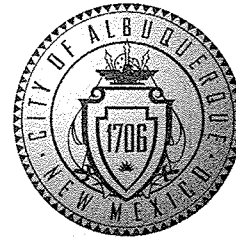


# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

August 29, 2008

Michele Mullen, Registered Architect  
924 Park Avenue SW, Ste. B  
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Farm Credit of New Mexico, [B-18 / D004B1]  
5651 Balloon Fiesta Parkway NW  
Architect's Stamp Dated 08/26/08

Dear Mr. Mullen:

PO Box 1293

The TCL / Letter of Certification submitted on August 26, 2008 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

Sincerely,

NM 87103

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

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

c: Engineer  
Hydrology file  
CO Clerk

August 26, 2008

Mr. Nilo Salgado-Fernandez, PE  
Senior Engineer, Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: **Permanent Certificate of Occupancy for Farm Credit of New Mexico  
5651 Balloon Fiesta Parkway NW**

Dear Nilo:

I, Michele Mullen, NMRA of Mullen Heller Architecture P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated May 30, 2007. I further certify that I have personally visited the project site on August 26, 2008 and have determined by visual inspection that the survey data provided is representative of 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 Engineer's Certification (DRB Approved Site Plan) for Permanent Certificate of Occupancy.

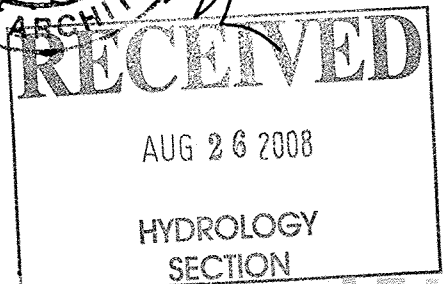
The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Please feel free to contact me if you have any questions.

