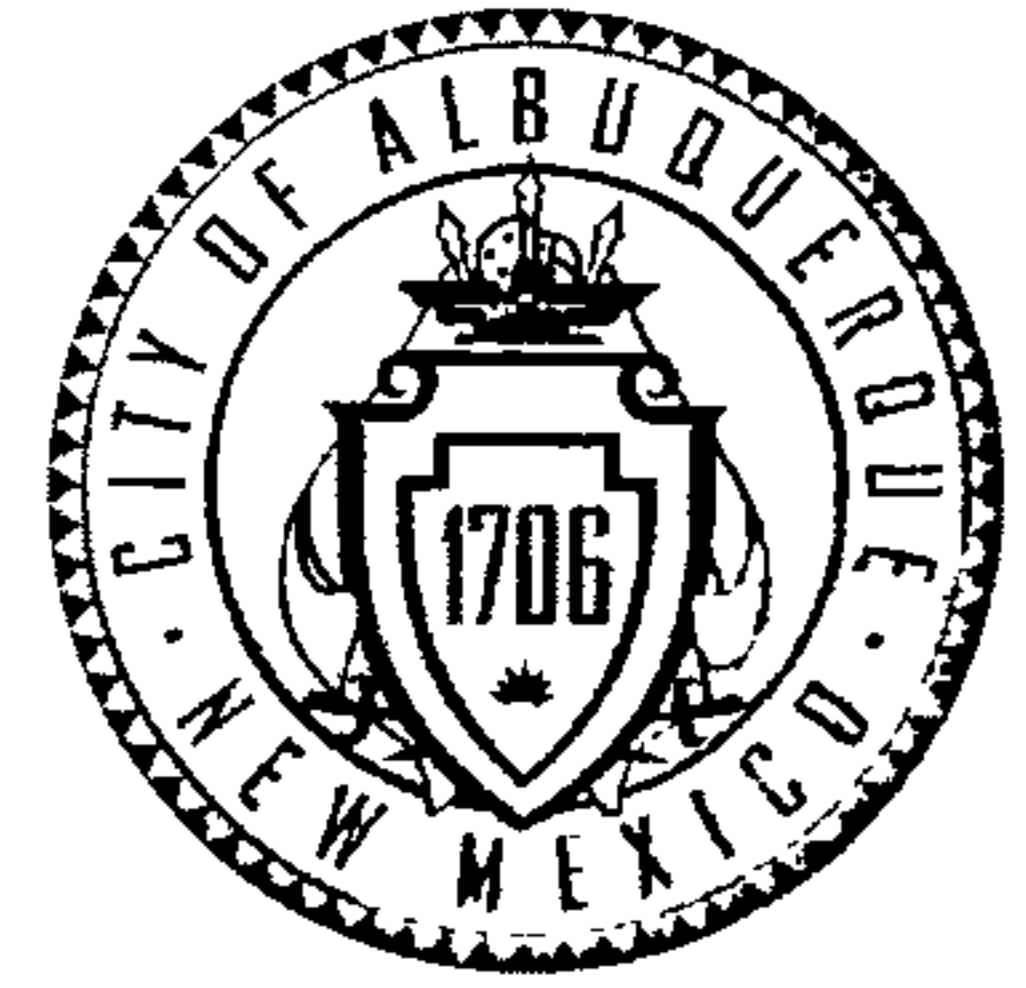


# CITY OF ALBUQUERQUE



July 3, 2008

George Rainhart, R.A.  
George Rainhart Architect & Associates  
2325 San Pedro NE Suite 2-B  
Albuquerque, NM 87110

**Re: Ranch Market, 4201 Central Avenue NE, Certificate of Occupancy –  
Transportation Development (K12-D005)  
Certification dated 6-30-08**

Dear Mr. Rainhart,

Based upon the information provided in your submittal received 7-03-08, the  
above referenced certification is approved for release of permanent Certificate of  
Occupancy by Transportation Development.

PO Box 1293

If you have any questions, you can contact me at 924-3991.

