



James B. Clark
Vice President, RA

505-242-1866 • Fax 505-242-1802

MASTERWORKS ARCHITECTS, INC

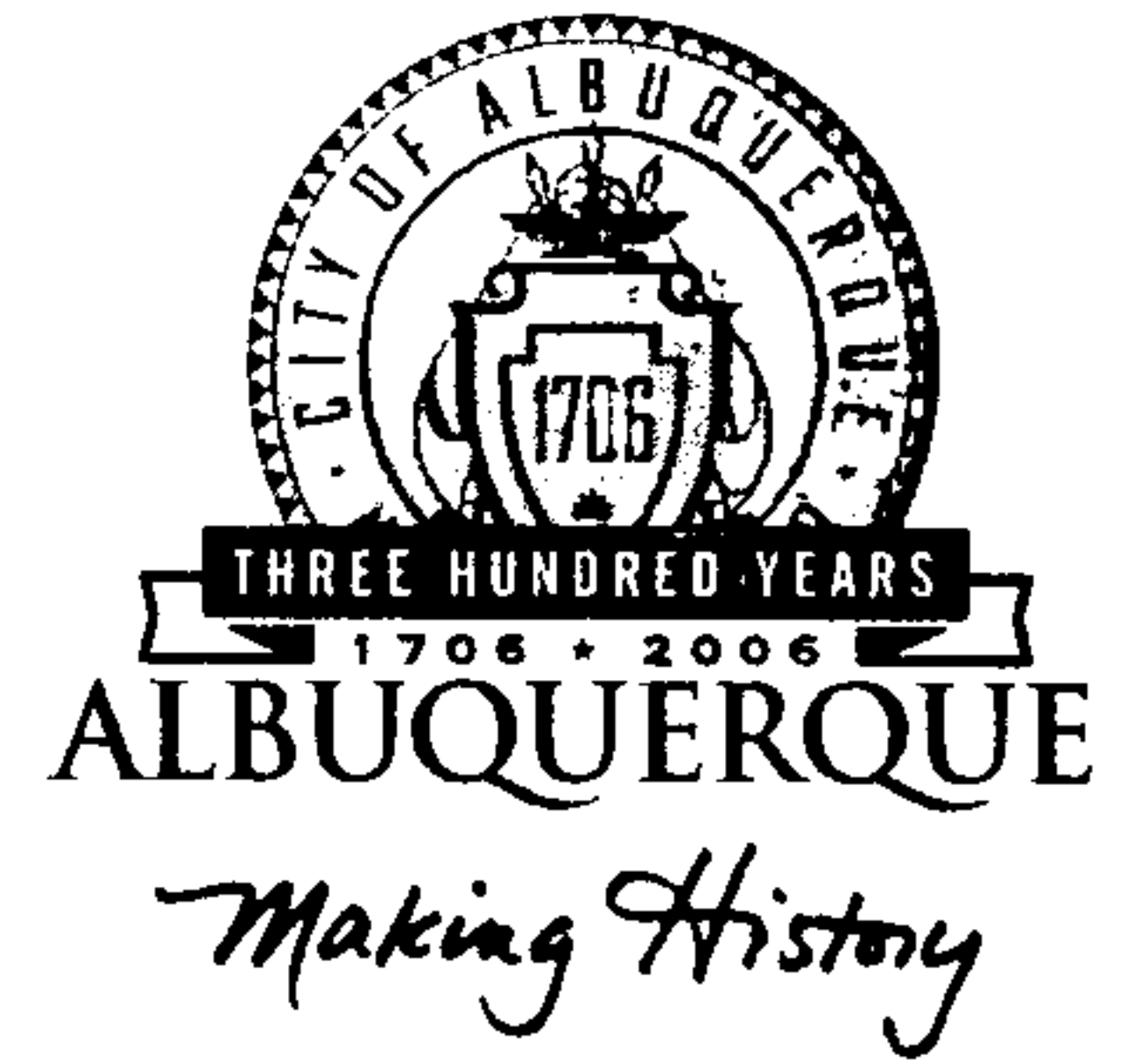
4200 Wyoming Blvd. NE, Suite B-1

Albuquerque, New Mexico 87111

www.masterworksarchitects.com

email: ~~jim~~@masterworksarchitects.com

CITY OF ALBUQUERQUE



September 7, 2005

Mr. Thomas Johnston, P.E.
TGC ENGINEERING, INC.
330 Louisiana Blvd. NE
Albuquerque, NM 87108

Re: BAR/RESTAURANT TUAN VAN HUYNH
7915 Central Ave. NE
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 08/20/2004 (K-19/D130)
Certification dated 09/07/2005

Dear Tom:

P.O. Box 1293

Based upon the information provided in your submittal received 09/07/2005, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

Albuquerque

Upon acceptance of the required SO-19 and noted exception(s) listed in your Drainage Certification, please resubmit an updated Certification for Permanent C.O.

New Mexico 87103

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

Sincerely,

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

www.cabq.gov

C: Phyllis Villanueva
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: NEW BAR/REGT. TUAN VAN HUYNH ZONE MAP/DRG. FILE #: K-19/D130
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS B, C, 7-11, 32-39 BLK 1 MESA VERDE ADD
CITY ADDRESS: 7915 CENTRAL AVE NE

ENGINEERING FIRM: TGC ENGINEERING INC.
ADDRESS: 330 LOUISIANA BLVD NE
CITY, STATE: ALBUQUERQUE NM

CONTACT: TOM JOHNSTON
PHONE: 266-7256
ZIP CODE: 87108

OWNER: TUAN VAN HUYNH
ADDRESS: 1240 PENNSYLVANIA ST NE
CITY, STATE: ALBUQUERQUE NM

CONTACT: _____
PHONE: 269-1418
ZIP CODE: 87110

ARCHITECT: MASTERWORKS ARCHITECTS
ADDRESS: 516 ELEVENTH ST NW
CITY, STATE: ALBUQUERQUE NM

CONTACT: JIM CLARK
PHONE: 242-1866
ZIP CODE: 87102

SURVEYOR: WADSWORTH SURVEYING INC.
ADDRESS: 330 LOUISIANA BLVD NE
CITY, STATE: ALBUQUERQUE NM

CONTACT: TOM JOHNSTON
PHONE: 255-2052
ZIP CODE: 87108

CONTRACTOR: TBA
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

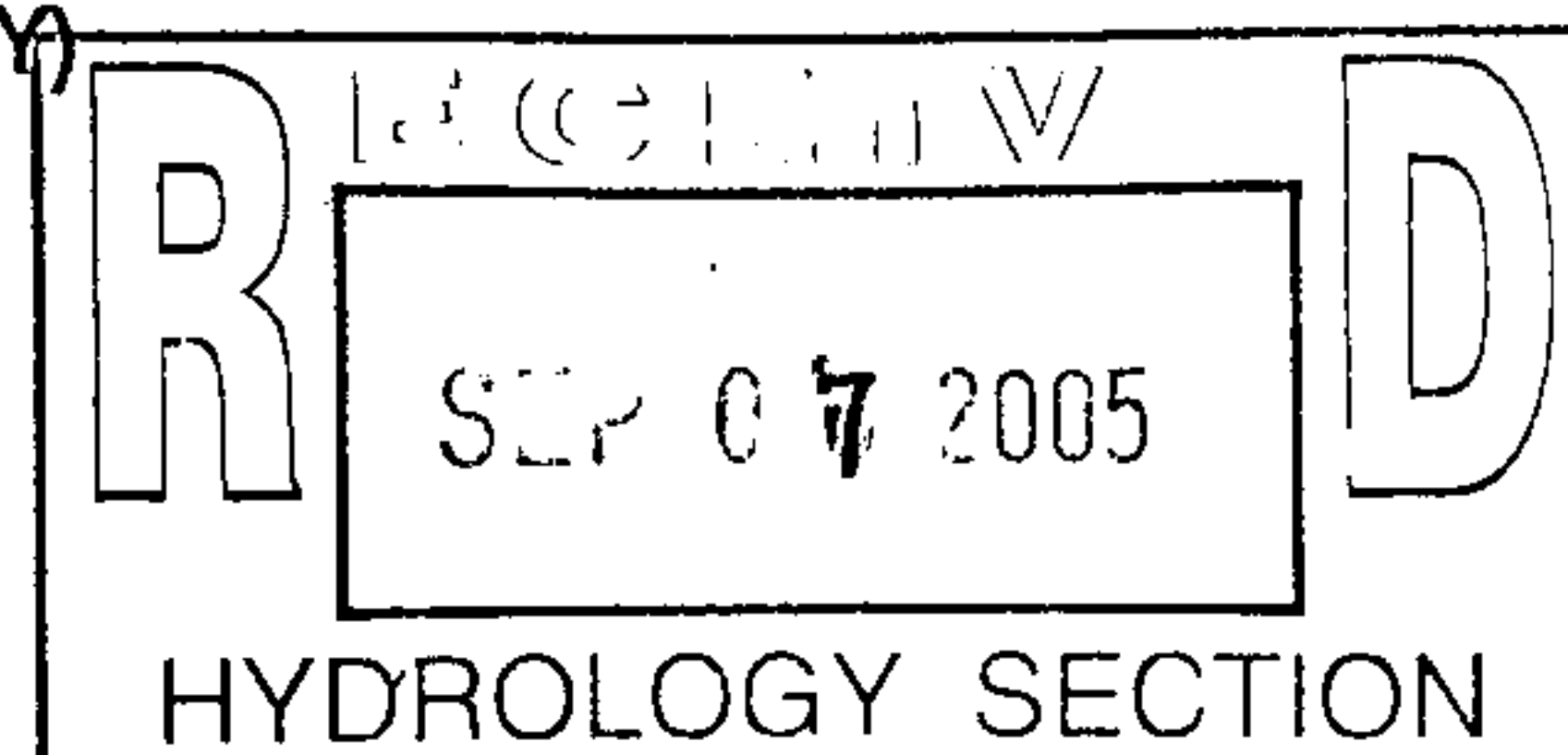
- ☒ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☒ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS 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:

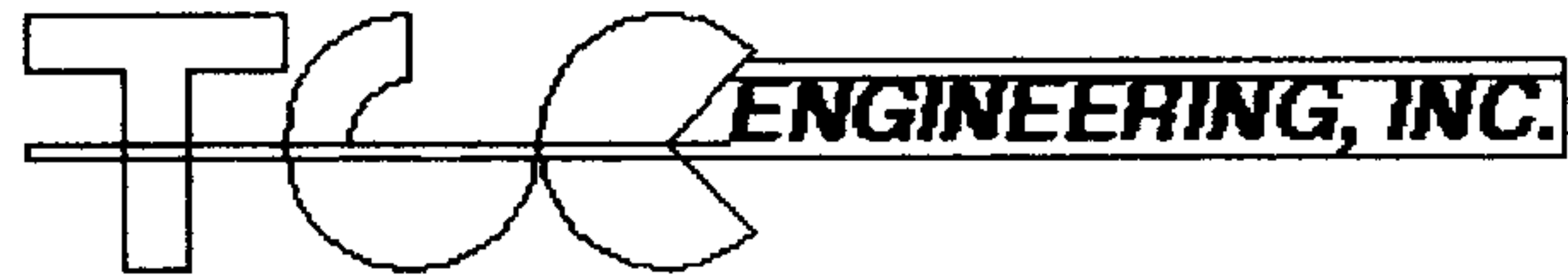
- ☐ YES
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: 9/7/05 BY: [Signature]

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.



330 LOUISIANA BLVD. NE - ALBUQUERQUE, NM 87108-2062
(505) 266-7256 Fax: (505) 255-2887 - email: TGCENGINEERING.@aol.com

September 7, 2005

Grading and Drainage Plan, New Bar/Restaurant for Tuan Van Huynh, 7915 Central Avenue, SE, K19/D130

City of Albuquerque Hydrology
600 2nd Street NW
Plaza Del Sol Building
Albuquerque, NM 87102

To Whom It May Concern:

I am requesting a 30 day temporary Certificate of Occupancy for the above referenced project. Enclosed is a partial as-built and temporary grading certification for this project. The project is nearly complete. The contractor must remove the existing building, complete the sidewalk culvert to Central Avenue, SE and he must complete the paving on the south side of the project. The final grading certification should be submitted within thirty days of this letter.

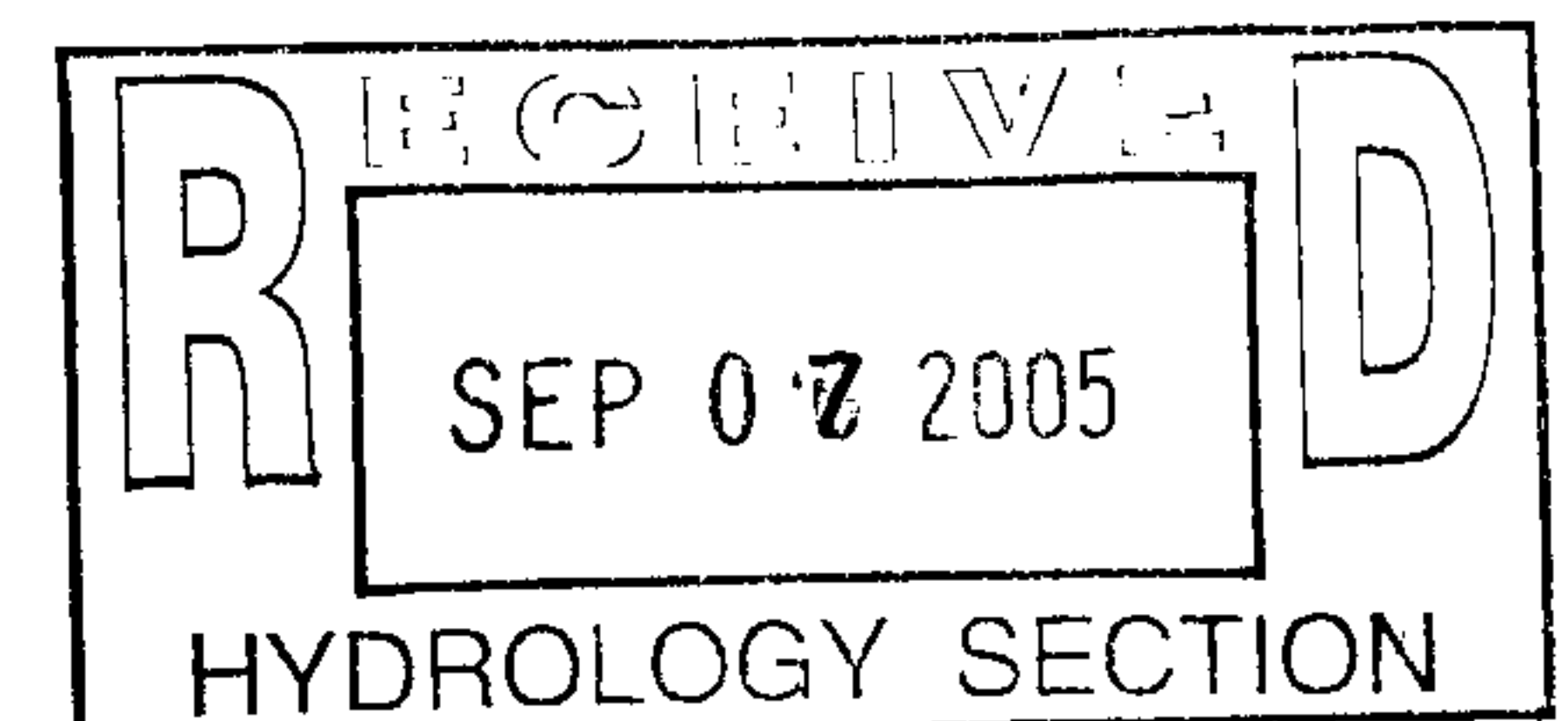
The project coordinator and Engineer for this project is:

TGC Engineering, Inc.
330 Louisiana Blvd. NE
Albuquerque, NM 87108
Attn: Thomas Johnston, Project Coordinator; David Gatterman, Project Engineer

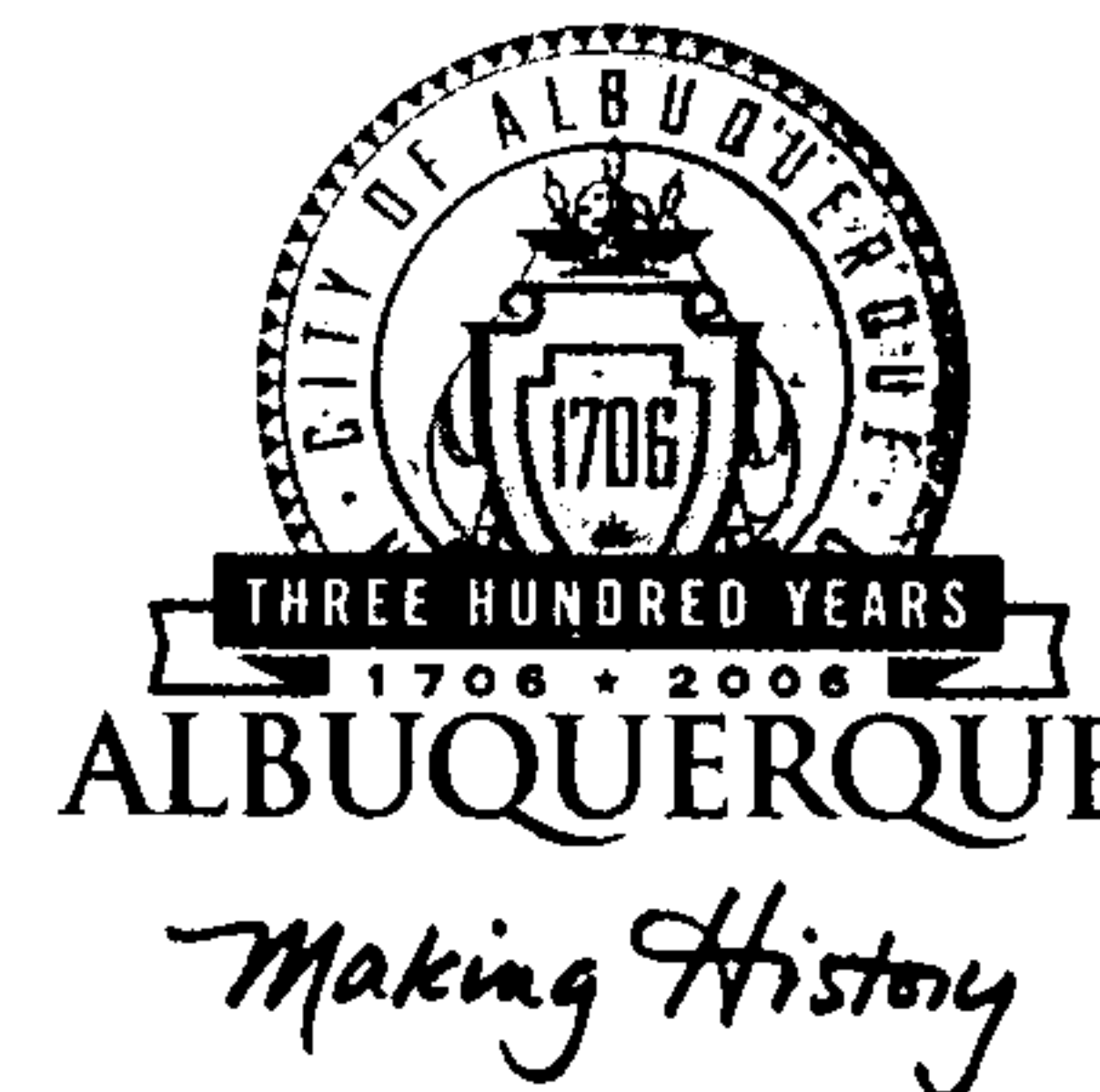
If you have any questions, please feel free to contact me at 505-266-7256.
Regards,

A handwritten signature in black ink, appearing to read 'Thomas Johnston', is written over a horizontal line.

