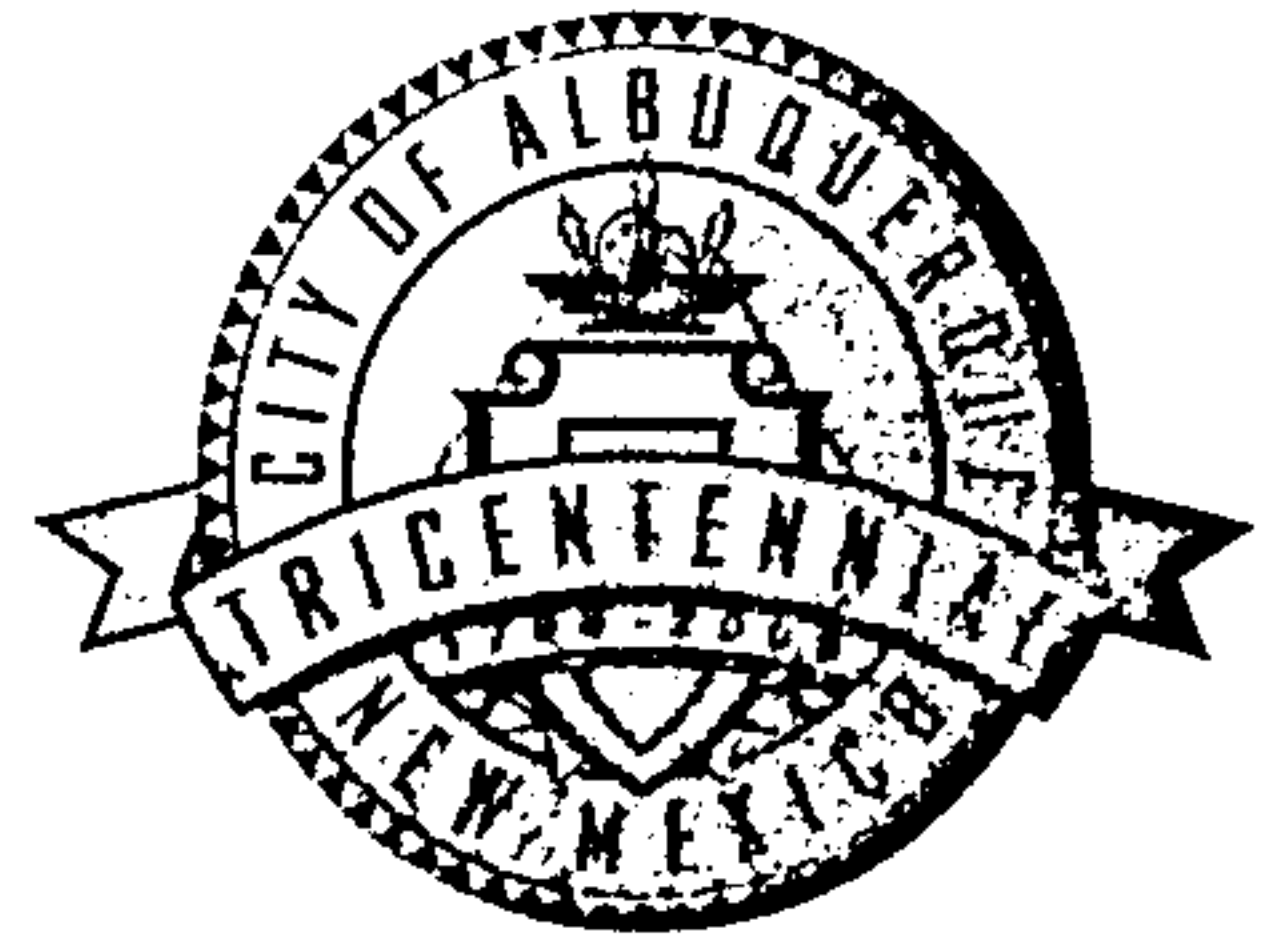


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

February 5, 2007

Kent Trauernicht, Registered Architect
P.O. Box 3366
Albuquerque, NM 87190

Re: Certification Submittal for Final Building Certificate of Occupancy for
Monte Vista Wellness Center, [K-16 / D70]
3212 Monte Vista
Architect's Stamp Dated 02/01/07

Dear Mr. Trauernicht:

The TCL / Letter of Certification submitted on February 5, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Monte Vista Wellness Center ZONE MAP/DRG. FILE # K-16/0070
DRB#: N/A EPC#: N/A WORK ORDER#:

LEGAL DESCRIPTION: Lot 8 / Block 9 / Monte Vista Addition
CITY ADDRESS: 3212 Monte Vista Blvd. NE

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

OWNER: Schroeder Sales CONTACT: David Schroeder
ADDRESS: 215 Gold Av SW / Ste 101 PHONE: 764-1850 Ext 227
CITY, STATE: Albuquerque ZIP CODE: 87102

ARCHITECT: AKT Architects CONTACT: Kent Trauernicht
ADDRESS: 55 Camino Del Senador PHONE: 281-9560
CITY, STATE: Tijeras ZIP CODE: 87059

