

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

May 11, 2009

Stephen Dunbar, R.A.  
Modulus Architects  
2325 San Pedro NE, Suite 2B  
Albuquerque, NM 87110

Re: Certification Submittal for Certificate of Occupancy for  
Golf Course Pointe (Church's Chicken), 9250 Golf Course Road NW  
DRB Site Plan, Project # 1000086 (C12-D023)  
Certification dated 05-14-09

Dear Mr. Dunbar,

PO Box 1293

Albuquerque

The Letter of Certification submitted on 05-06-09 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

NM 87103

Sincerely,

[www.cabq.gov](http://www.cabq.gov)

Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

C: File  
CO Clerk

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

April 3, 2009

Stephen Dunbar, Registered Architect  
Modulus Architects  
2325 San Pedro NE, Ste. 2b  
Albuquerque, NM 87110

Re: Approval of Temporary Certificate of Occupancy (C.O.) for  
Golf Course Pointe, [C-12 / D023]  
9250 Golf Course Rd. NW  
Architect's Stamp Dated 04/02/09

Dear Mr. Dunbar:

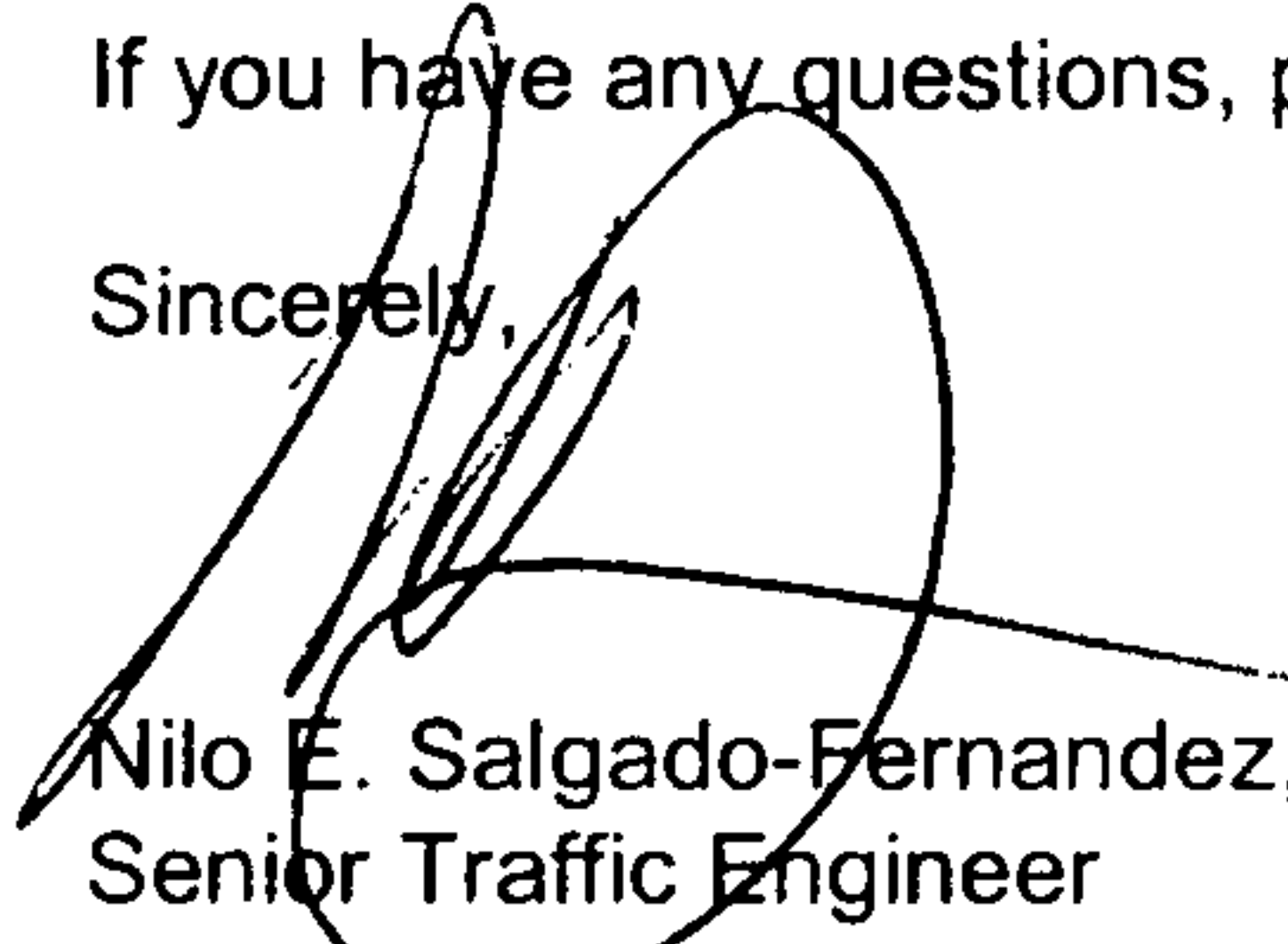
Based on the information provided on your submittal dated April 2, 2009, the above referenced project is approved for a 90-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 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

