

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

March 2, 2011

Verlyn A. Miller, P.E.
Miller Engineering Consultants
3500 Comanche NE, Bldg. F
Albuquerque, NM 87107

Re: Certification Submittal for a Permanent Building Certificate of Occupancy (C.O.)
for **Shoppes at Westbrook**, [E-19 / D027A]
8111 Harper NE
Engineer's Stamp Dated 03/02/11

Dear Mr. Miller:

Based upon the information provided in your submittal received 03-02-11,
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,


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

1008147

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

E-19/0027A

PROJECT TITLE: Southwest Federal Credit Union (Rev. 01/06)

DRB#: _____ EPC#: _____

ZONE MAP/DRG. FILE #

WORK ORDER#:

LEGAL DESCRIPTION: Tract "C-1-A-4A" Cheery Hills Unit 1CITY ADDRESS: 3111 HARPER ROAD NEENGINEERING FIRM: Miller Engineering Consultants
ADDRESS: 3500 Comanche NE Bldg F
CITY, STATE: Albuquerque NMCONTACT: Verlyn Miller
PHONE: (505) 888-7500
ZIP CODE: 87107OWNER: Southwest Federal Credit Union
ADDRESS: P.O. Box 2247
CITY, STATE: Albuquerque NMCONTACT: Jim Roybal
PHONE: (800) 880-7974
ZIP CODE: 87103ARCHITECT: North American Buildings
ADDRESS: 9139 East 37th St N
CITY, STATE: Wichita, KSCONTACT: Jeffrey Dieckhoff LADDY
PHONE: (316) 821-9590 617-
ZIP CODE: 67226 8476SURVEYOR: Surv Tek Inc.
ADDRESS: 4384 Valley View Dr. NW
CITY, STATE: Albuquerque, NMCONTACT: Russ P Hugg
PHONE: (505) 897-3308
ZIP CODE: 87114

PROFESSIONAL LICENSED SURVEYOR SIGNATURE

LICENSE NO.

DATE

CONTRACTOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT (DRB SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

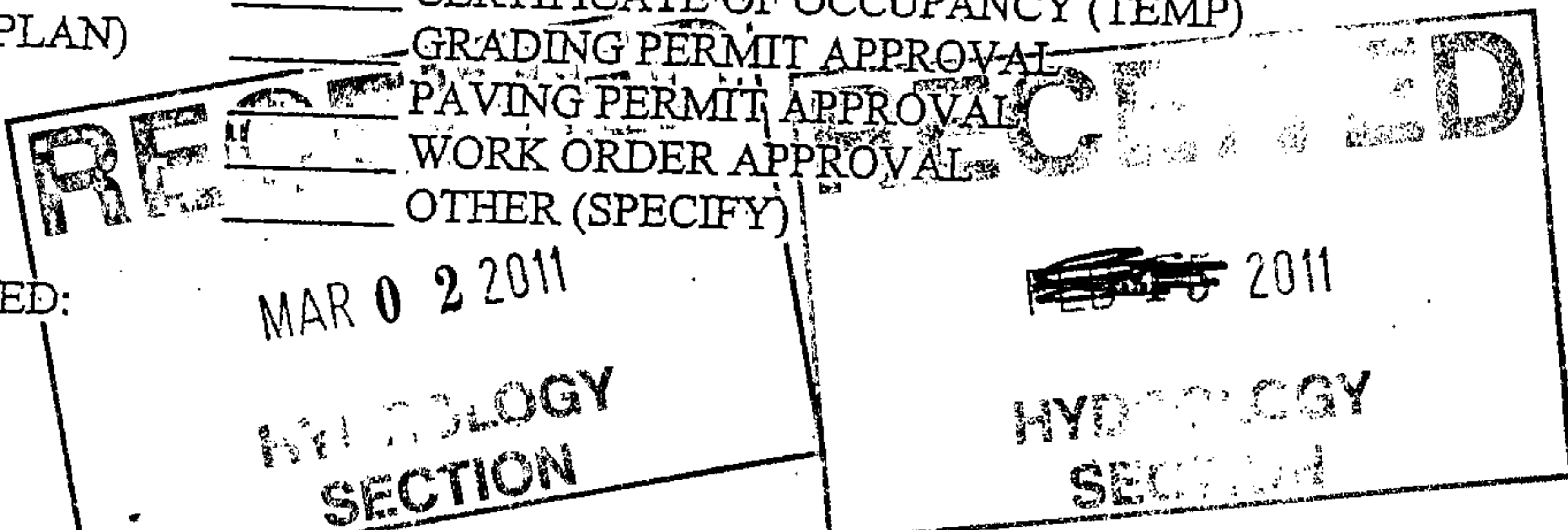
- ☐ SLA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

