

Planning Department Transportation Development Services Section

July 1, 2005

Mark E. Weaver, Registered Architect 1245 Princeton Dr NE Albuquerque, NM 87106

Re: Certification Submittal for Final Building Certificate of Occupancy for

Fitness Superstore Showroom, [F-17 / D23]

4840 Pan Amercian Freeway NE Architect's Stamp Dated 06/28/05

Dear Mr. Weaver:

P.O. Box 1293

The TCL / Letter of Certification submitted on June 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

www.cabq.gov

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

PROJECT TITLE Fitness Superstore Showsoon	MZONE ATLAS/DWG FILE $F-17/Da3$
DRB NO. EPC NO. LEGAL DESCRIPTION Lot 3. Reinder A	WORK ORDER NO.
LEGAL DESCRIPTION Lot 3 Reindeer	Addition Albunius Cane.
CITY ADDRESS 4840 Pan American	
TOAU FUN AMERICAN	FIWY NE
ENCINEEDING EIDM MALA ENALAGENIAA	td. CONTACT Mike Walla
ENGINEERING FIRM Walla Engineering L ADDRESS 6100 Indian School RANK	49.60011001100000000000000000000000000000
AUUKESS <u>OIOU MAIAN SCHOOLIKA NE</u>	
CITY/STATE Albuquerque, NM	ZIP CODE
1. 111-1-14	CONTROL / Jan 1 Arai a - 14
OWNER Jay J. Weing ardt	CONTACT Vay Wein gardt PHONE 245-5295
ADDRESS 68/8 2nd St NW	
CITY/STATE Albuquerque, NM	ZIP CODE <u>87/07</u>
ADCUTTEGT A/ 1 A1 A ~ 1 : L_{α}	contract A A - a - la A - a - a - a
ARCHITECT NW Arghitecture	CONTACT Mark Weaver
ADDRESS_1245 Minceton Dr NE	PHONE 255-8046
CITY/STATE Albuquerahe, NIM	ZIP CODE 87106
$1/\sqrt{a_1} + 1/\sqrt{a_2} = 1/\sqrt{a_3} = 1/\sqrt{a_4} $	
SURVEYOR Way John Sarveying	CONTACT Thomas Johnston
ADDRESS 330 Louisiana Blyd /	
CITY/STATE A/bugueraue NAA	ZIP CODE 87/08
CONTRACTOR BAKER Construction Co	./ncCONTACT_Mike Baker
ADDRESS	PHONE 898-0100
CITY/STATE_A/buguerque NM	87199 ZIP CODE <u>87199</u>
TYPE OF SUBMITTAL	CHECK TYPE OF APPROVAL SOUGHT
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
CONCEPTUAL GRADING/DRAINAGE PLAN	S.DEV. PLAN FOR SUB'D APPROVAL
GRADING PLAN	S.DEV. PLAN FOR BLDG PERMIT
EROSION CONTROL PLAN	SECTOR PLAN APPROVAL
ENGINEER'S CERTIFICATION	FINAL PLAT APPROVAL
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OTHER	CERTIFICATE OF OCCUPANCY (PM)
	GRADING PERMIT APPROVAL
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WAS A PRE-DESIGN CONFERENCE	WORK ORDER APPROVAL
ATTENDED?	OTHER (SPECIFY)
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	JUN 3 0 2005
NATE CUIDANTED. M V. INDA 1104	
JAIE SUBMITTED: I MAIN DO SHOWN	
DATE SUBMITTED: Marie Weaver BY: 6130/05	HYDROLOGY SECTION



July 1, 2005

Mr. Mike Walla, P.E.

WALLA ENGINEERING, LTD

6100 Indian School Rd. NE

Ste 210

Albuquerque, NM 87110

Re: FITNESS SUPERSTORE ADDITION

4840 Pan American Freeway NE

Approval of Permanent Certificate of Occupancy (C.O.)

