

CITY OF ALBUQUERQUE



Planning Department Transportation Development Services Section

December 22, 2011

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

Re: Certification for Certificate of Occupancy (C.O.)
Office Bldg. [B-18/D018]
5454 Pasadena Ave. NE
Architect's Stamp Dated 12/15/11

Dear Mr. Slagle:

Based upon the information provided in your submittal received 12-16-11, Transportation Development has **REJECTED** your request for a Permanent Certificate of Occupancy.

The following items will need to be addressed prior to issuance of a Permanent Certificate of Occupancy (**As a condition for Permanent CO approval**): an Approved Site Plan (with signature of approval).

If you have any questions, please contact me at (505)924-3630.

Sincerely,

Milo 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: 5454 PASADENA NE
DRB #: 1008493 EPC#: NA

ZONE MAP/DRG. FILE #: B18 / D18
WORK ORDER#: NA

LEGAL DESCRIPTION: LOTS 4 & 5, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
CITY ADDRESS: 5454 PASADENA AVE NE

ENGINEERING FIRM: ISAACSON ARFMAN
ADDRESS: 128 MONROE ST NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: FRED ARFMAN
PHONE: 268-8828
ZIP CODE: 87108

OWNER: MECHENBIER CONSTRUCTION
ADDRESS: 8500 WASHINGTON ST. NE, STE. 6
CITY, STATE: ALBUQUERQUE, NM

CONTACT: JOHN MECHENBIER
PHONE: 314-7700
ZIP CODE: 87113

ARCHITECT: SLAGLE HERR ARCHITECTS
ADDRESS: PO BOX 57106
CITY, STATE: ALBUQUERQUE, NM

CONTACT: JOE SLAGLE
PHONE: 246-0870
ZIP CODE: 87107

SURVEYOR: FORSTBAUER SURVEYING
ADDRESS: 4116 LOMAS BLVD NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: RONALD FORSTBAUER
PHONE: 268-2112
ZIP CODE: 87110

CONTRACTOR: MECHENBIER CONSTRUCTION
ADDRESS: 8500 WASHINGTON ST. NE, STE. 6
CITY, STATE: ALBUQUERQUE, NM

CONTACT: JOHN MECHENBIER
PHONE: 314-7700
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:

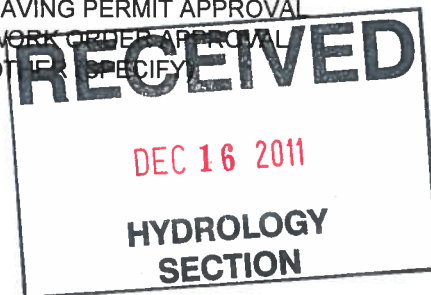
- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 12-16-11

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.

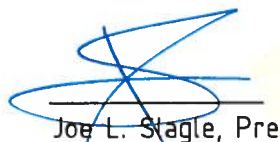


Kristal D. Metro P.E.
Traffic Engineer, Planning Department
Development and Building Services
City of Albuquerque

TRAFFIC CERTIFICATION FOR: 5454 Pasadena NE, Albuquerque, NM (DRB no. 1008493)

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 12.15.11. I certify that I have personally visited the project site on 12-15-11 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.

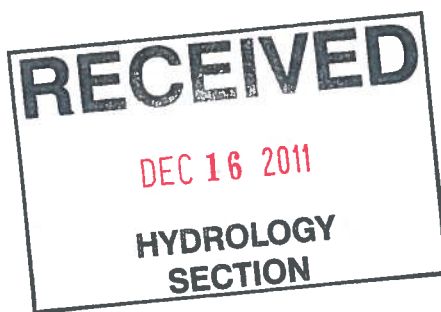
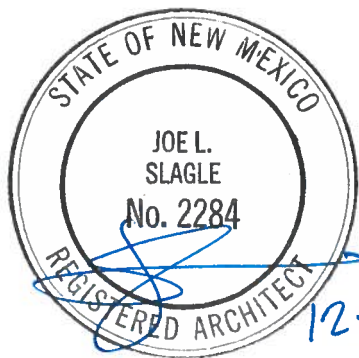
The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.


Joe L. Slagle, Pre

12.15.11

Date

*left message
12/22; 8:13am
Need Approved
Siteplan*



slagle

HERR

Architects