



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department  
Transportation Development Services Section***

September 9, 2002

George Nemeth, P.E.,  
2600 The American Rd. S.E.,  
Suite 100  
Albuquerque, NM 87124

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Tr. D5A - Animal Clinic - Bldg. A, [A-14 / D013]  
3600 Calle Cuervo N.W.  
Engineer's Stamp Dated 09/06/02

Dear Mr. Nemeth:

The TCL / Letter of Certification submitted on September 9, 2002 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section at 924-3306.

If questions, please call 924-3620

Sincerely,

Mike Zamora, Commercial Plan Checker  
Development and Building Services  
Planning Department

c: Hydrology file  
Mike Zamora

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

A-14/D13

PROJECT TITLE: Tract D5-A, Animal Clinic / Dental Office ZONE MAP/DRG. FILE#: A-14

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Tract D5-A of Seven Bar Ranch, Buildings A & B

CITY ADDRESS: (Bldg. A) 3600 Calle Cuervo NW and (Bldg. B) 3610 Calle Cuervo NW

ENGINEERING FIRM: Wilson & Company CONTACT: George Nemeth, PE

ADDRESS: 2600 The American Rd. SE, Suite 100 PHONE: (505) 898-8021

CITY, STATE: Rio Rancho, NM ZIP CODE: 87124

OWNER: WESTWOOD REALTY CONTACT: John March

ADDRESS: 3613 NMSR 528, Suite H PHONE: 792-3713

CITY, STATE: Albuquerque, NM ZIP CODE: 87114

ARCHITECT: Huitt-Zollars, Inc. CONTACT: Wayne Connell

ADDRESS: 6501 Americas Pky. NE Suite 550 PHONE: 883-8114

CITY, STATE: Albuquerque, NM ZIP CODE: 87110

SURVEYOR: Surv-Tek, Inc. CONTACT: Russ Hugg, PS

ADDRESS: 5643 Paradise Blvd. NW PHONE: 897-3366

CITY, STATE: Albuquerque, NM ZIP CODE: \_\_\_\_\_

CONTRACTOR: Richardson & Richardson CONTACT: Mark McEwan

ADDRESS: P.O. Box 36627 PHONE: 881-2268

CITY, STATE: Albuquerque, NM ZIP CODE: 87176

## CHECK TYPE OF SUBMITTAL:

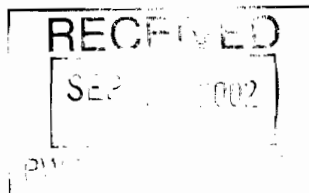
- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEERS CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☒ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB. APPR. SITE PLAN)  
☐ OTHER

## 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  
☒ CERTIFICATION OF OCCUPANCY (PERM.)  
☐ CERTIFICATION 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: September 9, 2002

By: George Nemeth, PE

GN

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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

2/9/02  
Bldg B

Had called on 9/9/02 to Phyllis, 10/29/02 - Sent in letter (dated 9/9/02) - 10/29/02 - Bldg B.

10/29/02 - Bldg B.

# **WILSON & COMPANY**

2600 American Rd. SE, Suite 100  
Rio Rancho, NM 87124  
505-898-8021  
505-898-8501 Fax

Albuquerque  
Colorado Springs  
Colton  
Commerce  
Denver  
Durango  
Houston  
Kansas City  
Lenexa  
Monterrey, Mex.  
Oklahoma City  
Panama, Pma.  
Phoenix  
Rio Rancho  
Salina  
Wichita

September 6, 2002

Mr. Mike Zamora  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Re.: Tract D5-A, Buildings A & B (A-14 / D013)

Dear Mike:

In response to the comments in your letter dated August 21, 2002, I offer the following.

1. All construction fencing and equipment has been removed from around the site and from the traffic and pedestrian circulation areas.
2. All excess landscape material has been removed from the site and the landscaping installation is complete.
3. There is no construction activity on the outside of the new building as all work is complete.

