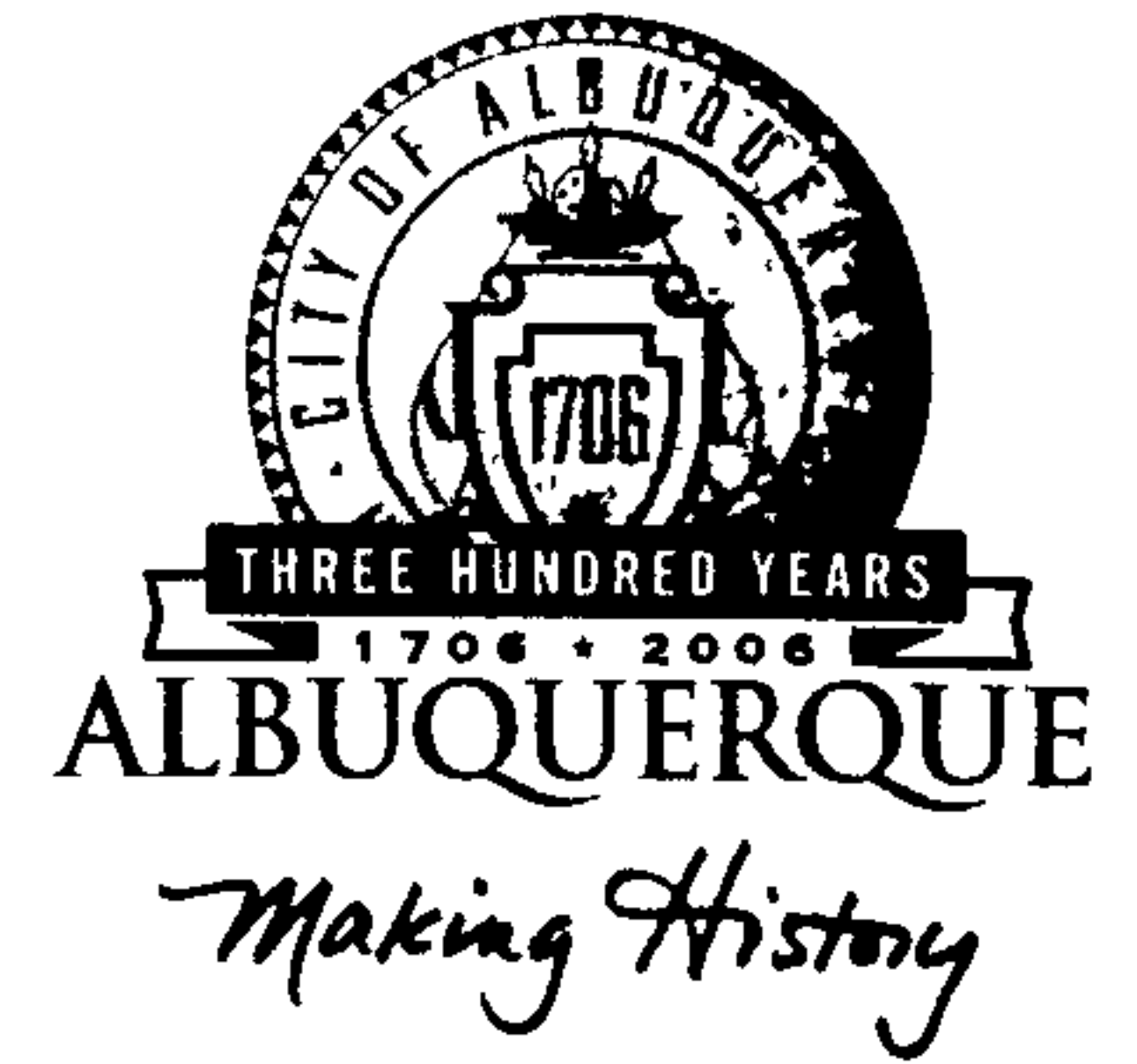


CITY OF ALBUQUERQUE



March 8, 2005

Mr. Wallace (Monte) L. Bingham, PE
BINGHAM ENGINEERING
6344 Belcher Ave. NE
Albuquerque, NM 87109

Re: EMBROLI STUDIO
5100 Juan Tabo Blvd. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/13/2003 (F-21/D074)
Certification dated 09/30/2004

P.O. Box 1293

Dear Monty,

Albuquerque

Based upon the information provided in your submittal received 03/08/2005, 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,

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

www.cabq.gov

C: Phyllis Villanueva



Lupe M. Gallegos

03/08/2005 08:48 AM

To: Anna M. Griego/PWD/CABQ@COA, Cicilio G.
Barela/PWD/CABQ@COA, Josie Jaramillo/PWD/CABQ@COA, Roger
A. Green/PWD/CABQ@COA, Nancy Musinski/PWD/CABQ@COA
cc: Veronica Bustamante/DFAS/CABQ@COA, Christa
Wagner/DFAS/CABQ@COA
Subject: Volcan Vista

Good Morning Everyone!!!

