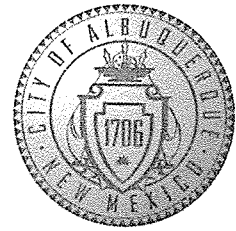


CITY OF ALBUQUERQUE



**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 Permanent Certificate of Occupancy (C.O.)
Office/Warehouse 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 12-22-11, 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,

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
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 1 st SUBMITTAL, <i>REQUIRES TCL or equal</i> |
| ☐ | 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:

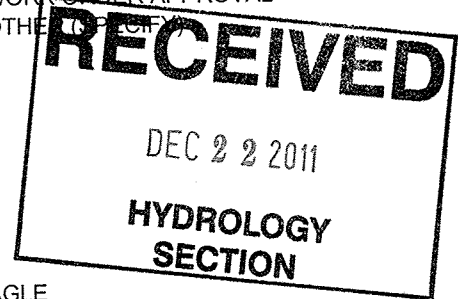
- | | |
|-------------------------------------|--|
| ☐ | SIA / FINANCIAL GUARANTEE RELEASE |
| ☐ | PRELIMINARY PLAT APPROVAL |
| ☐ | S. DEV. PLAN FOR SUB'D. APPROVAL |
| ☐ | S. DEV. PLAN FOR BLDG. PERMIT APPROVAL |
| ☐ | SECTOR PLAN APPROVAL |
| ☐ | FINAL PLAT APPROVAL |
| ☐ | FOUNDATION PERMIT APPROVAL |
| ☐ | 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

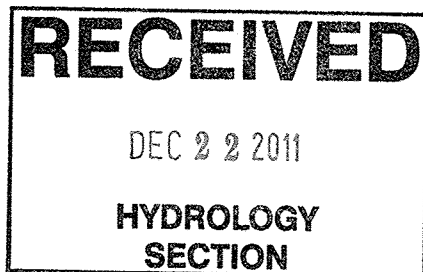
BY: JOE SLAGLE



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.

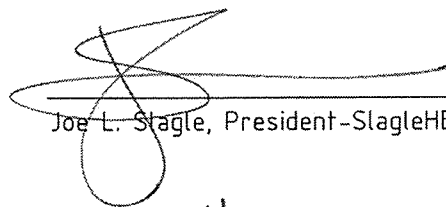


Kristal D. Metro P.E.
Traffic Engineer, Planning Department
Development and Building Services
City of Albuquerque

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

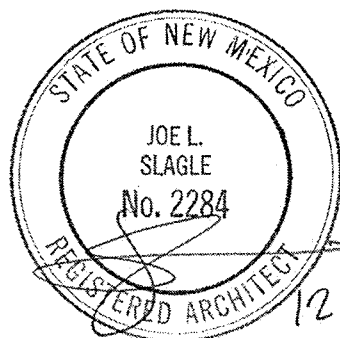
I, Joe Slagle, NMRA 2284, of the firm Slagle Herr Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved Site Development Plan dated 12.15.11. I certify that I have personally visited the project site on 12-15-11 and have 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.

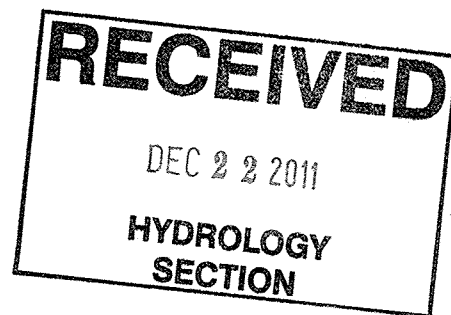


Joe L. Slagle, President-SlagleHERR Architects, Inc.