Also enclosed with this submittal are the following requested documents:

- A copy of the stamped, approved and signed Site Development Plan prepared by Huitt-Zollars, Inc.
- Another copy of the TCL plan with new engineers certification date.

This submittal should now include all the necessary documents needed to obtain a Final C.O. Please let me know if you require any additional information.

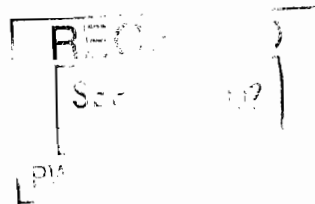
Sincerely,



Wilson & Company  
George Nemeth, P.E.



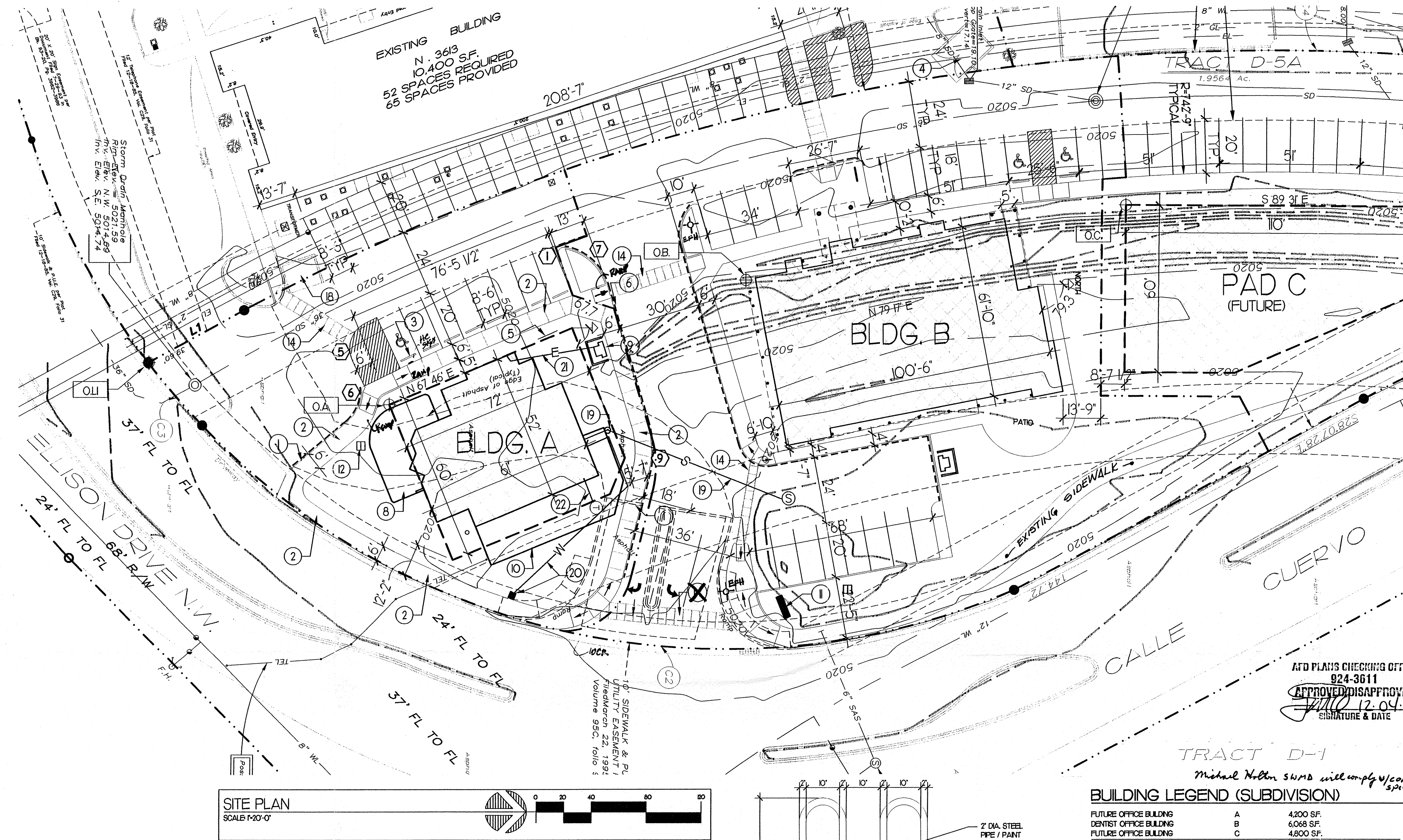
Encl.