I received a letter from the Developer, waiving the sewer prorata charges on the below listed properties.
Please zero/waive this charges. Thank you!!!

6212 Meteor NW F-42131

6224 Meteor Nw F-42133

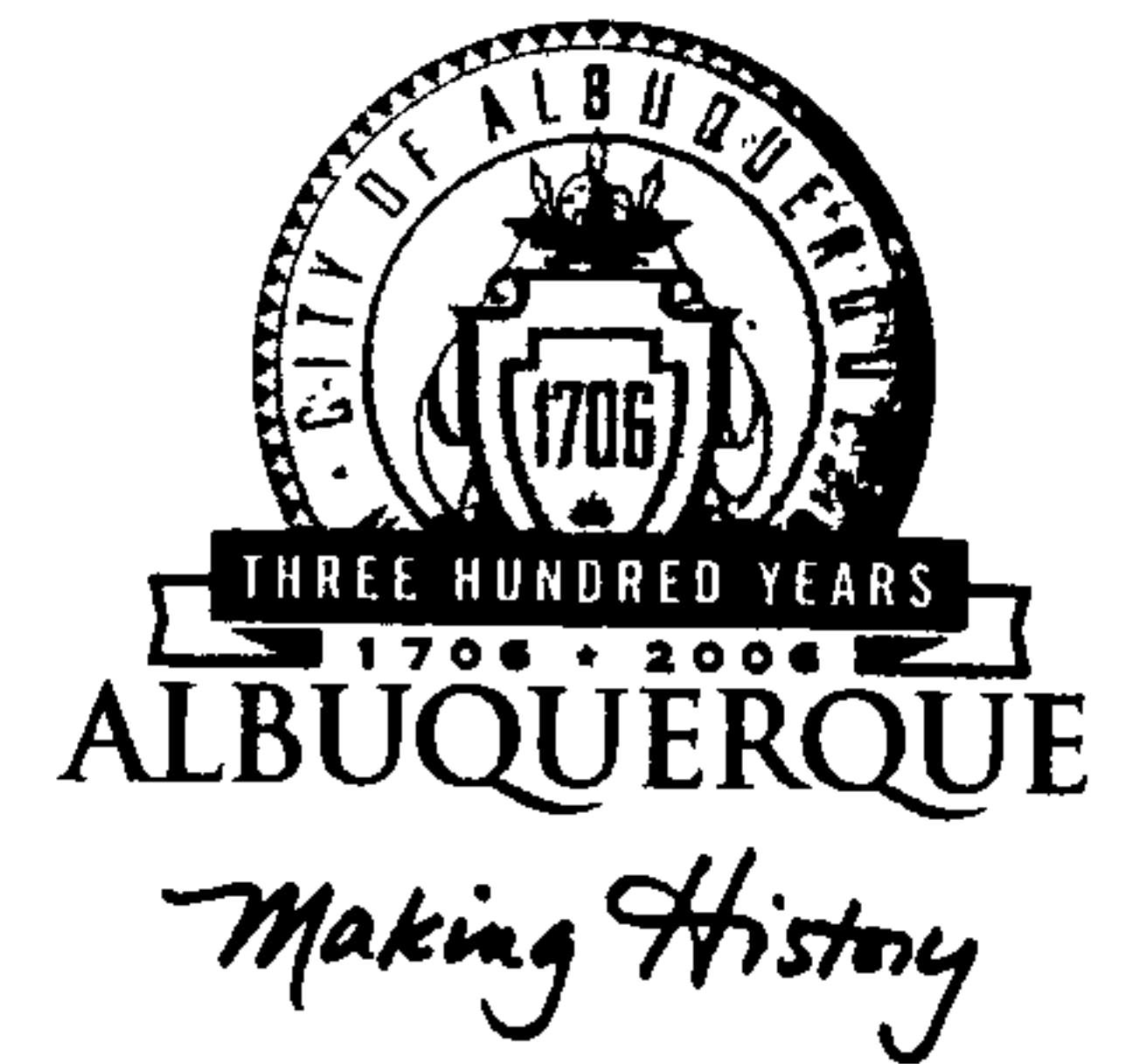
6216 Meteor NW F-42132

6228 Meteor NW F-42135

6220 Meteot NW F-42130

6232 Meteor NW F-42134

CITY OF ALBUQUERQUE



October 5, 2004

Mr. Wallace (Monte) L. Bingham, PE
BINGHAM ENGINEERING
6344 Belcher Ave. NE
Albuquerque, NM 87109

