

CITY OF ALBUQUERQUE



February 25, 2008

Mike J. Walla, P.E.
Walla Engineering, LTD
6100 Indian School Rd. NE Ste. 210
Albuquerque, NM 87110

**Re: Weingardt Retail Building, 4800 Pan American Frwy. NE,
(F-17/D023A)**

Approval of Permanent Certificate of Occupancy,

Engineer's Stamp Dated: 4-11-07

Certification dated: 2-20-2008

Mr. Walla:


P.O. Box 1293

Based upon the information provided in your submittal received 2/22/08, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

New Mexico 87103

Sincerely,

Timothy Sims

www.cabq.gov

Plan Checker-Hydrology, Planning Dept
Development and Building Services

C: CO Clerk—Katrina Sigala
File

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

F-17/DO23A

PROJECT TITLE: WENGARST RETAIL BLDG ZONE MAP/DRG. FILE #: F-17
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 3 OF REMBER ADDITION, CITY OF ALB, NM
CITY ADDRESS: 4500 PALMERSON FRUIT AVE

ENGINEERING FIRM: WKA ENGINEERING LTD
ADDRESS: 6100 ANNA SCHOOL RD, NE
CITY, STATE: ALB, NM

CONTACT: MIKE WKA
PHONE: 831-3008
ZIP CODE: 87110

OWNER: JAY WENGARST
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: MARK WEAVER
ADDRESS: 1245 PALMERSON AVE
CITY, STATE: ALB, NM

CONTACT: MARK WEAVER
PHONE: 255-8046
ZIP CODE: 87110

SURVEYOR: NATIONAL SURVEYING
ADDRESS: 300 LOUISIANA BLVD NE
CITY, STATE: ALB, NM

CONTACT: TOM JOHNSON
PHONE: 255-2552
ZIP CODE: 87108

CONTRACTOR: BAKER CONSTRUCTION
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☒ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMP/LOMP
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

- ☐ 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)

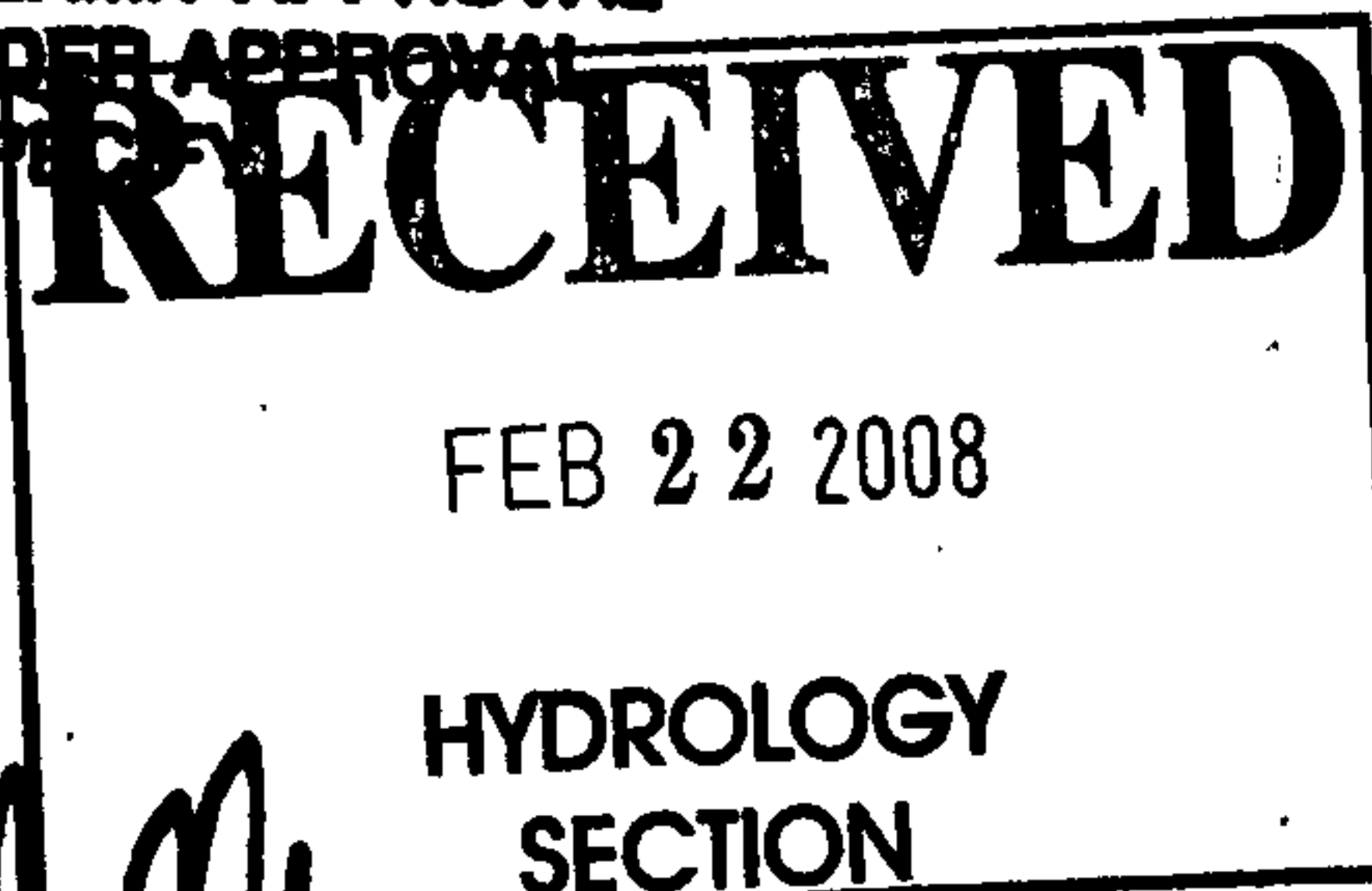
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 2/20/08 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 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.



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

January 10, 2008

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

Re: Certification Submittal for Final Building Certificate of Occupancy for
Weingardt Retail Building, [F-17 / D23A]
4840 Pan American Freeway NE
Architect's Stamp Dated 01/09/08

Dear Mr. Weaver:

The TCL / Letter of Certification submitted on January 10, 2008 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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

F-17/D23A

PROJECT TITLE: Weingardt Retail Building ZONE MAP/DRG. FILE # F-17
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 3, Reindeer Addition
CITY ADDRESS: ~~4800~~ 4840 Pan American Frwy NE

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: Jay J. Weingardt
ADDRESS: 4840 Pan American Frwy NE
CITY, STATE: Albuquerque NM 87109

CONTACT: Jay Weingardt
PHONE: 345-5895
ZIP CODE: 87109

ARCHITECT: Mark Weaver
ADDRESS: 1245 Princeton Dr NE
CITY, STATE: Albuquerque, NM 87106

CONTACT: Mark Weaver
PHONE: 255-8046
ZIP CODE: 87106

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

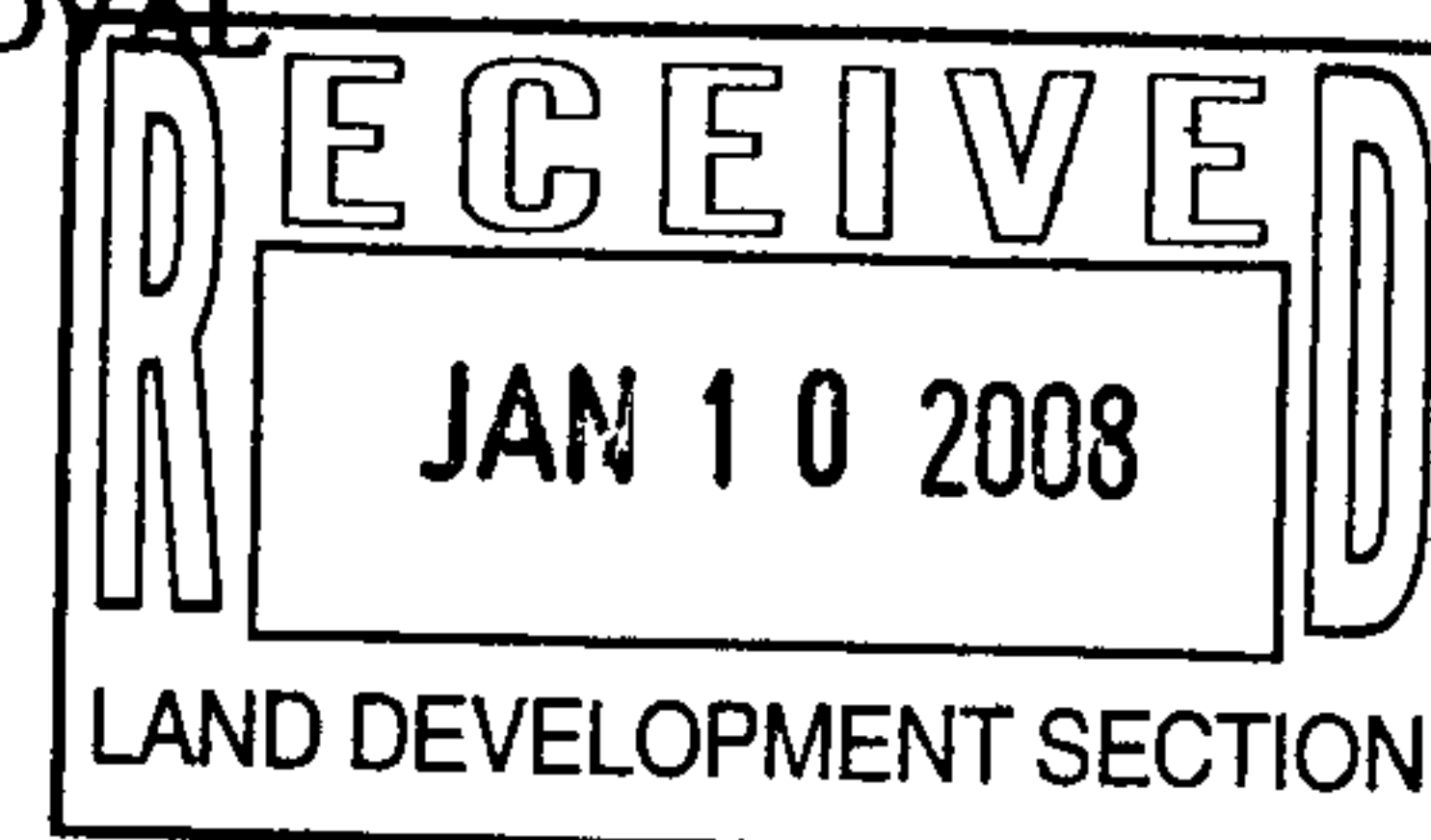
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☒ ENGINEER'S/ARCHITECT'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

