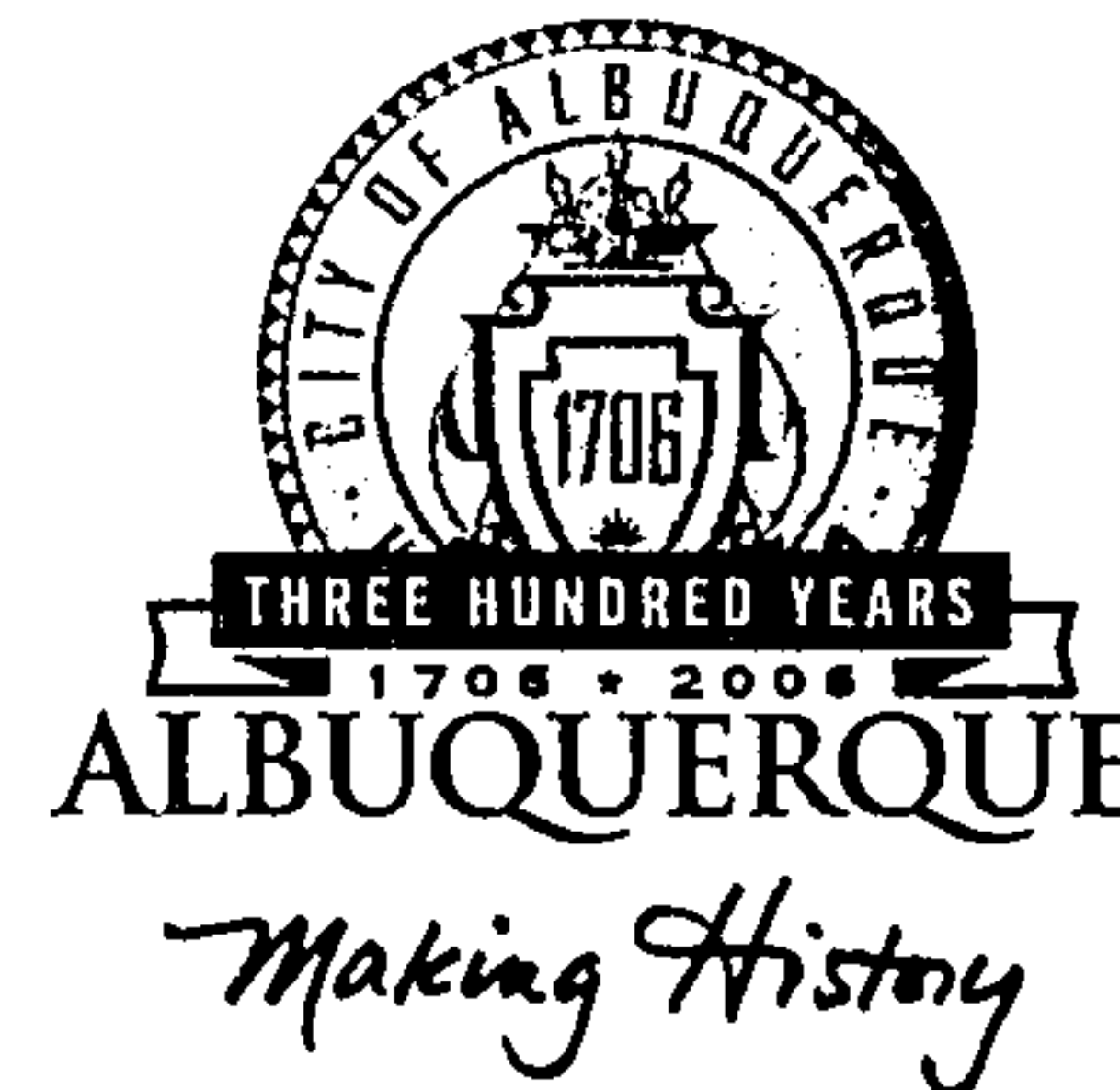


CITY OF ALBUQUERQUE



February 16, 2006

Mr. Mark Burak, PE
BURAK CONSULTING
1512 Sagebrush Trail SE
Albuquerque, NM 87123

Re: NORTH FOX PLAZA
201 San Pedro Drive SE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 04/16/2004 (K-18/D91)
Certification dated 11/18/2005

Dear Mark,

P.O. Box 1293

Based upon the information provided in your submittal received 02/17/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3982.

New Mexico 87103

Sincerely,

Arlene V. Portillo

www.cabq.gov

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: C.O. Clerk
File

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

PROJECT TITLE: NORTH FOX PLAZA

DRB#: _____ EPC#: _____ ZONE MAP/DRG. FILE # K-18/D91

WORK ORDER#: _____

LEGAL DESCRIPTION: TRACTS 4C,D & F OF LANDS OF TIJERAS PLACE IMPROVEMENT CO.

CITY ADDRESS: 201 SAN PEDRO

ENGINEERING FIRM: MARK BURAK

ADDRESS: 1512 SAGEBRUSH TRAIL SE

CITY, STATE: ALB. NM 87123

CONTACT: MARK BURAK

PHONE: 505-296-0461

ZIP CODE: _____

OWNER: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

ARCHITECT: GEORGE IZANHART ARCHITECT

ADDRESS: 2325 SAN PEDRO, 2-B

CITY, STATE: ALB, NM

CONTACT: JOHN C. SPITZ

PHONE: 505-884-9110 EXT 105

ZIP CODE: 87110

SURVEYOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

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

CHECK TYPE OF APPROVAL SOUGHT:

