



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department
Transportation Development Services Section***

May 7, 2004

Christopher R. Gunning, Registered Architect
6801 Jefferson NE, ste 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
NMEAF Office Building, [D-17 / D86]
7400 Tiburon Street
Architect's Stamp Dated 05/06/04

Dear Mr. Gunning:

The TCL / Letter of Certification submitted on May 7, 2004 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

N.M. Educ. Asst. Foundation

PROJECT TITLE: NMEAF ZONE MAP/DRG. FILE #: D-17/D086
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 9 Journal Center Phase 2
 CITY ADDRESS: 7400 TIBURON STREET

ENGINEERING FIRM: ISAACSON AIRMAIL
 ADDRESS: 128 MELROSE STREET NW
 CITY, STATE: _____

CONTACT: Steve McGee
 PHONE: _____
 ZIP CODE: _____

OWNER: NMEAF
 ADDRESS: 7400 TIBURON STREET NW
 CITY, STATE: ALBUQUERQUE NM

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: DPS
 ADDRESS: 6801 JEFFERSON AVE
 CITY, STATE: ALBUQUERQUE NM

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: Precision Survey
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: Enterprise Builders
 ADDRESS: 3816 WILLOW WAY
 CITY, STATE: ALBUQUERQUE NM

CONTACT: Stanley Mount
 PHONE: 857-0050
 ZIP CODE: _____

CHECK TYPE O

- ☐ DRAINAGE
- ☐ DRAINAGE
- ☐ DRAINAGE
- ☐ CONCEAL
- ☐ GRADING
- ☐ EROSION
- ☐ ENGINEERING
- ☐ CLOMRA
- ☐ TRAFFIC
- ☒ ENGINEERING
- ☐ ENGINEERING
- ☐ OTHER

Amorin, Fritz

I issued A

PERMANENT C.O.

for this

signed

5-7-04

CHECK TYPE OF APPROVAL SOUGHT:

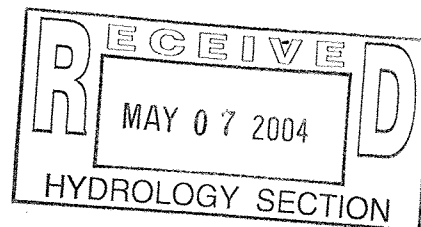
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE 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: 5-7-04

BY: _____



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.



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

May 6, 2004

Mr. Richard Dourte
City of Albuquerque
Public Works Department - Transportation Development Services Section
Albuquerque, New Mexico 87103

Re: Architect's Certification for Permanent C.O.
NMEAF Office Building
7400 Tiburon Street NE
Albuquerque, NM 87109
Case No. 1000633

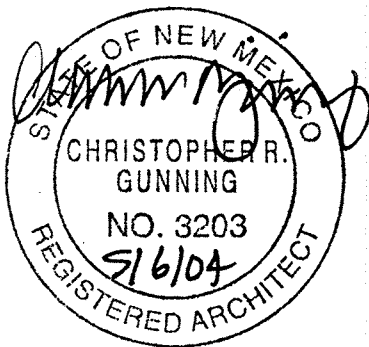
Dear Mr. Dourte:

Attached is a copy of the approved Site Development Plan for Building Permit for the above mentioned project. Our office has visited the site at regular intervals appropriate to the stages of construction. Such visits and observations are not intended to be an exhaustive check or detailed inspection of the Contractor's work but rather are to allow our office, as experienced professionals, to become generally familiar with the work in progress and to determine, in general, if the work is proceeding in accordance with the Contact Documents.

Based on our observations we hereby certify that this site has been constructed in substantial compliance with the approved Site Development Plan for Building Permit.

If you have any concerns or questions regarding this, please feel free to contact us.