12.15.11
Date



12.15.11



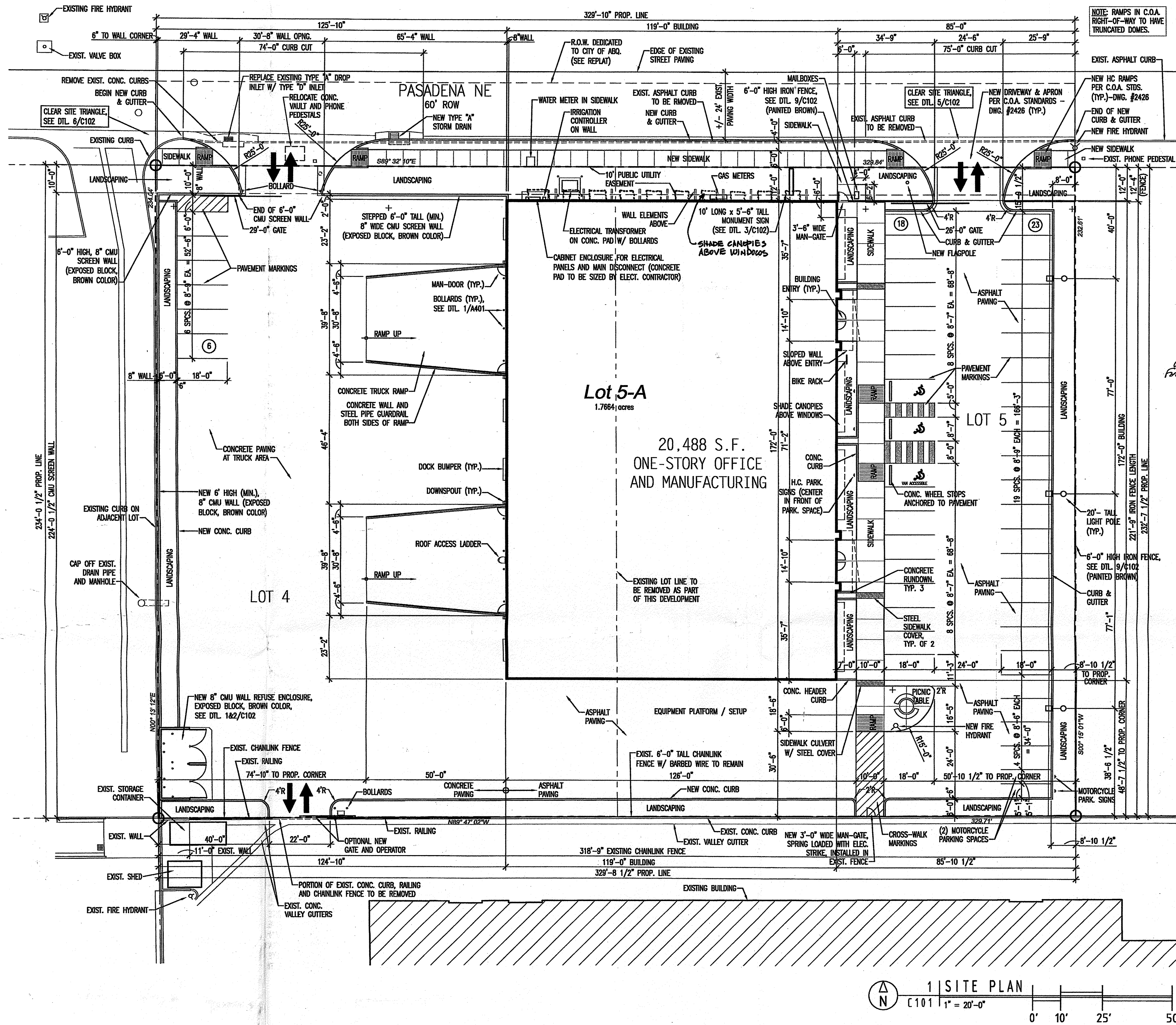
slagle

HERR

architect

1600 rio grande nw albuquerque
fax 505 246 0437 new mexico 87104

505 246 0810



SIGNATURE BLOCK

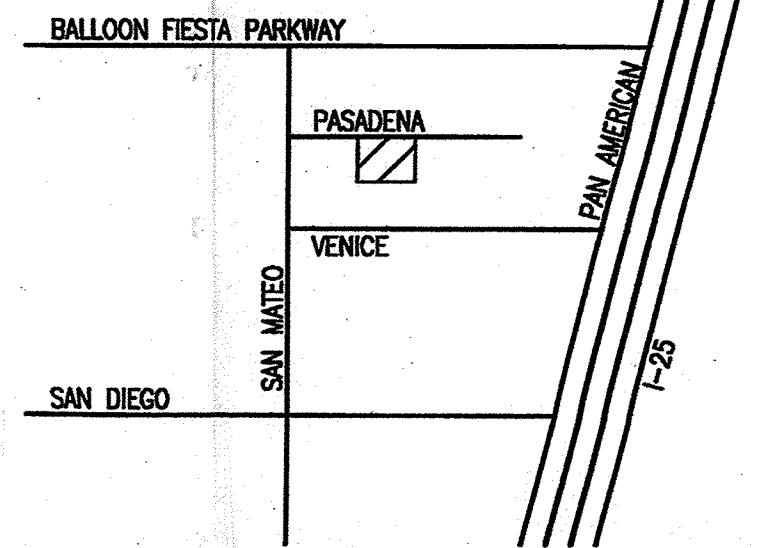
PROJECT NUMBER	1008493
APPLICATION NUMBER	
Is an infrastructure list required? ☒ Yes (☐ No) If yes, then a set of approved DRG plans with a work order is required for any construction within public right-of-way or for construction of public improvements.	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	11/10/10
UTILITIES DEVELOPMENT	11/10/10
PARKS AND RECREATION	11/10/10
CITY ENGINEER	11/5/11
ENVIRONMENTAL HEALTH DEPT. (if required)	10-26-2010
SOLID WASTE MANAGEMENT	1-5-11
DRP CHAIRPERSON, PLANNING DEPARTMENT	

ZONING ENFORCEMENT

City of Albuquerque
Approved - 11/5/11
For Compliance w/ SBP & Zoning Code

VICINITY MAP

ZONE MAP B-18



GENERAL NOTES

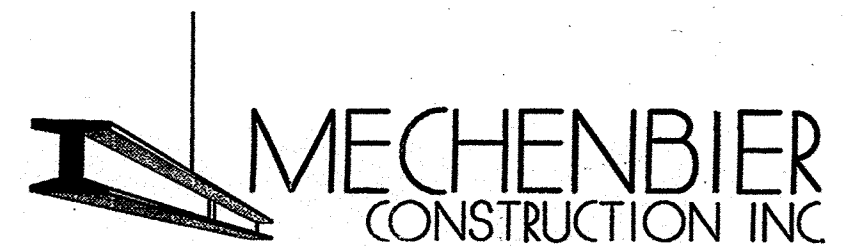
1. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS
2. CURBS DIMENSIONED TO FACE OF CURB UNLESS NOTED OTHERWISE
3. PATCH & REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORDINATION W/ DRIVEWAY CONSTRUCTION
4. VERIFY ALL NEW DRIVEWAY REQ'S 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.
6. MAX. SLOPE 1:12 FOR ALL NEW RAMPS.

DRB SUBMITTAL DRAWING INDEX

- | | |
|--------|---------------------------------------|
| C101 | SITE PLAN, VICINITY MAP AND SITE DATA |
| C102 | SITE DETAILS |
| L101 | LANDSCAPE PLAN |
| CG-101 | GRADING AND DRAINAGE PLAN |
| U100 | SITE UTILITY PLAN |
| A201 | EXTERIOR BUILDING ELEVATIONS |

SITE DATA

LOCATION:	5454 PASADENA AVE. NE ALBUQUERQUE, NM 87113
OWNER:	MECHENBIE CONSTRUCTION, INC. 8500 WASHINGTON ST. NE, SUITE A-6 ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION:	LOTS 4 AND 5, BLOCK 3, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES
UPC #:	(LOT 4) 10180650529920123 (LOT 5) 101806507429920122
CURRENT ZONING:	IP
ZONE ATLAS PAGE:	B-18
CONSTRUCTION TYPE:	2-B, SPRINKLERED
APPLICABLE CODE:	2006 IBC
TOTAL LOT AREA:	(1.766 AC) 76,945 S.F.
BUILDING FOOTPRINT AREA:	20,488 S.F.
NET LOT AREA:	56,457 S.F.
LANDSCAPE AREA:	8,513 S.F.
LANDSCAPE % OF NET LOT AREA:	15.08 %
REQUIRED PARKING:	41 SPACES
OFFICE (33%):	6,829 SF / 200 = 34 SPACES
WAREHOUSE (66%):	13,659 SF / 2000 = 7 SPACES
PARKING PROVIDED:	47 SPACES
H.C. PARKING PROVIDED (3 REQUIRED):	3 SPACES
REQUIRED BICYCLE PARKING (3 REQUIRED):	3 SPACES
MOTORCYCLE PARKING PROVIDED (2 REQUIRED):	2 SPACES



OFFICE/WAREHOUSE
DEVELOPMENT AT
5454 PASADENA N.E.