Engineer's Stamp dated 10/20/2004 (F-17/D23)

Certification dated 06/30/2005

P.O. Box 1293

Dear Mike:

Albuquerque

Based upon the information provided in your submittal received 06/30/2005, 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

Sincerely, Orlene V. Portulo

www.cabq.gov

Arlene V. Portillo

Plan Checker, Planning Dept. - Hydrology

Development and Building Services

C: Phyllis Villanueva

File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV. 1/28/2003rd)

PROJECT TITLE: FINESS SUELSTORE AWITON DRB #: EPC#:	ZONE MAP/DRG. FILE #: F-17 D23 WORK ORDER#:
LEGAL DESCRIPTION: LOT 3 OF REINSEL ANTION, CONCITY ADDRESS: 4640 PALLAMPRICAN FRUY NE	
ENGINEERING FIRM: UNUA FLIGHTERING, LTD. ADDRESS: GIOD LUNUSCHOOL PILLE.	CONTACT: MKE WWW.A PHONE: BY-3008 ZIP CODE BZ-110
OWNER:ADDRESS:	CONTACT:PHONE:
ARCHITECT: MARY USAUEA ADDRESS: 1245 PHINCOVALI DK. 1/E	CONTACT: MARK UBAUEL PHONE: 255-8046
SURVEYOR: WAYTOWN SUKVEYND ADDRESS 350 LOWINAMA BLVD NE	ZIP COOPE BYICKS CONTACT: 10M JOHNSTON PHONE: 255-2052
CITY, STATE: ACRALM CONTRACTOR: ACRALM	CONTACT: (Bob) please ceil
ADDRESS:CITY, STATE:CHECK TYPE OF SUBMITTAL:	ZIP CODE: CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT DRAINAGE PLAN 1" SUBMITTAL, REQUIRES TCL or equal	SIA / FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN	S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL
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SO-19 accepted by Ed Elwell WAS A PRE-DESIGN CONFEDENCE ATTENDED. 07/01/05	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED	
DATE SUBMITTED: 63005 BY:	Mahala
Requests for approvals of Site Development Plans and/or Subdivise The particular nature, location and scope of the proposed development of the following levels of submittal may be required based on	lopment defines the degree of dramage detail. Une of

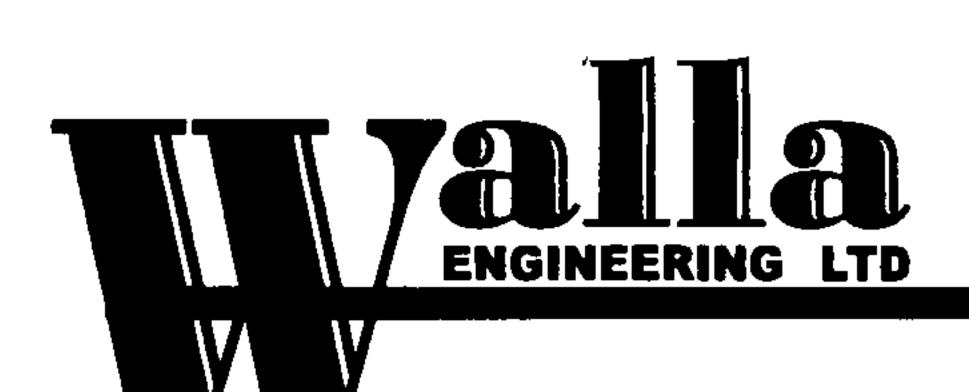
1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five

2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)

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

(5) acres and Sector Plans.

acres.

