

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

October 4, 2012

Scott C. Anderson, Registered Architect
7604 Rio Penasco NW
Albuquerque, NM 87120

Re: Certification for Permanent Certificate of Occupancy (C.O.)
NM Gas Company Office Addition [D-19/D018]
7120 Wyoming NE
Architect's Stamp Dated 10/03/12

Dear Mr. Anderson:

Based upon the information provided in your submittal received 10-04-12, 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.

PO Box 1293

If you have any questions, please contact me at (505)924-3630.

Albuquerque

Sincerely,

NM 87103

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

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk



Scott C. Anderson AIA

7604 Rio Penasco NW
Albuquerque, NM 87120
(505) 401-7575

October 3, 2012

Kristal Metro
Transportation Dept
City of Albuquerque

RE: 7120 Wyoming Blvd. NE, Lot AA 1 A1 Loma Del Norte, Unit 5A

Dear Ms. Metro:

I, Scott C. Anderson, New Mexico Architect 4341 of the firm Scott C. Anderson & Associates Architects, hereby certify that the New Mexico Gas Company Addition, located at 7120 Wyoming Blvd. NE. (UPC 101906333902042901) is in substantial compliance with and in accordance with the design intent of Administrative Amendment File # 11-10155, project # 1000331. The record information edited onto the original design document has been obtained by Scott Anderson of the firm Scott C. Anderson & Associates Architects. I further certify that I have personally visited the project site on September 20, 2012 and have determined by visual inspection that the 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 a Certificate of Occupancy.

As-built conditions have deviated from the Administrative Amendment. The first deviation is that there was a dimensional conflict between the Site Plan and the Architectural floor plan sheets. The building footprint on the site plan did not match the architectural floor plan. This is noted on the attached drawing.

The second deviation is a discrepancy between the owner furnished survey CAD file and the certified survey conducted by a licensed surveyor. There was limited site work on this project and there is little impact on the existing site traffic flow and parking lot striping. The existing conditions shown on the original site plan do conflict with what the surveyor found to be the case in the field.

