

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

January 16, 2015

Thomas Gentry, R.A.
Tom Gentry Architect
2724 Palo Alto NE
Albuquerque, NM 87112

Re: Weeping Willow Plaza, 5001 Central Ave.
Certificate of Occupancy – Transportation Development
Architect's Stamp dated 10-25-13 (K17-D107)
Certification dated 12-30-14

Dear Mr. Gentry,

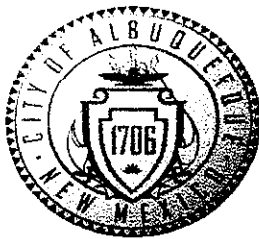
Based upon the information provided in your submittal received 01-05-15 and the pictures received 01-14-15. Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Project Title: WEEPING WILLOW PLAZA Building Permit #: 201392700 City Drainage #: N/A
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 35-A, BLOCK 39, VALLEY VIEW ADDITION
City Address: 5001 CENTRAL NE ABQ NM 87108

Engineering Firm: SCOTT MCGEE Contact: SCOTT MCGEE
Address: 9700 TANDAN DR. NE ABQ. NM 87111
Phone#: 203.2905 Fax#: _____ E-mail: SCOTTMMCGEE@GMAIL.COM

Owner: KROKES, LLC Contact: NICK PAULAKOS
Address: 2051 PAN AMERICAN FREEWAY NE ABQ. NM 87107
Phone#: 298.1700 Fax#: _____ E-mail: NICKP@SHAREYOURCARE.ORG

Architect: TOM GENTRY ARCHITECT Contact: TOM GENTRY
Address: 2724 PALO ALTO NE ABQ NM 87112
Phone#: 764.8550 Fax#: _____ E-mail: TGENTRY@EMAABQ.COM

Surveyor: HARRIS SURVEYING Contact: TONY HARRIS
Address: 2412-D MONROE ST. ABQ. NM 87110
Phone#: 889.8056 Fax#: _____ E-mail: TONY@HARRIS SURVEYING.COM

Contractor: LANDMARK CONSTRUCTION Contact: MIKE HONTAS
Address: 5319 MENAUL NE ABQ. NM 87110
Phone#: 883.7333 Fax#: 883.4134 E-mail: MHONTAS@DASKALOSDI.COM

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ 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 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
- ☒ 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 N/A No _____ Copy Provided _____

DATE SUBMITTED: 1.5.15 By: [Signature]

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


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 CERTIFICATION

I, THOMAS C. GENTRY, NMPE OR NMRA #2734, OF THE FIRM TOM GENTRY ARCHITECT HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10.25.13. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS GENTRY OF THE FIRM TOM GENTRY ARCH. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12.22.14 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 CERT. OF COMPLETION.

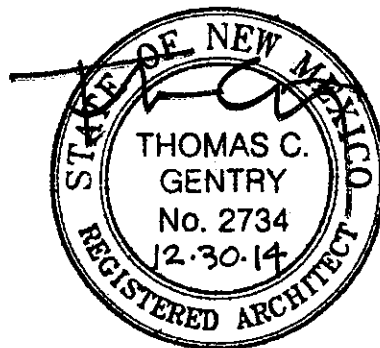
<LIST EXCEPTIONS, IF ANY>

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.


Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

12.30.14
Date



TOM GENTRY ARCHITECT
2724 PALO ALTO NE ALBUQUERQUE, NM 87112 (505) 764-8550

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- THIS SUBMITTAL IS FOR A CERTIFICATE OF SHELL COMPLETION ONLY. FUTURE TENANTS MUST SUBMIT DRAWINGS FOR PLANS REVIEW & PERMIT FOR FUTURE CERTIFICATE OF OCCUPANCY.
- SEE SHEET A61 FOR DOOR AND WINDOW SCHEDULES.

