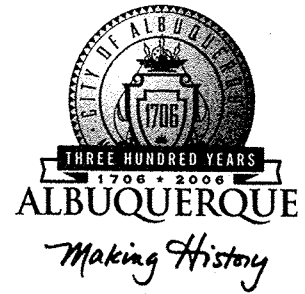


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 20, 2004

James W. Miller, Registered Architect
5220 2nd Street NW, Ste A
Albuquerque, NM 87107

Re: Certification Submittal for Final Building Certificate of Occupancy for
Gateway Park, [B-18 / D11]
9420 San Mateo NE
Architect's Stamp Dated 09/16/04

Dear Mr. Miller:

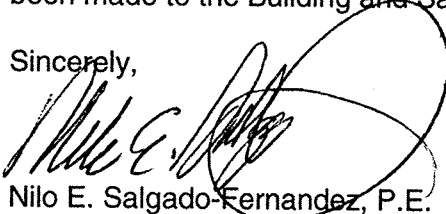
P.O. Box 1293

The TCL / Letter of Certification submitted on September 17, 2004 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,

New Mexico 87103


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

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

MILLER AND ASSOCIATES

ARCHITECTS - PLANNERS

5220 2ND ST. NW STE. A - ALBUQUERQUE, NEW MEXICO 87107 - PHONE (505) 345-1312

September 16, 2004

Traffic Engineering Section
City of Albuquerque
600 2nd St., N. W.
Albuquerque, New Mexico

RE: TRAFFIC CONTROL LAYOUT FOR 9420 SAN MATEO N. E.
ABUQUERQUE, NEW MEXICO.

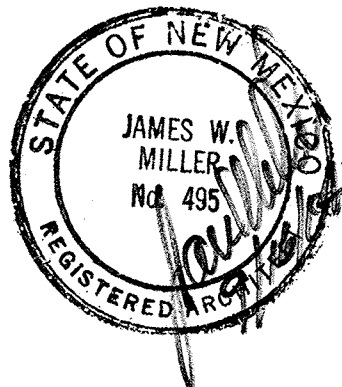
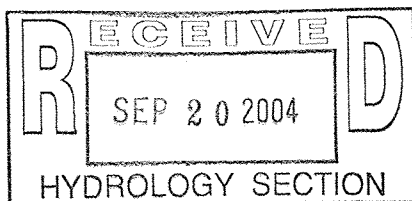
This letter is to certify that the above referenced project is nearly complete and is in substantial compliance with the approved Site Plan

The above referenced project is complete as to on site improvements. The off site improvements in Beverly Hills @ San Mateo N. E. is not yet complete. Access to the site from San Mateo Blv'd is complete. A final C. O. is being requested at this time.

If there are any questions, please do not hesitate to call this office.

Sincerely

James W. Miller
James W. Miller, AIA



General Notes

Area Lot 01 = 0.863 Acres (37,596.78 Sq Ft)
Area Lot 02 = 0.838 Acres (36,504.00 Sq Ft)
Area Lot 03 = 0.727 Acres (31,707.90 Sq Ft)

Total Site Area = 2.428 Acres (105,808.78 Sq Ft)

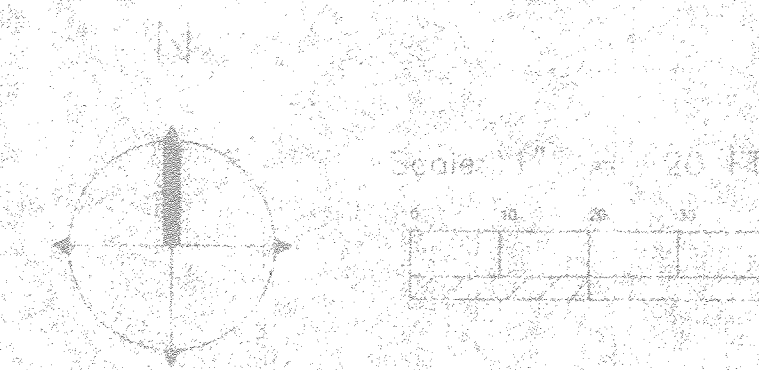
All Buildings are single story, 2 bays per lot
Typical Building Area = 6000 Sq Ft
Each building contains 4 ea. Office/Warehouse Units
Each Office/Warehouse Unit = 1500 Sq Ft

Lot Coverage
Lot 01 (2,000/37,596.78) = 5.3%
Lot 02 (2,000/36,504.00) = 5.5%
Lot 03 (2,000/31,707.90) = 6.3%

Parking Requirements
Typical Office Area = 900 Sq Ft
Req. 1 space/200 sq ft = 4.5 spaces
Typical Warehouse = 1500 Sq Ft
Req. 1 space/2000 sq ft = 0.75 spaces

Required Parking per Office/Warehouse = 5.25 spaces
Total quantity Office/Warehouse Units = 2 ea.
Total required parking all units = 10.5 spaces
Total Parking Provided = 26 spaces
Handicapped Spaces Required = 2 ea.
Handicapped Spaces Provided = 2 ea.

Lots 1, 2, 3, Block 5, Tract A, Unit B
North Albuquerque Acres
Projected Section 13, T. 11 N., R. 3 E., NMPM
City of Albuquerque
Bernalillo County, New Mexico



VISIBILITY MAP
John Atlas Page 15-20
Map amended through April 03, 2002

DRAWN BY
CHECKED BY
REVISION DATE

Site Development & Planning
for Building Permit

Site Plan

San Mateo Blvd. NE

San Mateo Blvd. NE

N 00°00'54" W

Warehouse
1983
Sq Ft

Office
990 Sq Ft

Warehouse
1963
Sq Ft

Office
990 Sq Ft

Lot 01
0.8631 Acres

Warehouse

Office

Warehouse

Office

Lot 02
0.8380 Acres

Lot 03
0.7279 Acres

Unimproved Property

Unimproved Property

Unimproved Property

Unimproved Property

Project Number

Project Number

Project Number

1-21-04

1-21-04

1-21-04

1/2/04

1/2/04

1/2/04

Note: Is an Infrastructure List required? (S) Yes () No
If Yes, then a set of approved DCA Plans will
work order is required for any construction within
Public Right of Way or on Construction of Public Improvements

Gateway Park
Office
4242 San Mateo Blvd. NE
North Albuquerque Acres
Albuquerque, New Mexico

SEP 17 2004
HYDROLOGY SECTION