

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

#### Planning Department Transportation Development Services Section

April 26, 2004

Garrett Smith, Registered Architect 514 Central SW Albuquerque, NM 87102

Re:

Certification Submittal for Final Building Certificate of Occupancy for

Ta Lin International Market Phase 1, [K-19 / D77]

88 Louisiana Blvd SE

Architect's Stamp Dated 04/21/04

Dear Mr. Smith:

The TCL / Letter of Certification submitted on April 26, 2004 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Singerely,

Nilo E. Salgado-Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

c·

Engineer

Hydrology file

THE TORE OF THE TORE OF THE INTERNAL

April 21, 2004

Kristal D. Metro
Engineering Associate, Planning Department
Development and Building Services
City of Albuquerque
Albuquerque, NM

RE: Ta Lin International Marketplace Traffic Circulation Plan Certification;
Zone Atlas Map K-18-2

Dear Kristal:

Attached is the original City stamped approved TCL for certification and a Drainage and Transportation Information Sheet. With this submittal we are seeking permanent Certificate of Occupancy for the above referenced project. A site visit was performed April 21, 2004 to visually inspect the site to verify that the site improvements have been completed and are in substantial compliance with the approved site plan.

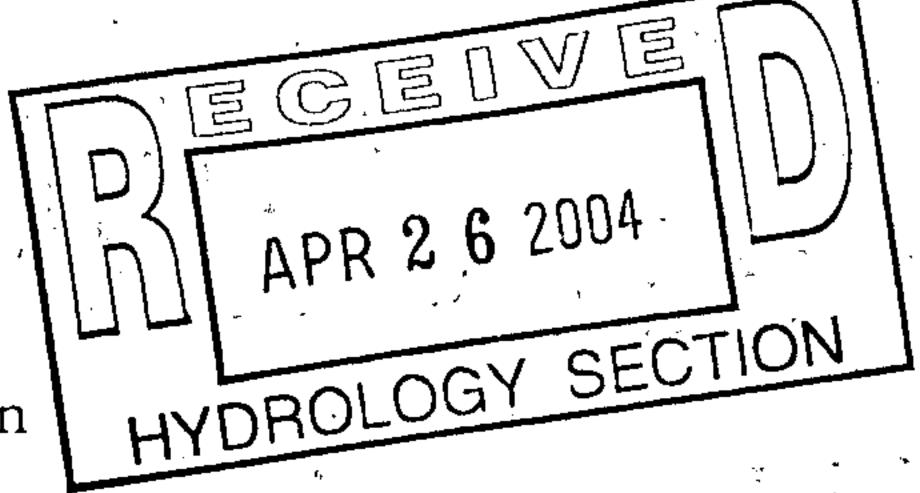
If you have any questions regarding this certification, please give me a call.