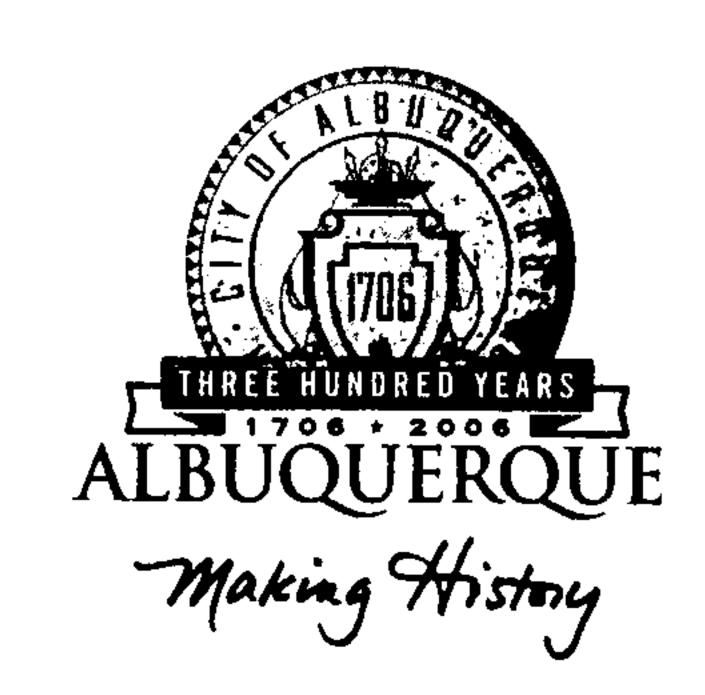


LETTER OF TRANSMITTAL
TO CITY OF ALBUQ DATE 6/30/05 JOB NO. ATTENTION HYDROLOGY DW.
RE: FITUESS SUPER STORE
WE ARE SENDING YOU X Attached Under Separate Cover Via the following items:
☐ Plans ☐ Prints ☐ Diskette ☐ Specifications ☐ Calculations ☐ Report ☐ Change Order ☐ Copy of Letter ☐ Shop drawings ☐ Proposal Information ☐ Samples ☐
COPIES DATE NO. MFORMATION SHEET ZEA DESCRIPTION FURTHER'S PERTURNATION
THESE ARE TRANSMITTED as checked below:
For Your Use For Review and Comment Returned After Loan To Us As Requested Correct and Resubmit Resubmittal Not Required, Revise Per Corrections Noted, If Any REMARKS EVIEW HIS SURMITTED SUBMITTED FOR Your Use For Review and Comment Returned After Loan To Us Per Corrections Noted, If Any SURMITTED FOR Your Use Returned After Loan To Us Per Corrections Noted, If Any SURMITTED FOR Your Use Returned After Loan To Us Per Corrections Noted, If Any SURMITTED FOR Your Use Returned After Loan To Us Per Corrections Noted, If Any SURMITTED FOR Your Use Returned After Loan To Us Per Corrections Noted, If Any SURMITTED FOR Your Use Returned After Loan To Us Per Corrections Noted, If Any FOR Your Use Returned After Loan To Use Per Corrections Noted, If Any FOR Your Use Returned After Loan To Use Per Corrections Noted, If Any FOR Your Use Returned After Loan To Use Per Corrections Noted, If Any FOR Your Use Returned After Loan To Use Per Corrections Noted, If Any FOR Your Use Returned After Loan To Use Per Corrections Noted, If Any FOR Your Use Returned After Loan To Use Per Corrections Noted, If Any FOR Your Use Returned After Loan To Use Per Corrections Noted, If Any FOR Your Use Returned After Loan To Use Per Corrections Noted, If Any FOR Your Use Returned After Loan To Use Per Corrections Noted, If Any FOR Your Use Returned After Loan To Use FOR Your Use Returned After Loan To Use Per Corrections Noted, If Any FOR Your Use Returned After Loan To Use FOR Your Use Returned After Loan To Use Returned
OF CERTIFICATE OF OCCUPANCY.
COPIES TO: SIGNED: SIGNED: JUN 3 0 2005 HYDROLOGY SECTION
6100 Indian School Road NE • Suite 21

Albuquerque • New Mexico • 87110

Facsimile (505) 884-5390

(505) 881-3008



November 11, 2004

Mike Walla, PE Walla Engineering, Ltd 6100 Indian School NE, Ste 210 Albuquerque, NM 87110

Re: Fitness Superstore Addition Grading and Drainage Plan

Engineer's Stamp dated 10-20-04, (F17/D23)

Dear Mr. Walla,

Based upon the information provided in your submittal dated 4-16-04, 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.

P.O. Box 1293

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 Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

Albuquerque

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist and a copy of the NMDOT Driveway Permit will be required.