Re: EMBROLI STUDIO
5100 Juan Tabo Blvd. NE
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/13/2003 (F-21/D074)
Certification dated 09/30/2004

Dear Monty,

P.O. Box 1293

Based upon the information provided in your submittal received 10/04/2004, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

Albuquerque

Upon completion of the required SO-19, please resubmit a Drainage Information Sheet with documentation of acceptance. Also, per correspondence signed by Carlos Montoya, PE, dated October 14, 2003, AMAFCA requested that the AMAFCA Field Engineer be contacted, when construction has been completed.

New Mexico 87103

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

www.cabq.gov

Sincerely,

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

C: Phyllis Villanueva
Corr. dated 10/14/2003
Corr. dated 10/08/200e
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 14, 2003

Wallace L. Bingham
Bingham Engineering
6344 Belcher Avenue, NE
Albuquerque, New Mexico 87109

RE: Grading and Drainage Plan for Embroli Studio (F21-D74) Dated October 13, 2003

Dear Mr. Bingham:

The referenced plan is approved for Building Permit and SO-19 permit for construction within the city right-of-way. Certification by the engineer and sign-off by City's field inspector for SO-19 is required for Hydrology's release of the Certificate of Occupancy. Also, per AMAFCA's request please contact the AMAFCA Field Engineer when construction is completed.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

C: Lynn Mazur, AMAFCA
Pam Lujan, Excavation Permits
Matt Cline, Arroyo Maintenance

Tim Eichenberg, Chair
 Linda Stover, Vice-Chair /
 Asst. Secretary-Treasurer
 Ronald D Brown, Secretary-Treasurer
 Daniel Hernandez, Director
 Daniel Lyon, Director

John R. Kelly, P.E.
 Executive Engineer



**Albuquerque
 Metropolitan
 Arroyo
 Flood
 Control
 Authority**

2600 PROSPECT N.E. • ALBUQUERQUE, NM 87107
 TELEPHONE (505) 884-2215 FAX (505) 884-0214

Post-it* Fax Note	7671	Date	10-8	# of pages	1
To	CARLOS MONTOYA	From	LYNN MAZUR		
Co./Dept.	HYDROLOGY	Co.	AMAFCA		
Phone #		Phone #			
Fax #		Fax #			

October 8, 2003

Mr. Wallace Bingham, P.E.
 Bingham Engineering
 6344 Belcher Ave. NE
 Albuquerque, NM 87109

Re: Grading & Drainage Plan for Embroli Studio, ZAP F-21
 Engineer's Stamp Dated 10-10-03

Dear Mr. Bingham:

AMAFCA approves the referenced plan for construction. Please notify me or Jerry Lovato, AMAFCA Field Engineer, when construction is completed.

If you have any questions, please call me at 884-2215.

Sincerely,
 AMAFCA

Lynn M. Mazur

Lynn M. Mazur, P.E.
 Development Review Engineer

Cc: Carlos Montoya, COA Hydrology

C: 362-1273; Lynn

DRAINAGE INFORMATION SHEET

PROJECT TITLE: EMBROLI STUDIO
DRB #: PC#: N/A

ZONE MAP/DRG. FILE # F-21/D074
WORK ORDER#:

LEGAL DESCRIPTION: TRACT B-1 ACADEMY ADDIT.
CITY ADDRESS: 5100 JUAN TABO

ENGINEERING FIRM: BINGHAM ENGINEERING
ADDRESS: 6344 Belcher Ave, NE
CITY, STATE: Albuquerque, New Mexico

CONTACT: WALLACE L. BINGHAM P.E.
PHONE: 797 4699
ZIP CODE: 87109

OWNER: ENRICO EMBROLI
ADDRESS:
CITY, STATE: Albuquerque, New Mexico

CONTACT:
PHONE:
ZIP CODE:

ARCHITECT: BILL BURK III
ADDRESS: 9616 La Playa
CITY, STATE: Albuq. NM 87111

CONTACT: _____
PHONE: 292 6566
ZIP CODE:

SURVEYOR: Rex Vogler
ADDRESS:
CITY, STATE:

CONTACT: _____
PHONE: 764 8891
ZIP CODE:

