



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 15, 2003

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: First Federal Bank @ 25, 4301 The 25 Way NE @ Jefferson, Certificate of Occupancy

Engineer's Stamp dated 2-14-03 (F17/D85)

Certification dated 1-14-04

Based upon the information provided in your submittal received 1-15-04, 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 924-3981.

Sincerely,

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

C: Phyllis Villanueva
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

JMA 2002.078.6

F-17/085

PROJECT TITLE: FIRST FEDERAL BANK @ 25 ZONE ATLAS/DRNG. FILE # ~~F-17-D46~~
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT L OF THE 25
 CITY ADDRESS: 4301 THE 25 WAY NE @ JEFFERSON

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: FIRST FEDERAL BANK CONTACT: RON SHETTLESWORTH
 ADDRESS: 4301 THE 25 WAY NE @ JEFFERSON PHONE: _____
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

ARCHITECT: DWL ARCHITECTS CONTACT: RON BURTON
 ADDRESS: 202 CENTRAL SE, WEST COURTYARD PHONE: 242-6202
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: _____

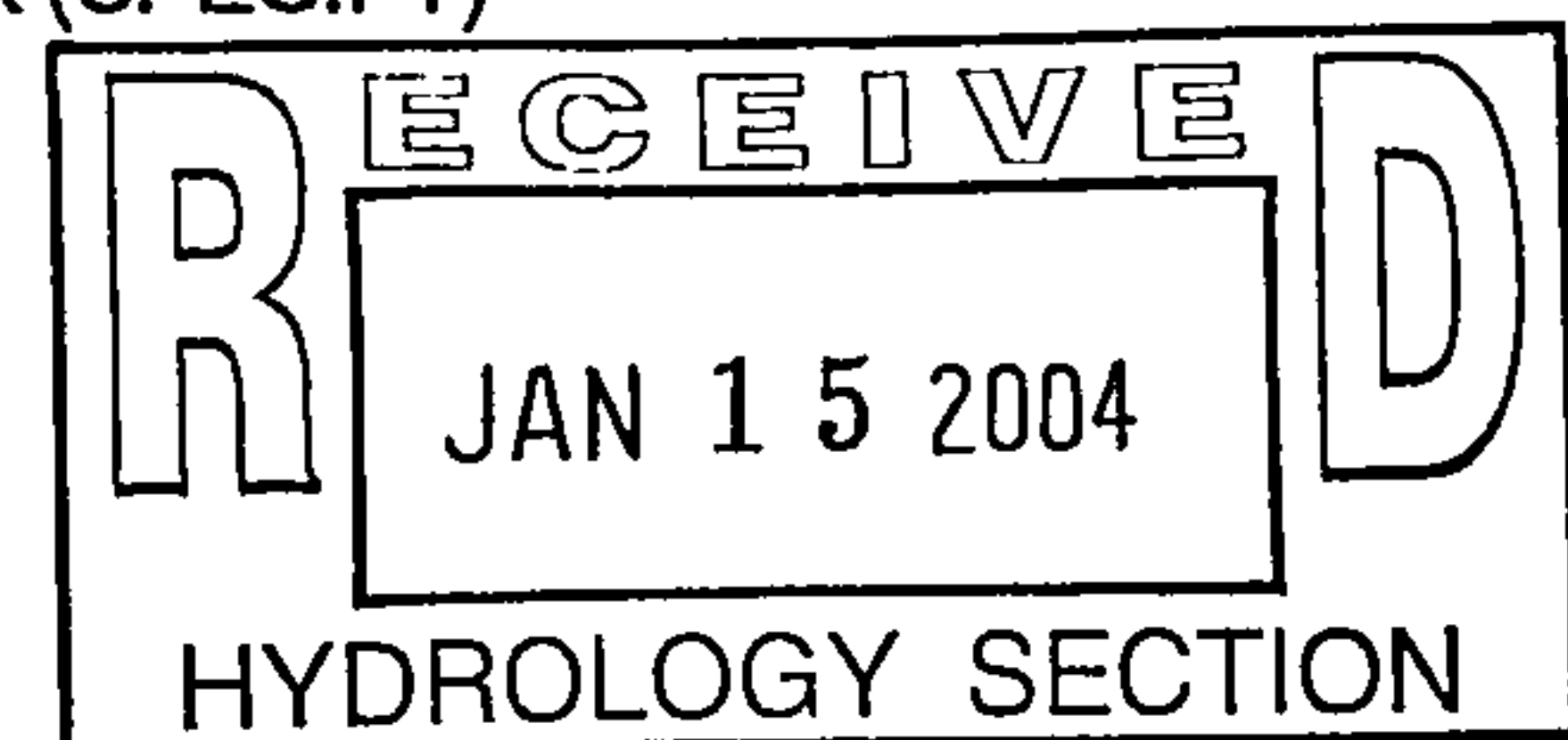
SURVEYOR: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