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

C: CO Clerk  
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET  
(Rev. 12/05)

PROJECT TITLE: Rancho Market ZONE MAP/DRG. FILE # K-12/DOO5  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: K-12-2

LEGAL DESCRIPTION: TRACTS A & B RANCHO VILLAGES PARTNERS  
CITY ADDRESS: 4201 CENTRAL AVE. NW

ENGINEERING FIRM: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

OWNER: PROS RANCHO MARKET  
ADDRESS: 1602 E. ROOSEVELT ST  
CITY, STATE: PHOENIX, AZ 85006

ARCHITECT: GEORGE RAMHART & ASSOC.  
ADDRESS: 2325 SAN PEDRO NE  
CITY, STATE: ALBUQUERQUE, NM 87110

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTACT: RON PEPPER  
PHONE: (602) 714-4018  
ZIP CODE: \_\_\_\_\_

CONTACT: WILLIAM SUTHERS  
PHONE: 338-1499 Ext. 112  
ZIP CODE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER/ARCHITECT CERT (TCL)  
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)  
☐ ENGINEER/ARCHITECT CERT (AA)  
☐ OTHER (SPECIFY) \_\_\_\_\_

CHECK TYPE OF APPROVAL 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  
☐ 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) 31008

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED

SUBMITTED BY: [Signature] DATE: 7.2.08

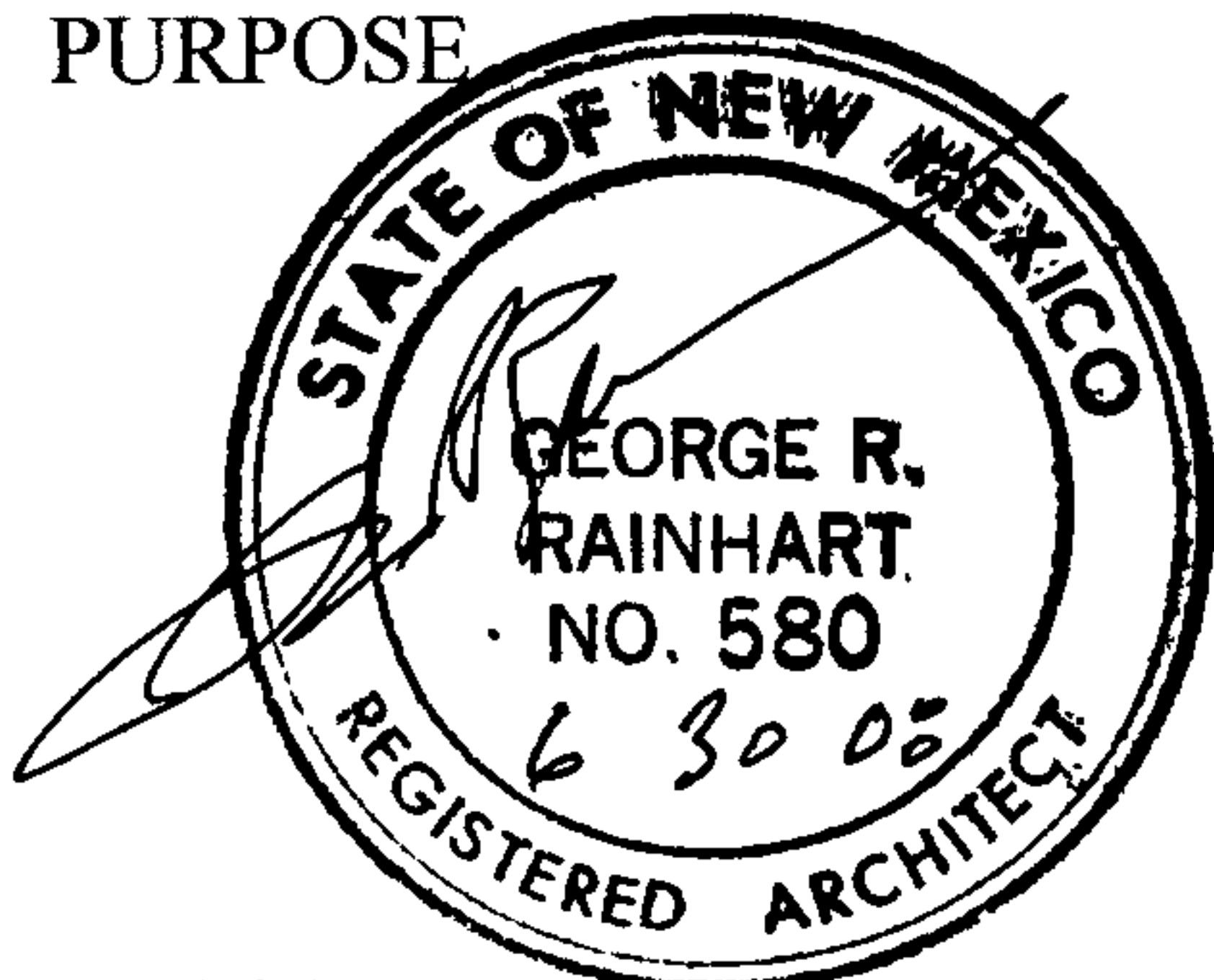
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on 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.