CONTRACTOR: N/A
ADDRESS:
CITY, STATE:

CONTACT: _____
PHONE:
ZIP CODE:

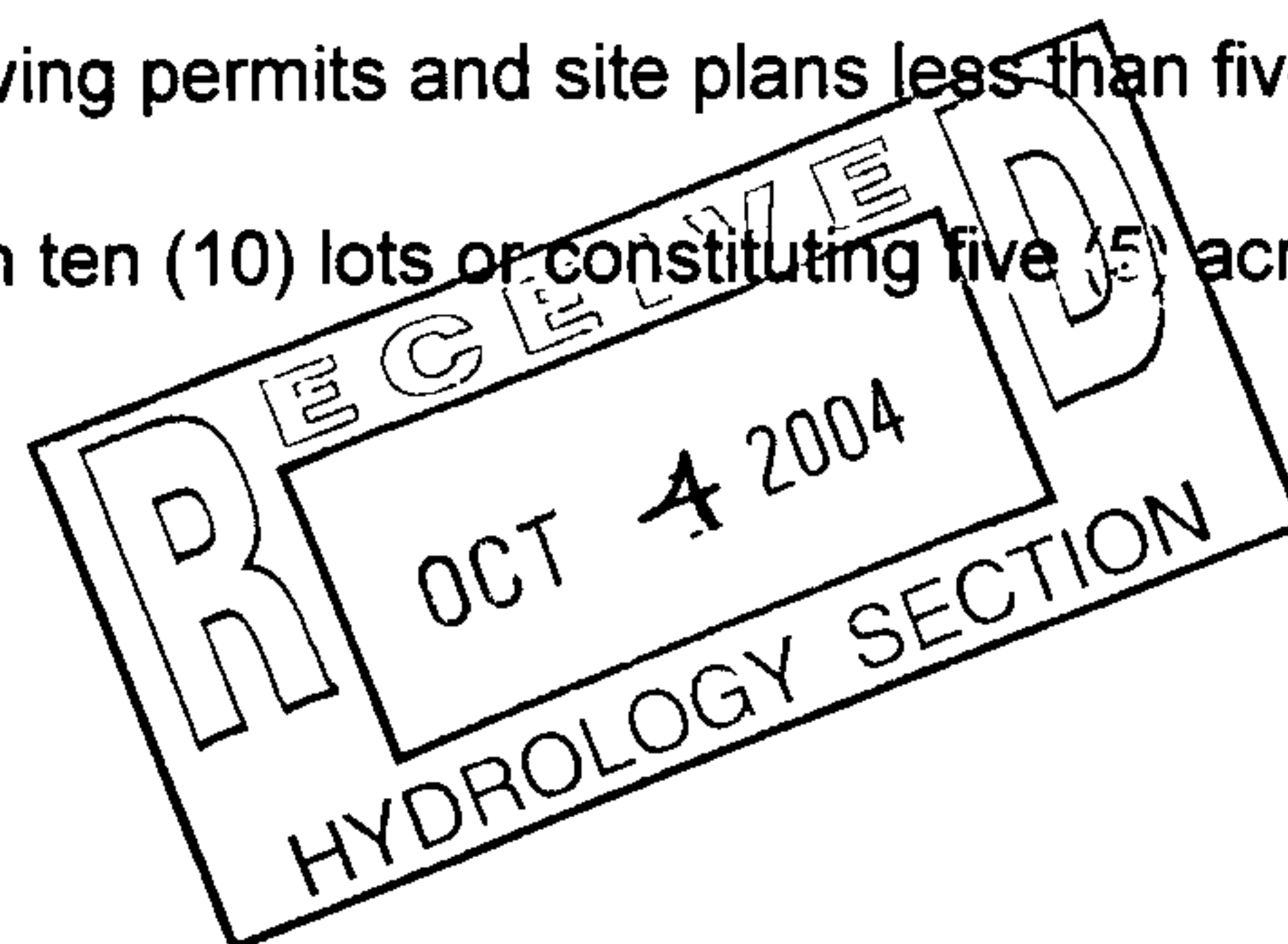
- TYPE OF SUBMITTAL:**
- DRAINAGE REPORT
 - DRAINAGE PLAN
 - CONCEPTUAL GRADING & DRAINAGE PLAN
 - GRADING PLAN
 - EROSION CONTROL PLAN
 - ENGINEER'S CERTIFICATION
 - CLOMR/LOMR
 - OTHER
- WAS A PRE-DESIGN CONFERENCE ATTENDED:**
- YES
 - NO
 - COPY PROVIDED