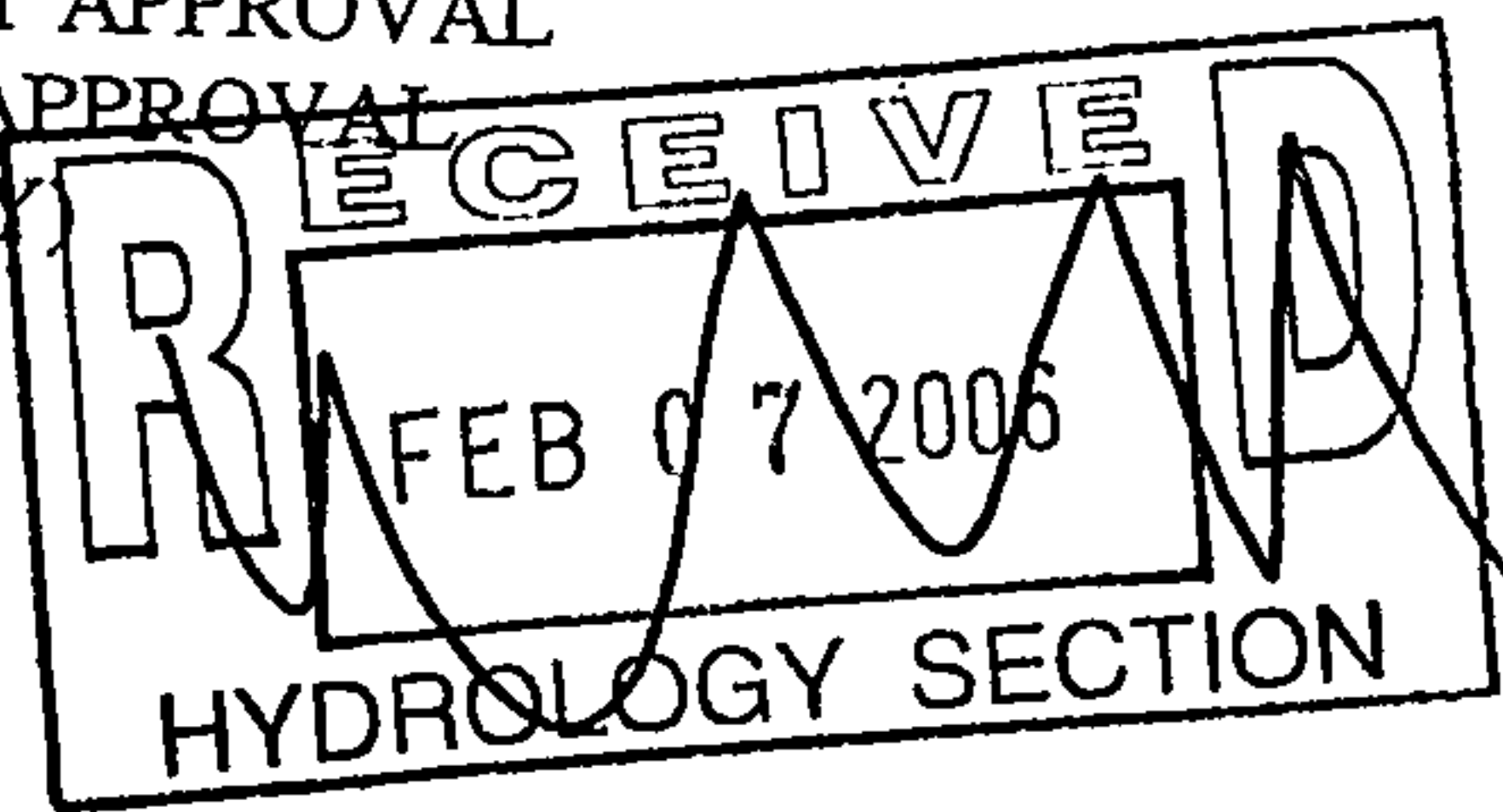
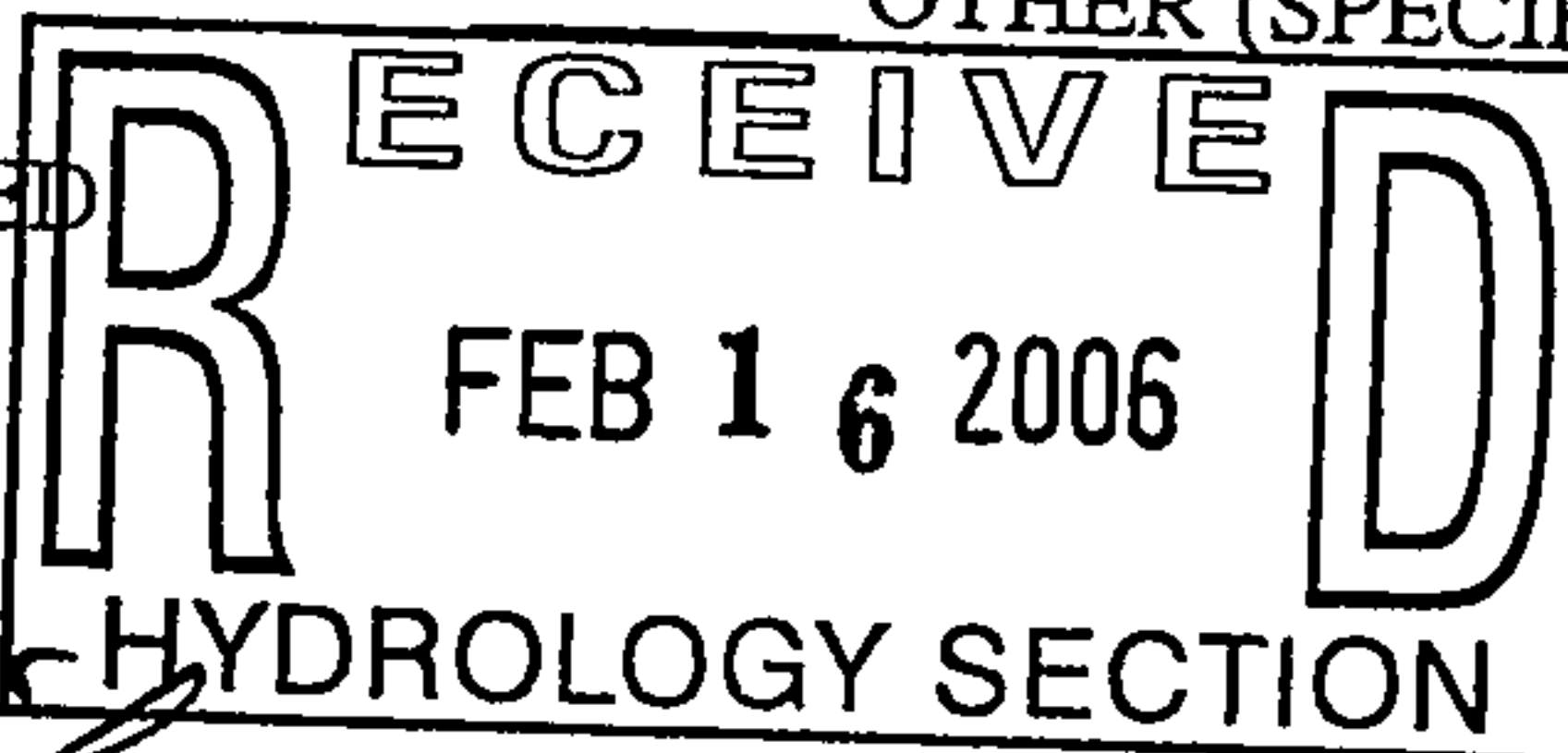
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY _____)

WAS A PRE-DESIGN CONFERENCE ATTENDED

☐ YES

☐ NO

☐ COPY PROVIDED



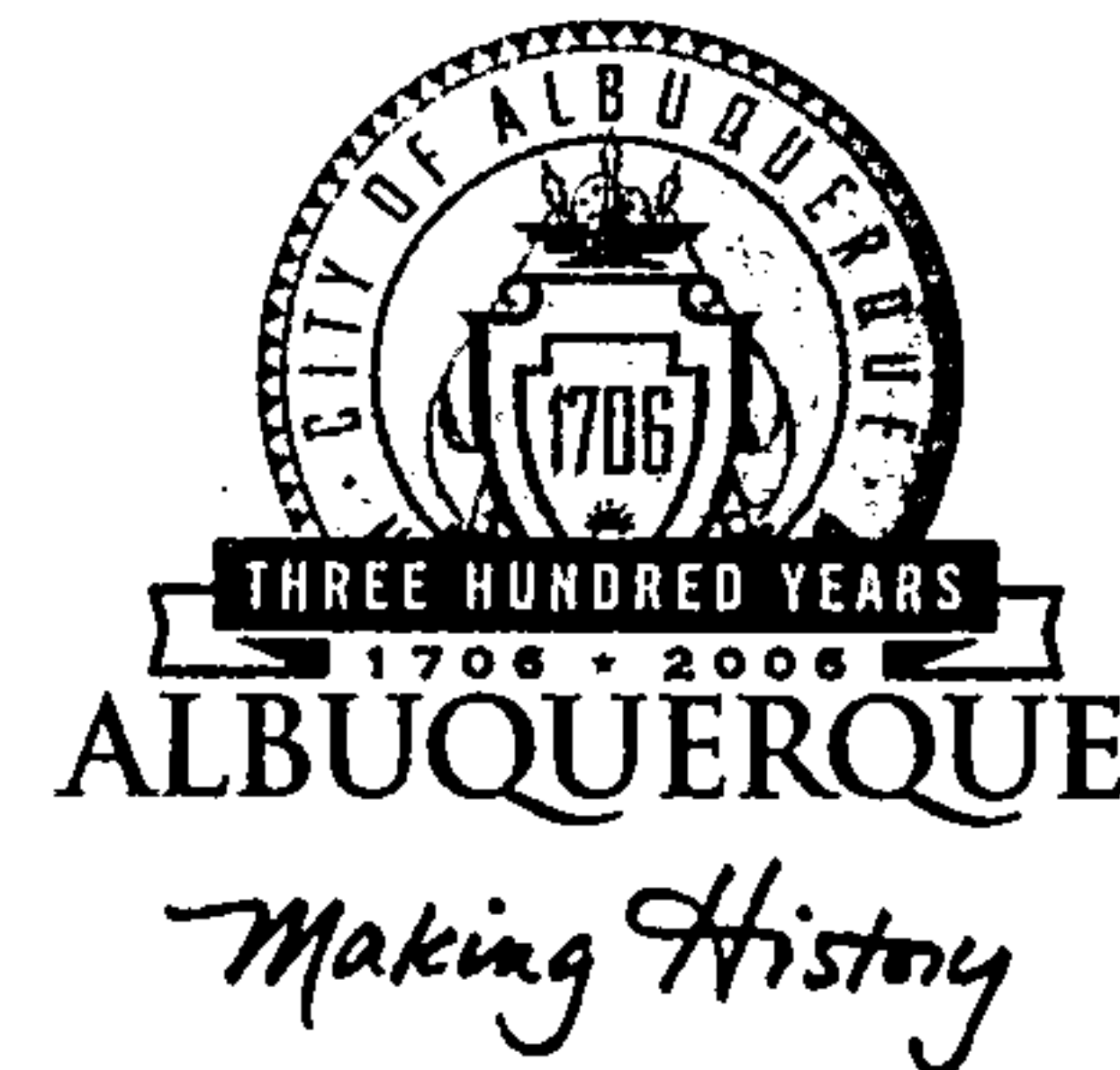
SUBMITTED BY: John C. Spitz

DATE: 2-7-06

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**

November 10, 2005

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

Re: Certification Submittal for Final Building Certificate of Occupancy for
North Fox Plaza Shops, [K-18 / D91]
201 San Pedro SE
Architect's Stamp Dated 11/09/05