TRAFFIC CERTIFICATION

I, George Rainhart, NMPE OR NMRA #580, OF  
THE FIRM GEORGE RAINHART & ASSOC., HEREBY CERTIFY THAT  
THIS PROJECT HAS IS IN DESIGN SUBSTANTIAL COMPLIANCE WITH AND IN  
ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED  
11.9.2007. THE RECORD INFORMATION EDITED ONTO THE  
ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY  
Liam Suttles OF THE FIRM GEORGE RAINHART. I FURTHER  
CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON  
6.23.2008 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 (C.O.).

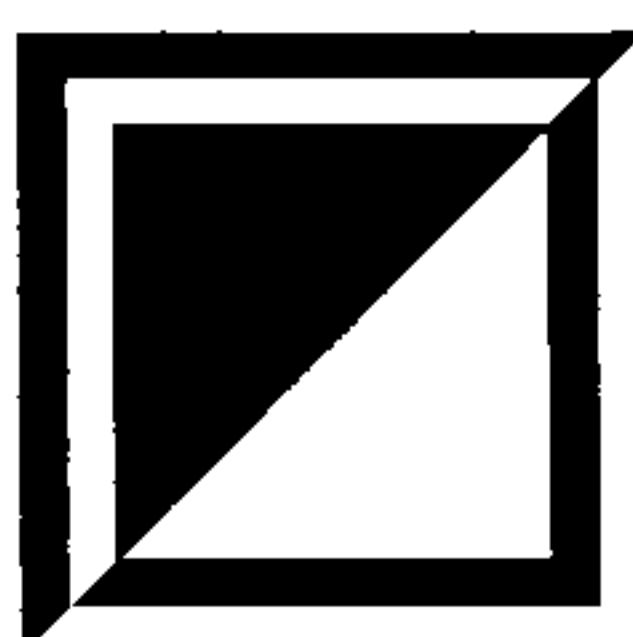
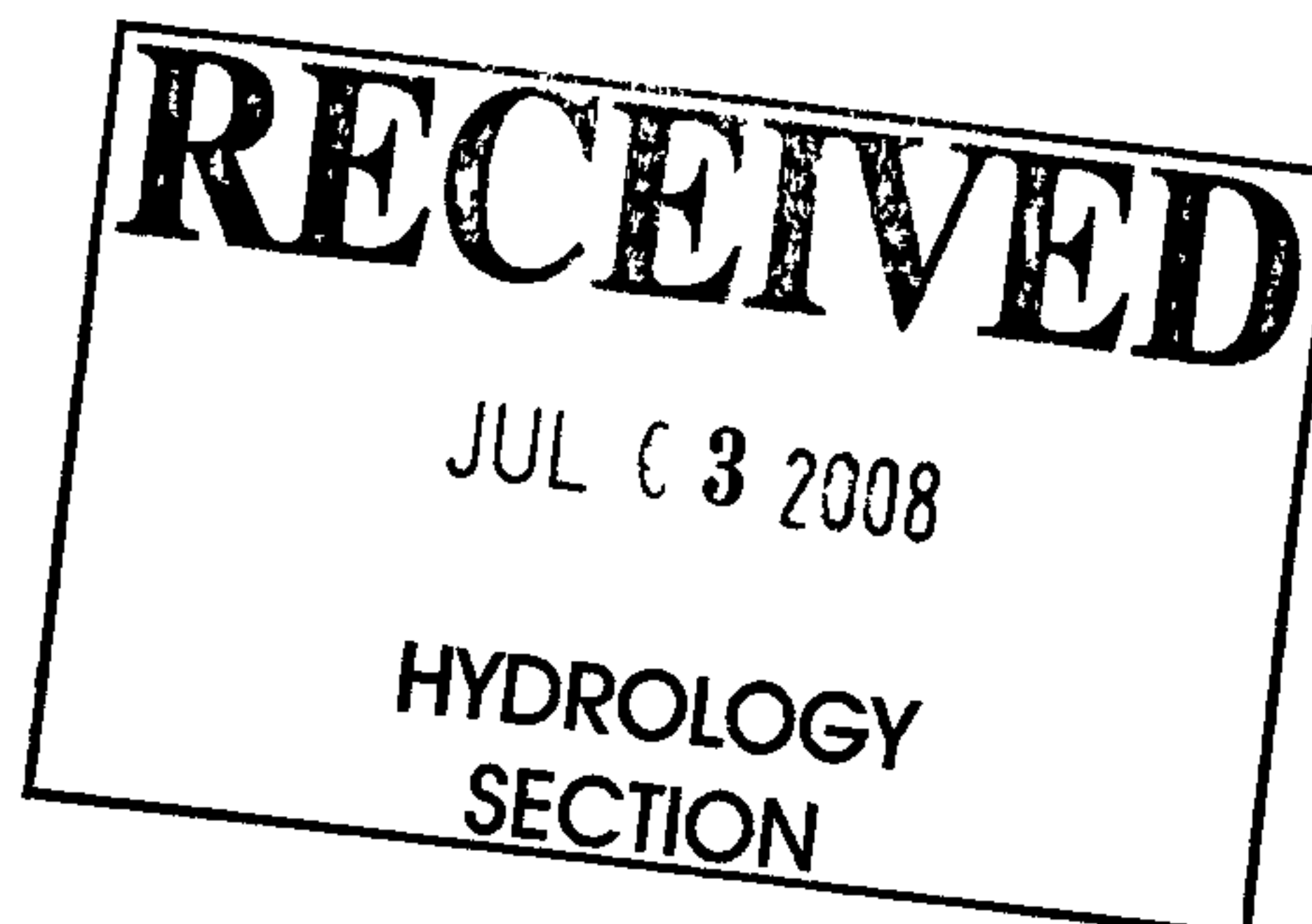
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY  
COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE  
OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE  
RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT  
VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER  
PURPOSE



ENGINEER'S OR ARCHITECT'S STAMP

Signature of Engineer or Architect

6 30 08  
Date



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.  
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110  
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

June 25, 2008

George R. Rainhart, Registered Architect,  
George Rainhart Architect & Associates P.C.  
2325 San Pedro NE, Ste. 2-B  
Albuquerque, NM 87110

Re: Approval of Temporary Certificate of Occupancy (C.O.) for  
Ranch Market, [K-12 / D005]  
4201 Central NW  
Architect's Stamp Dated 06/17/08

Dear Mr. Rainhart:

Based on the information provided on your submittal dated June 24, 2008, the above referenced project is approved for a 90-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,

  
Nilo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

c: Engineer  
Hydrology file  
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