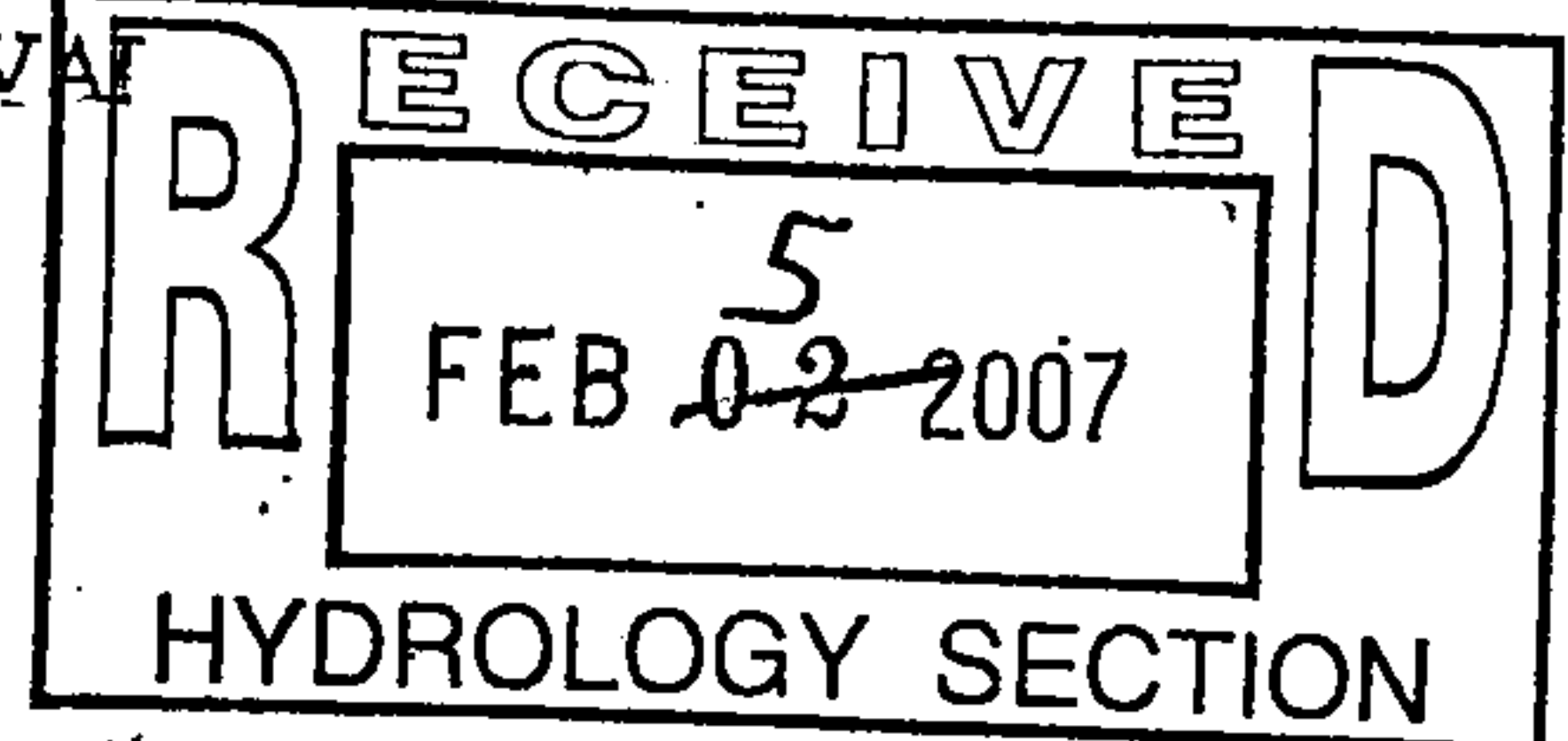
SURVEYOR: N/A CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: JMT Contractors CONTACT: Nancy Kerr
ADDRESS: 2123 Menaul NE / Ste C PHONE: 342-2237
CITY, STATE: Albuquerque ZIP CODE: 87107

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/ARCHITECT'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

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
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☐ 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 By Telephone
☐ NO
☐ COPY PROVIDED



SUBMITTED BY: Kent Trauernicht DATE: February 1, 2007
Kent Trauernicht, AKT Architects

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:

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.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

June 5, 2006

Kent Trauernicht
AKT Architects
55 Camino Del Senador
Tijeras, NM 87059

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Offices and Warehouse for Monte Vista Wellness Center [K-16/D-70]
(3212 Monte Vista Blvd NE), Albuquerque, NM
Engineer's/Architect's Stamp Dated 05-26-2006

Dear Mr. Trauernicht,

The TCL submittal dated May 26, 2006 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you 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 then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. 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 needs stamp 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.

