

Planning Department Transportation Development Services Section

December 14, 2012

James B. Clark, R.A. Master Architects, Inc 516 Eleven Street NW Albuquerque, NM 87102

Re:

120-Day Temporary Building Certificate of Occupancy (C.O.)

Lindo Mexico Restaurant, [K-19/D144]

7209 Central Ave. NE

Architect's Stamp Dated 12/12/12

Dear Mr. Clark:

Based upon the information provided in your submittal received 12-12-12, Transportation Development has no objection to the issuance of a 120-day Temporary Certificate of Occupancy. The condition for approval is based on your written statement which specifies the following: 'The City Work Order document for right-of-way improvements at this location are being submitted this week for approval, after which the Plat will be submitted to DRB for signature then to County to be recorded.' A temporary approval is being provided until Hydrology work order conditions have been addressed and completed.

Albuquerque

PO Box 1293

This letter serves as a "green tag" from Transportation Development for a 120-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

NM 87103

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

www.cabq.gov

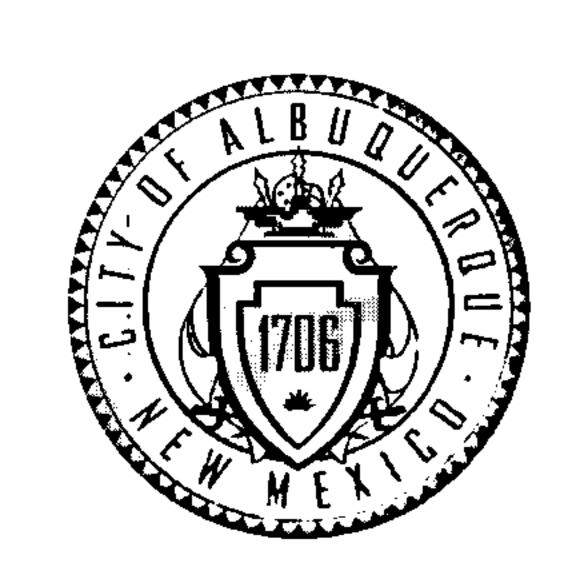
Nifo E. Salgado-Fernandez, P.E. Senior Traffic Engineen

Development and Building Services

Planning Department

Sincere

c: Engineer
Hydrology file
CO Clerk



December 14, 2012

Philip W. Clark, P.E. Clark Consulting Engineers 19 Ryan Road Edgewood, NM 87015

Re: Lindo Mexico Restaurant, 7209 Central Ave. NE

Request for Permanent C.O. - Approved

Engineer's Stamp dated: 4-06-2012 (K-19/D144)

Certification dated: 12-11-12

Dear Mr. Clark,

Based on the Certification received 12/14/2012, the site is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695.

Albuquerque

PO Box 1293

NM 87103

www.cabq.gov

Sincerely,

Shahab Biazar, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C: CO Clerk—Katrina Sigala e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/05)

ZONE MAP/DRG. FILE # 19 PROJECT TITLE: Lindo W WORK ORDER#: __ DRB#: EPC#: LEGAL DESCRIPTION: Central 7209 CITY ADDRESS: _ Engineers CONTACT: __ Consulting PHONE: ADDRESS: 19 Ryan Road IP CODE: CITY, STATE Edgewood, New Mexico 87015 CONTACT: OWNER: PHONE: ADDRESS: ZIP CODE: CITY, STATE: ARCHITECT: Master works CONTACT: ADDRESS: _____ PHONE: ZIP CODE: CITY, STATE: CONTACT: ____ SURVEYOR: PHONE: ____ ADDRESS: ZIP CODE: CITY, STATE: CONTACT: CONTRACTOR: PHONE: ADDRESS: ZIP CODE: CITY, STATE: CHECK TYPE OF APPROVAL SOUGHT: TYPE OF SUBMITTAL: SIA/FINANCIAL GUARANTEE RELEASE DRAINAGE REPORT DRAINAGE PLAN 1st SUBMITTAL PRELIMINARY PLAT APPROVAL DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL S. DEV. FOR BLDG. PERMIT APPROVAL CONCEPTUAL G & D PLAN SECTOR PLAN APPROVAL **GRADING PLAN** FINAL PLAT APPROVAL **EROSION CONTROL PLAN** FOUNDATION PERMIT APPROVAL ENGINEER'S CERT (HYDROLOGY) * BUILDING PERMIT APPROVAL CLOMR/LOMR CERTIFICATE OF OCCUPANCY (PERM) TRAFFIC CIRCULATION LAYOUT CERTIFICATE OF OCCUPANCY (TEMP) ENGINEER/ARCHITECT CERT (TCL) GRADING PERMIT APPROVAL ENGINEER/ARCHITECT CERT (DRB S.P.) ENGINEER/ARCHITECT CERT (AA) PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY) DEC 11 2012 WAS A PRE-DESIGN CONFERENCE ATTENDED: DEC 12 2012 YES LAND DEVELOPMENT SECTION ! LAND DEVELOPMENT SECTION) **COPY PROVIDED**

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

SUBMITTED BY:

DATE:

- Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

300 F 7/1 3 C



April 10, 2012

Philip W. Clark, P.E. Clark Consulting Engineers 19 Ryan Road Edgewood, NM 87015

Re: Lindo Mexico Restaurant Grading and Drainage Plan Engineer's Stamp dated 4-06-12 (K-19/D144)

Dear Mr. Clark,

Based upon the information provided in your submittal dated 4-06-12, the grading and Drainage Plan is approved for Grading and Building Permit. A Work Order Permit is required for construction of the inlet within the City ROW. Please attach a copy of this approved plan to the building permit set prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

PO Box 1293

Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit (www.cabq.gov/Planning/landcoord/Hydrology.html).

Sincerely,

NM 87103

If you have any questions, you can contact me at 924-3695.

www.cabq.gov

Shahab Biazar, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

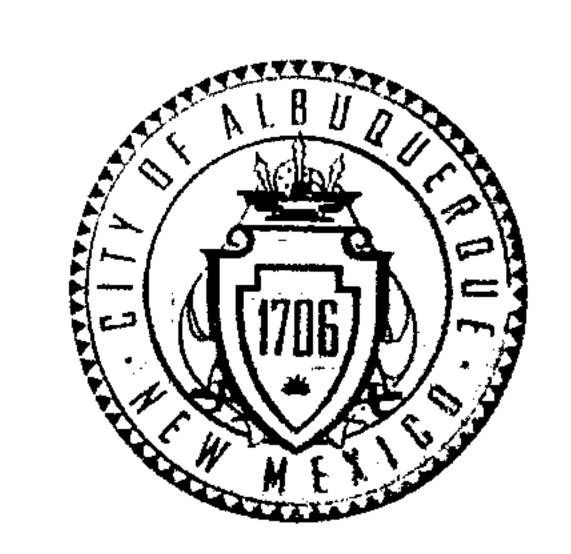
C: e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/05)

PROJECT TITLE:	ZONE MAP/DRG. FILE # 9 01 4 WORK ORDER#: 7225.83
DRB#: 1009094 EPC#:	WORK ORDER#: 7225.83
LEGAL DESCRIPTION: 7209 Central CITY ADDRESS:	112
ENGINEERING FIRM Consulting Engineering Firm Consulting Engineering Address:	ngineers: Phi/ PHONE: 281-2444
CITY, STATE Edgewood, New Mexico 870	15 IP CODE:
1	
OWNER: Valles	TO TO THE
ADDRESS:	PHONE: ZIP CODE:
CITY, STATE:	
ARCHITECT: Masterworks	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
• •	
SURVEYOR: Way John	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CONTRACTOR: Copper Compon	CONTACT:
CONTRACTOR: Copper Campon ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CIII, BIMILL.	
TYPE OF SUBMITTAL:	K TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1 st SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT	CERTIFICATE OF OCCUPANCY (PERM)
ENGINEER/ARCHITECT CERT (TCL)	CERTIFICATE OF OCCUPANCY (TEMP) GRADING PERMIT APPROVAL
ENGINEER/ARCHITECT CERT (DRB S.P.) ENGINEER/ARCHITECT CERT (AA)	PAVING PERMIT APPROVAL
OTHER (SPECIFY)	WORK ORDER APPROVAL
OTTICK (SECHET)	OTHER (SPECIFY)
	
WAS A PRE-DESIGN CONFERENCE ATTENDED:	APR 06 2012
YES	
NO	HYDROLOGY
COPY PROVIDED	
SUBMITTED BY:	DATE: SECTION
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Requests for approvals of Site Development Plans and/or Subdivision	n Plats shall be accompanied by a drainage submittal. The

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- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



Planning Department Transportation Development Services Section

December 14, 2012

James B. Clark, R.A. Master Architects, Inc 516 Eleven Street NW Albuquerque, NM 87102

Re:

120-Day Temporary Building Certificate of Occupancy (C.O.)