Dear Mr. Rainhart:

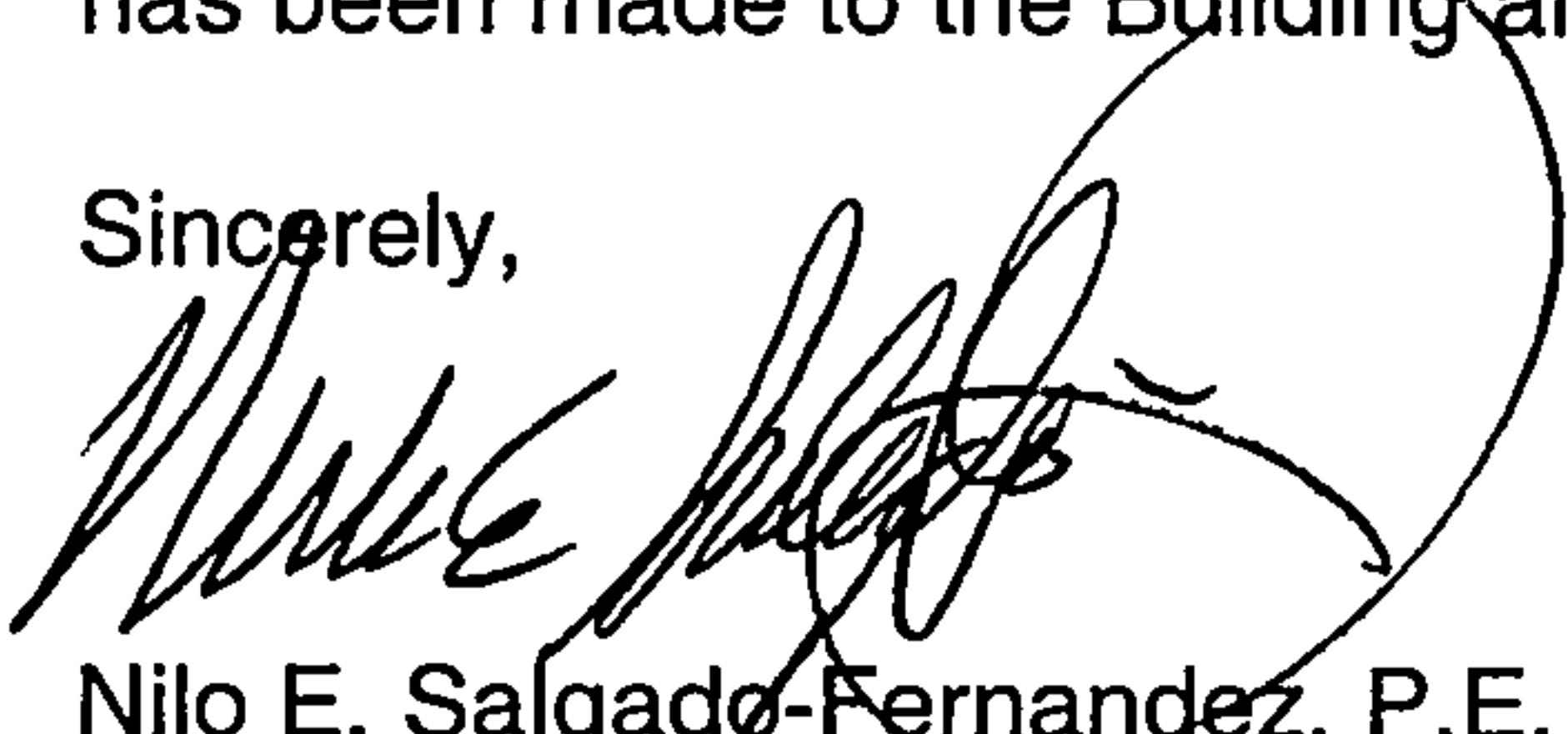
P.O. Box 1293

The TCL / Letter of Certification submitted on November 9, 2005 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103


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

www.cabq.gov

c: Engineer
☒ Hydrology-file
CO Clerk

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

K-18/D10
D91

PROJECT TITLE: Fox Plaza North Shops ZONE MAP/DRG. FILE # K-18
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 3A & Tract 4 Land at Tijeras Place Improvement
CITY ADDRESS: 201 San Pedro SE Albuquerque, N.M. 87110

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: George Rainhart Architect & Assoc.
ADDRESS: 2325 San Pedro NE Suite 2-B
CITY, STATE: Albuquerque, N.M.

CONTACT: Mike Sahany
PHONE: 889-9110 x108
ZIP CODE: 87110

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

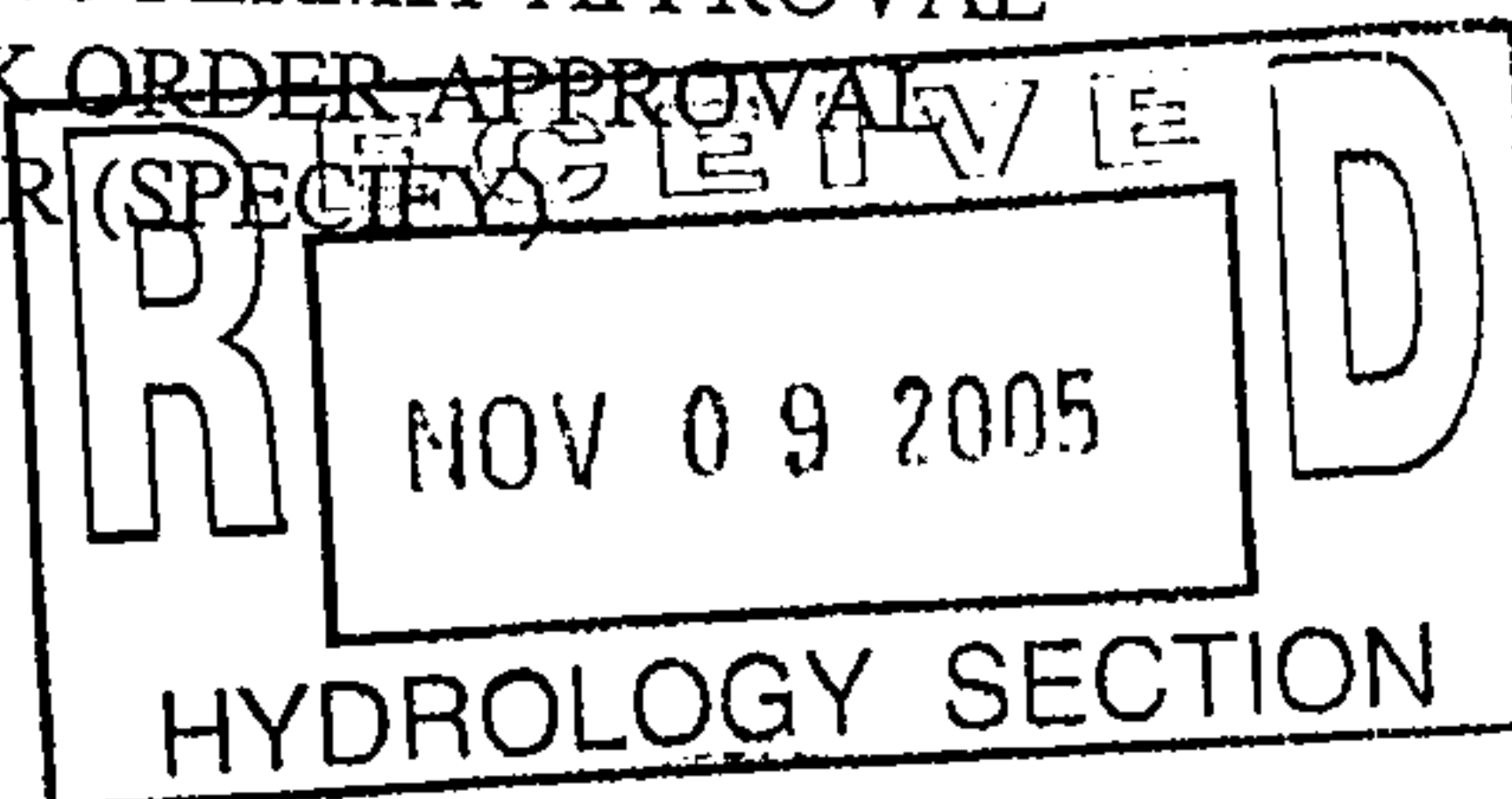
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☒ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