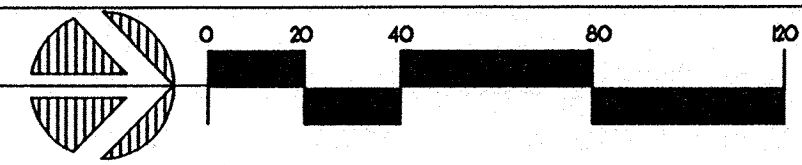




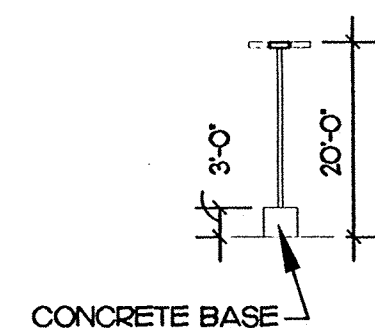




SITE PLAN  
SCALE 1"=20'-0"



FIXTURE TO BE DOWN  
LIGHTING SHADE BOX  
STYLE PROVIDE 4  
• EACH POLE



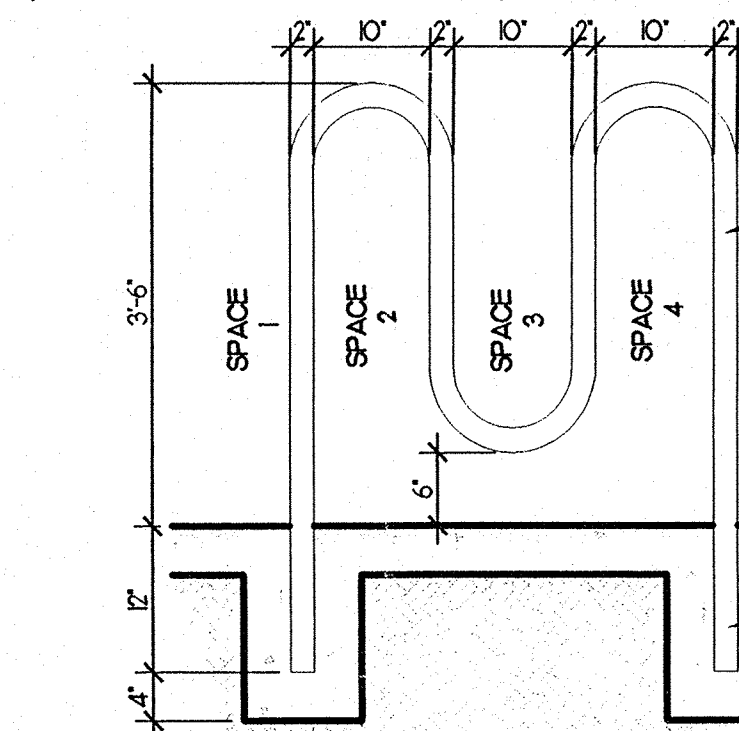
EXISTING POLE LIGHT DETAIL

#### BUILDING LEGEND (BUILDING "A")

VETERINARY OFFICE BUILDING	2,672 SF. • 1528 SF. (FUTURE) • 4,200 SF.
PARKING REQUIRED:	OFFICE • 1 PER 200 SF. • 76 SPACES (4 HC. SPACES)
PARKING PROVIDED:	76 SPACES (5 HC. SPACES)
BICYCLE PARKING:	4 SPACES NEEDED / 5 SPACES PROVIDED
LANDSCAPING REQUIRED:	BLDG. "A" SITE • 26,00 SF. • 4,200 SF. (BUILDING AREA) • 70,448.3 NET LOT AREA • 15 • 10,527 SF.
LANDSCAPING PROVIDED:	• 6,600 SF.