Sincerely,  
**Mullen Heller Architecture PC**

Michele Mullen, AIA

Attachment: DRB Approved Site Plan

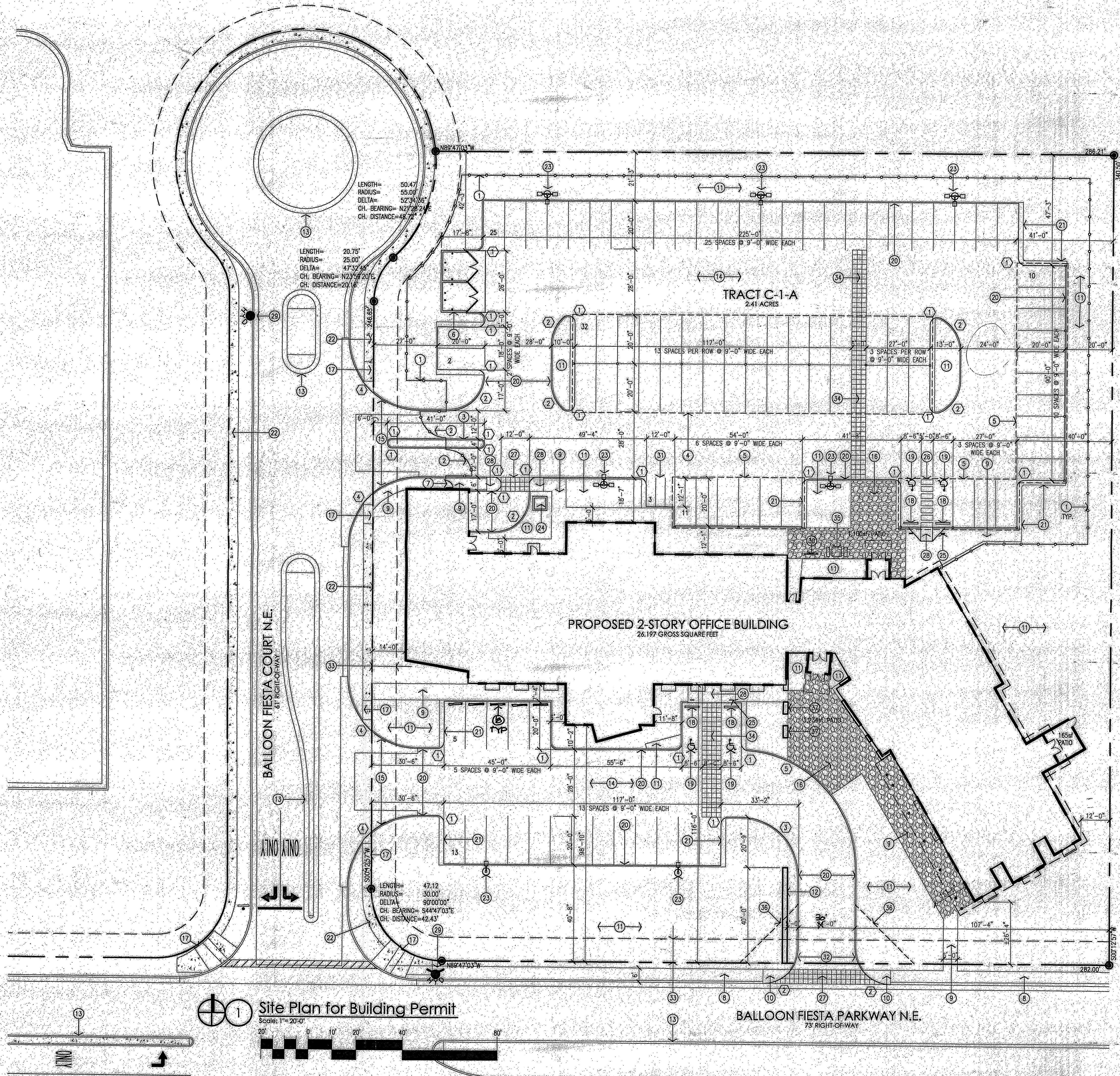


Mullen Heller  
Architecture P.C.

924 Park Avenue SW Suite B ■ Albuquerque, NM 87102  
505.268.4144 [p] ■ 505.268.4244 [f] ■ [www.mullenheller.com](http://www.mullenheller.com)