CONTRACTOR: STAR CONSTRUCTION CONTACT: BOB RUSHING
 ADDRESS: 8912 ADAMS NE PHONE: 823-1100
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87113

- 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)
 - ☐ ENGINEER'S CERTIFICATION (TCL)
 - ☐ ENGINEER'S 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: 01/15/2004 BY: JEFFREY G. MORTENSEN

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 upon 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

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department
Transportation Development Services Section***

January 15, 2004

Jeffrey G. Mortensen, P.E., Registered Architect
6010-b Midway Blvd NE
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
First Federal Bank @25, [F-17 / D85]
4301 The 25 Way NE
Engineer's Stamp Dated 01/14/04

Dear Mr. Mortensen:

The TCL / Letter of Certification submitted on January 15, 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.

Sincerely,



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

(REV. 1/28/2003rd)

JMA 2002.078.6

F-17 / D85

PROJECT TITLE: FIRST FEDERAL BANK @ 25 ZONE ATLAS/DRNG. FILE # ~~17~~ D16
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT L OF THE 25
 CITY ADDRESS: 4301 THE 25 WAY NE @ JEFFERSON

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: FIRST FEDERAL BANK CONTACT: RON SHETTLESWORTH
 ADDRESS: 4301 THE 25 WAY NE @ JEFFERSON PHONE: _____
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

ARCHITECT: DWL ARCHITECTS CONTACT: RON BURTON
 ADDRESS: 202 CENTRAL SE, WEST COURTYARD PHONE: 242-6202
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: _____

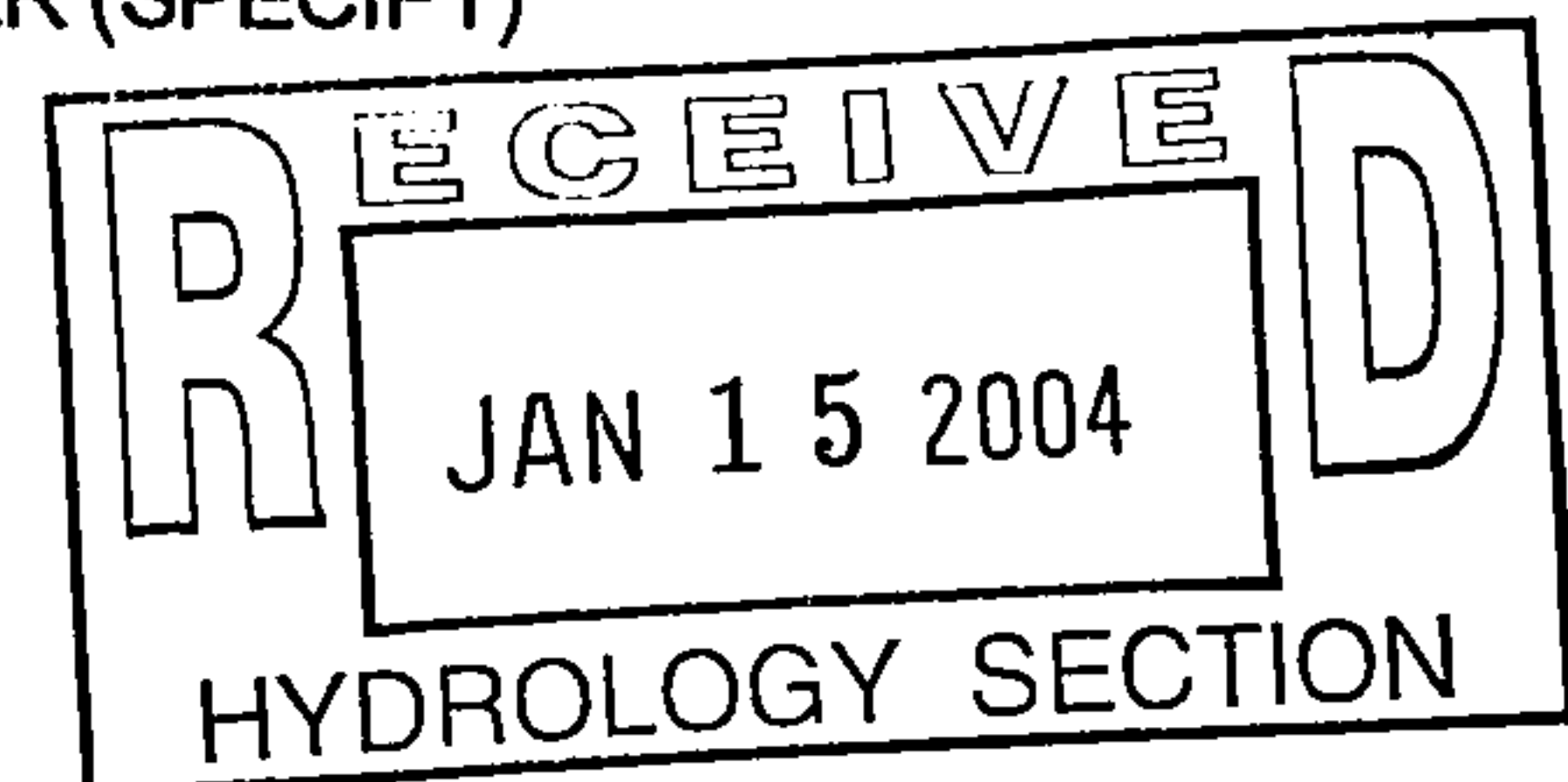
SURVEYOR: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

