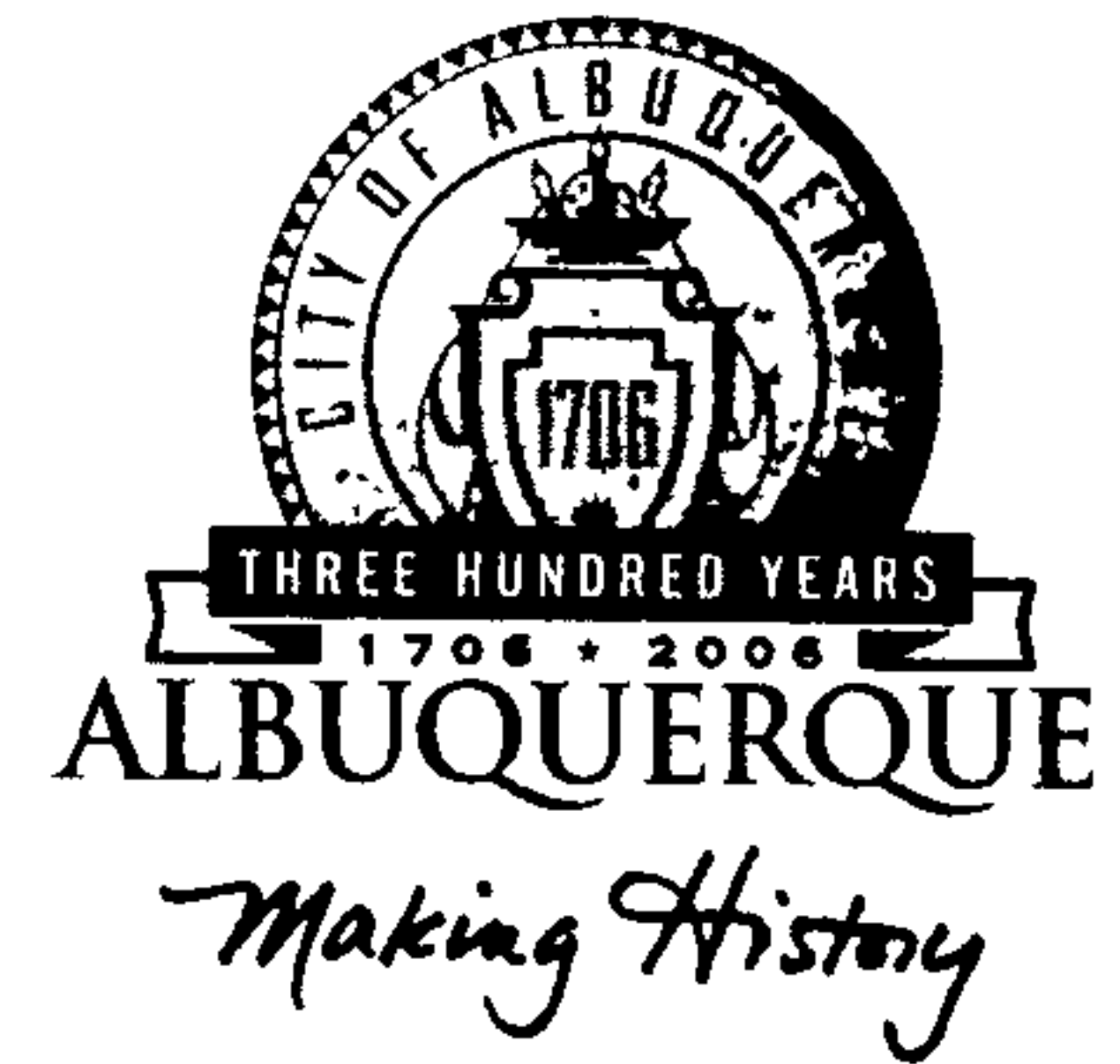


# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

October 29, 2004

Ronald R. Bohannon, P.E.  
8509 Jefferson NE  
Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Johnny Carinos, [F-17 / D63A]  
Northwest Corner of Office Blvd. and I-25 Frontage Road  
Engineer's Stamp Dated 10/28/04

Dear Mr. Bohannon:

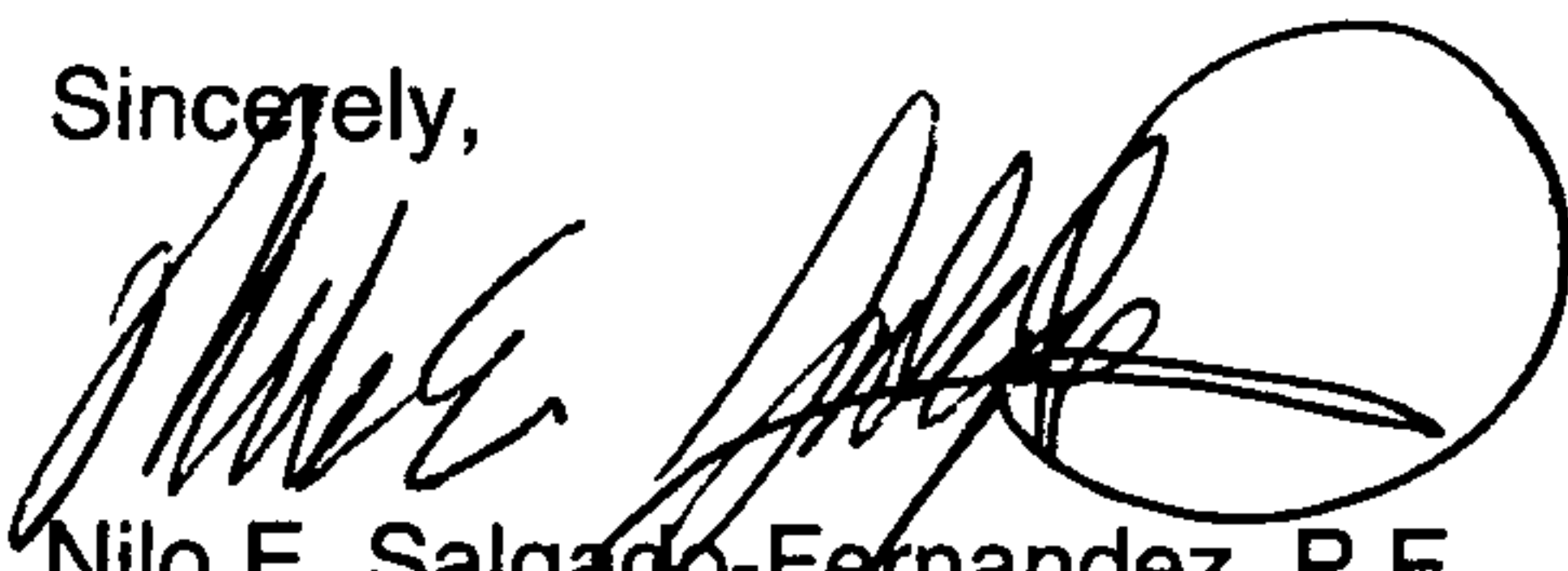
P.O. Box 1293

The TCL / Letter of Certification submitted on October 29, 2004 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

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

[www.cabq.gov](http://www.cabq.gov)

c: Engineer  
- Hydrology file  
CO Clerk

# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Johnny Carino's  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: F-17 / DOB 3A  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 2, Jefferson Commons II  
CITY ADDRESS: Northwest corner Office Blvd and I-25 Frontage Road

ENGINEERING FIRM: Tierra West, LLC  
ADDRESS: 8509 Jefferson NE  
CITY, STATE: Albuquerque, NM

CONTACT: RONALD R. BOHANNAN OR JON NISKI  
PHONE: (505) 858-3100  
ZIP CODE: 87113

OWNER: Sandia Food Group  
ADDRESS: 6801 Jefferson St NE Suite 500  
CITY, STATE: Albuquerque, NM

CONTACT: Corey Lusk  
PHONE: 855-9500  
ZIP CODE: 87109

ARCHITECT: NCA Architecture  
ADDRESS: 6500 Greenville Ave Suite 307  
CITY, STATE: Dallas, TX

CONTACT: Kyle Burns  
PHONE: 214-361-9901  
ZIP CODE: 75206

SURVEYOR: Cartesian Surveys  
ADDRESS: 2104 Southern Blvd SE  
CITY, STATE: Rio Rancho, NM

CONTACT: Will Plotner  
PHONE: 505-896-3050  
ZIP CODE: 87124

CONTRACTOR: Christofferson Commercial Builders, Inc.  
ADDRESS: 3235 Fillmore Ridge Heights  
CITY, STATE: Colorado, Springs, CO

CONTACT: Marti Corley  
PHONE: 719-548-0999  
ZIP CODE: 80907

## CHECK TYPE OF SUBMITTAL

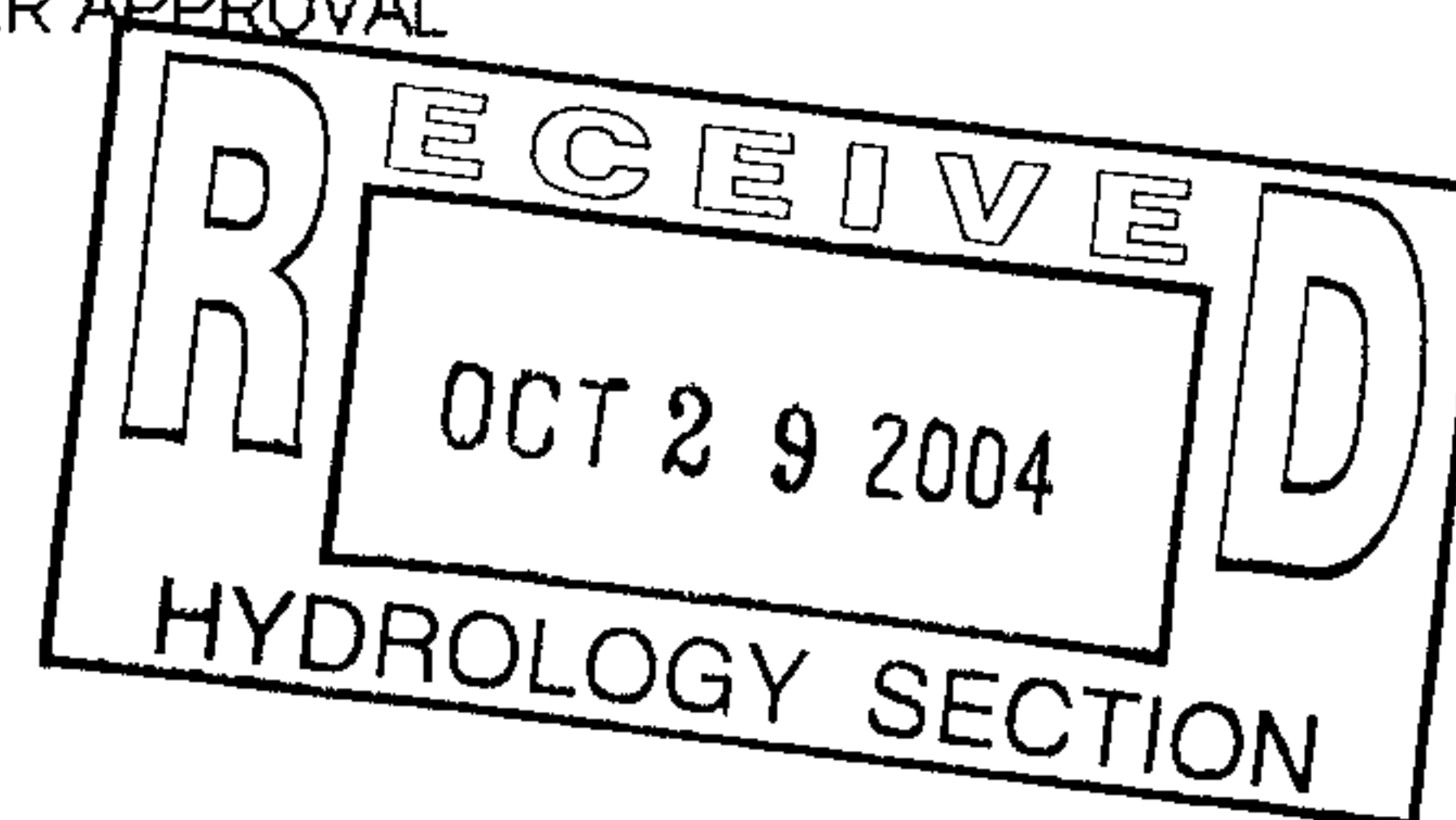
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ **DRAINAGE PLAN RESUBMITTAL**
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS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

