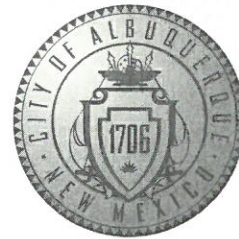


# CITY OF ALBUQUERQUE



February 10, 2017

Tate Fishburn RA.  
Tate Fishburn Architect  
P.O. Box 2941  
Corrales, NM 87048

**Re: 3901 Masthead NE**  
**Request for Certificate of Occupancy- Transportation Development**  
Engineer's/Architect's Stamp dated 08-31-16 (D17-D095)  
Certification dated 01-19-16

Dear Mr. Fishburn,

Based upon the information provided in your submittal received 02-10-17, 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,

Logan Patz  
Senior Engineer, Planning Dept.  
Development Review Services

LWP via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: 3901 MASTHEAD NE Building Permit #: \_\_\_\_\_ City Drainage #: D17/D095  
DRB#: 1004279 EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: LOT 2B JOURNAL CENTER PHASE 2  
City Address: 3901 MASTHEAD ST NE  
Engineering Firm: APPLIED ENG & SURV INC Contact: GILBERT ALD4Z  
Address: 1605 BLAIR DRIVE NE  
Phone#: 480-8125 Fax#: \_\_\_\_\_ E-mail: gal4247@yahoo.com  
Owner: D. McCall Contact: \_\_\_\_\_  
Address: 703 OSUNA RD. NE SUITE 6  
Phone#: 345-4444 Fax#: \_\_\_\_\_ E-mail: midway leasing & comcast  
Architect: TATE FISHBURN ARCHITECT Contact: TATE FISHBURN  
Address: P.O. BOX 2941 CORRAL 87048  
Phone#: 899-9338 Fax#: \_\_\_\_\_ E-mail: tatefishburn@msn.com  
Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

☒ ENGINEER/ ARCHITECT CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

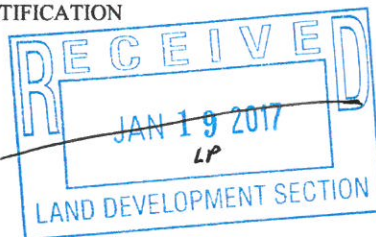
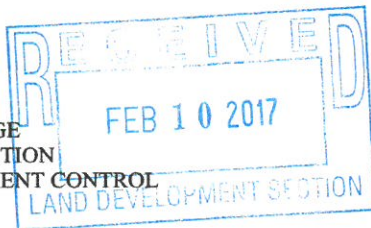
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 01-19-17 By: [Signature]

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_



COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

T A T E F I S H B U R N A R C H I T E C T

January 19, 2017

Hydrology Development-TCL  
City of Albuquerque  
600 2<sup>nd</sup> St., N.W., Second Floor West  
Albuquerque, NM

Ref: **TCL Certification**  
3901 Masthead, NE

I, Tate Fishburn, NMRA #3550, of the firm Tate Fishburn Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB 1004279 dated 06-29-05 and AA dated 08-31-2016. The site was built per the approved design document with minor changes as shown on provided copy. I further certify that I have personally visited the project site on 01-18-2017 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 Traffic Circulation Layout certification.