SLAGLE
HERR

Architects
1600 rio grande nw
albuquerque
new mexico 87104
505-246-0810
fax 505-246-0437
slagleherr.com

SITE PLAN AND SITE DATA

RECEIVED
DEC 22 2011
HYDROLOGY
SECTION

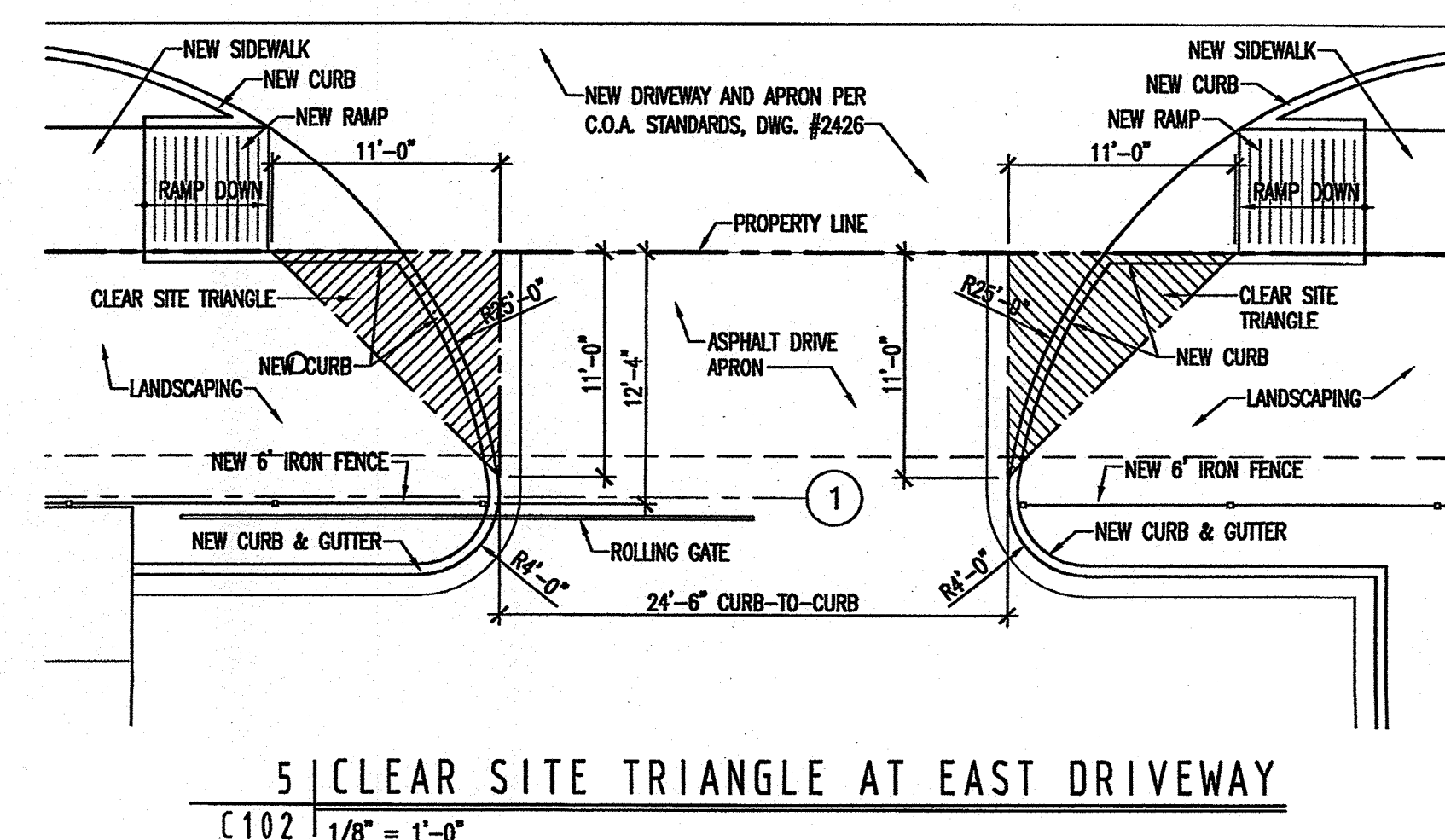
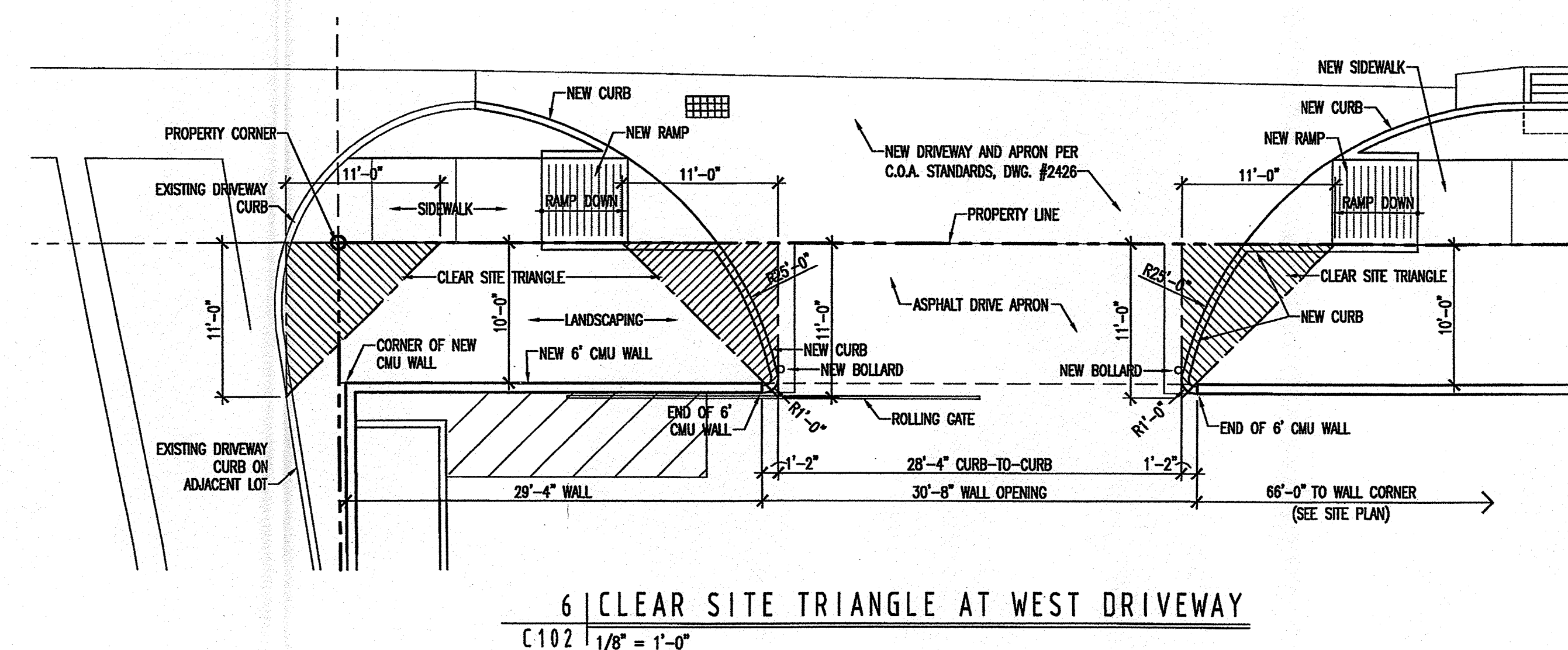
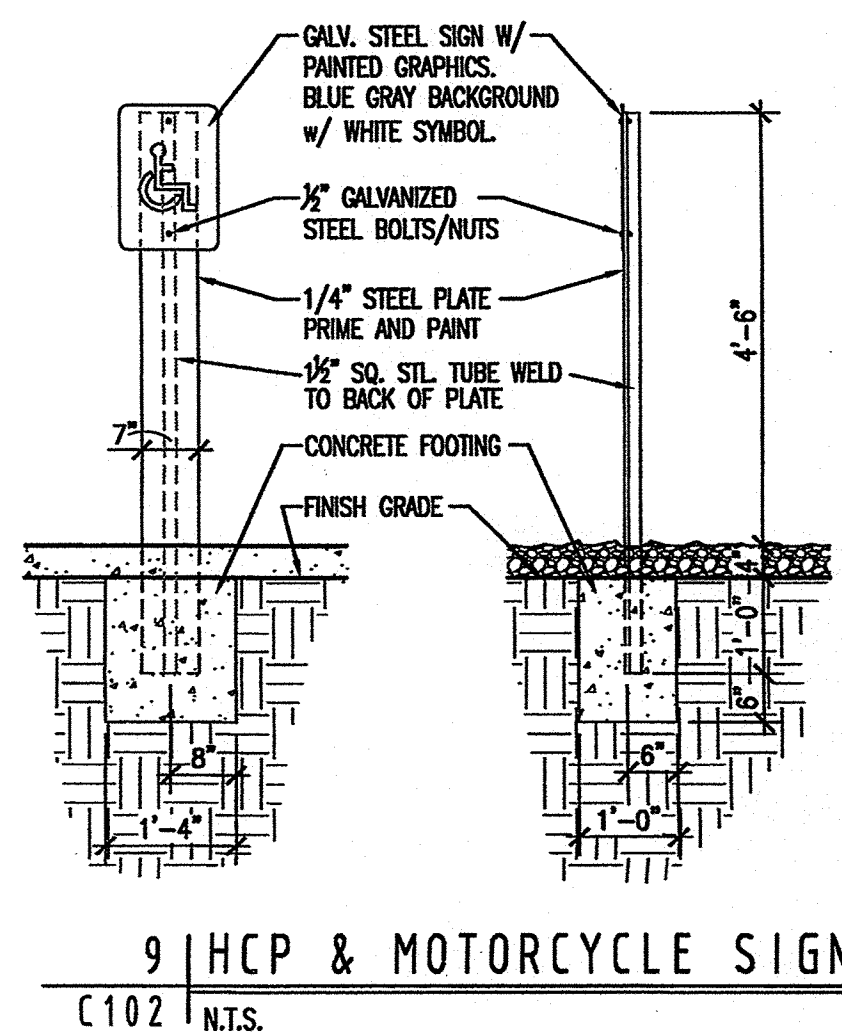
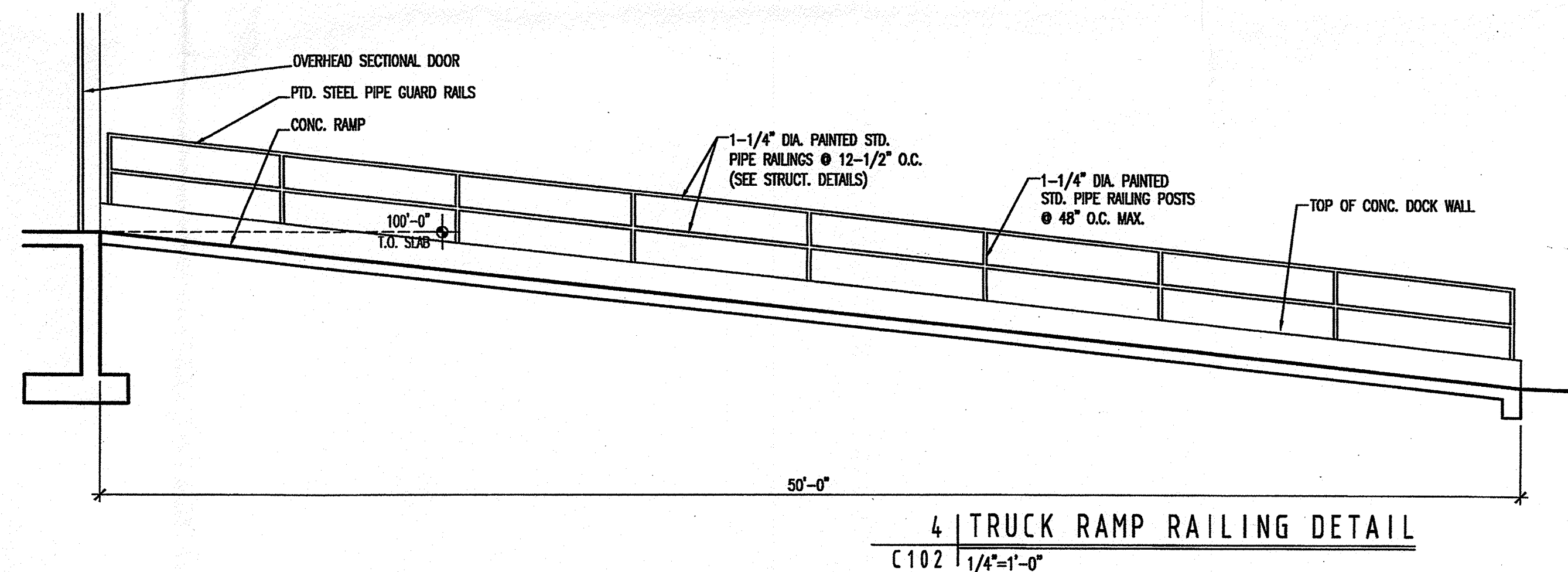
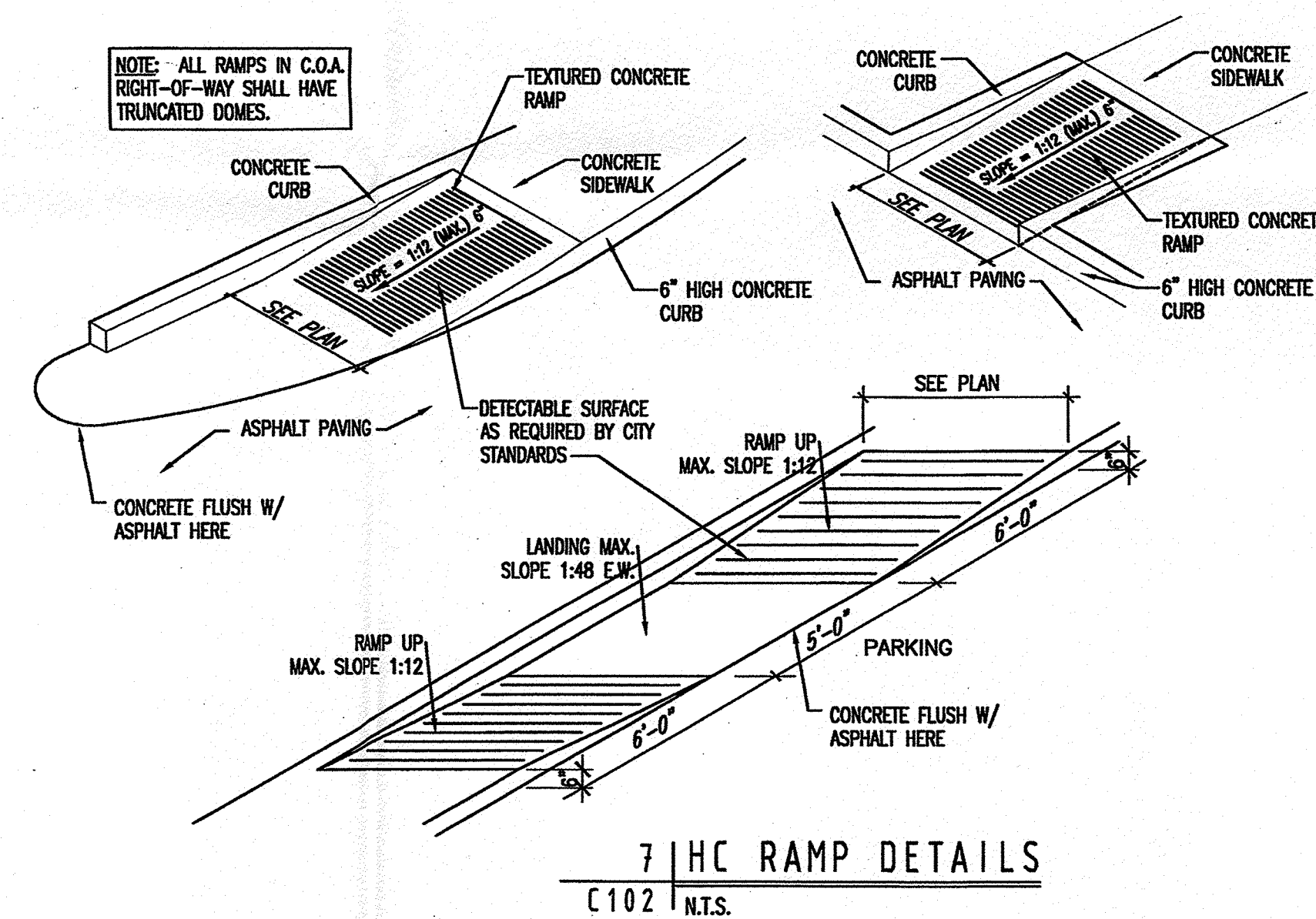