- 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 APPROVAL -
 - GRADING PERMIT APPROVAL
 - PAVING PERMIT APPROVAL
 - WORK ORDER APPROVAL
 - OTHER (SPECIFY)

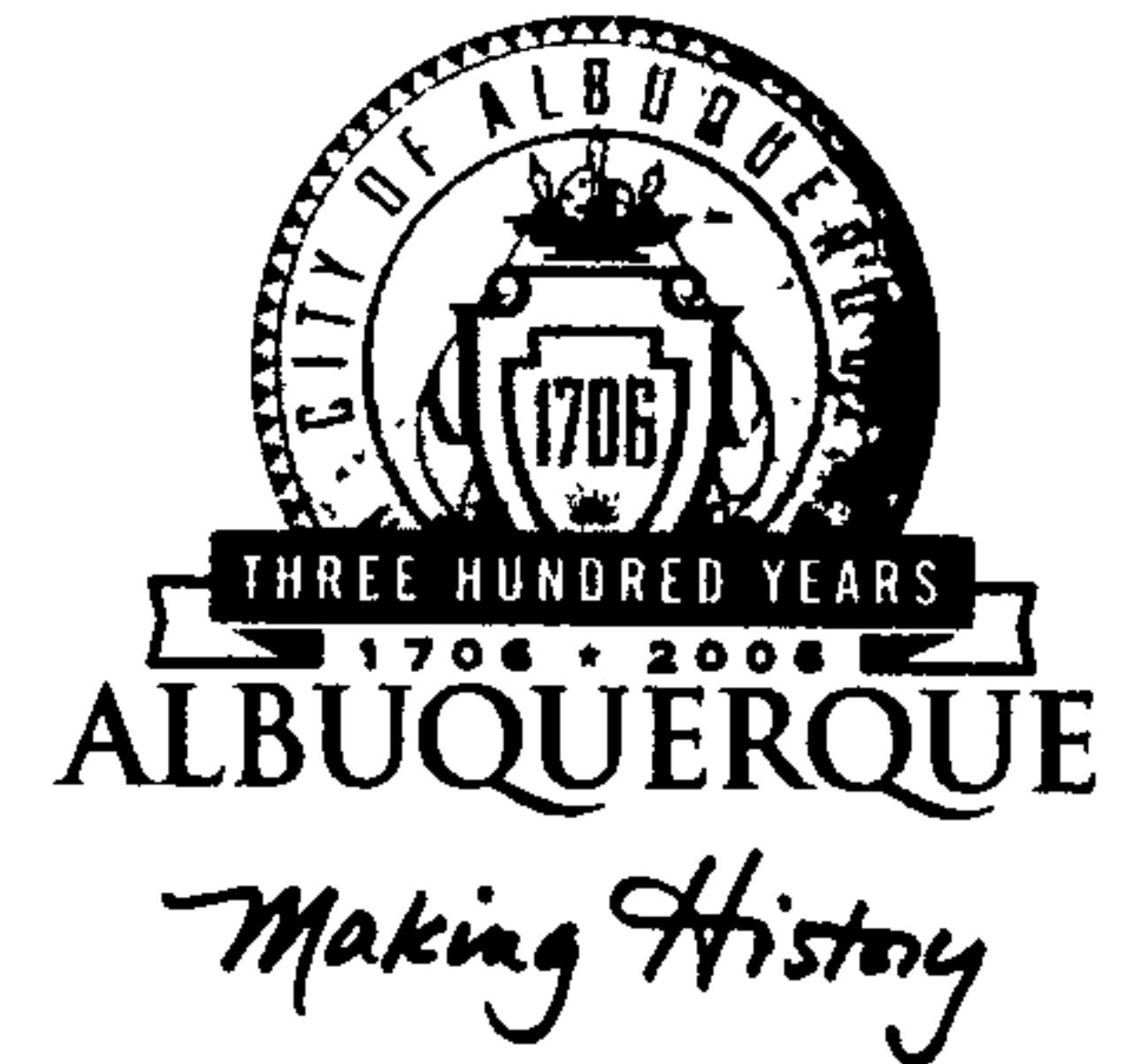
DATE SUBMITTED: 9/30/04 **BY:** Wallace L. Bingham P.E.