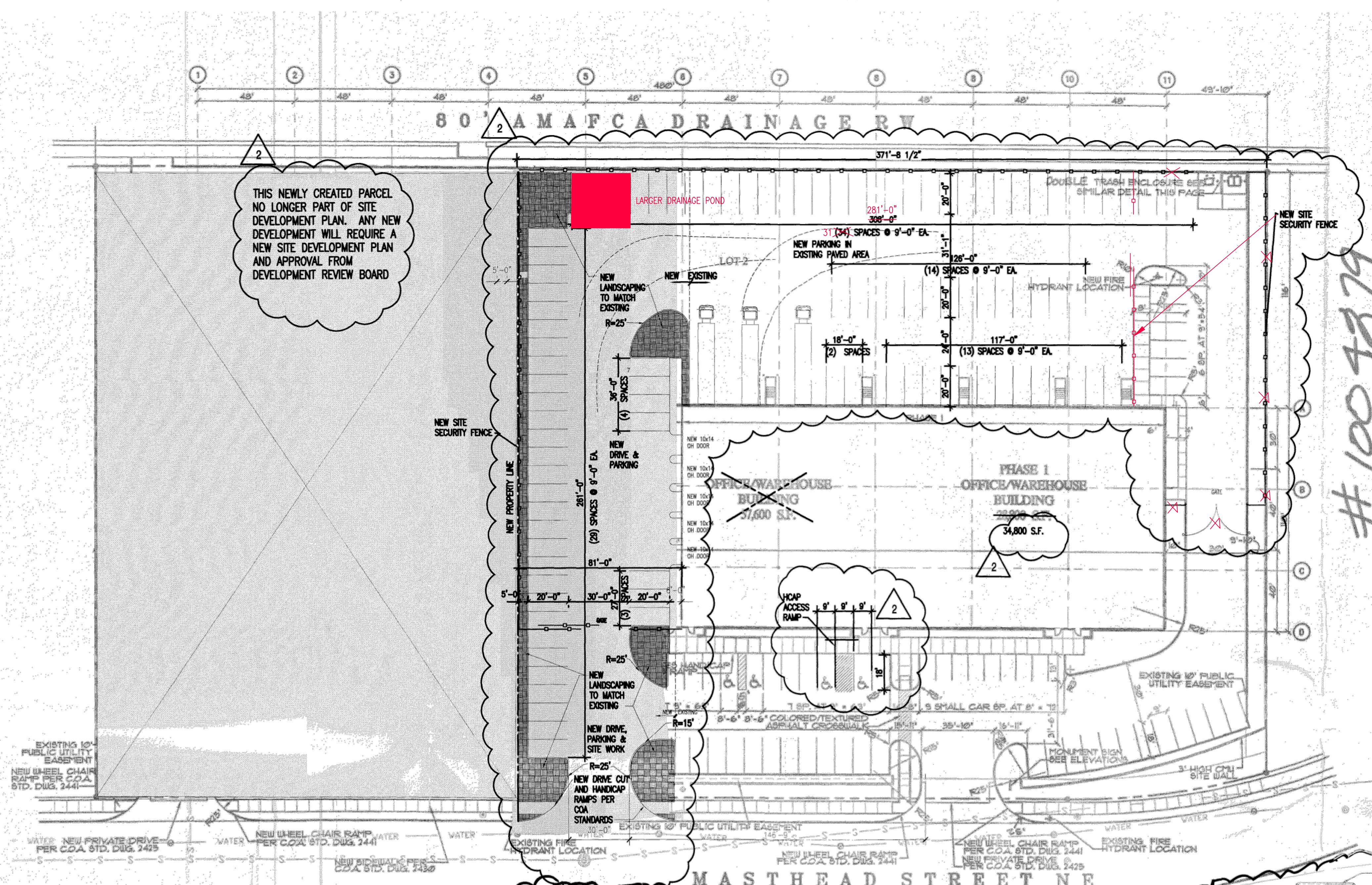
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of it's accuracy before using it for any other purpose.

Tate Fishburn  
Architect

01-19-2017

B O X 2 9 4 1 C O R R A L E S N M 8 7 0 4 8 5 0 5 8 9 9 9 3 3 8 F A X 8 9 9 9 3 2 8





### SIGNATURE BLOCK

PROJECT NUMBER: 1004279  
 APPLICATION NUMBER: 05-01051  
 Site Development Plan Approval

This plan is consistent with the concepts of the original Journal Center Site Plan Approved by the Environmental Planning Commission on August 16th, 1990 (AX-79-13, z-79-80-2) and the IF Zone.

It conforms with the comments rendered by the Development Review Board on 6/29/05 as reflected in DRB 1004279.

Planning Director: *Michael A. Ziegler* Date: 6/29/05

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRANSPORTATION DIVISION	DATE: 6-29-05
UTILITIES DEVELOPMENT	DATE: 6/29/05
PLANNING & RECREATION DEPARTMENT	DATE: 6/29/05
CITY ENGINEER	DATE: 6/29/05
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE: 6-29-05
HOLIDAY HOMES MANAGEMENT	DATE: 6/29/05
ENVIRONMENTAL HEALTH, IF NECESSARY	DATE: 6/29/05

### BUILDING CRITERIA

PROJECT: STAR CONSTRUCTION  
 OWNER: JOURNAL CENTER LOT 2  
 ARCHITECT: CLAUDIO VIGIL ARCHITECTS  
 1801 RIO GRANDE BLVD. NW  
 ALBUQUERQUE, NM 87104

