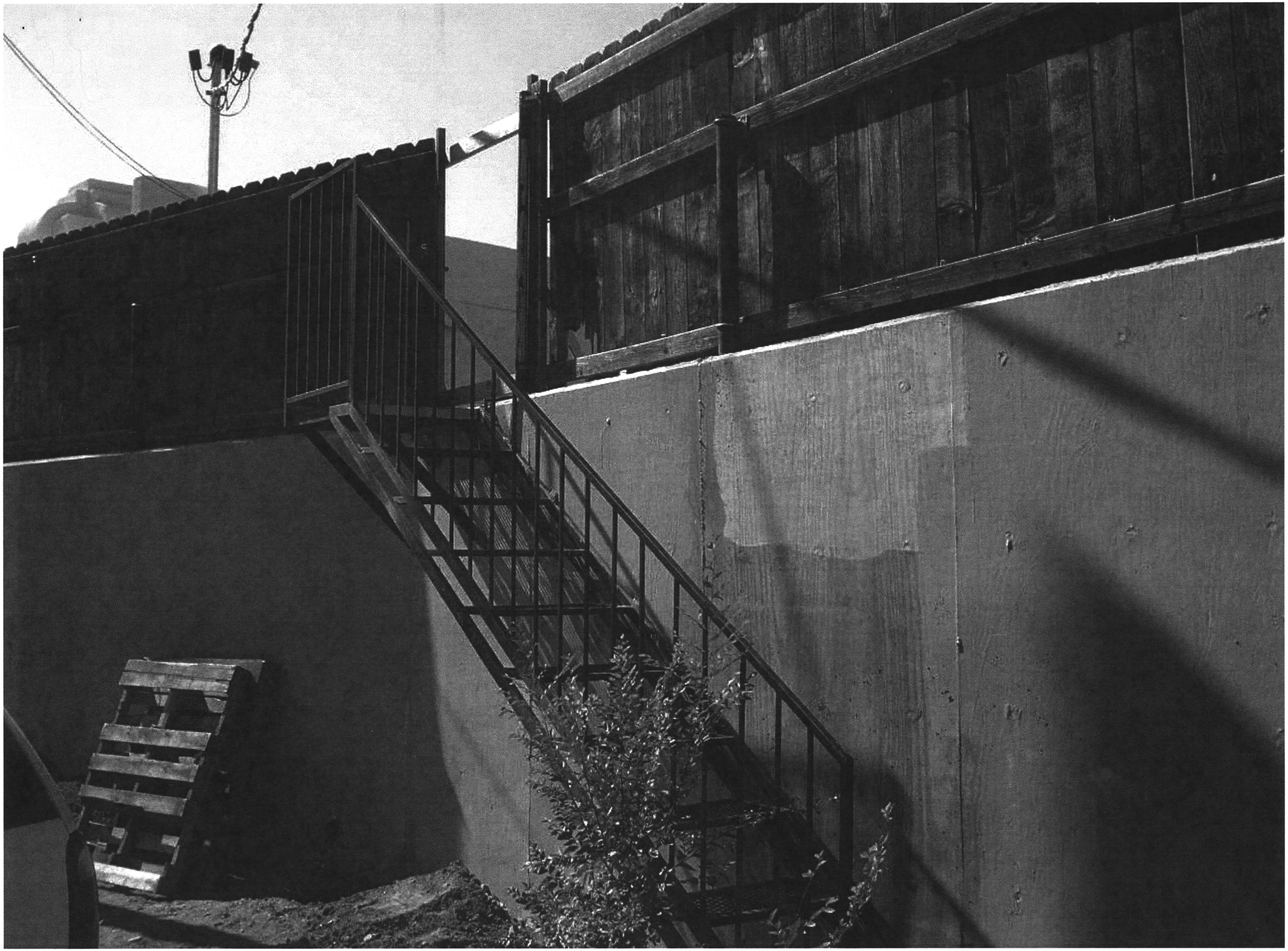