Thomas Johnston, PE
Project Coordinator
TGC Engineering, Inc.
Attachments



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 12, 2005

James B. Clark, Registered Architect
Masterworks Architects, Inc.
4200 Wyoming Blvd NE, Ste. B-1
Albuquerque, NM 87111

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Bar/Resturant Tuan Van Huynh, [K-19 / D130]
7915 Central Ave NE
Architect's Stamp Dated 09/12/05

Dear Mr. Clark:

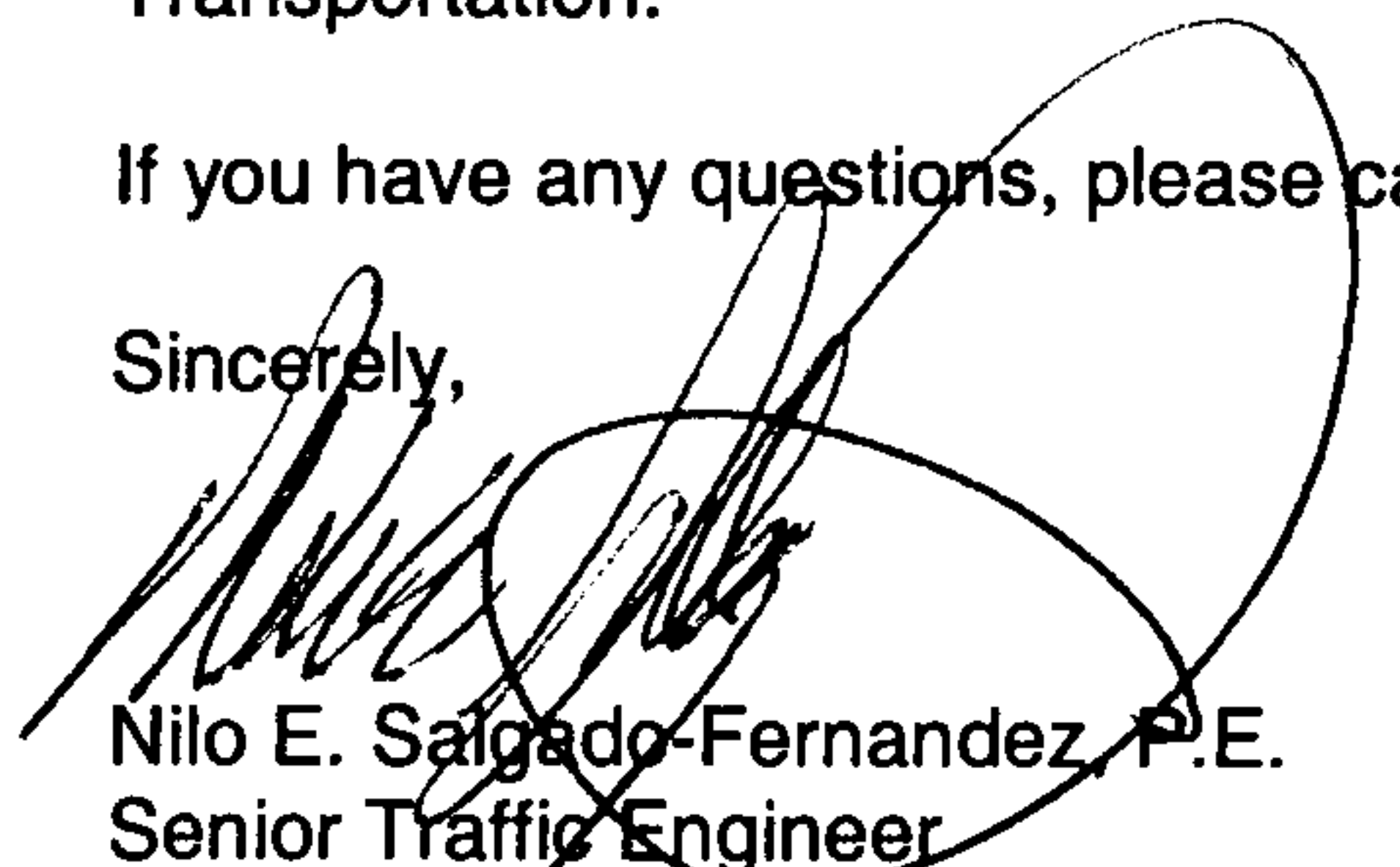
Based on the information provided on your submittal dated September 12, 2005, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding 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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: BAR & RESTAURANT - Tuan Van Huynh ZONE MAP/DRG. FILE #: K-19 - D130
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 32-A, BLOCK 1, MESA VERDE ADDITION
 CITY ADDRESS: 7915 CENTRAL AVE NE

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

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: Tuan Van Huynh
 ADDRESS: 1240 Pennsylvania ST NE STE E
 CITY, STATE: ABQ NM

CONTACT: Tuan Van Huynh
 PHONE: 262-1500
 ZIP CODE: 87110

ARCHITECT: MASTERWORKS ARCHITECTS INC
 ADDRESS: 4200 Wyoming Blvd NE Ste B-1
 CITY, STATE: ABQ NM

CONTACT: Jimi Clark
 PHONE: 242-1866
 ZIP CODE: 87111

SURVEYOR: WAYJOHN SURVEYING
 ADDRESS: 330 Louisiana Blvd NE
 CITY, STATE: ABQ NM

CONTACT: Thomas Johnston
 PHONE: 255-2052
 ZIP CODE: 87108

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

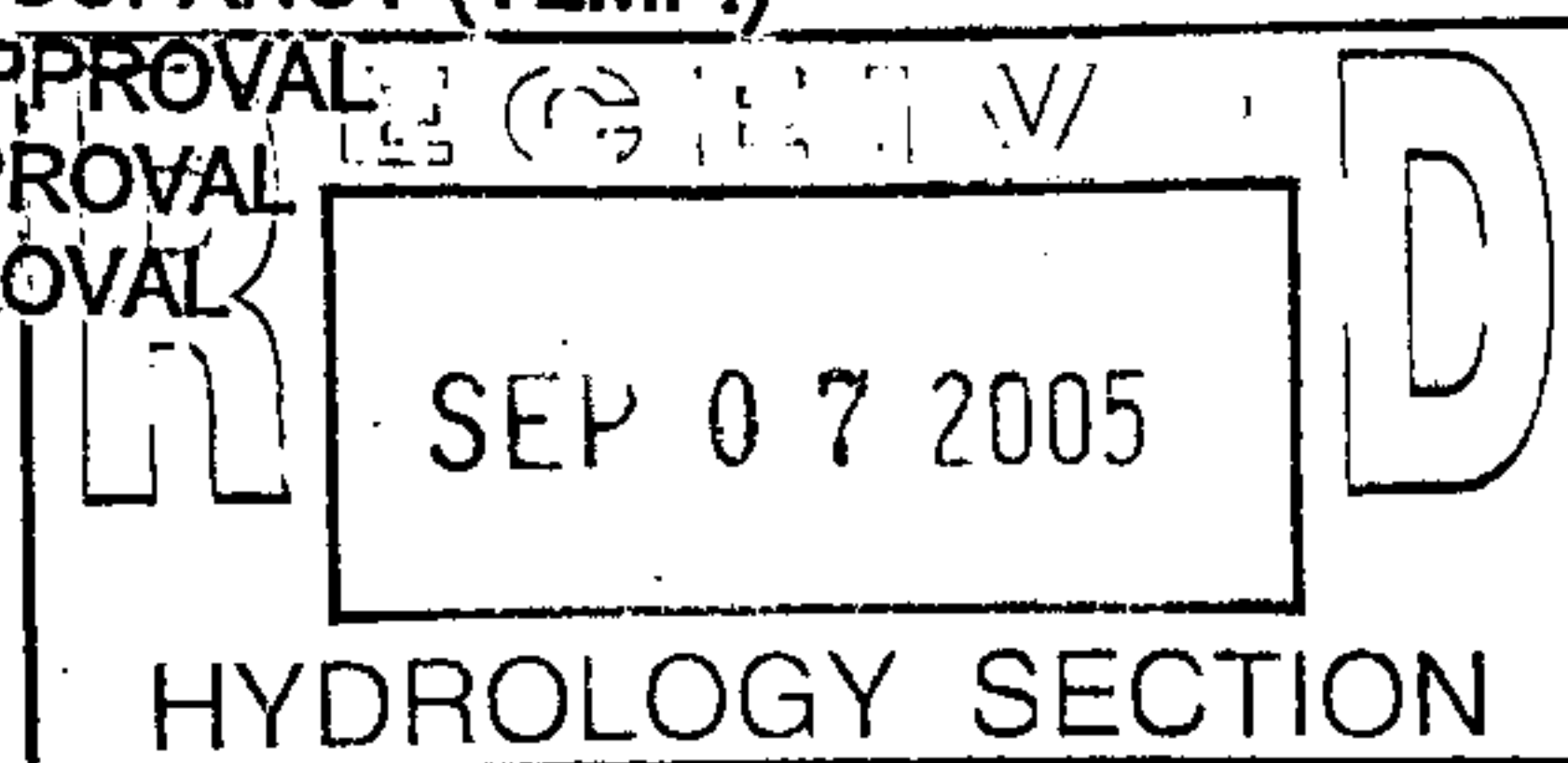
CHECK TYPE OF SUBMITTAL:

- ☐ 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) *RESUB.*
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

Encl: Revised TCL Plan dated 11 AUG 04
2 copies

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: 07 September 05

DATE SUBMITTED: 11 August 04 BY: James B Clark, Agent, Masterworks 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 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.