LEGAL DESCRIPTION: LOT 2 JOURNAL CENTER PHASE 2, UNIT 2  
 ZONING ATLAS MAP: D-17  
 ZONING CLASSIFICATION: P  
 APPLICABLE BUILDING CODE: 2003 UBC  
 BUILDING TYPE: OFFICE/WAREHOUSE  
 CONSTRUCTION TYPE: 2-B  
 NUMBER OF FLOORS: 2  
 GROSS SQUARE FOOTAGE: 34,800  
 BUILDING HEIGHT ABOVE GRADE: 34'  
 OFFICE AREA: 5,160/200=25.8  
 WAREHOUSE AREA: 29,640/500=59.28

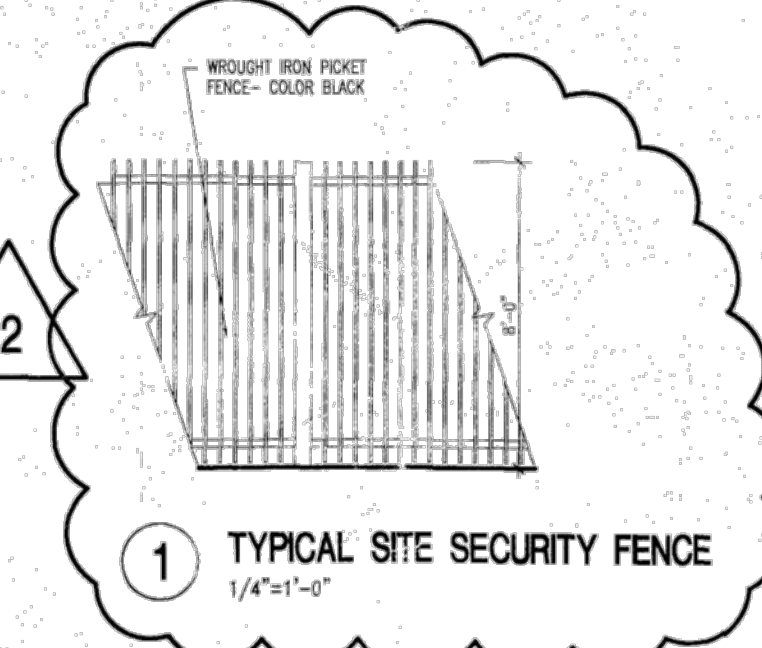
PARKING ANALYSIS:  
 REQUIRED: 33 SPACES PROVIDED: 146  
 BICYCLE SPACES: REQUIRED: 3 SPACES PROVIDED: 4

### PARKING ANALYSIS

OFFICE - GROUND FLOOR - 7,500 / 200 = 38 SPACES  
 OFFICE - SECOND FLOOR - 6,000 / 300 = 20 SPACES  
 WAREHOUSE - 21,300 / 500 = 43 SPACES  
 TOTAL REQUIRED = 101 SPACES INCLUDING 4 HANDICAP SPACES  
 PROVIDED = 146 SPACES INCLUDING 4 HANDICAP SPACES