Lindo Mexico Restaurant, [K-19/D144]

7209 Central Ave. NE

Architect's Stamp Dated 12/12/12

Dear Mr. Clark:

Based upon the information provided in your submittal received 12-12-12, Transportation Development has no objection to the issuance of a 120-day Temporary Certificate of Occupancy. The condition for approval is based on your written statement which specifies the following: 'The City Work Order document for right-of-way improvements at this location are being submitted this week for approval, after which the Plat will be submitted to DRB for signature then to County to be recorded.' A temporary approval is being provided until Hydrology work order conditions have been addressed and completed.

Albuquerque

PO Box 1293

This letter serves as a "green tag" from Transportation Development for a 120-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

NM 87103

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

www.cabq.gov

Nijo E. Salgado-Fernandez, P.E. Senior Traffic Engineen

Development and Building Services

Planning Department

Sincerely

c: Engineer
Hydrology file
CO Clerk

K-19/DIHY

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HOASTILE,

12/13/12

As-

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/05)

PROJECT TITLE: LINDO NEXICO RESTAURANT -DRB#:EPC#:	ZONE MAP/DRG. FILE # K-19/0144 WORK ORDER#: <u>CP-7225, 83</u>
LEGAL DESCRIPTION: LTS 3-11, BUK 2, LAMESA ADD CITY ADDRESS: 7209 CENTICAL AVE NE	W
ENGINEERING FIRM: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
OWNER: SETZGIO & AZUCENA VALLES ADDRESS: 416 San Recivo SE CITY, STATE: Alba NN	CONTACT: AZUCENA VALUES PHONE: 266-2999 ZIP CODE: 87108
ARCHITECT: MATERIMORKS ARCHITECTS INC. ADDRESS: 516 11th 5t. NY CITY, STATE: A/by IVM	CONTACT: JIM CLARK PHONE: 242-1866 ZIP CODE: 87102
SURVEYOR: ADDRESS: CITY, STATE:	CONTACT:PHONE:ZIP CODE:
CONTRACTOR: COPPER CREEK CONST. ADDRESS: 1017 12 HI ST SE CITY, STATE: RIO PAUCHO NM	CONTACT: SERGIO LOYA PHONE: 728-2795 ZIP CODE: 87124.
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 X ENGINEER/ARCHITECT CERT (TCL) ENGINEER/ARCHITECT CERT (DRB S.P.) ENGINEER/ARCHITECT CERT (AA) OTHER (SPECIFY)	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: YESNOCOPY PROVIDED	LAND DEVELOPALE T SECTION
SUBMITTED BY: James Clark Agut MW	HING DATE: 16 Verenaul Colo

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Traffic Engineering, Planning Department Development and Building Services City of Albuquerque P.O. Box 1293 Albuquerque, New Mexico 87103

Re: TCL Plan Certification for Final CO

Project: Lindo Mexico Restaurant, 7209 Central Ave NE

Traffic Circulation Layout

Architect's Stamp dated 5 April 2012 (K-19/D144) Revised 31 October 2012

I, James B. Clark, NMRA #1047, of Masterworks Architects, Inc., hereby certify that this project is in substantial compliance with the design intent of the TCL Plan approved on 1 November 2012.

No modifications were made during construction that alters the TCL Plan as approved.

I further certify that I personally visited the site on 11 December 2012 and have determined by visual inspection that the survey data provided is representative of the 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 Certificate of Occupancy (Perm).

The City Work Order documents for right-of-way improvements at this location are being submitted this week for approval, after which the Plat will be submitted to DRB for signature then to County to be recorded.

The record information presented hereon is not necessarily complete and is intended only to verify substantial compliance of the traffic 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.

Respectfully submitted,

James B. Clark, RA President

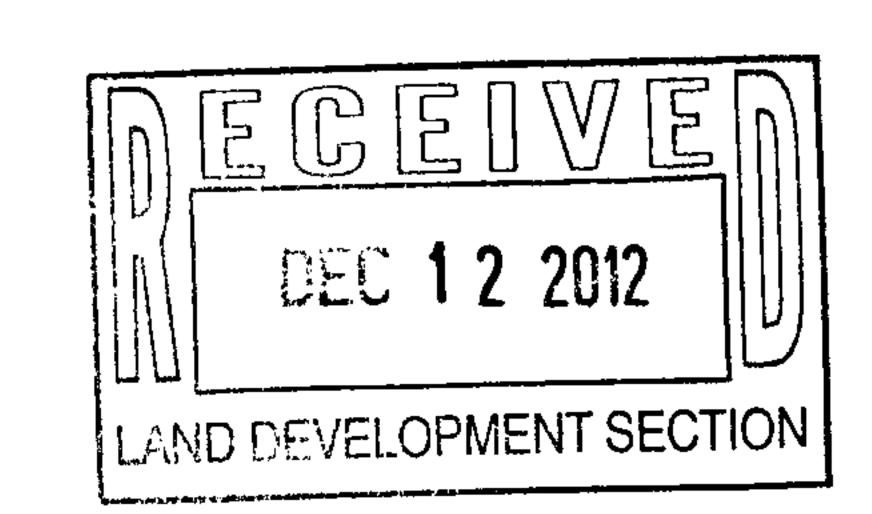
Encl: Copy of stamped TCL Plan dated 1 November 2012

JAMES BENJAMIN'

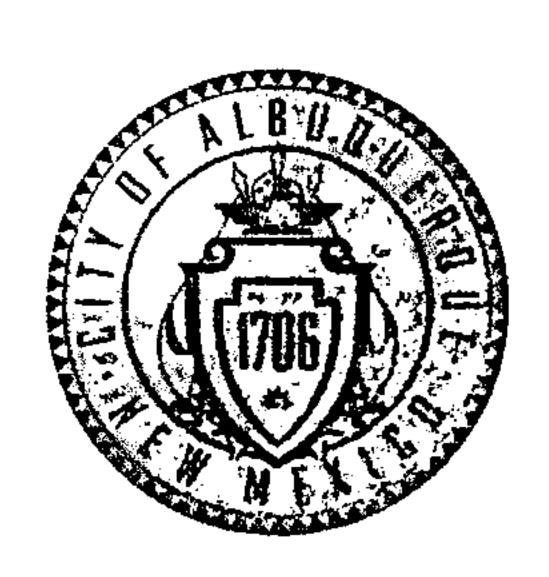
CLARK, III

1047

PED ARC







November 1, 2012

James Benjamin Clark, R.A. Masterworks Architects, Inc. 516 Eleventh St. NW Albuquerque, NM 87102

Re:

Lindo Mexico Restaurant, 7209 Central Ave. NE, Traffic Circulation Layout Architect's Stamp dated 04-05-12 (K-19/D144) with revision stamped 10-31-12.