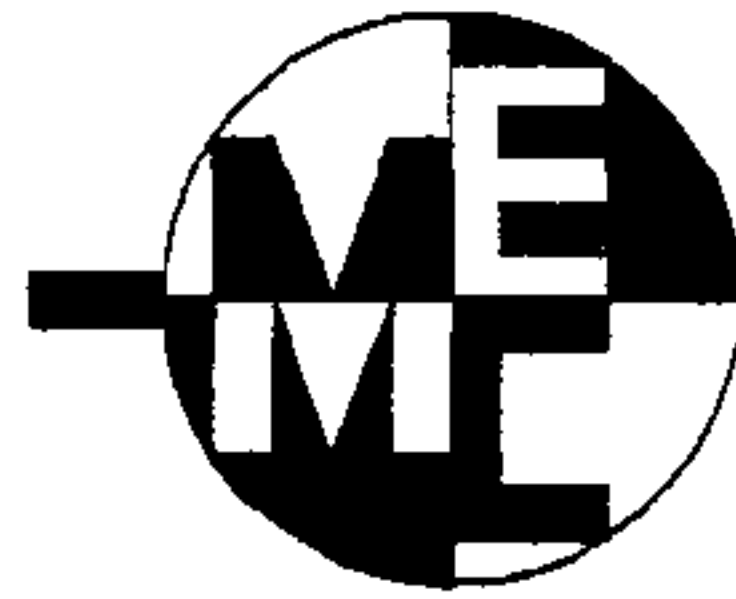
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES☐ NO☐ COPY PROVIDEDSUBMITTED BY: U. A.DATE: 2/15/11

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 define 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.





MILLER ENGINEERING CONSULTANTS

Engineers • Planners

March 2, 2011

Mr. Nilo Salgado-Fernandez, PE
Senior Traffic Engineer
Development and Building Services
City of Albuquerque

**RE: Approval of Certificate of Occupancy
Southwest Federal Credit Union, 8111 Harper Road NE
Traffic Circulation Layout**


Dear Nilo,

I Verlyn Miller, a registered Engineer in the State of New Mexico of the firm Miller Engineering Consultants, Inc., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved TCL plan dated 08-06-10, with the exception of change to the disabled access route from Harper Road to the southeast corner of the building (see Insert A on the TCL Record Drawing). This change was made due to field changes made by the contractor on the stairs near the entrance to the building, the presence of a light pole near the SE corner of the building, and an existing tree and landscape equipment located near Harper Road. All improvements associated with this change have been field verified by the City to meet ADA requirements. The record information edited onto the original design document has been obtained by Verlyn Miller of the firm Miller Engineering Consultants, Inc. I further certify that I have personally visited the project site on February 28, 2011 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 Final Certificate of Occupancy.

The record information presented heron is not necessarily completed 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.