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: Mark Weaver MM DATE: 01-09-08

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.

CITY OF ALBUQUERQUE



May 1, 2007

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

Re: Weingardt Retail Building, Lot 3 of the Reindeer Addition
Engineer's Stamp dated 4-11-07 (F17/D23A)

Dear Mr. Walla,

Upon review of the information provided in your submittal received on April 18, 2007, the above referenced plan is approved for Building Permit. It is also approved for SO-19 permit. A copy of this approval letter must be on hand when applying for the excavation permit.

Please attach a copy of this letter and the 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.

This project will also require a National Pollutant Discharge Elimination System (NPDES) permit. Inquiries regarding this permit should be directed to Sertil Kandar at 768-3645.

If you have any questions or need additional information, feel free to contact the undersigned at 924-3990.

Sincerely,

Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file F17/D23A

Dwayne Schmitz, DMD Street / Storm Maintenance
Antoinette Baldonado, Construction Services

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

New Mexico Department of Transportation

**Development Support Services Division
Drainage Design Bureau**

INTRA-DEPARTMENTAL CORRESPONDENCE

DATE: April 12, 2007

FILE REF: DIST. 3

TO: Tony Abbo *452*
District 3, Traffic Engineer

FROM: James S. Lowe
Drainage Development Engineer

SUBJECT: Pan American Freeway, Fitness Superstore Addition, (Weingardt Retail Building)
Albuquerque, DO3

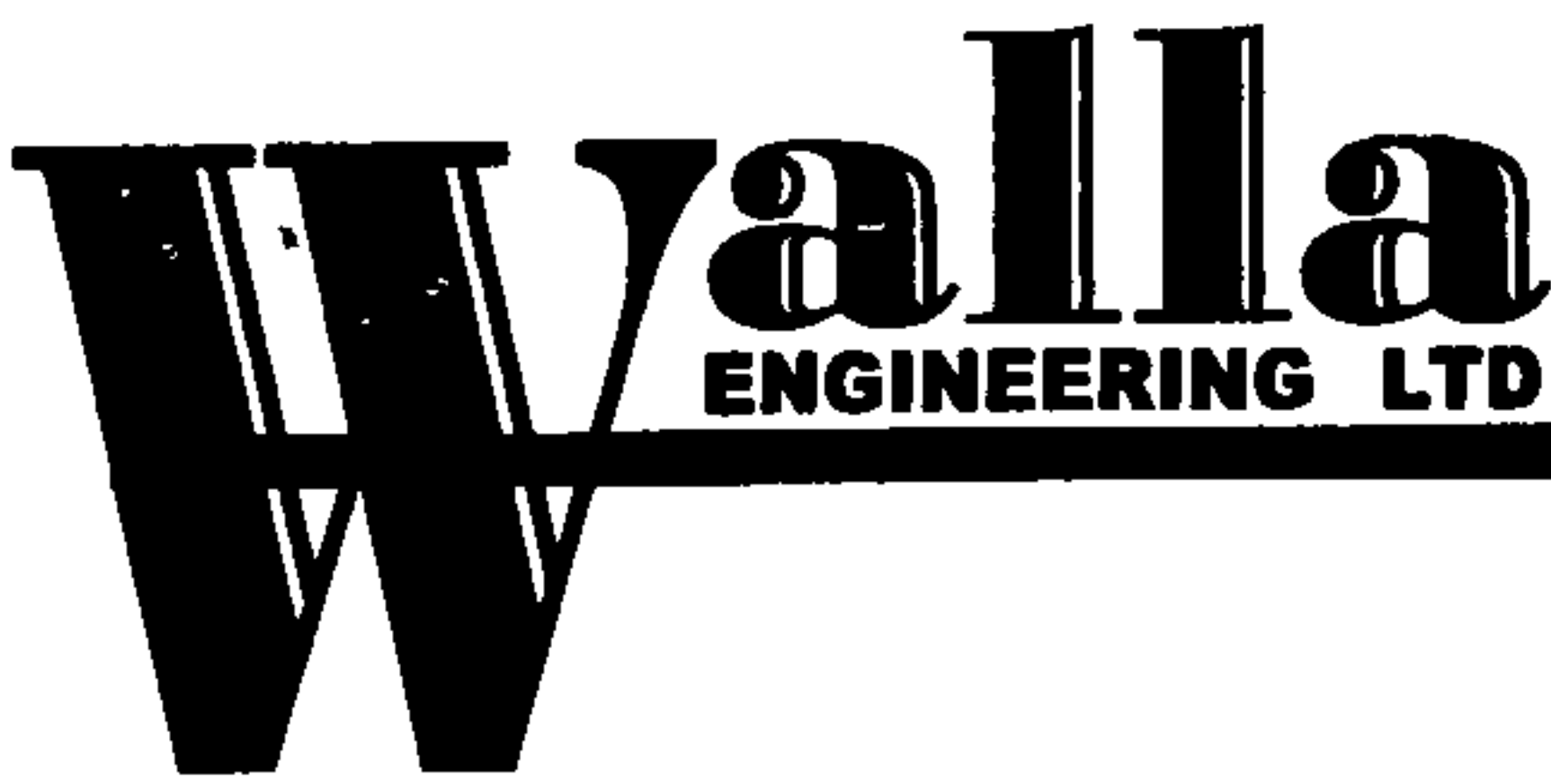
After several plan reviews between the Drainage Bureau and Walla Engineers, we are in agreement with the plans dated 4/11/07 which include frontage road side channel improvements, new curb and gutter along frontage road, and the cleaning of the two culverts and the transverse drop inlet under Bogan Avenue. The development will have no significant adverse effect on our ROW.

The Drainage Bureau is now complete with our review and submit this letter and attachment for your consideration and further permit processing.

If you have any questions, please call 827-5334.

Attachment: Jay J. Weingardt notarized letter

XC: Max Valerio
Ray Van Hoven
Michael Walla, Walla Engineering, Ltd.



LETTER OF TRANSMITTAL

TO CITY OF ALBUQ

DATE 4/18/07 JOB NO. _____
ATTENTION HYDROLOGY
RE: WEINBAUM RETAIL BLDG

WE ARE SENDING YOU ☒ Attached ☐ Under Separate Cover Via _____ the following items:

☐ Plans ☐ Prints ☐ CD ☐ Specifications ☐ Calculations

☐ Report ☐ Copy of Letter ☐ Shop drawings ☐ Proposal Information

☐ Samples ☐ _____

COPIES	DATE	NO.	DESCRIPTION
<u>2</u>			<u>GRADING & DRAINAGE PLANS - REVISED</u>
<u>1</u>			<u>INFORMATION SHEET</u>
<u>1</u>			<u>APPROVAL LETTER - NMDOT</u>

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 RESUBMITTAL FOR PERMIT APPROVAL

COPIES TO: FILE SIGNED: [Signature]

If enclosures are not as noted, kindly notify us at once

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: WENIGARST RETAIL BLDG ZONE MAP/DRG. FILE #: F-17/D23A
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 3 OF REMBER ADDITION, CITY OF ALB, NM
 CITY ADDRESS: 4500 PANAMERICAN FRWY NE

ENGINEERING FIRM: WILLI ENGINEERING LTD
 ADDRESS: 6100 N. 1ST ST. SUITE 100
 CITY, STATE: ALB, NM

CONTACT: MIKE WILLI
 PHONE: 505-300-8340
 ZIP CODE: 87410

OWNER: JAY WENIGARST
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: MARK WEINER
 ADDRESS: 1245 FRUITSTON NE
 CITY, STATE: ALB, NM

