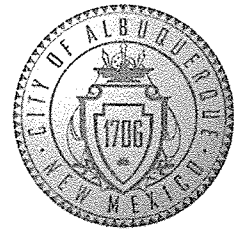


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 14, 2011

Joe L. Slagle, Registered Architect
Slagle Herr Architects
1600 Rio Grande NW
Albuquerque, NM 87104

Re: Certification Submittal for a Permanent Building Certificate of Occupancy (C.O.)
for Office/Warehouse, [B-18 / D016]
9550 San Mateo NE
Architect's Stamp Dated 08/25/11

Dear Mr. Slagle:

Based upon the information provided in your submittal received 08/25/11 and
12-14-11, Transportation Development has no objection to the issuance of a Permanent
Certificate of Occupancy.

This letter serves as a "green tag" from Transportation Development for a
Permanent Certificate of Occupancy to be issued by the Building and Safety Division
If you have any questions, please contact me at (505)924-3630.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: 9550 SAN MATEO NE

DRB #: 1003815

EPC#: N/A

ZONE MAP/DRG. FILE #: B18 / 2016

WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 1,2,3, BLOCK 4 TRACT A, UNIT B NORTH ALBUQUERQUE ACRES

CITY ADDRESS: 9550 SAN MATEO NE

ENGINEERING FIRM: ISAACSON ARFMAN

ADDRESS: 128 MONROE STREET

CITY, STATE: ALBUQUERQUE, NM

CONTACT: FRED ARFMAN

PHONE: 5052688828

ZIP CODE: 87108

OWNER: MECHENBIER CONSTRUCTION

ADDRESS: 8500 WASHINGTON NE, SUITE A6

CITY, STATE: ALBUQUERQUE, NM

CONTACT: JOHN MECHENBIER

PHONE: 5053147700

ZIP CODE: 87113

ARCHITECT: SLAGLEHERR ARCHITECTS

ADDRESS: 1600 RIO GRANDE NW

CITY, STATE: ALBUQUERQUE, NM

CONTACT: JOE SLAGLE

PHONE: 5052460870

ZIP CODE: 87104

SURVEYOR: FORSTBAUER SURVEYING

ADDRESS: 4116 LOMAS NE

CITY, STATE: ALBUQUERQUE, NM 87110

CONTACT: RONALD FORSTBAUER

PHONE: 5052682112

ZIP CODE: 87110

CONTRACTOR: MECHENBIER CONSTRUCTION

ADDRESS: 8500 WASHINGTON NE SUITE A6

CITY, STATE: ALBUQUERQUE NM

CONTACT: JOHN MECHENBIER

PHONE: 5053147700

ZIP CODE: 87113

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☒ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

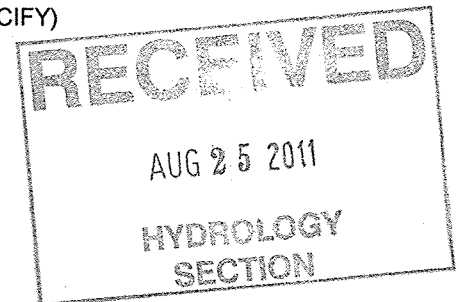
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE 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: 8-25-11

BY: JOE SLAGLE



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:

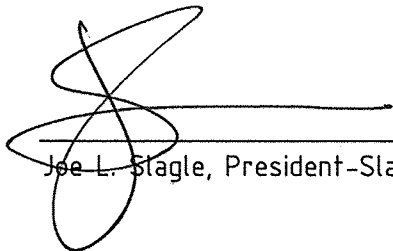
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

Kristal D. Metro P.E.
 Traffic Engineer, Planning Department
 Development and Building Services
 City of Albuquerque

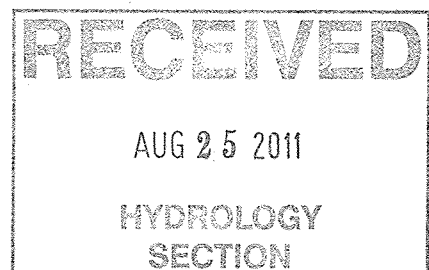
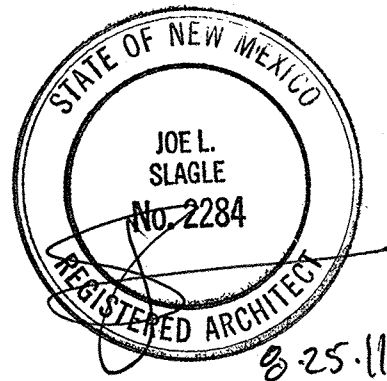
TRAFFIC CERTIFICATION FOR: 9550 San Mateo NE, Albuquerque, NM (DRB no. 1003815)

I, Joe Slagle, NMRA 2284, of the firm Slagle Herr Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved Site Development Plan dated 5-1-08. I certify that I have personally visited the project site on 8-25-11 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 final 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.