Dear Mr. Clark,

The TCL submittal received 11-01-12 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. 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.

Prior to any certificate of occupancy approval, the following item must be completed:

The final plat must be completed. Provide a recorded copy of the plat.

PO Box 1293

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.

Albuquerque

NM 87103

www.cabq.gov

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 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,

Nio Salgado-Fernandez, P.E.

Seplor Traffic Engineer, Planning Dept. Development and Building Services

File,

LAND DEVELOPMENT SECTION



November 1, 201

Re: Lindo México Restaurant, 7209 Central Ave. NE, Traffic Circulation Layout 1

#\$Dear Mr. Clark,

The TCL submittal received 11-01-12 is approved for Building Permit. The plantis stamped and signed as approved. A copy of this plant will be needed for each of the building permit plants. Please keep the original 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 paper or provided a permit of a part of appropriate permits are required to construct these items.

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When the site is completed and a final GO is requested, use the original City stamped and approved TCL for certification. A NM registered architect of engineer must stamp, sign, and the date the certification TCL along with indicating that the development was built in "substantial 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.

Sincerew.

Mo Salgado-Fernandez, P.E. Services

Filê

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/05)

MO

PROJECT TITLE: LIVIDO MEDICO RESTAUTORUT PRB#: EPC#:	ZONE MAP/DRG. FILE # K-19 144 WORK ORDER#:
LEGAL DESCRIPTION: TS 3 THRU II, BULZ, CITY ADDRESS: 17209 CHATTAL AVE	LAMESA ADDN
ENGINEERING FIRM: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
OWNER: Sevojo & Azusena, Valles ADDRESS: 416 Sam Pedro SE CITY, STATE: AEQ, NM	CONTACT: AZUSENO VAILOS PHONE: 200-2999 ZIP CODE: 87108
ARCHITECT: MASTERWORKS ARCHITECTE INC. ADDRESS: 516 11 +4 5+ NU CITY, STATE: ABO, NM	CONTACT: JIM Clavk PHONE: 247-1866 ZIP CODE: 97107
SURVEYOR: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
CONTRACTOR: COPPER COUST ADDRESS: 1017 12H1 St SIE CITY, STATE: 1210 RAWCHO JUM	CONTACT: Selaio Lolla PHONE: 278-2795 ZIP CODE: 87124.
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 X TRAFFIC CIRCULATION LAYOUT ENGINEER/ARCHITECT CERT (TCL) ENGINEER/ARCHITECT CERT (DRB S.P.) ENGINEER/ARCHITECT CERT (AA) OTHER (SPECIFY)	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 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: YESNOCOPY PROVIDED SUBMITTED BY: DWWS Care Aemta	NOV 01 2012 LAND DEVELOPMENT SECTION LAND DEVELOPMENT SECTION WA INC DATE: 310ctober 2012

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 define 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.
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- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Planning Department Transportation and Development Services Section City of Albuquerque P.O. Box 1293 Albuquerque, New Mexico 87103

Re:

Traffic Circulation Layout, 7209 Central Ave. NE

City Zone C-2, Map K-19/D144

Project:

Lindo Mexico Restaurant 7209 Central Ave. NE

Albuquerque, New Mexico 87108 Architects Stamp Dated 04-05-12

The enclosed revised Traffic Circulation Plan dated 31 October 2012 is hereby submitted for approval for Building Permit for a new freestanding restaurant building.

The existing Approved TCL dated 04-18-12 requires revision due to an error made in locating the building on the site prior to the construction of the foundation. The error was not identified until now as the site flat work was being laid out.

The following changes, as identified on the TCL Layout Plan as Revision One, need to be made in order to accommodate the building's actual location:

- 1. Change the parking in the northeast corner from 90 degree head-end format to parallel parking spaces along the north edge curb;
- 2. Revise the northeast drive entrance to reflect the revised parking layout;

3. Revise the Parking Calculations from 51 spaces provided to 42 spaces provided. (The required number of spaces is unchanged at 39 spaces).

OF NEW.

CLARK, III

1047

Sincerely,

James B. Clark, RA

Revised TCL Plan dated 300

Copy of Existing Approved Copy of Existing Approved



DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/05)		
PROJECT TITLE: LINDO MEXICO RESTAURANT		
``DRB#: EPC#:	WORK ORDER#:	
LEGAL DESCRIPTION: LTS 3 THRU 11, BUL 2, LA CITY ADDRESS: 7209 CENTICAL AVE	A MESA FIDDU E NE	
ENGINEERING FIRM: CCE Alba ADDRESS: 19 Ryan 128 CITY, STATE: Edgwood, UM	CONTACT: PHIL CLARIC PHONE: 281-2444 ZIP CODE: 27015	
OWNER: SERGIO & AZUSEWA VALLES ADDRESS: 410 Ban Pedro SE CITY, STATE: 480, NM	CONTACT: AZVGTVA VALUES PHONE: 266-2999 ZIP CODE: 87108	
ARCHITECT: MARIERWORKS PRINTETS INC ADDRESS: SW 11th St-NU CITY, STATE: ABOUND	CONTACT: 11M CAPIC PHONE: 242-1866 ZIP CODE: 87107	
SURVEYOR: ADDRESS: CITY, STATE:	PHONE:	
CONTRACTOR: ADDRESS: CITY, STATE:	PHONE:	
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 X TRAFFIC CIRCULATION LAYOUT ENGINEER/ARCHITECT CERT (TCL) ENGINEER/ARCHITECT CERT (DRB S.P.) ENGINEER/ARCHITECT CERT (AA) OTHER (SPECIFY)	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 CERTIFICATE OF OCCUPANCY (PERM) CERTIFICATE OF OCCUPANCY (TEMP) GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFICATE)	
WAS A PRE-DESIGN CONFERENCE ATTENDED: YESNOCOPY PROVIDED	APR 05 2012	

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- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

HYDROlogy HAS FILE. As:

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Planning Department Transportation and Development Services Section City of Albuquerque P.O. Box 1293 Albuquerque, New Mexico 87103

Traffic Circulation Layout, 7209 Central Ave. NE Re:

City Zone C-2, Map K-19

Lindo Mexico Restaurant Project:

7209 Central Ave. NE

Albuquerque, New Mexico 87108

Architects Stamp Dated 23 August 2011, Revised 21 November 2011

The enclosed revised Traffic Circulation Plan is hereby submitted for approval for Building Permit for a new freestanding restaurant building.

Reference the TCL Plan review comments of 5 December 2011:

Item 1:

Replatting of the property to remove the internal property lines has been submitted to DRB for review and approval (Project #1009094, 12DRB-70107, 12DRB-70113).

Item2:

Property lines have been revised to reflect the replatting of the property.

Item 3:

The accessible curb ramp at the Chama / Central intersection has been revised with a 5' radius header curb at the back edge of the sidewalk ramp.

Also, the northern edge of the new Alley Intersection Drivepad has been extended 5' to the north and a diagonal transition has been added to the west end of the new sidewalk along Central as requested during DRB review.