## CHECK TYPE OF APPROVAL SOUGHT

- ☐ SIA / FINANACIAL 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
- ☐ SO-19

## WAS A PRE-DESIGN CONFERENCE ATTENDED

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED 10/29/2004 BY Ronnie DeMasters

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 Plans** 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

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

October 28, 2004

Mr. Nilo Salgado-Fernandez, PE  
Development and Building Services  
Public Works Department  
PO Box 1293  
Albuquerque, NM 87103


**RE: Site Plan Certification for Permanent Certificate of Occupancy  
Johnny Carinos  
10420 Coors by pass**

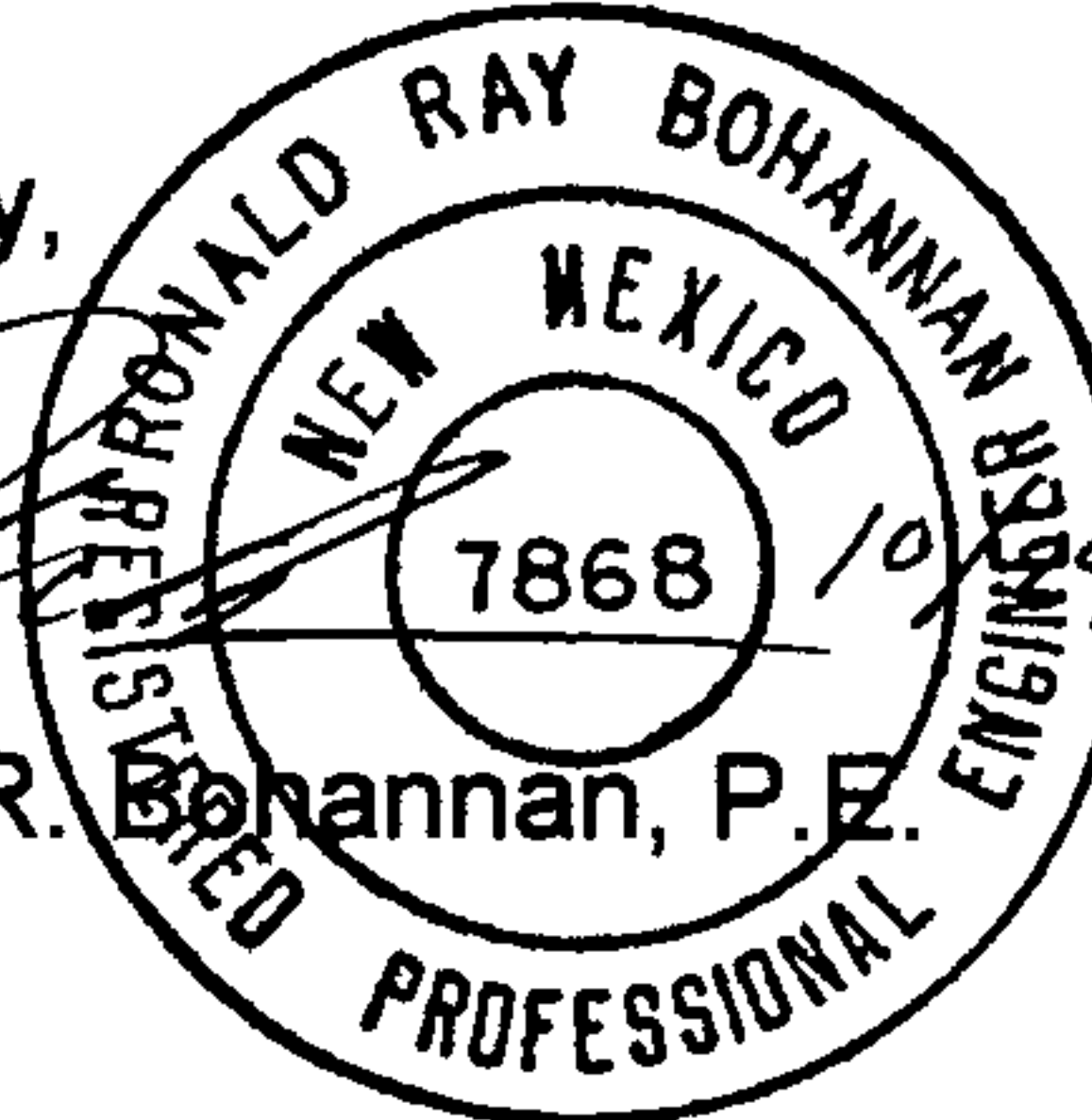
Dear Mr. Salgado-Fernandez:

Tierra West, LLC, requests a Permanent Certificate of Occupancy of the DRB approved Site Plan for Jefferson and Commons II, Johnny Carinos located at 5021 Pan American Freeway NE. Enclosed, please find the information sheet and the As-Built DRB approved Site Plan. Field verification of the site was completed by our office and is in substantial compliance with the approved plan. Therefore, we request a Permanent Certificate of Occupancy.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

  
Ronald R. Bohannon, P.E.

