

### Planning Department Transportation Development Services Section

November 30, 2005

George Sanders, Registered Architect SANDERS & ASSOCIATES 5921 Lomas Blvd. NE, Suite B Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for DR. GARZA'S MEDICAL OFFICES, [C-19 / D11D10]
7920 Carmel Avenue NE Architect's Stamp Dated 11/29/2005

P.O. Box 1293

Dear Mr. Sanders:

The TCL / Letter of Certification submitted on November 30, 2005 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

Phillip J. Lovato

www.cabq.gov Engineering Associate

Development and Building Services

Planning Department

c: Engineer Hydrology file CO Clerk

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 06/22/2005) C-19/D100

PROJECT TITLE: Dr. Garza's Medical offices DRB#: 1000163 EPC#:	ZONE MAP/DRG. FILE # C-19-7
•	
LEGAL DESCRIPTION: Tract F La Cueva Ville CITY ADDRESS: 7920 Carmel Ave N.E.	age Unit Section 18
ENGINEERING FIRM:	CONTACT:
ADDRESS:CITY, STATE:	PHONE: ZIP CODE:
OWNER:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
ARCHITECT: Sanders & ASSOC. ADDRESS: 5921 Lomas Blvd. N. E. S.	CONTACT: George Sandes
ADDRESS: 5921 Lomas Blvd. N.E.S. CITY, STATE: Albuqueigue, N. M. 27110	He B PHONE: (505) 258-5040
CITT, STATE. HISDEN FET JE, N. PI, SINO	ZIP CODE: _ ろう((の
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
TYPE OF SUBMITTAL:	
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	S. DEV. PLAN FOR SUB'D APPROVAL
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EMCINEED OF OFFICE OF STATES	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
<del></del>	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	
YES	NOV 3 0 2005   U/
NO	
COPY PROVIDED .	
	HYDROLOGY SECTION
SUBMITTED BY: Porge Jonatha	DATE: 1 30/05

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

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### SANDERS & ASSOCIATES ARCHITECTS, P. C.

5921 LOMAS BLVD. N.E. SUITE B ALBUQUERQUE, NEW MEXICO 87110 [505] 255-5040 FAX [505] 255-5040 Architecture Interior Design

**September 30, 2005** 

City of Albuquerque
Traffic Engineering
600 2<sup>nd</sup> Street N.W.
Albuquerque, N.M. 87102

Re: Dr. Garza's Clinic 7920 Carmel Ave. N.E.

To Whom It May Concern

I George Sanders, AIA license number 1066, of the firm Sanders & Associates Architects, P.C., hereby confirm that this project has in substantial compliance with and in accordance with the design intent of the approved plan dated 4/20/05. The record information edited onto the original design document has been obtained by N/A. I further confirm that I have personally visited the project site on 9/30/05 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 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.