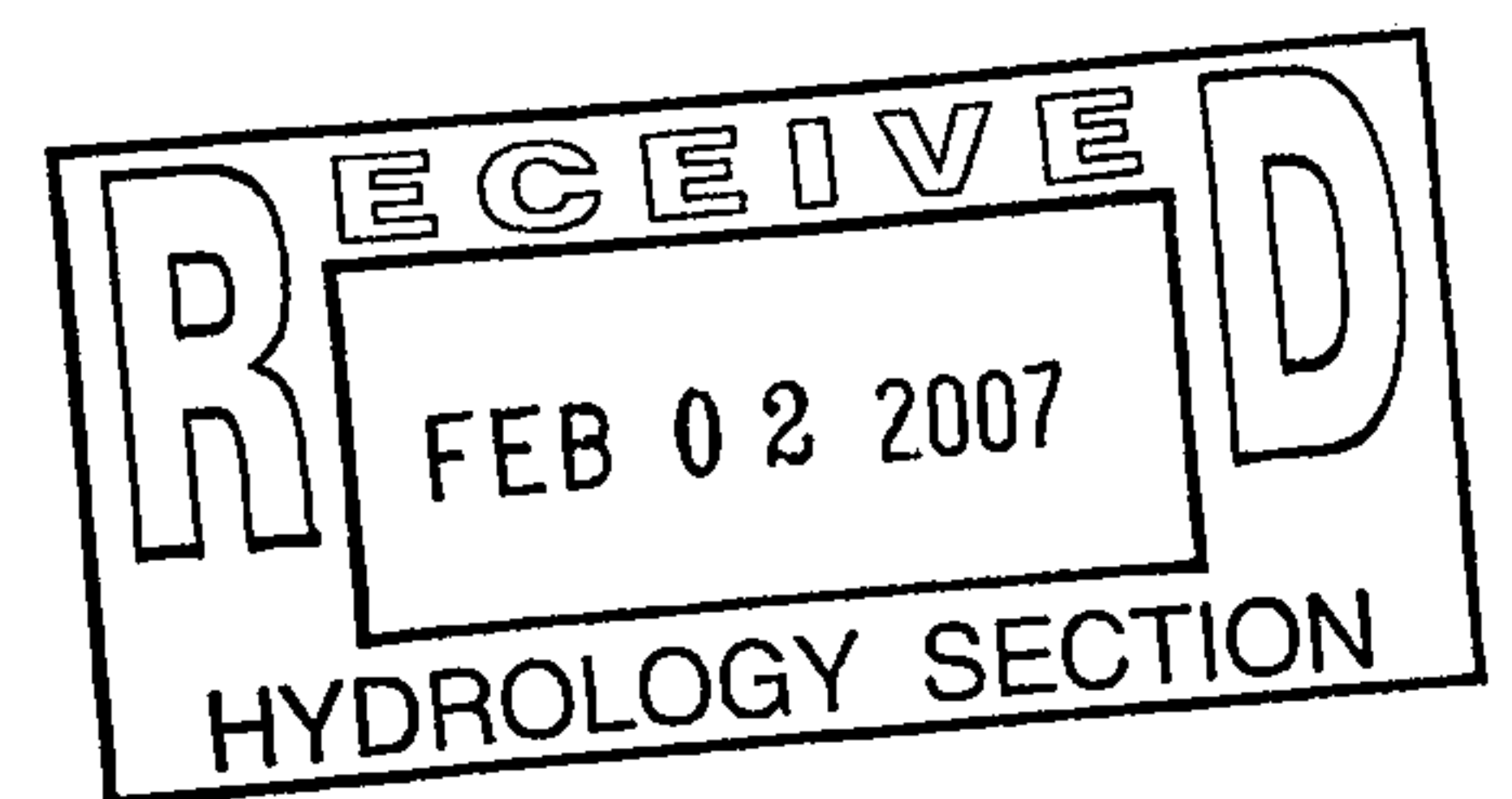
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

A handwritten signature in black ink, appearing to read "Nilo Salgado-Fernandez".

Nilo Salgado-Fernandez, PE
Senior Traffic Engineer
Development and Building Services

cc: Hydrology file
File





P. O. B O X 3 3 6 6
ALBUQUERQUE, NM 87190
T: (505) 281 - 9560
F: (505) 286 - 1055
C: (505) 259 - 7919
aktarch@earthlink.net