CONTACT: MARK WEINER
 PHONE: 255-8046
 ZIP CODE: 87410

SURVEYOR: NATIONAL SURVEYING
 ADDRESS: 305 LOUISIANA BLVD NE
 CITY, STATE: ALB, NM

CONTACT: TOM JOHNSON
 PHONE: 255-2552
 ZIP CODE: 87408

CONTRACTOR: BAKER CONSTRUCTION
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

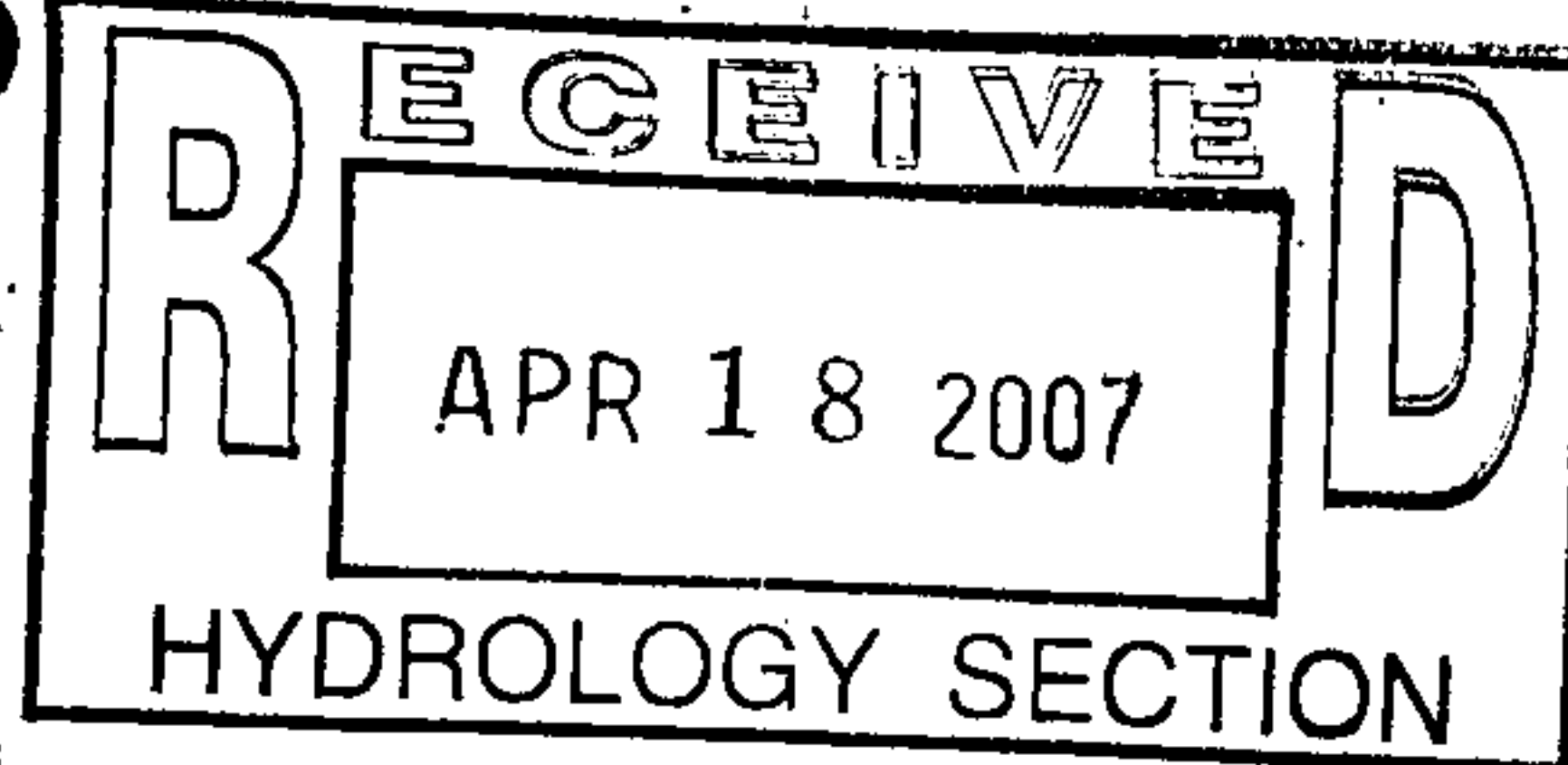
- ☒ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☒ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

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: 4/18/07 BY: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plans 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.

CITY OF ALBUQUERQUE



August 1, 2006

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

Re: Weingardt Retail Building, Lot 3 of the Reindeer Addition
Engineer's Stamp dated 7-27-06 (F17/D23A)

Dear Mr. Walla,

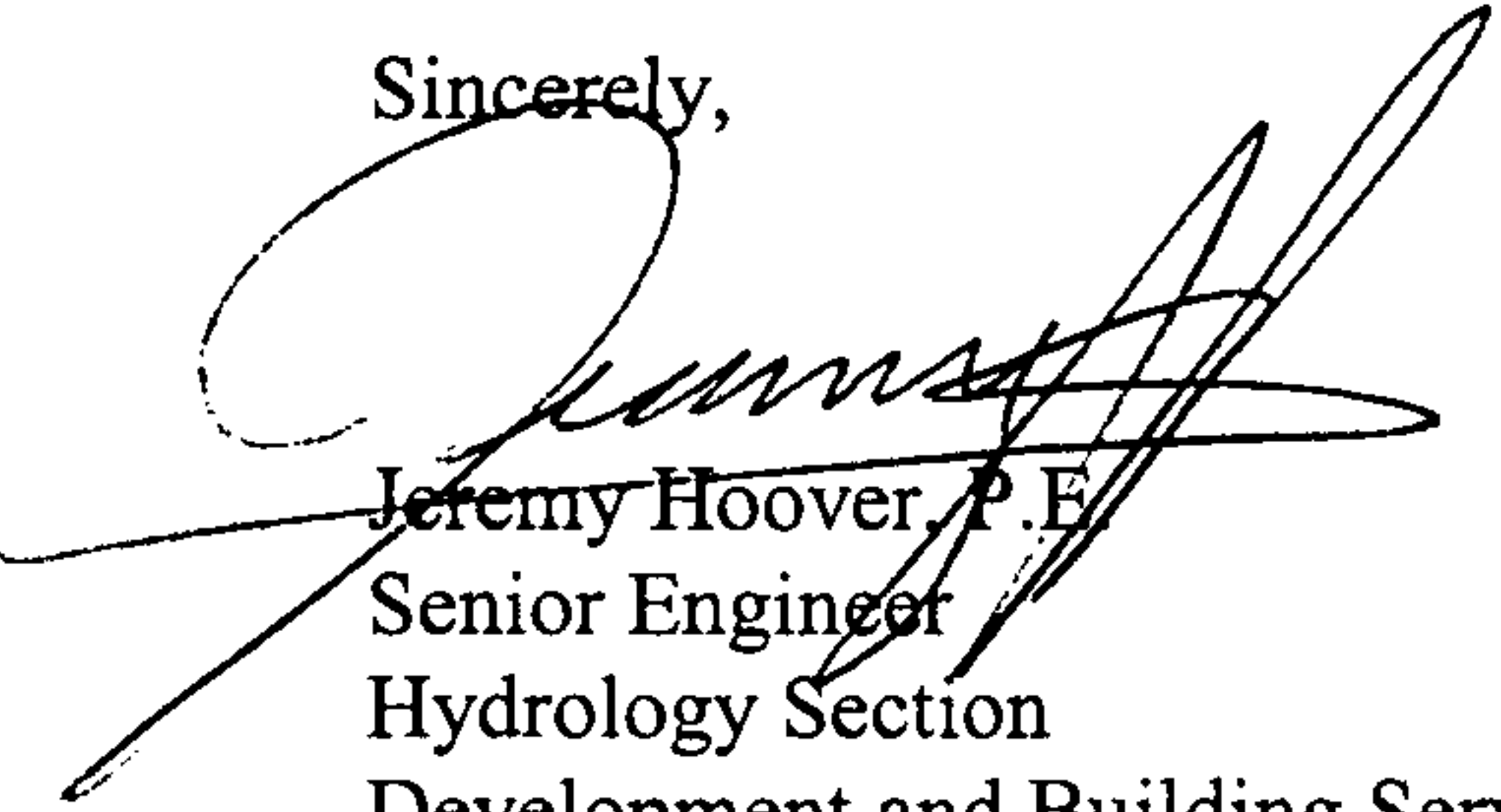
Upon review of the information provided in your submittal received on July 27, 2006, there are several issues that must be addressed prior to Building Permit and SO-19 permit approval. Those issues are detailed below.

1. A drainage narrative describing both the existing and proposed conditions must be submitted.
2. The pertinent FIRM panel number must be referenced in the narrative.
3. It is unclear in which direction the new roof is to drain. The flows must be routed through the interior parking lot to Bogan without crossing the southern wall and sidewalk.
4. Any offsite flows must be both quantified and depicted graphically. If no offsite flows exist, then this should be addressed in the narrative.
5. The top and bottom of wall elevations for the retaining wall are required.
6. As Pan American is a NMDOT right-of-way, a letter of approval from that entity must be provided.
7. Reference standard drawing #2236 for the sidewalk culvert installation.