PROJECT DATA

PROJECT DESCRIPTION

NEW SHELL ONLY RETAIL CENTER LOCATED ON VACANT PROPERTY. NO PHASING- PROJECT TO BE BUILT IN ENTIRETY

PROJECT ADDRESS

5001 CENTRAL NE, ALBUQUERQUE, NM 87106

PROJECT LOCATION

THE NORTHEAST CORNER OF CENTRAL AVENUE AND JACKSON STREET IN ALBUQUERQUE NM

LEGAL DESCRIPTION

LOT 35-A BLOCK 39, VALLEY VIEW ADDITION (PLAT OF MAY, 2015)

ZONING

ZONE ATLAS: K-11-Z
COR-3, NOB HILL HIGHLAND SECTOR DEVELOPMENT PLAN

SITE DATA

SITE AREA	3126 SF. (71 AC)
BUILDING AREA	9,832 SF.
PARKING AREA	12,160 SF.
LANDSCAPE AREA	1300 SF. (MIN. 10%)

PARKING CALCULATIONS

RETAIL - 6,632 SF / 1000 = 9 X 3	27 SPACES
RESTAURANT - OCC. LOAD 600	10 SPACES
SUB-TOTAL	37 SPACES
LESS 20% FOR RAPID RIDE	(7 SPACES)
TOTAL PARKING REQUIRED	30 SPACES
PARKING PROVIDED	30 SPACES
	(INCLUDES 2 ACCESS.)

NOTE: PARKING CALCULATIONS ASSUME POTENTIAL SMALL RESTAURANT USE (APPROX. 1200 SF.)

KEYED NOTES

- EXISTING CURB AND GUTTER
- NEW CURB, SEE CIVIL DRAWINGS
- PARKING STALLS, 8'-6" X 20'-0", TYP.
- LANDSCAPED PLANTER, SEE LANDSCAPE DRAWINGS
- EXISTING ELECTRICAL TRANSFORMER
- DOMESTIC WATER ENTRY ROOM, SEE PLUMBING DRAWINGS
- NEW CONCRETE WALKWAY FROM EXIST. SIDEWALK TO STOREFRONT DOORWAYS
- BICYCLE PARKING (4 BICYCLES)
- PROPERTY LINE
- EDGE OF EXISTING ASPHALT
- ADJACENT PROPERTY
- EXISTING SIDEWALK WITHIN ROW
- HC ACCESSIBLE PARKING SPACE, SEE DETAIL 1/A1 RAMP SLOPE TO BE 1% MIN. AND 2% MAX, SEE CIVIL DUGS.
- 35' CLEAR SIGHT TRIANGLE
- EXISTING CURB RAMP AND CROSSING AT JACKSON ST.
- TRASH ENCLOSURE, SEE 3/A1
- GAS METER, SEE PLUMBING DRAWINGS
- 24'-0" WIDE DRIVE, MIN. AISLE TYP. THRU SITE - SLOPES TO BE 1% MIN. / 6% MAX, SEE CIVIL DUGS.
- ELECTRIC SERVICE, SEE ELECTRICAL DRAWINGS
- ABANDON EXISTING CURB CUT - REPLACE WITH SIDEWALK, CURB AND GUTTER REPAIR AS REQ'D.
- EXISTING DECORATIVE LIGHT POLE IN ROW
- EXISTING LIGHT POLE TO BE MOVED - COORD. W/ P&M
- EXISTING POWER POLE AND PHONE BOX
- EXISTING PRECAST CONCRETE WALL TO REMAIN
- EXISTING MONUMENT SIGN TO REMAIN
- (2) 4x8 MOTORCYCLE PARKING SPACES
- SIGNAGE SIMILAR TO SIZE AND HEIGHT OF DETAIL 2/A1
- STATING "MOTORCYCLE PARKING"
- DETECTABLE WARNING MAT
- DOTS REPRESENT ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING SPACE TO ALL LEASE SPACE ENTRY DOORS
- NEW CURB RAMP, SEE CIVIL DUGS.
- 15 FT. RADIUS
- CONC. TIRE STOP AT ALL SPACES FACING BUILDINGS
- 12" HIGH MAX. HEADER CURB AT ROW, SEE CIVIL DUGS.
- NEW PRIVATE ENTRY DRIVE PER COA STD. DUG. 2426