12 September 2005
Project MW 0352

Mr. Nilo Salgado-Hernandez, Sr. Engineer
Transportation Development Services
Development and Building Services, Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87103

Re: TCL Letter of Certification for Temporary CO

Project: New Bar and Restaurant
7915 Central Avenue NE
Albuquerque, New Mexico

Dear Mr. Salgado-Hernandez:

I conducted a Site Observation Visit of the work completed to date to confirm the construction of the site improvements.

My observation reveals that the completed site improvements are in substantial compliance with the City of Albuquerque approved Traffic Circulation Plan dated 24 August 2004. The improvements in the southern portion of the site where the existing building is standing, have not yet been completed.

The Owner has requested two modifications regarding the layout of the parking area on the southern edge of the property:

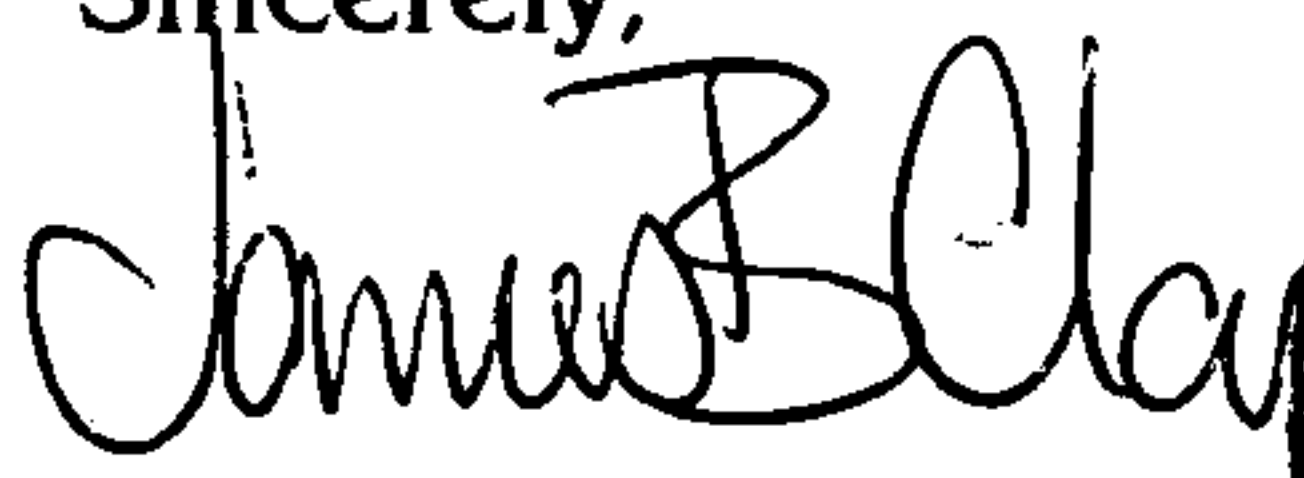
- a. Reverse the parking spaces so that the vehicles face toward Central Avenue rather toward the new building;
- b. Add a 'headlight screen wall' at the south edge of the parking area along Central Avenue.

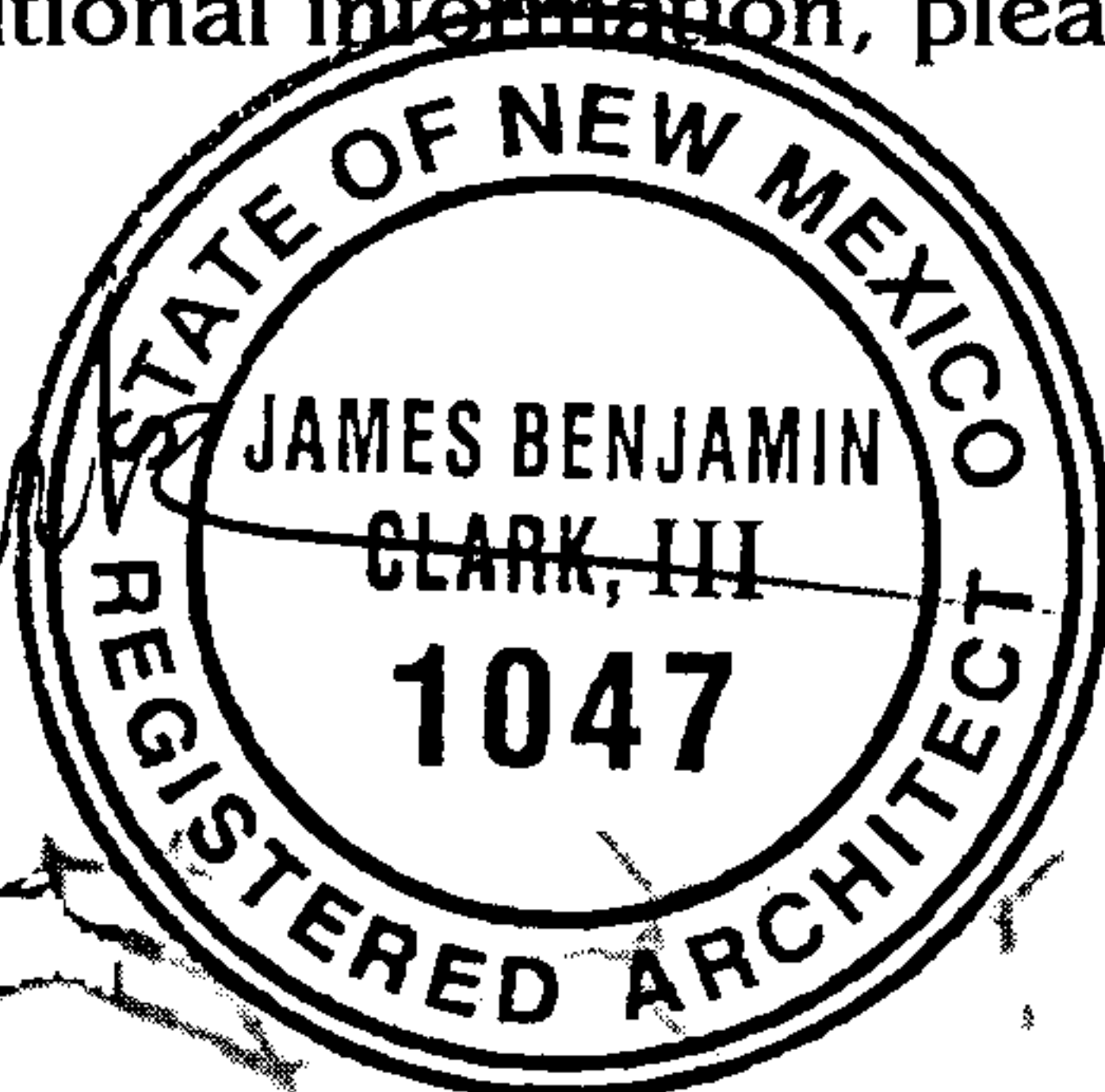
The total number of parking spaces remains unchanged.

These modifications have been shown on the annotated TCL Plans submitted with this Certification.

If you need any additional information, please call.