CONTRACTOR: STAR CONSTRUCTION CONTACT: BOB RUSHING
 ADDRESS: 8912 ADAMS NE PHONE: 823-1100
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87113

- 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)
 - ☒ ENGINEER'S CERTIFICATION (TCL)
 - ☐ ENGINEER'S 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: 01/15/2004 BY: JEFFREY G. MORTENSEN

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 upon 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

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 1, 2003

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

**Re: First Federal Bank @ 25 Traffic Circulation Layout
Engineer's Stamp dated 4-1-03 (F17/D85)**

Dear Mr. Mortensen,

Based upon the information provided in your submittal dated 4-4-03, 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 Transportation.

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 924-3986.

Sincerely,

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

C: file

DRAINAGE & TRANSPORTATION INFORMATION SHEET

(F-17/D85)

PROJECT TITLE: FIRST FEDERAL BANK @ 25 ZONE MAP/DRG FILE # 2003-04

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT L OF THE 25

CITY ADDRESS: THE 25 WAY NE

ENGINEER: JEFF MORTENSEN & ASSOCIATES, INC.

ADDRESS: 6010B MIDWAY PARK BLVD NE 87109

OWNER: FIRST FEDERAL BANK

ADDRESS: X

ARCHITECT: DWL ARCHITECTS

ADDRESS: 202 CENTRAL AVENUE SE, WEST COURTYARD

SURVEYOR: SURVEYS SOUTHWEST LTD

ADDRESS: 333 LOMAS

CONTRACTOR: _____

ADDRESS: _____

CONTACT: JEFF MORTENSEN

PHONE: 345-4250

CONTACT: ARCHITECT

PHONE: X

CONTACT: RON BURTON

PHONE: 242-6202

CONTACT: DAN GRANEY

PHONE: 998-0303

CONTACT: _____

PHONE: X

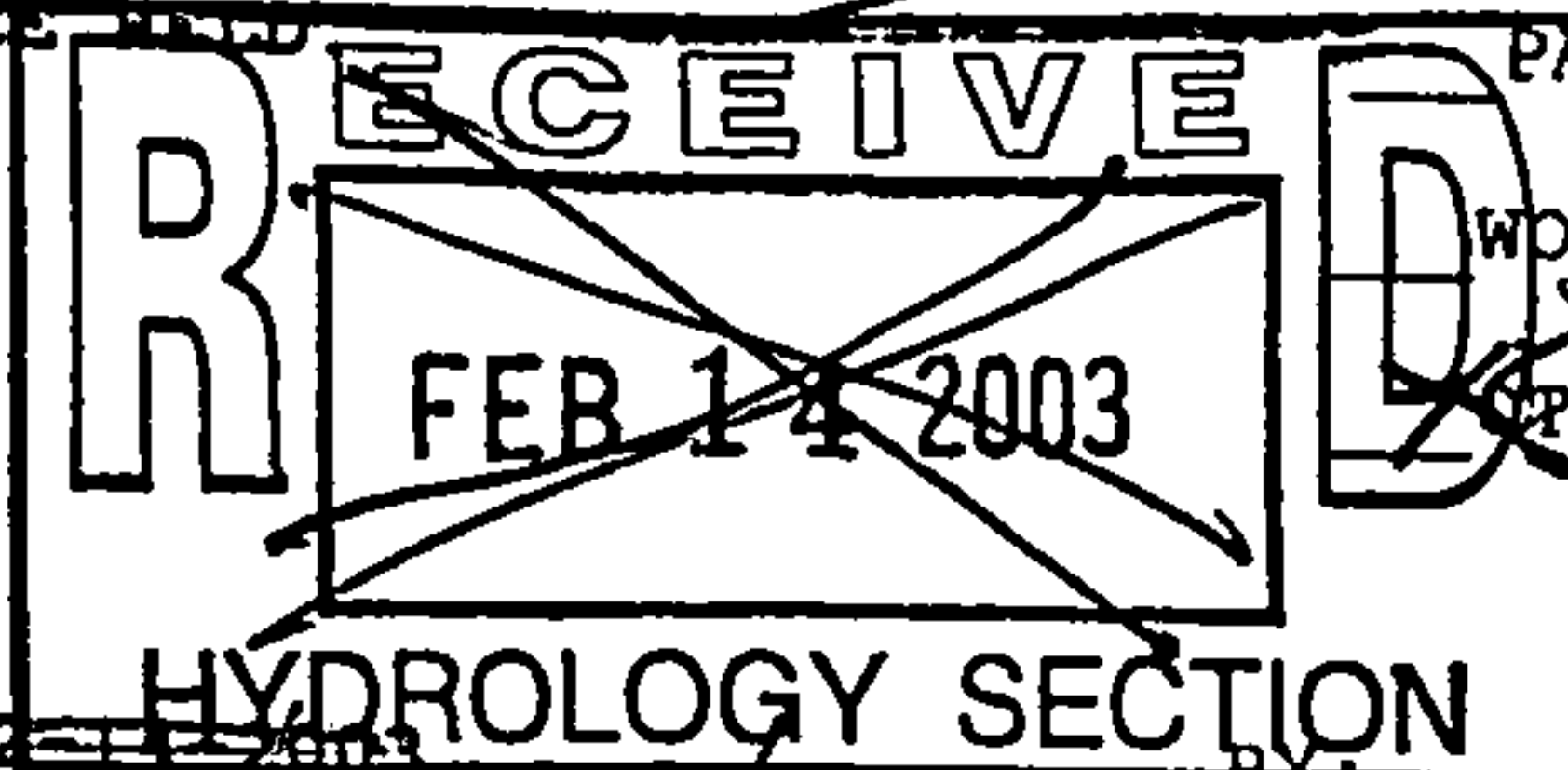
CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ 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 TCL RESUBMITTAL

WAS A PRE-DESIGN CONFERENCE HELD

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 04-04-2003



CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTY 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 APPROVAL (PERM)
- ☒ CERTIFICATE OF OCCUPANCY APPROVAL (TEMP)
- ☐ GRADING PERMIT APPROVAL