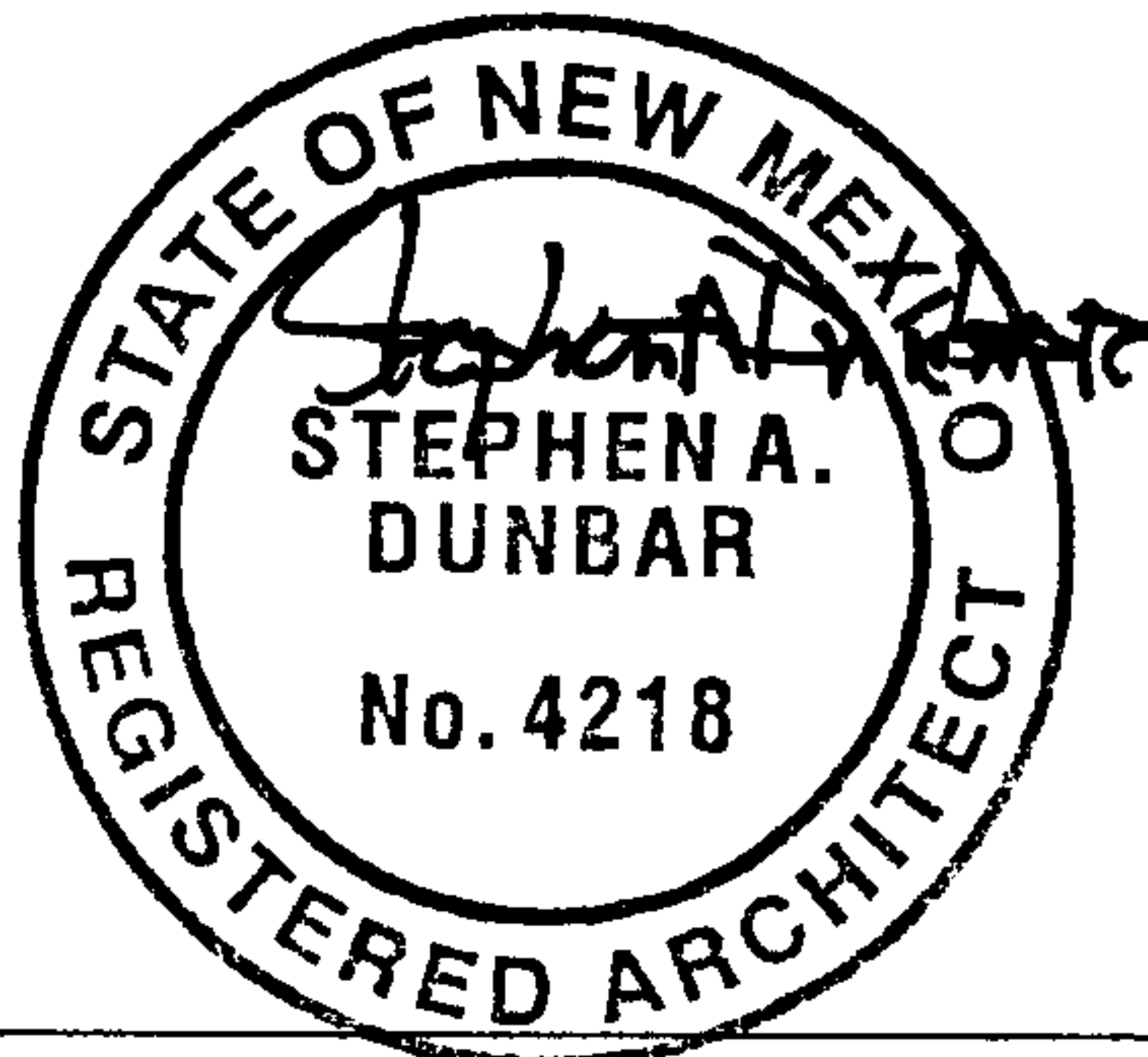
NM 87103

[www.cabq.gov](http://www.cabq.gov)

## TRAFFIC CERTIFICATION

I, STEPHEN DUNBAR , NMPE OR NMRA 004218 , OF THE FIRM MODULUS ARCHITECTS INC. HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL DESIGN COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 7/20/07. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY STEPHEN DUNBAR OF THE FIRM MODULUS ARCHITECTS INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4/27/09 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 TEMPORARY CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON 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.