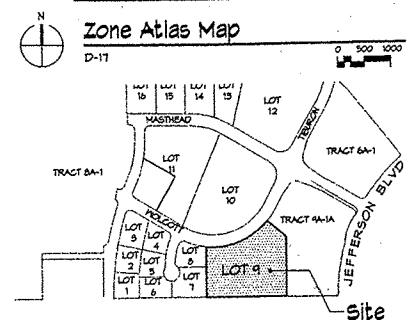
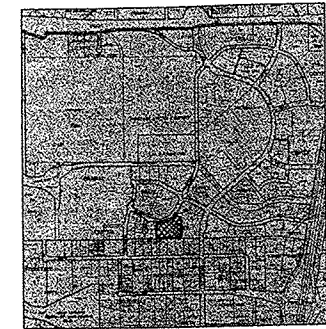
Sincerely,



Christopher R. Gunning, AIA
Principal
Dekker/Perich/Sabatini

Cc: Dave Roybal, NMEAF
Stanley Mount, Enterprise Builders
file

Enclosures



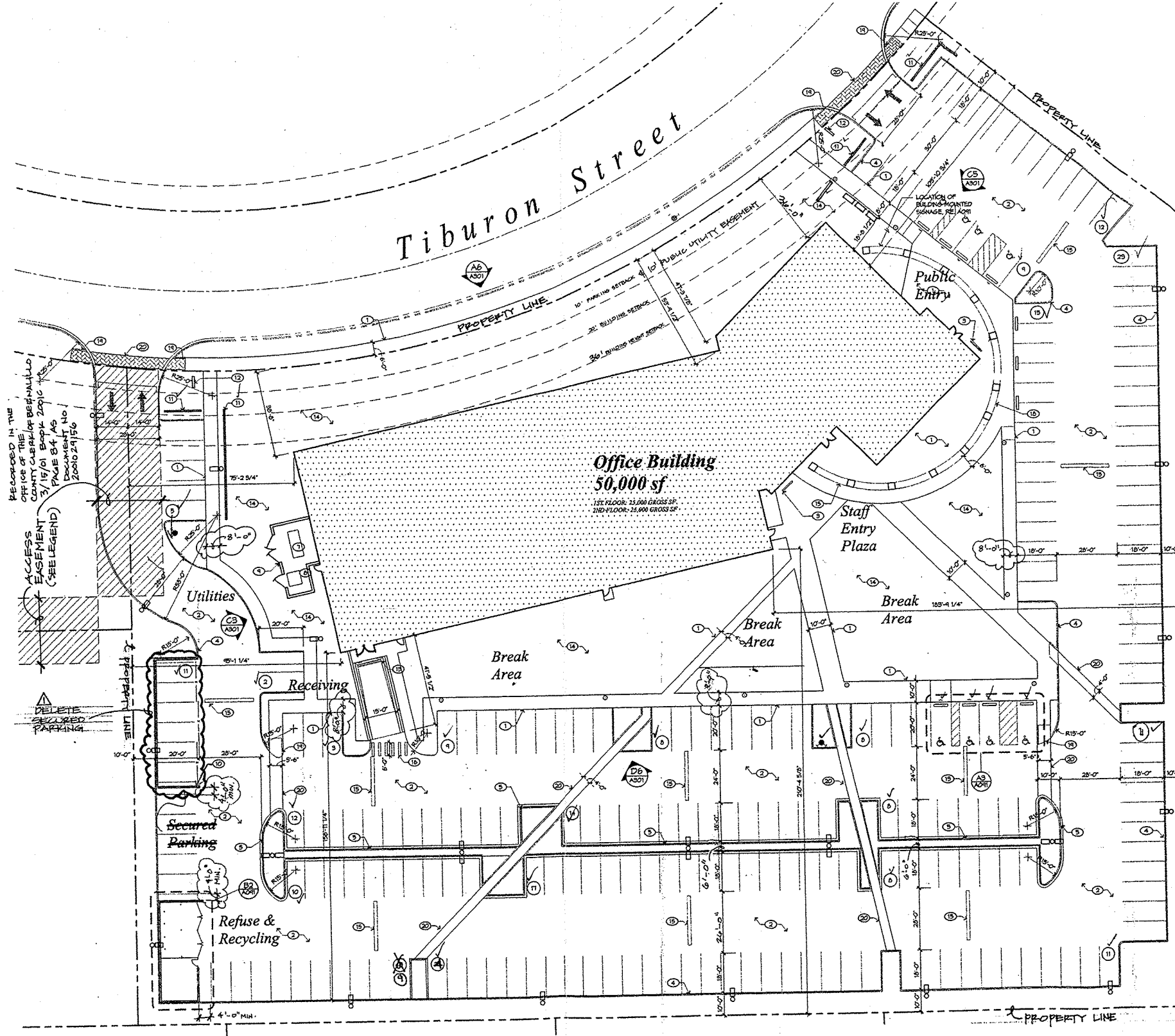
Journal Center 2 Key Map

Sheet Notes:

- A. PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS
- B. REFER TO SHEET 0001 FOR LANDSCAPE DESIGN & INFORMATION
- C. REFER TO SHEETS 0001 FOR GRADING AND DRAINAGE DESIGN & INFORMATION
- D. REFER TO SHEET A801 FOR ADDITIONAL BUILDING LIGHTING INFORMATION

Keyed Notes:

1. PAVK, CONCRETE, 8'-0" WIDE MIN.
2. PAVING, ASPHALT
3. BICYCLE RACK, (B) BICYCLES, RE. EA/A011
4. CURB, 6" HIGH CONCRETE
5. CURB, 6" HIGH CONCRETE
6. RECEIVING DOCK
7. EMERGENCY GENERATOR, PROVIDED BY OWNER, INSTALLED BY S.E., RE. ELEC.
8. TRANSFORMER, RE. ELEC.
9. SCREEN MALL, 12'-0" H., 3-COAT STUCCO OVER 1" CM, COLOR TO MATCH ADJACENT ELFS. & BLDG.; 1 CONC. PAD TO ACCOMMODATE ELEC. EQUIP., RE. CAN/011
10. SCREEN MALL, 14'-0" H., 3-COAT STUCCO OVER 1" CM, COLOR TO MATCH ADJACENT ELFS. & BLDG.
11. SCREEN MALL, 7'-0" H., 3-COAT STUCCO OVER 1" CM, COLOR TO MATCH ADJACENT ELFS. & BLDG.
12. MONUMENT SIGN TYPE A, RE. A8/A011
13. DRAIN GRATE & PUMP
14. NOT USED
15. SPEED BUMP, ASPHALT, PAINT WHITE
16. CROSSWALK, PAINT WHITE
17. SLIDING CHAIN LINK GATE, INVERTED PAD ENTRY SYSTEM, 1"X6" CEDAR PLANKS, PAINT TO MATCH SCREEN MALL
18. CANOPY, 14'-0" H., CAST-IN-PLACE CONCRETE IV PAINTED TUBE STEEL BEAMS, CANOPY SHALL BE BACK-LIT, MALL PACK UNITS MOUNTED TO BACK SIDE OF CANOPY WITH LOW VOLTAGE MTL. HALOGE FEATURES, PER CITY OF ALBUQUERQUE LIGHT POLLUTION ORDINANCE, MALL PACK UNITS SHALL NOT BE VISIBLE FROM PUBLIC WALK OR SIDE YARDS
19. CURB CUT
20. PEDESTRIAN PATH, RE. SHT. 0001



Site Plan
SCALE: 1" = 20'

Site Information

LEGAL DESCRIPTION:
A certain tract of land situated within the Elms del Norte Grant, within projected Section 23, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Lot 9 of the PLAT OF JOURNAL CENTER, PHASE 2, UNIT 1, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on March 15, 2001 in Book 20010, Page 64 as Document No. 2001027156 and being more particularly described by New Mexico State Plaza Grid Bearings (Central Zone NAD 1983 Datum) and ground distances as follows:
Tract contains 3.066 acres, more or less.

ZONE: P INDUSTRIAL PARK

TOTAL BUILDING SQUARE FOOTAGE: 50,000 SF

TOTAL SITE AREA: 160,141.60 SF / 3.66 ACRES

PARK: 241

Parking Information

OFFICES: NET LEASABLE SF/200 (1st FL.) & 300 (2nd FL.)