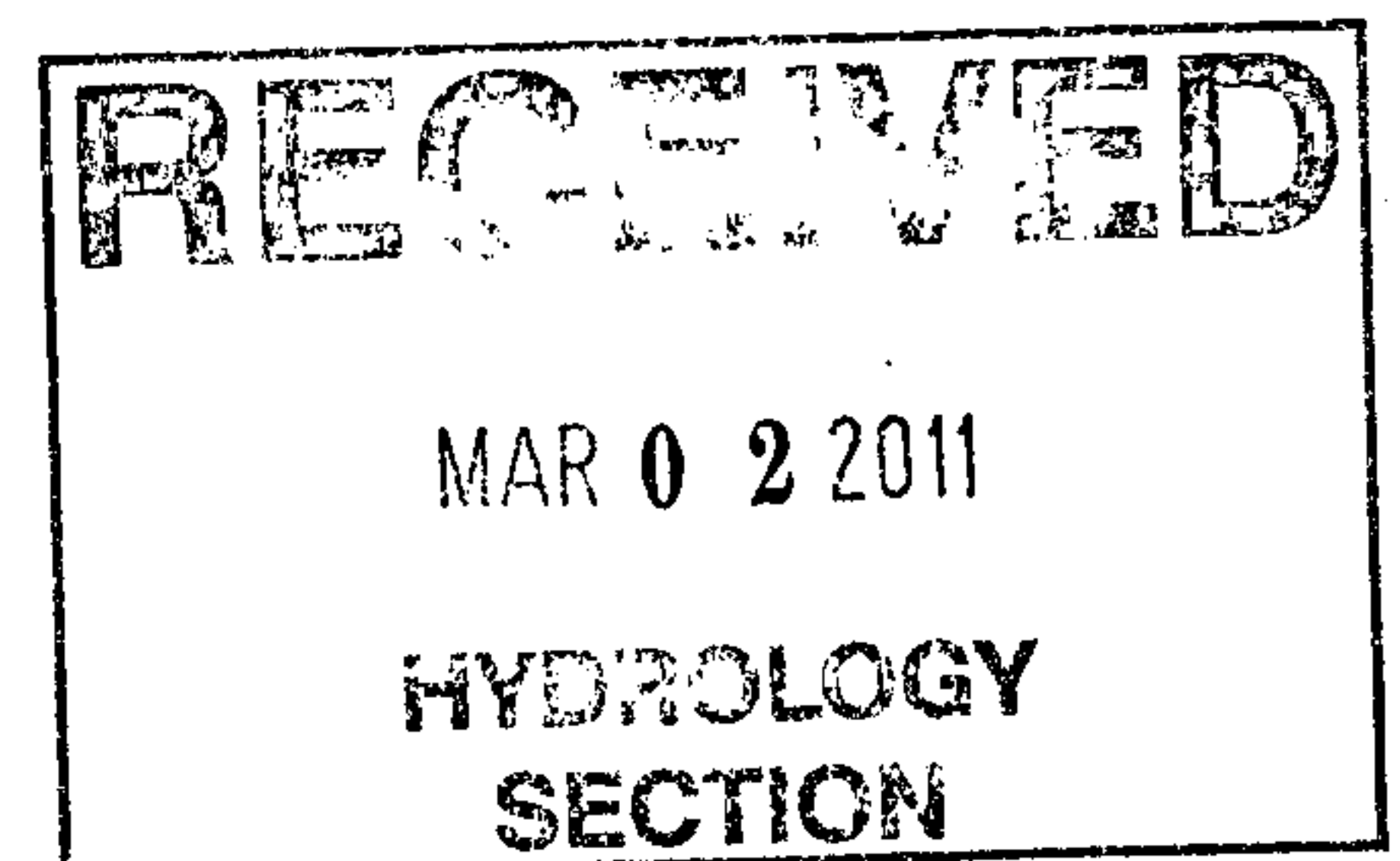
Sincerely,

MILLER ENGINEERING CONSULTANTS, INC.