Sincerely,

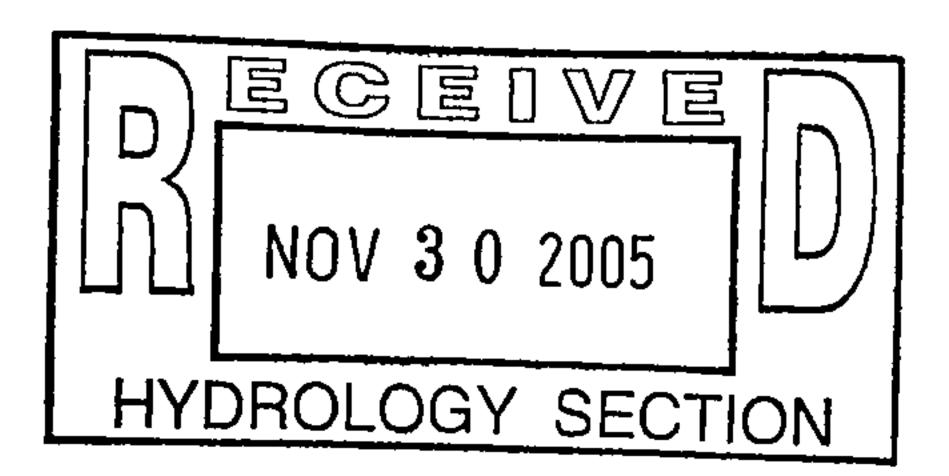
George Sanders, AIA

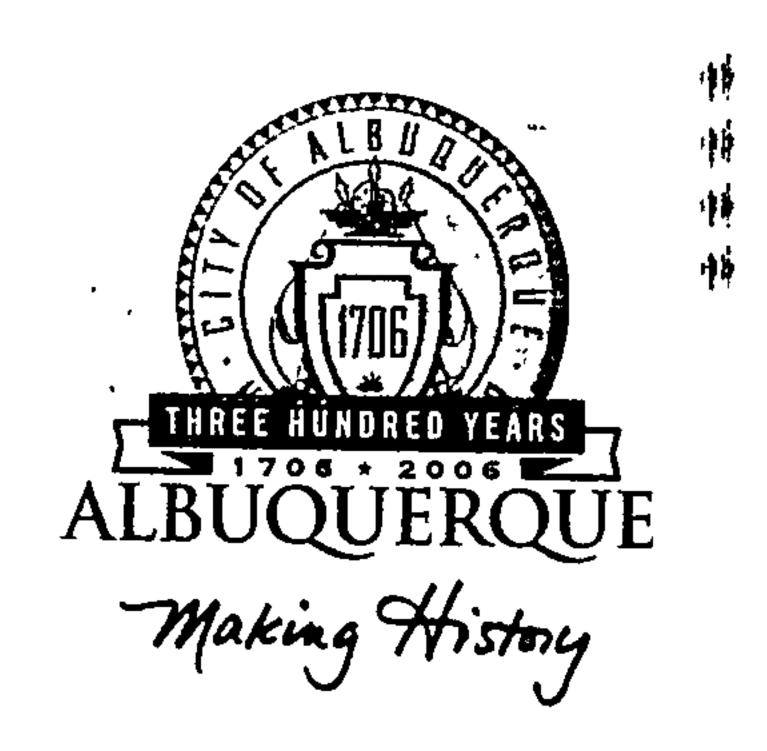
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October 21, 2005

Mr. J. Graeme Means, PE JEFF MORTENSEN & ASSOCIATES 6010-B Midway Park Blvd. NE Albuquerque, NM 87109

Re: DR. GARZA'S MEDICAL OFFICE

7920 Carmel Avenue NE

Approval of Permanent Certificate of Occupancy (C.O.) Engineer's Stamp dated 04/19/2005 (C-19/D11D10)

Certification dated 10/21/2005

Dear Graeme:

Based upon the information provided in your submittal received 10/21/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

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

New Mexico 87103

P.O. Box 1293

Albuquerque

Arlene V. Portillo

Sincerely,

Plan Checker, Planning Dept. - Hydrology

Development and Building Services

www.cabq.gov

C: Phyllis Villanueva File

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE:! DRB #: 1000163	Dr. Garza's Medical Offices  EPC #: 04EPC-01828	ZONE ATLAS/DRNG. WORK ORDER #:	FILE #:	C19/D11D10
LEGAL DESCRIPTION:	Tract E, La Cueva Village, Unit 1			
	mel Avenue NE			
ENGINEERING FIRM:	Jeff Mortensen & Assoc., Inc.	CONTACT:	J. Graeme	كالمتأسسين والمتناف المناقلة المناف المناف المناف المناف والمناف والمتناف المناف والمتناف وال
ADDRESS: CITY, STATE:	6010-B Midway Park Blvd. NE Albuquerque, NM	PHONE: ZIP CODE:	(505) 345 87109	-4250
<u>OWNER:</u>	Contact Architect	CONTACT:		
ADDRESS: CITY, STATE:	************************************	PHONE: ZIP CODE:		•
ARCHITECT:	Sanders and Associates	CONTACT:	George S	أحاد المستحدد المستخد المستخد المستحدد المستحدد المستحدد المستحد المستحدد المستحدد المستحدد المستحدد المستحدد
ADDRESS: CITY, STATE:	5921 Lomas NE, Suite B Albuquerque, NM	PHONE: ZIP CODE:	255-5040 87110	
SURVEYOR: ADDRESS: CITY, STATE:	JMA (For Certification)	CONTACT: PHONE: ZIP CODE:	Chuck Ca	la
CONTRACTOR:	Wadman Corp	CONTACT:	Bob Woo	
ADDRESS: CITY, STATE:		PHONE: ZIP CODE:	801-388-	9094
DRAINAGE PLAN F CONCEPTUAL GR GRADING PLAN EROSION CONTRO X ENGINEER'S CER CLOMR/LOMR TRAFFIC CIRCULA ENGINEER'S CER	RESUBMITTAL, REQUIRES TCL or equal RESUBMITTAL ADING & DRAINAGE PLAN OL PLAN TIFICATION (HYDROLOGY) ATION LAYOUT (TCL)	CHECK TYPE OF APPROSIA/FINANCIAL GUARDINARY PLATES. DEV. PLAN FOR SECTOR PLAN APPROBLEM FOUNDATION PER BUILDING PERMIT APPROBLEM CERTIFICATE OF GRADING PERMIT APPROBLEM PAVING PERMIT APPROBLEM OTHER (SPECIFY)	ARANTEE T APPROVE SUB'D APP BLDG. PEI PROVAL OVAL APPROVA OCCUPANO APPROVAL PROVAL	RELEASE AL PROVAL RMIT APPROVAL  OVAL L CY (PERM.) CY (TEMP.)
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	1	HYDF	ROLOGY	SECTION
DATE SUBMITTED:	10/21/2005 BY: <u>J. Graer</u>	ne Means		