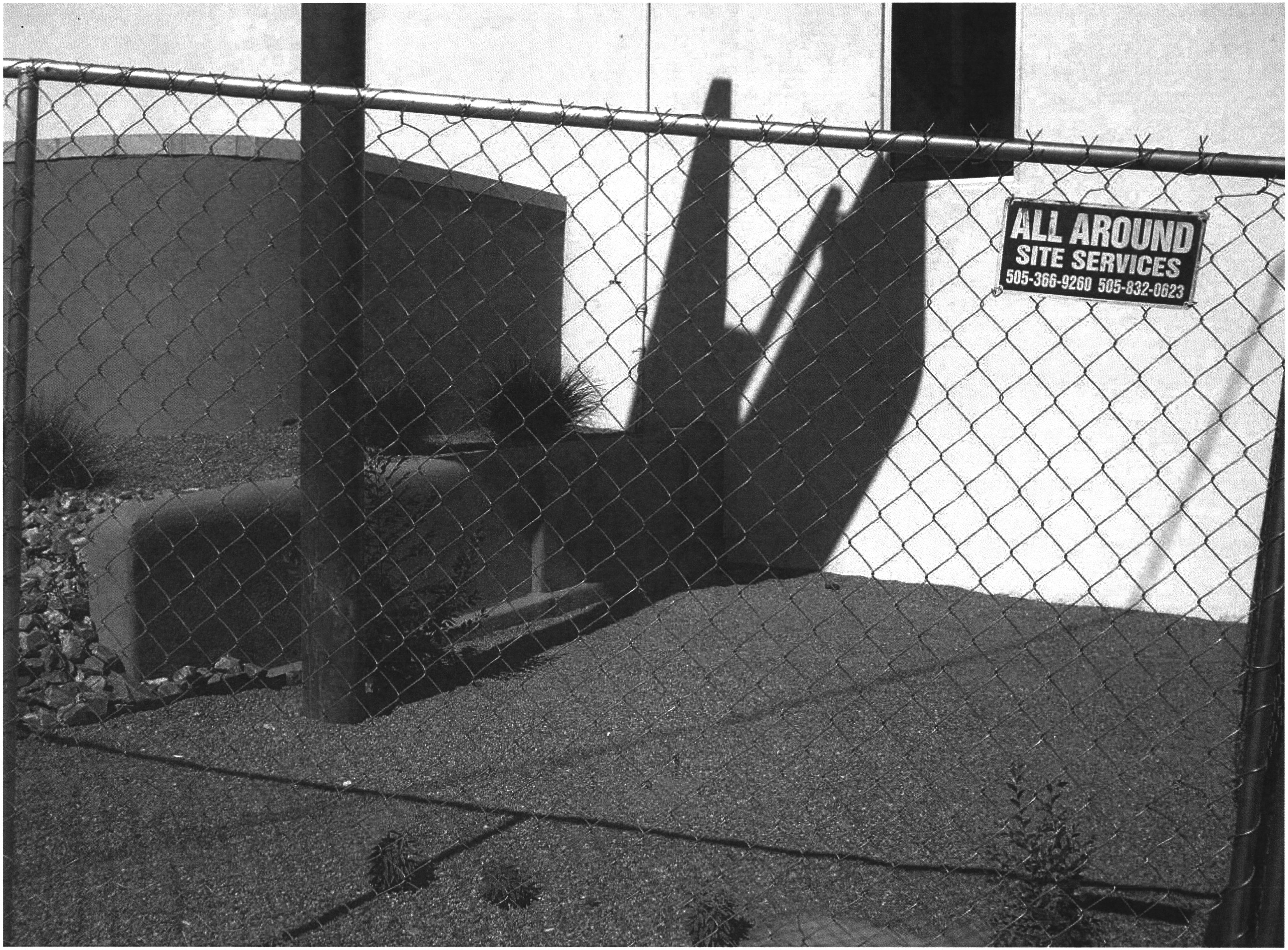