CLARK, III

1047

Sincerely,

James B. Clark, RA

Revised TCL Plan

Review comments 5 December

HYDROLOGY

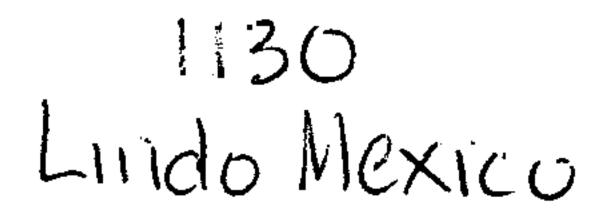
Sterworks and like distinct

516 Eleventh Street NW · Albuquerque, NM 87102 505-242-1866 · FAX 505-242-1802

www.masterworksarchitects.com info@masterworksarchitects.com



RECEIVED DEC - 6 2011



December 5, 2011

James Benjamin Clark, R.A. Masterworks Architects, Inc. 516 Eleventh St. NW Albuquerque, NM 87102

Re: Lindo Mexico Restaurant, 7209 Central Ave. NE, Traffic Circulation Layout Architect's Stamp dated 10-21-11 (K-19/D144)

Dear Mr. Clark,

Based upon the information provided in your submittal received 11-21-11, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

1. Please clarify the status of the proposed platting action. What is the DRB project number? An approved preliminary plat must be provided prior to building permit approval.

Albuquerque

2. Please show the revised lots lines per the proposed platting action.

NM 87103

3. It has been noted that existing conditions restrict the ramp at the corner of Central and Chama Street. Please clarify what conditions restrict this redesign. If the existing property lines are the restriction, this will be modified by the replat.

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

www.cabq.gov

Kristal D. Metro, P.E.

File

Traffic Engineer, Planning Dept.

Development and Building Services

C:

Sincerely,

APR 05 2012

HYDROLOGY SECTION

DRAINAGE AND TRANSPORTATION INFORMATION SHEET_ (Rev. 12/05)

PROJECT TITLE: Lindo Mexico	ZONE MAP/DRG. FILE # <u>K-/9/0/44</u>
DRB#: 1009094 EPC#:	WORK ORDER#:
17 500 - 1	
LEGAL DESCRIPTION: 6073 3-11 BIK. 2	LA MESA SUbd.
CITY ADDRESS: 7209 Central NE	
ENGINEERING FIRM CO. Clark Congulting End	ineerscontact: Phil
	PHONE: 281-2444
	ZID CODE.
The same of the sa	, ₁
OWNER: Valles	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CIII, SIMIL.	
ARCHITECT: MASTERWORKS	CONTACT:
	PHONE:
ADDRESS:	ZIP CODE:
CITY, STATE:	
SURVEYOR: Way John	CONTACT:
	PHONE:
ADDRESS:	ZIP CODE:
CITY, STATE:	
	CONTACT: <u>Sergio</u>
CONTRACTOR: Copper Canyon	PHONE:
ADDRESS:	ZIP CODE:
CITY, STATE:	ZIF CODE.
	TYPE OF APPROVAL SOUGHT:
<u> </u>	SIA/FINANCIAL GUARANTEE RELEASE
	PRELIMINARY PLAT APPROVAL
	S. DEV. PLAN FOR SUB'D APPROVAL
	S. DEV. FLANTOR SOB D'ATTROVAL S. DEV. FOR BLDG. PERMIT APPROVAL
	SECTOR PLAN APPROVAL
	FINAL PLAT APPROVAL
	FOUNDATION PERMIT APPROVAL
	BUILDING PERMIT APPROVAL OF DEFINITION OF OCCUPANICY (DEDM)
	CERTIFICATE OF OCCUPANCY (PERM)
ENGINEER/ARCHITECT CERT (TCL)	CERTIFICATE OF OCCUPANCY (TEMP)
	GRADING PERMIT APPROVAL
	PAVING PERMIT APPROVAL
	WORK ORDER APPROVAL
	OTHER (SPECIFY)
	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	MAR 3 , 2012
YES	
NO	-mingy
COPY PROVIDED	HYDROLOGY
SUBMITTED BY:	DATE: Y. John John

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 define 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.

12/201



Edgewood, New Mexico 87015

Tele: (505) 281-2444

E-Mail: ccealbq@aol.com

Fax: (505) 281-2444

Philip W. Clark, P.E.

Date: <u>4.3.12</u>

CLARK FAX COVER

<i>C/0</i>	
TO: Shadab Bear	as - Curtis Cherne
ORGANIZATION:	Hydrd.
FROM:	₩ ₩.\ ₩.₩.₩.₩.₩.₩.₩.₩.₩.₩.₩.₩.₩.₩.₩.₩.₩.
REGARDING:	Jexico - K.19/D144
MESSAGE:	TOTAL NO. PAGES: 5
· Street Capac	ity = Inlet Analysis
Condo gon 02	Curtis polse give me
a Call upa	- receipt.
	The Sincey
	Hy W. July
	••••••••••••••••••••••••••••••••••••••
	· · · · · · · · · · · · · · · · · · ·

Clark Consulting Engineers

Subdivision Planning / Engineering Transportation & Drainage

PHILIP W. CLARK, P.E. Owner

19 Ryan Road Edgawood, New Mexico 87015 E-Mail | ccealbq@aol.com |

Tole & Fax (505) 281 2444 Cell: 1-505-264 6032 . Diac 4.3./2 Proc 1

Job No. K.19/0144

Job Pale. Lindo Mexico

Made By

Chkd By: Oh

· Central Auc. - W. bound 1.3%

· Flood plain whim curb/R.o.W.

· Existing Inlets 3 double 3 double és up 2 Single As

· Capacity of Street

d= topof curb = .67' => Q = 36 cf5

d= R/W = 0.87' =>

· Using 0.87' depth

1- Single A' = 15 cf5 = 1 single 'D' 1 - Double C = 17 cfs

... 5-inlet Capacity, Exist. = 81 Cfs

Replace Existing Double C' - with Double D' 1:1 ratio 15 cfs: 15 cfs less curb opening Add single D', Cap. 15 cfs >> 1- Curb opening . TOTAL = 81 cf5 + 15 = 96 cf5

Lot Cales, See Plan

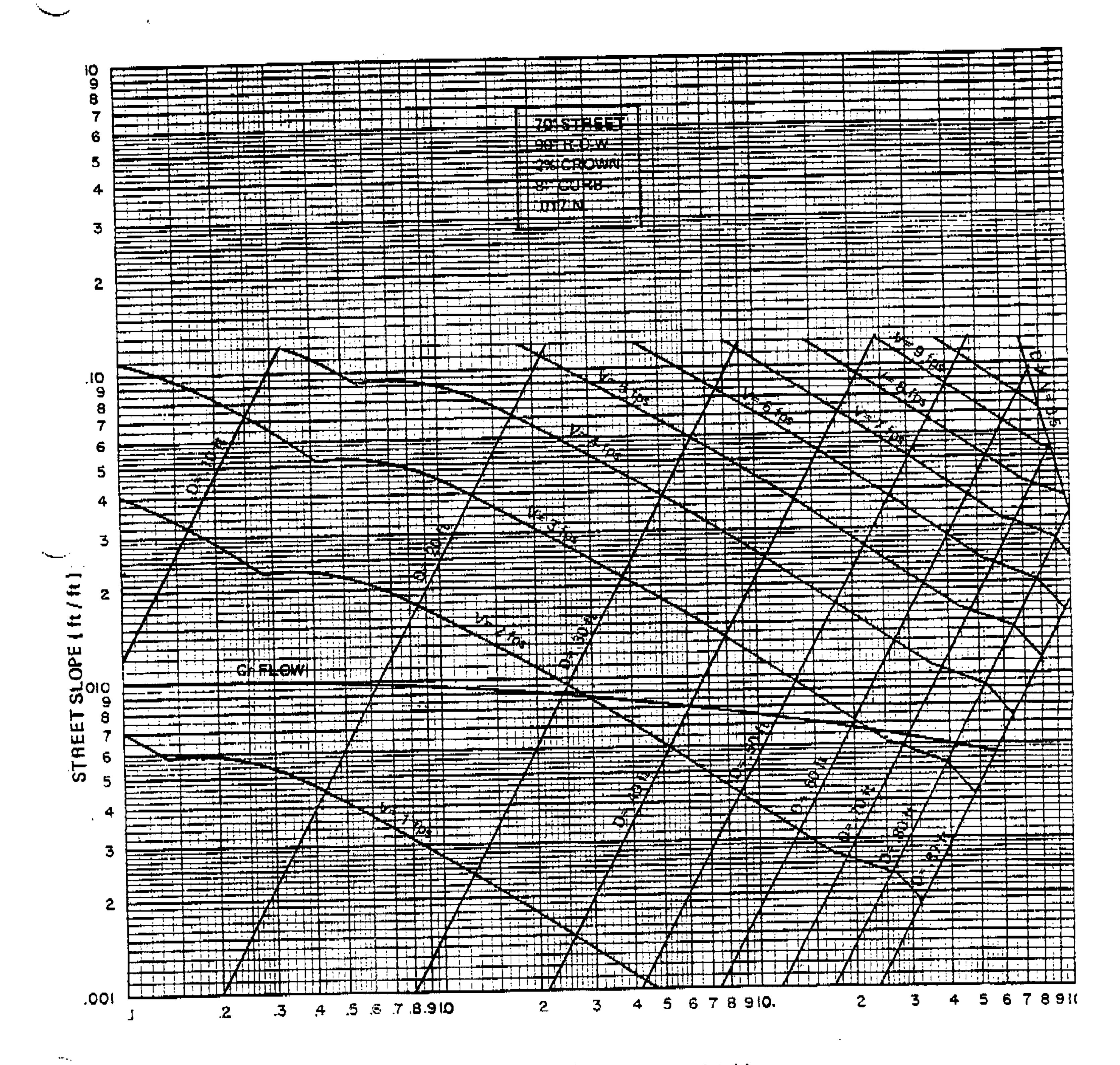
the former restaurant site free discharged run off