TRAFFIC CIRCULATION LAYOUT APPROVED

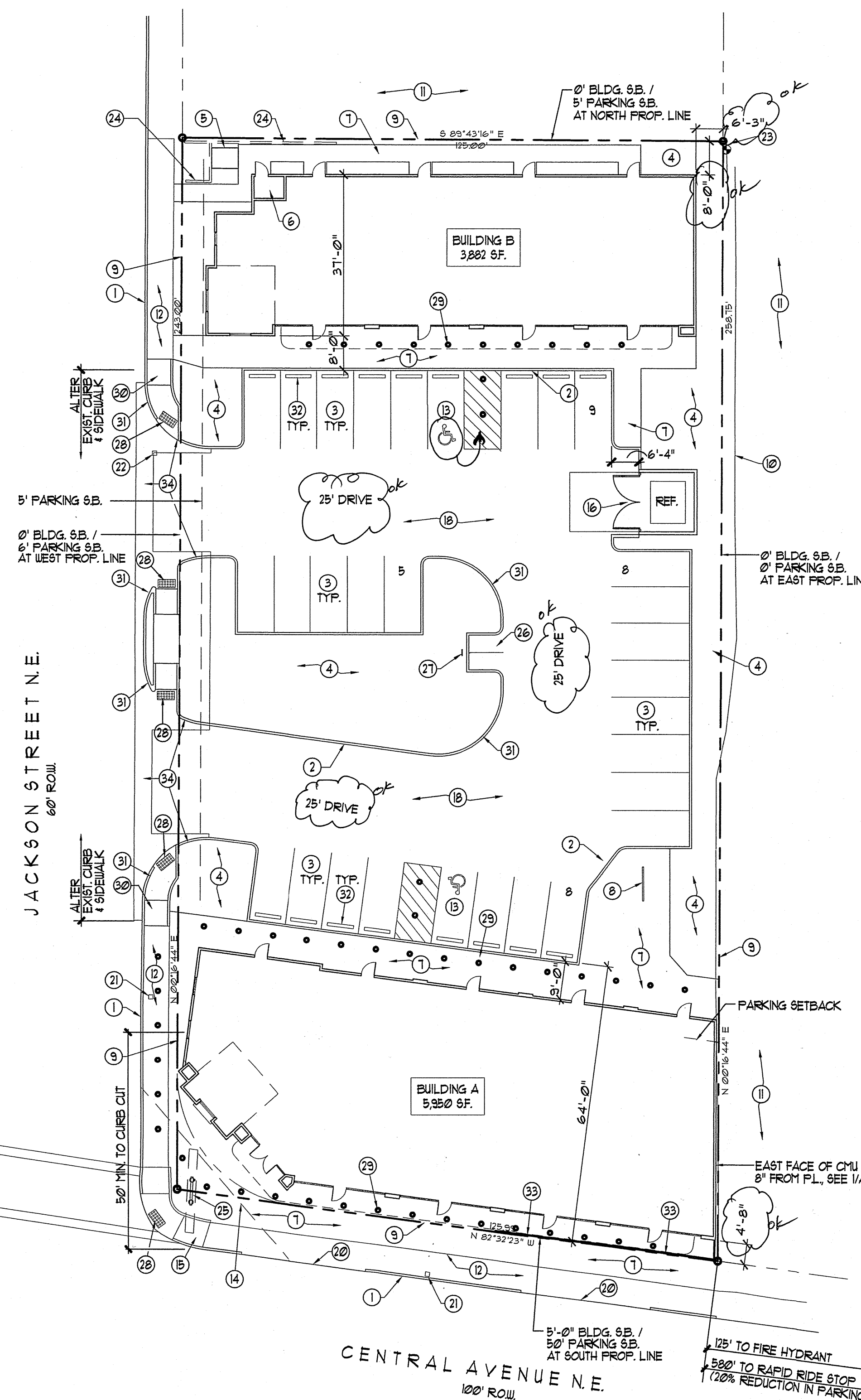
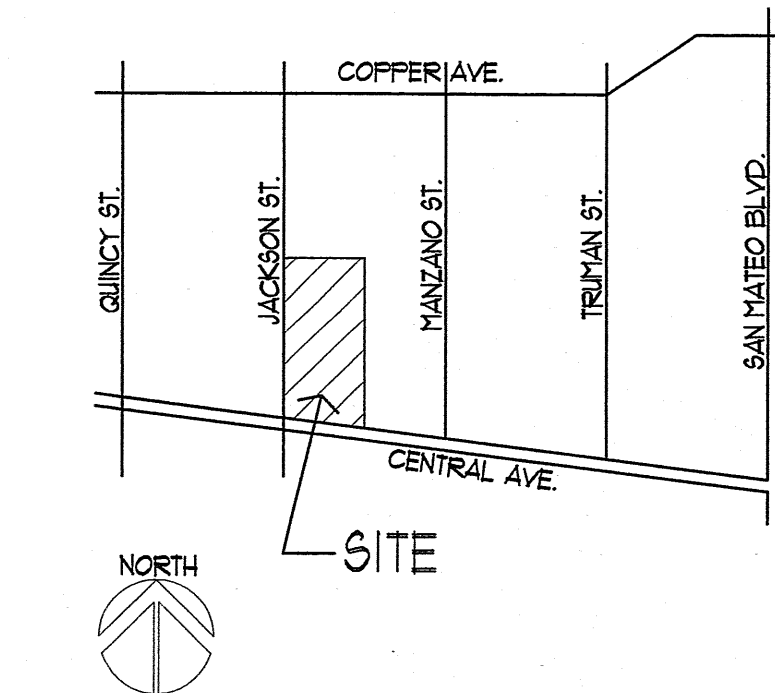
[Signature] 280013
Signed Date