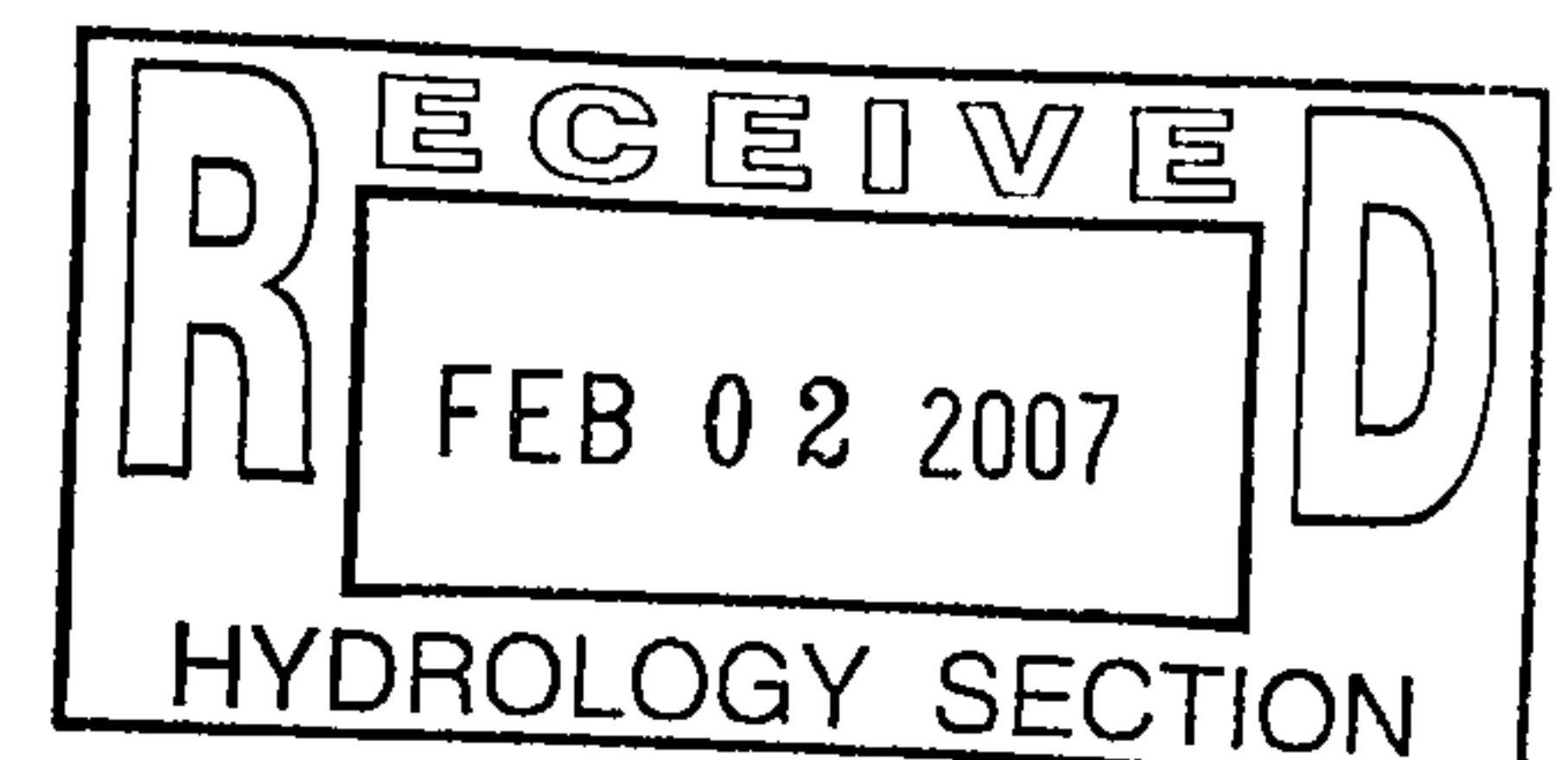
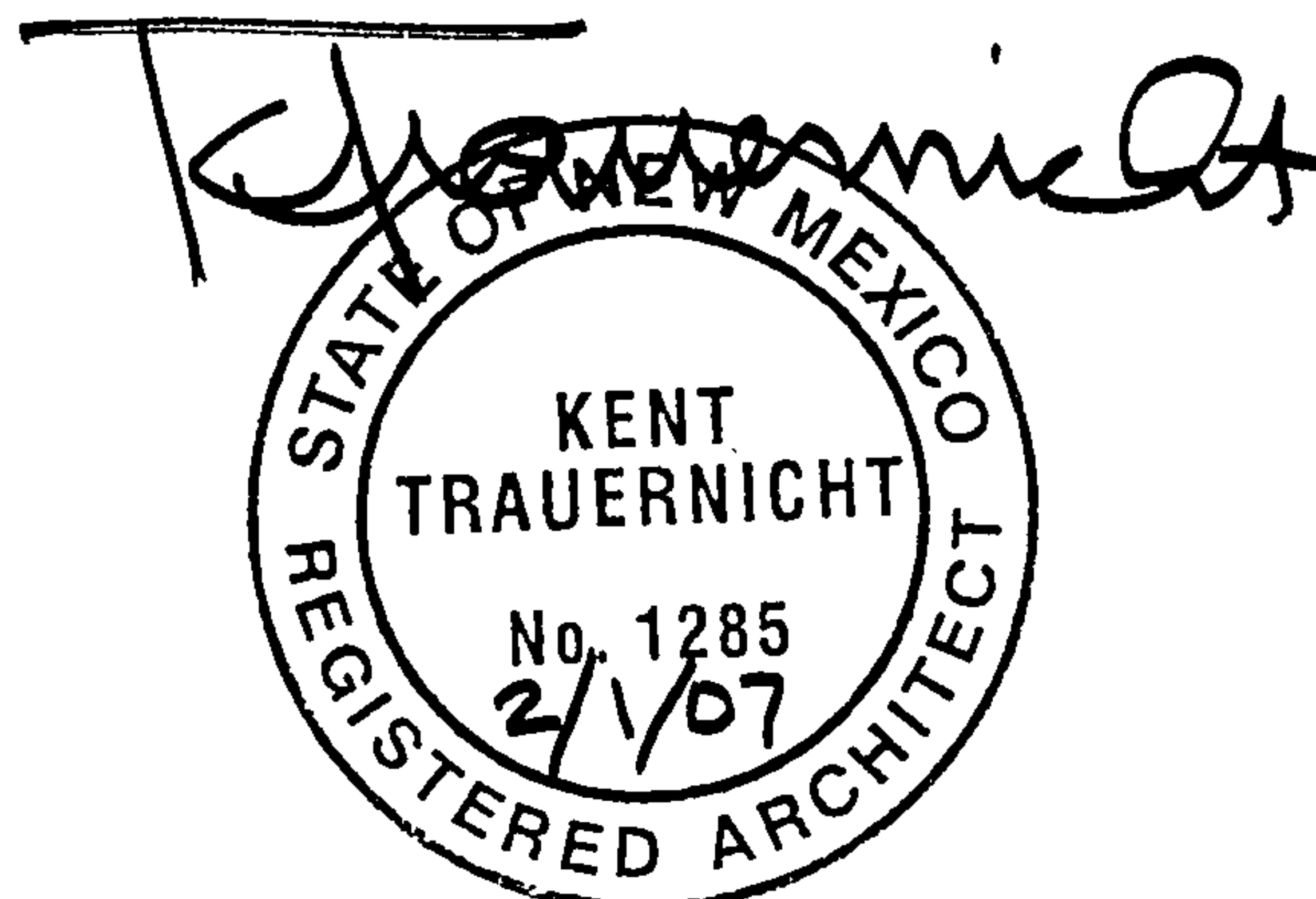
February 1, 2007

