## CITY OF ALBUQUERQUE



#### Planning Department Transportation Development Services Section

December 5, 2005

James M. Damato, Registered Architect 542 South Dearborn, Suite 1400 Chicago, IL 60605

Re:

Certification Submittal for Final Building Certificate of Occupancy for BlueCross BlueShield of New Mexico Headquarters, [B-18 / D4B] 5701 Balloon Fiesta Parkway NE

Architect's Stamp Dated 11/17/06

P.O. Box 1293

Dear Mr. Damato:

Sincerely

The TCL / Letter of Certification submitted on November 27, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

New Mexico 87103

www.cabq.gov

Nilo E Salgado-Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

C:

Engineer Hydrology file CO Clerk

542 South Dearborn Suite 1400 Chicago, IL 60605 tel 312.322.7500 fax 312.322.7505 www.zpdarch.com



## TRAFFIC CERTIFICATION For 5701 Balloon Fiesta Parkway NE BlueCross BlueShield of New Mexico Headquarters

I, James M. Damato, New Mexico Registered Architect No. 003753 of the firm zpd+a, hereby certify that this project has been reviewed and is in substantial compliance with and in accordance with the design intent of the approved plan dated 30<sup>th</sup> August 2005 for Building Permit. The record information edited onto the original design document has been obtained by zpd+a. I further certify that our local Associate Architect, Dekker/Perich/Sabatini, visited the project site on November 17, 2006 and has determined by visual inspection the site data on the approved plan is representative of actual site conditions and is true and correct to the best of my knowledge and belief with the following exception:

1. The service area was modified to accommodate the trash compactor required by the City's Solid Waste Department. Details and location of the compactor were carefully coordinated with Solid Waste.

This certification is submitted in support of a request for Certificate of Occupancy.

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

Signature of Engineer or Architect

VAMILES IN VARIATO

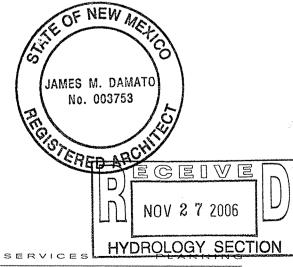
November 17, 2006

Date

Encl:

Sheet A001 Site Plan for Building Permit

Engineer's or Architect's Stamp



ARCHITECTURE

DEVELOPMENT SERVICE

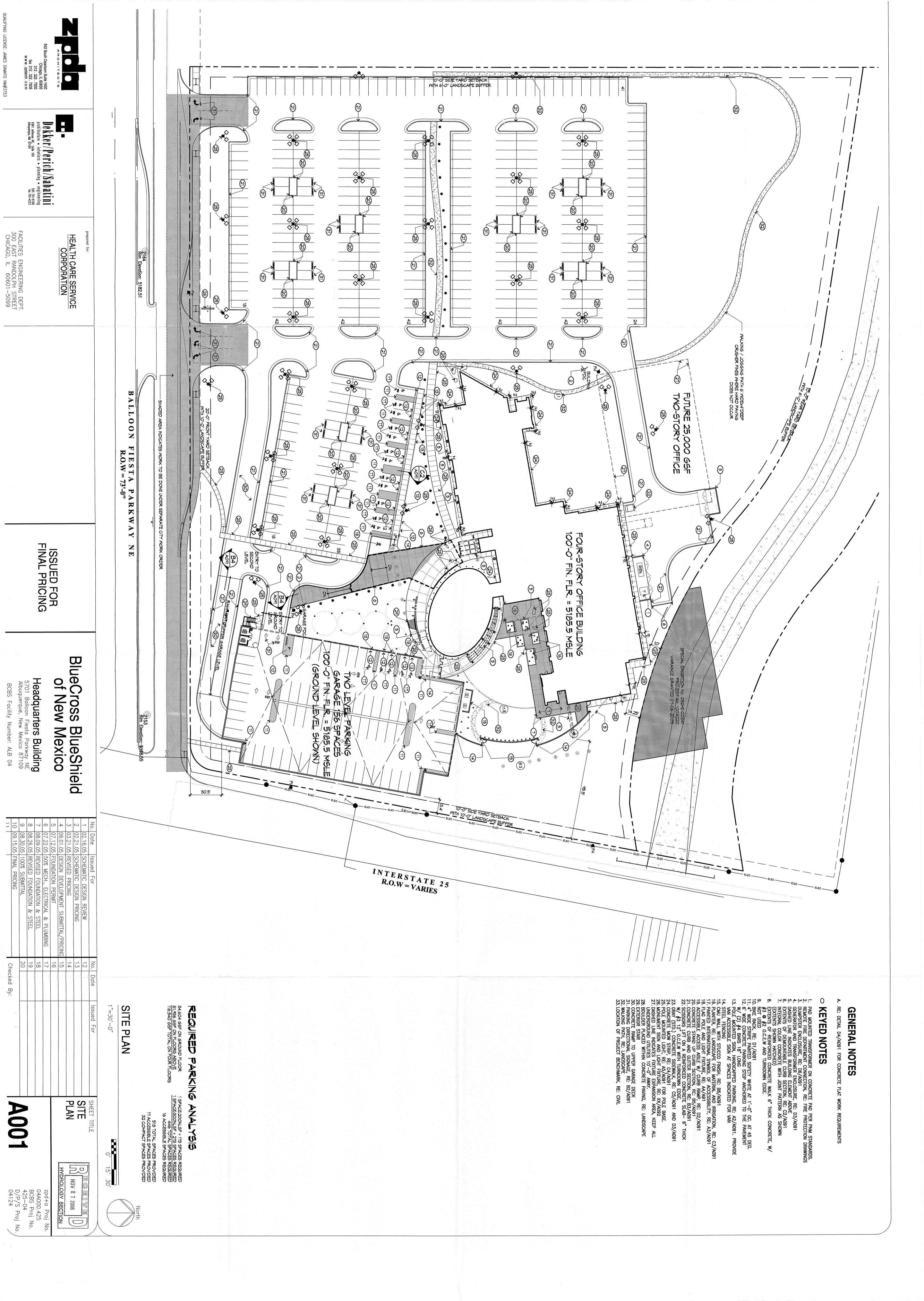


#### **Transmittal**

Date:	November 27, 2006				interiors planning
Project:	BCBS NM Headquarters				engineering
Project No.:	425-04				
From:	Matt McKim for James Damato – zpd+a Architects				
То:	Mr. Nilo Salgado-Fernandez, PE Senior Traffic Engineer City of Albuquerque Planning Department Development and Building Services Division 600 2 <sup>nd</sup> Street NW Albuquerque, NM 87102 924.3630				
Sent Via:					
US Mail	Fed Ex	☐ Priority	Standard	⊠ Courier	Other:
Pick-Up		☐ Second Day	☐ Express Saver	☐ Fax	☐ Hardcopy to Follow
Sent For:					
☐ Your Use	As Requested Review & Comment				Other:
	Corrections Returned to You		ed to You	Return by:	
Transmittal l	ncludes:				
Copies/Pages 1ea	<u>Date</u> <u>Description</u> Traffic circulation certification letter				
1ea	DRB Site Plan for Building Permit				
1ea		Permit site plan			
Attached are the necessary paperwork for the TCL, please review and feel feel free to call me with any Questions at 761.9700.  NOV 2 7 2006					
Thank you!	HYDROLOGY SECTION				
Courier Info	rmation:				
Time In:		Deliver	By: Date:	Time:	
☐ Deliver		Pick	up	Rus	sh .
Received By: Indies Saic. 1/27/26 Courier:					

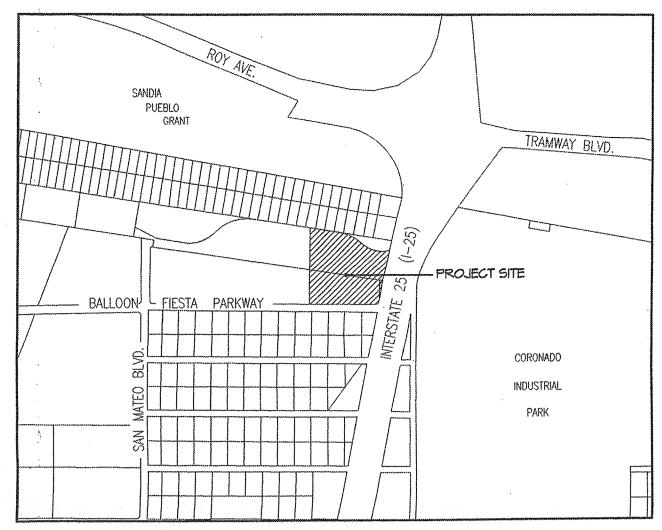
6801 Jefferson NE Suite 100 Albuquerque NM 87109