Sincerely,


James B. Clark, RA

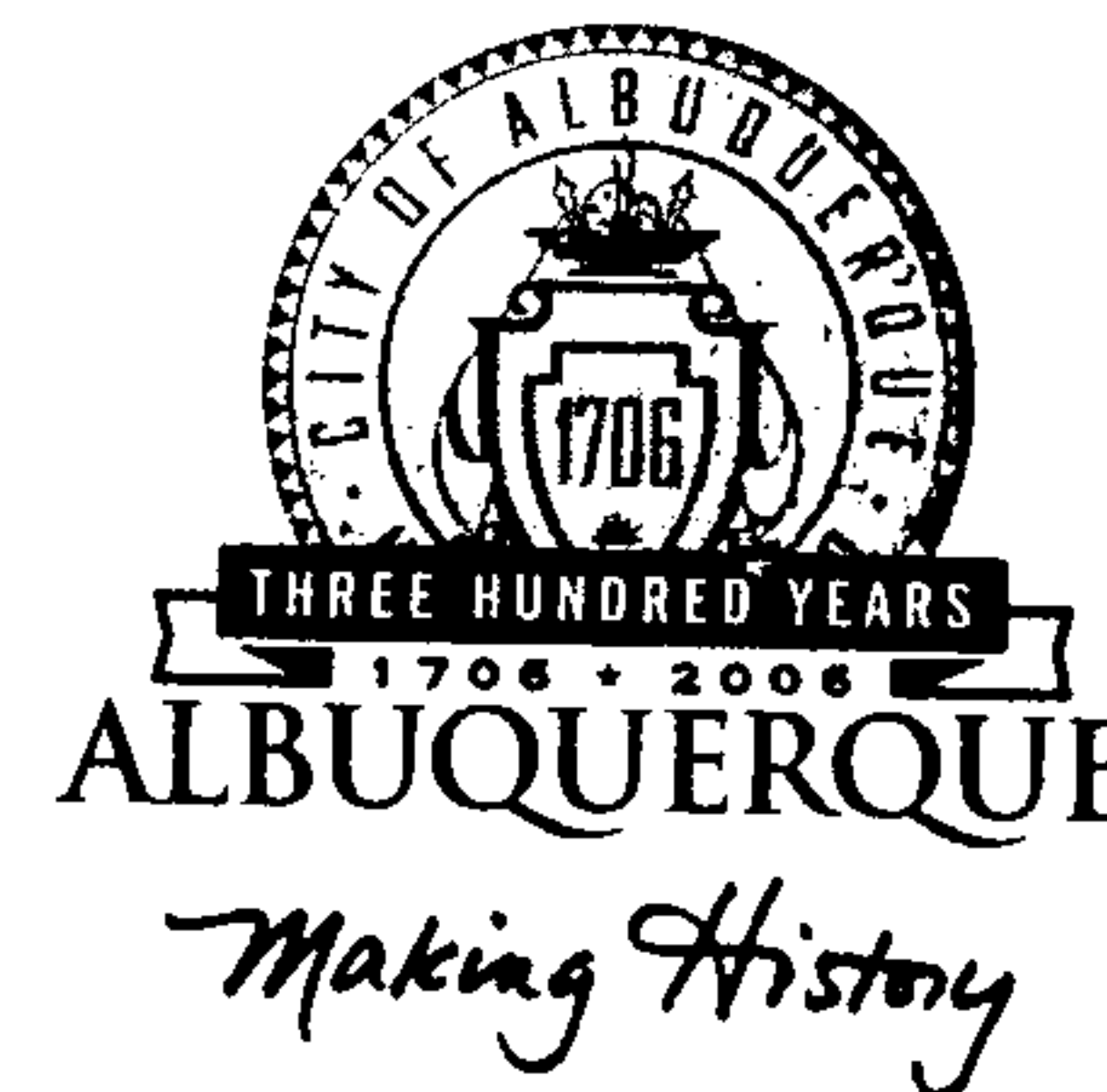


MASTERWORKS ARCHITECTS, INC

4200 Wyoming Blvd. NE, Suite B-1 • Albuquerque, NM 87111
505-242-1866 • FAX 505-242-1802

www.masterworksarchitects.com info@masterworksarchitects.com

CITY OF ALBUQUERQUE



November 22, 2004

David Gatterman, P.E.
TGC Engineering, Inc.
330 Louisiana Blvd. NE
Albuquerque, NM 87108

**Re: New Bar / Restaurant for Tuan Van Huynh, 7915 Central Ave SE,
Grading and Drainage Plan
Engineer's Stamp dated 8-20-04 (K19-D130)**

Dear Mr. Gatterman,

Based upon the information provided in your submittal received 11-15-04, 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.

P.O. Box 1293

A separate permit (SO#19) is required for construction within City Right of Way. A copy of this approval letter must be on hand when applying for the excavation permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Matt Cline, Arroyo Maintenance
Pam Lujan, Excavation Permits
Charles Caruso, DMD Storm Drainage Design
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: NEW BAR/REST. TUAN VAN HUYNH ZONE MAP/DRG. FILE #: K-19/0130
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS B, C, 7-11, 32-39 BLK 1 MESA VERDE ADD
 CITY ADDRESS: 7915 CENTRAL AVE NE

ENGINEERING FIRM: TGC ENGINEERING INC.
 ADDRESS: 330 LOUISIANA BLVD NE
 CITY, STATE: ALBUQUERQUE NM

CONTACT: TOM JOHNSTON
 PHONE: 256-7256
 ZIP CODE: 87108

OWNER: TUAN VAN HUYNH
 ADDRESS: 1240 PENNSYLVANIA ST NE
 CITY, STATE: ALBUQUERQUE NM

CONTACT: _____
 PHONE: 269-1418
 ZIP CODE: 87110

ARCHITECT: MASTERWORKS ARCHITECTS
 ADDRESS: 516 ELEVENTH AVE NW
 CITY, STATE: ALBUQUERQUE NM

CONTACT: JIM CLARK
 PHONE: 242-1866
 ZIP CODE: 87102

SURVEYOR: WATSON SURVEYING INC.
 ADDRESS: 330 LOUISIANA BLVD NE
 CITY, STATE: ALBUQUERQUE NM

CONTACT: TOM JOHNSTON
 PHONE: 255-2052
 ZIP CODE: 87108

CONTRACTOR: TBA
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL *REQUIRES TCL or equal*
- ☒ DRAINAGE PLAN RESUBMITTAL *will fax copy of Receipt*
- ☒ 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:

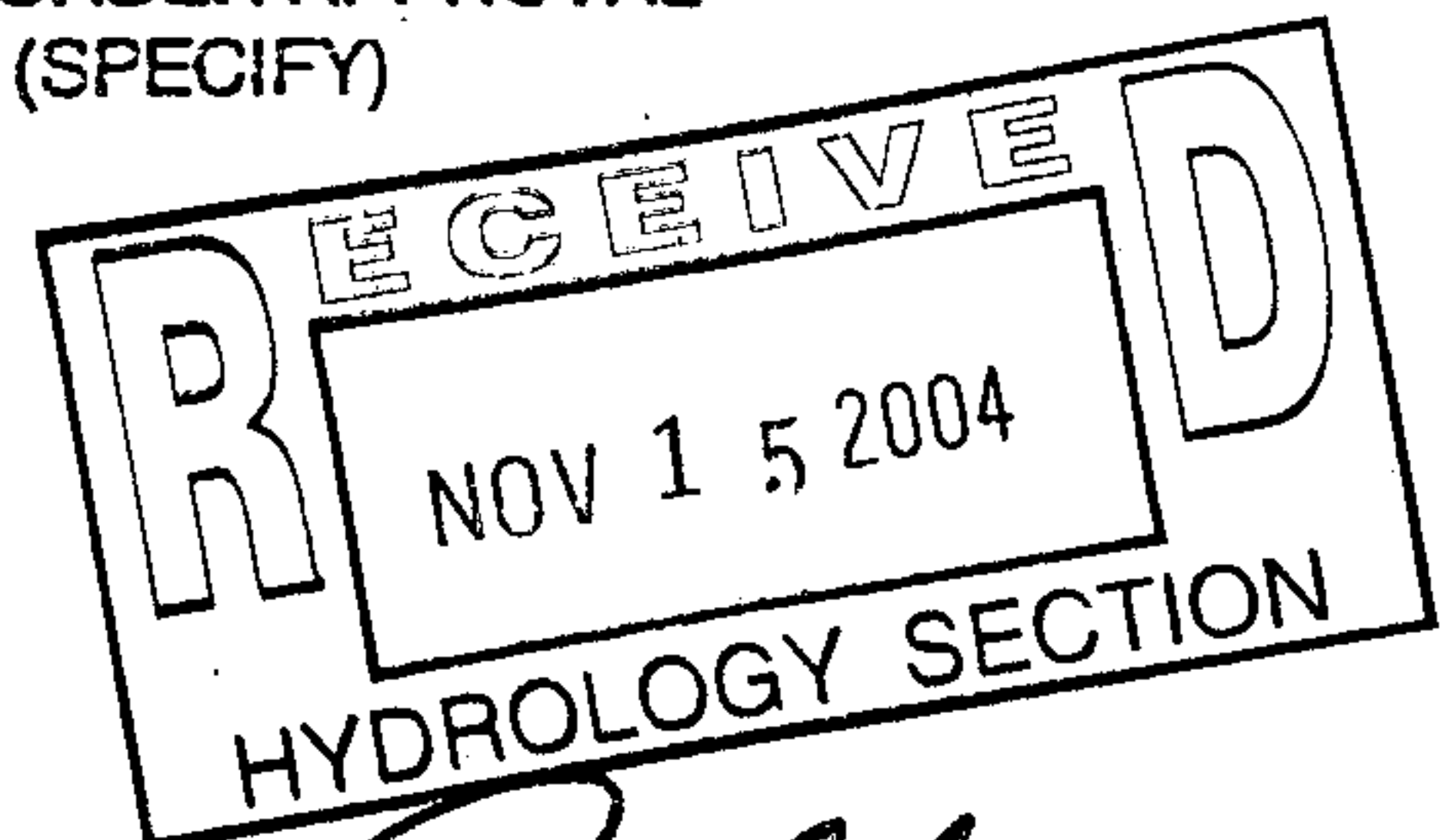
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 11/15/02