This project will also require a National Pollutant Discharge Elimination System (NPDES) permit. Inquiries regarding this permit should be directed to Charles Caruso with the DMD Storm Drainage Design section at 768-3654.

If you have any questions or need additional information, feel free to contact the undersigned at 924-3990.

Sincerely,


Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file F17/D23A

Edward Elwell, DMD Street / Storm Maintenance
Antoinette Baldonado, Construction Services

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: WENGARDT RETAIL BLDG ZONE MAP/DRG. FILE #: F-17/D23A
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 3 OF REINDER ADDITION, CITY OF ALB, NM
 CITY ADDRESS: 4800 PANAMERICAN FRUN NE

ENGINEERING FIRM: WALLA ENGINEERING LTD
 ADDRESS: 6100 INDIAN SCHOOL RD, NE
 CITY, STATE: ALB, NM

CONTACT: MIKE WALLA
 PHONE: 881-3008
 ZIP CODE: 87110

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: MARK WEAVER
 ADDRESS: 1245 PRINCETON NE
 CITY, STATE: ALB, NM

CONTACT: MARK WEAVER
 PHONE: 255-8046
 ZIP CODE: 87106

SURVEYOR: WATSON SURVEYING
 ADDRESS: 380 LOUISIANA BLVD NE
 CITY, STATE: ALB, NM

CONTACT: TOM JOHNSON
 PHONE: 255-2652
 ZIP CODE: 87108

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☒ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

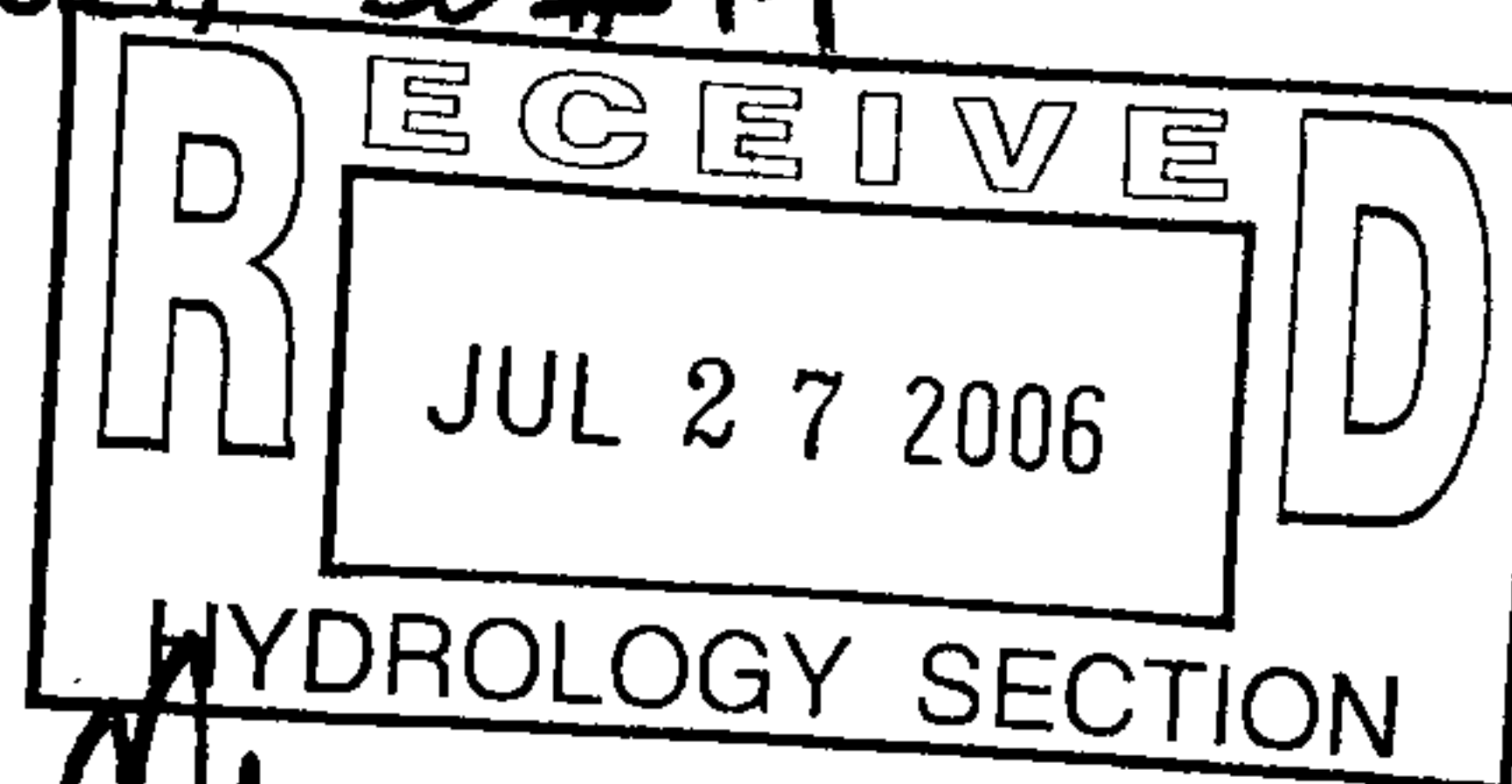
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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) SO#19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

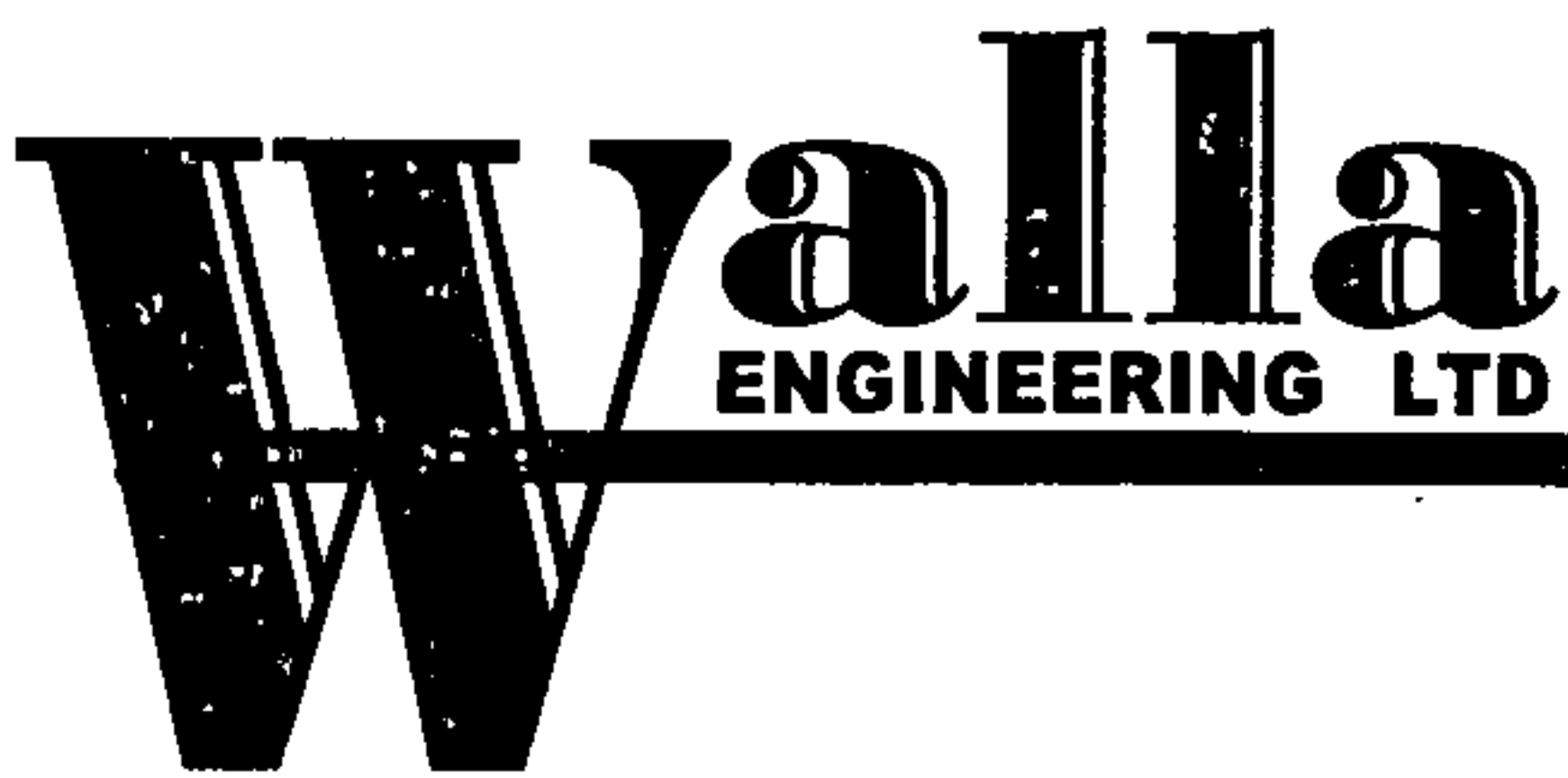
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 7/27/06 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 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:

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LETTER OF TRANSMITTAL

TO CITY OF ALBUQ

DATE 7/27/06 JOB NO. _____
ATTENTION HYDROLOGY
RE: WENIGART OFFICE
BUILDING

WE ARE SENDING YOU ☒ Attached ☐ Under Separate Cover Via _____ the following items:

☐ Plans ☐ Prints ☐ CD ☐ Specifications ☐ Calculations

☐ Report ☐ Copy of Letter ☐ Shop drawings ☐ Proposal Information

☐ Samples ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1 EA			INFORMATION SHEET
1 EA			\$50.00 PERMIT REVIEW FEE
2 EA			GRADING & DRAINAGE PLAN & DETAILS

THESE ARE TRANSMITTED as checked below:

☒ For Your Use ☒ For Review and Comment ☐ Returned After Loan To Us

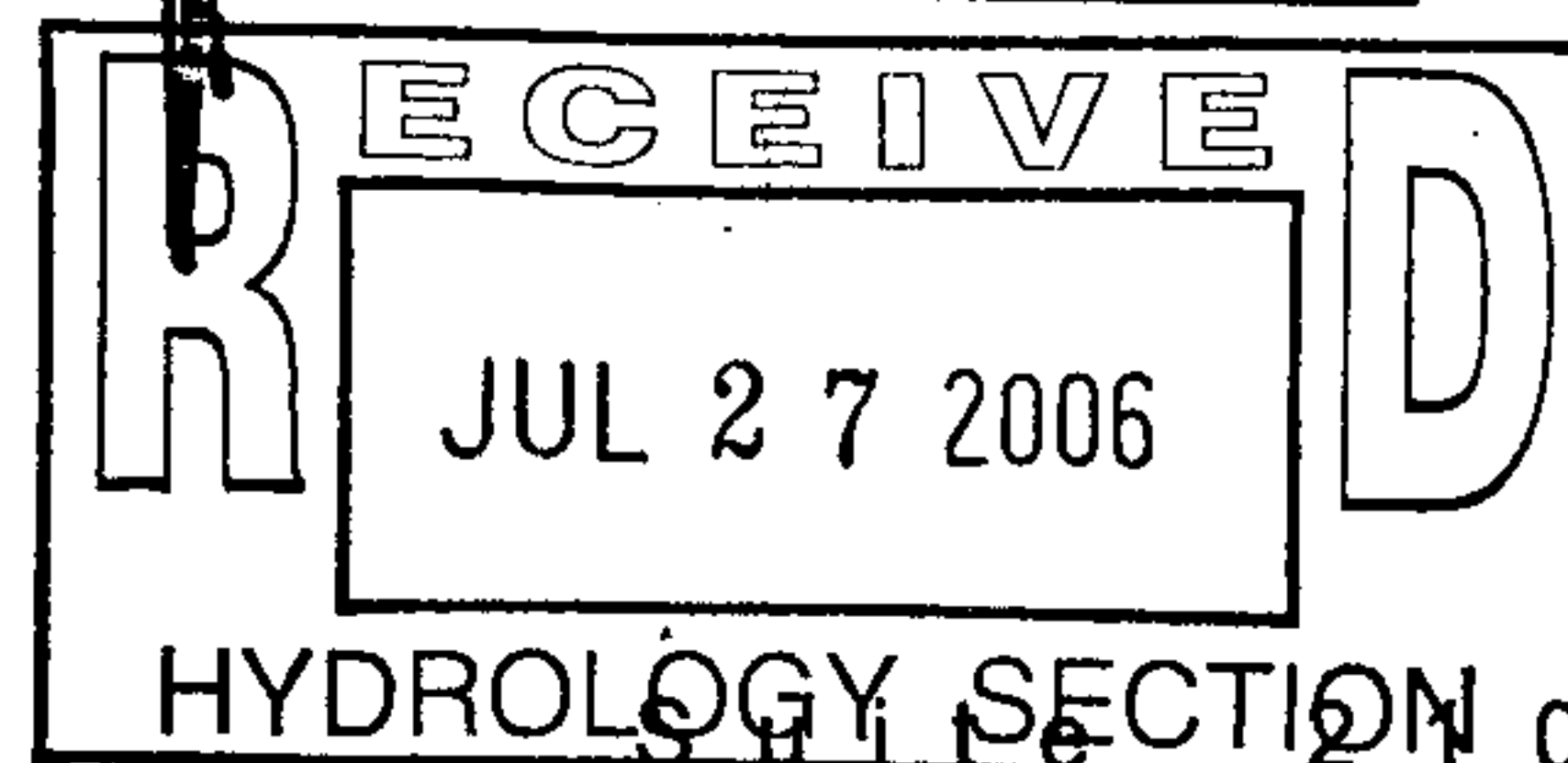
☐ As Requested ☐ Correct and Resubmit ☐ Resubmittal Not Required, Revise Per Corrections Noted, If Any

REMARKS _____

COPIES TO: FILE

SIGNED: Mike Walla

If enclosures are not as noted, kindly notify us at once



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 1, 2006

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

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Weingardt Retail Building(Lot 3, Reindeer Addn.), [F-17 / D23A]
4800 Pan American Frwy
Architect's Stamp Dated 09/01/06

Dear Mr. Weaver :

The TCL submittal, dated September 1, 2006, is sufficient for acceptance by this office and is stamped and signed as such. Four copies will be required: two for submittal of building permit plans, one for this office and one to be kept by you to be used for certification of the site for final C.O. for Hydrology/Transportation.

P.O. Box 1293

When superintendent of project is ready to call for a Temporary C.O. immediate issuance is no longer possible at that time. An exact copy of the approved TCL, marked up, showing incomplete work remaining, along with a letter of certification is required prior to issuance of Temporary C.O. If project is one of multiple phases, Barricading Plan is needed clearly illustrating separation of this site from coming phases, not completed or yet begun.

Albuquerque

When site is complete and a Final C.O. is needed, a Letter of Certification, stating site was built in substantial compliance, needs to be attached to your stamped, approved TCL letter or TCL must be stamped with the designer's seal for the certification. Seal must be signed and dated for that submittal. This and all documentation must be submitted with a completed Drainage Information Sheet (also used for the Grading and Drainage submittal) to Hydrology at the Development Services Center of Plaza Del Sol Building.

New Mexico 87105

www.cabq.gov

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

Sincerely,

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

c: Engineer
Hydrology file

01 September 2006

to
Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Department
Development and Building Services
City of Albuquerque

ref
Weingardt Retail Building
4800 Pan American Frwy NE, Albuquerque, NM



A R C H I T E C T U R E

**1245 PRINCETON DR. NE
ALBUQUERQUE, NM 87106
(5 0 5) 2 5 5 - 8 0 4 6**

Mr. Salgado-Fernandez

Attached is my re-submittal of the Site Plan (2 copies) for this project, for TCL review. I have attached the previous submittal comments of 08-31-06 for your reference.

As shown on the TCL Plan, the subject property already contains one existing 20,015 sf building. This project entails the construction of a new 12,758 sf one-story commercial (retail) building, including modifications to vehicle parking and landscaping areas.

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

CITY OF ALBUQUERQUE



May 11, 2006

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

**Re: Lot 3 Reindeer Addition, 4800 Pan American Frwy, Traffic
Circulation Layout, Architect's Stamp dated 05-08-06 (F17-D23A)**

Dear Mr. Weaver,

Based upon the information provided in your submittal received 05-08-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- ✓ 1. Label the drive-pad on the frontage road as existing or proposed. If drive-pad is proposed an approved permit from NMDOT is required.
- ✓ 2. Plan needs to be labeled as "TCL" Plan.
- ✓ 3. What does the hatching mean? Show boundary of proposed work or indicate this in the legend. Identify on this sheet all existing and proposed work; this sheet will be used for construction.
- ✓ 4. Due to the double refuse bin enclosure solid waste approval is required.
- ✓ 5. Label all curves with the appropriate dimensions.
- ✓ 6. Provide dimensions, lengths and widths, for all parking stalls.
- ✓ 7. See plan for additional comments.