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
☐ NO
☐ COPY PROVIDED



SUBMITTED BY: Michael May DATE: 11-8-05

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.

TRAFFIC CERTIFICATION

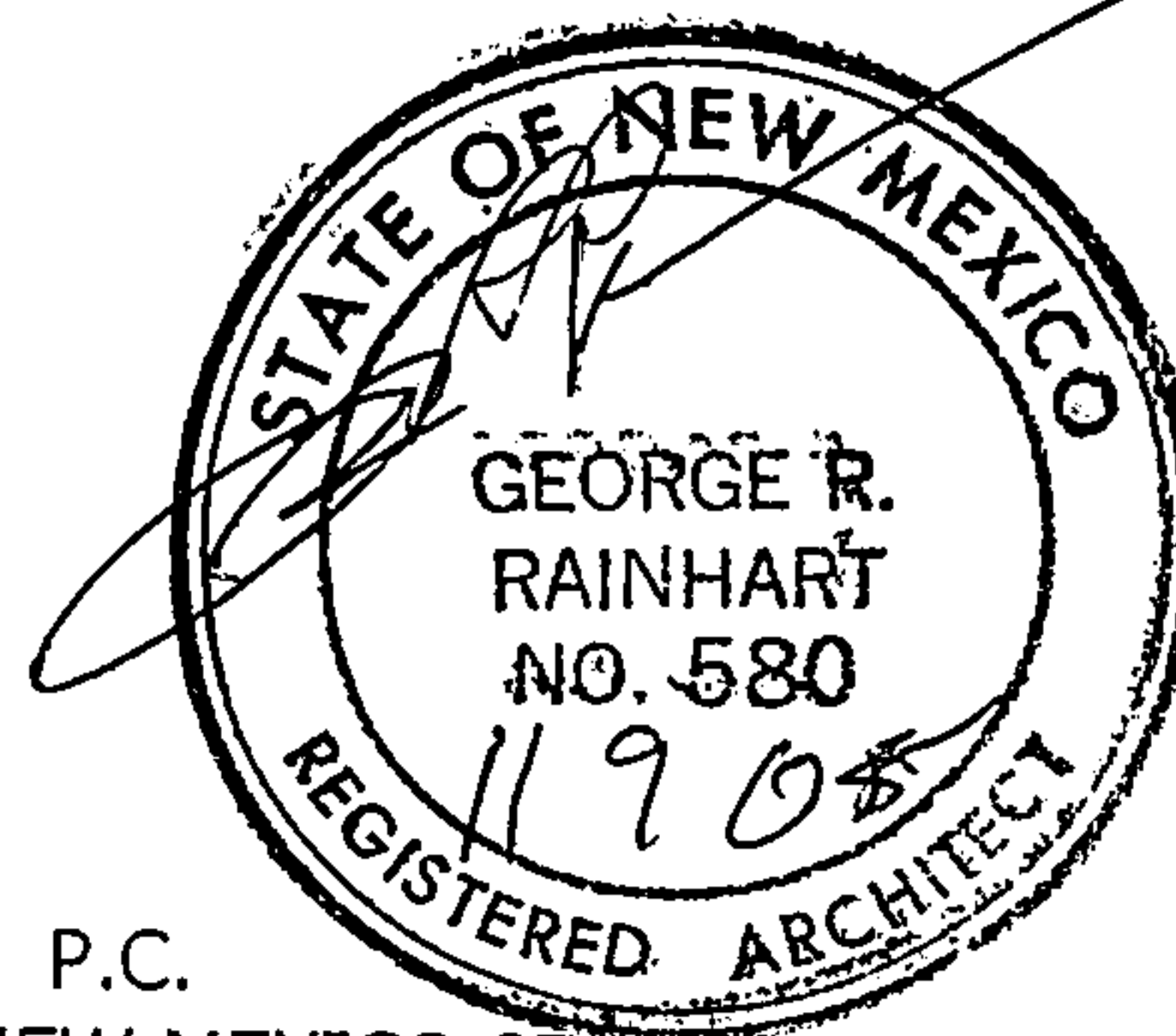
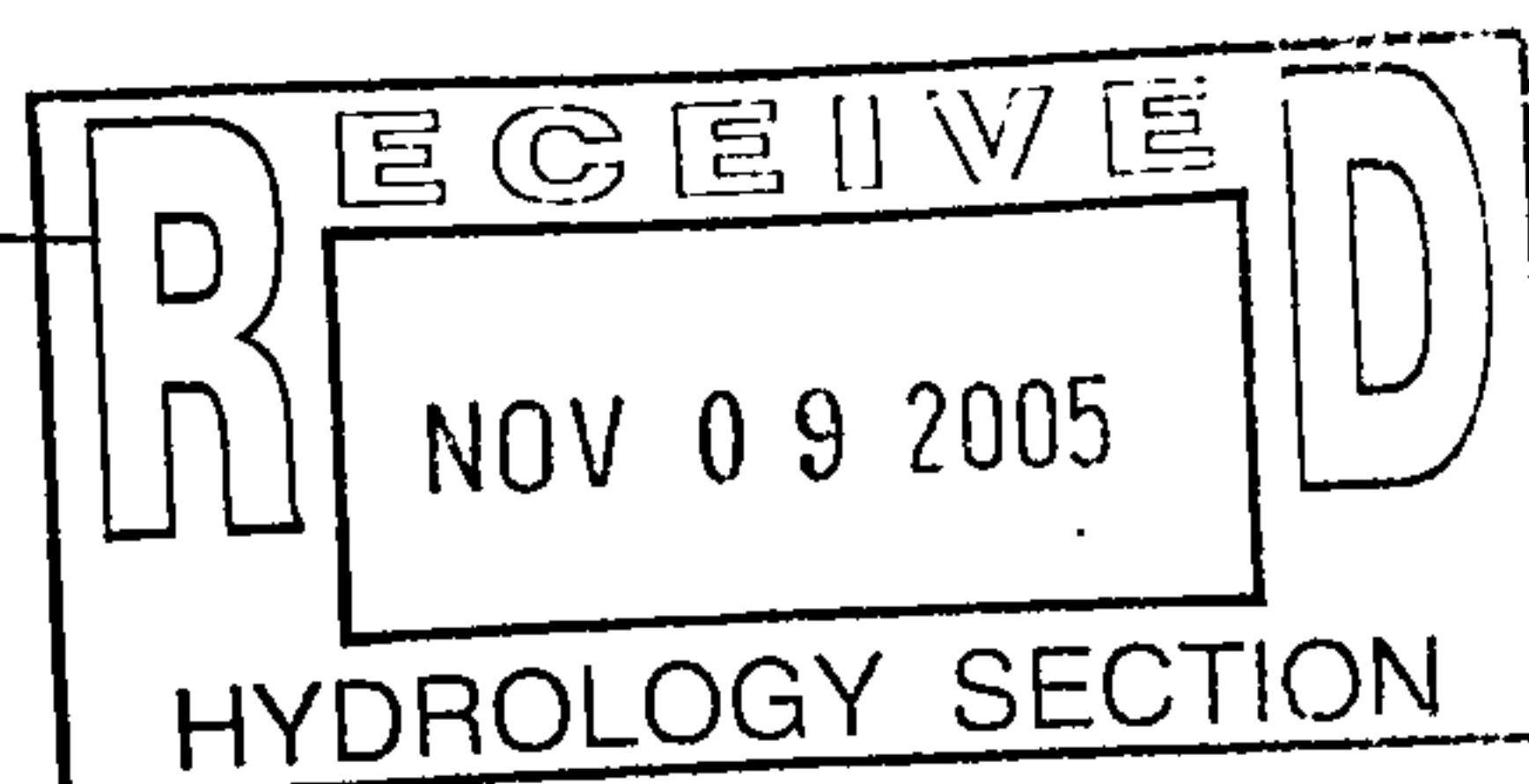
I, George Rainhart, NMPE OR NMRA #580, OF THE FIRM Rainhart Architect & Assoc., HEREBY CERTIFY THAT THIS PROJECT HAS IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 9-12-05. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Mike Sabany OF THE FIRM Rainhart Architects. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11-8-05 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 Permanent 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.