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 upon the following:

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
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## CITY OF ALBUQUERQUE PLANNING DEPARTMENT DEVELOPMENT SERVICE / HYDROLOGY SECTION

#### CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO. C19/

PLANNING DIVISION NO S:

ZONING: C-2 (SC)

DATE: 11-18-04 DRB:

SUBJECT: Tract E, La Cueva Town Center

STREET ADDRESS (IF KNOWN): SUBDIVISION NAME:

APPROVAL REQUESTED: Site Plan, Building Permit

ATTENDANCE: Graeme Means, PE – Design Engineer, Brad Bingham, PE – Principal Engineer, City of Albuquerque

FINDINGS: Site design should conform to Window G Master Drainage Plan and La Cueva Town Center Master Drainage Plan, which requires that this site accept Tract F runoff and drain across Tract D to existing inlet in entrance road. If adherence to the plan is not possible due to timing or cooperation issues, runoff from the development of this site prior to development of downstream site can be directed to Carmel but engineer must demonstrate that the available capacity downstream is not exceeded; however, the preferable design is to follow the master plan since all on-site storm drain built is sized to accept these flows.

THE UNDERSIGNED AGREES THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THEY ARE NOT REASONABLE OR THAT THEY ARE BASED ON INACCURATE

INFORMATION.

SIGNED:

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SIGNED

TITLE: DENCEN

\*\*NOTE\*\* PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.

D © © U © D OCT 2 1 2005 HYDROLOGY SECTION



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April 26, 2005

J. Graeme Means, P.E. Jeff Mortensen & Associates, Inc, 6010-B Midway Park Blvd. NE Albuquerque, NM 87109

Re: Dr. Garza's Medical Offices, Carmel Avenue NE, Site Development Plan Engineer's Stamp dated 4-12-05 (C19-D11D10)

Dear Mr. Means,

File

Based upon the information provided in your submittal received 4-13-05, the above referenced plan is approved for Building Permit. 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 924-3981.

Albuquerque 👉

New Mexico 87103

www.caba.gov

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Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.

Development and Building Services

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

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C-19/D11010

PROJECT TITLE:	Dr. Garza's Medical Offices	ZONE ATLAS/DRNG.	FILE #: C19/D11D10
RB#: 1000163	EPC #: 04EPC-01828	WORK ORDER #:	·
LEGAL DESCRIPTION:	Tract E, La Cueva Village, Unit 1		· · · · · · · · · · · · · · · · · · ·
CITY ADDRESS: Car	mel Avenue NE		•
ENGINEERING FIRM:	Jeff Mortensen & Assoc., Inc.	CONTACT:	J. Graeme Means
ADDRESS:	6010-B Midway Park Blvd. NE	PHONE:	(505) 345-4250
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
OWNER:	Contact Architect	CONTACT:	· · · · · · · · · · · · · · · · · · ·
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	*
ARCHITECT:	Sanders and Associates	CONTACT:	George Sanders
ADDRESS:	5921 Lomas NE, Suite B	PHONE:	255-5040
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87110
SURVEYOR:	Surveys Southwest	CONTACT:	Dan Graney
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	•
•			
CONTRACTOR:	Unknown	CONTACT:	Owner
ADDRESS:		PHONE:	
CITY, STATE:	÷ «1	ZIP CODE:	
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			TYDROLOGY SECTION
DATE SUBMITTED:	04/12/2005 BY: J. Graem	e Means	TYDNOLOGY
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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 upon the following:

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- 3. **Drainage Report**: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

# CITY OF ALBUQUERQUE PLANNING DEPARTMENT DEVELOPMENT SERVICE / HYDROLOGY SECTION

File "11 C19/D11 D10

#### **CONFERENCE RECAP**

DRAINAGE FILE/ZONE ATLAS PAGE NO. C19/

PLANNING DIVISION NO S:

ZONING: C-2 (SC)

**DATE:** 11-18-04

DRB:

SUBJECT: Tract E, La Cueva Town Center STREET ADDRESS (IF KNOWN):

**SUBDIVISION NAME:** 

APPROVAL REQUESTED: Site Plan, Building Permit

ATTENDANCE: Graeme Means, PE – Design Engineer, Brad Bingham, PE – Principal Engineer, City of Albuquerque

FINDINGS: Site design should conform to Window G Master Drainage Plan and La Cueva Town Center Master Drainage Plan, which requires that this site accept Tract F runoff and drain across Tract D to existing inlet in entrance road. If adherence to the plan is not possible due to timing or cooperation issues, runoff from the development of this site prior to development of downstream site can be directed to Carmel but engineer must demonstrate that the available capacity downstream is not exceeded; however, the preferable design is to follow the master plan since all on-site storm drain built is sized to accept these flows.