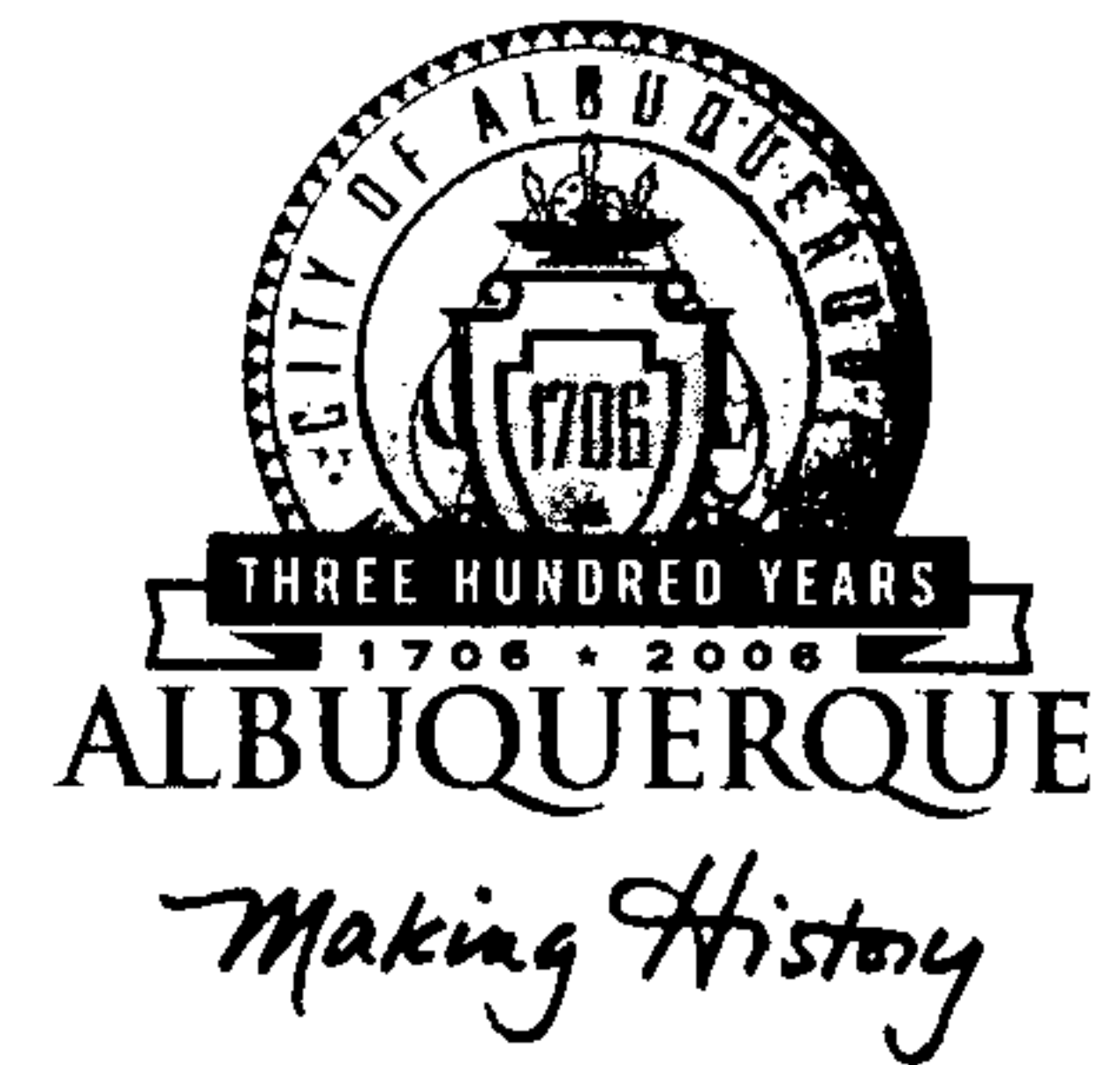
BY: [Signature]



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.

CITY OF ALBUQUERQUE



August 24, 2004

James Clark III, R.A.
Masterworks Architects, Inc.
4200 Wyoming Blvd. NE
Albuquerque, NM 87111

Re: Tuan Van Huynh New Bar and Restaurant, 7915 Central Ave NE, Traffic Circulation
Layout
Architect's Stamp dated 8-20-04 (K19-D130)

Dear Mr. Clark,

The TCL submittal received 8-23-04 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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: NEW BAR & RESTAURANT ZONE MAP/DRG. FILE #: K-19 - D130
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 32-A, BLOCK 1, MESA VERDE ADDITION
 CITY ADDRESS: 7915 CENTRAL AVE NE

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

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: Tuan Van Huynh
 ADDRESS: 1240 Pennsylvania St NE STE E
 CITY, STATE: ABQ NM

CONTACT: Tuan Van Huynh
 PHONE: 262-1500
 ZIP CODE: 87110

ARCHITECT: MASTERWORKS ARCHITECTS INC
 ADDRESS: 4200 Wyoming Blvd NE Ste B-1
 CITY, STATE: ABQ NM

CONTACT: Jim Clark
 PHONE: 242-1866
 ZIP CODE: 87111

SURVEYOR: WAYJOHN SURVEYING
 ADDRESS: 530 Louisiana Blvd NE
 CITY, STATE: ABQ NM

CONTACT: Thomas Johnston
 PHONE: 255-2052
 ZIP CODE: 87108

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

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) RESUB.**
- _____ ENGINEERS CERTIFICATION (TCL)
- _____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- _____ OTHER

~~Encl. Revised TCL Plan dated 4/1/04~~
~~2 copies~~

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:

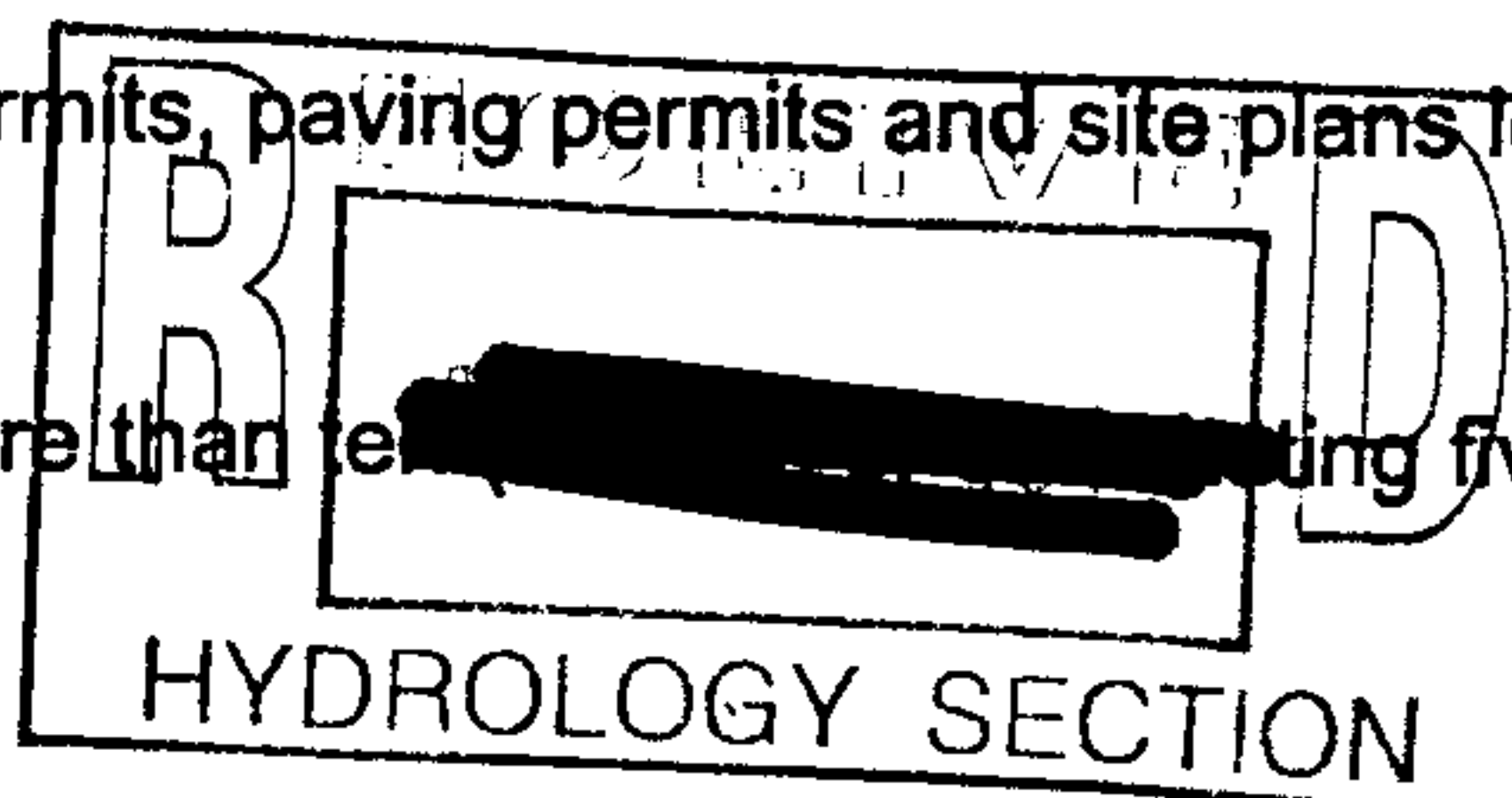
- _____ YES
- _____ NO
- _____ COPY PROVIDED 24 August 04

Rec Aug 23 2004

DATE SUBMITTED: [REDACTED] BY: James B Clark, Agent, Masterworks 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 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 [REDACTED] five (5) acres or more.