To Contral Q ~ 3.45 Cf5

The proposed site retains a portion in depressed landscaping, discharging Rion ~ 2.49 cfs freely out the single driveway on Central.

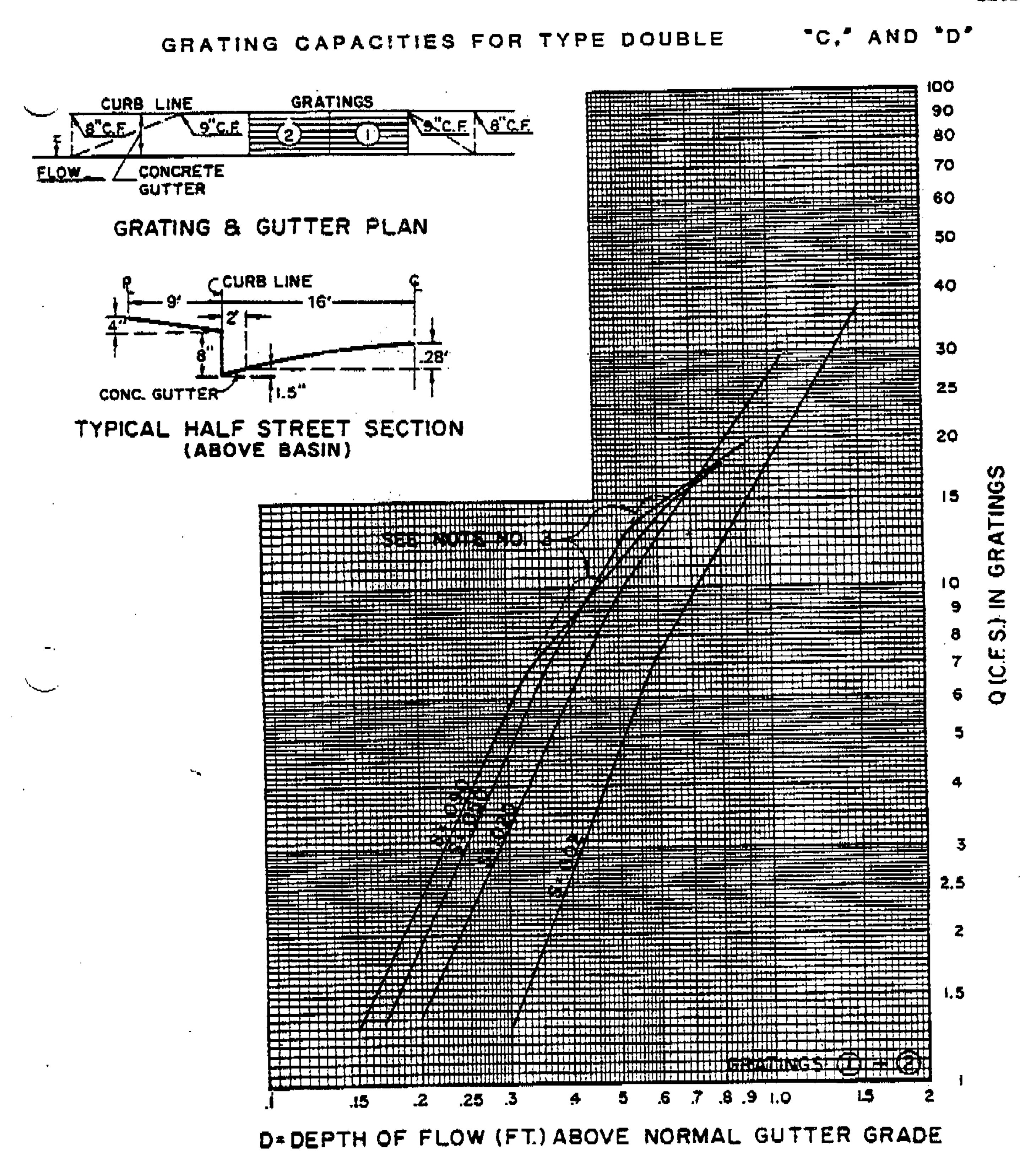
22.3

STREET CAPACITY



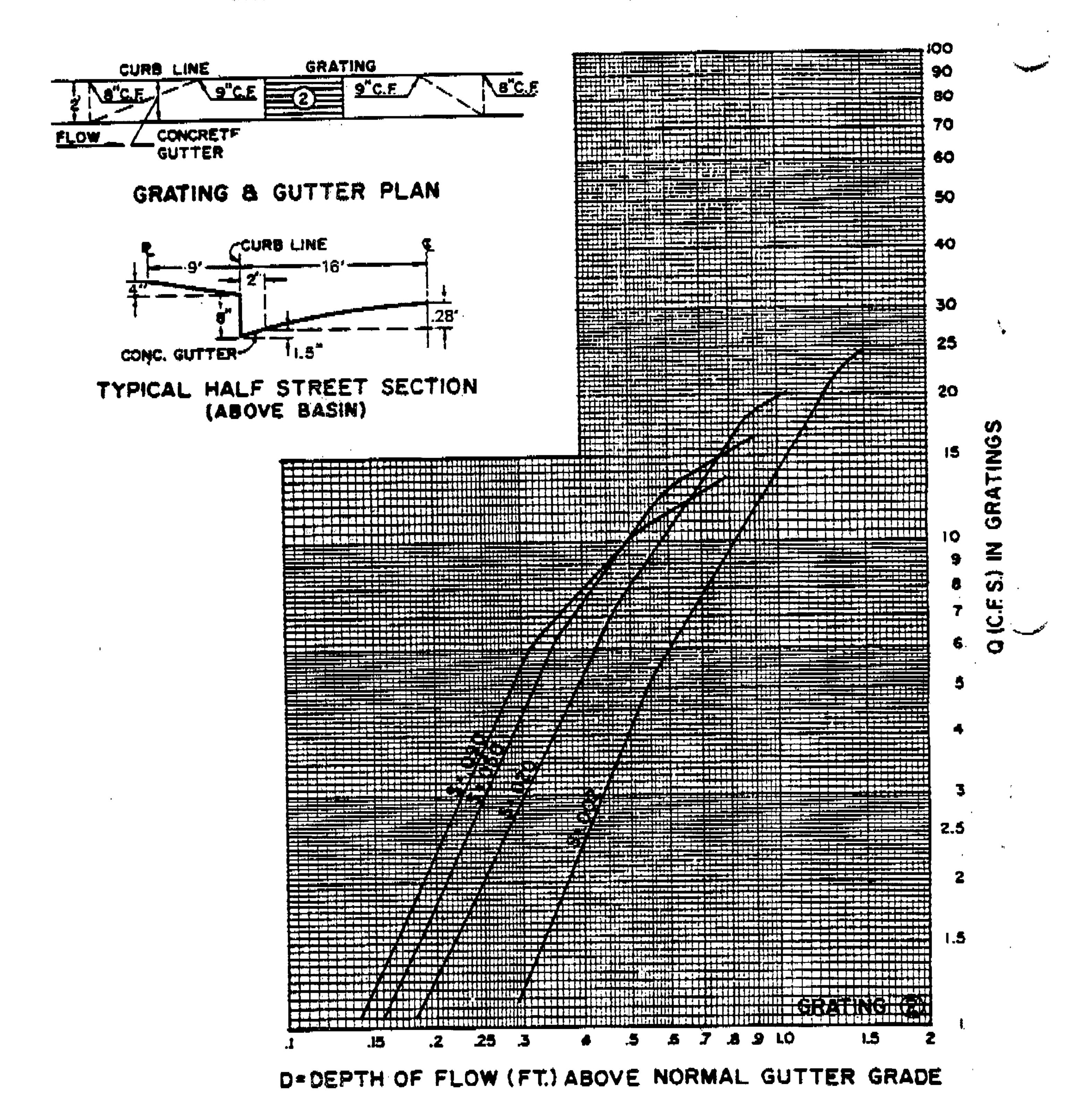
ONE HALF STREET FLOWS (cfs)