ARCHITECT'S STAMP

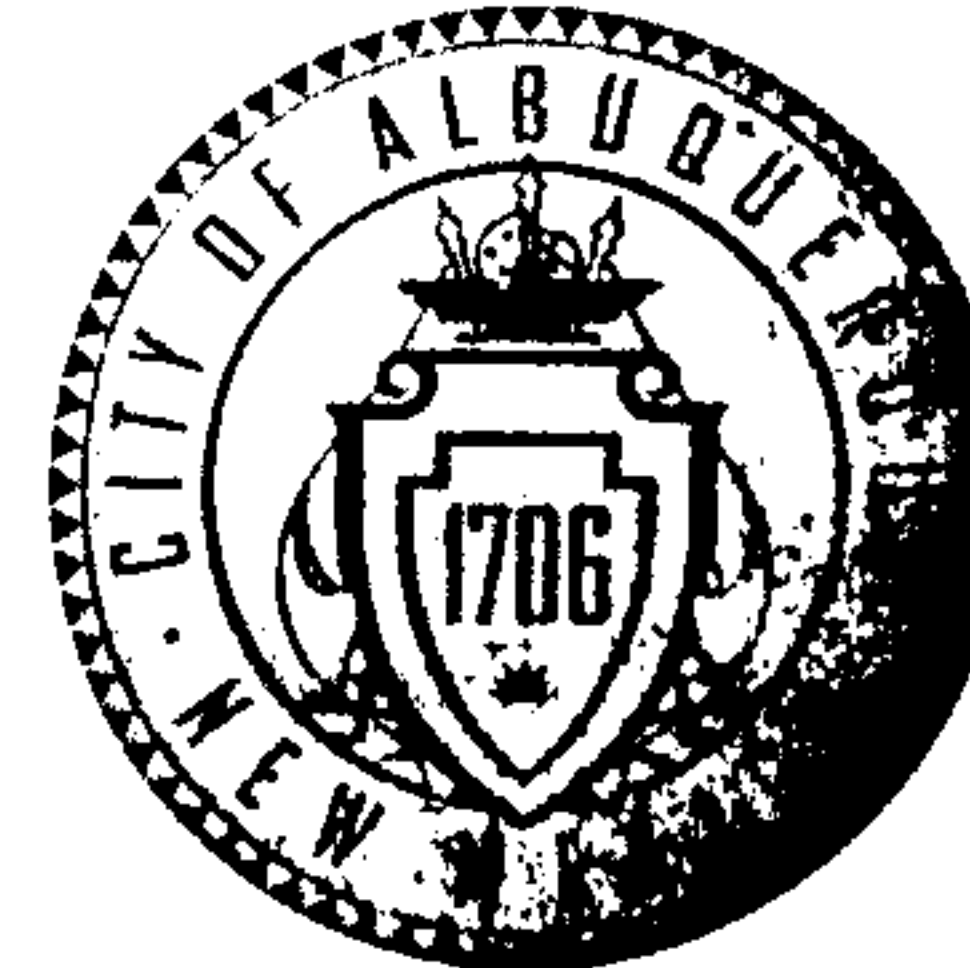
\_\_\_\_\_  
Signature of Engineer or Architect

5/4/09  
Date



2325 San Pedro NE, Suite 2b  
Albuquerque, New Mexico 87110  
p 505.338.1499 f 505.338.1498  
toll free: 1-866-224-2161

# CITY OF ALBUQUERQUE



March 27, 2009

Scott McGee, P.E.  
**Isaacson & Arfman, P.A.**  
128 Monroe Street N.E.  
Albuquerque, NM 87108

**Re: Golf Course Pointe, 9250 Golf Course Rd. NW,  
(C-12/D0223)  
Approval of Permanent Certificate of Occupancy,  
Engineer's Stamp Dated: 07-07-07  
Engineer's Certification Date: 3-27-09**