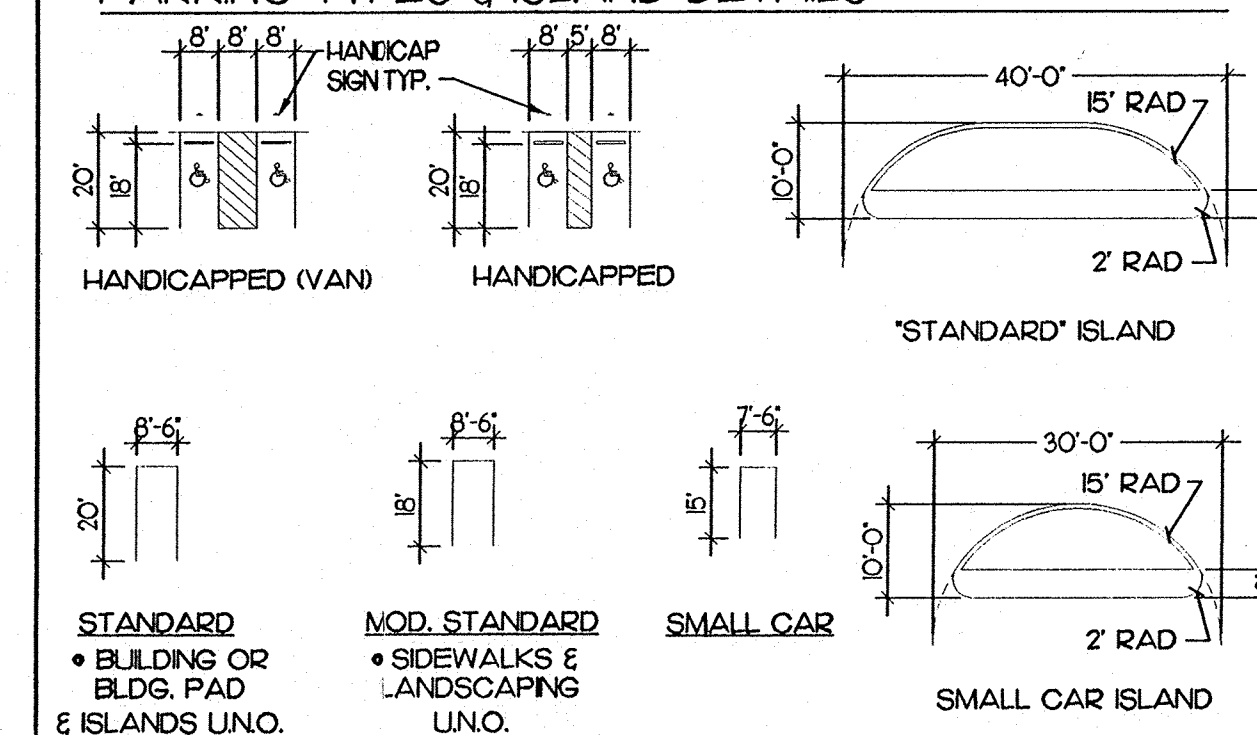
#### EPC CONDITIONAL NOTES:

- PER THE OFFICIAL NOTIFICATION OF DECISION FROM THE EPC FILE# 00028 00000 00574/0028 00000 00575, THE FOLLOWING CONDITIONS SHALL BE ADHERED TO:
- PADS "A" AND "C" SHALL GO BEFORE EPC AND SHALL CLOSELY INTEGRATE WITH PAD "B" DEVELOPMENT.
  - THE TOP OF PARAPET AND SCREEN WALLS SHALL BE GREATER THAN THE TOP OF ALL HVAC EQUIPMENT.
  - THERE SHALL BE A 10' OFFSET FROM FACE OF CURB TO FACE FRONT OF BUILDINGS TO MAINTAIN A MINIMUM 6' CLEAR SIDEWALK AND PROVIDE EITHER TREES AT 25' ON CENTER IN 5X5 PLANTERS, A PORTAL OR AWNINGS WITH A CLEAR 6' PATHWAY.
  - NO GENERIC FRANCHISE ELEVATION ARCHITECTURE SHALL BE PERMITTED.
  - NO PLASTIC OR VINYL AWNINGS AND FASCIAS SHALL BE PERMITTED.
  - NO UNCONCEALED CELL TOWERS SHALL BE PERMITTED.
  - SIGNAGE SHALL BE LIMITED TO 1 MONUMENT SIGN THIS IS A MAXIMUM OF 10' TALL, WITH A FACE AREA OF 50 SQUARE FEET MAXIMUM. BUILDING SIGNAGE SHALL BE RESTRICTED TO A MAXIMUM OF 6% OF THE FACE TO WHICH IT IS APPLIED, WITH A MAXIMUM LETTER HEIGHT OF 2" AND LETTERING SHALL BE INTERNALLY LIT CHANNELLED LETTERS.



2 BICYCLE RACK  
SCALE 3/4"=1'-0"

#### PARKING TYPES & ISLAND DETAILS



#### BUILDING LEGEND (SUBDIVISION)

FUTURE OFFICE BUILDING	A	4,200 SF.
DENTIST OFFICE BUILDING	B	6,068 SF.
FUTURE OFFICE BUILDING	C	4,800 SF.
TOTAL		15,068 SF.

PARKING REQUIRED: OFFICE • 1 PER 200 SF. • 76 SPACES  
(4 HC. SPACES)

PARKING PROVIDED: 76 SPACES  
(5 HC. SPACES)

BICYCLE PARKING: 4 SPACES NEEDED / 5 SPACES PROVIDED

LANDSCAPING REQUIRED: TOTAL SITE • 85,248.3 SF. • 15,068 SF. (BUILDING AREA)  
• 70,448.3 NET LOT AREA • 15 • 10,527 SF.

LANDSCAPING PROVIDED: • 6,600 SF.

#### LEGEND:

Underground Utility =	■
Pedestal	■
Water Meter =	■
Light Pole =	■
Drop Inlet =	■
Transformer =	■
Tree =	■
Water Valve =	■
Traffic Signal Box =	■
Sprinkler Control Box =	■
Electric Box =	■
Traffic Signal =	■
Clean Out =	■
Storm Drain Man Hole =	■
Sanitary Sewer Man Hole =	■

#### KEYED NOTES

- NEW STANDUP CURB TYPICAL
- NEW SIDEWALK TYPICAL
- NEW PARKING BUMPER - (B) REQUIRED
- EXISTING REFUSE CONTAINER SEE DETAIL THIS SHEET (BLDG. A & B)
- NEW REBORN STYLE BIKE RACK 5 SPACES
- FIRE LANE FOR FIRE DEPARTMENT ACCESS ONLY, TO BE PAINTED RED AND LABELED "FIRE LANE - NO PARKING" IN 4" HIGH BLOCK LETTERS EVERY 20'-0" ON FACE OF CURB.
- STANDARD DUTY ASPHALT PAVING TYPICAL
- ENTRANCE COURTYARD 480 SQ. FT.
- INDICATES PROPOSED LOCATION OF PNM TRANSFORMER.
- CONCRETE PATIO - 97.5 SF. PROVIDE WITH TABLE AND MAKE ACCESSIBLE TO EMPLOYEES.
- MONUMENT SIGN (A) - EXISTING
- LIGHT POLES (4) - SEE DETAIL THIS SHEET
- EXISTING 4' WIDE SIDEWALK TO REMAIN
- PEDESTRIAN ACCESS - SCORED & RAISED SURFACE (EXISTING)
- EXISTING MEDIAN AND CURB RETURN TO BE REMOVED
- EXISTING ASPHALT DRIVE TO BE REMOVED
- EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH CURB & GUTTER
- EXISTING REFUSE ENCLOSURE TO REMAIN
- PROPOSED SANITARY SEWER CLEANOUT. CONNECT • EXISTING MAINHOLE.
- PROPOSED WATER METER W/ NEW 1" WATER LINE.
- NEW 4" CONDUIT FROM 400 AMP TRANSFORMER TO NEW BUILDING.
- NEW TELEPHONE LINE INTO THE NEW BUILDING