City of Albuquerque
Public Works Department
Transportation Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Traffic Circulation Layout – Certification
COA BP# 0607350
Office Addition and Remodel
3212 Monte Vista Blvd. NE
Albuquerque, NM

I have visited the completed project and to the best of my knowledge and information it appears to be in substantial compliance with the intent of the design concepts and the "Traffic Circulation Layout", as approved by the City, June 5, 2006. Minor site changes may have occurred during the construction of this project but have no adverse impact to the site and its ability to comply with the approved plan. Those relying upon this record are advised to obtain independent verification of its accuracy before using it for any other purpose.

This document neither expresses nor implies a warranty.



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

June 5, 2006

Kent Trauernicht
AKT Architects
55 Camino Del Senador
Tijeras, NM 87059

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(3212 Monte Vista Blvd NE), Albuquerque, NM
Engineer's/Architect's Stamp Dated 05-26-2006

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Sincerely,


Nilo Salgado-Fernandez, PE
Senior Traffic Engineer
Development and Building Services

cc: Hydrology file
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Monte Vista Wellness Center ZONE MAP/DRG. FILE # K-16/1570
DRB#: N/A EPC#: N/A WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 8 / Block 9 / Monte Vista Addition
CITY ADDRESS: 3212 Monte Vista Blvd. NE

ENGINEERING FIRM: N/A
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

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CITY, STATE: Albuquerque

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CONTRACTOR: JMT Contractors
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TYPE OF SUBMITTAL:

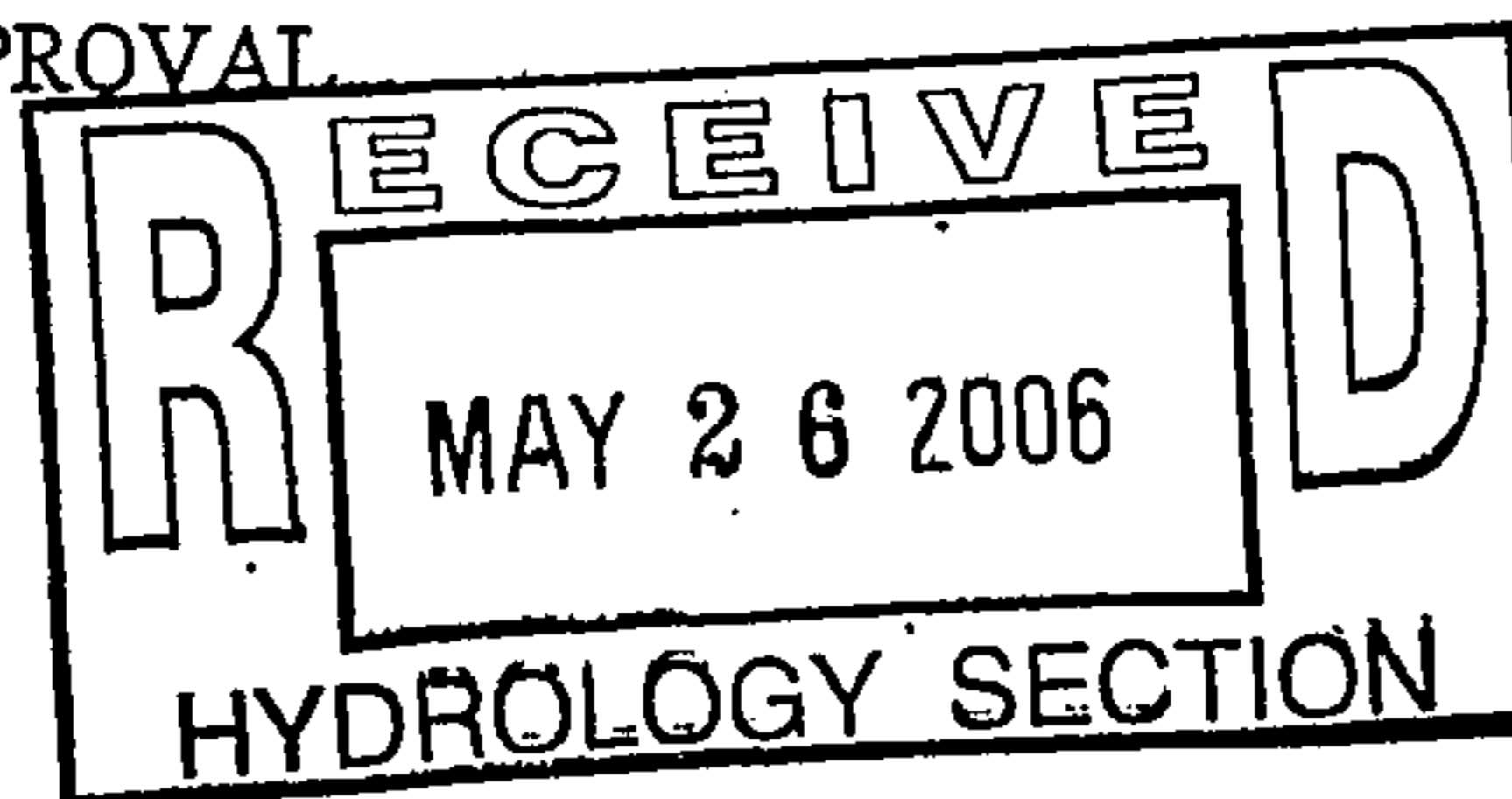
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☐ CLOMR/LOMR
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☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