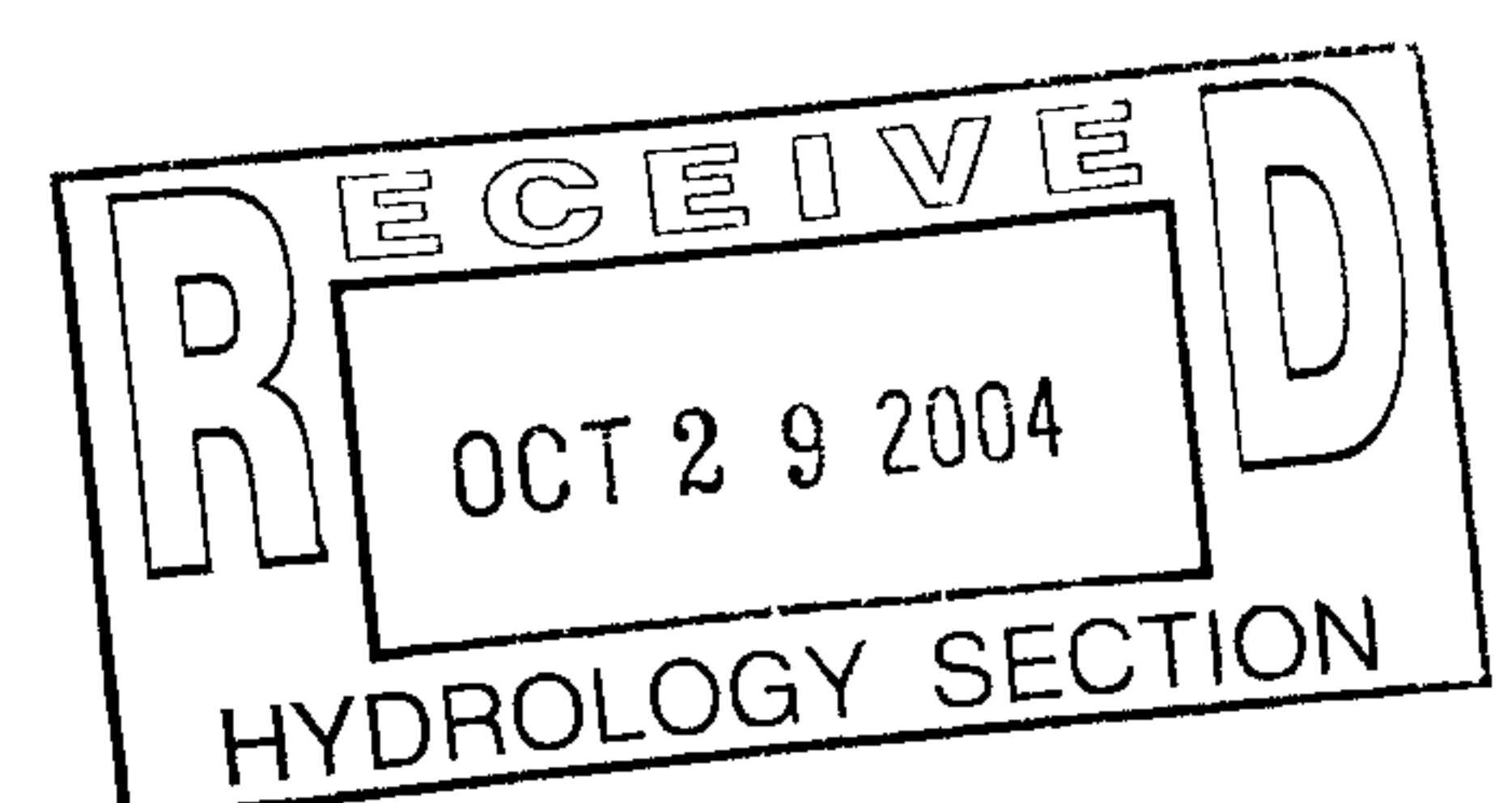


Enclosure/s

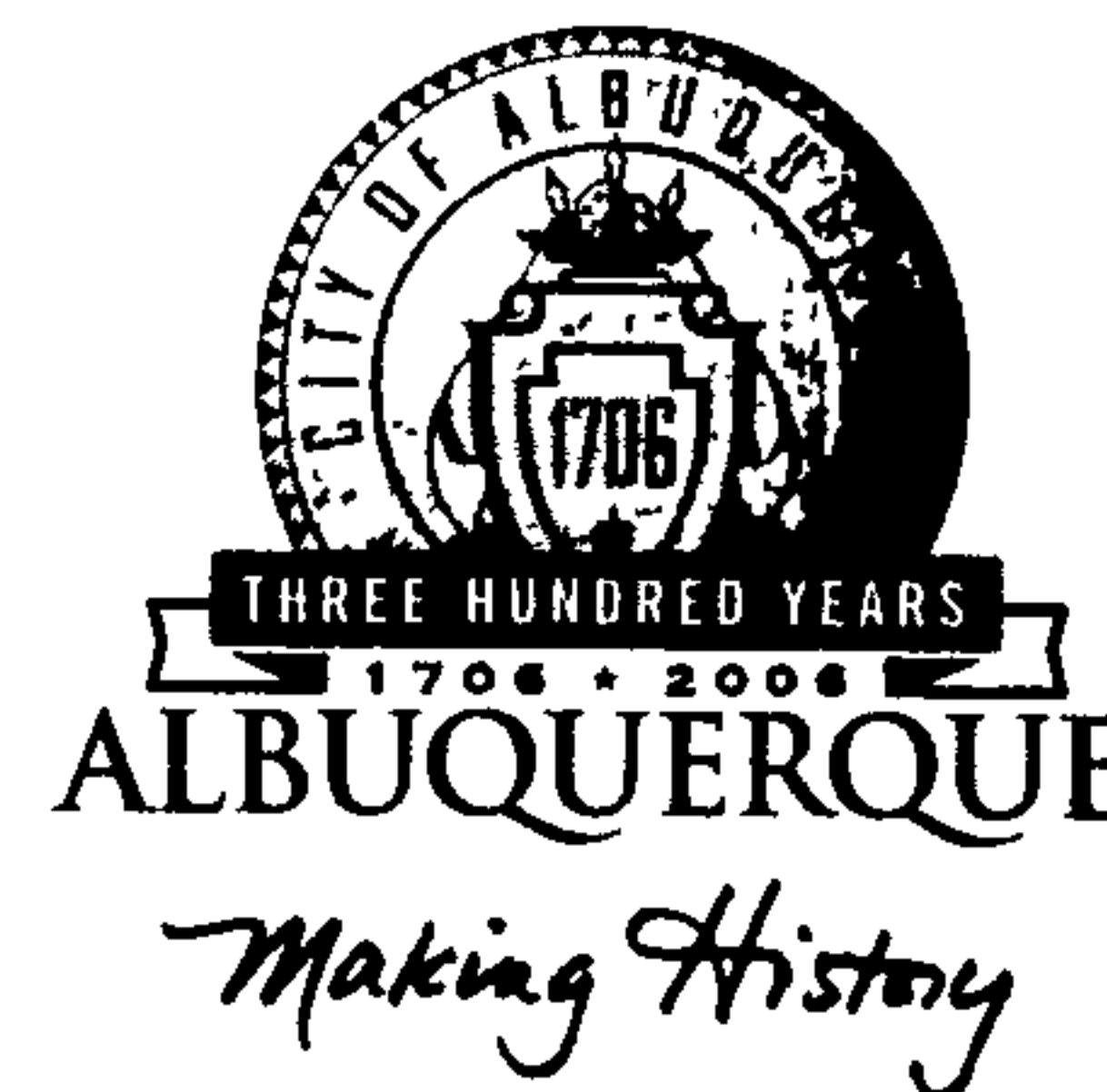
cc: Marti Corley  
Corey Lusk

JN: 230095  
RRB/rd

2003-23095final cert



# CITY OF ALBUQUERQUE



October 29, 2004

Mr. Ron Bohannon, P.E.  
**TIERRA WEST, LLC**  
8509 Jefferson St. NE  
Albuquerque, NM 87113

**Re: JOHNNY CARINO'S**  
**Northwest Corner of Office Blvd. and I-25 Frontage Road**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 12/19/2003 (F-17/D063A)**  
**Certification dated 10/28/2004**

P.O. Box 1293

Dear Ron,

Albuquerque

Based upon the information provided in your submittal received 10/29/2004, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

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

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Arlene V. Portillo  
Plan Checker, Planning Dept. - Hydrology  
Development and Building Services

C: Phyllis Villanueva  
File

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

PROJECT TITLE: Johnny Carino's  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: F-17 / D063A  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 2, Jefferson Commons II  
CITY ADDRESS: Northwest corner Office Blvd. and I-25 Frontage Road

ENGINEERING FIRM: Tierra West, LLC  
ADDRESS: 8509 Jefferson NE  
CITY, STATE: Albuquerque, NM

CONTACT: RONALD R BOHANNAN OR JON NISKI  
PHONE: (505) 858-3100  
ZIP CODE: 87113

OWNER: Sandia Food Group  
ADDRESS: 6801 Jefferson St NE Suite 500  
CITY, STATE: Albuquerque, NM

CONTACT: Corey Lusk  
PHONE: 855-9500  
ZIP CODE: 87109

ARCHITECT: NCA Architecture  
ADDRESS: 6500 Greenville Ave Suite 307  
CITY, STATE: Dallas, TX

CONTACT: Kyle Burns  
PHONE: 214-361-9901  
ZIP CODE: 75206

SURVEYOR: Cartesian Surveys  
ADDRESS: 2104 Southern Blvd SE  
CITY, STATE: Rio Rancho, NM

CONTACT: Will Plotner  
PHONE: 505-896-3050  
ZIP CODE: 87124

CONTRACTOR: Christofferson Commercial Builders, Inc.  
ADDRESS: 3235 Fillmore Ridge Heights  
CITY, STATE: Colorado, Springs, CO

CONTACT: Marti Corley  
PHONE: 719-548-0999  
ZIP CODE: 80907

CHECK TYPE OF SUBMITTAL

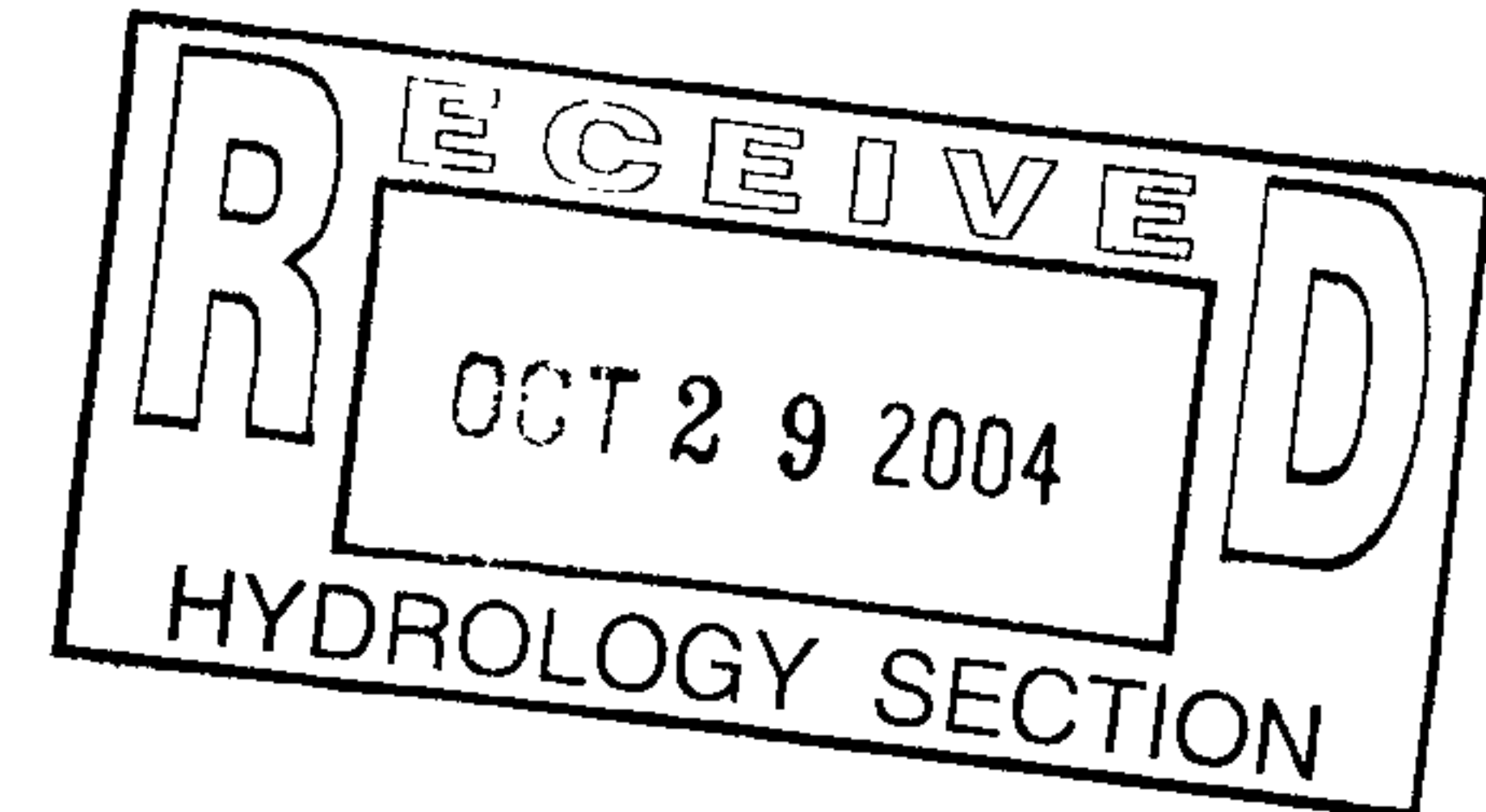
- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**  
☒ **DRAINAGE PLAN RESUBMITTAL**  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS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

CHECK TYPE OF APPROVAL SOUGHT

- ☐ SIA / FINANACIAL 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  
☐ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED

- ☐ YES  
☒ NO  
☐ COPY PROVIDED



DATE SUBMITTED: 10/29/2004 BY Ronnie DeMasters

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 Plans** 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

File

F-17/D063A

Johnny Carinos

**September 20, 2004**

**From: Ronnie DeMasters, construction inspector**

**To: Marti Corley**

1. Landscape to be completed
2. Clean up of parking
3. broken curb at southeast corner and adjacent property
4. Valve box lid missing

