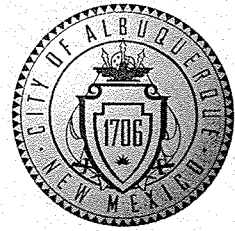


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 2, 2011

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

Re: Certification Submittal for a 120-day Temporary 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 12-02-11,
Transportation Development has downgraded your submittal from a Permanent to a
120-day Temporary Certificate of Occupancy.

The following information will need to be provided as part your submittal for a Permanent
C.O.: A copy of the Approved Administrative Amendment Site Plan; a copy of the new
Plat (demonstrating the re-plated property line adjustment); Letter of certification with
Architect's Stamp stating that all issues have been addressed.

This letter serves as a "green tag" from Transportation Development for a
120-day Temporary 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

B-18 / D016

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)

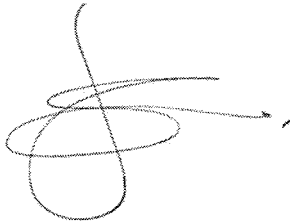
Kristal,

The project listed above was issued a 120 day temporary C.O. contingent on two items:

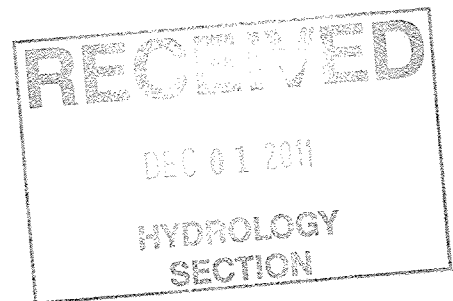
1. Completion of DRB action for administrative amendment to the approved site development plan
2. Replat to adjust the property line

These two items have both been completed, therefore we respectfully request approval of a permanent C.O. for the property.

Please contact me if you have any questions or need more information.



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

slagle
HERR

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
4. ALLEY FRONT DRIVEWAY IS 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 11706-10243

Is an infrastructure list required? () yes (X) 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.

[Signature] 9-9-11

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE: 09/07/11

A. Pater

UTILITIES DEPARTMENT DATE: 9/7/11

P. Sandorval

PARKS AND RECREATION DATE: 9-7-11

Anta a. Chua

CITY ENGINEER DATE: _____

N/D

ENVIRONMENTAL HEALTH DEPT. (if required) DATE: _____

[Signature]

SOLID WASTE MANAGEMENT DATE: 9-7-11

[Signature]

DRC CHAIRPERSON, PLANNING DEPARTMENT DATE: _____

LOCATION:	9550 SAN MATEO BLVD. N ALBUQUERQUE, NM 87113
OWNER:	MECHENBIE CONSTRUCTION 8500 WASHINGTON ST. NE, SUITE A-5 ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION:	LOTS 3A, BLOCK 4, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES
UPC #:	101806502425030926
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



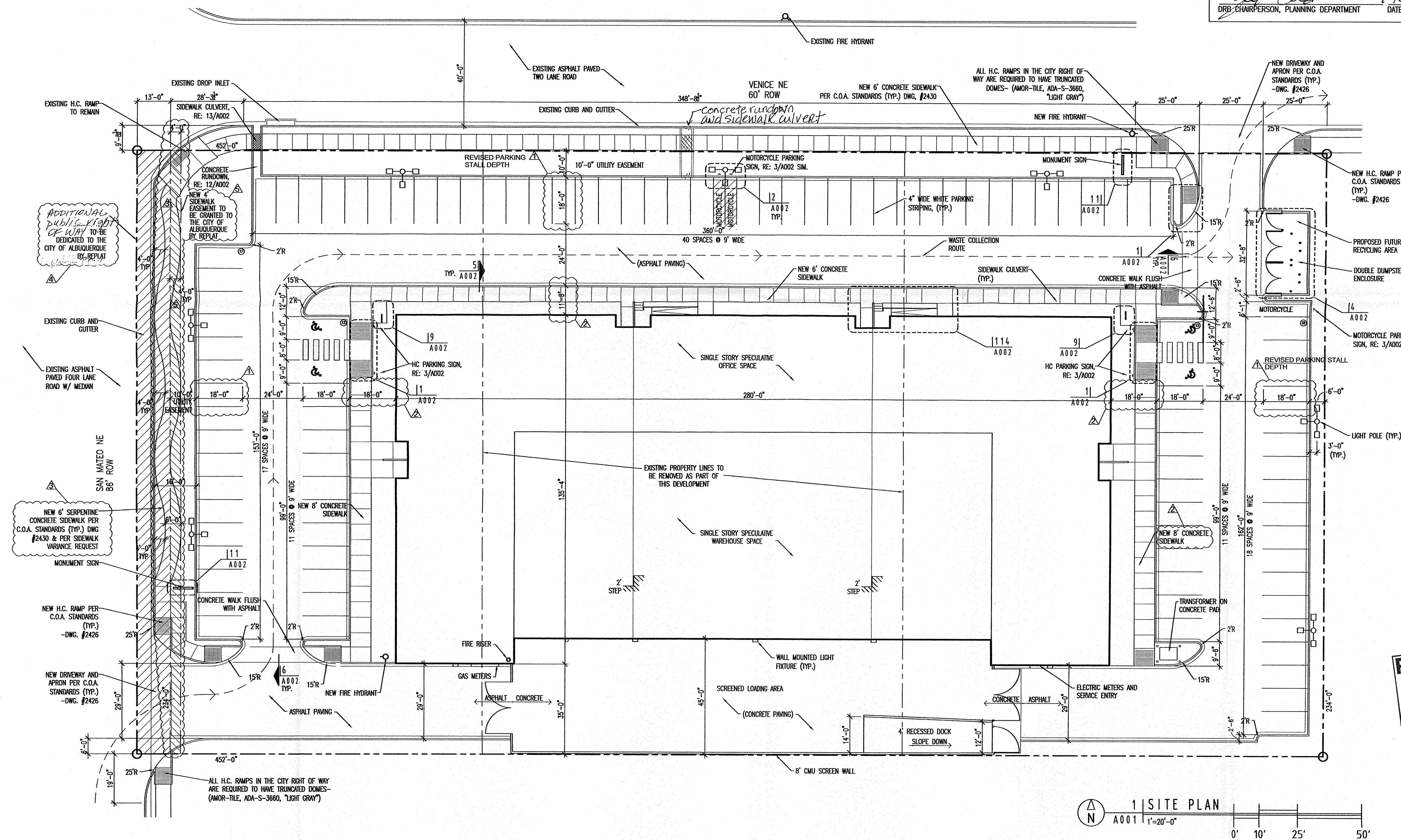
A r c H i t e c t s
1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437
s l a g l e h e r r . c o m

RECEIVED
DEC 14 2011
HYDROLOGY
SECTION
8-26-11

SECTION		
8-26-11	⚠	REVISED PARKING STALL DEPTHS
8-26-11	⚠	2' GAINED FROM REVISED PARKING STALL DEPTHS ADDED TO LANDSCAPE/WALK AREA A BUILDING
8-26-11	⚠	REVISED SERPENTINE SIDEWALK AT WEST SIDE OF PROPERTY PER SIDEWALK VARIANCE REQUEST
8-26-11	⚠	ADDITIONAL PUBLIC RIGHT OF WAY REQUIRED TO THE CITY OF ALBUQUE
8-26-11	⚠	NEW 4' EASEMENT GRANTED TO CITY OF ALBUQUE, BY REPEAT

date:
5 / 1 / 08
sheet:

A 0 0 1



1 | SITE PLAN
A001 | 1"=20'-0"
0' 10' 25' 50'