#### GENERAL NOTES - CITY REQUIRED

- THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN
- THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT ACCEPTED BY THE TRAFFIC ENGINEER AFTER APPROVAL WILL RESULT IN:
  - UNLIMITED DELAY OF INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND
  - INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.
- ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION FOR TEMPORARY C.O. WILL BE SCHEDULED.
- ALL SIDEWALK AND CURB IN DISCREPANCY WILL BE REMOVED AND REPLACED.
- CONSTRUCT CURB RETURNS PER CITY OF ALBUQUERQUE STANDARD DETAILS N. 2426
- CONTRACTOR MUST BE MADE AWARE THAT ANY AGREEMENT WITH THE OWNER STATING PORTIONS OF THIS BUILDING PERMIT WORK TO BE COMPLETED BY THE OWNER, OR A REPRESENTATIVE, WILL MEAN CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL ALL WORK IS FINISHED.
- CERTIFICATION BY THE DESIGNER OF RECORD, REQUIRED BY THE TRANSPORTATION SECTION, NEEDS TO STATE THAT THIS SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE TRAFFIC CIRCULATION LAYOUT (TCL) BEFORE C.O. IS RELEASED.
- ALL EASEMENTS SHOWN ON THIS PLAN ARE EXISTING TO REMAIN.
- ALL OFFSITE ELEMENTS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

#### PROJECT INFORMATION

LOCATION: SOUTH-WEST CORNER OF ELLISON & CALLE CUERVO NW

DEVELOPER:	HEREFORD LLC
LEGAL DESCRIPTION:	TRACT D-5A OF SEVEN BAR RANCH WITHIN SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NM
CURRENT ZONING:	SH FOR P USES
PROPOSED:	SAME
TOTAL ACRES:	19564 ACRES
ZONING ATLAS PAGE:	A-14-Z

CASE NUMBER: Z - 01500-1789 / 1000487

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON AUG. 23, 2001 - 002800936 AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE OF DECISION HAVE BEEN COMPLIED WITH.

#### SITE DEVELOPMENT PLAN

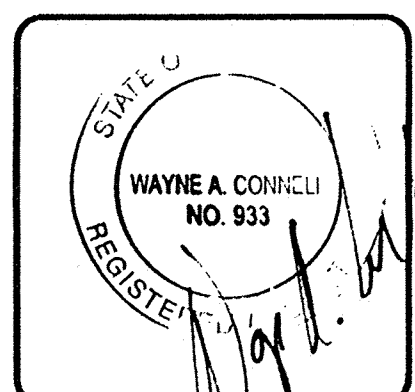
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	12/20/01	DATE
PLANNING & RECREATION DEPARTMENT	12/13/01	DATE
PUBLIC WORKS, WATER UTILITIES DIVISION	12/19/01	DATE
CITY ENGINEER, ENGINEERING DIVISION AMAFCA	12-12-01	DATE
CITY PLANNER, ALBUQUERQUE	12/31/01	DATE

#### RADIUS LEGEND

① 2' RADIUS	④ 5' RADIUS	⑦ 20' RADIUS	⑩ 50' RADIUS
② 3' RADIUS	⑤ 10' RADIUS	⑧ 25' RADIUS	⑪ 100' RADIUS
③ 4' RADIUS	⑥ 15' RADIUS	⑨ 35' RADIUS	⑫ 50' RADIUS

DATE: 12/2/01  
DRAWN: WC  
PROJ NO. 14018301

SHEET: C1



**HUITT-ZOLIARS**  
Huitt-Zollars, Inc.  
ARCHITECTURE/ENGINEERING/PLANNING  
6501 AMERICAS PARKWAY NE  
SUITE 550  
ALBUQUERQUE  
NEW MEXICO  
87110  
PHONE (505)-883-8114  
FAX (505)-883-5022