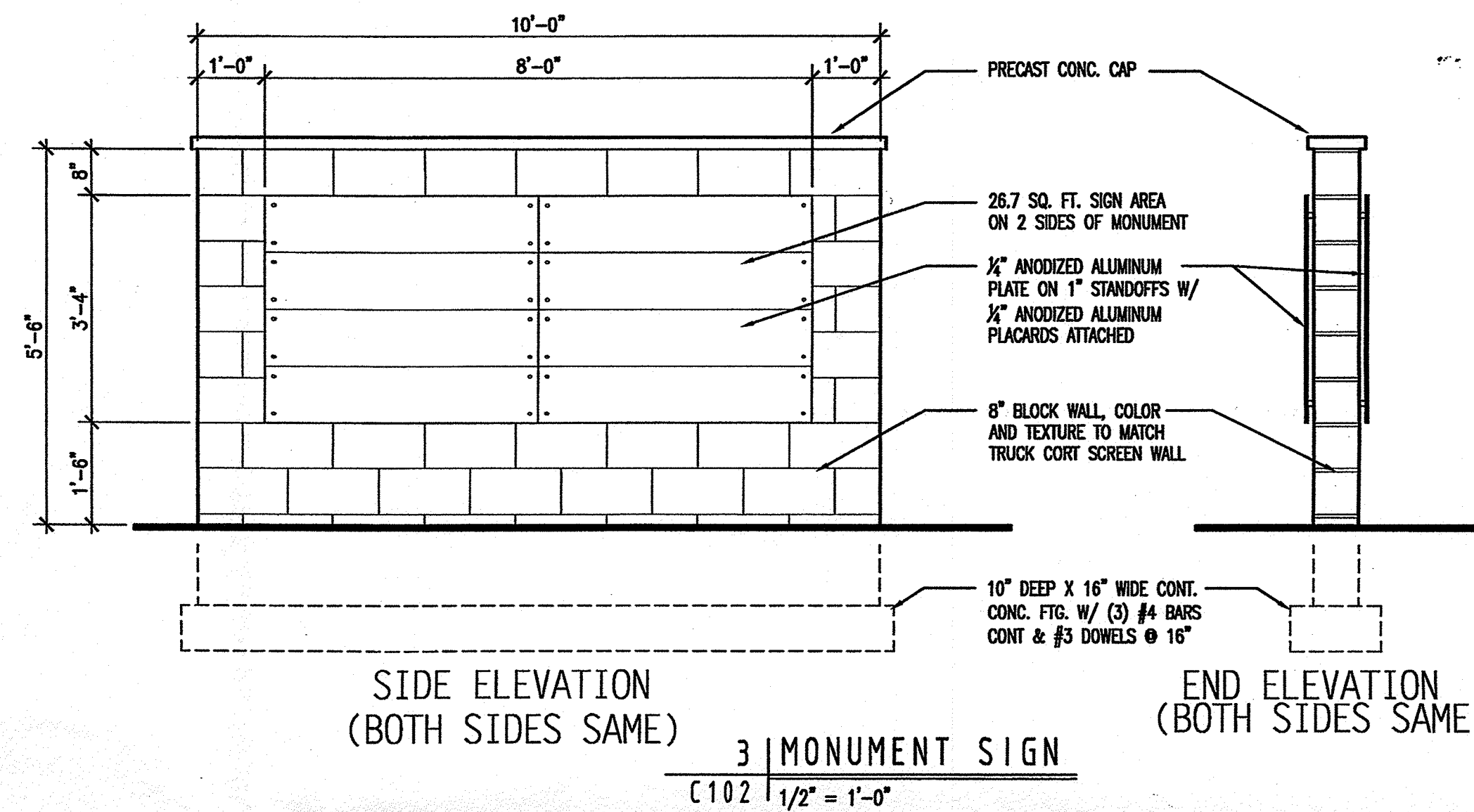
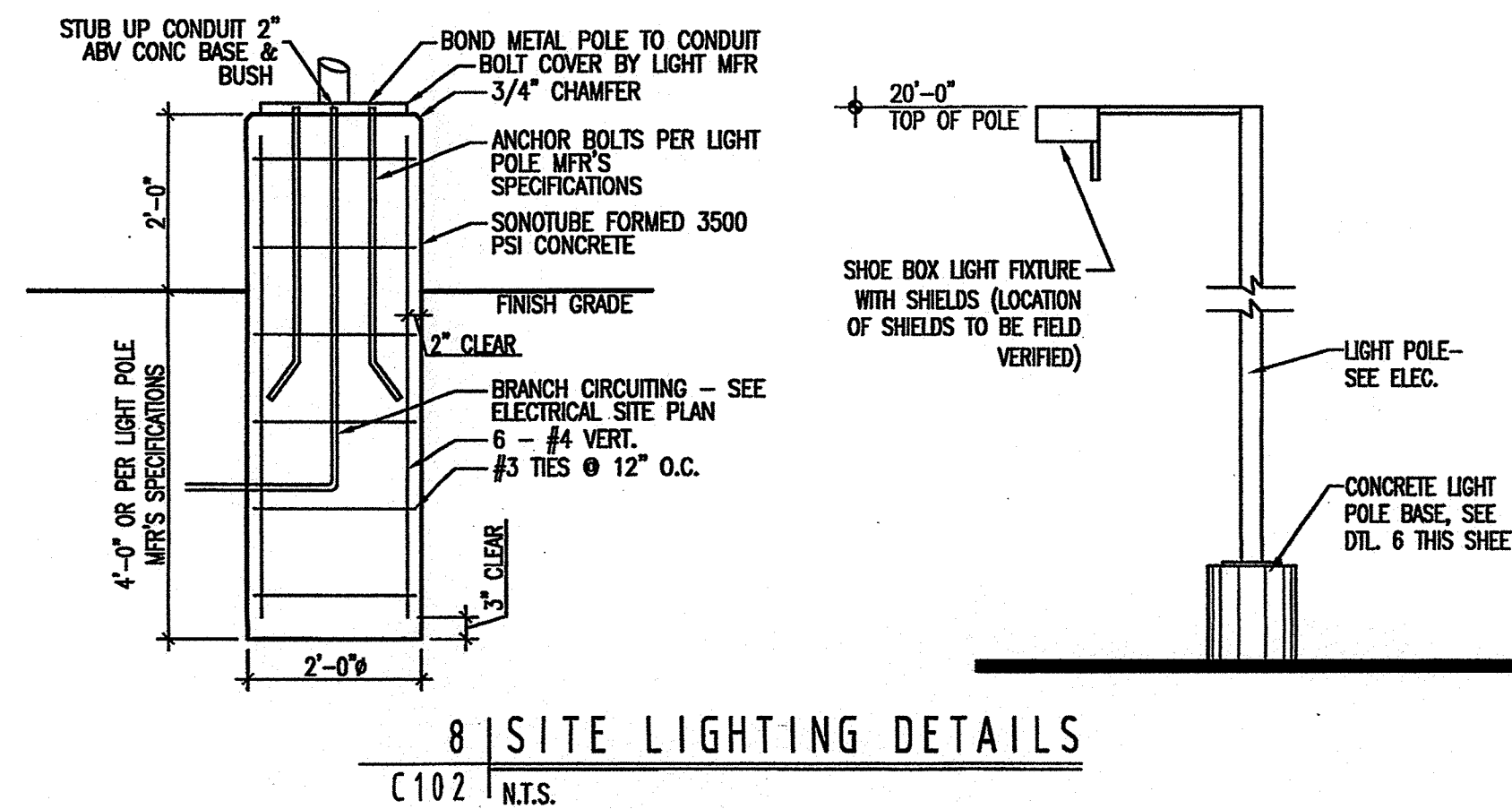
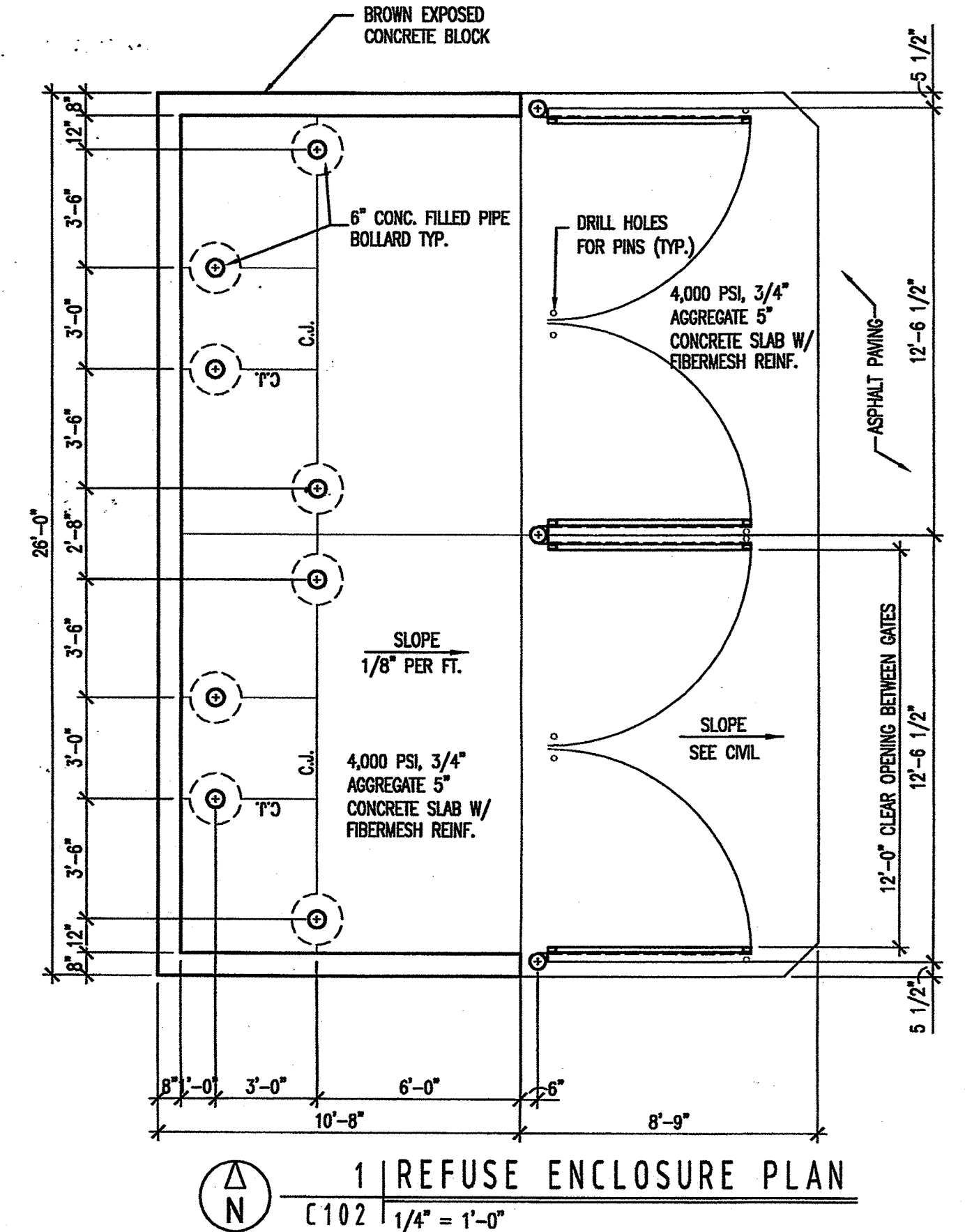
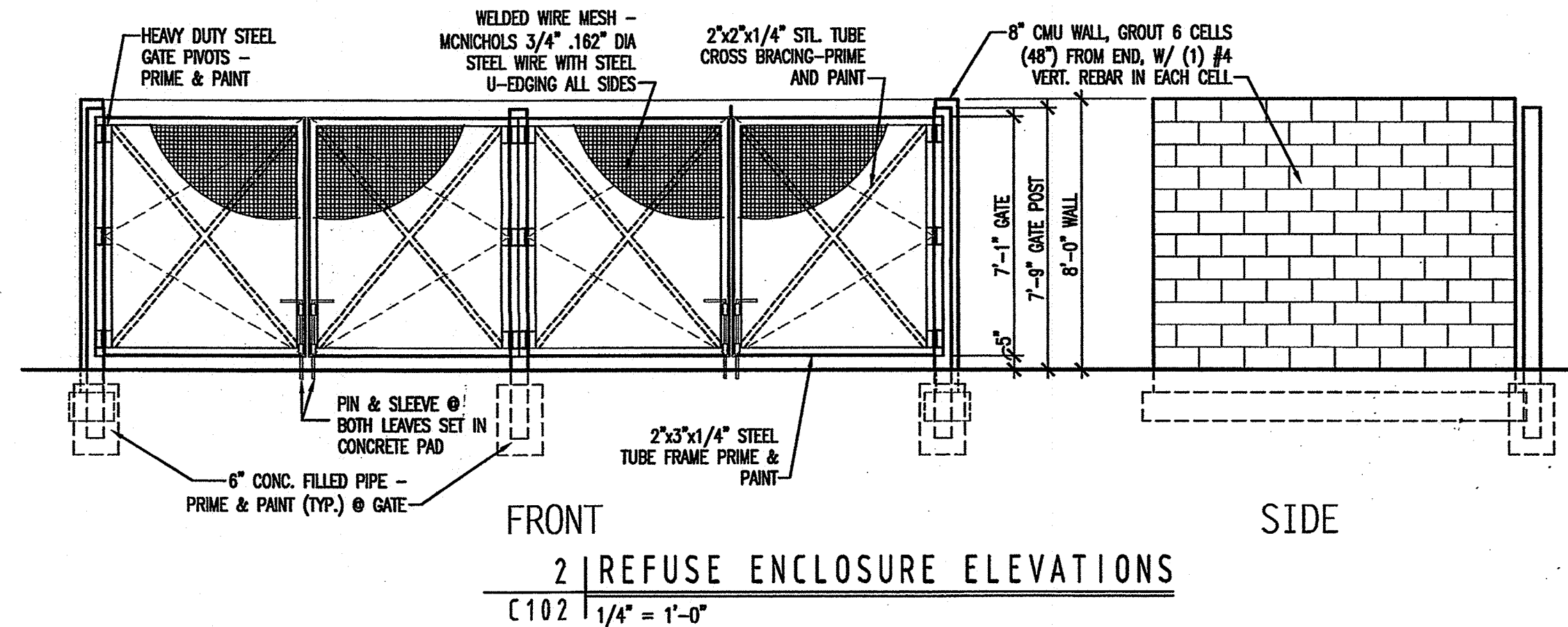