THE UNDERSIGNED AGREES THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THEY ARE NOT REASONABLE OR THAT THEY ARE BASED ON INACCURATE INFORMATION.

SIGNED:

TITLE: City Hydrologi

**SIGNED**:

TITLE: ()ENGINEEN

\*\*NOTE\*\* PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.



January 4, 2005

J. Graeme Means, P.E. Jeff Mortensen & Associates, Inc. 6010-B Midway Park Blvd. NE Albuquerque, NM 87109

Re: Dr. Garza's Medical Offices, Carmel Avenue NE, Site Development Plan Engineer's Stamp dated 11-29-04 (C19-D11D10)

Dear Mr. Means,

Based upon the information provided in your submittal received 11-30-04, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB.

P.O. Box 1293

If you have any questions, you can contact me at 924-3981.

Albuquerque

New Mexico 87103

C:

file

www.cabq.gov

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Sincerely,

Kristal D. Metro

Engineering Associate, Planning Dept. Development and Building Services

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: DRB #:	Dr. Garza's Medical Offices  EPC #:	ZONE ATLAS/DRNG. WORK ORDER #:	FILE #: <u>C-19 / DII D 10</u>
LEGAL DESCRIPTION:	Tract E, La Cueva Village, Unit 1		
	armel Avenue NE		
ENGINEERING FIRM: ADDRESS:	Jeff Mortensen & Assoc., Inc. 6010-B Midway Park Blvd. NE	CONTACT: PHONE:	J. Graeme Means (505) 345-4250
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
<u>OWNER:</u>	Contact Architect	CONTACT:	
ADDRESS:		PHONE:	•
CITY, STATE:	<del></del>	ZIP CODE:	······································
ARCHITECT:	Sanders and Associates	CONTACT:	George Sanders
ADDRESS:		PHONE:	255-5040
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87110
SURVEYOR:	Surveys Southwest	CONTACT:	Dan Graney
ADDRESS:		PHONE:	<del> </del>
CITY, STATE:		ZIP CODE:	
CONTRACTOR:	Unknown	CONTACT:	Owner
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	
TRAFFIC CIRCUENGINEER'S CE	ORT N 1 <sup>st</sup> SUBMITTAL, <i>REQUIRES TCL or equal</i> N RESUBMITTAL GRADING & DRAINAGE PLAN	PRELIMINARY PLA S. DEV. PLAN FOR X S. DEV. PLAN FOR SECTOR PLAN API FINAL PLAT APPRO FOUNDATION PER BUILDING PERMIT CERTIFICATE OF C	ARANTEE RELEASE T APPROVAL SUB'D APPROVAL BLDG. PERMIT APPROVAL PROVAL OVAL APPROVAL APPROVAL OCCUPANCY (PERM.) OCCUPANCY (TEMP.) APPROVAL PROVAL PROVAL
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## CITY OF ALBUQUERQUE PLANNING DEPARTMENT DEVELOPMENT SERVICE / HYDROLOGY SECTION

C-19/011010

#### CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO. C19/

PLANNING DIVISION NO S:

ZONING: C-2 (SC)

DATE: 11-18-04 DRB:

SUBJECT: Tract E, La Cueva Town Center STREET ADDRESS (IF KNOWN):

SUBDIVISION NAME:

APPROVAL REQUESTED: Site Plan, Building Permit

ATTENDANCE: Graeme Means, PE – Design Engineer, Brad Bingham, PE – Principal Engineer, City of Albuquerque

FINDINGS: Site design should conform to Window G Master Drainage Plan and La Cueva Town Center Master Drainage Plan, which requires that this site accept Tract F runoff and drain across Tract D to existing inlet in entrance road. If adherence to the plan is not possible due to timing or cooperation issues, runoff from the development of this site prior to development of downstream site can be directed to Carmel but engineer must demonstrate that the available capacity downstream is not exceeded; however, the preferable design is to follow the master plan since all on-site storm drain built is sized to accept these flows.

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SIGNED: The

TITLE: C.L.

SIGNED:

TITLE: ENGREY

\*\*NOTE\*\* PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.

D) 国 G 国 T V 国 D) N:OV 3 0 2004 HYDROLOGY SECTION