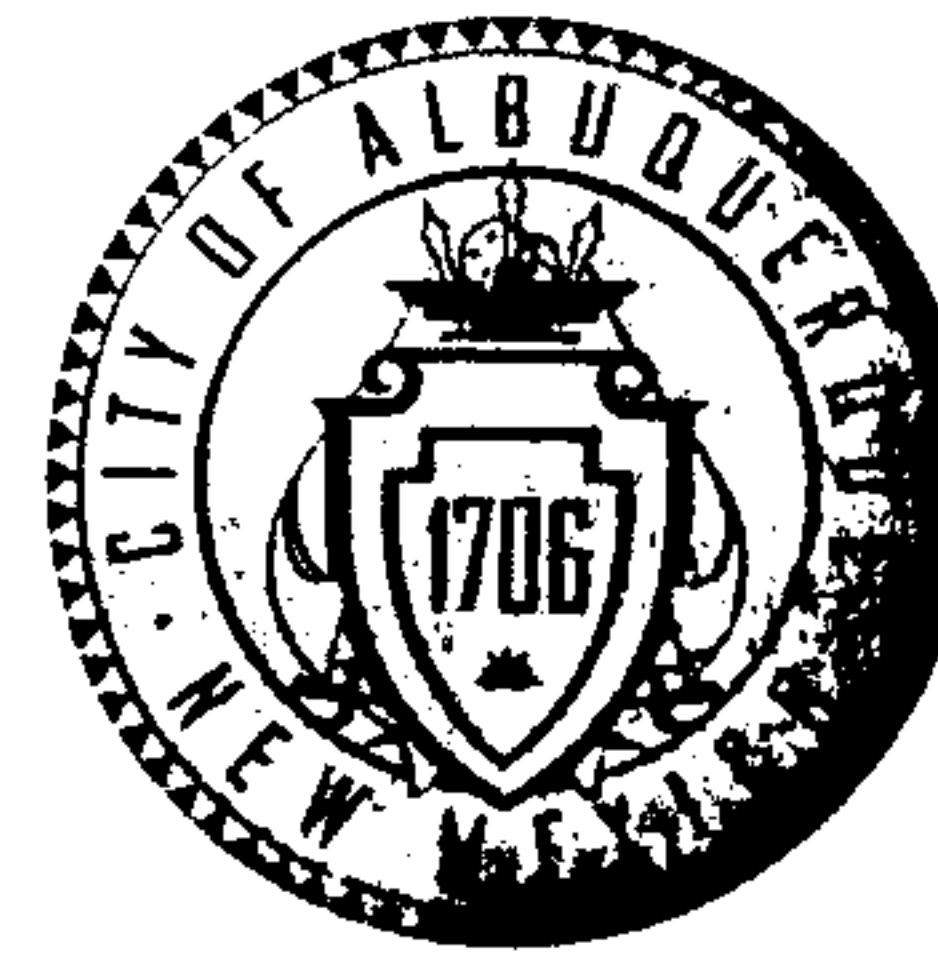

Verlyn A. Miller, P.E.
President

VAM:vam
Enclosure

Xc: File



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

February 17, 2011

Verlyn A. Miller, P.E.
Miller Engineering Consultant
3500 Comanche NE, Bldg F
Albuquerque, NM 87107

Re: Certification Submittal for a 90-day Temporary Building Certificate of Occupancy (C.O.) for **SouthWest Federal Credit Union**, [E-19 / D027A]
8111 Harper NE
Engineer's Stamp Dated 02/15/11

Dear Mr. Miller:

Based upon the information provided in your submittal received 02-15-11, Transportation Development has downgraded your request from permanent to a ***Temporary 90-day Certificate of Occupancy*** (C.O.). The following will need to be addressed prior to an issuance of a permanent C.O.: The sidewalk path/connection must be ADA accessible and a minimum width of 6 feet (6' width inside to inside of the header curb); wheelchair ramp can only have a 1/4" lip on its approach and have a 12:1(8.33%) max longitudinal slope and 50:1 max cross slope. Details and solution discussed on location (at Site) will need to be followed (met 02/17/11; 8:00am). Once the items have been addressed you can resubmit package for a Permanent C.O. request.

This letter serves as a "green tag" from Transportation Development for a **90-day Temporary 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,


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

1008147

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

E-19/0027A

PROJECT TITLE: Southwest Federal Credit Union (Rev. 01/06)

DRB#:

EPC#:

ZONE MAP/DRG. FILE #

WORK ORDER#:

LEGAL DESCRIPTION: Tract "C-1-A-4A" Cheery Hills Unit 1

CITY ADDRESS:

3111 HARPER ROAD NEENGINEERING FIRM: Miller Engineering Consultants
ADDRESS: 3500 Comanche NE Bldg F
CITY, STATE: Albuquerque NMCONTACT: Verlyn Miller
PHONE: (505) 888-7500
ZIP CODE: 87107OWNER: Southwest Federal Credit Union
ADDRESS: P.O. Box 2247
CITY, STATE: Albuquerque NMCONTACT: Jim Roybal
PHONE: (800) 880-7974
ZIP CODE: 87103ARCHITECT: North American Buildings
ADDRESS: 9139 East 37th St N
CITY, STATE: Wichita, KSCONTACT: Jeffrey Diehl LADDY
PHONE: (316) 821-9590 617-
ZIP CODE: 67226 8476SURVEYOR: Surv Tek Inc.
ADDRESS: 4384 Valley View Dr. NW
CITY, STATE: Albuquerque, NMCONTACT: Russ P Hugg
PHONE: (505) 897-3308
ZIP CODE: 87114

PROFESSIONAL LICENSED SURVEYOR SIGNATURE

LICENSE NO.

DATE

CONTRACTOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT (DRB SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SLA/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
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

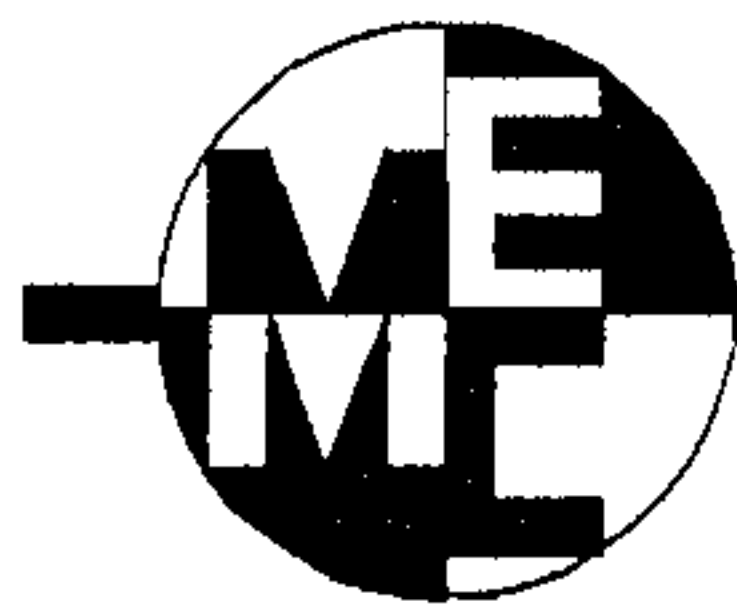
☐ YES☐ NO☐ COPY PROVIDEDSUBMITTED BY: [Signature]DATE: 2/15/11

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 define 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.

FEB 15 2011

HYDROLOGY
SECTION



MILLER ENGINEERING CONSULTANTS

Engineers • Planners

BRIDGES INC.

www.BridgesInc.info • 505.379.1550

February 15, 2011

Krystal Metro
Traffic Engineer
Development and Building Services
Planning Department
City of Albuquerque

VERBAL TEMP C.O. 02/16/11
90-d 10:22 AM
- PERM CO PENDING ON
FIELD INSPECTION

**RE: Approval of Certificate of Occupancy
Southwest Federal Credit Union, 8111 Harper Road NE
Traffic Circulation Layout**

Dear Krystal,

I Verlyn Miller, a registered Engineer in the State of New Mexico of the firm Miller Engineering Consultants, Inc., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved TCL plan dated 08-06-10. The record information edited onto the original design document has been obtained by Verlyn Miller of the firm Miller Engineering Consultants, Inc. I further certify that I have personally visited the project site on February 15, 2011 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 Final Certificate of Occupancy.

The record information presented heron is not necessarily completed 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.

Sincerely,

MILLER ENGINEERING CONSULTANTS, INC.