DRAINAGE AND TRANSPORTATION INFORMATION SHEET  
(Rev. 12/05)

PROJECT TITLE: RANCH MARKET ZONE MAP/DRG. FILE # K-12/D005  
DRG#: 1006814 EPC#: AA WORK ORDER#: K-12-Z

LEGAL DESCRIPTION: TRACTS A & B RANCHO VILLAGE PARTNERS  
CITY ADDRESS: 4201 CENTRAL NW

ENGINEERING FIRM: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

OWNER: Pros Ranch Markets  
ADDRESS: 1602 E. ROOSEVELT ST.  
CITY, STATE: PHOENIX, AZ 85006

CONTACT: RON PEPPER  
PHONE: (602) 714-4018  
ZIP CODE: \_\_\_\_\_

ARCHITECT: GEORGE RAINHART & ASSOC.  
ADDRESS: 2325 SAN PEDRO NE STE 28  
CITY, STATE: ALBUQUERQUE, NM 87110

CONTACT: WILLIAM SUTHERS  
PHONE: 338-1499 XT-112  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

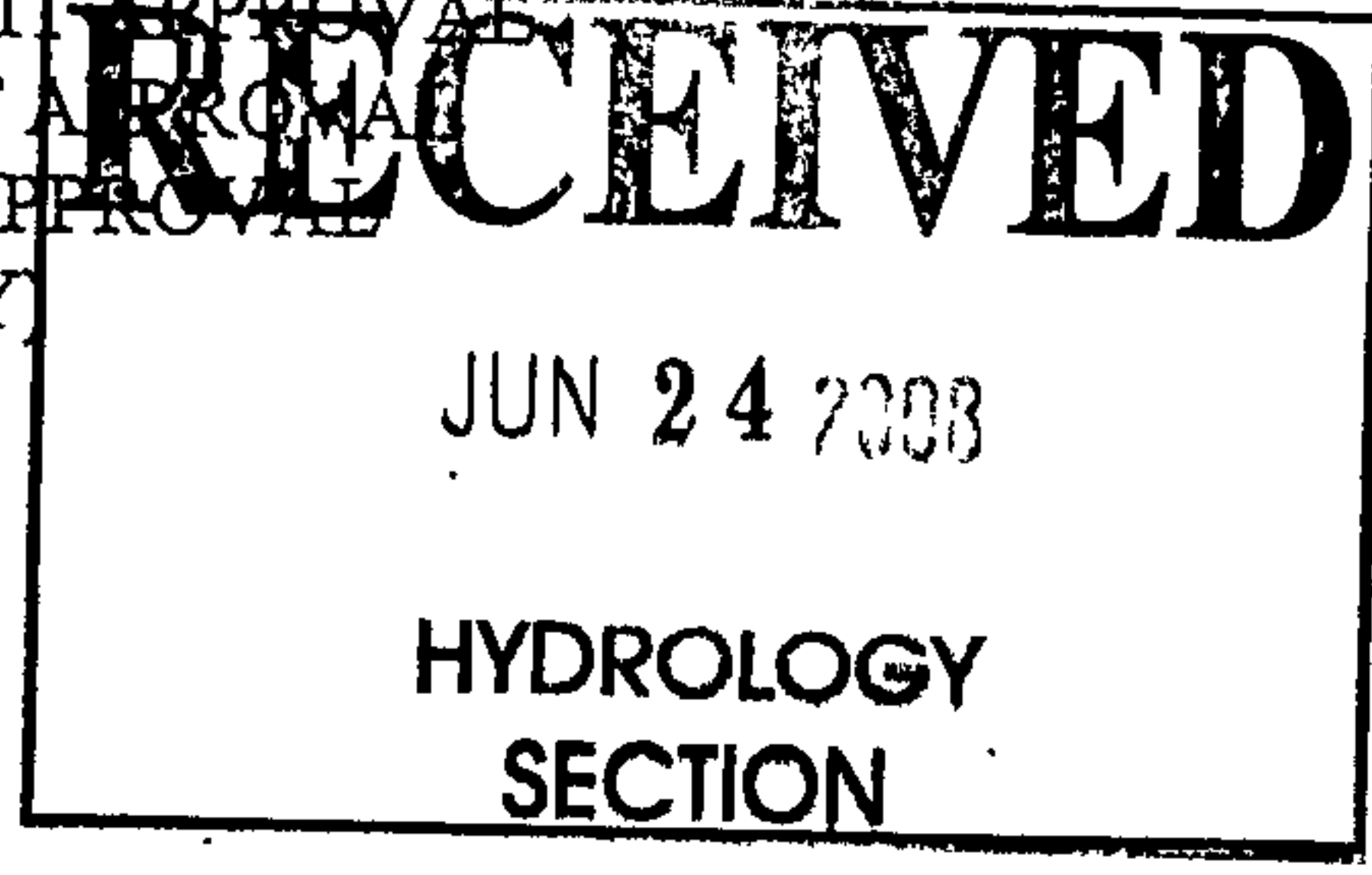
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