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3. Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

October 19, 2004

William E. Burk III, Registered Architect
9617 La Playa NE
Albuquerque, New Mexico, 87111

Re: Certification Submittal for Final Building Certificate of Occupancy for
Embrol Studios, [F-21 / D74]
5100 Juan Tabo, NE
Architect's Stamp Dated 10/14/04

Dear Mr. Lewis:

P.O. Box 1293

The TCL / Letter of Certification submitted on October 19, 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

c: Engineer
Hydrology file
CO Clerk



Bill Burk, third, Architect
construction inspection
architecture • interiors • graphics

October 14, 2004

#03-11

Kristal D. Metro, Engineering Associate
Planning Department
Development and Building Services Center
City of Albuquerque
600 Second St NW
Albuquerque, NM 87102

RE: TCL Certification
5100 Juan Tabo, NE

Dear Ms. Metro:

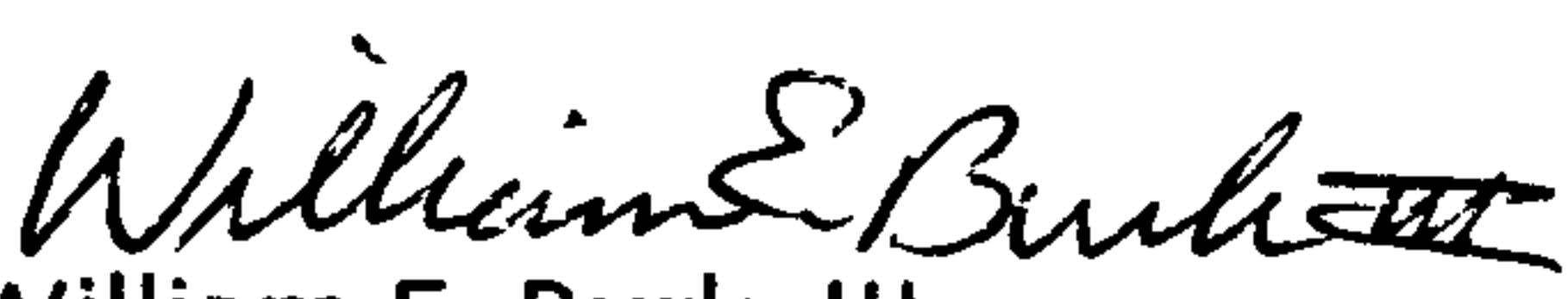
I inspected the above site on October 14, 2004, and the construction is substantially in compliance with the Grading, Drainage Design and Traffic Circulation Layout, as submitted for a Building Permit.

The two small car spaces at the east end were eliminated at the request of the City Fire Department, in order to provide a better turn around. This area has been striped with red, as a fire lane. I have attached an "as-built" copy of the approved TCL

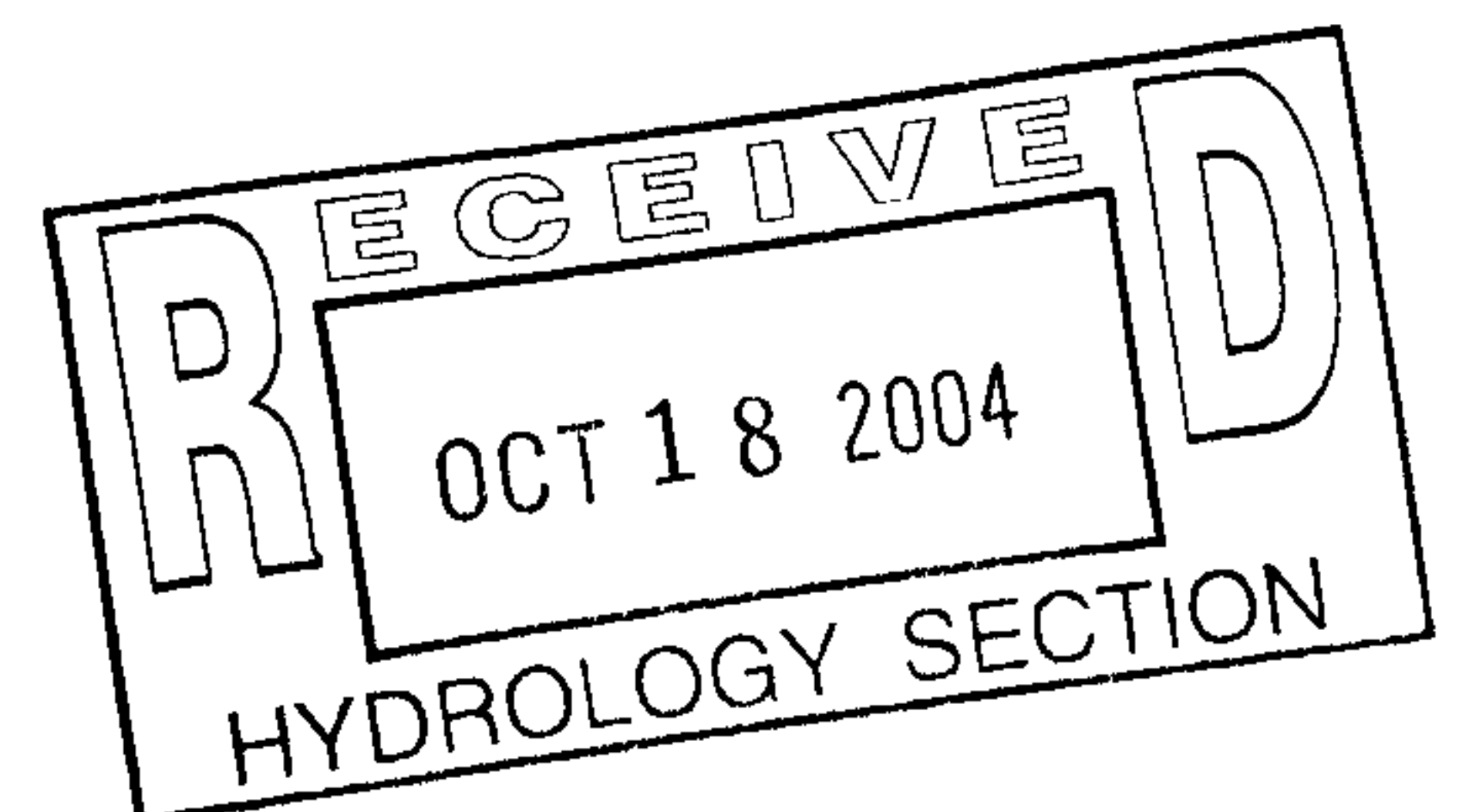
If you have any questions, please give me a call.

