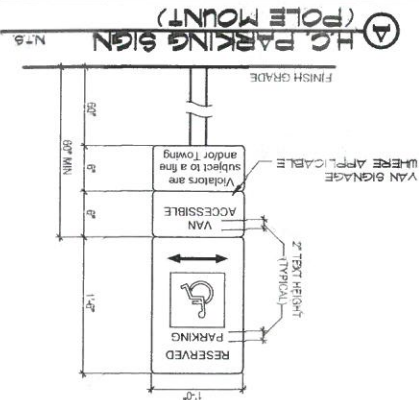
By:

GEORGE J. RODRIGUEZ

Requests for approvals of Site Development Plans and/or Subdivision Plans shall be accompanied by a drainage substantial. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of substantial 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

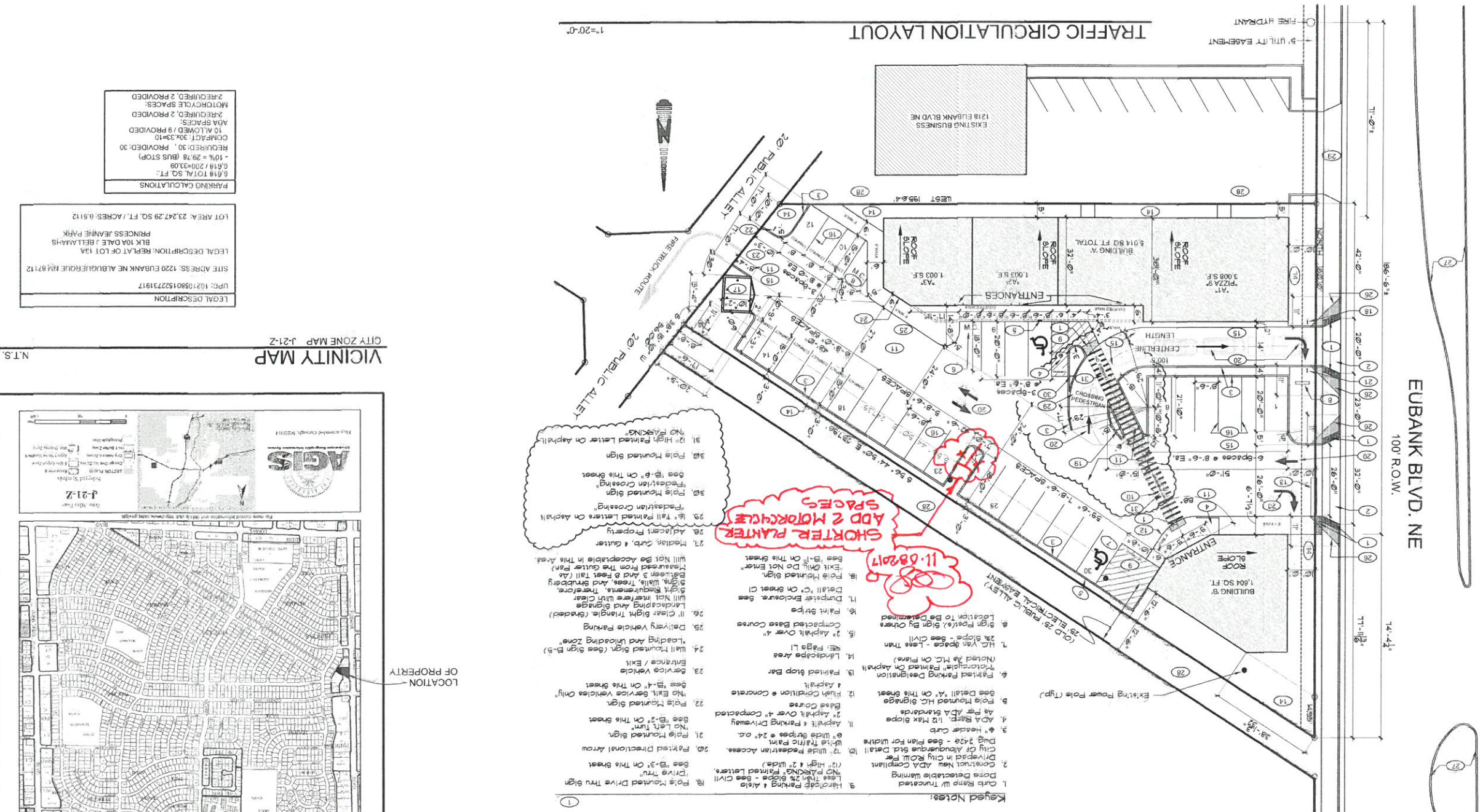




TRAFFIC CIRCULATION LAYOUT

DATE: 2-29-2016
 1220 EUBANK BLVD NE, ALBUQUERQUE, NM 87112
 DEL PAUL JACK ARCHITECT
 505 235 2670
 2-8-2016
 STATE OF NEW MEXICO
 DEL PAUL JACK
 #858
 REGISTERED ARCHITECT
 REV. 4-11-2016

REDLINED
 REV. 11-8-17



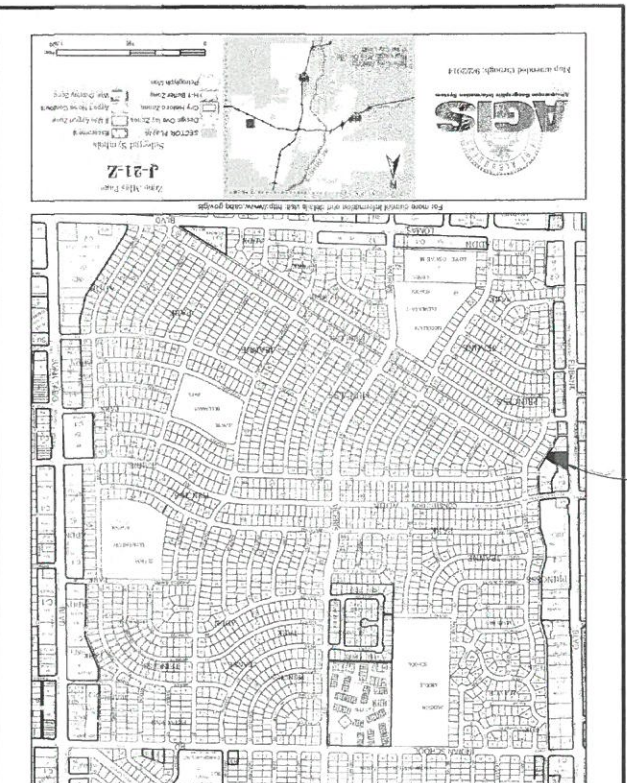
LEGAL DESCRIPTION

UPC: 102108015227317
 SITE ADDRESS: 1220 EUBANK NE ALBUQUERQUE NM 87112
 LEGAL DESCRIPTION: REPLAT OF LOT 13A PRINCESS JEANNE PARK
 LOT AREA: 23,247.29 SQ. FT. / ACRES: 0.5112

PARKING CALCULATIONS

6,618 TOTAL SQ. FT.
 6,618 / 200 = 33.09
 10% = 29.78 (BUS STOP)
 REQUIRED: 30.1 (PROVIDED: 30)
 CONTACT: 30.1 (35 MIN)
 10 ALLOWED / 9 PROVIDED
 ADA SPACES:
 2 REQUIRED, 2 PROVIDED
 MOTORCYCLE SPACES:
 2 REQUIRED, 2 PROVIDED

VICINITY MAP J-21-Z
 CITY ZONE MAP J-21-Z
 N.T.S.



General Notes:

1. United Curb Must Be Replaced with Street And Curb & Gutter. For City Of Albuquerque Bid Detail 2415A & 2430
2. For City Of Albuquerque Bid Detail 2415A & 2430

Keyed Notes:

1. Curb Ramp W/ Truncated
2. Does Detectable Warning
3. Driveway In City ROW For
4. Construct New ADA Compliant
5. Driveway In City ROW For
6. ADA Ramp, 1:12 Max Slope
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