ALL AROUND
SITE SERVICES
505-366-9260 505-832-0623






TO CROSS
STREET
BUTTON
WAIT FOR
WALK SIGNAL


CINTAS
SPEED LIMIT
35
3523




1071

CITY OF ALBUQUERQUE

December 22, 2011

Daniel Herr, R.A.
Slagle Herr Architects
1600 Rio Grande NW
Albuquerque, NM 87104

Re: Chows at Nob Hill, 3523 Central Ave NE
Permanent Certificate of Occupancy – Transportation Development
Architect's Stamp dated 12-06-11 (K16-D058)
Certification dated 12-16-11

Dear Mr. Herr,

Based upon the information provided in your submittal received 12-22-11, 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, you can contact me at 924-3991.

Sincerely,

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

C: CO Clerk
File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Albuquerque - Making History 1706-2006

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: 3523 CENTRAL AVE NE
ZONE MAP/DRG. FILE #:K16
DRB #: NA
EPC#:NA
WORK ORDER#:NA

LEGAL DESCRIPTION: SOUTH PORTION OF LOT 10 & ALL OF LOTS 11 & 12 BLOCK 4 MONTEVISTA ADDITION
CITY ADDRESS:3523 CENTRAL AVE NE

ENGINEERING FIRM: NONE
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: CARLISLE AND CENTRAL LLC
ADDRESS: 721 14TH ST. SW
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MIKE MATTIOLI
PHONE: 463-6910
ZIP CODE: 87104

ARCHITECT: SLAGLE HERR ARCHITECTS
ADDRESS: PO BOX 57106
CITY, STATE: ALBUQUERQUE, NM

CONTACT: DAN HERR
PHONE: 246-0870
ZIP CODE: 87107

SURVEYOR: THOMAS JOHNSTON
ADDRESS: 3300 LOUISIANA AVE. NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: THOMAS JOHNSTON
PHONE: 255-2887
ZIP CODE: 87108

CONTRACTOR: HART CONSTRUCTION
ADDRESS: 2919 2ND ST NW, STE. B
CITY, STATE: ALBUQUERQUE, NM

CONTACT: ANDY HART
PHONE: 345-4001
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

RECEIVED
DEC 2 2 2011

DATE SUBMITTED:12-16-11
BY:DAN HERR

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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.

slagleherr.com

Kristal D. Metro P.E.
Traffic Engineer, Planning Department
Development and Building Services
City of Albuquerque

TRAFFIC CERTIFICATION FOR: 3523 Central Avenue NE, Albuquerque, NM

I, Dan Herr, NMRA 3076, of the firm Slagle Herr Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved Site Development Plan dated 12/6/11. I certify that I have personally visited the project site on 12-15-11 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 final 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.

Dan Herr, Vice President-SlagleHERR Architects, Inc.

12-16-11
Date

STATE OF NEW MEXICO
DANIEL
HERR
NO. 3076
12-16-11
REGISTERED ARCHITECT

RECEIVED
DEC 22 2011
BY:

slagle HERR Architects
1600 rio grande nw albuquerque
fax 505 246 0437 new mexico 87104
505 246 0870

December, 16, 2011

City of Albuquerque
Attention: Kristal Metro

Subject: 3523 Central Ave NE
Lots 11 and 12

Dear Kristal,
As per your request Carlisle and Central LLC, is hereby giving the City of Albuquerque a letter of acknowledgement that the two vacant lots to the west of Fan Tang restaurant located at 3523 Central Ave NE will remain vacant and used for parking during the term of their lease. At the conclusion of the lease or upon mutual agreement of Tenant and Landlord, Carlisle and Central, LLC may develop lots 11 and 12 according to the Sector Plan for the Nob Hill Neighborhood.

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

Respectfully,

Mike S. Mattioli
505.463.6910
Managing Member of Carlisle and Central, LLC

RECEIVED
DEC 16 2011
HYDROLOGY
SECTION

RECEIVED
DEC 22 2011
BY:_____

CITY OF ALBUQUERQUE

December 22, 2011

Daniel Herr, R.A.
Slagle Herr Architects
1600 Rio Grande NW
Albuquerque, NM 87104

Re: Chows at Nob Hill, 3523 Central Ave NE, Traffic Circulation Layout
Architect's Stamp dated 12-06-11 (K16-D058)

Dear Mr. Herr,

The TCL submittal received 12-16-11 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this 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 and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. 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 Hydrology at the Development Services Center of Plaza Del Sol Building.