FILE

RECEIVED
JAN 10 1964

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 03-14-2011 BY 60322
UCBAW

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11
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INFORMATION

DECLASSIFIED

4-25
610

Date _____

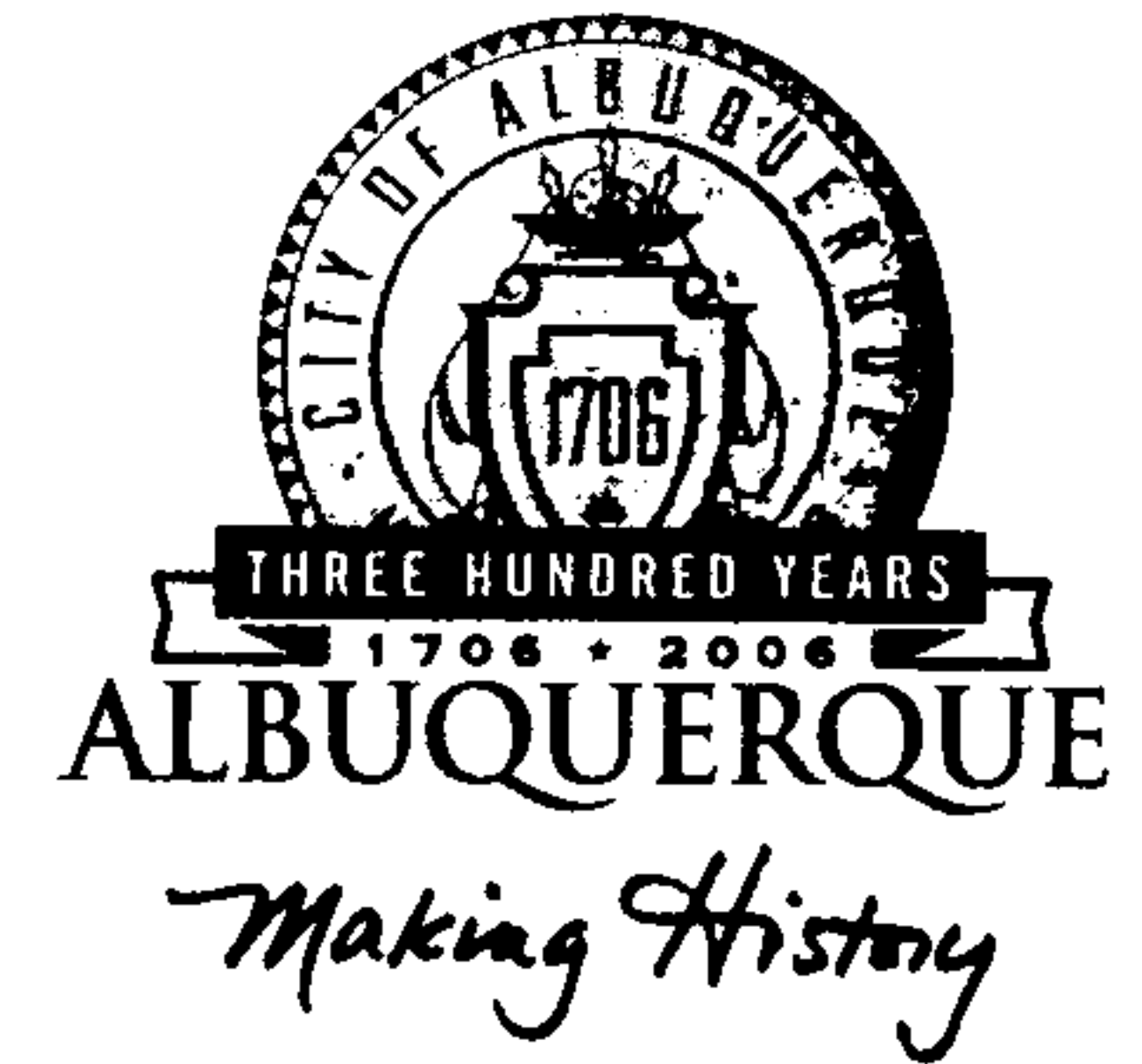
7

Signed:

12

100-100000

CITY OF ALBUQUERQUE



September 2, 2004

David Gatterman, P.E.
TGC Engineering, Inc.
330 Louisiana Blvd. NE
Albuquerque, NM 87108

**Re: New Bar / Restaurant for Tuan Van Huynh, 7915 Central Ave SE, Site
Development Plan**

Engineer's Stamp dated 8-20-04 (K19-D130)

Dear Mr. Gatterman,

Based upon the information provided in your submittal received 8-25-04, the
above referenced plan is approved for Site Development Plan for Building Permit
action by the DRB.

P.O. Box 1293

If you have any questions, you can contact me at 924-3981.

Albuquerque

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

New Mexico 87103

www.cabq.gov

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

K-19/D130

PROJECT TITLE: NEW BAR/REST. TUAN VAN HUYNH ZONE MAP/DRG. FILE #: K-19/D130
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS B, C, 7-11, 32-39 BLK 1 MESA VERDE ADD
 CITY ADDRESS: 7915 CENTRAL AVE NE

ENGINEERING FIRM: TGC ENGINEERING INC.
 ADDRESS: 330 LOUISIANA BLVD NE
 CITY, STATE: ALBUQUERQUE NM

CONTACT: TOM JOHNSTON
 PHONE: 256-7256
 ZIP CODE: 87108

OWNER: TUAN VAN HUYNH
 ADDRESS: 1240 PENNSYLVANIA ST NE
 CITY, STATE: ALBUQUERQUE NM

CONTACT: _____
 PHONE: 269-1418
 ZIP CODE: 87110

ARCHITECT: MASTERWORKS ARCHITECTS
 ADDRESS: 516 ELEVENTH AVE NW
 CITY, STATE: ALBUQUERQUE NM

CONTACT: JIM CLARK
 PHONE: 242-1866
 ZIP CODE: 87102

SURVEYOR: WATSON SURVEYING INC.
 ADDRESS: 330 LOUISIANA BLVD NE
 CITY, STATE: ALBUQUERQUE NM

CONTACT: TOM JOHNSTON
 PHONE: 255-2032
 ZIP CODE: 87108

CONTRACTOR: TBA
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

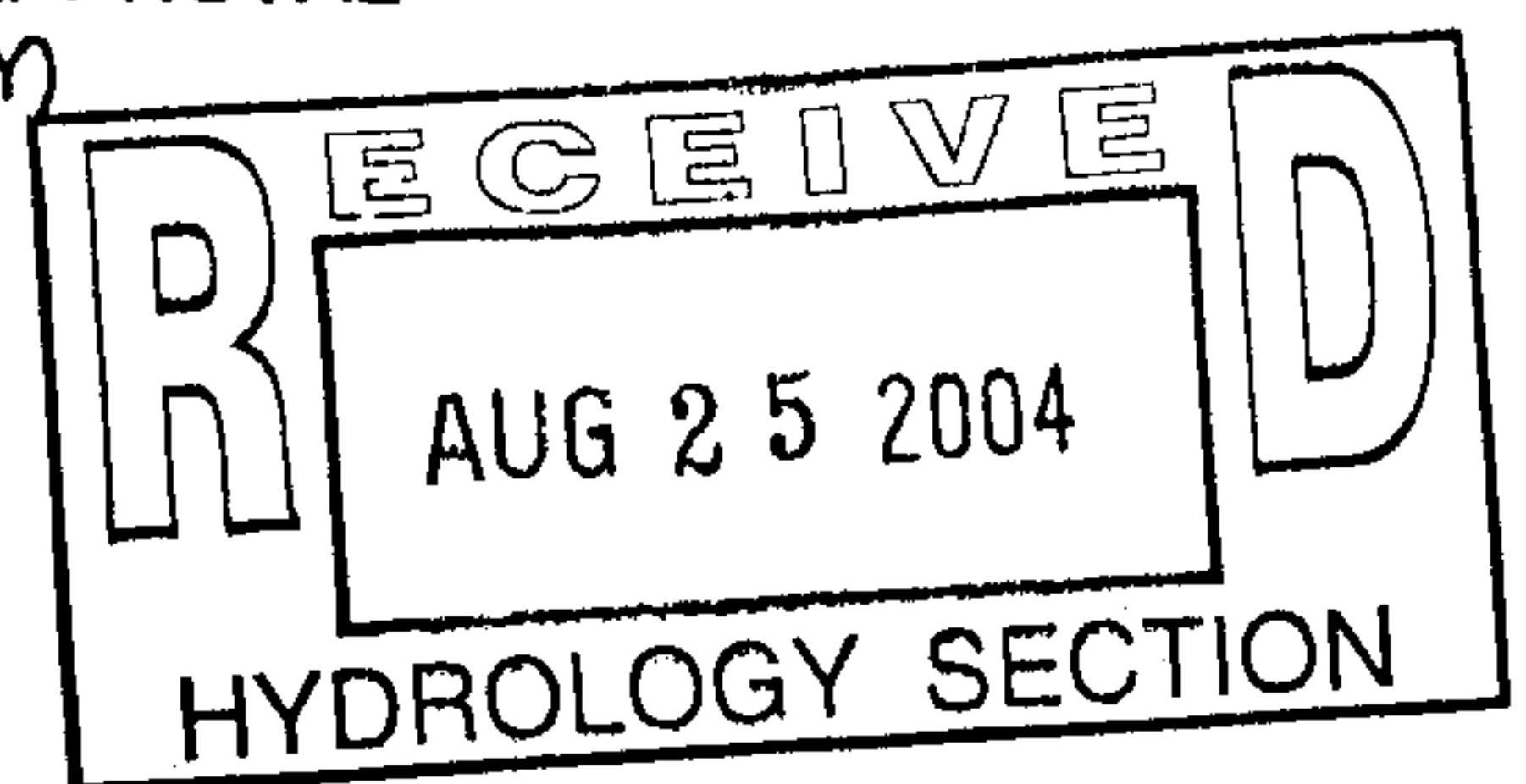
- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☒ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMP/LOMP
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (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