P.O. Box 1293

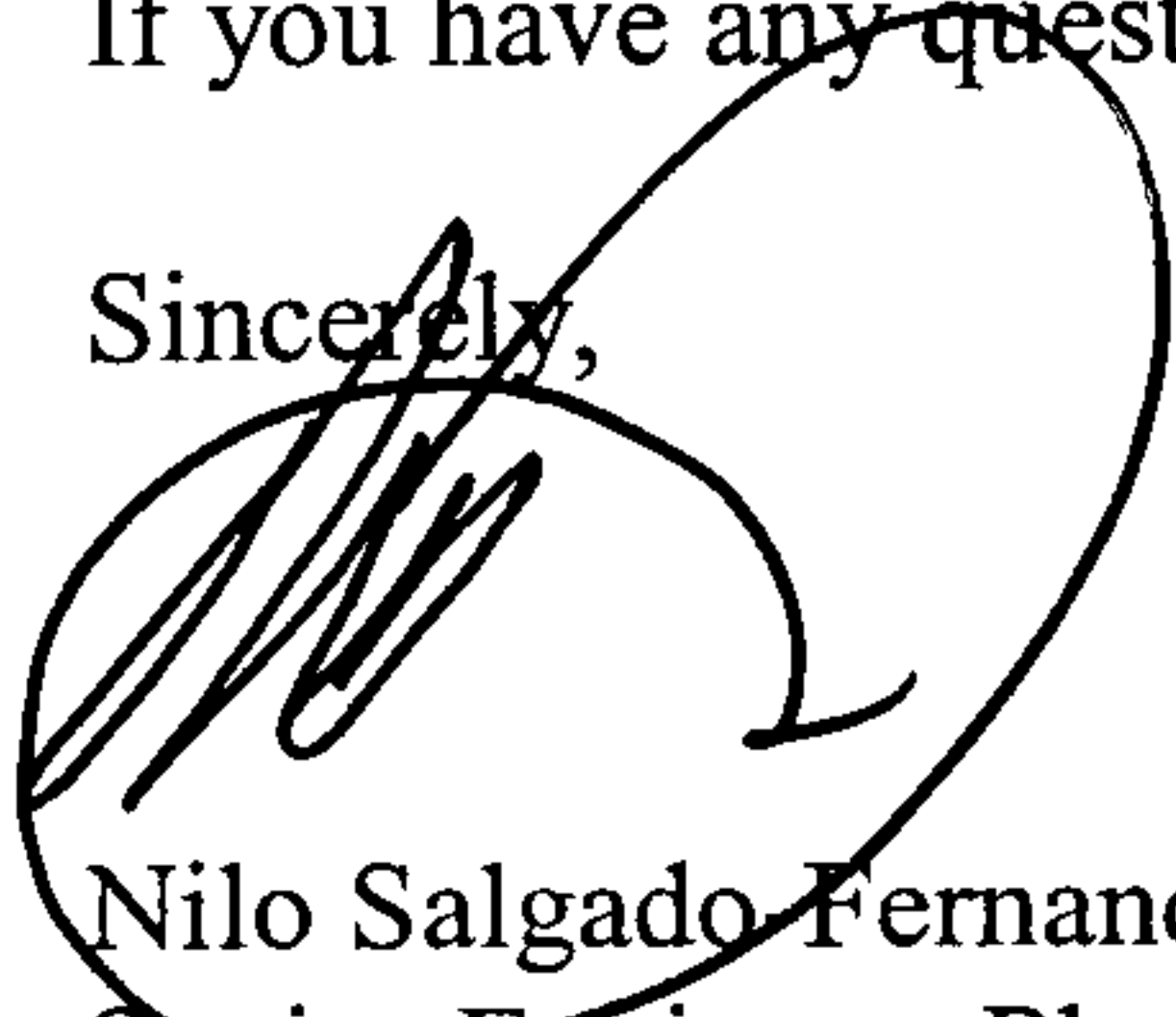
Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3630.

Sincerely,


Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development and Building Services
C: file

NSF

8/31/06

See

New comments

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Weingardt Retail Building ZONE MAP/DRG. FILE # E-17/D23A
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 3, Reindeer Addition
CITY ADDRESS: 4800 Pan American Freeway NE

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: Jay J. Weingardt
ADDRESS: 4840 Pan American Freeway NE
CITY, STATE: Albuquerque NM

CONTACT: Jay J. Weingardt
PHONE: 345-5895
ZIP CODE: 87109

ARCHITECT: MW Architecture
ADDRESS: 1245 Princeton Dr NE
CITY, STATE: Albuquerque, NM

CONTACT: Mark Weaver
PHONE: 255-8046
ZIP CODE: 87106

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

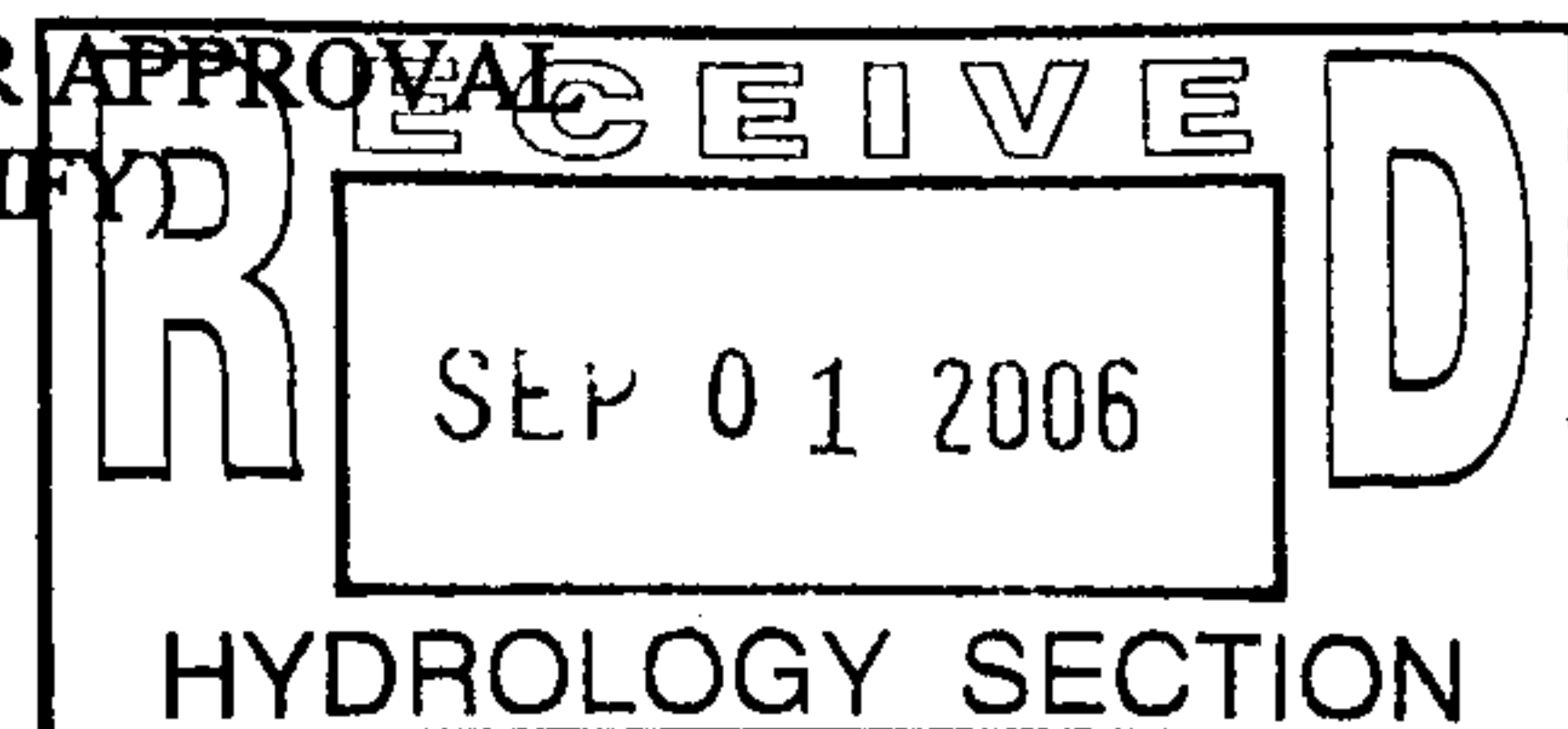
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S/ARCHITECT'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

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: Mark Weaver DATE: 9-1-06

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.

CITY OF ALBUQUERQUE



May 11, 2006

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

**Re: Lot 3 Reindeer Addition, 4800 Pan American Frwy, Traffic
Circulation Layout, Architect's Stamp dated 05-08-06 (F17-D23A)**

Dear Mr. Weaver,

Based upon the information provided in your submittal received 05-08-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Label the drive-pad on the frontage road as existing or proposed. If drive-pad is proposed an approved permit from NMDOT is required.
2. Plan needs to be labeled as "TCL" Plan.
3. What does the hatching mean? Show boundary of proposed work or indicate this in the legend. Identify on this sheet all existing and proposed work; this sheet will be used for construction.
4. Due to the double refuse bin enclosure solid waste approval is required.
5. Label all curves with the appropriate dimensions.
6. Provide dimensions, lengths and widths, for all parking stalls.
7. See plan for additional comments.

If you have any questions, you can contact me at 924-3630.

Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development and Building Services
C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

F-17/D23A

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Weingardt Retail Building ZONE MAP/DRG. FILE # F-17
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 3, Reindeer Addition
CITY ADDRESS: 4800 Pan American Freeway NE

ENGINEERING FIRM: 4840?
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: Jay J. Weingardt
ADDRESS: 4840 Pan American Frwy NE
CITY, STATE: Albuquerque, NM

CONTACT: Jay J. Weingardt
PHONE: 345-5895
ZIP CODE: 87109

ARCHITECT: MW Architecture
ADDRESS: 1245 Princeton Dr NE
CITY, STATE: Albuquerque, NM

CONTACT: Mark Wenner
PHONE: 255-8046
ZIP CODE: 87106

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

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'S/ARCHITECT'S CERT (TCL)
☐ ENGINEER'S CERT (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:

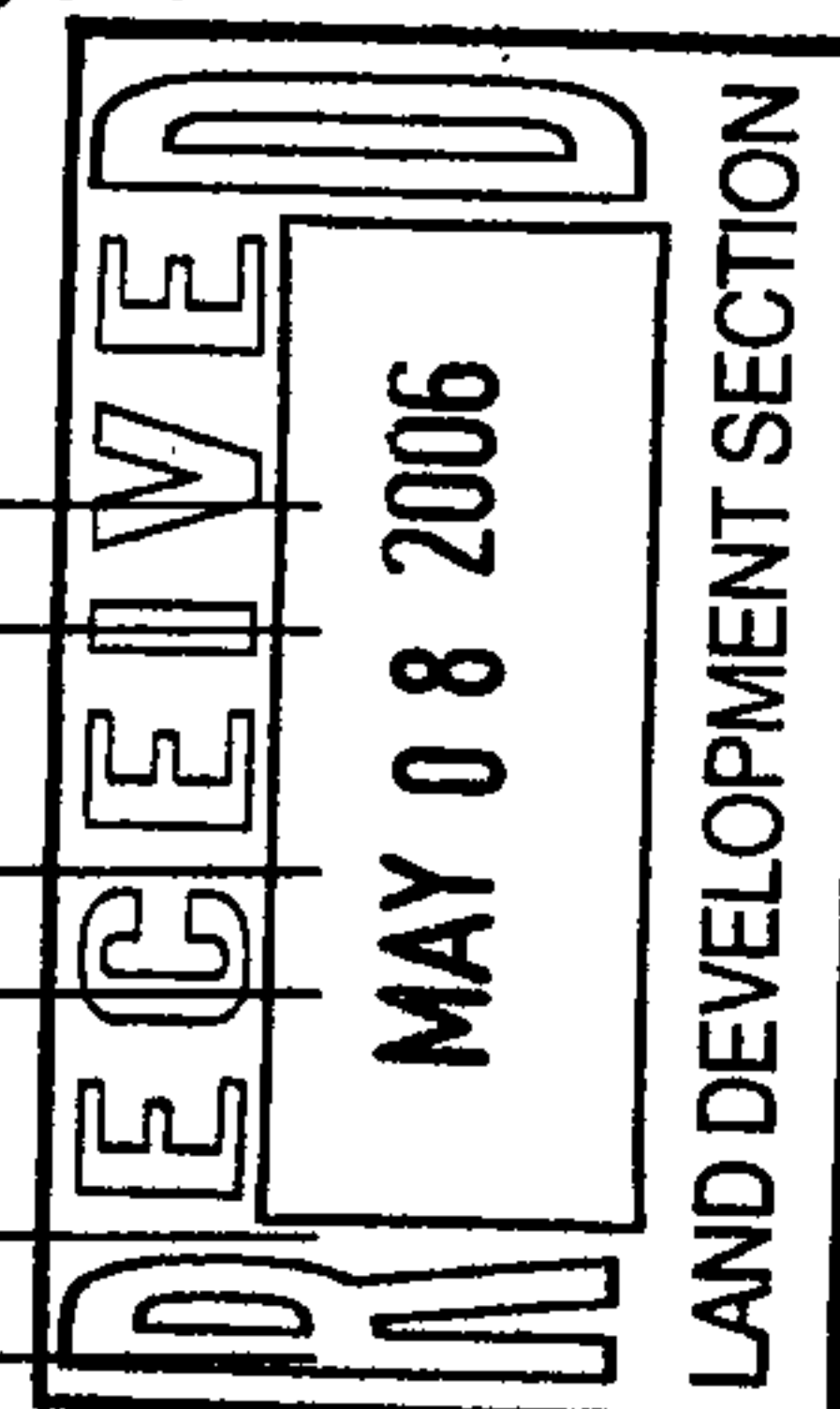
- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Mark Weaver MW DATE: 5-8-06

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.

5-8-06 KS



EAST FRONTAGE ROAD

BOGAN AVENUE NE

EXISTING ONE-STORY
COMMERCIAL BUILDING
20,015 sq ft

(FUTURE BUILDING AREA)

EXISTING BILLBOARD

REF. NORTH



(NOT TO SCALE)

EXISTING SITE PLAN

LAND DEVELOPMENT SECTION

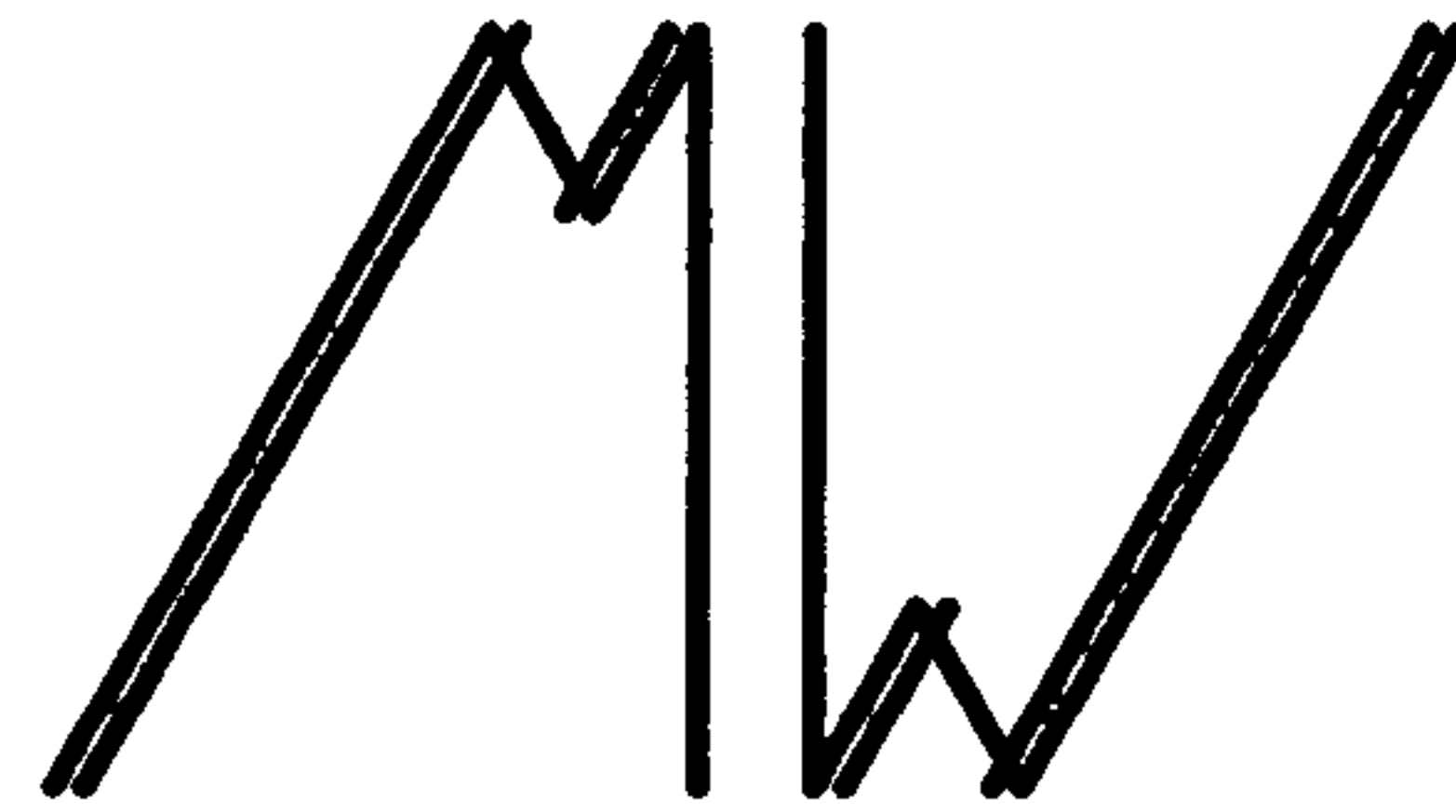
MAY 08 2005

RECEIVED

08 May 2006

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

ref
Weingardt Retail Building
4800 Pan American Frwy NE, Albuquerque, NM



ARCHITECTURE

1245 PRINCETON DR. NE
ALBUQUERQUE, NM 87106
(505) 255-8046

Mr. Gallegos

Attached is my submittal of the Site Plan (2 copies) for this project, for TCL review.

The property already contains one existing 20,015 sf building. (A reduced-size Existing Site Plan is attached for reference.)