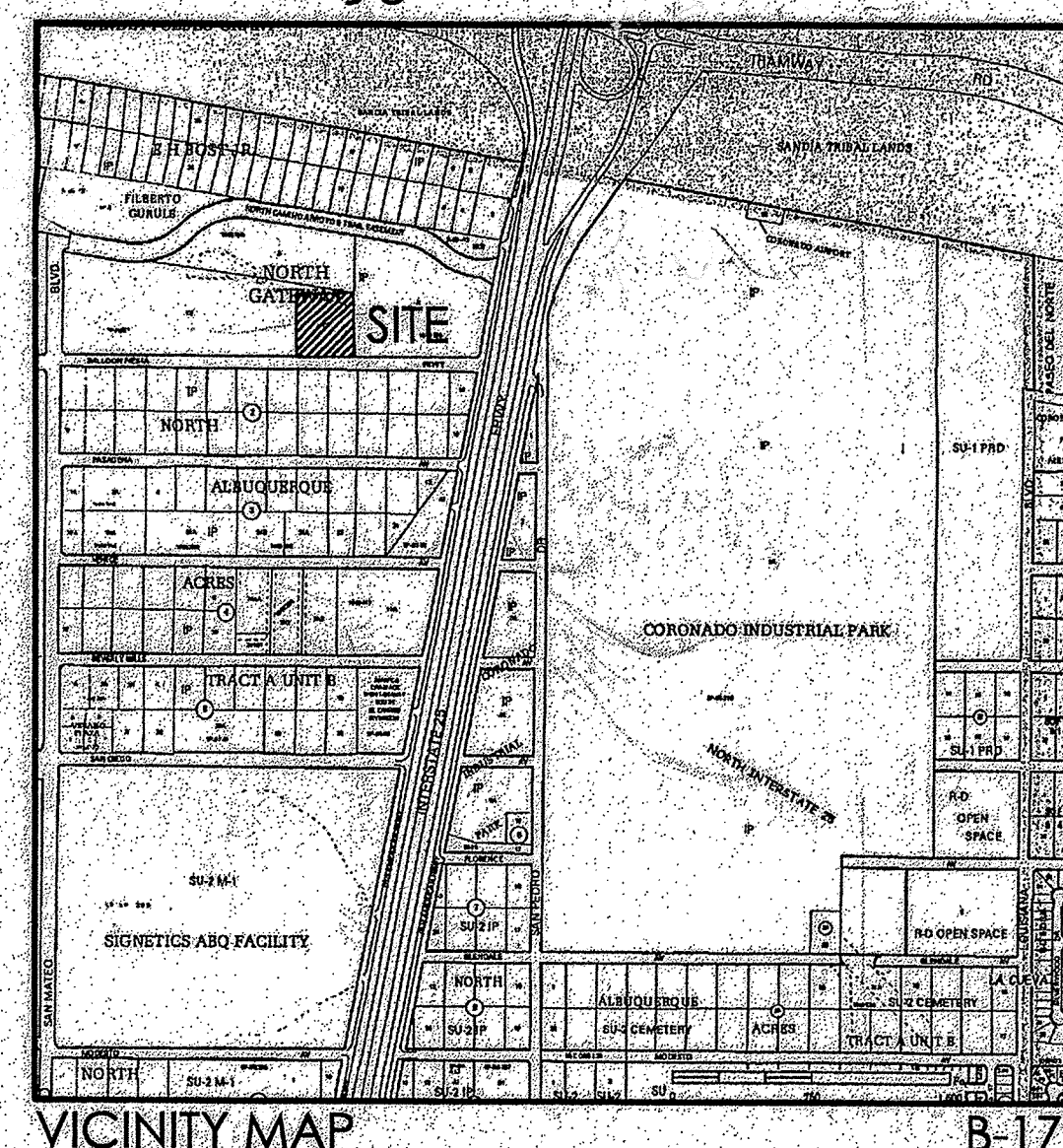






SITE DEVELOPMENT DATA:  
LEGAL DESCRIPTION: TRACT C-1-A, NORTH GATEWAY SUBDIVISION  
CURRENT ZONING: IP  
ZONE ATLAS PAGE: C-17-2  
LOT AREA: 2.41 ACRES (105,040 SQ. FT.)  
BUILDING AREA: 16,950sf FIRST FLOOR OFFICE AREA  
1,978sf FIRST FLOOR STORAGE AREA  
7,268sf SECOND FLOOR OFFICE AREA  
26,197sf TOTAL BUILDING AREA  
PARKING REQUIREMENTS: 16,950sf/200 = 85 SPACES  
1,978sf/200 = 1 SPACE  
7,268sf/300 = 25 SPACES  
111 SPACES REQUIRED  
111 SPACES LESS 10% BUS ROUTE CREDIT =  
100 SPACES REQUIRED  
100 SPACES PROVIDED INCLUDING 4 HANDICAP  
SPACES PLUS 3 MOTORCYCLES SPACES