Very truly yours,

BILL BURK, THIRD, ARCHITECT


William E. Burk, III
Architect

CC Gear and Condon Construction, LLC



9617 La Playa NE
Albuquerque, NM 87111
(505) 292-6566 • Fax (505) 294-7232
Email – Bburkiii@earthlink.net

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

Embrolli Studios

F-21/D074

PROJECT TITLE: 5100 BUILDING ZONE MAP/DRG. FILE #: F-21
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT B-1 OF ACADEMY ADDITION
 CITY ADDRESS: 5100 JUAN TABO NE

ENGINEERING FIRM: WALLACE BINGHAM + ASSOCS
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: MONTE BINGHAM
 PHONE: 797-4699
 ZIP CODE: _____

OWNER: ENRICO EMBROLI + KATHLEEN KINKOPF
 ADDRESS: 5100 JUAN TABO NE
 CITY, STATE: ALBUQUERQUE NM

CONTACT: ENRICO EMBROLI
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: BILL BURK THIRD ARCHITECT
 ADDRESS: 9617 LA PLAYA NE
 CITY, STATE: ALB. NM 87111

CONTACT: BILL BURK
 PHONE: 292-6566
 ZIP CODE: 87111

SURVEYOR: RIO GRANDE SURVEY
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: GEAR + CONDON CONST LLC
 ADDRESS: 11728 LINN AVE NE
 CITY, STATE: ALB. NM