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

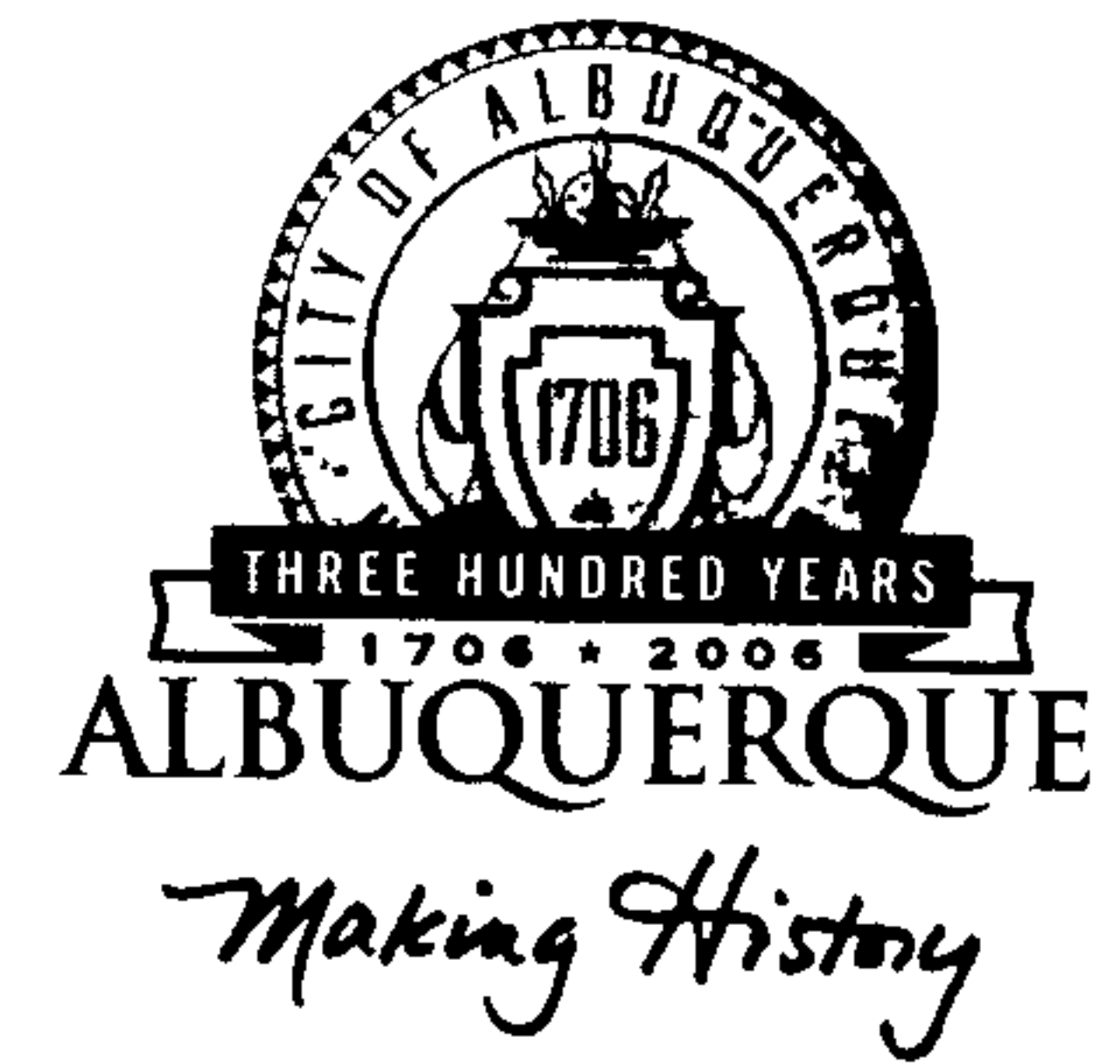
Phone: 505-858-3100  
Fax: 505-858-1118

## FACSIMILE TRANSMITTAL

To: Arelene at COA FAX: 924 3864  
From: Ronnie DeMasters TOTAL OF (2) PAGE/S  
Subject: Punch List JN: 230095  
Date: 9-24-04

*This is punch list you requested  
not much but must be complete.*

# CITY OF ALBUQUERQUE



September 23, 2004

Mr. Ron Bohannon, P.E.  
**TIERRA WEST, LLC**  
8509 Jefferson St. NE  
Albuquerque, NM 87113

**Re: JOHNNY CARINOS**

**Northwest Corner of Office Blvd. and I-25 Frontage Road**

**Approval of Temporary Certificate of Occupancy (C.O.)**

**Engineer's Stamp dated 12/19/2003 (F-17/D063A)**

**Certification dated 09/21/2004**

P.O. Box 1293

Dear Ron,

Albuquerque

Based upon the information provided in your submittal received 09/23/2004, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

New Mexico 87103

Upon completion of the punch list indicated in your Drainage Certification, please resubmit an updated certification.

[www.cabq.gov](http://www.cabq.gov)

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

Sincerely,

Arlene V. Portillo

Plan Checker, Planning Dept. - Hydrology  
Development and Building Services

Bcb

C: Phyllis Villanueva

**File**

# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Johnny Carino's  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: F-17 / D06 3A  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 2, Jefferson Commons II  
CITY ADDRESS: Northwest corner Office Blvd. and I-25 Frontage Road

ENGINEERING FIRM: Tierra West, LLC CONTACT: RONALD R. BOHANNAN OR JON NISKI  
ADDRESS: 8509 Jefferson NE PHONE: (505) 858-3100  
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

OWNER: Sandia Food Group CONTACT: Corey Lusk  
ADDRESS: 6801 Jefferson St. NE Suite 500 PHONE: 855-9500  
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

ARCHITECT: NCA Architecture CONTACT: Kyle Burns  
ADDRESS: 6500 Greenville Ave. Suite 307 PHONE: 214-361-9901  
CITY, STATE: Dallas, TX ZIP CODE: 75206

SURVEYOR: Cartesian Surveys CONTACT: Will Plotner  
ADDRESS: 2104 Southern Blvd. SE PHONE: 505-896-3050  
CITY, STATE: Rio Rancho, NM ZIP CODE: 87124

CONTRACTOR: Christofferson Commercial Builders, Inc. CONTACT: Marti Corley  
ADDRESS: 3235 Fillmore Ridge Heights PHONE: 719-548-0999  
CITY, STATE: Colorado, Springs, CO ZIP CODE: 80907

## 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

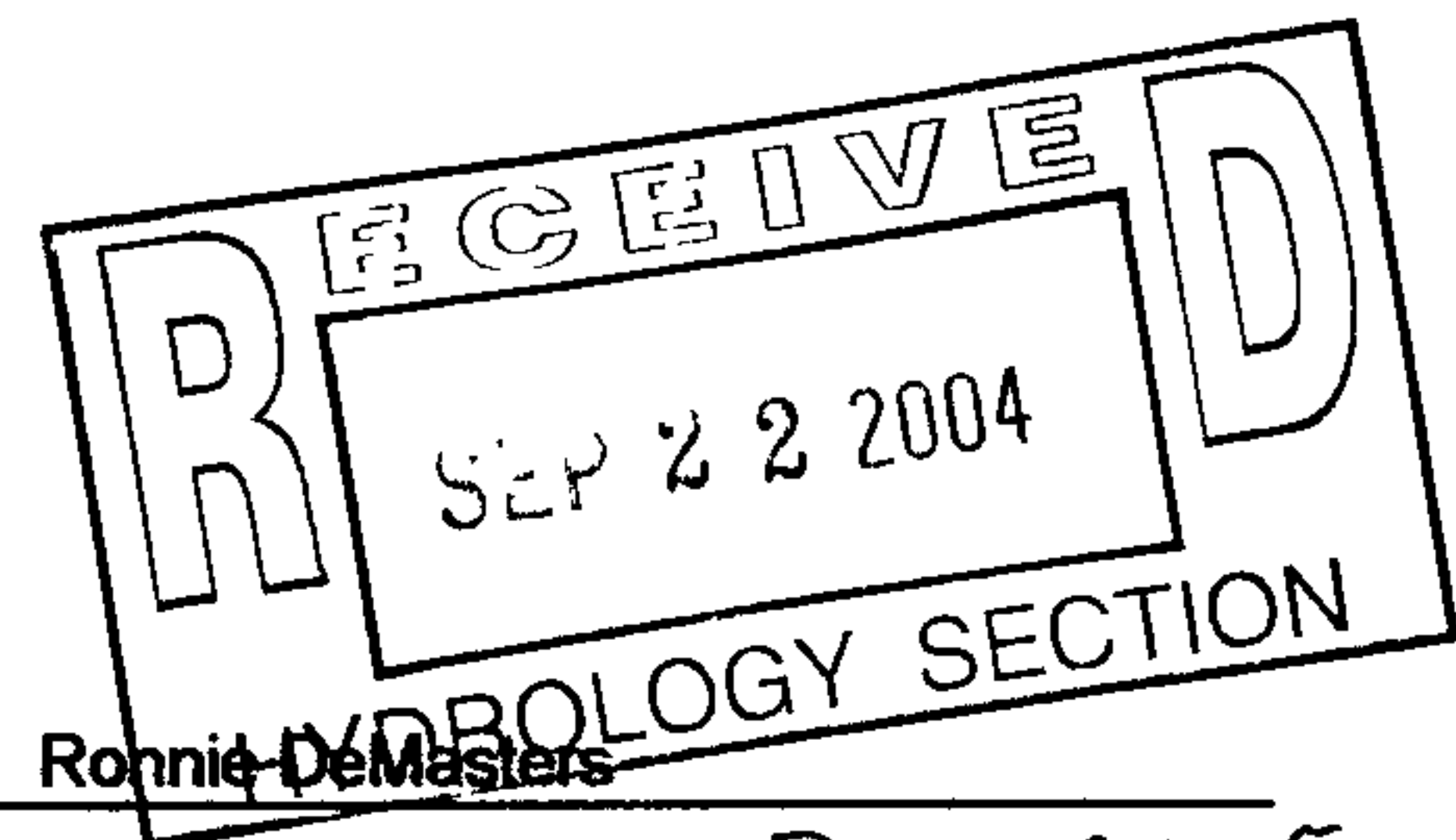
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL 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  
☐ SO-19

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☒ NO  
☐ COPY PROVIDED

DATE SUBMITTED: 9/22/2004 BY: Ronnie DeMasters

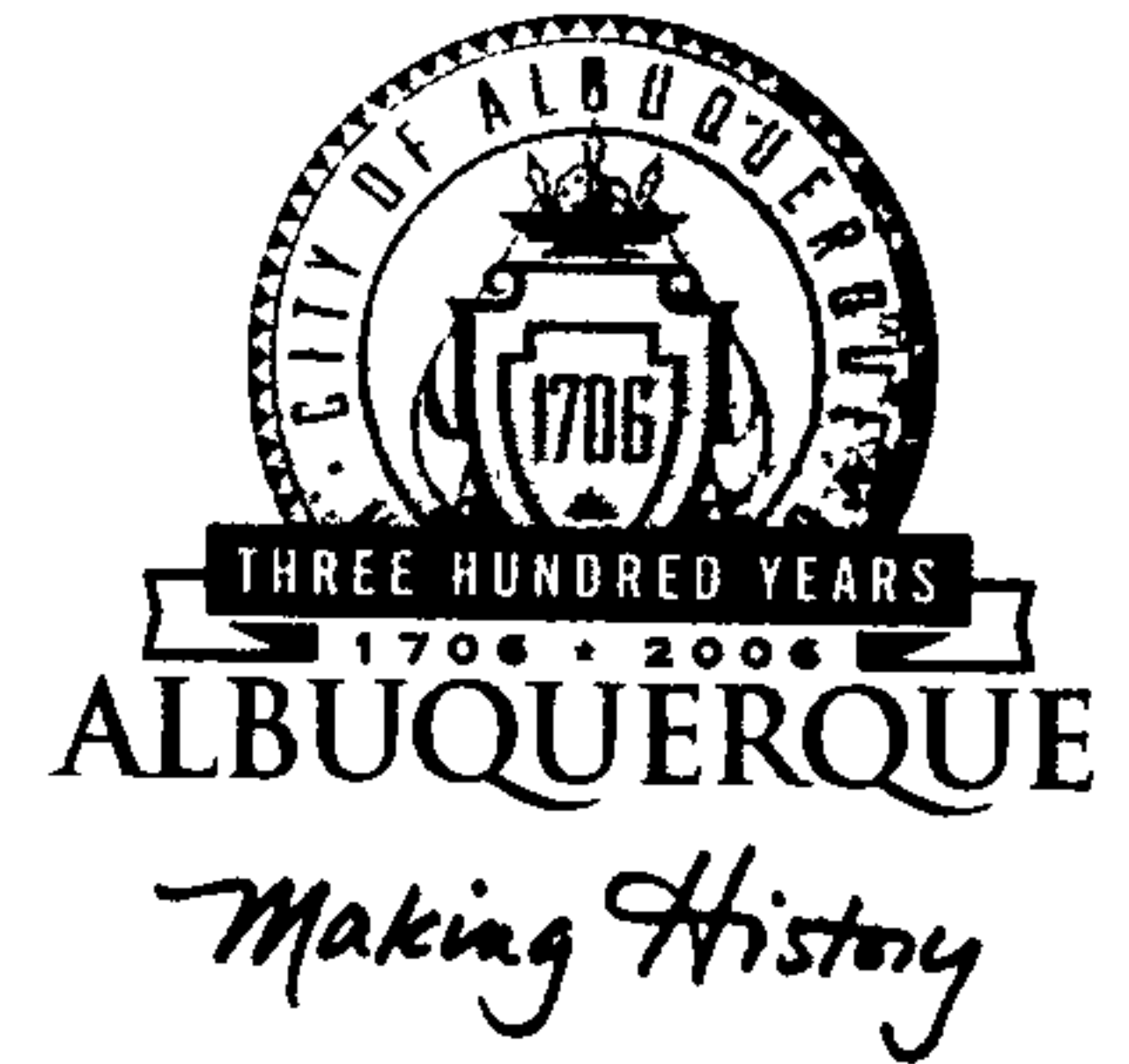


720-9315

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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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**