- TYPE OF SUBMITTAL:
- ☐ DRAINAGE REPORT
  - ☐ DRAINAGE PLAN 1<sup>ST</sup> SUBMITTAL
  - ☐ DRAINAGE PLAN RESUBMITTAL
  - ☐ CONCEPTUAL G & D PLAN
  - ☐ GRADING PLAN
  - ☐ EROSION CONTROL PLAN
  - ☐ ENGINEER'S CERT (HYDROLOGY)
  - ☐ LOMR/LOMR
  - ☒ TRAFFIC CIRCULATION LAYOUT
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  - ☒ ENGINEER/ARCHITECT CERT (DRB S.P.)
  - ☒ ENGINEER/ARCHITECT CERT (AA)
  - ☐ OTHER (SPECIFY) \_\_\_\_\_

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  - ☐ BUILDING PERMIT APPROVAL
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  - ☒ 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

SUBMITTED BY: [Signature] DATE: 6.17.08

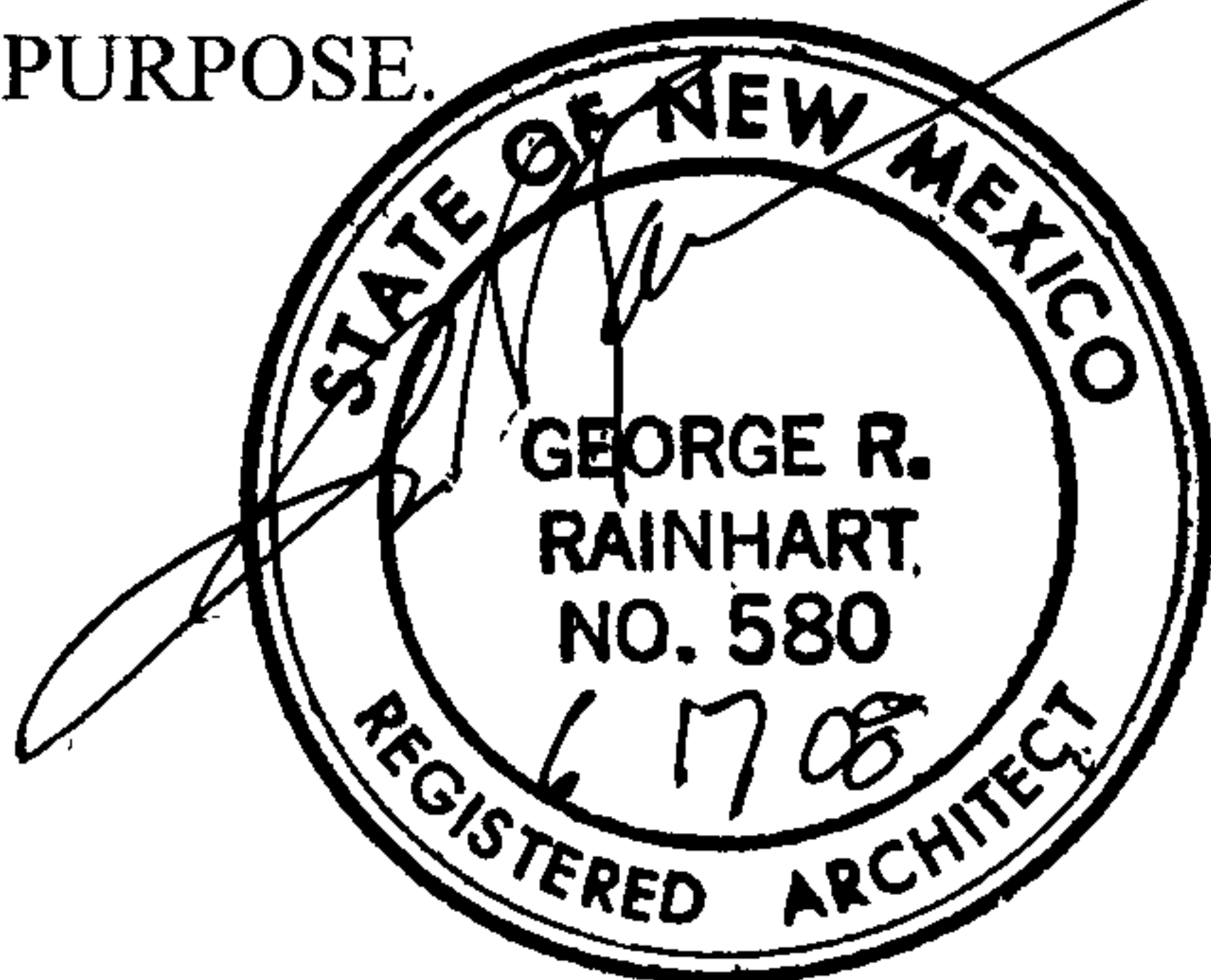
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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