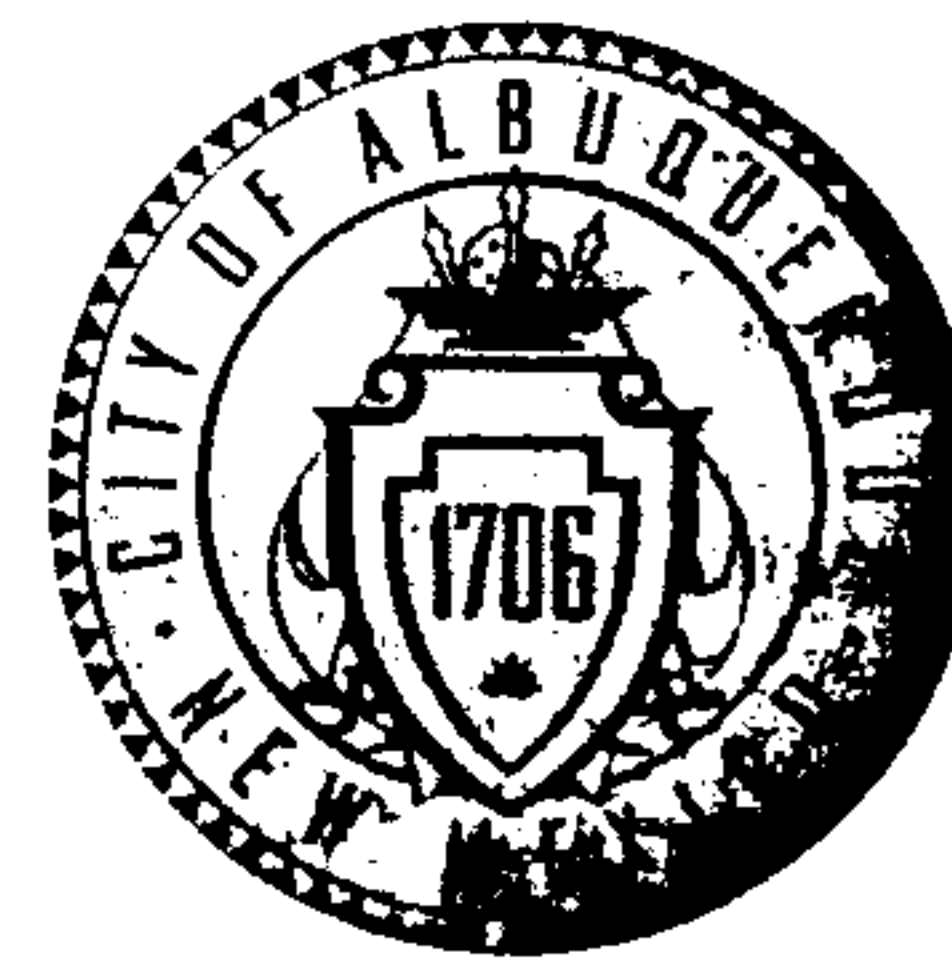
Verlyn A. Miller, P.E.
President

VAM:vam
Enclosure

Xc: File



CITY OF ALBUQUERQUE



February 16, 2011

Verlyn A. Miller, P.E.
Miller Engineering Consultants
3500 Comanche, NE- Bldg. F
Albuquerque, NM 87107

**Re: Southwest Federal Credit Union, 8111 Harper NE,
Request for Permanent C.O. - Approved
Engineer's Stamp dated: 08-06-10 (E-19/D027A)
Certification dated: 01-06-11**