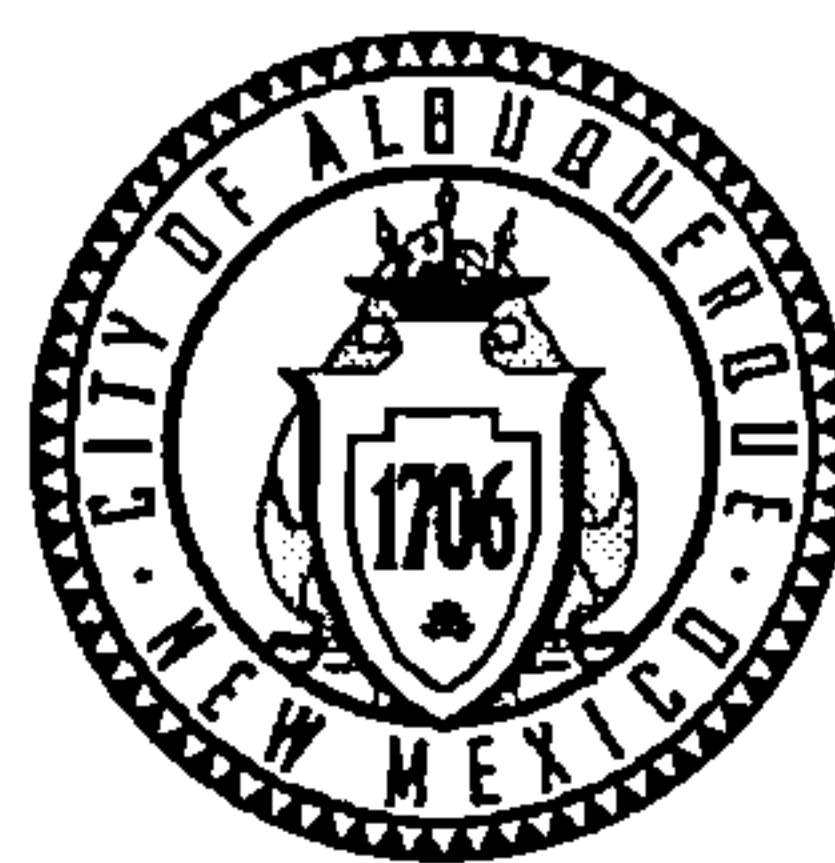
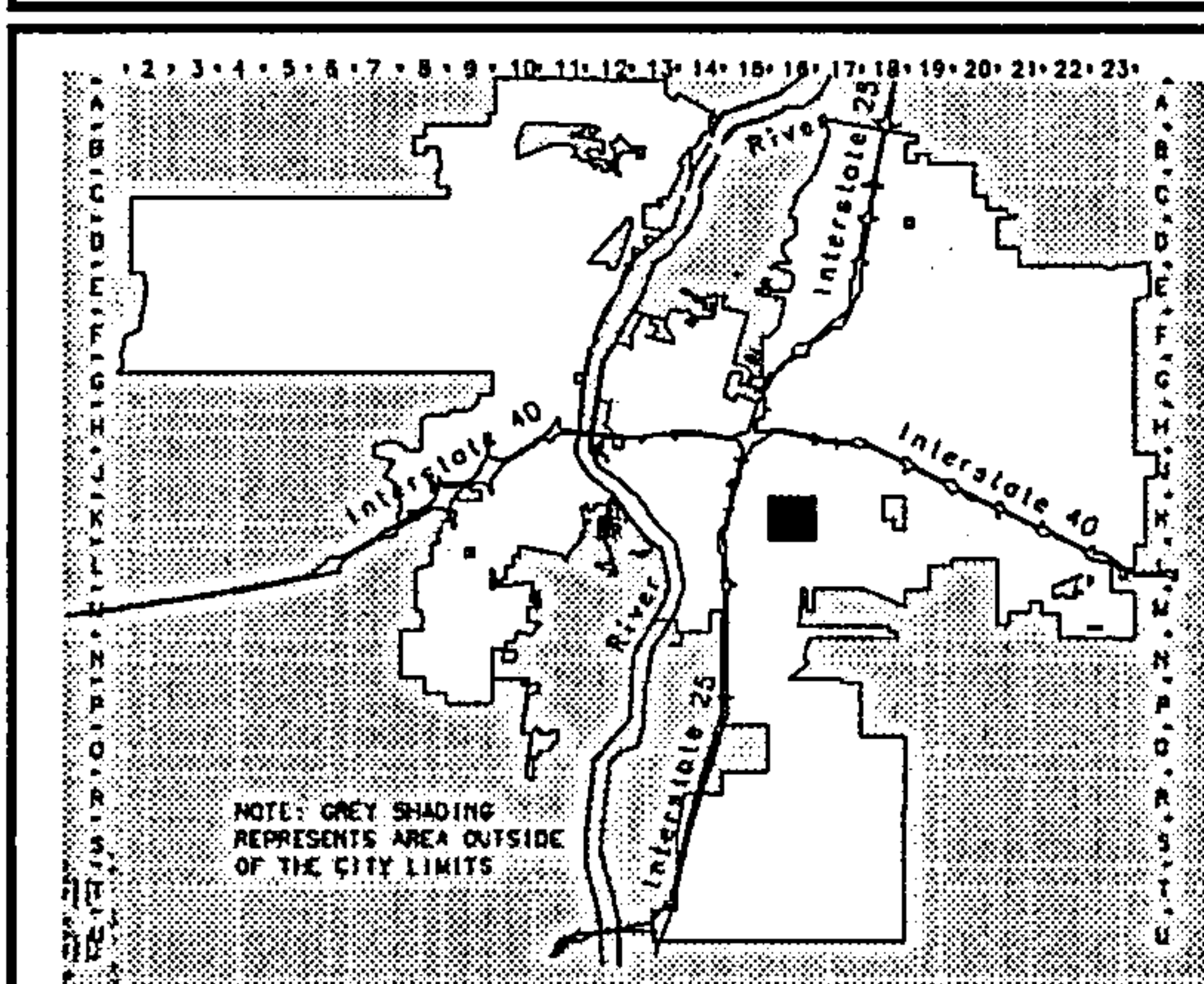
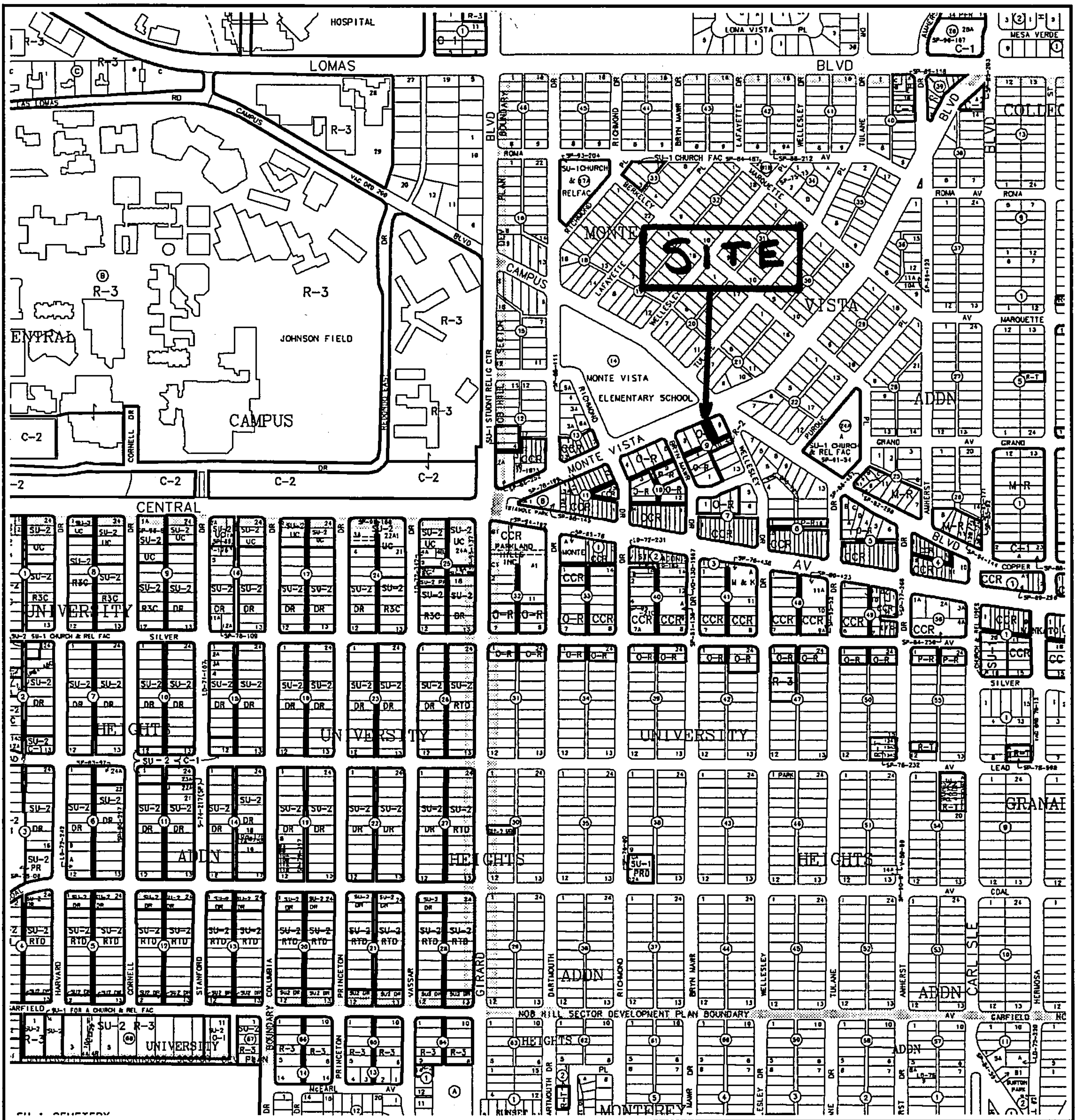
- ☒ X YES By Telephone
☐ NO
☐ COPY PROVIDED