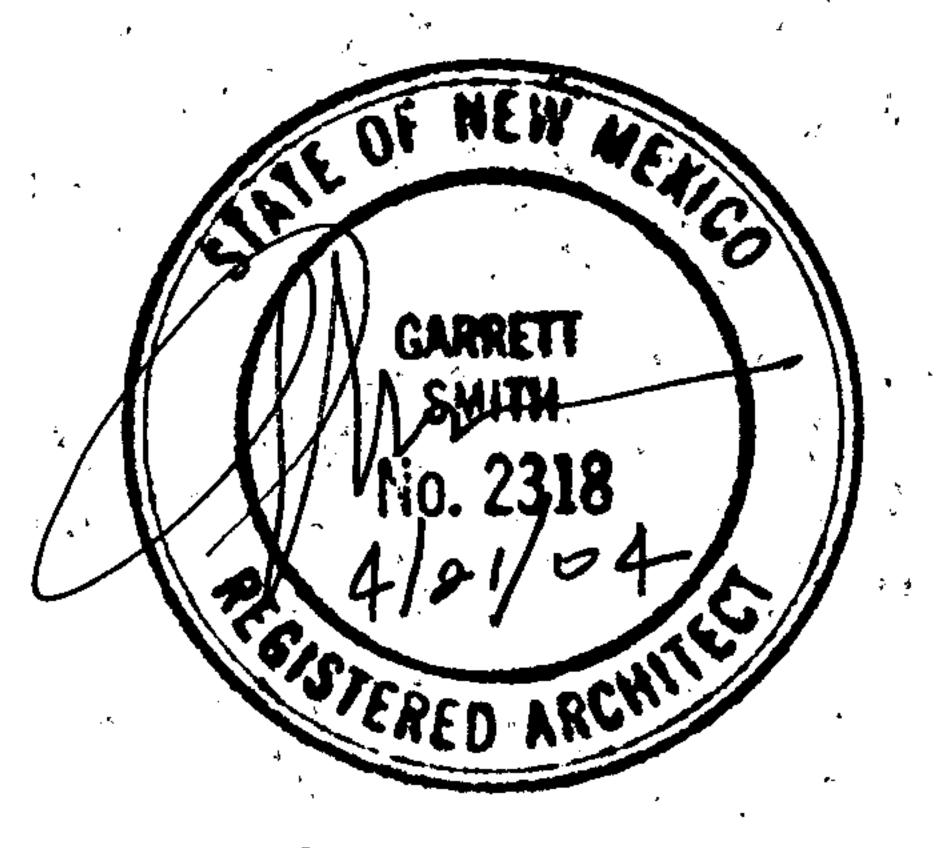
Sincerely,

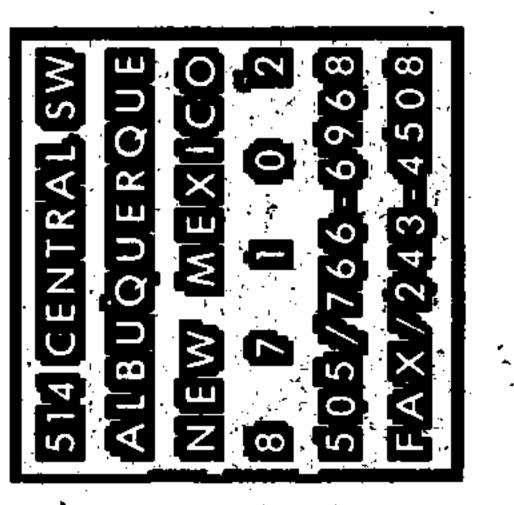
Farrett Smith, AIA

Architect

cc: Dan Gear, Gear & Condon







#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

		Pl. ZONE MAP/DRG. FILE #: K-18 2 Zone Map
DRB #:	EPC#:	WORK ORDER#:
LEGAL DESCRIPTION:		
CITY ADDRESS: 8	8 Louisiana SE, Albuquerq	ue. NM
ENGINEERING FIRM:	Isaacson & Arfman	CONTACT: Scott McGee
ADDRESS:	128 Monroe NE	PHONE: 268-8828
CITY, STATE:	Albuquerque NM	ZIP CODE: 87108
OWNER:	BP Investments LLC	CONTACT: Victor Limray
ADDRESS:	230 Louisiana SE	PHONE: 268-0206
	Albuquerque, NM	ZIP CODE: 87108
		· · · · · · · · · · · · · · · · · · ·
ARCHITECT:	Garrett Smith Ltd.	CONTACT: Garrett Smith
ADDRESS:	514 Central SW	PHONE: 766-6968
CITY, STATE:	Albuquerque, NM	ZIP CODE: 87102
CUDVEVOD:	CM Conserve T 1 7	
SURVEYOR:ADDRESS	SW Surveys Ltd.	CONTACT: Dan Graney
	333 Lomas Blvd NE	PHONE: 988-0303
O111, O1711L	Albuquerque, NM	ZIP CODE: 87102
CONTRACTOR:	Gear & Condon	CONTACT: Dan Gear
ADDRESS:	11728 Linn Ave. NE	PHONE: 293-5256
CITY, STATE:	Albuquerque NM	ZIP CODE: 87123
CHECK TYPE OF SUBMIT	<u>IAL</u> :	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPO		SIA / FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN	1 1 SUBMITTAL, REQUIRES TCL or equal	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN		S. DEV. PLAN FOR SUB'D. APPROVAL
	RADING & DRAINAGE PLAN	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
GRADING PLAN	201 OLAN	SECTOR PLAN APPROVAL
EROSION CONTI		FINAL PLAT APPROVAL
CLOMR/LOMR	RTIFICATION (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
<del></del>	ATION LAYOUT (TCL)	BUILDING PERMIT APPROVAL
	TIFICATION (TCL)	CERTIFICATE OF OCCUPANCY (PERM.)
·	RTIFICATION (DRB APPR. SITE PLAN)	CERTIFICATE OF OCCUPANCY (TEMP.)  GRADING PERMIT APPROVAL
OTHER		PAVING PERMIT APPROVAL
		WORK ORDER APPROVAL
	·	OTHER (SPECIFY)
•		
WAS A PRE-DESIGN CON	VERENCE ATTENDED:	
X_ YES		
NO		
COPY PROVIDED		PR 2 6 2004
		'
DATE SUBMITTED: AF	7	OF OGY SECTION
		<u> </u>
Requests for approvals	of Site Development Plans and/an Carin	rrett Smith
The particular nature	ocation and scope of the second Joboly	sion Plats shall be accompanied by a drainage submittal.
more of the following lev	rels of submittal may be required based or	elopment defines the degree of drainage detail. One or
4 ^	Secondary of reduited pased of	i tre rollowing:

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.

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five

(5) acres and Sector Plans.



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 8, 2004

Mr. Scott McGee, P.E.

ISAACSON & ARFMAN, PA

128 Monroe St. NE

Albuquerque, NM 87108

Re: TA LIN INT'L MRKET

100 Louisiana Blvd. N.E.

Approval of Permanent Certificate of Occupancy (C.O.)

Engineer's Stamp dated 11/13/2003 (K-19/D077)

Certification dated 06/08/2004

Dear Scott,

Based upon the information provided in your submittal received 06/09/2004, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

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

Sincerely, Orlene V. Pottillo

Arlene V. Portillo

Plan Checker, Planning Dept. - Hydrology

Development and Building Services

BUD

C: Phyllis Villanueva

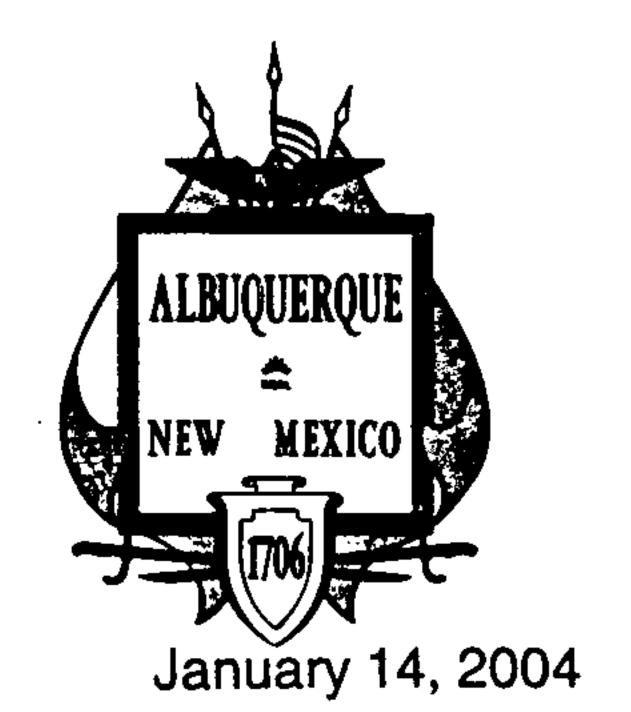
#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