505 761.9700 fox 761.4222 dps@dpsobq.com

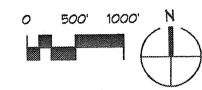


LAND OF E.H. BOST - EXISTING 10' PUE AND PNM, US WEST TRACT H-1B LAND OF FILBERTO GURULE TRACT H-1A, H-1B, AND H-1C MART-NAIR INVESTMENTS, LLC - 6' WIDE LANDSCAPE FUTURE PARKING FOR \ TRACT H-1C LAND OF FILBERTO GURULE TRACT H-1A, H-1B, AND H-1C BUFFER ALONG REAR YARD AS A PART OF ADDITION SHOWN DASHED THE DRAINAGE AND - PRUDENT LINE TRAIL EASEMENT SETBACK TO BE VACATED DEVELOPMENT - 6' WIDE LANDSCAPE BUFFER ALONG SIDE YARD 25,000 SF FUTURE ADDITION FOR SAME TENANT TO CITY OF ALBUQUERQUE 6' WIDE PEDESTRIAN WALK -STANDARDS NOT A PART - SCREENED SERVICE YARD TEMPORARY DRAINAGE EAGEMENT-TO BE VACATED 92'-0" TENANT OFFICE - LOT LINE TO BE 10' WIDE PEDESTRIAN WALK -UTILITY EASEMENT TO TO BE VACATED PROPOSED TRACT A NORTH GATEWAY Interstate 25R.O.W = Varies 10 FUBLIC UTILITY-EASEMENT TO BE ENVIRCO CORPORATION LOT 1A, NORTH ALBUQUERQUE ACRES TRACT A, UNIT B, BLOCK 1 PARKING GARAGE 10' WIDE LANDSCAPE BUFFER ALONG THE FRONTAGE ROAD - FRONTAGE ROAD: EXISTING TWO PROPOSED 6' WIDE PEDESTRIAN WALK WITH SOUTHBOUND LANES AND A SOUTHBOUND RIGHT TURN ONTO ACCESSIBLE ACCESS PER CITY OF ALBUQUERQUE STANDARDS, PWG 2430 - SIDEWALK BUFFER ALONG BALLOON UTILITY EASEMENT TO BALLOON FIESTA PARKWAY Balloon Fiesta Parkway R.O.W = 73'-0" (EXISTING TWO LANES EACH DIRECTION) 150'-0" MINIMUM 150'-0" MINIMUM

SCALE 1'=50'-0"



## SITE VICINITY MAP ZONE ATLAS INDEX MAP NO. B-18



## Site Plan For Subdivision Required Information

THE SITE:
THE SITE CONSISTS OF APPROXIMATELY 11.0009 ACRES OF UNIMPROVED LAND. TRACTS H-1C (EASTERLY PORTION), EASTERLY PORTION OF LOT 1A UNIT B AND REMAINING PORTION OF LOT 25 UNIT B WILL BE REPLATTED INTO ONE TRACT A, NORTH GATEWAY THROUGH THE DEVELOPMENT REVIEW BOARD AS SHOWN ON THIS SITE PLAN AND THE CONCURRENTLY SUBMITTED REPLAT BY BOHANNON HUSTON, INC.

PROPOSED USE:
THE SITE IS ZONED IP AND FALLS WITHIN THE NORTH I-25 SECTOR PLAN. THE INTENDED USE IS FOR A 135,000 SQUARE FOOT (MAXIMUM) SINGLE TENANT OFFICE BUILDING AND PARKING.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:

VEHICULAR ACCESS - THE SITE IS ACCESSED FROM BALLOON FIESTA PARKWAY (73'-0" R.O.W). TWO RIGHT-IN, RIGHT-OUT, LEFT-IN, LEFT-OUT ACCESS POINTS ARE PROPOSED TO SERVE THE SITE DEVELOPMENT SPACED NO CLOSER THAN 150'-0".

PEDESTRIAN ACCESS - CURRENTLY SIDEWALKS DO NOT EXIST ACROSS THE BALLOON FIESTA PARKWAY FRONTAGE OF THE PROPERTY. THESE SIDEWALKS ARE PROPOSED IN THIS DEVELOPMENT.

INTERNAL CIRCULATION REQUIREMENTS: SINCE THE PROPOSED DEVELOPMENT IS A SINGLE PARCEL, INTERNAL CIRCULATION WILL BE VIA A PAYED

PARKING AREA.

BUILDING HEIGHTS AND SETBACKS:

SEE SHEET 3 OF 3, DESIGN STANDARDS. BUILDING HEIGHT SHALL BE CONSISTENT WITH THE NORTH I-25 SECTOR

MAXIMIM FAR

A MAXIMUM FLOOR AREA RATIO (F.A.R.) SHALL BE .50, CONSISTENT WITH IF ZONING

PLAN AND THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE.

LANDSCAPE PLAN: SEE THE DESIGN STANDARDS (SHEET 3 OF 3).

DRB CHAIRPERSON, PLANNING DEPARTMENT

6801 Jefferson NE, Suite 100 Albuquerque, NM 87109 04124 /G/R

PROJECT NUMBER:

DRB NUMBER:

1003790/6

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC HIGINEER, TRANSFORTATION DIVISION

DATE

UTILITIES DIVISION

DATE

UNITION DEPARTMENT

DATE

Budly J. Binghan

CITY ENGINEER

DATE

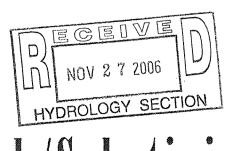
SOLID WASTE MANAGEMENT

DATE

# SITE PLAN FOR SUBDIVISION TRACTA, NORTH GATEWAY

## North 1-25 Office Building





QUALIFYING LICENSE:
JAMES DAMATO NM# 3753
6/2 South Dearbon Suffe 1400
Chicago, IL 60605

DCKKCT/PCTICN/320211111 architecture - interiors - planning - engineering

505 761-9700 Sheet 1 of 4 fax 761-4222 February 21, 2005