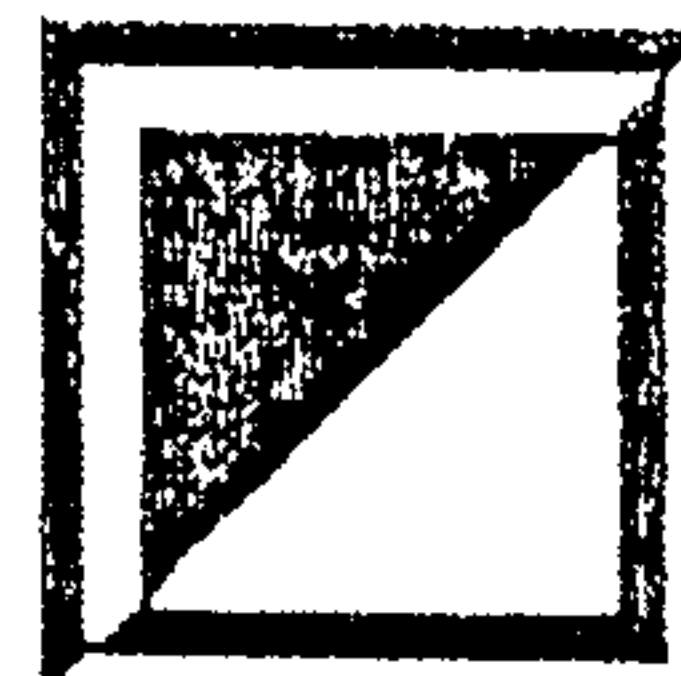
Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

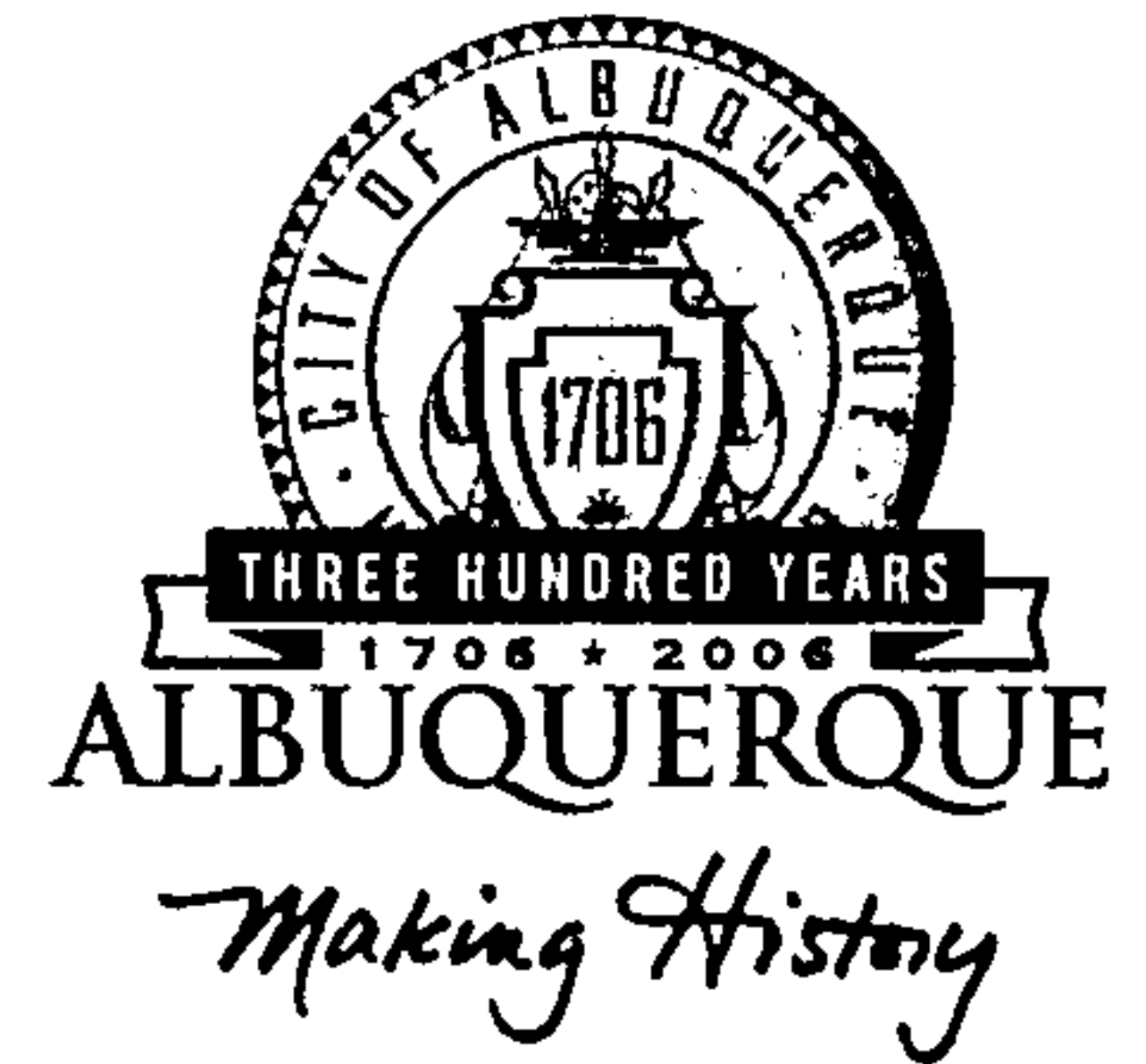
Date



GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO, NE, SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 884-9110 FAX: (505) 837-9877



CITY OF ALBUQUERQUE



February 7, 2006

Mr. Mark Burak, PE
BURAK CONSULTING
1512 Sagebrush Trail SE
Albuquerque, NM 87123

Re: NORTH FOX PLAZA, (K-18/D91)
201 San Pedro Drive SE
Permanent Certificate of Occupancy Certification dated 11/18/2005

Dear Mark:

Based upon the information provided in your submittal received 02/07/2006, the above referenced certification cannot be approved until the following is addressed:

P.O. Box 1293

1. The approved grading and drainage plan has an Engineer Stamp date of 04/15/2004 not 06/29/2004 as indicated in your submittal. (see attached copy of G/D Report approval letter).

Albuquerque

If you have any questions, you can contact me at 924-3982.