September 23, 2004

Ronald R. Bohannon, P.E.  
Tierra West, LLC  
8509 Jefferson NE  
Albuquerque, NM 87113

Re: Approval of Temporary Certificate of Occupancy (C.O.) for  
Johnny Carinos, [E-17-D63A]  
~~10420 Coors By Pass~~ 3021 Pan American Frw. N.E.  
Engineer's Stamp Dated 09/22/04

Dear Mr. Bohannon:

Based on the information provided on your submittal dated September 22, 2004, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the punch list issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,

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

c: Engineer  
Hydrology file  
Mike Zamora

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**September 20, 2004**

**From: Ronnie DeMasters, construction inspector**

**To: Marti Corley**

- 1. Landscape to be completed**
- 2. Clean up of parking**
- 3. broken curb at southeast corner and adjacent property**
- 4. Valve box lid missing**

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

September 22, 2004

Mr. Nilo Salgado-Fernandez, PE  
Development and Building Services  
Public Works Department  
PO Box 1293  
Albuquerque, NM 87103

*Waiting on  
verification  
that there isn't  
a safety issue  
w/ punch list*

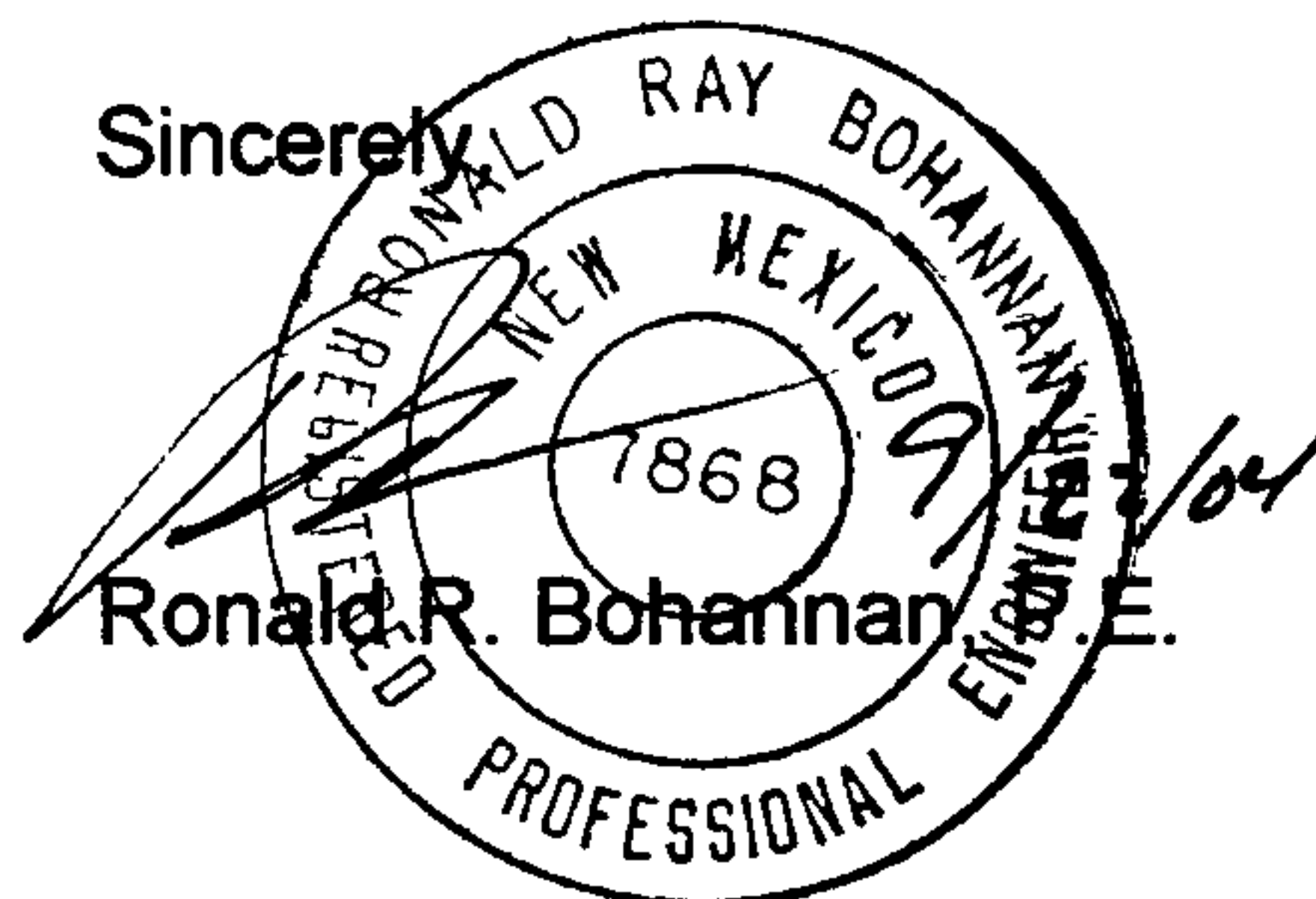
RE: **Site Plan Certification for 30-day Temporary Certificate of Occupancy**  
**Johnny Carinos**  
~~10420 Coors by pass~~ Office @ I-25 Frontage Road

Dear Mr. Salgado-Fernandez:

Tierra West, LLC, requests a 30- Day Temporary Certification of the DRB approved Site Plan for Jefferson and Commons II, Johnny Carinos located at 5021 Pan American Freeway NE. Enclosed, please find the information sheet and the as-built DRB approved Site Plan. Field verification of the site was completed by our office and is in substantial compliance with the approved plan. A punch list was presented to the contractor for corrections to be completed before a final Certificate of Occupancy can be requested. Therefore, we are requesting Temporary Certification of the Site Plan for Temporary Certificate of Occupancy for stocking and training.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

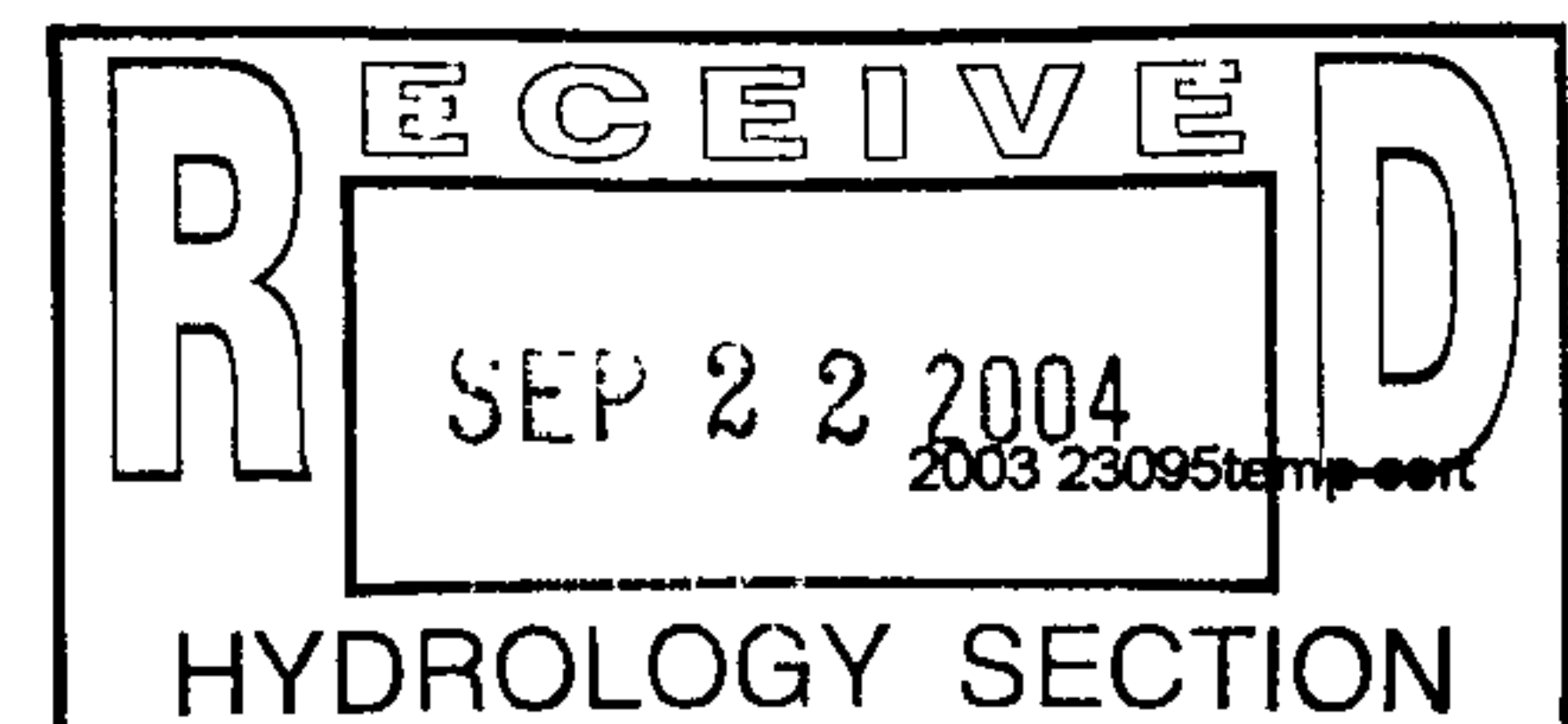
Sincerely,



Enclosure/s

cc: Marti Corley  
Corey Lusk

JN: 230095  
RRB/rd



# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Johnny Carino's  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: F-17  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 2, Jefferson Commons II  
CITY ADDRESS: Northwest corner Office Blvd. and I-25 Frontage Road

*10420 Coors By Pass*

ENGINEERING FIRM: Tierra West, LLC  
ADDRESS: 8509 Jefferson NE  
CITY, STATE: Albuquerque, NM

CONTACT: RONALD R. BOHANNAN OR JON NISKI  
PHONE: (505) 858-3100  
ZIP CODE: 87113

OWNER: Sandia Food Group  
ADDRESS: 6801 Jefferson St. NE Suite 500  
CITY, STATE: Albuquerque, NM