SUBMITTED BY: Kent Trauernicht DATE: May 25, 2006
Kent Trauernicht, AKT Architects

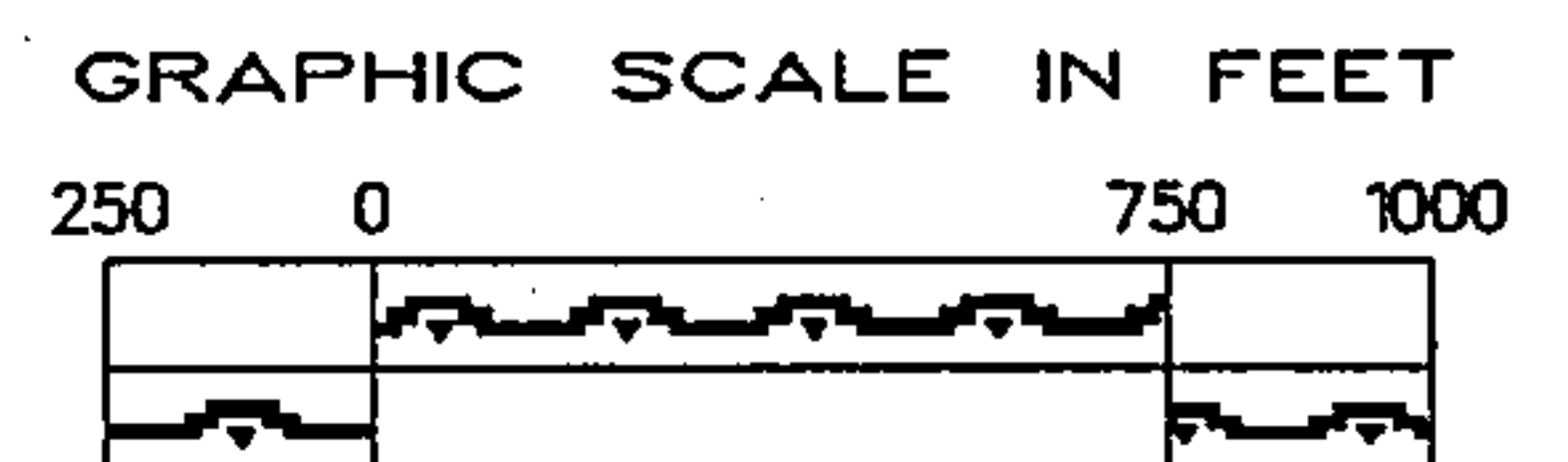
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Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

K-16-Z

Map Amended through August 04, 2004