New Mexico 87103

If you have any questions, you can contact me at 924-3986.

www.cabq.gov .

6/7/05 As per Brad Bongton

. Pri De

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C:

Chuck Caruso, DMD
Tony Abbo, NMDOT Dist 3
file

Permits

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV. 1/28/2003rd)

PROJECT TITLE: FINESS SUPERSTORE ADDITION DRB #: EPC#:	ZONE MAP/DRG. FILE #:F-17/D023_ WORK ORDER#:
LEGAL DESCRIPTION: LOT 3 OF REINBER AMINION, CO CITY ADDRESS: 4840 PAN AMPRICAN FRWY NE	
ENGINEERING FIRM: UMUA ENGLESRING, LTD. ADDRESS: GIOO WARD SCHOOL RT. A.E. CITY, STATE: HUB, LM	CONTACT: MIKE WHILA PHONE: BRI-3008 ZIP CODE: BRIID
OWNER:ADDRESS:CITY, STATE:	CONTACT:PHONE:ZIP CODE:
ARCHITECT: MARK NEWEL ADDRESS: 1245 PRINCORD UK LIE CITY, STATE: ACRUMINAM	CONTACT: WARK USAWEK PHONE: 255-8046 ZIP CODE: 87100
SURVEYOR: WAYTOHN SUND NE. ADDRESS SO WINNER BUILD NE. CITY, STATE: AUBILM.	CONTACT: TOM JOHUSTON PHONE: 2-55-2052 "ZIP CODE: 64/08
CONTRACTOR: WA ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
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DATE SUBMITTED: D 200 BY:	Milliamo
Requests for approvals of Site Development Plans and/or Subdivisor The particular nature, location and scope of the proposed development of the following levels of submittal may be required based or 1. Conceptual Grading and Drainage Plan: Required for (5) acres and Sector Plans.	lopment defines the degree of drainage detail. One or the following:

2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)

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

acres.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

D-18/	D46
- Land	·•

PROJECT TITLE: Palomas Plaza DRB #:	ZONE MAP/DRG. FILE # EPC#:	· · · · · · · · · · · · · · · · · · ·	
LEGAL DESCRIPTION: Lot 1-A, Block	12, Tract A, Unit A, North Albuque	erque Acres	
CITY ADDRESS:			
ENGINEERING FIRM: Bohannan H	uston, Inc.	CONTACT:	Jeffrey T. Wooten
ADDRESS: 7500 Jefferson	n NE – Courtyard I NM	PHONE: ZIP CODE:	(505) 823-1000 87109
OWNER:		CONTACT:	·
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	
ARCHITECT: SMPC Architects		CONTACT:	Glenn Fellows
ADDRESS: 115 Amherst Dr SE		PHONE:	505-255-8668
CITY, STATE: <u>ABQ, NM</u>	· · · · · · · · · · · · · · · · · · ·	ZIP CODE:	8/106
SURVEYOR:		CONTACT:	
ADDRESS:		PHONE:	
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DATE SUBMITTED: 05/26	<u>/05</u> BY:		
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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 on the following:

- 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.



September 3, 2004

Mike Walla, P.E. Walla Engineering Ltd. 6100 Indian School Rd. NE Albuquerque, NM 87110

Re: Fitness Superstore Showroom Addition, 4840 Pan American Freeway NE, Grading and Drainage Plan

Engineer's Stamp dated 8-04-04 (F17-D23)

Dear Mr. Walla,

Based upon the information provided in your submittal received 8-05-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

1. Add a flood plain map, and address the existing Zone AO floodplain along the frontage road.

Albuquerque

- 2. Show the existing cattle guard inlet located on Bogan Avenue near the frontage road.
- 3. A water block is needed at the proposed driveway.

New Mexico 87103

- 4. Before this department can approve this plan for building permit, a driveway permit must be issued by the Highway Department.
- 5. Provide a detail for the proposed asphalt rundown.
- 6. The north arrow is incorrectly positioned.

www.cabq.gov

- 7. The curb break shown at the proposed driveway is unacceptable. Guide all flow in this area to the proposed rundown, and provide calculations for the capacity of the rundown.
- 8. Include the notes required for an SO19 permit to the grading and drainage plan.