CONTACT: Corey Lusk  
PHONE: 855-9500  
ZIP CODE: 87109

ARCHITECT: NCA Architecture  
ADDRESS: 6500 Greenville Ave. Suite 307  
CITY, STATE: Dallas, TX

CONTACT: Kyle Burns  
PHONE: 214-361-9901  
ZIP CODE: 75206

SURVEYOR: Cartesian Surveys  
ADDRESS: 2104 Southern Blvd. SE  
CITY, STATE: Rio Rancho, NM

CONTACT: Will Plotner  
PHONE: 505-896-3050  
ZIP CODE: 87124

CONTRACTOR: Christofferson Commercial Builders, Inc.  
ADDRESS: 3235 Fillmore Ridge Heights  
CITY, STATE: Colorado, Springs, CO

CONTACT: Marti Corley  
PHONE: 719-548-0999  
ZIP CODE: 80907

## 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

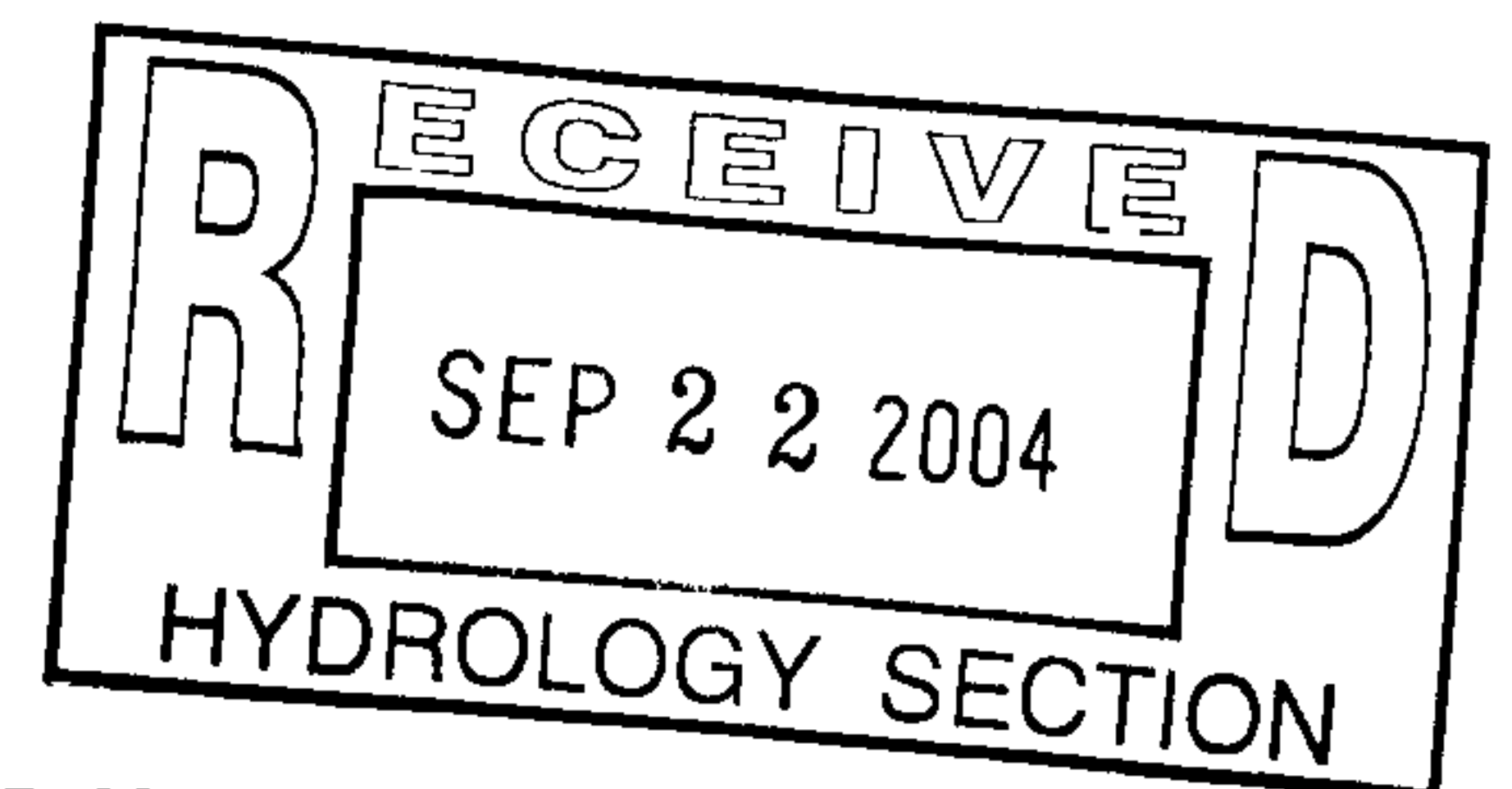
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL 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
- ☐ SO-19

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 9/22/2004 BY: Ronnie DeMasters



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



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 16, 2004

Ronald Bohannon, P.E.  
Tierra West, LLC  
8509 Jefferson NE  
Albuquerque, NM 87113

**Re: Johnny Carino's, Office Blvd. and I-25 Frontage Road, Grading and  
Drainage Plan**

**Engineer's Stamp dated 12-19-03 (F17/D63A)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 1-26-04, 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. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso) or 768-3645 (Bryan Wolfe).

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro  
Engineering Associate, Planning Dept.  
Development and Building Services

*KDM*

C: Charles Caruso, DMD Storm Drainage Design  
File

# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

F-17 / 0363A

PROJECT TITLE: Johnny Carino's ZONE MAP/DRG. FILE #: F-17  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 2, Jefferson Commons II  
CITY ADDRESS: Northwest corner Office Blvd. and I-25 Frontage Road

ENGINEERING FIRM: Tierra West, LLC CONTACT: RONALD R. BOHANNAN OR JON NISKI  
ADDRESS: 8509 Jefferson NE PHONE: (505) 858-3100  
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

OWNER: Sandia Food Group CONTACT: Corey Lusk  
ADDRESS: 6801 Jefferson St. NE Suite 500 PHONE: 855-9500  
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☒ DRAINAGE PLAN RESUBMITTAL (Corrections)
- ☐ 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 / FINANACIAL 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
- ☐ SO-19

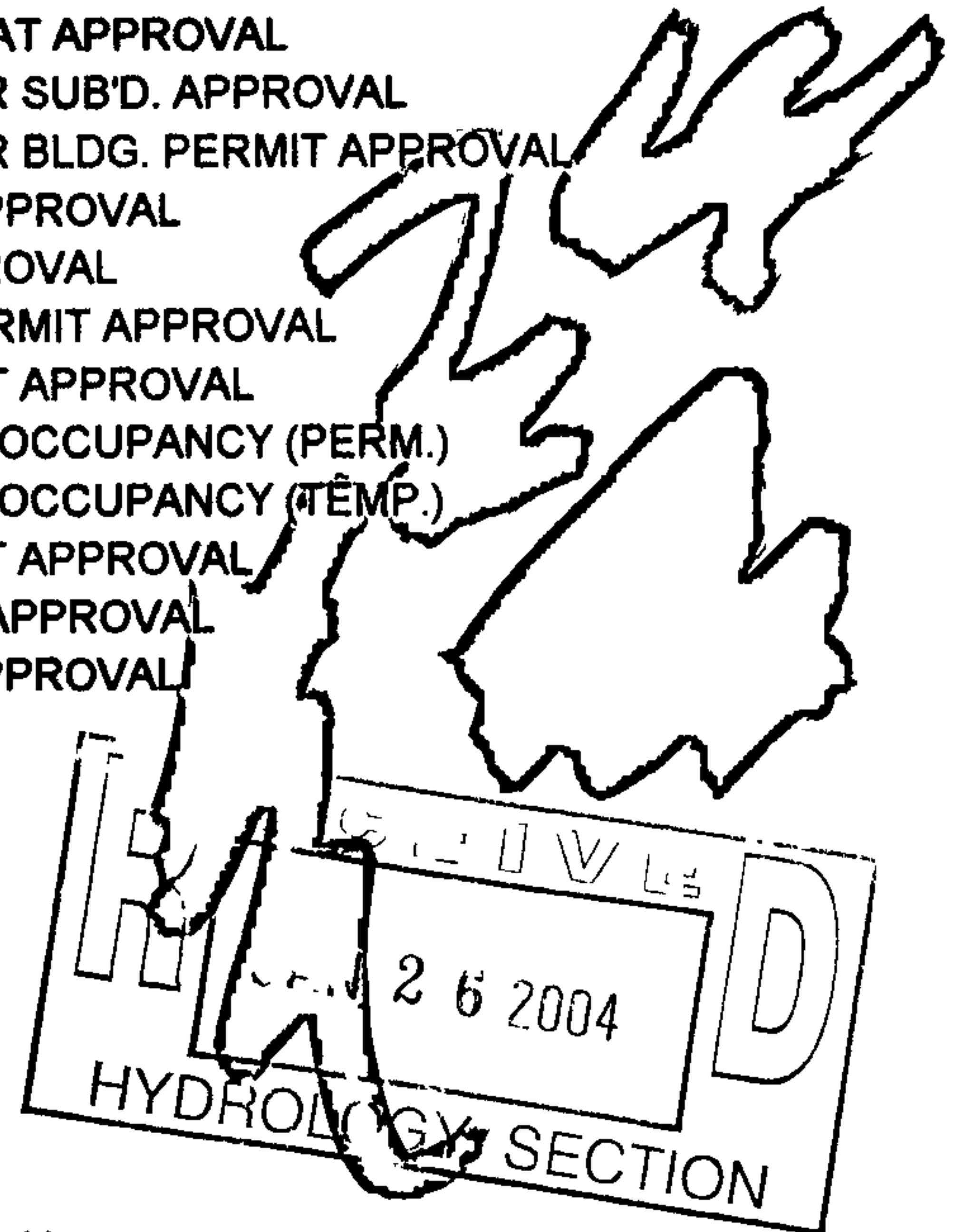
## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 1/26/2004 BY: Jon Niski

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 Plans:** 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.



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

January 22, 2004

Mr. Bradley L. Bingham, P.E.  
Sr. Engineer  
CITY OF ALBUQUERQUE  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Drainage Plan Approval, Lot 2, Jefferson Commons Phase II**

Dear Mr. Bingham:

Tierra West, LLC, on behalf of Sandia Food Group, is requesting drainage plan approval of Lot 2, Jefferson Commons Phase II. This lot falls within the limits of the Jefferson Commons II Master Drainage Report (F17-D63) approved by the city October 21, 1997.

In response to your letter dated January 22, 2004, ~~this site does receive a small amount of flow from the adjacent restaurant site to the southwest. The amount of this flow is 1.10 cfs.~~ A portion of the roof drains directly to a storm sewer system that is connected to the existing storm sewer system running along the northwest property line. The amount of flow generated by this portion of the roof is 0.32 cfs. The remainder of the site generates 9.74 cfs, which combined with the 1.10 cfs from off-site, drains to the drop inlet in the northwest parking lot. A calculation page is enclosed quantifying the runoff generated by this site.