 Joe L. Slagle, President-SlagleHERR Architects, Inc.

8-25-11
 Date



slagle
HERR

Architects

1. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS
2. CURBS DIMENSIONED TO FACE OF CURB U.N.O.
3. PATCH & REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTS AS NECESSARY IN COORDINATION W/ DRIVEWAY CONSTRUCTION
4. VERIFY ALL NEW DRIVEWAY REQ.'S W/ CITY OF ALBUQUERQUE STANDARDS
5. SITE LIGHTING
LIGHTING PROVIDED FROM BUILDING FACADES TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.

PROJECT NUMBER 1003815

APPLICATION NUMBER 08DRB-70208

is an infrastructure list required? () yes ☒ no If yes, then a set of approved DRC plans with a work order is required for any construction within public right-of-way or for construction of public improvements.

N/A

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE: 7/31/08

Page 1 of 2

UTILITIES DEPARTMENT - REC/WMA DATE: 5/28/08

Christina Sandवाल

PARKS AND RECREATION DATE: 5/28/08

Bradley L. Dingle

CITY ENGINEER DATE: 5/28/08

N/A

ENVIRONMENTAL HEALTH DEPT. (if required) DATE: _____

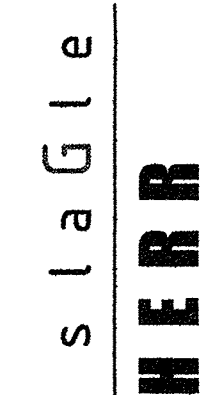
Michael Holtz

SOLID WASTE MANAGEMENT DATE: 5/1/08

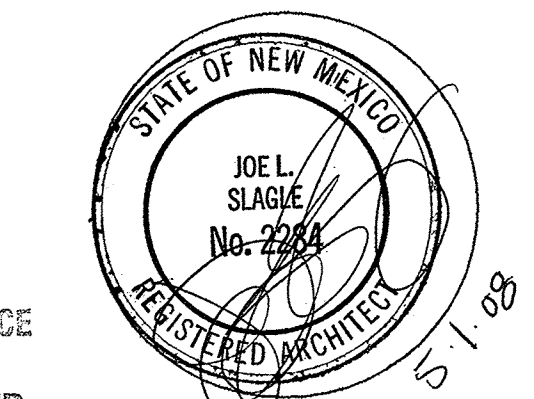
Paul Clark

DRC CHAIRPERSON, PLANNING DEPARTMENT DATE: 7/31/08

LOCATION:	9520 SAN MATEO BLVD, NE ALBUQUERQUE, NM 87113
OWNER:	MECHENBIEB CONSTRUCTION 8500 WASHINGTON ST. NE, SUITE A-6 ALBUQUERQUE, NM 87113
<u>LEGAL DESCRIPTION:</u> LOTS 1,2,3, BLOCK 4, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES	
UPC #:	101806501124830926 101806502524930925 101806504224930924
CURRENT ZONING:	IP
ZONE ATLAS PAGE:	B-18
CONSTRUCTION TYPE:	5-B, SPRINKLED
APPLICABLE CODE:	2006 IBC
TOTAL LOT AREA:	(2,428 AC) 105,768 S.F.
BUILDING FOOTPRINT AREA:	35,430 S.F.
NET LOT AREA:	70,338 S.F.
PAVED AREA:	58,969 S.F.
LANDSCAPE AREA:	11,369 S.F.
LANDSCAPE % NET LOT AREA:	16.2 %
LANDSCAPE TO PAVED AREA RATIO:	1 : 5.19
REQUIRED PARKING:	94 SPACES
OFFICE:	(20,390 x 0.8) / 200 = 82 SPACES
WAREHOUSE:	(15,040 x 0.8) / 1000 = 12 SPACES
PARKING PROVIDED:	100 SPACES
REQUIRED H.C. PARKING:	4 SPACES
H.C. PARKING PROVIDED:	4 SPACES
REQUIRED BICYCLE PARKING:	5 SPACES
BICYCLE PARKING PROVIDED:	6 SPACES
REQUIRED MOTORCYCLE PARKING:	3 SPACES
MOTORCYCLE PARKING PROVIDED:	3 SPACES



DRB SITE PLAN



revisions:

RECEIVED
AUG 25 2011
date: 5/1/08
HYDROLOGY SECTION
sheet:

A 0 0 1