New Mexico 87103

www.cabq.gov

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

Attachment

C: file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 9, 2004

Mark Burak, P.E.
Burak Consulting
1512 Sagebrush Tr. SE
Albuquerque, NM 87123

**Re: North Fox Plaza, SW Corner of Central and San Pedro, Grading and
Drainage Plan**

Engineer's Stamp dated 4-15-04 (K18-D91)

Dear Mr. Burak,

Based upon the information provided in your submittal received 4-16-04, 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. Prior to Certificate of Occupancy release, Engineer Certification 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 and Building Services

C: File

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

PROJECT TITLE: NORTH FOX PLAZA ZONE MAP/DRG. FILE # K-18/D91
DRB#: _____ EPC#: _____ WORK ORDER#: _____
LEGAL DESCRIPTION: TRACTS 4C, D & F OF LANDS OF TIJERAS PLACE IMPROVEMENT CO.
CITY ADDRESS: WITHIN SECTION 24, T10N, R3E NMPM
201 SAN PEDRO

ENGINEERING FIRM: MARK BUZAK
ADDRESS: 1512 SAGEBRUSH TRAIL SE
CITY, STATE: ALB. NM 87123

CONTACT: MARK BUZAK
PHONE: 505-296-0461
ZIP CODE: _____

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: GEORGE RAINHART ARCHITECT
ADDRESS: 2325 SAN PEDRO, 2-B
CITY, STATE: ALB. NM

CONTACT: JOHN C. SPITZ
PHONE: 505-884-9110 EXT 105
ZIP CODE: 87110

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
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

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 _____)

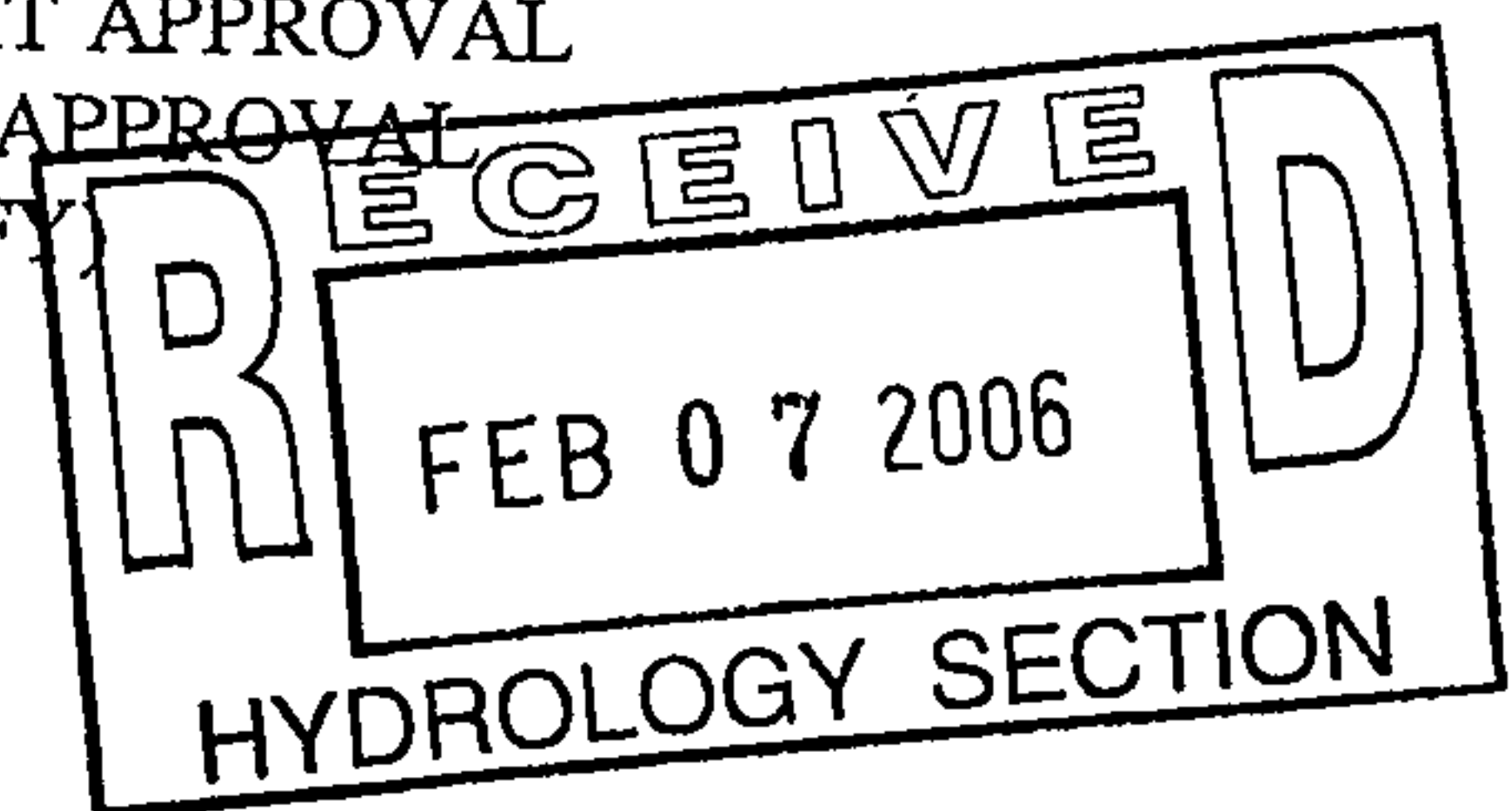
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: John C Spitz DATE: 2-7-06

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

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 9, 2004

Mark Burak, P.E.
Burak Consulting
1512 Sagebrush Tr. SE
Albuquerque, NM 87123

**Re: North Fox Plaza, SW Corner of Central and San Pedro, Grading and
Drainage Plan**

Engineer's Stamp dated 4-15-04 (K18-D91)

Dear Mr. Burak,

Based upon the information provided in your submittal received 4-16-04, 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. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

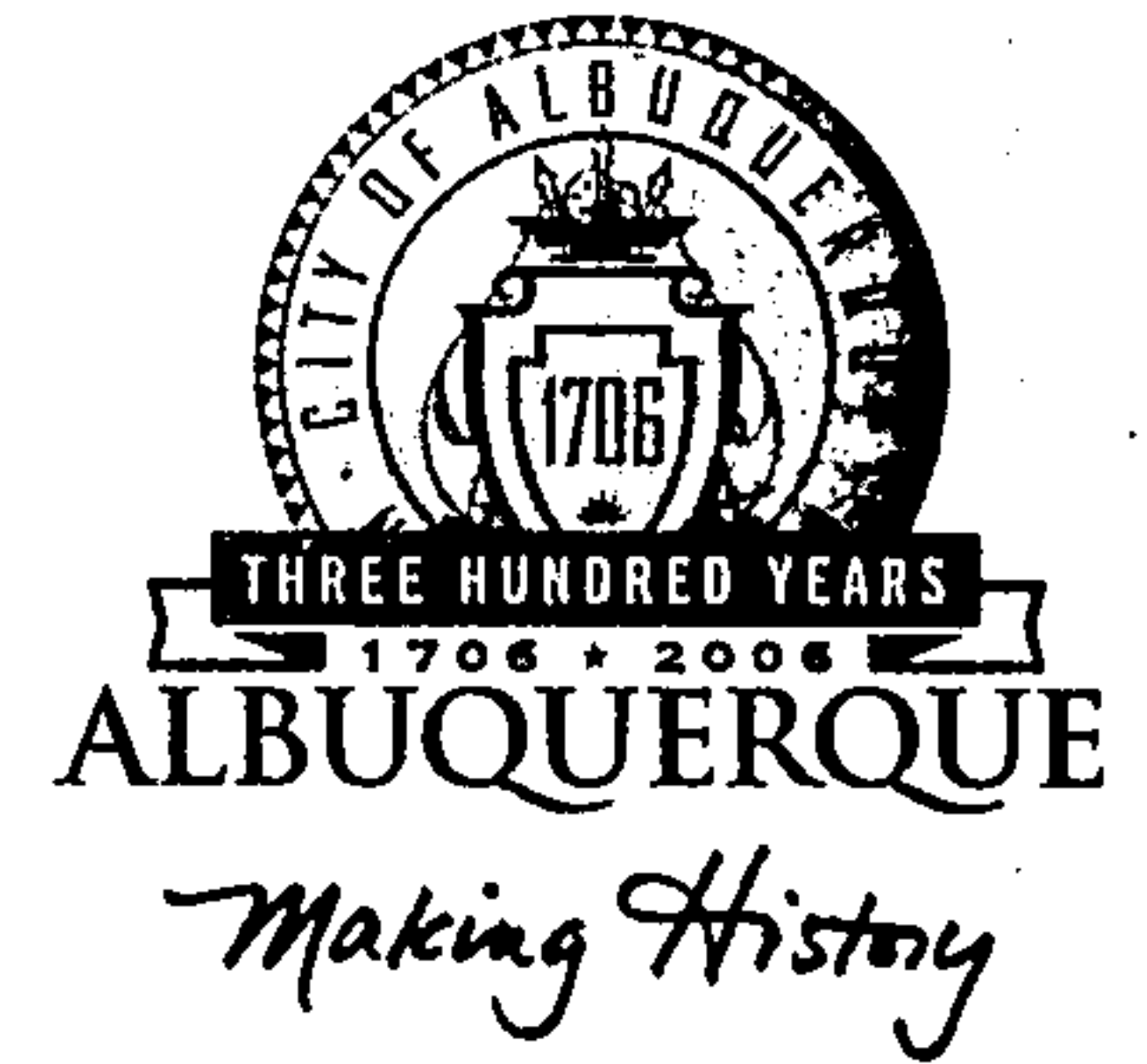
If you have any questions, you can contact me at 924-3986.