- KEYED NOTES:
- A. THE PEDESTRIAN AND BICYCLE CONNECTION FROM THIS PROPERTY TO THE ARROYO WILL BE ALONG THE 4' SIDEWALK ON THE WEST PROPERTY LINE AND THROUGH THE ADJACENT PROPERTY TO THE NORTH ONCE THAT PROPERTY IS DEVELOPED.
- KEYED NOTES:
- [1] 6" HIGH WROUGHT IRON FENCE. SEE 6/A402.  
[2] WROUGHT IRON CARD-OPERATED SWING GATES  
[3] CONCRETE ISLAND WITH CARD-READER FOR ENTRANCE ACCESS. EXIT ON LOOP SYSTEM.  
[4] DOUBLE-LOADED COVERED PARKING WITH CENTER STEEL COLUMNS AND CANTILEVERED CANOPY STRUCTURE WITH PREFINISHED METAL ROOF PANELS.  
[5] COVERED PARKING WITH STEEL COLUMNS AND CANTILEVERED CANOPY STRUCTURE WITH PREFINISHED METAL ROOF PANELS. COLUMNS TO BE LOCATED AT THE END OF THE PARKING STALL.  
[6] DOUBLE CHW DUMPER ENCLOSURE WITH STUCCO FINISH. GATES TO BE TUBE STEEL FRAME WITH PREFINISHED ROOF PANELS. SEE 4/A402.  
[7] WROUGHT IRON PEDESTRIAN GATE WITH CARD READER ACCESS.  
[8] 6" WIDE CITY STANDARD CONCRETE SIDEWALK (C.O.A. STANDARD DETAIL 2430).  
[9] CONCRETE SIDEWALK WITH CONTROL JOINTS @ 5'-0" O.C. AND EXPANSION JOINTS AT 20'-0" O.C.  
[10] CITY STANDARD HC RAMP (COA STANDARD DETAIL 2441).  
[11] LANDSCAPE AREA. SEE LANDSCAPE PLAN.  
[12] 4" HIGH NATURAL STONE VENEER YARD WALL WITH FARM CREDIT LOGO AND ALUMINUM CHANNEL LETTERS WITH SHIELDED GROUND MOUNTED LIGHTING DIRECTED AT SIGNAGE. SEE 3/A402.  
[13] EXISTING MEDIAN TO REMAIN.  
[14] ASPHALT PAVING PER SOILS REPORT RECOMMENDATIONS.
- [15] EXISTING CONCRETE DRIVE PAD.  
[16] SPECIALTY PAVING AT BUILDING ENTRANCE PLAZA  
[17] EXISTING CITY STANDARD HC RAMP.  
[18] CONCRETE PARKING BUMPERS.  
[19] PAINTED HC PARKING SYMBOL.  
[20] CONCRETE CURB.  
[21] 24" WIDE CONCRETE STRIP, TYP.  
[22] EXISTING CITY STANDARD 4" WIDE SIDEWALK.  
[23] SITE LIGHTING, 20' COLORED POLE WITH SHOEBOX FIXTURE.  
[24] CONCRETE PAD & TRANSFORMER WITH 6" DIA. PIPE BOLLARDS COORDINATE LOCATION WITH FNM.  
[25] HC PARKING SIGN, TYPICAL OF 4.  
[26] PAINTED HC PARKING STRIPING.  
[27] TEXTURED CONCRETE CROSSWALK.  
[28] HC RAMP.  
[29] EXISTING FIRE HYDRANT.  
[30] BIKE RACK. SEE 5/A402.  
[31] 4' WIDE MOTORCYCLE SPACE, TYP. OF 3  
[32] CONCRETE DRIVEPAD (COA STANDARD DETAIL 2425).  
[33] EXISTING 10' PUBLIC UTILITY EASEMENT.  
[34] SCORED CONCRETE WALKWAY/ACCESS AISLE.  
[35] 36" SQUARE CONCRETE TABLE AND BENCHES.  
[36] LINE OF CLEAR SITE TRIANGLE.  
[37] 18" TALL NATURAL STONE VENEER PIERS AT BUILDING ENTRY WITH RECESSED STEP LIGHTING.
- RADIUS INFORMATION
- [1] RADIUS = 3'-0"  
[2] RADIUS = 15'-0"  
[3] RADIUS = 25'-0"  
[4] RADIUS = 30'-0"  
[5] RADIUS = 49'-0"



PROJECT NUMBER: 1005545 APPLICATION NUMBER: 07-00586

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (X) NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRG SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	Date
<i>Roger A. Huen</i>	6-11-07
UTILITIES DEVELOPMENT	Date
<i>David Blum</i>	5-30-07
PARKS AND RECREATION DEPARTMENT	Date
<i>REAR</i>	5-30-07
CITY ENGINEER	Date
<i>N/A</i>	
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
<i>Michael Holton</i>	5/30/07
SOLID WASTE MANAGEMENT	Date
<i>DMatson</i>	6/12/07
DRG CHAIRPERSON, PLANNING DEPARTMENT	Date

revision  
by  
date  
rev

**Mullen Heller**  
Architecture P.C.  
1015 Tijeras Avenue NW  
Suite 220  
Albuquerque 87102  
505 268 4144(p)  
505 268 4244 (f)

job number  
drawn by  
project manager  
date

0636  
jch  
Douglas Helen AIA  
5/25/07

project file  
Farm Credit of New Mexico  
5651 Balloon Fiesta Parkway NW  
Albuquerque, NM  
sheet title  
Site Plan for Building Permit

sheet  
A001