TRAFFIC CERTIFICATION

I, George Rainhart, NMPE OR NMRA #580, OF  
THE FIRM GEORGE RAINHART & ASSOC., HEREBY CERTIFY THAT  
THIS PROJECT HAS IS IN DESIGN SUBSTANTIAL COMPLIANCE WITH AND IN  
ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED  
8.9.2007. THE RECORD INFORMATION EDITED ONTO THE  
ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY  
William Suller OF THE FIRM GEORGE RAINHART. I FURTHER  
CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON  
6.17.2008 AND HAVE DETERMINED BY VISUAL INSPECTION  
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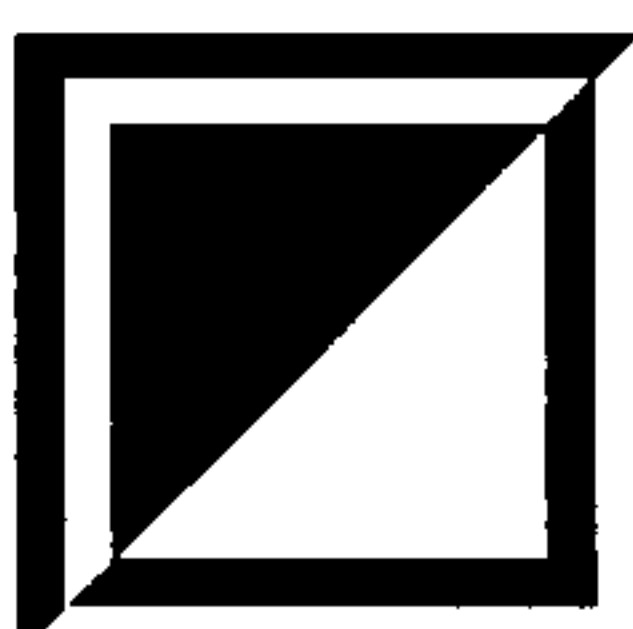
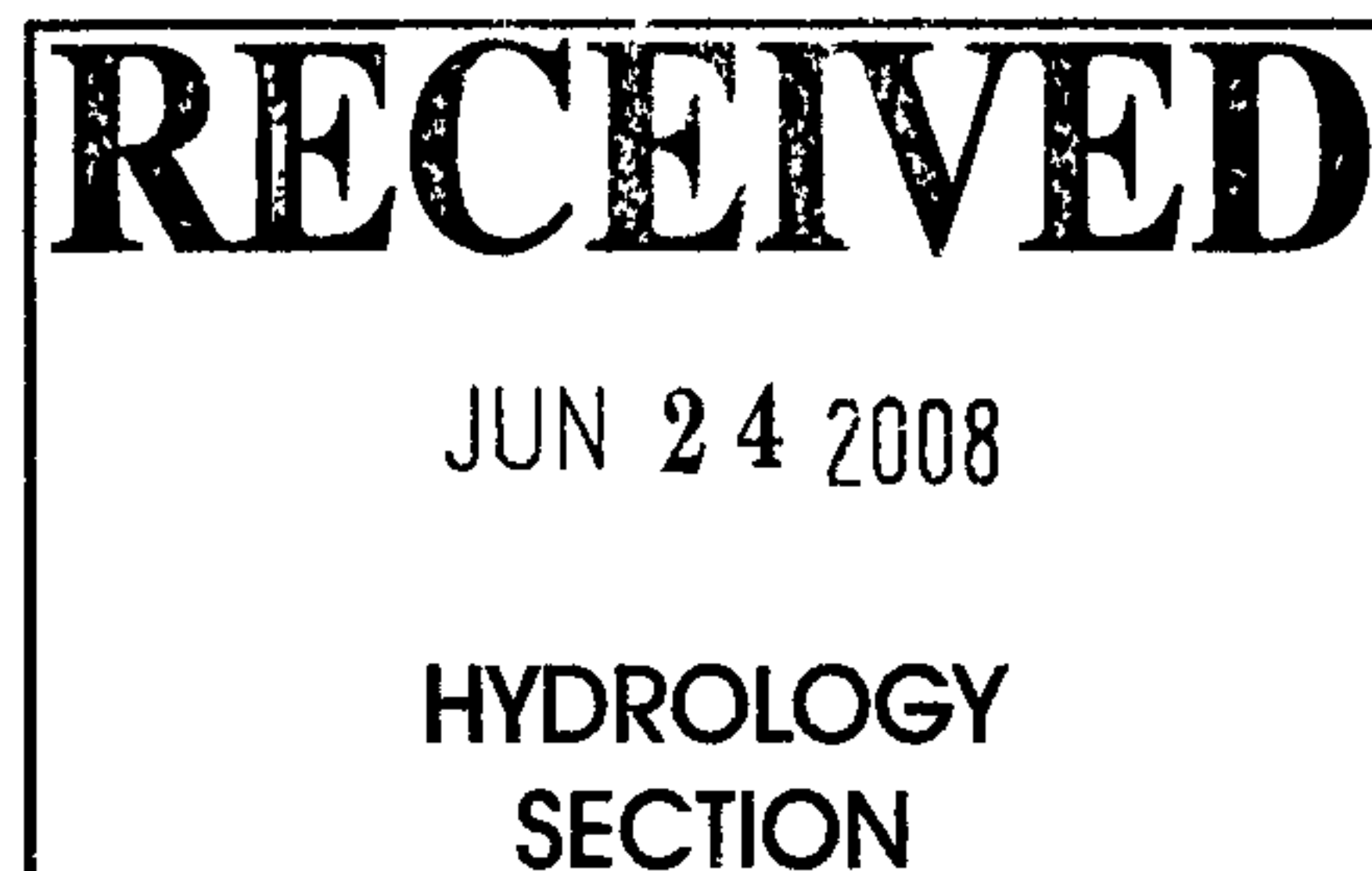
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PURPOSE.



ENGINEER'S OR ARCHITECT'S STAMP

Signature of Engineer or Architect

6/17/08  
Date



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.  
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110  
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com