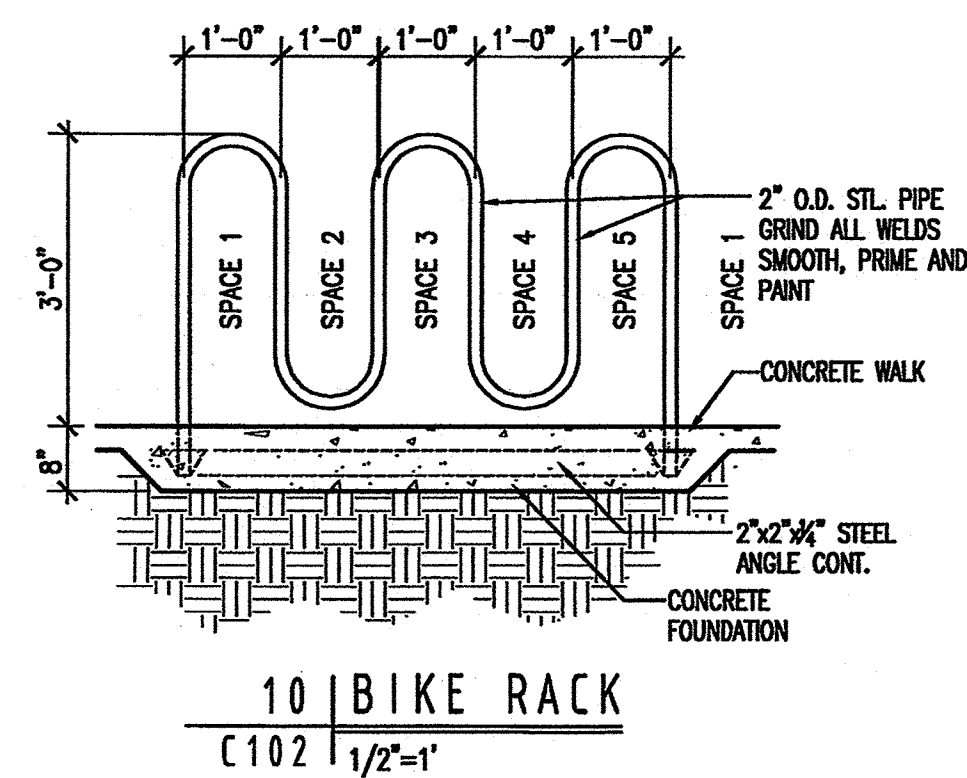
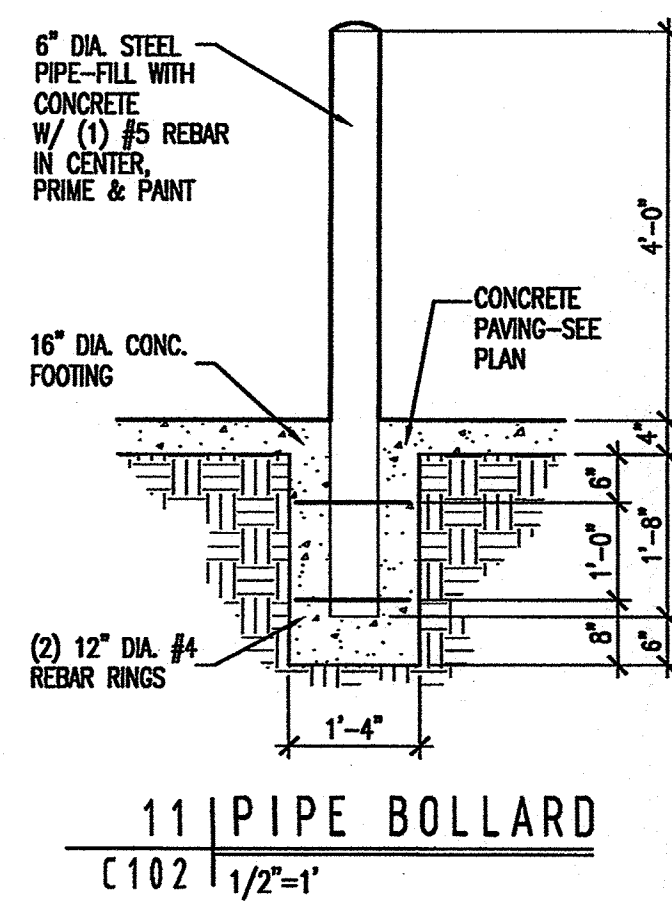
PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

revisions:

ATD PLANS CONCERNING UTILITY
C101
10-26-10
1030gmm
IIB/Spink
1/11/11

date:
10/22/10
sheet:

C101



MECHENBIER
CONSTRUCTION INC.
OFFICE/WAREHOUSE
DEVELOPMENT AT
5454 PASADENA N.E.

slagle
HERR
Architects
1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
505 246 0437
slagleherr.com

SITE DETAILS

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

revisions:
RECEIVED
DEC 22 2011
HYDROLOGY SECTION
date: 10/22/10
sheet: C102