	K-19/1000
PROJECT TITLE: TA LIN INT'L MARKET  DRB #:EPC#:	ZONE MAP/DRG. FILE #:
LEGAL DESCRIPTION: HOO, LOUISIANA BLVD SE	K 10, LA MESA ADD'N #Z
ENGINEERING FIRM: IS A  ADDRESS: 128 MONFOE NE  CITY, STATE: ABO NM	CONTACT: SCOTT MCGEE PHONE: 268-8828 ZIP CODE: 87108
OWNER:ADDRESS:CITY, STATE:	CONTACT:PHONE:ZIP CODE:
ARCHITECT: GARRETT SMITH LTD  ADDRESS: 514 CENTRAL SW  CITY, STATE: ABQ, NM	CONTACT: <u>GARRETT SMITH</u> PHONE: <u>766-6968</u> ZIP CODE: <u>87102</u>
SURVEYOR: SURVEYS SW ADDRESS 333 LOMAS NE CITY, STATE: ABO, NM	CONTACT: <u>DAN GRANEY</u> PHONE: <u>998-0303</u> ZIP CODE: <u>87102</u>
CONTRACTOR:ADDRESS:CITY, STATE:	CONTACT:PHONE:ZIP CODE:
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT DRAINAGE PLAN 1 <sup>st</sup> 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)	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:  X YES  NO COPY PROVIDED	JUN 0 9 2004  HYDROLOGY SECTION
DATE SUBMITTED: 6/08/04 BY: 3	ToW Mee

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



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Garrett Smith, R.A.
Garrett Smith Architects
514 Central SW
Albuquerque, NM 87102

Re:

Ta Lin International Marketplace, 88 Louisiana SE, Traffic Circulation Layout

Architect's Stamp dated 1-14-04 (K19/D77)

Dear Mr. Garrett,

The TCL submittal received 1-14-04 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 <u>Drainage and Transportation Information Sheet</u> 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 <u>Drainage and Transportation</u> <u>Information Sheet</u> 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



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 8, 2004

Mr. Garrett Smith
Garrett Smith Ltd.
514 Central SW
Albuquerque, NM 87102

Re: Ta Lin International Market, 128 Monroe NE, Traffic Circulation Layout (K19/D77)

Dear Mr. Garrett Smith,

Based upon the information provided in your submittal received 1-06-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. Please give your mailing address on the drainage and transportation information sheet.
- 2. Please show the location of the nearest driveway on the adjacent lot.
- 3. List the width of the existing drivepad.
- 4. List the zone atlas number on the vicinity map.
- 5. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
- 6. Please list the width and length for all parking spaces.
- 7. Show the median access points along the site.
- 8. The ramps at the entrances should be unidirectional.
- 9. If an entrance has right turn access only, the drivepad has a 30 foot minimum width.
- 10. Call out the width of the aisle for the accessible parking spaces (8 foot minimum for van access, 5 foot minimum for other).
- 11. Call out the number of small car spaces (note that 25% of all spaces may be designed in this manner).
- 12. Where will the dumpsters be located? How will service vehicles reach them?
- 13. Show the layout for the temporary parking.

- 14. What type of decorations are used along the west property line? Are these decorations painted on?
- 15. Remove all notes pertaining to the proposed infrastructure.
- 16. For passenger vehicles, the minimum end island radius is 15 feet.
- 17. The plan should be dated, stamped, and signed by the registered engineer or architect of record.

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



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 8, 2004

Scott McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street N.E.
Albuquerque, NM 87108

Re: Ta Lin International Market, 128 Monroe NE, Traffic Circulation Layout (K19/D77)

Dear Mr. McGee,

Based upon the information provided in your submittal received 1-06-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. Please give your mailing address on the drainage and transportation information sheet.
- 2. Please show the location of the nearest driveway on the adjacent lot.
- 3. List the width of the existing drivepad. OK' per RD
- A. List the zone atlas number on the vicinity map.
- List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
- 6. Please list the width and length for all parking spaces. Check, small car reg.
- 7. Show the median access points along the site. Not Raise of
  - 8. The ramps at the entrances should be unidirectional. U ~~ City wo
- If an entrance has right turn access only, the drivepad has a 30 foot minimum width.

  OK'd 69 RD
  - 10. Call out the width of the aisle for the accessible parking spaces (8 foot minimum for van access, 5 foot minimum for other). Add with
  - 11. Call out the number of small car spaces (note that 25% of all spaces may be designed in this manner).
  - 12. Where will the dumpsters be located? How will service vehicles reach them?
- 13. Show the layout for the temporary parking.

14. What type of decorations are used along the west property line? Are these decorations painted on? City wo.

15. Remove all notes pertaining to the proposed infrastructure.

16. For passenger vehicles, the minimum end island radius is 15 feet.

, 17. The plan should be dated, stamped, and signed by the registered engineer or architect of record.