FIRST FLOOR: 21,250 SF/200 = 106

SECOND FLOOR: 21,250 SF/200 = 11

TOTAL SPACES REQUIRED: 117
(INCLUDING 8 ACCESSIBLE SPACES WITH 4 VAN ACCESSIBLE)

TOTAL SPACES PROVIDED: 220

COMPACT SPACES: NONE PROVIDED

BICYCLE REQUIREMENTS: 117 / 20 = 6

BICYCLE SPACES PROVIDED: 10

Legend

- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT, RE. C001
- PARKING SPACE COUNT
- LIGHT POLE - SINGLE HEAD, RE. BA/A011
- LIGHT POLE - DOUBLE HEAD, RE. BA/A011
- PRE-CAST CONCRETE LIGHT BOLLARD, RE. DA/A011
- ACCESS EASEMENT BY PREVIOUS PLAT
- TRAFFIC ARROW, PAINT WHITE
- EXISTING CONSTRUCTION

1000633
ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
NO. AA-01373
Mickley Park
Lodging & Restaurant
Cynthia S. Sandoval
DESIGNED FOR DATE

PROJECT NUMBER: 1000633

Application Number: 03 DRB-00592

DRB SITE DEVELOPMENT PLAN APPROVAL:

Paul D. ...
Traffic Engineering, Transportation Division
5/1/03
Date

Roger ...
Utilities Department
5/1/03
Date

Christina ...
Parks and Recreation Department
5/1/03
Date

Rebecca ...
City Engineer
5/1/03
Date

N/A
Environmental Health Department (conditional)
5/1/03
Date

Sharon ...
Solid Waste Management
5/1/03
Date

Sharon ...
DRB Chairperson, Planning Department
5/1/03
Date

REVISIONS
1. 5.18.03 ADMIN. AMEND.

DRAWN BY
REVIEWED BY
DATE 04/11/03
PROJECT NO. 02051
DRAWING NAME
SITE DEVELOPMENT
PLAN FOR
BUILDING PERMIT
SHEET NO.
A001
1 of 5

NMEAF Office Building
New Mexico Educational Assistance Foundation
7400 Tiburon Street NE Albuquerque, NM 87109
DRB Submittal Set



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 11, 2004

Mr. Scott McGee, P.E.
ISAACSON & ARFMAN, PA
128 Monroe St. NE
Albuquerque, NM 87108

Re: NEW MEXICO EDUCATIONAL ASSISTANCE FOUNDATION
7400 Tiburon St. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 08/22/2004 (D-17/D086)
Certification dated 05/07/2004

Dear Scott,

Based upon the information provided in your submittal received 06/09/2004, 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.

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

EV

C: Phyllis Villanueva
File ✓



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 15, 2003

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

**Re: Lot 9 Journal Center 2, 7400 Wolcott Ave. NE, Grading and Drainage Plan
(D17-D86)**

Engineer's Stamp dated 8-22-03 (D17-D86)

Dear Mr. McGee,

Based upon the information provided in your submittal dated 8-22-03, the above referenced plan is approved for Building Permit and SO#19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit (SO#19) is required for construction within City Right of Way. A copy of this approval letter must be on hand when applying for the excavation permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Public Works Hydrology section at 768-3654 (Charles Caruso) or 768-3645 (Brian Wolfe).

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

Sincerely,

Carlos A. Montoya, PE
City Floodplain Administrator

C: Matt Cline, Arroyo Maintenance
Pat Lujan, Excavation Permits
Charles Caruso, Public Works Hydrology
file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 10, 2003

Scott McGee, PE
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108

**RE: NMEAF Grading and Drainage Plan (D-17/D86)
Engineer's Stamp Dated June 30, 2003**

Dear Mr. McGee:

Based upon the information provided in your submittal received July 1, 2003, the above referenced plan is approved for Building Permit and SO#19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit (SO#19) is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit. Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Public Works Hydrology section at 768-3654 (Charles Caruso) or 768-3645 (Brian Wolfe).

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya, PE
City Floodplain Administrator

C: Charles Caruso, Public Works Hydrology
Matt Cline, Arroyo Maintenance
Pam Lujan, Excavation Permits
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 18, 2003

Scott McGee, PE
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108

**RE: NMEAF Grading and Drainage Plan (D-17/D86)
Engineer's Stamp Dated June 6, 2003**

Dear Mr. McGee:

Based upon the information provided in your submittal received June 6, 2003, the above referenced plan is approved for Building Permit and SO#19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit (SO#19) is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit. Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Public Works Hydrology section at 768-3654 (Charles Caruso) or 768-3645 (Brian Wolfe).

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya, PE
City Floodplain Administrator

C: Charles Caruso, Public Works Hydrology
Matt Cline, Arroyo Maintenance
Pam Lujan, Excavation Permits
File