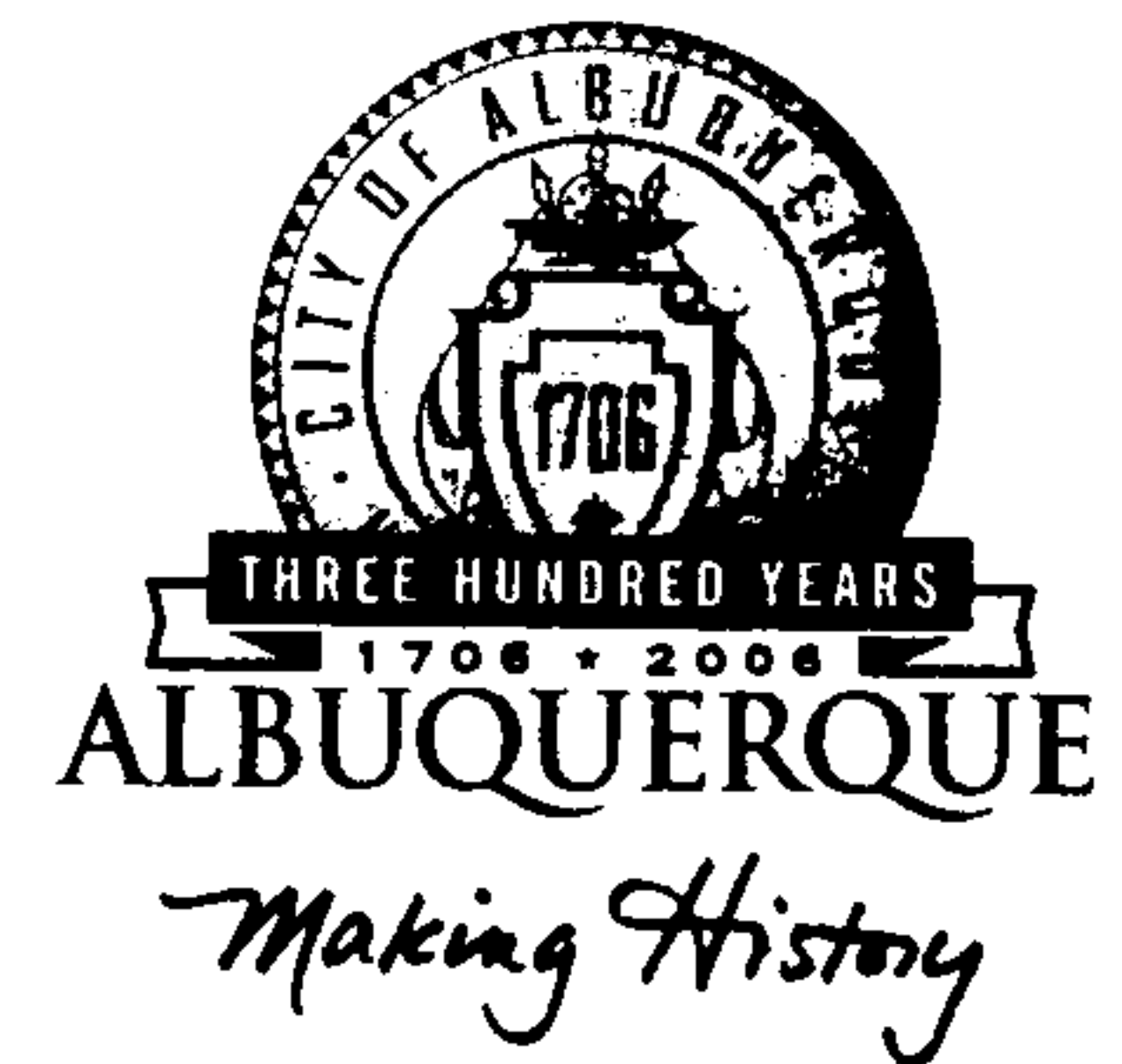


DATE SUBMITTED: 8/25/04 BY: [Signature]

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.

CITY OF ALBUQUERQUE



August 16, 2004

James Clark III, R.A.
Masterworks Architects, Inc.
4200 Wyoming Blvd. NE
Albuquerque, NM 87111

**Re: Tuan Van Huynh New Bar and Restaurant, 7915 Central Ave NE, Traffic
Circulation Layout**
Architect's Stamp dated 8-11-04 (K19-D130)

Dear Mr. Clark,

Based upon the information provided in your submittal received 7-23-04, the
above referenced plan cannot be approved for Building Permit until the following
comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. Label the compact parking spaces by placing the words "compact" on the pavement of each space.
2. Please list the length for all parking spaces.
3. Note the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
4. A five foot keyway is required for deadend parking aisles.
5. Please list all aisle widths.

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 18, 2004

James Clark III, R.A.
Masterworks Architects, Inc.
4200 Wyoming Blvd. NE
Albuquerque, NM 87111

**Re: Tuan Van Huynh New Bar and Restaurant, 7915 Central Ave NE, Traffic
Circulation Layout**

Architect's Stamp dated 6-10-04 (K19-D130)

Dear Mr. Clark,

Based upon the information provided in your submittal received 6-14-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map.
2. List the width of all existing and proposed turnouts.
3. The 1:12 slope will not work with a 6-foot wide sidewalk. Try using a level landing ramp.
4. Call out unidirectional wheelchair ramps at the driveways; provide a detail showing how these ramps will provide access.

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 17, 2004

David Gatterman, PE
TGC Engineering
330 Louisiana Blvd. NE
Albuquerque, NM 87108

**RE: New Bar/Restaurant – Tuan Van Huynh Grading and Drainage Plan
Engineer's Stamp dated 6-1-04 (K19/D130)**

Dear Mr. Gatterman:

Based on the information provided in your submittal received 6-14-04, the above referenced plan is approved for Site Development for Building Permit action by the DRB.

If you have any questions, please 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. 1/28/2003rd)

PROJECT TITLE: NEW BAR/REST. TUAN VAN HUYNH ZONE MAP/DRG. FILE #: K-19/D130
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS B, C, 7-11, 32-39 BLK 1 MESA VERDE ADD
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CONTACT: TOM JOHNSTON
 PHONE: 286-7256
 ZIP CODE: 87108

OWNER: TUAN VAN HUYNH
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CONTACT: _____
 PHONE: 269-1418
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 ADDRESS: 516 ELEVENTH AVE NW
 CITY, STATE: ALBUQUERQUE NM

CONTACT: JIM CLARK
 PHONE: 242-1866
 ZIP CODE: 87102

SURVEYOR: WAYDOW SURVEYING INC.
 ADDRESS: 330 LOUISIANA BLVD NE
 CITY, STATE: ALBUQUERQUE NM

CONTACT: TOM JOHNSTON
 PHONE: 255-2052
 ZIP CODE: 87108

CONTRACTOR: TBA
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

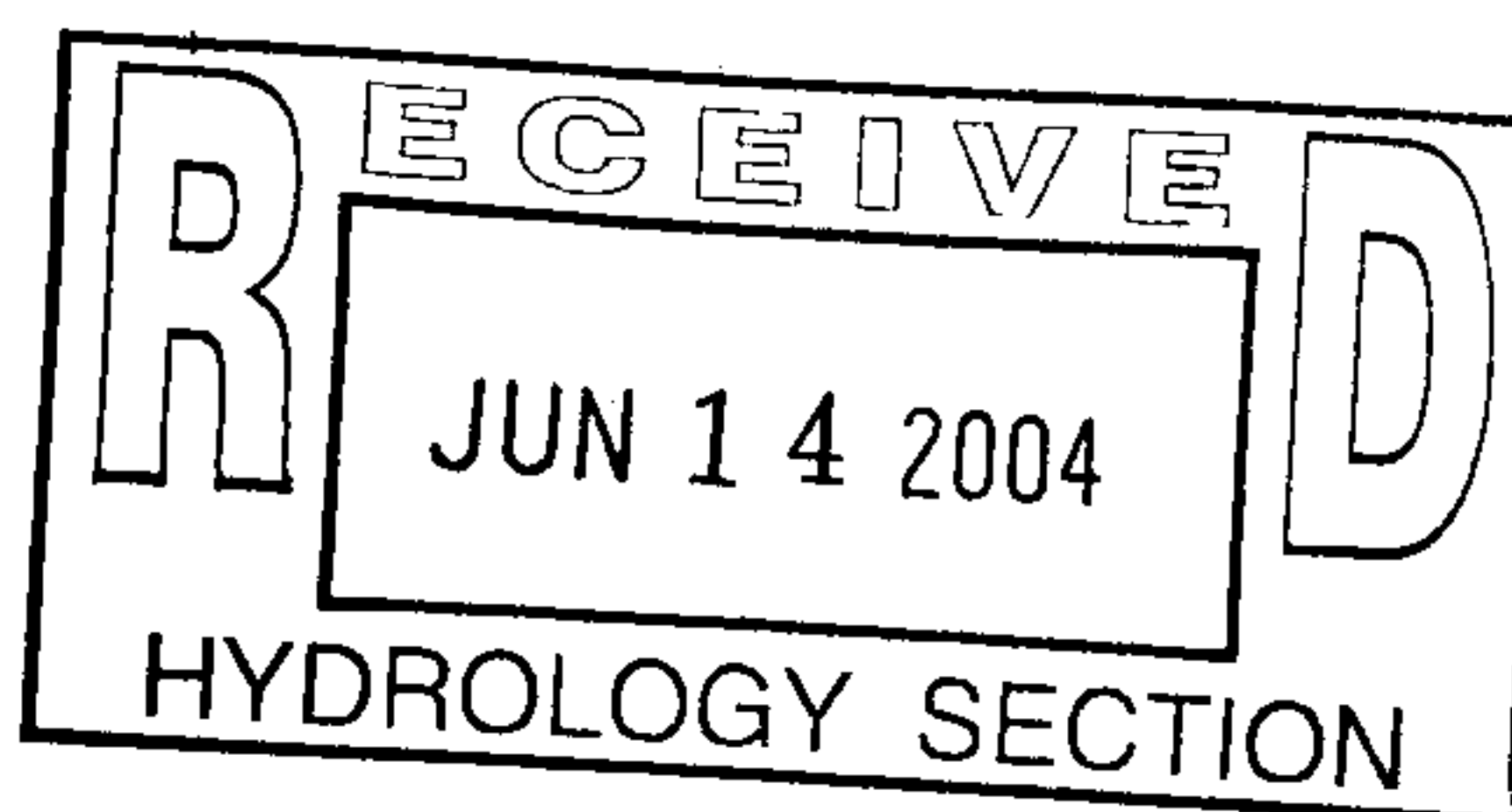
- ☒ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
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- ☐ OTHER (SPECIFY)

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- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: _____ BY: _____

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