PAVING PERMIT APPROVAL

WORK ORDER APPROVAL

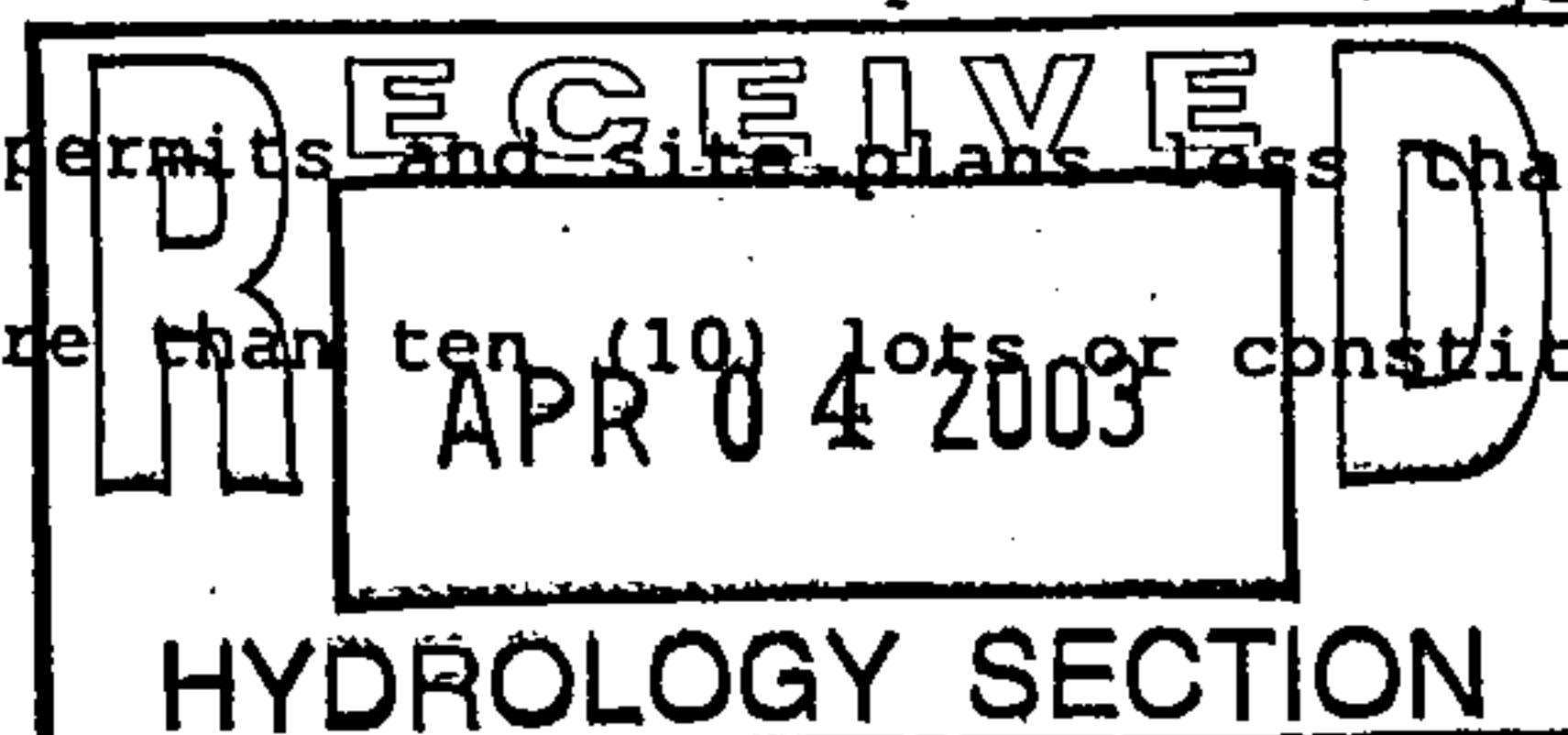
OTHER: 3019 (SPECIFY)

JEFF MORTENSEN

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 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.

REV 11/01/2001





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 24, 2003

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

Re: First Federal Bank @ 25 Drainage Plan
Engineer's Stamp dated 2-14-03 (F17/D85)

Dear Mr. Mortensen,

Based upon the information provided in your submittal dated 2-14-03, 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.

An SO#19 permit is not required since no work is being done in the public R/W.

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 924-3986.

Sincerely,

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

C: file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 24, 2003

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

**Re: First Federal Bank @ 25 Traffic Circulation Layout
Engineer's Stamp dated 2-14-03 (F17/D85)**

Dear Mr. Mortensen,

Based upon the information provided in your submittal dated 2-14-03, the above referenced plan cannot be approved for Building Permit until the following comment is addressed.

- The work to be done on Tract A must be reviewed in conjunction with this plan. Please provide a revised parking lot plan (approved by the adjoining owner) or revise your plan to stay out of the cross-access and parking easement.
- The curb between the drivepads should also be concrete to make the sawcut easier and keep the pavement from cracking in between.

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 & TRANSPORTATION INFORMATION SHEET

(F-17/D85)

PROJECT TITLE: FIRST FEDERAL BANK @ 25 ZONE MAP/DRG FILE # 2003-078

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT L OF THE 25

CITY ADDRESS: THE 25 WAY NE

ENGINEER: JEFF MORTENSEN & ASSOCIATES, INC. CONTACT: JEFF MORTENSEN

ADDRESS: 6010B MIDWAY PARK BLVD NE 87109 PHONE: 345-4250

OWNER: FIRST FEDERAL BANK CONTACT: ARCHITECT

ADDRESS: X PHONE: X

ARCHITECT: DWL ARCHITECTS CONTACT: RON BURTON

ADDRESS: 202 CENTRAL AVENUE SE, WEST COURTYARD PHONE: 242-6202

SURVEYOR: SURVEYS SOUTHWEST LTD CONTACT: DAN GRANEY

ADDRESS: 333 LOMAS PHONE: 998-0303

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: X

CHECK TYPE OF SUBMITTAL:

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- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
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- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION-LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR SITE PLAN)
- ☐ OTHER _____

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- ☐ FINAL PLAT APPROVAL
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- ☒ BUILDING PERMIT APPROVAL
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- ☒ CERTIFICATE OF OCCUPANCY APPROVAL (TEMP)
- ☐ GRADING PERMIT APPROVAL

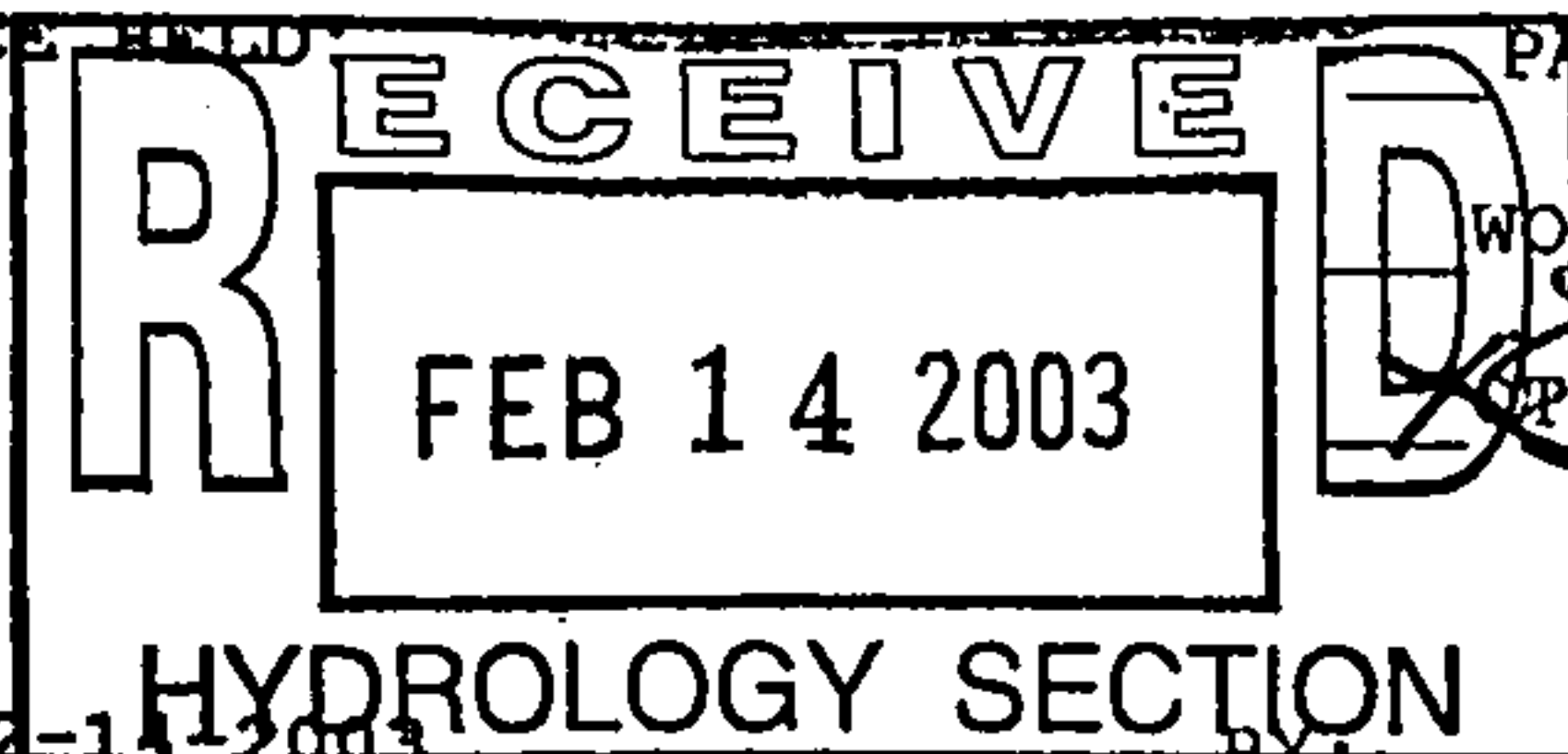
WAS A PRE-DESIGN CONFERENCE HELD?

☐ YES

☒ NO

☐ COPY PROVIDED

DATE SUBMITTED: 02-14-2003



PAVING PERMIT APPROVAL

WORK ORDER APPROVAL

OTHER: 5019

(SPECIFY)

JEFF MORTENSEN

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