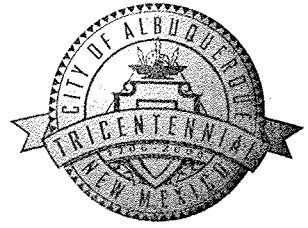


# CITY OF ALBUQUERQUE



**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

Dear Mr. Damato:

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.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

c: Engineer  
Hydrology file  
CO Clerk

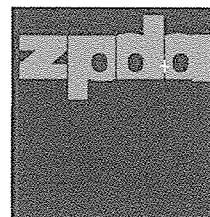
P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

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:

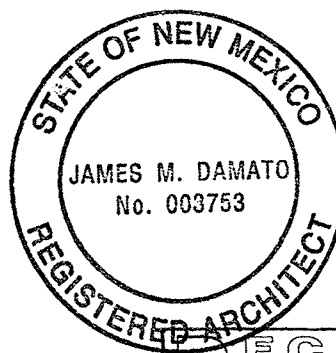
1. The service area was modified to accommodate the trash compactor required by the City's Solid Waste Department. Details and location of the compactor were carefully coordinated with Solid Waste.

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.

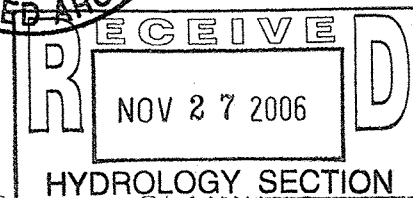
  
\_\_\_\_\_  
Signature of Engineer or Architect  
JAMES M. DAMATO

Engineer's or Architect's Stamp



November 17, 2006  
Date

Encl:  
Sheet A001 Site Plan for Building Permit





**Dekker/Perich/Sabatini**

architecture  
interiors  
planning  
engineering

## Transmittal

Date: November 27, 2006  
Project: BCBS NM Headquarters  
Project No.: 425-04  
From: Matt McKim for James Damato – zpd+a Architects

To: 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:

<input type="checkbox"/> US Mail	<input type="checkbox"/> Fed Ex	<input type="checkbox"/> Priority	<input type="checkbox"/> Standard	<input checked="" type="checkbox"/> Courier	Other:
<input type="checkbox"/> Pick-Up	<input type="checkbox"/> Second Day	<input type="checkbox"/> Express Saver	<input type="checkbox"/> Fax	<input type="checkbox"/> Hardcopy to Follow	

### Sent For:

<input type="checkbox"/> Your Use	<input type="checkbox"/> As Requested	<input type="checkbox"/> Review & Comment	Other:
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Corrections	<input type="checkbox"/> Returned to You	<input type="checkbox"/> Return by:

### Transmittal Includes:

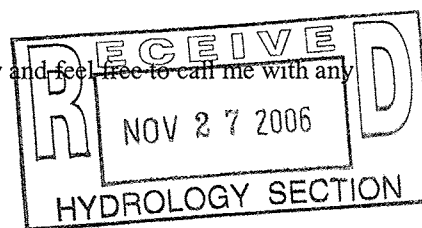
<u>Copies/Pages</u>	<u>Date</u>	<u>Description</u>
1ea		Traffic circulation certification letter
1ea		DRB Site Plan for Building Permit
1ea		Permit site plan

### Comments:

Attached are the necessary paperwork for the TCL, please review and feel free to call me with any Questions at 761.9700.

Thank you!