Sincerely,

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

C: File

CITY OF ALBUQUERQUE



August 22, 2005

Mr. Mark Burak, P.E.
BURAK CONSULTING
1512 Sagebrush Trail SE
Albuquerque, NM 87123

Re: NORTH FOX PLAZA SOUTH SHOPS, LOT 4C
201 San Pedro Dr. SE
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 04/15/2004 (K-18/D91)
Certification dated 08/18/2005

Dear Mark:

P.O. Box 1293

Based upon the information provided in your submittal received 08/22/2005, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3982.

New Mexico 87103

Sincerely,

Arlene V. Portillo

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

www.cabq.gov

C: Phyllis Villanueva
File



Mark H. Burak, P.E.

1512 Sagebrush Trail SE Albuquerque, NM 87123

(505) 296-0461 235-2256 cell 296-0467 fax

Date: August 18, 2005

George Rainhart, AIA
2325 San Pedro NE, Ste 2-B
Albuquerque, NM 87110
884-9110 fax 837-9877


K-18/D10
K-18/D91

Re: North Fox Plaza Addition Lot 4C, Tijeras Place Improvement Co. Inc.,
Albuquerque, New Mexico. Zoned C-2.- Zone Atlas Map K-18

DRAINAGE CERTIFICATION

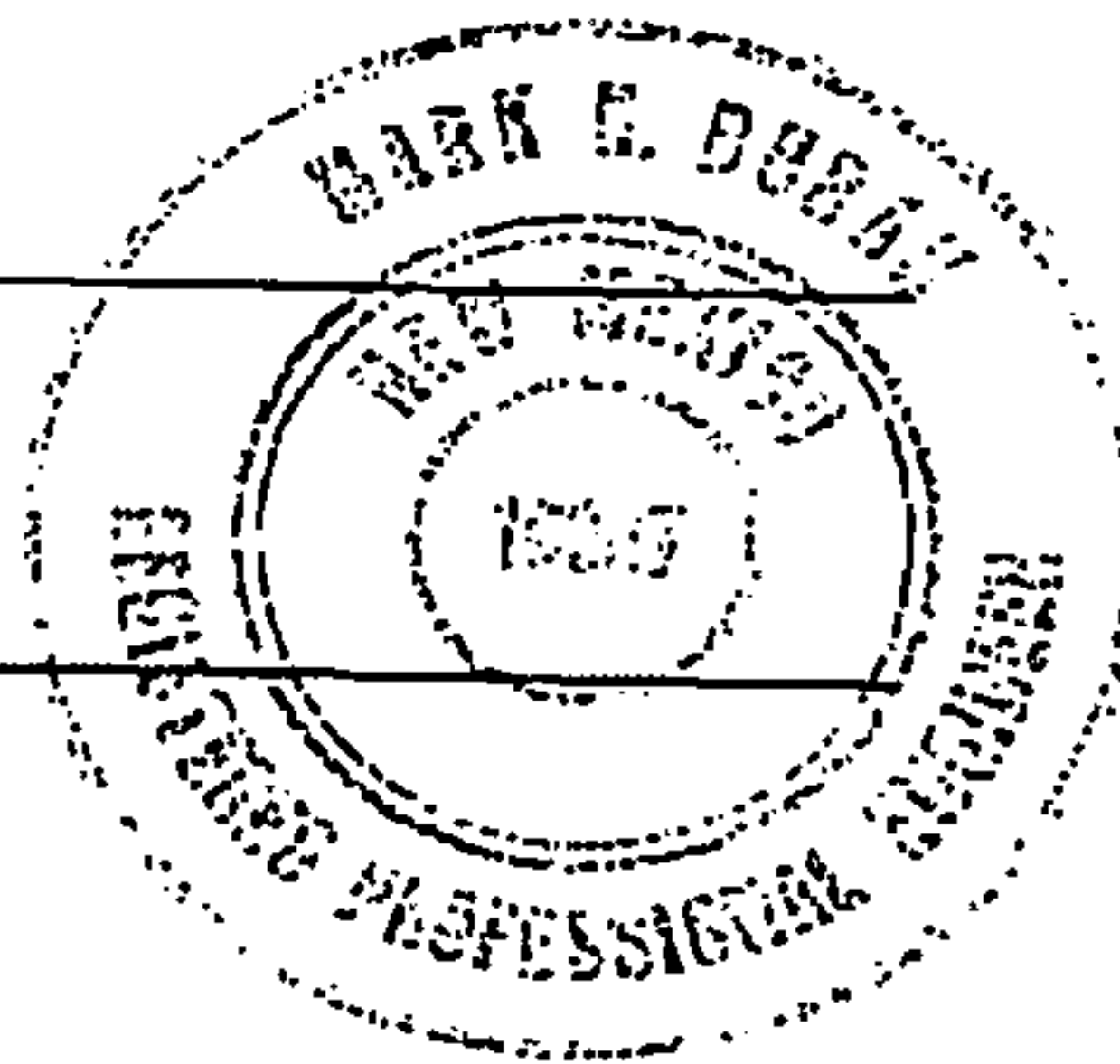
I, Mark Burak, NMPE 10987, of the firm Burak Consulting hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated June 15th 2004. The record information edited onto the original design document has been obtained by Anthony Harris, NMPS 11463. I further certify that I have personally visited the project site on August 15th 2005 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 Certification of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.


Mark H. Burak 10987
NMPE

August 18, 2005

Date



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

PROJECT TITLE: North Fox Plaza Addition Set 4C ZONE MAP/DRG. FILE # 12-18/091
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 201 San Pedro Dr. NE

ENGINEERING FIRM: Burak Consulting
ADDRESS: 1512 Segebrush Trail SE
CITY, STATE: Alt. NM

CONTACT: Mark Burak
PHONE: 296-6461 C: 235-2256
ZIP CODE: 87123

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
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 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

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)