22.3



22.3

GRATING CAPACITIES FOR TYPE "A", "C" and "D"





December 23, 2011

Philip W. Clark, P.E. Clark Consulting Engineers 19 Ryan Road Edgewood, NM 87015

Re: Lindo Mexico Restaurant Grading and Drainage Plan Engineer's Stamp dated 12-3-11 (K-19/D144)

Dear Mr. Clark,

Based upon the information provided in your submittal dated 12-07-11, the above referenced plan cannot be approved for Building Permit until the following comments have been addressed:

• Type C inlet will need to be placed along Central Avenue.

- Once the landscaped areas fill with water where does the water go? Discharge over the sidewalks will not be permitted.
- Please provide hydraulic calculations showing the historic flows in the area along with your developed flows.
- Roof slopes on the new restaurant need to be shown on the drainage plan.
- The actual FIRM map needs to be displayed on the plan.
- No legal description for the lot was given on the drainage plan.

NM 87103

PO Box 1293

Albuquerque

If you have any questions, you can contact me at 924-3695.

www.cabq.gov

Sincerely,

Shahab Biazar, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C: file CJH/CC

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Lindo Mexico	ZONE MAP: ZONE
DRB#: EPC#:	WORK ORDER#:
LEGAL DESCRIPTION: LOT 3-13 BK. 2	La Mara Addi
LEGAL DESCRIPTION: LOT 3-13, Blk. 2 CITY ADDRESS: 7209 Central	La Mesa Addo
ENGINEERING FIRM: Of the Consultance	
ENGUNDERUNG PIRM: CAR CONSUMPLING	Engise CONTACT: Phil
ADDRESS:	PHONE: 28/-2444
CITY, STATE: Edgewood	//// ZIP CODE: 87015
OWNER: /a/les	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
ARCHITECT: Masterworks	CONTRA COTT
ARCHIECI: /V/45/E/Works ADDRESS:	CONTACT:
CITY, STATE:	
CILI, SIMIE.	ZIP CODE:
SURVEYOR: Way John (ACTA)	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
	PE OF APPROVAL SOUGHT:
* * · · · · · · · · · · · · · · · · · ·	A/FINANCIAL GUARANTEE RELEASE
	RELIMINARY PLAT APPROVAL
•	DEV. PLAN FOR SUB'D APPROVAL
	DEV. FOR BLDG. PERMIT APPROVAL
	ECTOR PLAN APPROVAL
	NAL PLAT APPROVAL
•	OUNDATION PERMIT APPROVAL
	JILDING PERMIT APPROVAL
	RTIFICATE OF OCCUPANCY (PERM)
	RTIFICATE OF OCCUPANCY (TEMP)
	RADING PERMIT APPROVAL
•	VING PERMIT APPROVAL
•	ORK ORDER APPROVAL HER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	
YES	
NO	
COPY PROVIDED	
ATE SUBMITTED: /2/7//	BY: () 2
equests for approvals of Site Development Plans and/or Subdivision Plats shall be a cation, and scope to the proposed development defines the degree of drainage details.	accompanied by a drainage submittal. The particular nature,
1. Conceptual Grading and Drainage Plan: Required for approval of Site Do	evelopment Plans greater than five (5) acres and Sector Plans.
1. Conceptual Grading and Drainage Plan: Required for approval of Site Do 2. Drainage Plans: Required for building permits, grading permits, paving permits. 3. Drainage Report: Required for subdivision containing more than ten (10) le	mits and site plans less than five (5) acres.
3. Drainage Report: Required for subdivision containing more than ten (10) lo	ous or constituting five (5) acres or more.
	DEC 07 2011
	1/n.
~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	HADONIAN INTO
	HYDROLOGY
	SECTION



December 5 - 2011:

James Benjamin Clark, R.A. A. Masterworks Architects, Inc. 516 Eleventh St. NW ... Albuquerque, NM 87102

Re: Lindo Mexico Restaurant, 7209 Central Ave. NE, Traffic Circulation Layout

Architect's Stamp dated 10-21-11 (K-19/D144)

Dear Mr. Clark

Básed upon the information provided in your submittal received 11-21-11, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Please clarify the status of the proposed platting action. What is the DRB project number? An approved preliminary plat must be provided prior to building permit approval.
- Please show the revised lots lines per the proposed platting action.
- 3. It has been noted that existing conditions restrict the ramp at the corner of Central and Chama Street. Please clarify what conditions restrict this redesign. If the existing property lines are the restriction, this will be modified by the replat.

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

Sincerely,

PO Box 1293

Albuquerque

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C. S. File

Albuquerque = Making History 1706-2006

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Kev. 12/9	U5) /
PROJECT TITLE: LI NOO MEXICO RESTAURANT PRB#: EPC#:	ZONE MAP/DRG. FILE #K-19/1/44 WORK ORDER#:
LEGAL DESCRIPTION: LTS 3 THRU 11 BUZZ, L CITY ADDRESS: 7209 CENTRAL AUE N	
ENGINEERING FIRM: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
OWNER: SERGIO & AZUSENA VALLES ADDRESS: 416 SAN PEDRO SE CITY, STATE: ABO, NM	CONTACT: AZUCIJA VALUJS PHONE: Z66-Z999 ZIP CODE: 87108
ARCHITECT: METERWORKS ARCHITECTS LUC ADDRESS: 516 11 th St NW CITY, STATE: ABQ, NA	CONTACT: JIM CUARK PHONE: 242-1866 ZIP CODE: 87102
SURVEYOR: ADDRESS: CITY, STATE:	CONTACT:PHONE: ZIP CODE:
CONTRACTOR: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
DRAINAGE REPORT DRAINAGE PLAN 1st SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR X TRAFFIC CIRCULATION LAYOUT ENGINEER/ARCHITECT CERT (TCL)	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 (TEMR) GRADING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED: YESNOCOPY PROVIDED SUBMITTED BY:BULLED GARLED Agent	DATE: 21 November 2011

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 define 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.