Dear Mr. Miller,

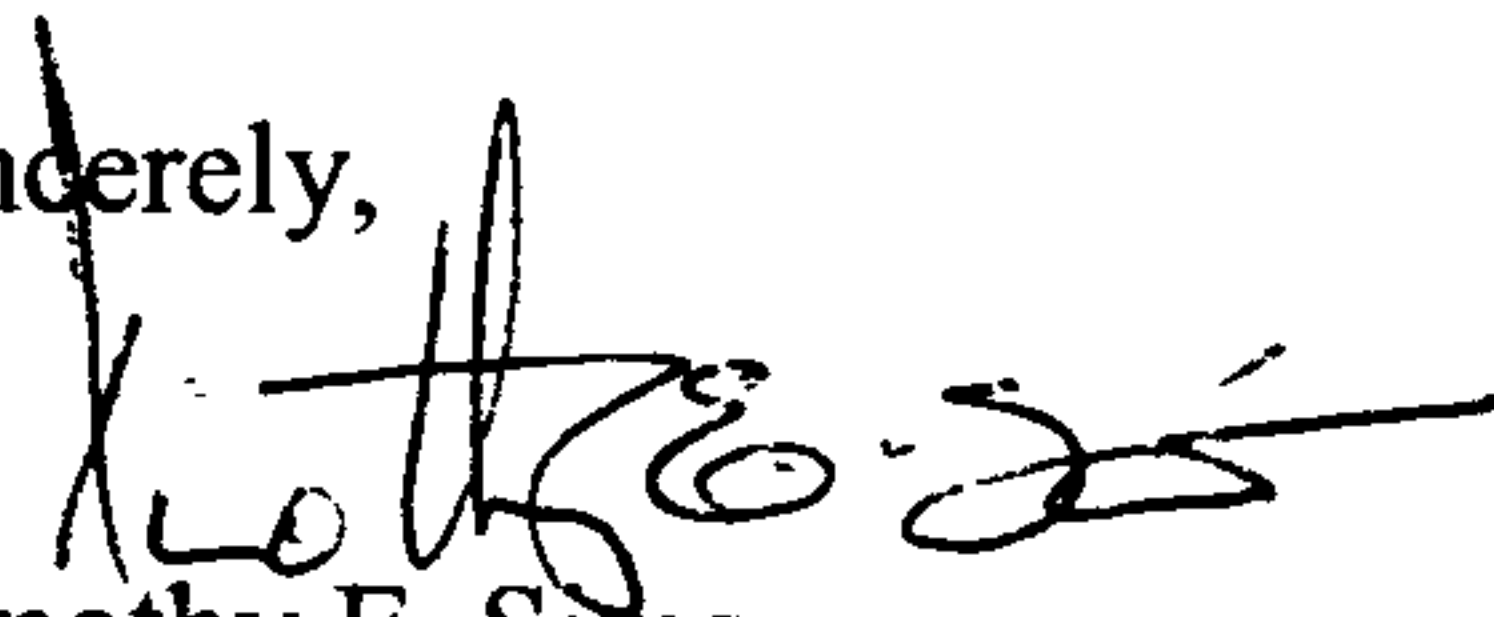
Based upon the information provided in the Certification received 02-15-11, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

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

Sincerely,

Albuquerque


Timothy E. Sims,
Plan Checker—Hydrology Section
Development and Building Services

NM 87103

www.cabq.gov

C: CO Clerk—Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 01/06)

PROJECT TITLE: Southwest Federal Credit Union ZONE MAP/DRG. FILE # E-19-2
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract "C-1-A-4A" Cherry Hills Unit 1
CITY ADDRESS: 8111 HARPER

ENGINEERING FIRM: Miller Engineering Consultants
ADDRESS: 3500 Comanche NE Bldg F
CITY, STATE: Albuquerque NM

CONTACT: Verlyn Miller
PHONE: (505) 888-7500
ZIP CODE: 87107

OWNER: Southwest Federal Credit Union
ADDRESS: P.O. Box 2247
CITY, STATE: Albuquerque NM

CONTACT: Jim Roybal
PHONE: (800) 880-7974
ZIP CODE: 87103

ARCHITECT: North American Buildings
ADDRESS: 9139 East 37th St N
CITY, STATE: Wichita, KS

CONTACT: Jeffry Dieker
PHONE: (316) 821-9590
ZIP CODE: 67226

SURVEYOR: Surv Tek Inc.
ADDRESS: 9384 Valley View Dr. NW
CITY, STATE: Albuquerque, NM

CONTACT: Russ P Hugg
PHONE: (505) 897-9368
ZIP CODE: 87114

PROFESSIONAL LICENSED SURVEYOR SIGNATURE

LICENSE NO.