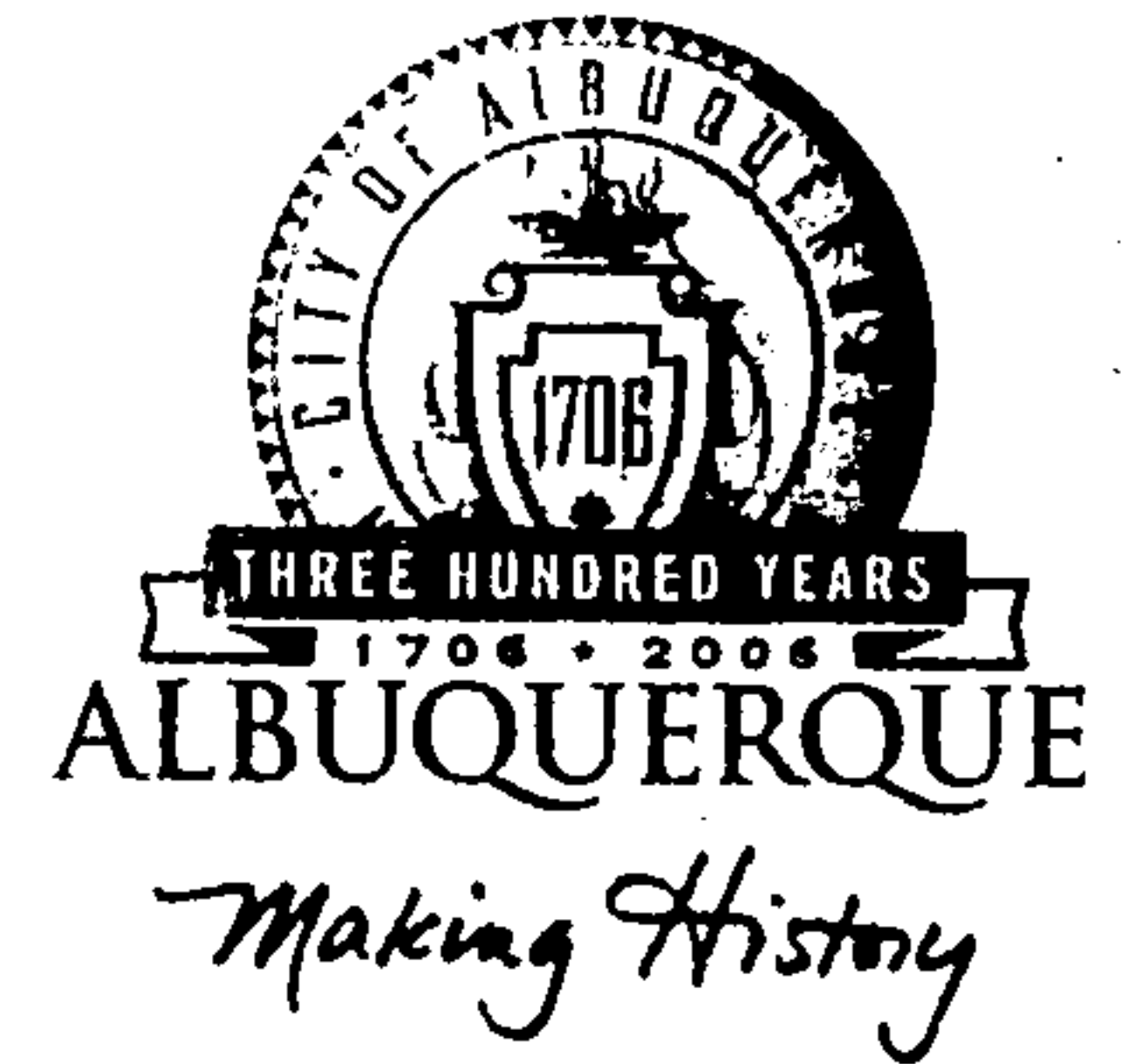
WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Via Fax 8/22/05 Mark Burak DATE: 8/22/05

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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CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

August 19, 2005

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
N. Fox Plaza Shops, [K-18 / D10]
201 San Pedro SE 41
Architect's Stamp Dated 08/19/05

Dear Mr. Rainhart:

Based on the information provided on your submittal dated August 19, 2005, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding sidewalk connections (accessibility connections to San Pedro and Central) 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

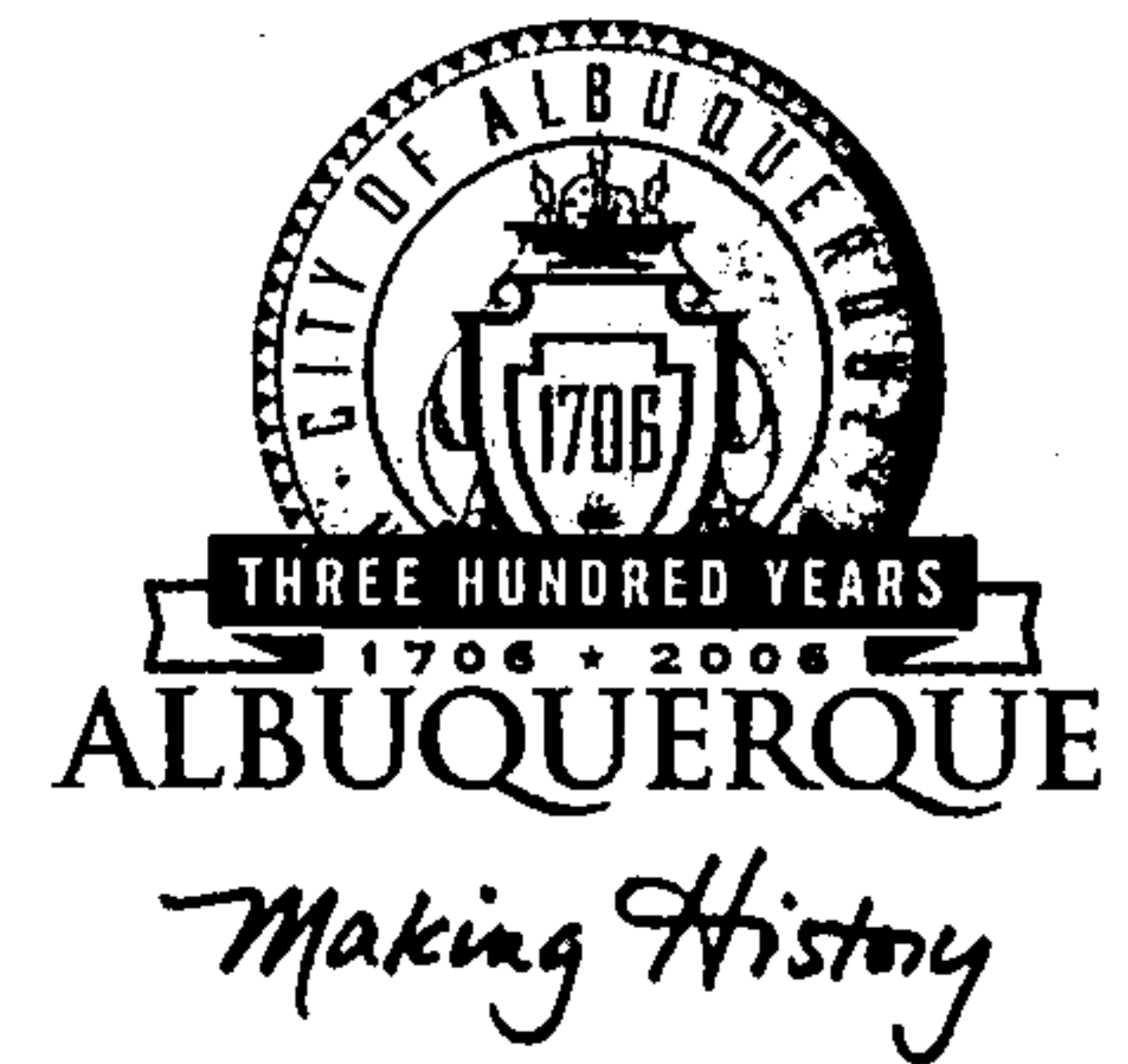
P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

August 19, 2005

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
N. Fox Plaza Shops, [K-18 / D10]
201 San Pedro SE 41
Architect's Stamp Dated 08/19/05

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Based on the information provided on your submittal dated August 19, 2005, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding sidewalk connections (accessibility connections to San Pedro and Central) 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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 15, 2004

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

Re: North Fox Plaza, 201 San Pedro SE, Traffic Circulation Layout
Architect's Stamp dated 6-14-04 (K18-D91)

Dear Mr. Rainhart,

The TCL submittal received 6-15-04 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.

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
Engineering Associate, Planning Dept.
Development and Building Services

cc: file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 8, 2004

Mike Safrany
George Rainhart Architect & Associates
2325 San Pedro NE Suite 2-B
Albuquerque, NM 87110

Re: North Fox Plaza, 201 San Pedro SE, Traffic Circulation Layout (K18-D91)

Dear Mr. Safrany,

Based upon the information provided in your submittal received 6-04-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The total number of parking spaces provided is 89 spaces.
2. Please clearly indicate the limits of the new construction, including all ramps and crossings required by the City Zoning Department.
3. Call out the distance from the refuse shelter to the property line.
4. List radii for all curves shown.
5. Provide bumpers for the parking spaces adjacent to Shop VI to prevent overhang.
6. Call out aisle widths.
7. Label both cross streets.
8. Provide copies of all shared access easements.
9. Please include 2 copies of the traffic circulation layout at the next submittal.
10. What does the abbreviation "F.B.A" indicate?
11. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
12. Please show a vicinity map.
13. The keyed notes appear to overlap. Please clarify.
14. Provide a crosswalk detail, including striping.

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

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: file