Planning Department Transportation and Development Services Section City of Albuquerque P.O. Box 1293 Albuquerque, New Mexico 87103

Traffic Circulation Layout, 7209 Central Ave. NE Re:

City Zone C-2, Map K-19

Project: Lindo Mexico Restaurant

7209 Central Ave. NE

Albuquerque, New Mexico 87108

Architects Stamp Dated 23 August 2011, Revised 21 November 2011

The enclosed revised Traffic Circulation Plan is hereby submitted for approval for Building Permit for a new freestanding restaurant building.

Replatting of the property at 7209 Central Ave. to remove the internal property lines is in progress. If replatting is not completed prior to the submittal of the drawings for Building Permit Plan Review, the Owner shall enter into a Minor Subdivision Agreement in the interim.

Reference the Plan review comments of 3 November 2011:

- 1. The proposed platting action is underway and being executed by Harris Survey, Albuquerque;
- 2. Drive entrances City of Albuquerque Standard Detail call out has been revised to 2426;
- 3. Chama Street sidewalk note clarified;
- 4. The accessible ramp at the corner of Central and Chama is restrained to the configuration shown by existing property boundary alignments;
- 5. No development is proposed for Lots 12 and 13, only the dumpster pad will be constructed;

CLARK, III

1047

SRED ARC

6. The 3' wide accessible path across the Chama St alley opening has been OF NEW. revised.

Sincerely,

James B. Clark, RA

Revised TCL Plan Encl:

Review comments 3 November 2011

HYDROLOGY
SECTION

Masterworks Architects, Inc

516 Eleventh Street NW · Albuquerque, NM 87102 505-242-1866 · FAX 505-242-1802

LTY OF ALBUQUERQUE 516 Eleventh St. NW Albuquerque, NM-87102. Re: Lindo Mexico Restaurant, 7209 Central Ave. NE, Traffic Circulation Layout Architect's Stamp dated 10-17-11 (K-19/D144) - Dear Mr. Clark: Based upon the information provided in your submittal received 10-21-11, the above réferenced plan cannot be approved for Building Permit until the following comments are addressed: Please clarify the status of the proposed platting action. What is the DRB project number?. An approved preliminary plat must be provided prior to building permit approval. The proposed entrances on Central Avenue and Chama Street are to be built to City of Albuquerque Standard 2426, not 2425. 3. Please clarify the location of the sidewalk along Chama Street. How wide is the sidewalk? Is it at the property line or the back of curb?—It is unclear how and the sidewalk? the proposed ramps tie into the existing sidewalk. 4. The ramp at the corner of Central and Chama Street must be built to CoA; Standard 2441. Please revise your plan accordingly: Existing Conditions restrictions 5. Are changes proposed for lots 12 and 13? It appears that this site is to remain as existing. If so, lots 12 and 13 do not need to be included in this project. 6. The three-foot wide accessible path must be squared off, not angled. If you have any questions, you can contact me at 924-3991. Sincerely,

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/05)

, (Kev. 1.	·
PROJECT TITLE: LIVOO MEXICO RESTAURANT PRB#: EPC#:	ZONE MAP/DRG. FILE # K-19/D144 WORK ORDER#:
· · · · · · · · · · · · · · · · · · ·	
LEGAL DESCRIPTION: LTS 3 TRULL BUK 2 L CITY ADDRESS: 7209 CETUTIZAL AUE	4 MESA HODN NE
ENGINEERING FIRM:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
OWNER: Sergio & Azusena Valles	CONTACT: AZUCENA Valles
ADDRESS: 416 San Peolvo SE	PHONE: 260-299
CITY, STATE: ABQ, NM	ZIP CODE: & 7/0%
CITT, SIAILS. 71 COV, 1017	
ARCHITECT: Master works Architects Inc	CONTACT: Jim Cloub
ADDRESS: 516 11th St NW	PHONE: 247-1866
CITY, STATE: ARQ UM	ZIP CODE: 87/02
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	
TYPE OF SUBMITTAL:	K TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1 st SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR Y	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT	CERTIFICATE OF OCCUPANCY (PERM)
ENGINEER/ARCHITECT CERT (TCL)	CERTIFICATE OF OCCUPANCY (TEMP)
ENGINEER/ARCHITECT CERT (DRB S.P.)	GRADING PERMIT APPROVAL
ENGINEER/ARCHITECT CERT (AA)	PAVING PERMIT APPROVAL
OTHER (SPECIFY)	WORK ORDER APPROVAL
	OTHER (SPECIFY)
THE CLAND TO TOTAL CONTINUE DINICIPALITY A TYPENITY.	OCT 21, 2011
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES	24
X NO	HYDROLOGY
COPY PROVIDED	SECTION
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SUBMITTED BY: COMUSE COUR AGENT	DATE: 21 October 2011
$\boldsymbol{\mathcal{O}}$	•

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 define 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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- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Planning Department
Transportation and Development Services Section
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re:

Traffic Circulation Layout, 7209 Central Ave. NE

City Zone C-2, Map K-19

Project:

Lindo Mexico Restaurant 7209 Central Ave. NE

Albuquerque, New Mexico 87108

Architects Stamp Dated 23 August 2011, Revised 17 October 2011

The enclosed revised Traffic Circulation Plan is hereby submitted for approval for Building Permit for a new freestanding restaurant building.

Replatting of the property at 7209 Central Ave. to remove the internal property lines is in progress. If replatting is not completed prior to the submittal of the drawings for Building Permit Plan Review, the Owner shall enter into a Minor Subdivision Agreement in the interim.

The parking layout has been redesigned with a 90 degree parking circulation layout.

Reference the Plan review comments of 7 September:

- 1. The proposed platting action is underway and being executed by Harris Survey, Albuquerque;
- 2. All curb cuts, their removal or replacement is indicated on the TCL Plan;
- 3. Curve radii callouts have been added;
- 4. The alley intersection is to be completely rebuilt per COA Detail 2428;
- 5. Handicap spaces dimensions have been revised;
- 6. The corner ramp has been redesigned to comply with COA Details 2440 and 2441;
- 7. Not applicable one way circulation has been deleted;
- 8. Details 7/TCL and 8/TCL have been added to the TCL Plan;
- 9. The entrance driveway off Central Ave as been widened to 30.0';

10. The need for directional signage has been deleted.

Sincerely,

James B. Clark, RA

Encl: Revised TCL Plan

Review comments 7 September 2011

JAMES BENJAMIN CO BEC CLARK, III 1 1047

RECEIVED

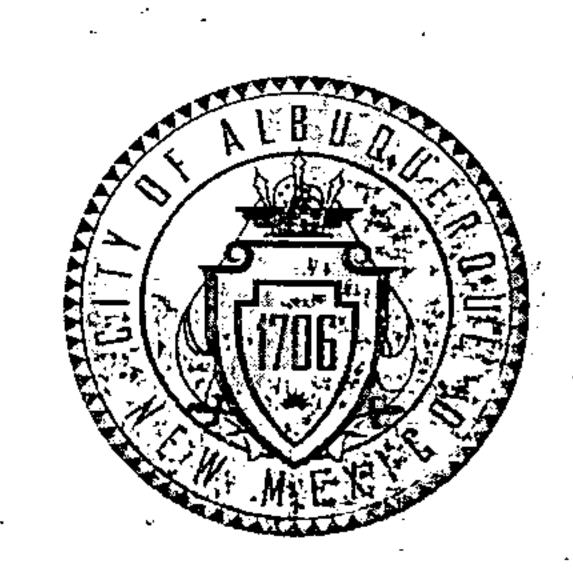
HYDROLOGY

SECTION



516 Eleventh Street NW · Albuquerque, NM 87102 505-242-1866 · FAX 505-242-1802

www.masterworksarchitects.com info@masterworksarchitects:com



September 7, 2011

James Benjamin Clark, R.A.