PO Box 1293

Dear Mr. McGee,

Albuquerque

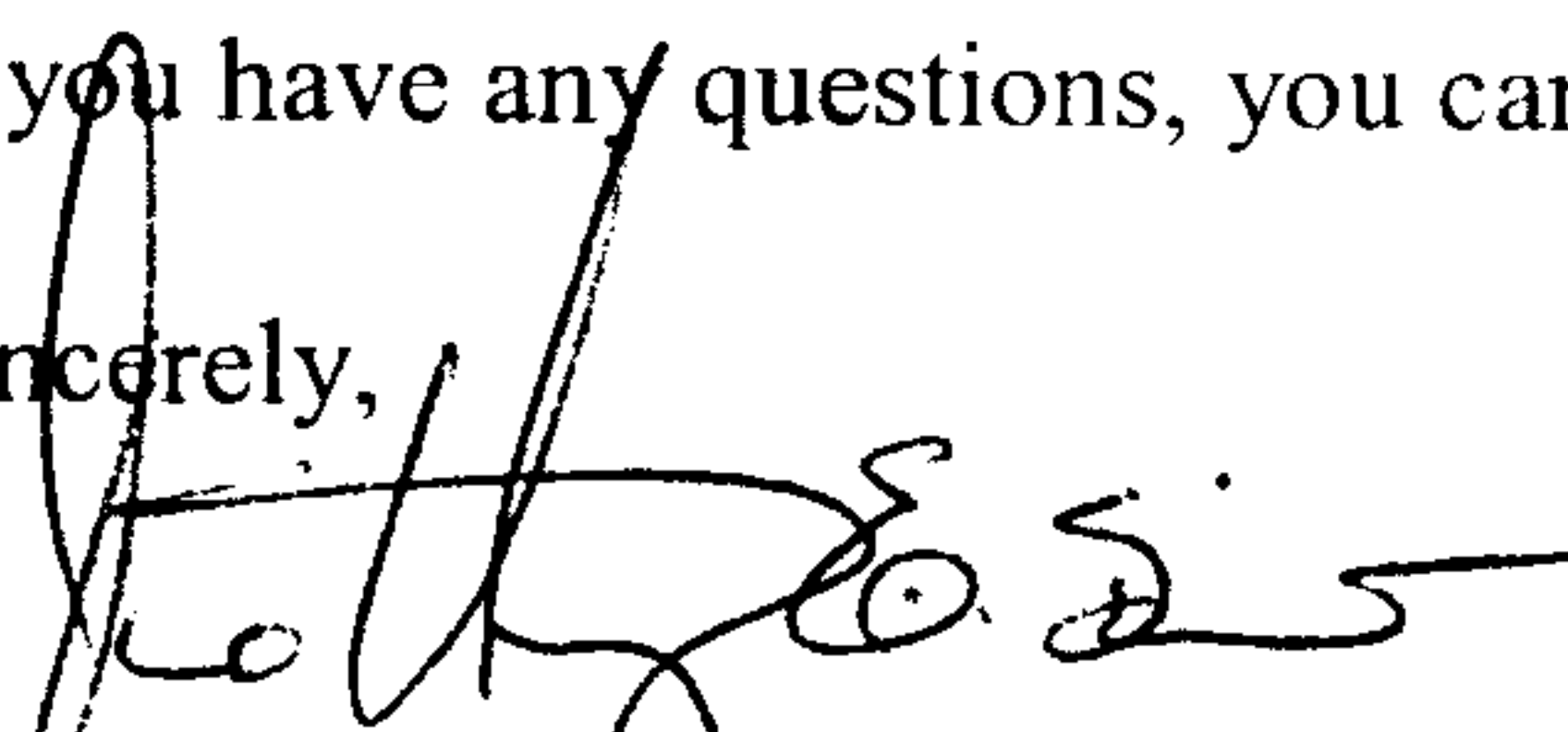
Based upon the information provided in your submittal on 3/27/09, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

NM 87103

If you have any questions, you can contact me at 924-3982.

Sincerely,

[www.cabq.gov](http://www.cabq.gov)

  
Timothy E. Sims  
Plan Checker-Hydrology, Planning Dept  
Development and Building Services

C: CO Clerk—Katrina Sigala  
file



# CITY OF ALBUQUERQUE



June 6, 2007

Scott McGee, PE  
Isaacson & Arfman, PA  
128 Monroe St. NE.  
Albuquerque, NM 87108

**Re: Golf Course Pointe, Golf Course Road NW  
Grading and Drainage Plan  
Engineer's Stamp dated 7-17-07 (C12/D23)**

Dear Mr. Mcee,

Based upon the information provided in your submittal received 7-25-07, the above referenced plan is approved for Building Permit with the stipulation that the second dumpster in the SW corner of the property will be provided with an 8" area drain connecting to the sanitary sewer system. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. **Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.**

P.O.Box 1293

If you have any questions, you can contact me at 924-3977.

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Rudy E. Rael, Associate Engineer  
Planning Department.  
Development and Building Services

C: File