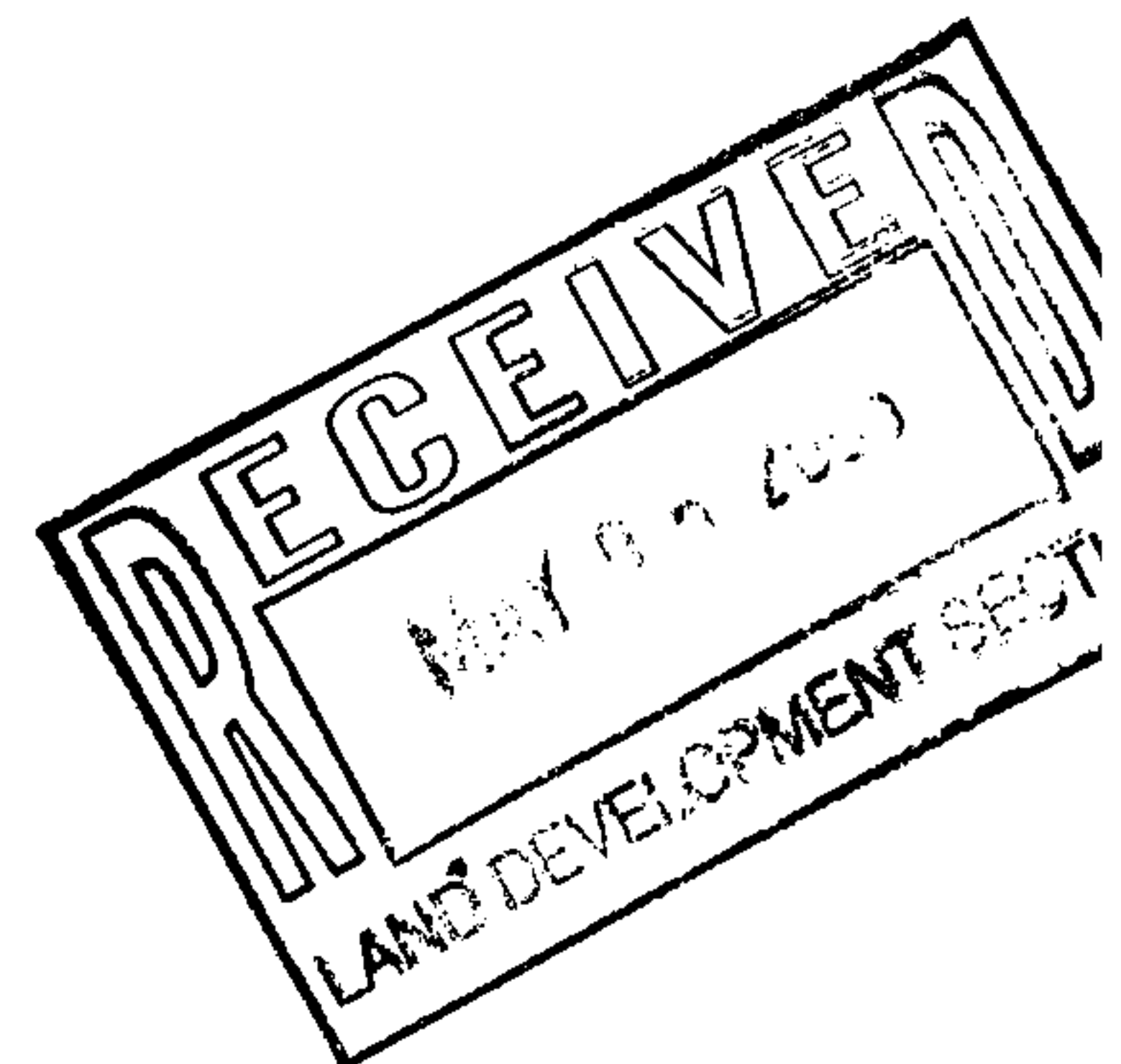
The legal description and a location map are included on the Site Plan. Pedestrian sidewalks, 35 ft. wide drive entrance, and handicap ramps are existing along Bogan Avenue, as indicated on the Site Plan.

This project entails the construction of a new 12,758 sf one-story commercial (retail) building, including modifications to vehicle parking and landscaping areas.

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



ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME

AGENT

ADDRESS

PROJECT & APP #

PROJECT NAME

\$ 441032/3424000 Conflict Management Fee

\$ 441006/4983000 DRB Actions

\$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 441018/4971000 Public Notification

\$ 50.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan (☒) Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 50.00 TOTAL AMOUNT DUE

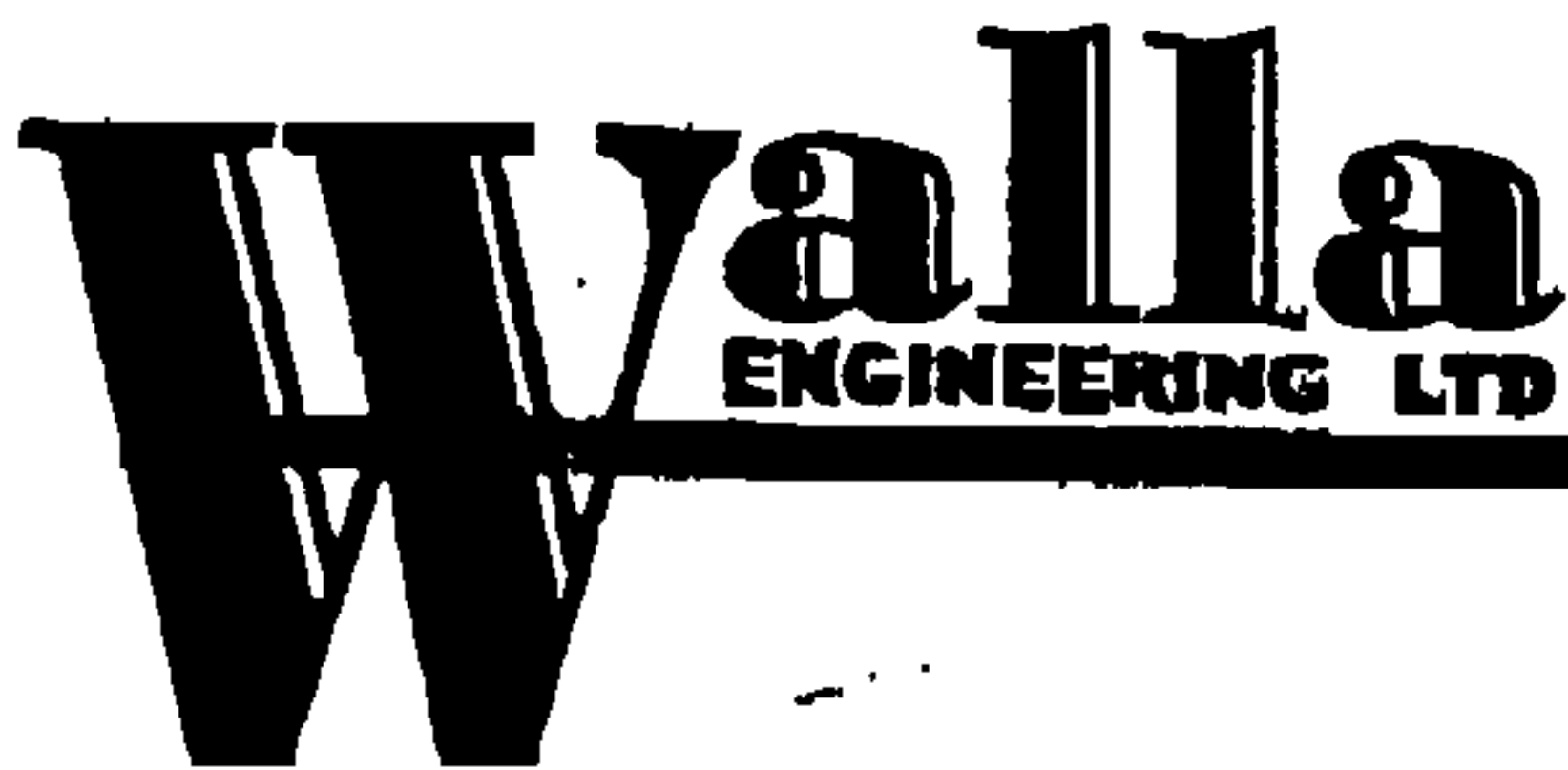
***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

DUPLICATE
City Of Albuquerque
Treasury Division

Counterreceipt.doc 6/21/04

7/27/2006 1:41PM LOC: ANNX
RECEIPT# 00064323 WSH 006 TRANSH 0025
Account 441006 Fund 0000
Activity 4983000 TRSVRS
Trans Amt \$50.00
J24 Misc

CK \$50.00
CHANGE \$0.00



Structural Engineering • Civil Engineering

FAX COVER SHEET

Project: WEINGART RETAIL BLDG Project #
To: TIM SIMMS @ C.O.A. Date: 4/18/07
Fax No. 924-3864

From: MIKE WALLA

No. of pages (Including Cover Page): 2

Comments ENCLOSED IS THE RECEIPT FROM
OUR INITIAL SUBMITTAL ON THIS
PROJECT

IF INCOMPLETE OR UNREADABLE PLEASE CONTACT US AT (505) 881-3008

6100 Indian School Road NE Suite 210
Albuquerque New Mexico 87110
(505) 881-3008 Facsimile (505) 881-4025
Mike J. Walla P.E. Larry E. Kennedy