If you have any questions, you can contact me at 924-3986.

Sincerely.

Bradley L. Bingham, PE

Principal Engineer, Planning Dept. Development and Building Services

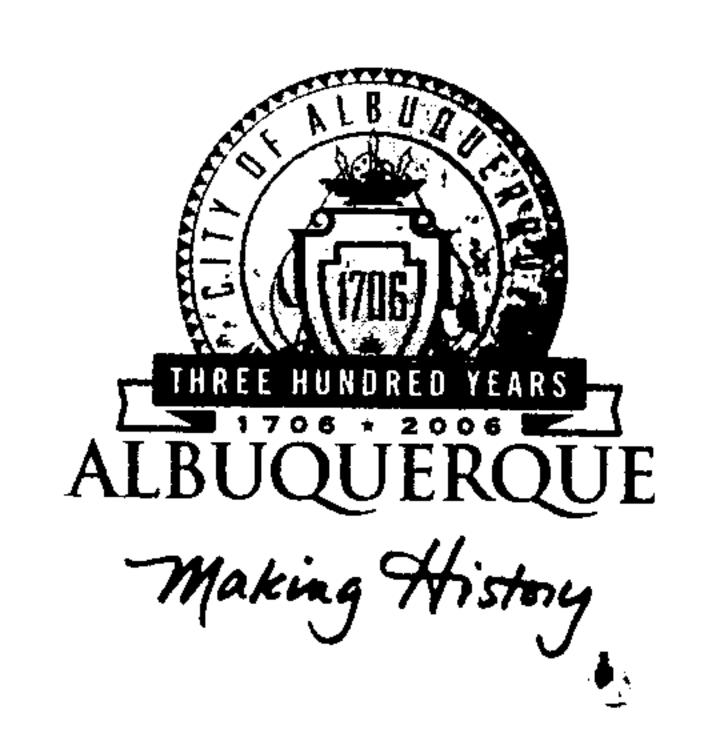
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV. 1/28/2003rd)

PROJECT TITLE: FINESS SUPERSTORE ADDITION DRB #:EPC#:	ZONE MAP/DRG. FILE #: F-17/D023 WORK ORDER#:
LEGAL DESCRIPTION: LOT 3 OF REINBER AMINION, CO CITY ADDRESS: 4840 PAN AMPRICAN FRWY NE	BEALLUO COUNTY
ENGINEERING FIRM: UMUA ENGINEERING, LTD. ADDRESS: GIOD NUMBER SCHOOL RIT. NE. CITY, STATE: AUB, NM	CONTACT: MKE WHUA PHONE: BRY-3008 ZIP CODE: 87-110
OWNER: ADDRESS: CITY, STATE:	CONTACT:, PHONE: ZIP CODE:
ARCHITECT: MARK NEWER ADDRESS: 1245 PRINCEIGLI DK NE	CONTACT: MARK WEAWEK PHONE: 255-8046
SURVEYOR: WAYTOM SUND NE. ADDRESS SO WINNA BUILD NE. CITY, STATE: ALBILM	ZIP CODE: STOW CONTACT: TOM JOHUSTON PHONE: 255-2052 ZIP CODE: 87/08
CONTRACTOR: WATE: CITY, STATE:	CONTACT:PHONE:ZIP CODE:
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WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED FIA Customwood M.	AUG 0 5 2004 HYDROLOGY SECTION
DATE SUBMITTED: 850 BY:	Malla Tibrologi Slorior
Requests for approvals of Site Development Plans and/or Subdivise The particular nature, location and scope of the proposed development of the following levels of submittal may be required based on 1. Conceptual Grading and Drainage Plan: Required for	lopment defines the degree of drainage detail. One or the following:

(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.