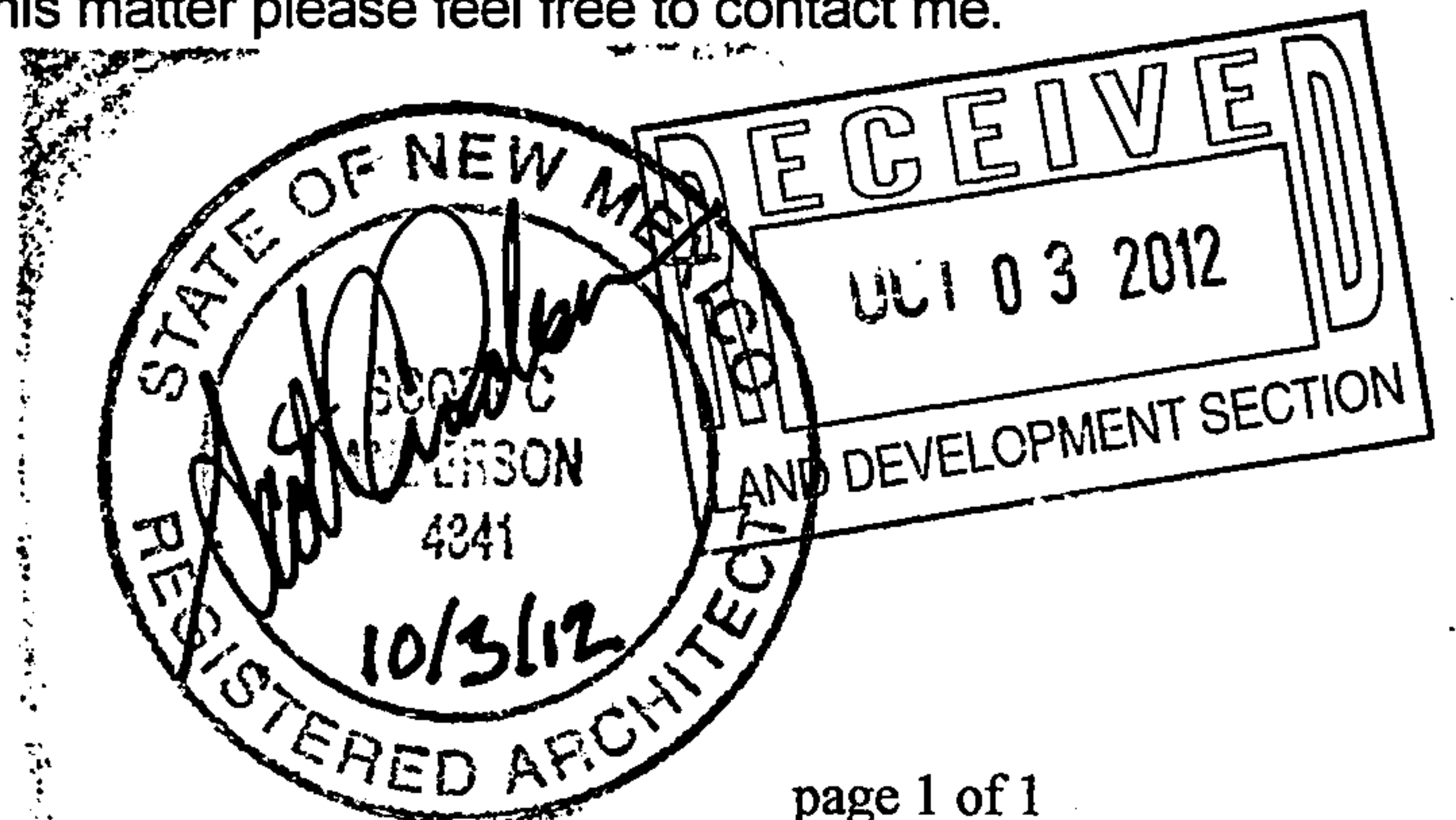
The City's Building Inspectors have examined the site and the structure. The building in question has received a Temporary Certificate of Occupancy. To my knowledge the only item holding up the final Certificate of Occupancy is the approval of the above changes to the Administrative Amendment to ensure that the items noted above are documented.

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.

Should you have any questions or concerns regarding this matter please feel free to contact me.

Respectfully,

Scott C. Anderson AIA



DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

* PROJECT TITLE: NM Gas Company Addition ZONE MAP: D-19/D018
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot AA 1A1, Loma Del Norte, Unit 5A
CITY ADDRESS: 7120 Wyoming Blvd NE, Alb NM 87109

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____
EMAIL: _____

* OWNER: DNC Ltd. CONTACT: Scott Garrett
ADDRESS: 7120 Wyoming NE PHONE: _____
CITY, STATE: _____ ZIP CODE: 87109

ARCHITECT: Scott Anderson CONTACT: Scott Anderson
ADDRESS: 7604 Rio Pecos NW PHONE: 401-7575
CITY, STATE: Alb, NM ZIP CODE: 87120
EMAIL: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: Barnsley Construction CONTACT: Dan B.
ADDRESS: _____ PHONE: 505-264-0251
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT
____ ENGINEER'S CERT (TCL)
* ENGINEER'S CERT (DRB SITE PLAN)
____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:
____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. 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
____ GRADING CERTIFICATION
____ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:
____ YES
____ NO
____ COPY PROVIDED

* DATE SUBMITTED: 10/3/12 BY: [Signature]

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.





Martin J. Chávez, Mayor

Robert E. Gurulé, Director

May 21, 1997

Jeff Mortensen
Jeff Mortensen & Associates Inc.
6010-B Midway Park Blvd. NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR GERMAN RESTAURANT & MICRO-BREWERY (D19-D18A)
ENGINEER'S STAMP DATED 4/18/97

Dear Mr. Mortensen:

Based on the information provided on your April 22, 1997 submittal, the above referenced site is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia

File

Sincerely

A handwritten signature in cursive script that reads 'Bernie J. Montoya'.

Bernie J. Montoya CE
Associate Engineer

Good for You, Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103