Since the drainage plan for Johnny Carino's restaurant conforms to the Jefferson Commons II Master Drainage Report, we feel that this drainage plan should be approved. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



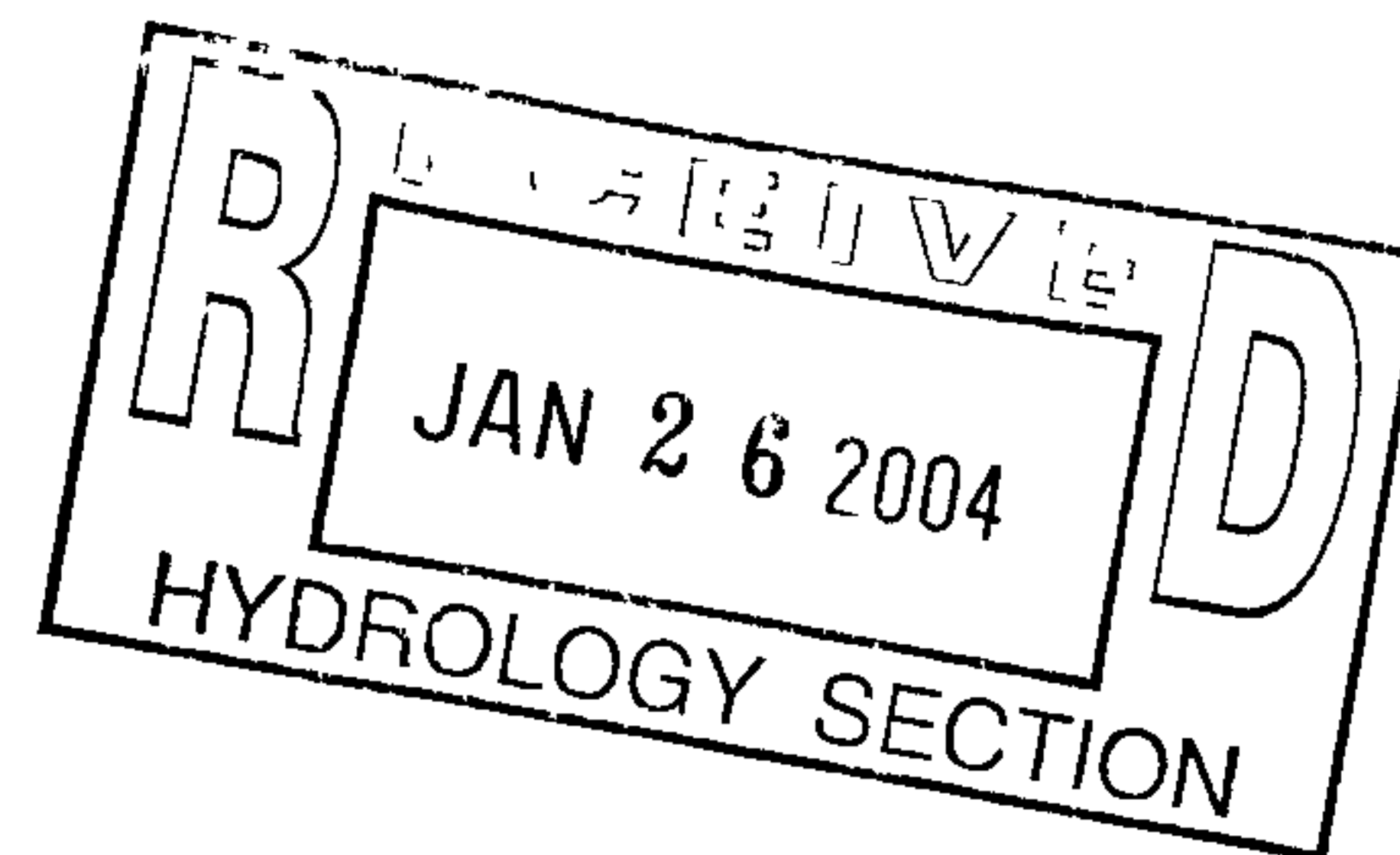
Jonathan D. Niski

Enclosure/s

cc: Corey Lusk

JN: 230095

JDN:js



## Weighted E Method

offsite  
drains to NW

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
OF-1	10,191	0.23	0%	0	0%	0.00	0%	0.00	100%	0.23	2.120	0.041	1.10	1.340	0.026	0.73
Roof	2,978	0.07	0%	0	0%	0.00	0%	0.00	100%	0.07	2.120	0.012	0.32	1.340	0.008	0.21
1	97,796	2.25	0%	0	15%	0.34	0%	0.00	85%	1.91	1.919	0.359	9.74	1.181	0.221	6.31

### Equations:

$$\text{Weighted E} = \frac{E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d}{\text{Total Area}}$$

$$\text{Volume} = \text{Weighted D} \cdot \text{Total Area}$$

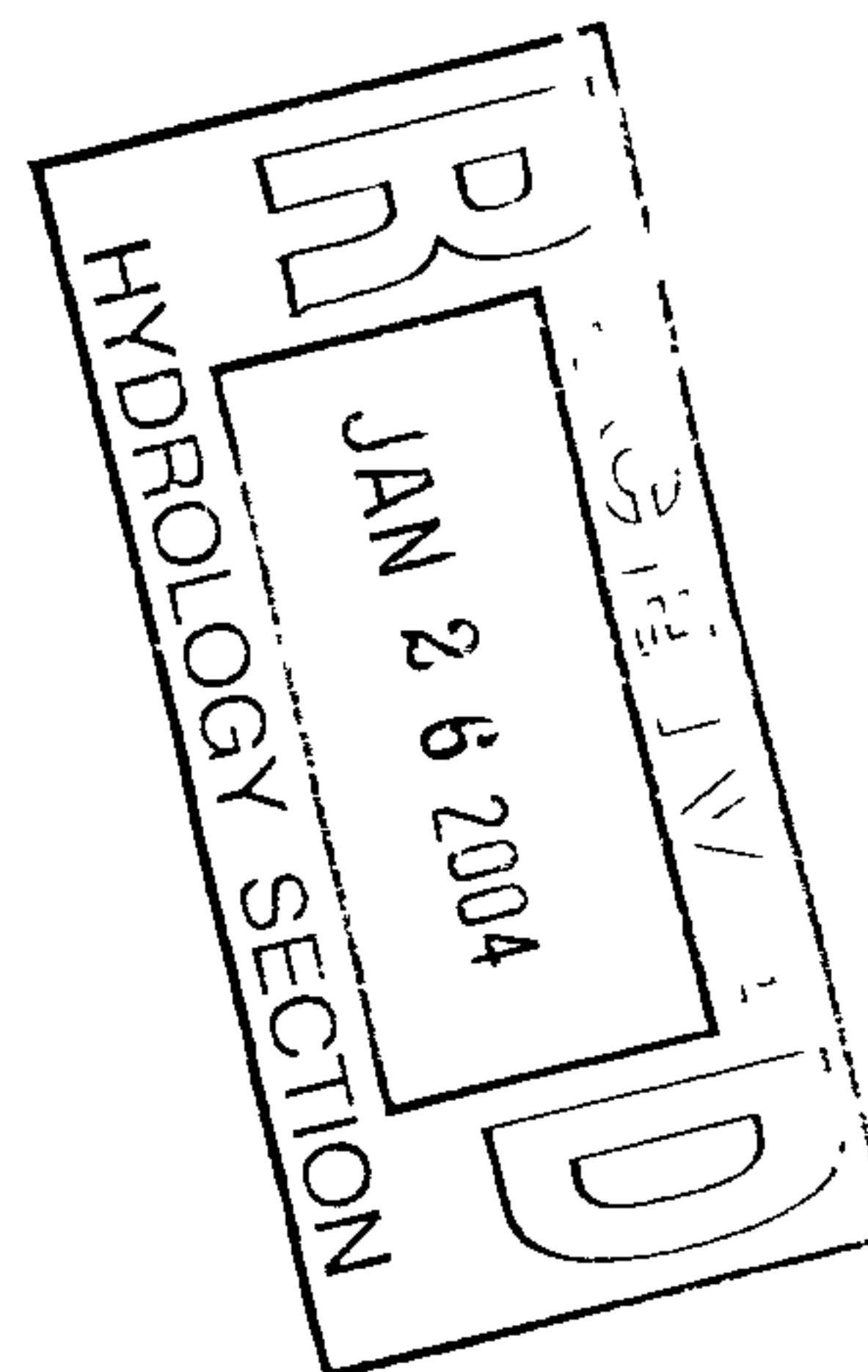
$$\text{Flow} = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$$

Excess Precipitation, E (inches)		
Zone 2	100-Year	10 - Year
E <sub>a</sub>	0.53	0.13
E <sub>b</sub>	0.78	0.28
E <sub>c</sub>	1.13	0.52
E <sub>d</sub>	2.12	1.34

Peak Discharge (cfs/acre)		
Zone 2	100-Year	10 - Year
Q <sub>a</sub>	1.56	0.38
Q <sub>b</sub>	2.28	0.95
Q <sub>c</sub>	3.14	1.71
Q <sub>d</sub>	4.70	3.14

Roof flows go to the storm sewer system via the NW property line

Offsite and Basin 1 flows drain to the drop inlet in the NW parking lot





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 14, 2004

Ronald R. Bohannon, PE  
Tierra West, LLC  
8509 Jefferson NE  
Albuquerque, NM 87113

**Re: Johnny Carino's Grading and Drainage Plan  
Engineer's Stamp 12-19-03, (F-17/D63A)**

Dear Mr. Bohannon:

Based on the information provided in your submittal received 12-22-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed.

- Are there any offsite flows? If so, please quantify.
- Please quantify runoff and indicate the amount of runoff draining to drop inlet.

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

Sincerely,

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

C: file

# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Johnny Carino's  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: F-17 / D63A  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 2, Jefferson Commons II  
CITY ADDRESS: Northwest corner Office Blvd. and I-25 Frontage Road

ENGINEERING FIRM: Tierra West, LLC  
ADDRESS: 8509 Jefferson NE  
CITY, STATE: Albuquerque, NM