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

RECEIVED
OCT 25 2013
LAND DEVELOPMENT SECTION

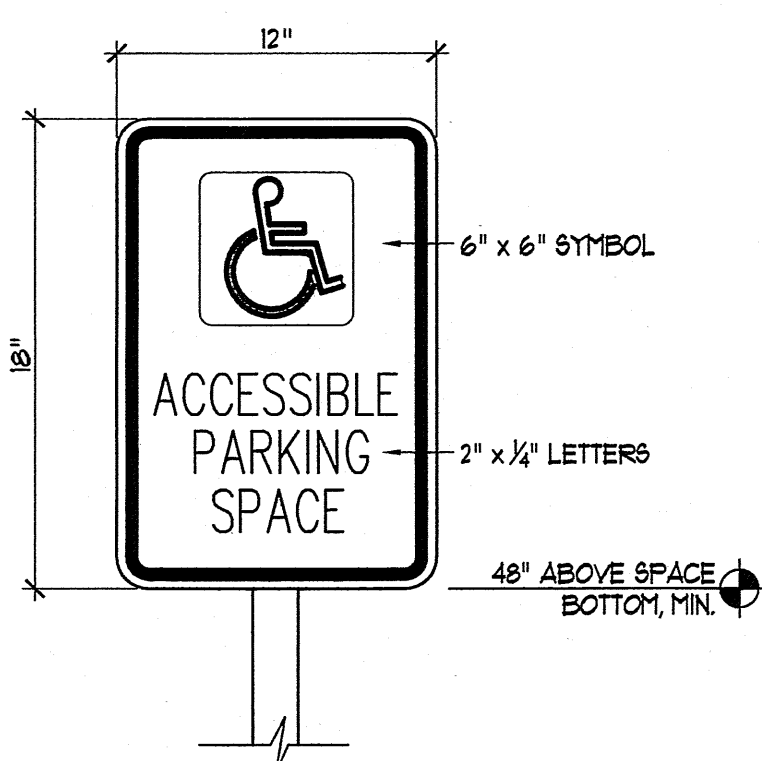
SITE LOCATION MAP



SITE PLAN

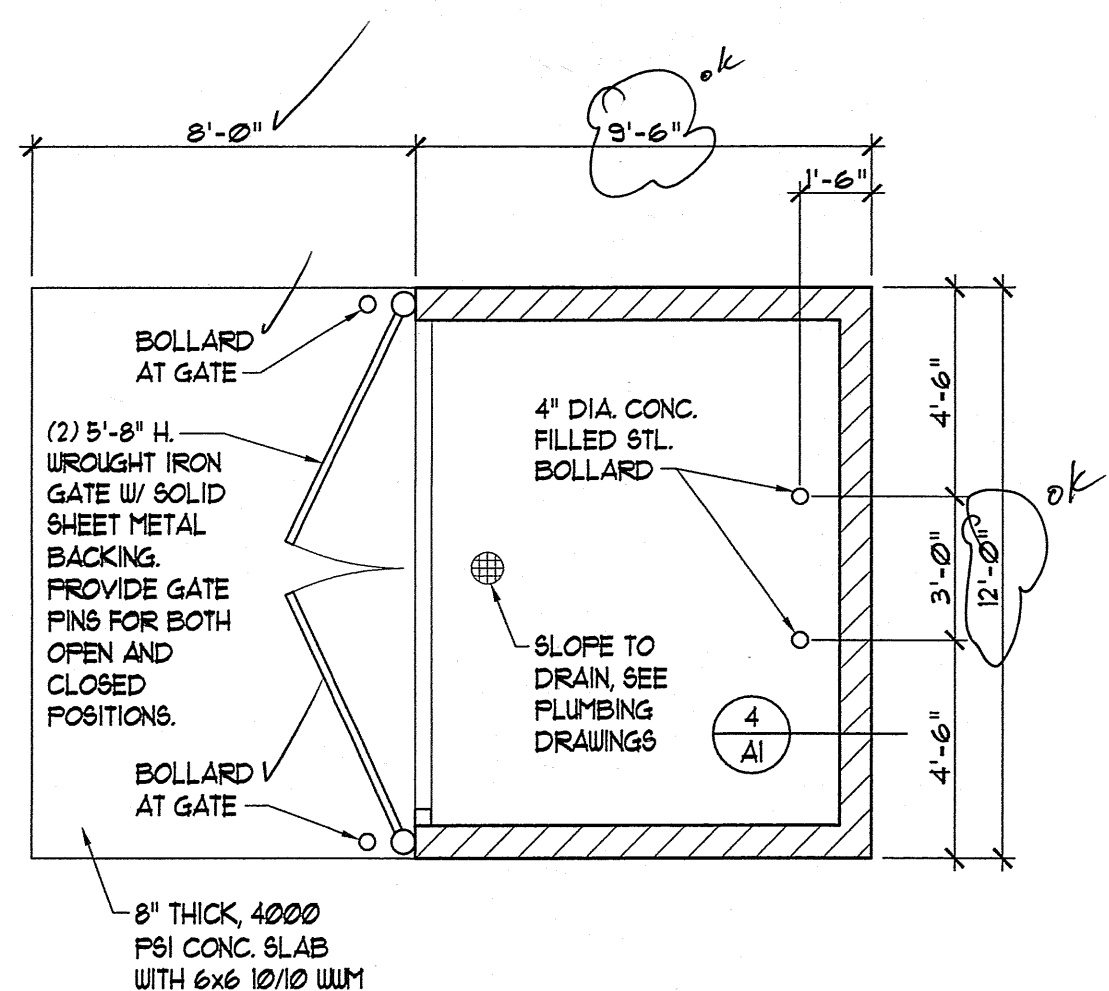
SCALE: 1" = 20'-0"