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

Sincerely,

Wilfred A. Gallegos, P.E.

Traffic Enginee: Planning Dept.

Development and Building Services

TRANSMISSION OK

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SUBADDRESS

CONNECTION ID

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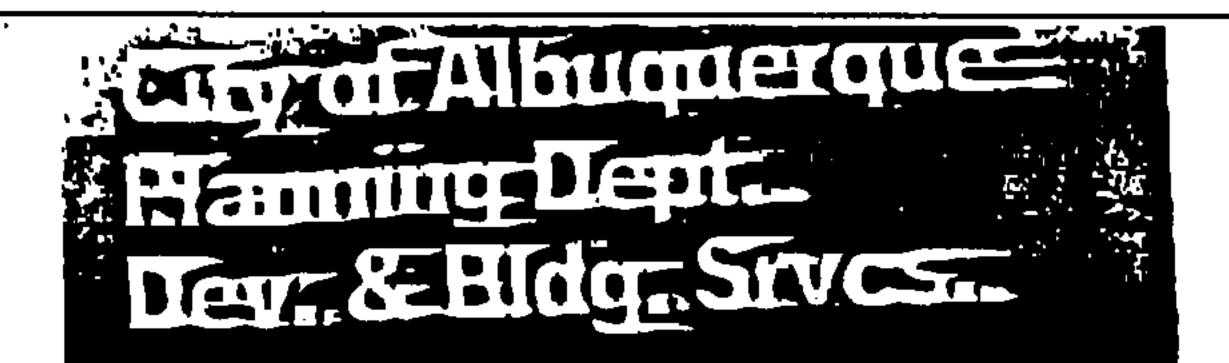
505-924-3864 (fax numper)

Development and Building Services (One Stop Shop)

Plaza Del Sol Building, 2<sup>rd</sup> Floor

600 2<sup>rd</sup> Street NW

Albuquerque, NM 87102





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Phone: 293-	5256	rie:	
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COMMENTS:	Please Comm	ent   Please Reply	□ Please Recycle
COMMENTS:	Internation		□ Please Recycle



## City of Albuquerque P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 26, 2003

Scott McGee, P.E. Isaacson & Arfman, P.A. 128 Monroe Street N.E. Albuquerque, NM 87108

Dear Mr. McGee,

Based upon the information provided in your submittal received 11-14-03, 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,

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER ———

Carlos A. Montoya, PE

City Floodplain Administrator



# City of Albuquerque P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 17, 2003

Scott McGee, P.E. Isaacson & Arfman, P.A. 128 Monroe Street N.E. Albuquerque, NM 87108

Re: Ta Lin International Market, 128 Monroe NE, Grading and Drainage Plan Engineer's Stamp dated 8-21-03 (K19/D77)

Dear Mr. McGee,

Based upon the information provided in your submittal dated 8-21-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. Show cross sections along Central Ave. and Louisiana Blvd. that demonstrate the steps taken to follow the flood plain ordinance.
- 2. Define all the currently undefined symbols used in this plan in the legend.
- 3. All drainage structures must be called out and defined.
- 4. Show or describe the proposed status of the future building footprint. Will this area remain paved? Will the existing grade be changed?

Sincerely,

Carlos A. Montoya, PE

City Floodplain Administrator



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 5, 2003

Scott McGee Isaacson & Arfman 128 Monroe NE Albuquerque, New Mexico 87108

Drainage and Grading Plan for Ta Lin International Market (K19-D77) RE: January 23, 2003 Foundation Only

Dear Mr. McGee:

The above referenced Drainage Plan is approved for Foundation Only. Please resubmit your drainage plan for review to obtain Building Permit.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya

City Floodplain Administrator

QDD. Repo 984-0885

## DEVELOPMENT & BUILDING SERVICE CENTER ONE STOP SHOP

600 SECOND ST. N.W.

ATTENTION:

505-924-3900
Records Withdrawal Form
Project No. 49/0-77  Date: 99-14-03
Project Title: TA-LIN INTER. MRILTPL.
a. File b. Mylars c. Redlines/Comments d. Other
Requested by: DEBIE . 5. M.A. Phone No.: 345-425  Name and Company
Comments: Copyrightie file delivier to JMA
• · · · · · · · · · · · · · · · · · · ·
Anticipated Return Date:
I hereby accept full responsibility for the security of the above noted records/plans until return receipt acknowledgement is completed. Records/plans will be returned to the Development and Building Services Center on or before the indicted anticipated return date.
Delivery Picked Up By:
Name: Ro' Nell Organization: Albuguerque Repo
Signed: 1901 RLL Date: 9-14-2004
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Office Use Only
Return Acknowledged:
Received By: Sakher Fur Date: 9-15-04
Print

# CITY OF ALBUQUERQUE PERMIT FOR EXCAVATION, CONSTRUCTION AND BARRICADING 2/07/07

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SUNDANCE MECHANICAL

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PERMITAND DETOUR PLAN COMMENTS

LETTER ON FILE TA LIN INTER.

INTRSC. ALCAZAR ST SE

..... CENTRAL AV SE

MARKET, DATED 11/26/03

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4400 ALAMEDA BD. N.E. ALBUQUERQUE, NM 87113

345-2074; F3545-0746

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EXCAVATION 448008-5810000

SIDEWALK CAROUR SERIOUD

DRIVERAD 44500H-5510000

CURECUTER AROUSE SERVICED

BARRICADING 443009-5810000

RESTORATION 443017-5810000

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APPLICANT

ISSUED BY

VOID UNTIL VALIDATED BY CITY TREASURER'

PERMITTEE AGREES TO ASSUME ALL LIABILITY, INCLUDING INDEMNIFYING, DEFENDING AND HOLDING THE CITY HARMLESS FOR ALL DAMAGES OR INJURY TO PERSONS OR PROPERTY RESULTING FROM PERMITTEE'S EXCAVATION AND/OR BARRICADE WORK. THIS PERMIT IS GRANTED IN CONSIDERATION OF PERMITTEE'S ASSUMING SAID LIABILITY AND IS APPROVED FOR THE WORK DESCRIBED ABOVE. IN ACCORDANCE WITH SECTION 6-5-2-1 ET SEQ. R.O. (1994), PERMITTEE AGREES TO COMPLY WITH ALL APPLICABLE CITY RULES, REGULATIONS AND ORDINANCES, AND WHEN EXCAVATING, TO PATCH OR PLATE PRIOR TO OPENING TO TRAFFIC IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES. PLEASE CALL 924-3400 FOR ADDITIONAL INFORMATION.

Backfill: Started	Completed	<u> </u>	······································	Accepted
Paved Cleared	Site Cleared			Warranty Exp
Restoration Fee Refund Authorized	Yes	NO	BY:_	1
Cash Disbursement Prepared for Refund Dated				

DATE EXCAVATION STARTED



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 26, 2003

Scott McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street N.E.
Albuquerque, NM 87108

Continue of Central

Re: Ta Lin International Market, 128 Monroe NE, Grading and Drainage Plan Engineer's Stamp dated 8-21-03 (K19/D77)

Dear Mr. McGee,

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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,

Carlos A. Montoya, PE /

City Floodplain Administrator

4le

# DEVELOPMENT & BUILDING SERVICE CENTER ONE STOP SHOP 600 SECOND ST. N.W.

**505-924-3900** 3982

Records Withdrawal Form	
Project No. K-19/D77  Date: AUG. 16, 200	<i>f</i>
Project Title: TA LIN INTEL. MARKETPLACE	
a. File b. Mylars c. Redlines/Comments  d. Other 101	
Requested by: DANGEAR GEAR GONDON Phone No.: 25  Name and Company	13-5256
Comments: PLEASE DELIVER COPY TO GEAR & CONDON	
Anticipated Return Date:  I hereby accept full responsibility for the security of the above noted records/plans receipt acknowledgement is completed. Records/plans will be returned to the Dev Building Services Center on or before the indicted anticipated return date.	until return elopment and
Delivery Picked Up By:	
Name: Organization: ALBQ. REI	ROGRAPHICS
Signed: Date:	<u> </u>
Office Use Only	
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