Masterworks Architects, Inc.
516 Eleventh St. NW
Albuquerque, NM 87102

RECEIVED SEP - 8 2011

Re: Lindo Mexico Restaurant, 7209 Central Ave. NE, Traffic Circulation Layout Architect's Stamp dated 08-23-11 (K-19/D144)

Dear Mr. Clark,

Based upon the information provided in your submittal received 08-24-11, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Define the status of the proposed platting action. An approved preliminary plat must be provided prior to building permit approval.

2. Show all existing curb cuts. Please note that recent aerial data indicates existing curb cuts on lots 12 and 13 that are not in use. All unused curb cuts must be removed and replaced with sidewalk and curb and gutter.

3. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.

4. Clarify the existing conditions at the alley intersection; is this built to City of Albuquerque (CoA) Standard 2428?

5. The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.

6. The ramp at the corner of Central and Chama Street must be built to CoA Standard 2441. Please revise your plan accordingly.

7. Per the *Development Process Manual*, Chapter 23, Section 6, Part B.8.a.2, one-way drives "are only permitted where the circulation is self enforcing that is when angle parking and one way aisles are used establishing the one way pattern from entrance to exit." The parking layout as shown combines one and two directional striping, which will cause issues with circulation. The proposed entrance and exit off of Central show no directional indicators, such as modified curbing, to indicate these are one directional access points. In addition, adequate space is available to utilize two

8. Show a detail of the wheelchair ramps, or refer to the appropriate city standard.

OCT 21 1011

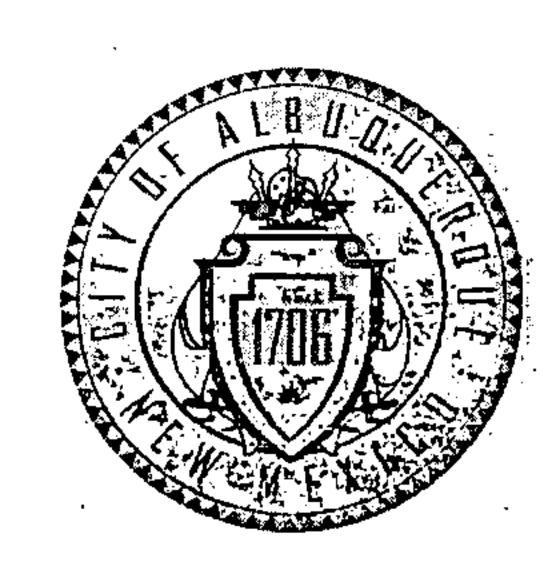
HYDROLOGY
SECTION

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



- 9. Since Central Avenue is an arterial roadway, driveways with right in / right out only have a minimum driveway width of 30 feet (see the *Development Process Manual*, Chapter 23, Section 6, Part B.8).
- 10. The referenced detail number (5-TCL) indicates parking signage not one-way traffic signage.

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

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



CCT 2 1 2011

HYDROLOGY
SECTION



September 7, 2011

James Benjamin Clark, R.A.

Masterworks Architects, Inc.
516 Eleventh St. NW
Albuquerque, NM 87102

Re: Lindo Mexico Restaurant, 7209 Central Ave. NE, Traffic Circulation Layout

Architect's Stamp dated 08-23-11 (K-19/D144)

Dear Mr. Clark,

Based upon the information provided in your submittal received 08-24-11, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Define the status of the proposed platting action. An approved preliminary plat must be provided prior to building permit approval.

2. Show all existing curb cuts. Please note that recent aerial data indicates existing curb cuts on lots 12 and 13 that are not in use. All unused curb cuts must be removed and replaced with sidewalk and curb and gutter.

3. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.

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7. Per the Development Process Manual, Chapter 23, Section 6, Part B.8.a.2, one-way drives "are only permitted where the circulation is self enforcing that is when angle parking and one way aisles are used establishing the one way pattern from entrance to exit." The parking layout as shown combines one and two directional striping, which will cause issues with circulation. The proposed entrance and exit off of Central show no directional indicators, such as modified curbing, to indicate these are one directional access points. In addition, adequate space is available to utilize two directional parking. Please revise.

8. Show a detail of the wheelchair ramps, or refer to the appropriate city standard:

PO Box 1293

4 . ·

Albuquerque

NM 87103

www.cabq.gov



- 9. Since Central Avenue is an arterial roadway, driveways with right in / right out only have a minimum driveway width of 30 feet (see the *Development Process Manual*, Chapter 23, Section 6, Part B.8).
- '10. The referenced detail number (5-TCL) indicates parking signage not one-way traffic signage.

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

Sincerely

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

. Development and Building Services

C: File

PO Box 1293

Albuquerque

NM 87103

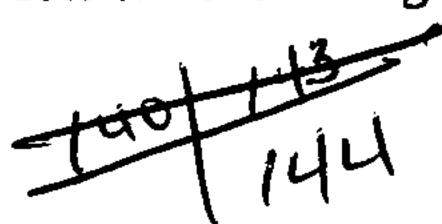
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/05)

(Rev. 12/0	5)
PROJECT TITLE: LINDO MEXICO RESTAURANT *DRB#: EPC#:	ZONE MAP/DRG. FILE # K-19 DIVIDION WORK ORDER#:
LEGAL DESCRIPTION: LTS 3 THRU 11 BLK 2 L CITY ADDRESS: 7209 CENTISA CAVE. NE	AMESA ADDN
ENGINEERING FIRM: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
OWNER: Sergio & Aceana Valles ADDRESS: 416 Som Pedro SE CITY, STATE: ABO, NM	CONTACT: Azuzena-Valles PHONE: 266-2999 ZIP CODE: 87108
ARCHITECT: Masterworks Avenitects INC. ADDRESS: 516 11 th 5t. NW CITY, STATE: ABOX IVM	CONTACT: JIM CLARK PHONE: 242-1866 ZIP CODE: 87102
SURVEYOR: ADDRESS: CITY, STATE:	CONTACT:PHONE:ZIP CODE:
CONTRACTOR: ADDRESS: CITY, STATE:	CONTACT:PHONE: ZIP CODE:
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WAS A PRE-DESIGN CONFERENCE ATTENDED: YESNOCOPY PROVIDED SUBMITTED BY: James B. Carle, Agent	AUG 2 4 2011 HYDROLOGY DATE: 24 Avgua SECTION

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 define 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.



_ COPY of PLAT.

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Hi i

Planning Department Transportation and Development Services Section City of Albuquerque P.O. Box 1293 Albuquerque, New Mexico 87103

Re:

Traffic Circulation Layout, 7209 Central Ave. NE

City Zone C-2, Map K-19

Project:

Lindo Mexico Restaurant

7209 Central Ave. NE

Albuquerque, New Mexico 87108

Architects Stamp Dated 23 August 2011

The enclosed Traffic Circulation Plan is hereby submitted for approval for Building Permit for a new freestanding restaurant building.

Replatting of the property at 7209 Central Ave. to remove the internal property lines between Lots 3 through 11 and to incorporate the property at 115 Chama St. NE, the two lots 12 and 13 north of the primary site, is in progress. If replatting is not completed prior to the submittal of the drawings for Building Permit Plan Review, the Owner shall enter into a Minor Subdivision Agreement in the interim.

The parking layout has been designed with a 60 degree, one-way circulation layout to accommodate the right-in / right-out access onto Central Ave. The entrance off Chama St. is a conventional two-way entrance.

Please contact me if you have any questions about this request.

Sincerely,

James B. Clark, RA

AUG 2 4 2011

HYDROLOGY SECTION



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