*Matt*



### Courier Information:

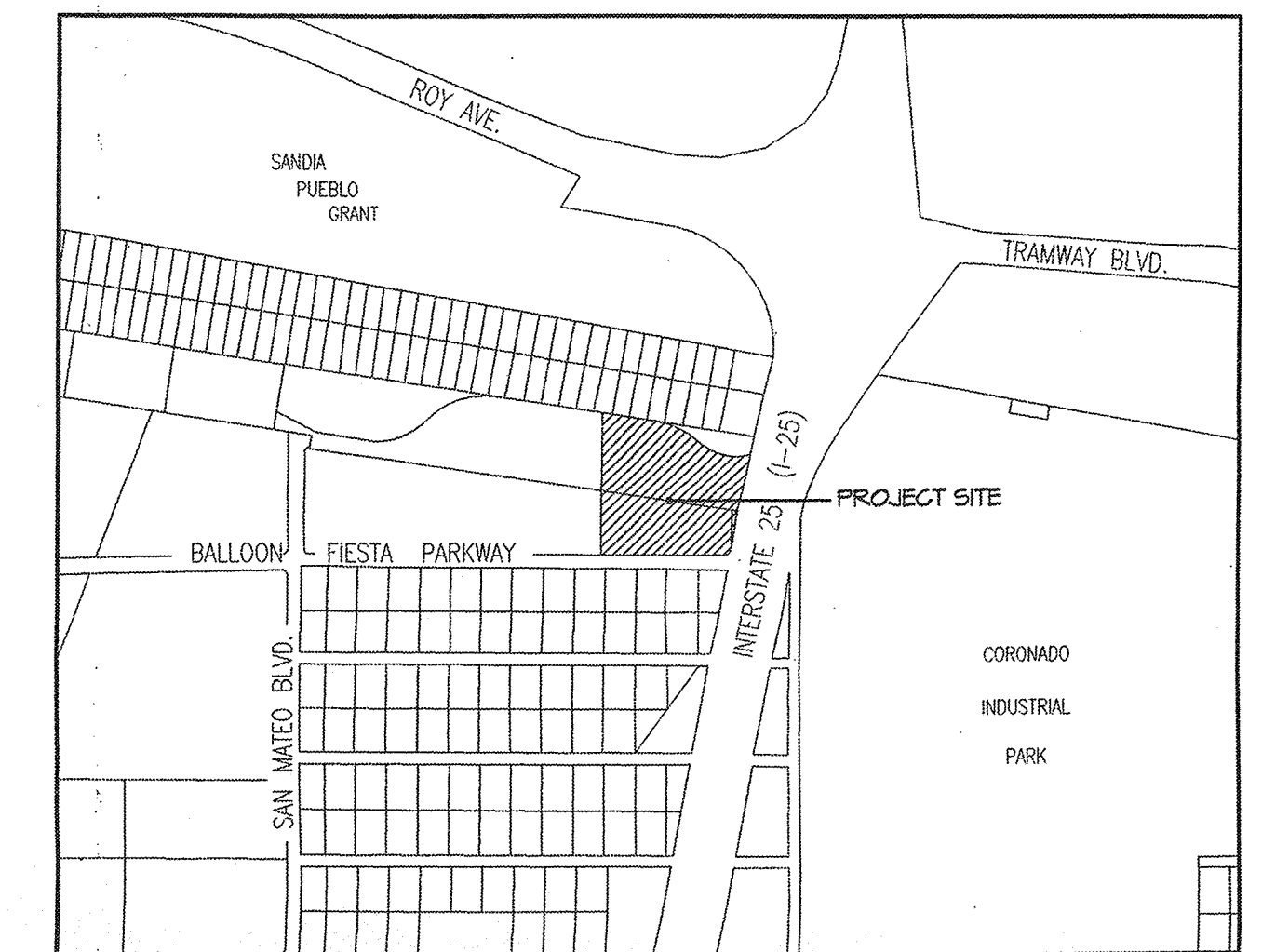
Time In:	Deliver By: <i>Date:</i>	<i>Time:</i>
<input type="checkbox"/> Deliver	<input type="checkbox"/> Pickup	<input type="checkbox"/> Rush

Received By: *Andrew Garcia* 11/27/06 Courier: \_\_\_\_\_









## Site Plan For Subdivision Required Information

**THE SITE:**  
THE SITE CONSISTS OF APPROXIMATELY 11,000+ 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 REPLANTED 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 PAVED PARKING AREA.

BUILDING HEIGHTS AND SETBACKS:  
SEE SHEET 3 OF 3, DESIGN STANDARDS. BUILDING HEIGHT SHALL BE CONSISTENT WITH THE NORTH I-25 SECTOR PLAN AND THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE.

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

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

04124 / G / RA

**PROJECT NUMBER:**

DRB NUMBER: 1003790/05-00158

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

TRAFFIC ENGINEER, TRANSPORTATION DIVISION

2-27-05

TE

## UTILITIES DIVISION

DATE \_\_\_\_\_

TE

PARKS AND RECREATION DEPARTMENT

DATE \_\_\_\_\_

ATE

Drady &

DATE

103

SOLID WASTE MANAGEMENT

DATE \_\_\_\_\_

ATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

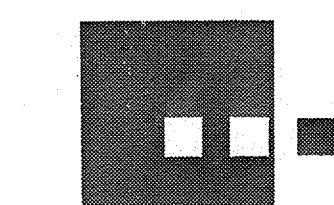
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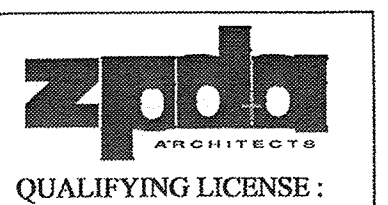
# SITE PLAN FOR SUBDIVISION TRACT A, NORTH GATEWAY

## North I-25 Office Building

AGENT:



CONSULTING:



## Dekker/Perich/Sabatini

architecture • interiors • planning • engineering  
6801 Jefferson NE, Suite 100 505 761-9700  
Albuquerque, NM 87109 fax 761-4222

Sheet 1 of 4  
February 21, 2005