CONTACT: RONALD R. BOHANNAN OR JON NISKI  
PHONE: (505) 858-3100  
ZIP CODE: 87113

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

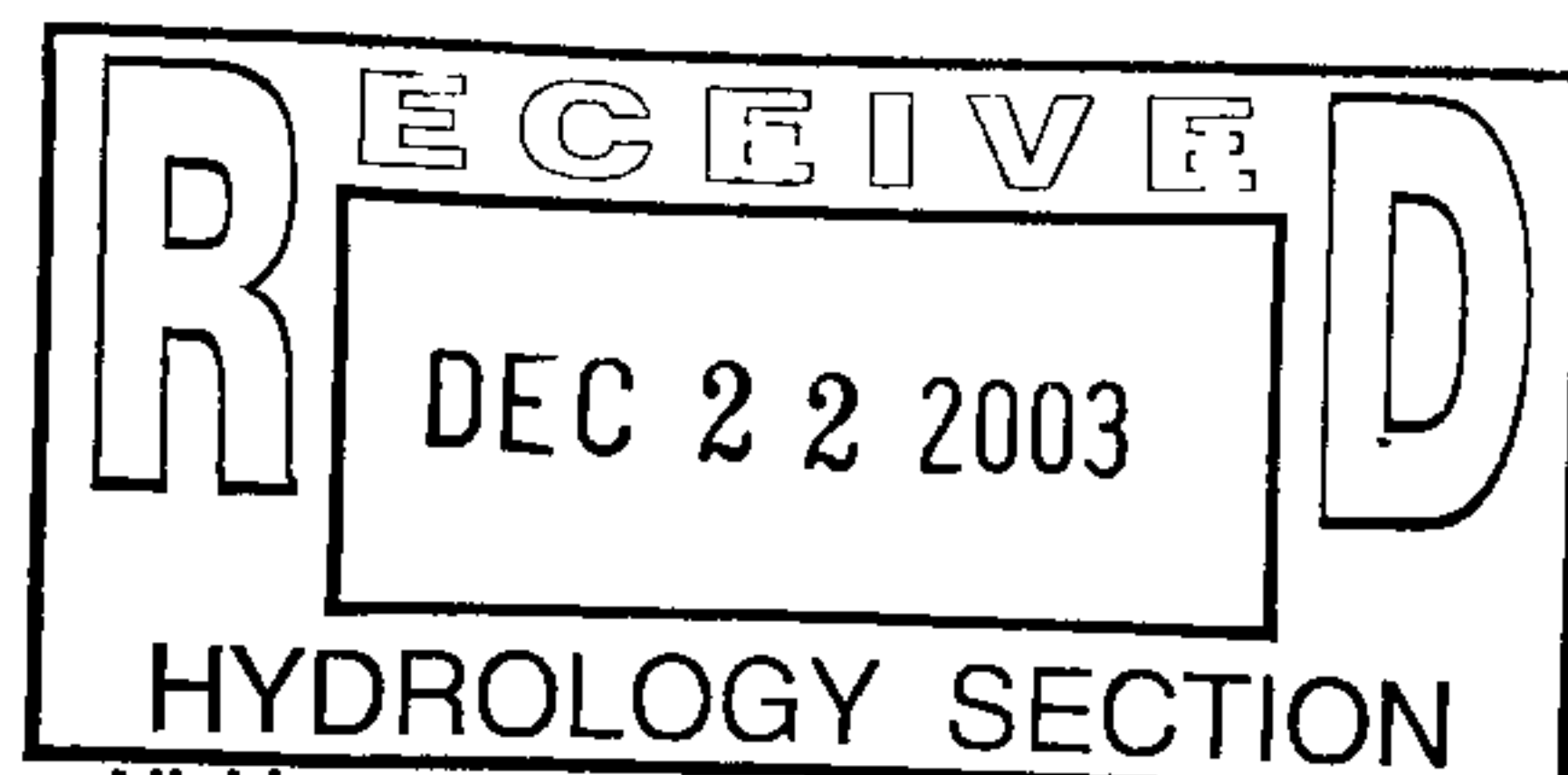
- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
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☐ ENGINEERS CERTIFICATION (TCL)  
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☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ SO-19

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

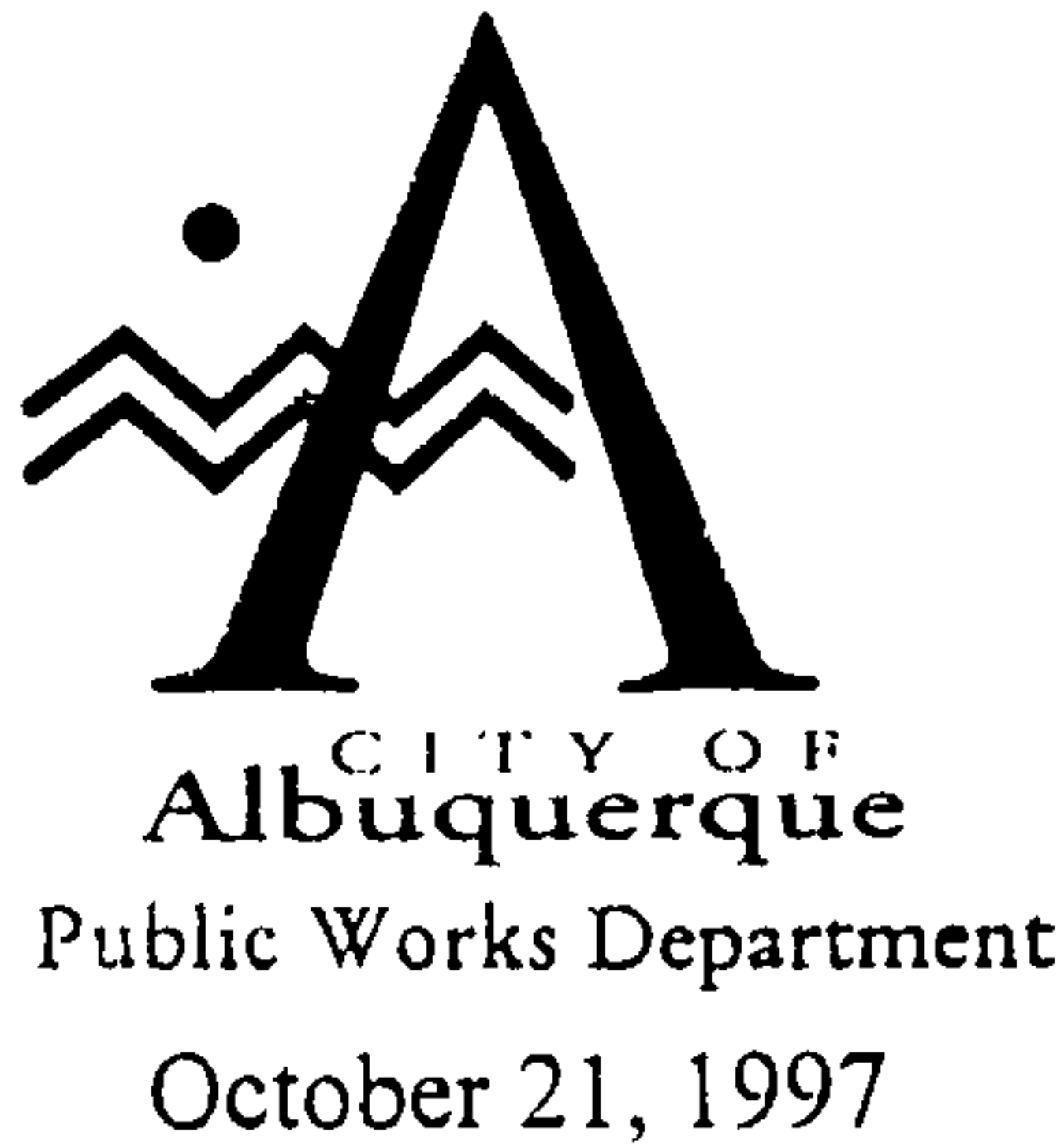
- ☐ YES  
☒ NO  
☐ COPY PROVIDED



DATE SUBMITTED: 12/22/2003 BY: Jon Niski

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Martin J. Chávez, Mayor

Robert E. Gurulé, Director

Christopher L. Weiss, P.E.  
P.O. Box 97  
Sandia Park, NM 87047

**RE: MASTER PLAN FOR JEFFERSON COMMONS PHASE 2 (F17-D63). DRAINAGE  
REPORT FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
APPROVAL. ENGINEER'S STAMP DATED SEPTEMBER 29, 1997.**

Dear Mr. Weiss:


Based on the information provided on your September 30, 1997 submittal, the above referenced project is approved for Site Development Plan for Building Permit.

I am assuming that you do not intend to subdivide this property, otherwise, cross lot drainage easements will be required.

Concurrent with or prior to the first development, the storm drain system must be constructed to the outfall (storm drain system in Office Blvd.) It appears that a 54-inch line that is stubbed from the storm sewer line in Office Boulevard to your site is existing. If this line is to be constructed, a Work Order Permit will be required.

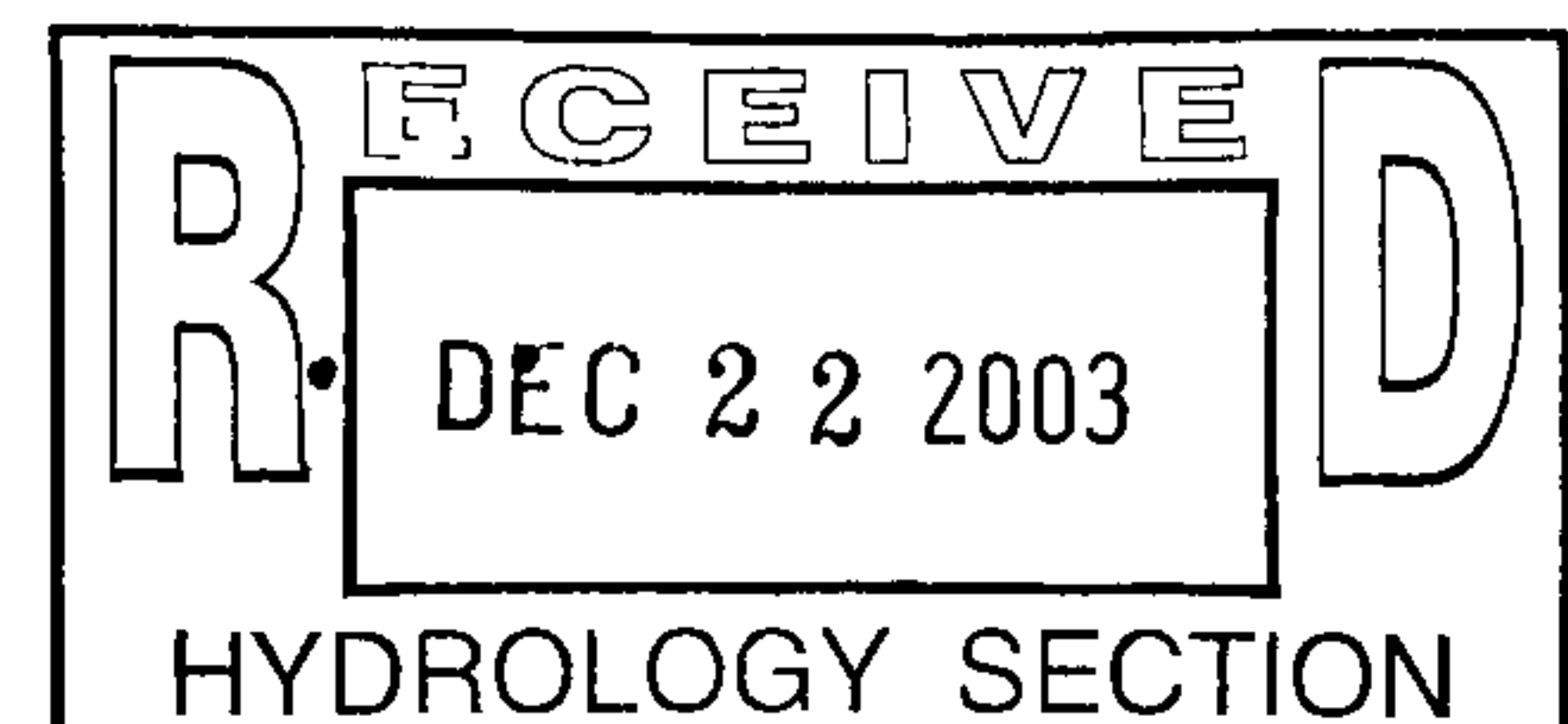
If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



Lisa Ann Manwill, P.E.  
Hydrology

c: Andrew Garcia  
File



Good for You Albuquerque!

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