EXIST. FIRE HYDRANT



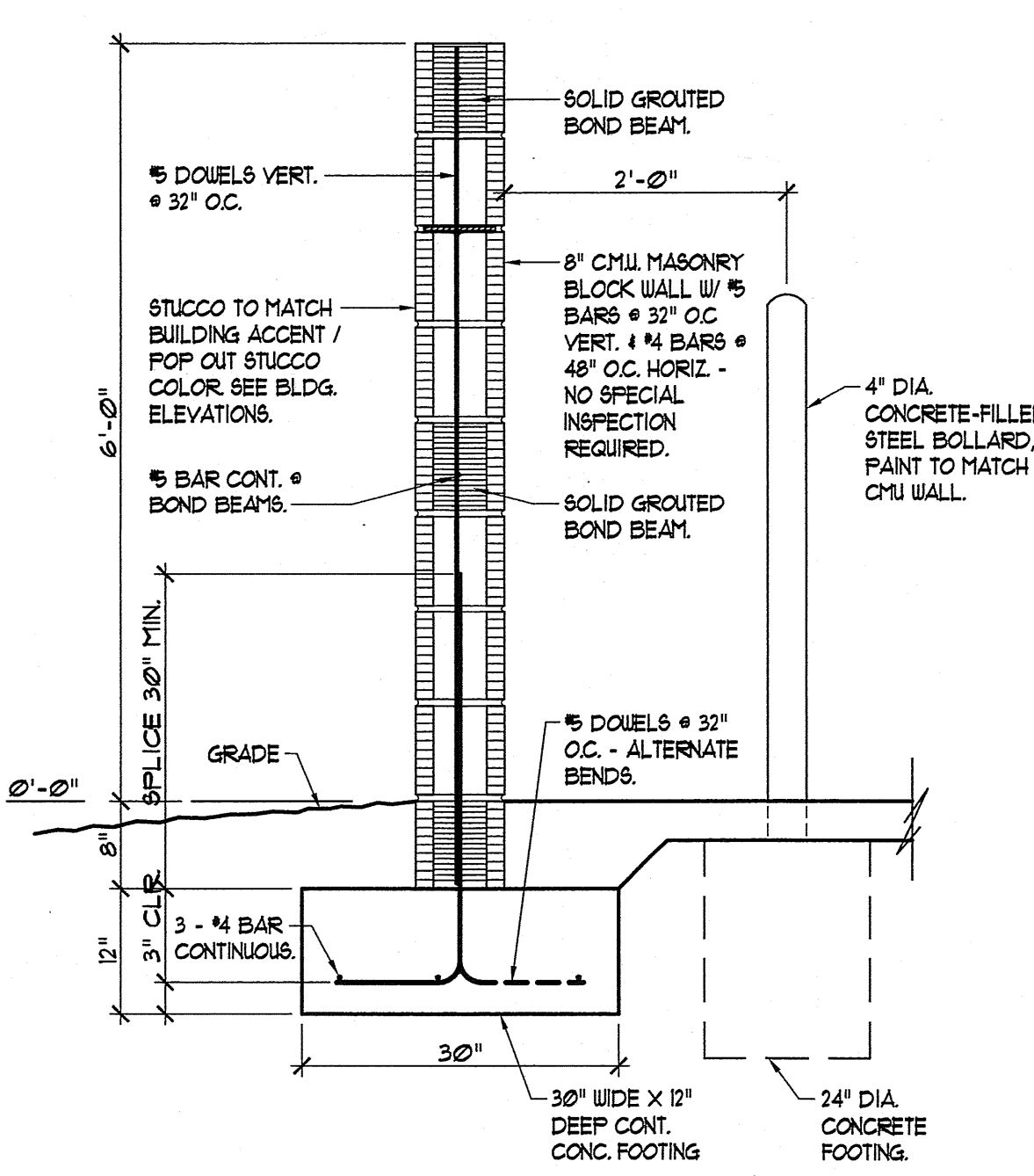
2 ACCESSIBLE PARKING SIGN

N.T.S. (POST OR WALL MOUNTED)



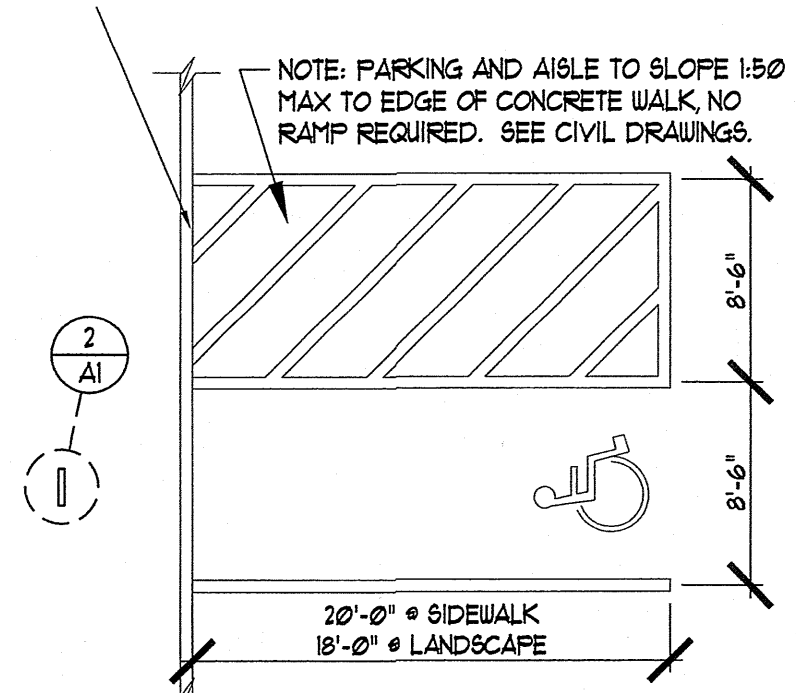
3 TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"



4 WALL SECTION

SCALE: 3/4" = 1'-0"



1 ACCESSIBLE PARKING

SCALE: 1/8" = 1'-0"

NOTE: PARKING AND AISLE TO SLOPE 1:50 MAX TO EDGE OF CONCRETE WALK, NO RAMP REQUIRED. SEE CIVIL DRAWINGS.