August 19, 2004

Mark Weaver, R.A. MW Architecture 1245 Princeton Dr. NE Albuquerque, NM 87106

Fitness Superstore Addition Phase 1, 4840 Pan American Freeway NE, Re:

Traffic Circulation Layout

Architect's Stamp dated 8-10-04 (F17-D23)

Dear Mr. Weaver,

The TCL submittal received 8-19-04 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and New Mexico 87103 Transportation Information Sheet to Hydrology at the Development Services Center of Plaza

Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

P.O. Box 1293

Albuquerque

www.cabq.gov

Kristal D. Metro

Engineering Associate, Planning Dept. Development and Building Services

// / /

file CC:

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

PROJECT TITLE Fitness Superstore Showim. ZONE ATLAS/DWG FILE____ WORK ORDER NO. ÉPC NO. DRB NO. Reindeer Addition; Albuquerque LEGAL DESCRIPTION LOT Pań American Frwy NE CITY ADDRESS 484-0 ENGINEERING FIRM Walla Engineering ADDRESS 6100 Indian School RA NE, Suite 210 PHONE CITY/STATE Albuauerque NM ZIP CODE CONTACT Var Weingardt **OWNER** PHONE **ADDRESS** Albuakerake NM ZIP CODE CITY/STATE_ C TACT Mark Weaver **ARCHITECT** ONE 255-8046 **ADDRESS** SODE CITY/STATE **SURVEYOR ADDRESS** CITY/STATE Albudueraue NM CONTRACTOR **ADDRESS** CITY/STATE CHECK - 'S APPROVAL SOUGHT TYPE OF SUBMITTAL SANCIAL GUARANTEE RELEASE DRAINAGE REPORT MINARY PLAT APPROVAL DRAINAGE PLAN CONCEPTUAL GRADING/DRAINAGE PLAN ್ರಿ.ರಿಜಿV. PLAN FOR SUB'D APPROVAL GRADING PLAN S.DEV. PLAN FOR BLDG PERMIT EROSION CONTROL PLAN SECTOR PLAN APPROVAL **ENGINEER'S CERTIFICATION** FINAL PLAT APPROVAL CLOMR/LOMR FOUNDATION PERMIT APPROVAL TRAFFIC CIRCULATION LAYOUT **X**BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY OTHER GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL CONFERENCE PRE-DESIGN WAS WORK ORDER APPROVAL OTHER (SPECIFY) - with who? ATTENDED? NO 民 (B) COPY PROVIDED DATE SUBMITTED: 8-10-04 HYDROLOGY

Mark Weaver

F-17/D023 FITNESS SUPERSTORE ADDITION PHASE 1 TRAFFIC CIRCULATION LAYOUT

8/16/04

Verbal No on Submittal – TCL cannot be approved until Highway Department approval is received to move the existing drive located on the east frontage road

8/17/04

The Highway Department has reviewed the site plan for this area, and has approved the relocation of the existing drive on the east frontage road (Per a phone call between Tony Abbo and Wilfred Gallegos)

8/19/04

The TCL for this site is approved

10 August 2004

to Mr. Wilfred Gallegos Transportation Development Dept. City of Albuquerque

ref Fitness Superstore Showroom addition 4840 Pan American Frwy NE, Albuquerque, NM



5 0 5) 2 5 5 - 8 0 4 6

Mr. Gallegos

Attached is my submittal of this project for TCL review.

The complete project consists of two phases. This submittal is for Phase 1.

Phase 1 of the project entails the partial demolition of an existing commercial building on the site (built 1969), and construction of an 8210 sf addition. The building is to be used for commercial warehouse and showroom (retail). Total building floor area: 20,363 sf.

Phase 2 is planned to entail the future construction of a separate warehouse/retail building on the same site, approximately 15,000 sf floor area, (refer to attached Future Site Plan).

Phase 1 includes complete site development as indicated on the drawings.

Please contact me if I can provide any other information for you to process this submittal. Thank you.

Sincerely

Mark E. Weaver

NM Archt. Reg. No. 2036

(505) 255-8046

D 国 G 国 D D D AUG 1 0 2004
HYDROLOGY SECTION

Refer to all appliable City Standards

Existing cline on E. Frontage Road?

If not yet completed approval

not yet completed approval

No.5' wide HC spaces on pavenet

V "compact" on pavenet

Date stamp

ł

77.497

4