DATE

CONTRACTOR: LADY 316-617-8476
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT (DRB SITE PLAN)
☐ OTHER

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
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

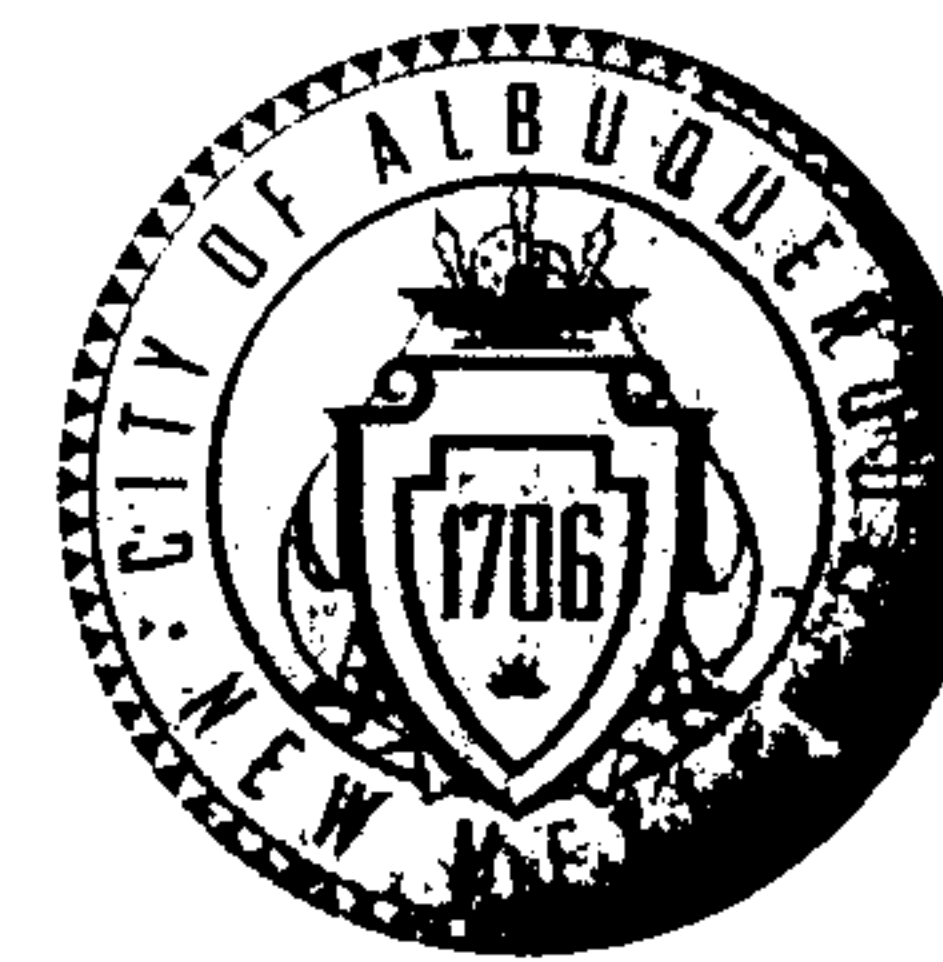
- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: [Signature] DATE: 2/15/11

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 define 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.

CITY OF ALBUQUERQUE



July 29, 2010

Richard A. Lozano, P.E.
Miller Engineering Consultants, Inc.
3500 Comanche NE, Bldg F
Albuquerque, NM 87107

**Re: Southwest Federal Credit Union Grading and Drainage Plan
Engineer's Stamp date 7-20-10 (E19/D027A)**

Dear Mr. Lozano,

Based upon the information provided in your submittal received 7-20-10, the above referenced plan is approved for Site Plan for Building Permit action by the DRB and 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.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 25, 1994

J.J.Bordenave, P.E.
Bordenave Designs
P.O.Box 91194
Albuquerque, N.M. 87199

RE: GRADING & DRAINAGE PLAN FOR MCI PARKING LOT (E-19/D27A)
ENGINEER'S STAMP DATED 01/14/94; RECEIVED JANUARY 20, 1994
FOR GRADING/PAVING PERMIT APPROVAL

Dear Mr. Bordenave:

Based on the information included in the submittal referenced above, City Hydrology approves this project for Grading/Paving Permit.

A separate permit is required for construction of private drainage facilities within the City right-of-way. A copy of this letter must be on hand when applying for the excavation permit.

Engineer's Certification of grading & drainage per DPM checklist is required for this project. Submit a copy of the green tag for the S.O.19 as part of the Certification.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.
Civil Engineer/Hydrology

xc: INSPECTOR
Darlene Saavedra

WPHYD/7933/jpc

PUBLIC WORKS DEPARTMENT