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,

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

C: File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: 3523 CENTRAL AVE NE
DRB #: NA EPC#:NA
ZONE MAP/DRG. FILE #:K16 D058
WORK ORDER#:NA

LEGAL DESCRIPTION: SOUTH PORTION OF LOT 10 & ALL OF LOTS 11 & 12 BLOCK 4 MONTEVISTA ADDITION
CITY ADDRESS:3523 CENTRAL AVE NE

ENGINEERING FIRM: NONE
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: CARLISLE AND CENTRAL LLC
ADDRESS: 721 14TH ST. SW
CITY, STATE: ALBUQUERQUE, NM
CONTACT: MIKE MATTIOLI
PHONE: 463-6910
ZIP CODE: 87104

ARCHITECT: SLAGLE HERR ARCHITECTS
ADDRESS: PO BOX 57106
CITY, STATE: ALBUQUERQUE, NM
CONTACT: DAN HERR
PHONE: 246-0870
ZIP CODE: 87107

SURVEYOR: THOMAS JOHNSTON
ADDRESS: 3300 LOUISIANA AVE. NE
CITY, STATE: ALBUQUERQUE, NM
CONTACT: THOMAS JOHNSTON
PHONE: 255-2887
ZIP CODE: 87108

CONTRACTOR: HART CONSTRUCTION
ADDRESS: 2919 2ND ST NW, STE. B
CITY, STATE: ALBUQUERQUE, NM
CONTACT: ANDY HART
PHONE: 345-4001
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

RECEIVED
DEC 16 2011
HYDROLOGY SECTION

DATE SUBMITTED:12-16-11
BY:DAN HERR

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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.

CITY OF ALBUQUERQUE

October 20, 2010

Lee Gamelsky, R.A.
Lee Gamelsky Architects, P.C.
2412 Miles Rd. SE
Albuquerque, NM 87106

Re: Chows of Nob Hill, 3523 Central Ave NE, Traffic Circulation Layout
Architect's Stamp dated 10-04-10 (K16-D058)

Dear Mr. Gamelsky,

The TCL submittal received 10-12-10 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this 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 and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. 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 Hydrology at the Development Services Center of Plaza Del Sol Building.

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,

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

C: File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: CHAWS of NOB HILL ZONE MAP: K-16 / D058

DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: S. Portion of Lot 10, Lots 11, 12; Block 4 Monte Vista Add.

CITY ADDRESS: 3523 CENTRAL AVE NE

ENGINEERING FIRM: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

Call when received

OWNER: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: LEE GAMELSKY Architects CONTACT: Lee Gamelsky

ADDRESS: 2412 Miles Rd SE PHONE: 842 9865

CITY, STATE: ALB NM 87106 ZIP CODE: 87106

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: HART Construction CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1st SUBMITTAL
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERT (HYDROLOGY)
_____ CLOMR/LOMR
● TRAFFIC CIRCULATION LAYOUT
_____ ENGINEER'S CERT (TCL)
_____ ENGINEER'S CERT (DRB SITE PLAN)
_____ 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)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

_____ YES
X NO
_____ COPY PROVIDED

RECEIVED
OCT 12 2010
HYDROLOGY SECTION

DATE SUBMITTED: 12 October 2010 BY: Lee Gamelsky

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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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.

CITY OF ALBUQUERQUE

October 22, 2010

Lee Gamelsky, RA
Lee Gamelsky Architects PC
2412 Miles Rd. SE
Albuquerque, NM 87106

Re: Chows of Nob Hill Site Plan (sht AS-101)
Architect Stamp 8-26-10 (K16/D58)

Dear Mr. Gamelsky,

Based upon information provided in your submittal dated 10-13-10, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, prior to Certificate of Occupancy release, Certification of this plan per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development Services

C: file

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 06/22/2005)

PROJECT TITLE: Chows of NOB HILL ZONE MAP/DRG. FILE # K-16 / D058
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: S PORTION OF LOT 10, LOTS 11 & 12, BLOCK 4, MONTE VISTA ADDN.
CITY ADDRESS: 3523 CENTRAL AVE. NE

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: LEE GAMELSKY ARCHITECTS P.C CONTACT: LEE GAMELSKY
ADDRESS: 2412 MILES RD SE PHONE: 842 8865
CITY, STATE: ABQ NM 87106 ZIP CODE: 87106

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

KRISTAL HAS FILE.

TYPE OF SUBMITTAL:
_____ DRAINAGE REPORT
X DRAINAGE PLAN 2nd SUBMITTAL
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
● GRADING PLAN
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERT (HYDROLOGY)
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT
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CHECK TYPE OF APPROVAL SOUGHT:
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_____ SECTOR PLAN APPROVAL
_____ FINAL PLAT APPROVAL
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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)

RECEIVED
OCT 13 2010
HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____ YES
X NO
_____ COPY PROVIDED

SUBMITTED BY: Lee GAMELSKY DATE: 10.13.10

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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