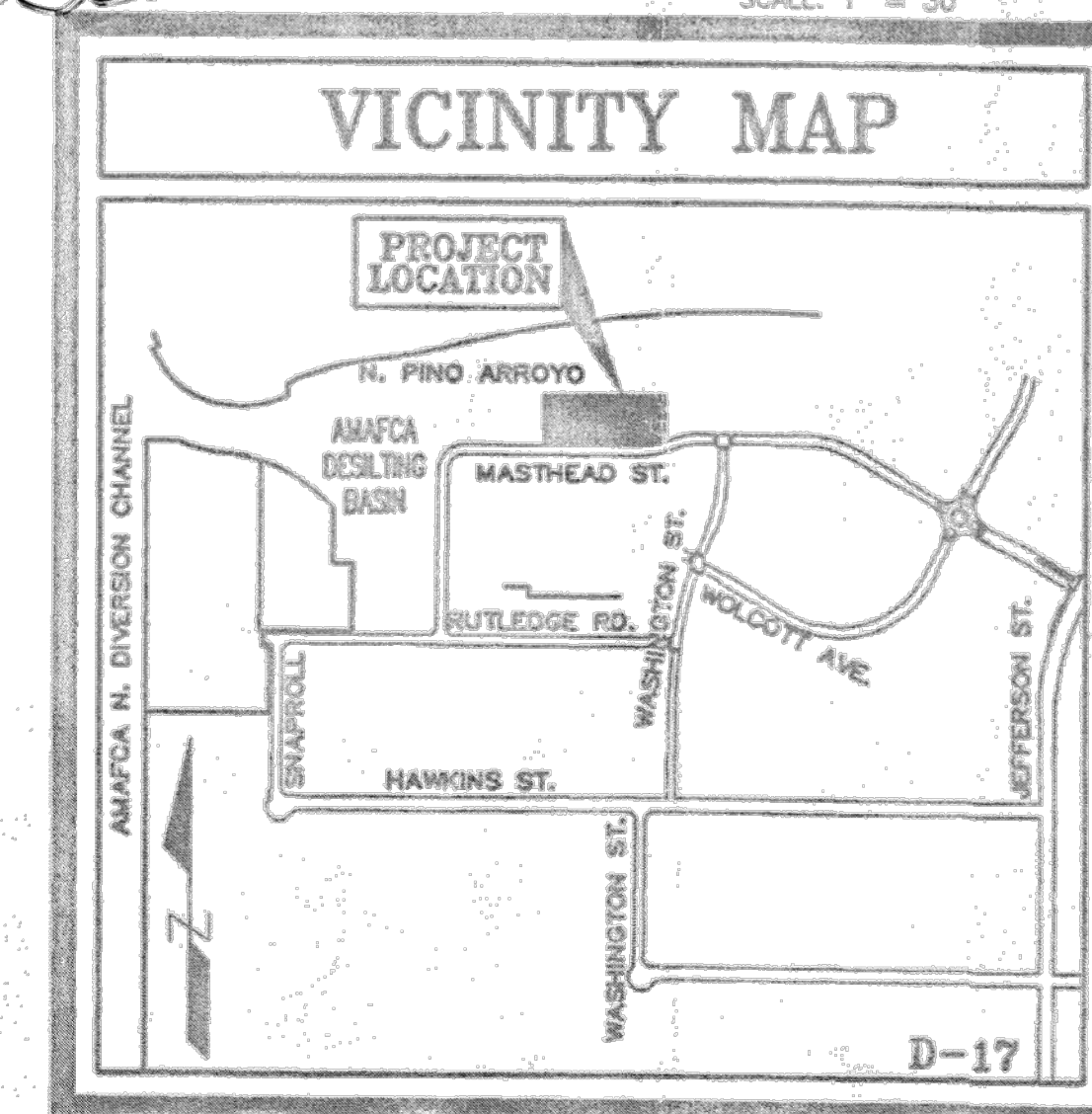
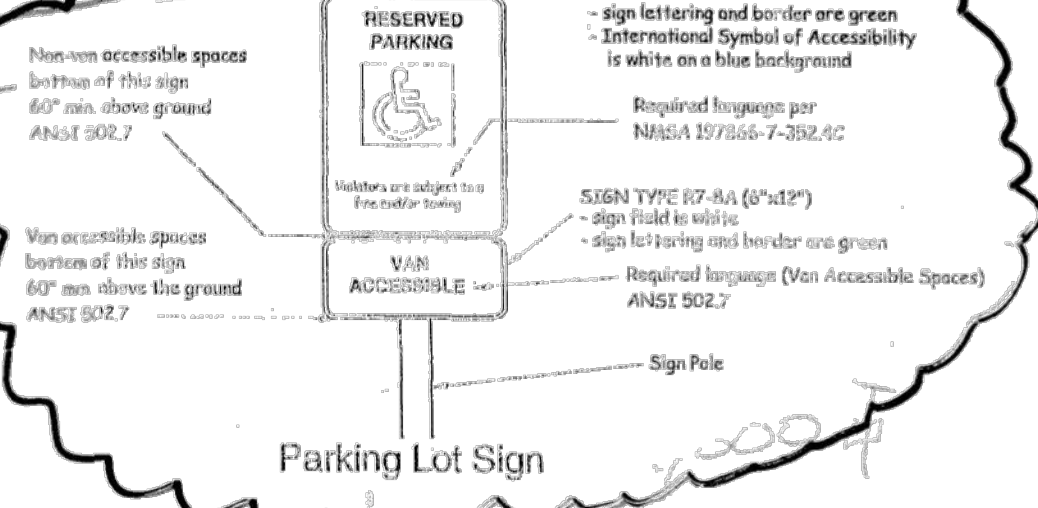
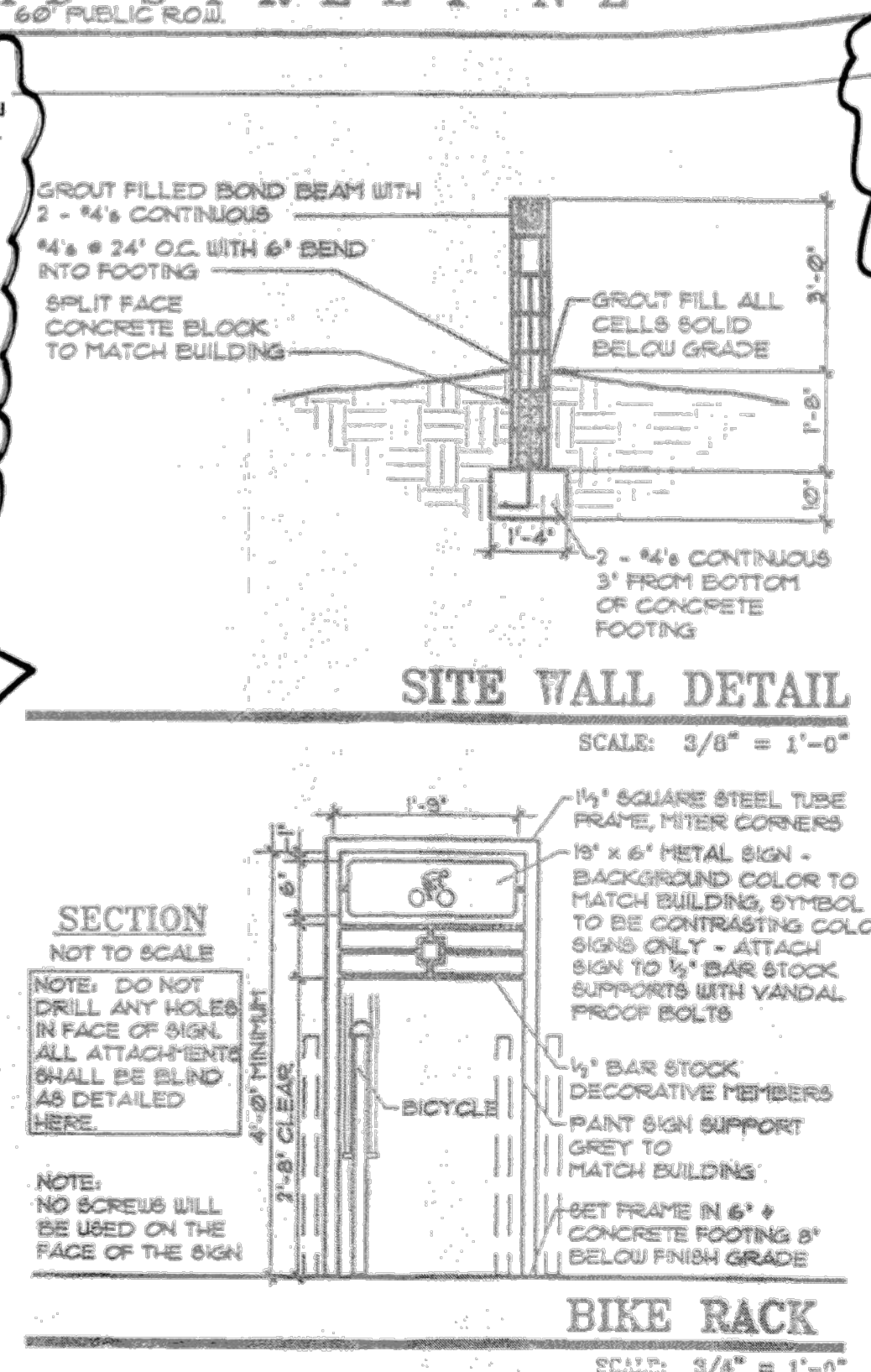
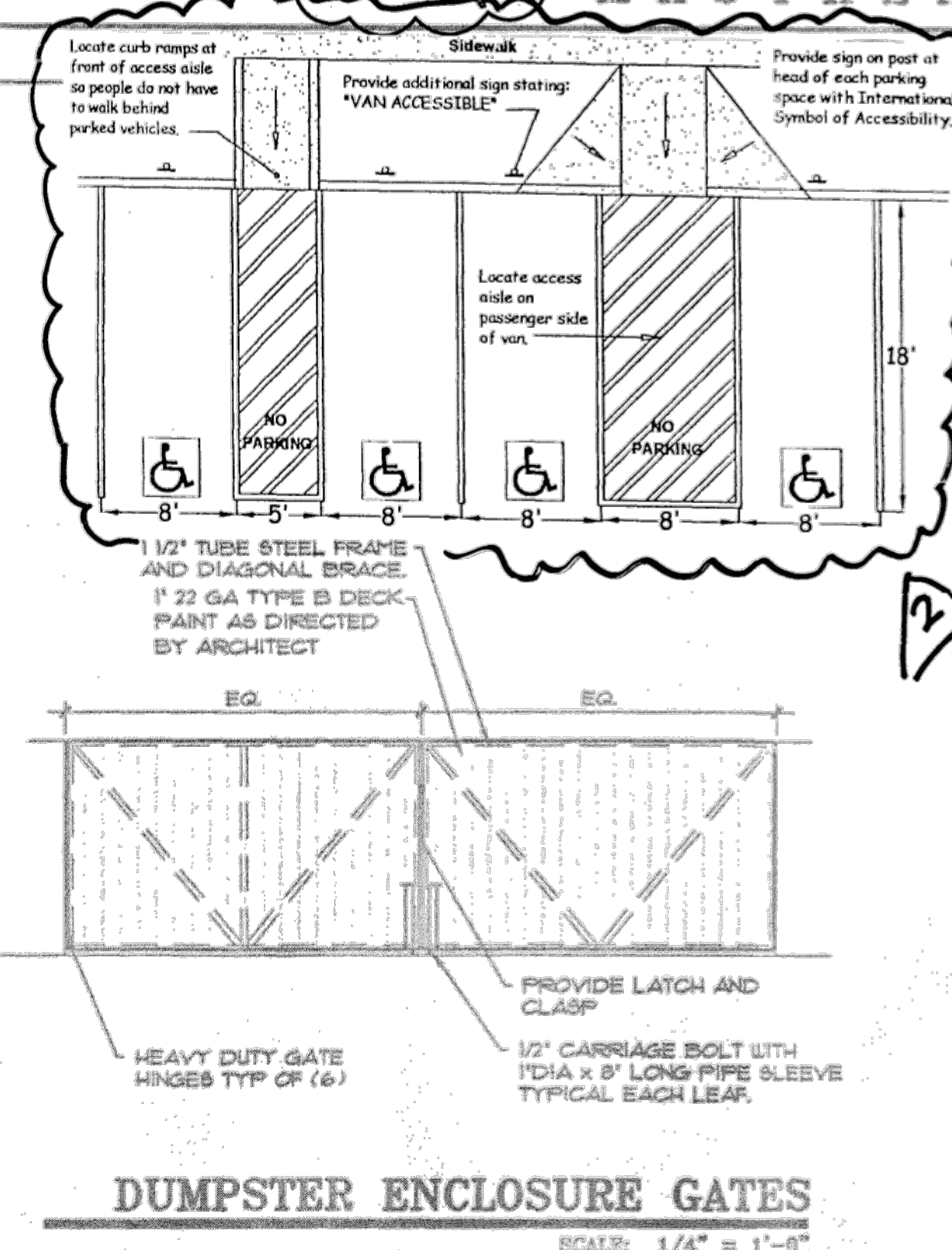
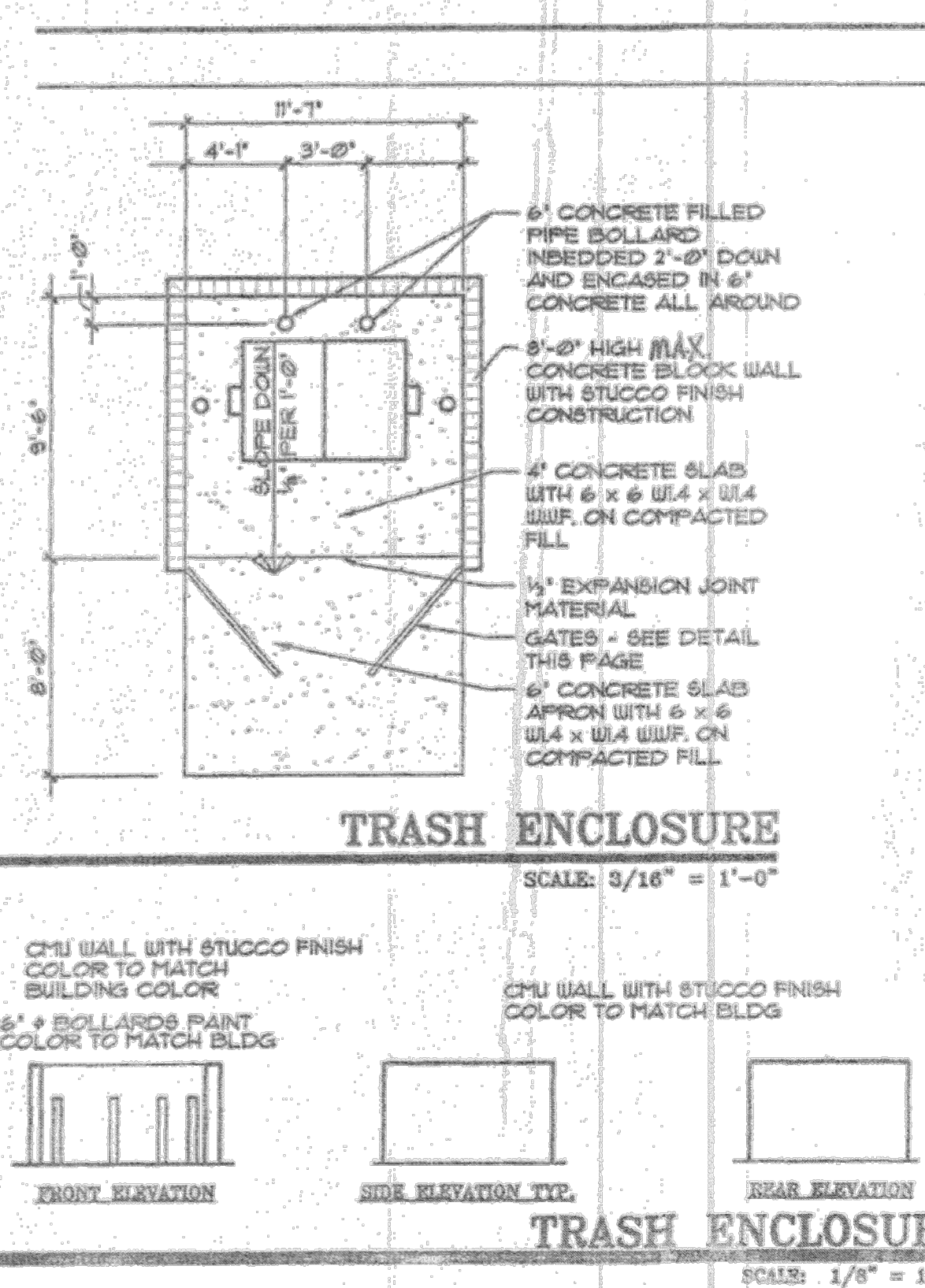
### ADMINISTRATIVE AMENDMENT

FILE # 10080 PROJECT # 1004279  
 ADD PARKING + LANDSCAPING  
 ADDRESS DRAINAGE + RISE  
 WESTERN BURS ELEVATION  
 APPROVED BY: *[Signature]* DATE: 8/21/06



2 ADMINISTRATIVE AMENDMENT 08/10/2016  
 8/21/2016

NORTH  
 SITE DEVELOPMENT  
 PLAN FOR  
 BUILDING PERMIT  
 JUNE 09, 2005 SCALE: 1" = 30' (U.N.O.)



CLAUDIO VIGIL ARCHITECTS

STAR CONSTRUCTION  
 JOURNAL CENTER  
 MASTHEAD STREET NE  
 ALBUQUERQUE, NEW MEXICO

PRELIMINARY  
NOT FOR CONSTRUCTION

SHEET  
SP-1

OWNERSHIP OF INSTRUMENTS OF SERVICE  
 All design concepts, details, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright thereto.

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 Phone: 505/842-1113 Fax: 505/842-1330