CONTACT: DAN GEAR
 PHONE: 293-5256
 ZIP CODE: 87123

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

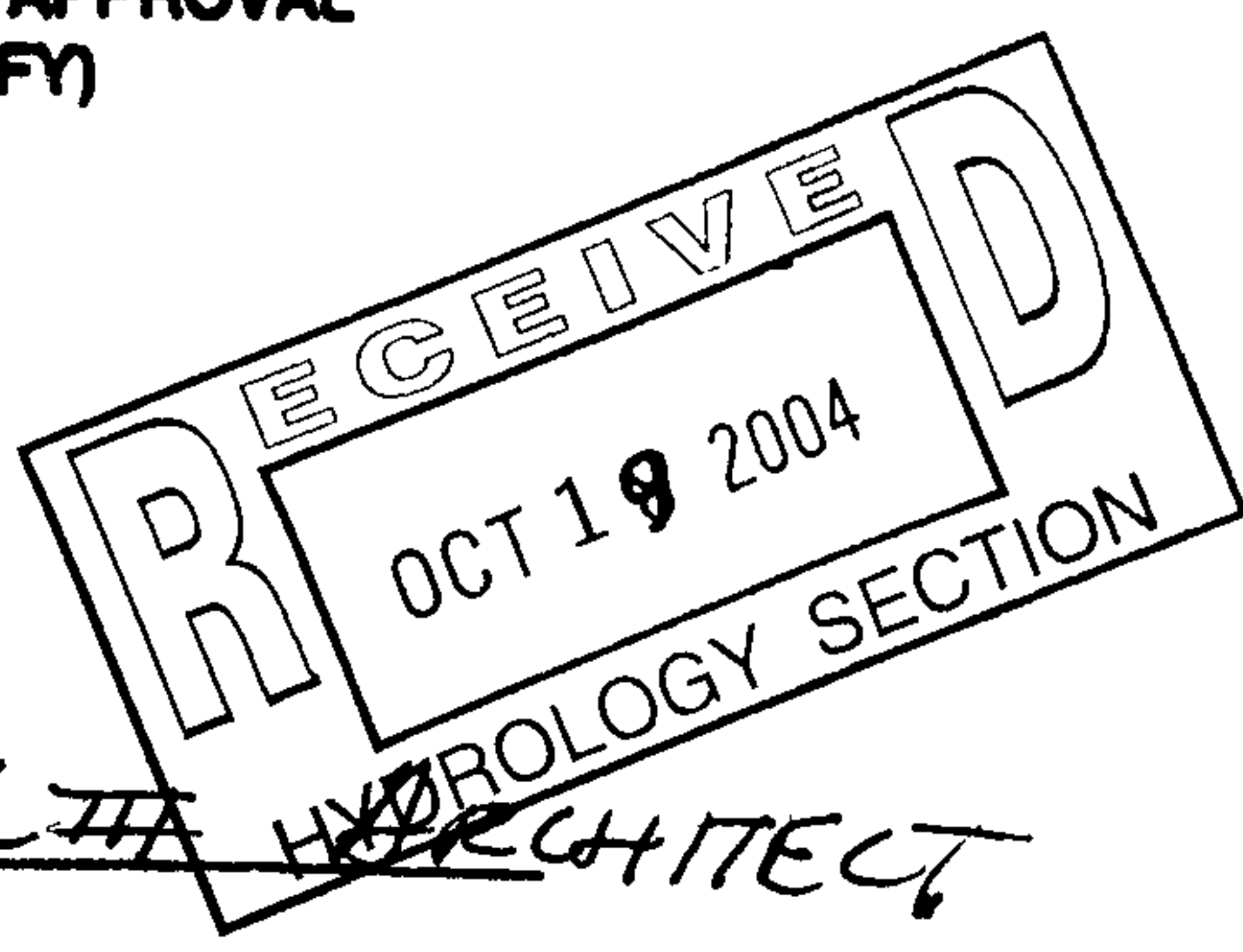
CHECK TYPE OF APPROVAL SOUGHT:

- 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: 10/14/04 BY: William E. Burk III ARCHITECT



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.

F-21/D74

Approved by Glenn 10/04

CITY OF ALBUQUERQUE PERMIT FOR EXCAVATION, CONSTRUCTION AND BARRICADING

CONTRACTOR LICENSE ADDRESS	GEARCON CONSTRUCTION GA-03 11728 LINN AVENUE ALBUQUERQUE, NM 87123 PH: 297-0822	PERMIT NUMBER	7087759
		PROJECT NUMBER	5
		PERMIT ISSUE DATE	09/13/2004
		BARRICADED BY	NA
		BLUE STAKE	NA
		PAVING BY	CON

5100 JUAN TABO RD NE

PERMIT AND DETOUR PLAN COMMENTS

SD 19 LETTER ON FILE DATED OCT. 14TH
2003 GRADING AND DRAINAGE F21-D74

EXCAVATION 443008-5810000	42.00	EX
SIDEWALK 443012-5810000	0.00	SW
DRIVEPAD 443011-5810000	0.00	DP
CURB/GUTTER 443010-5810000	0.00	CG
BARRICADING 443009-5810000	25.00	BR
RESTORATION 443017-5810000	0.00	RS
TOTAL FE	67.00	

START DATE	COMPLETION DATE	PERMIT EXPIRES	INSURANCE EXPIRES	BOND EXPIRES	ZONE ATLAS
09/15/2004	09/15/2004	09/15/2004	01/01/2005	12/31/2004	

Glenn
APPLICANT

OG
ISSUED BY

VOID UNTIL VALIDATED BY CITY TREASURER

PERMITTEE AGREES TO ASSUME ALL LIABILITY, INCLUDING INDEMNIFYING, DEFENDING AND HOLDING THE CITY HARMLESS FOR ALL DAMAGES OR INJURY TO PERSONS OR PROPERTY RESULTING FROM PERMITTEE'S EXCAVATION AND/OR BARRICADE WORK. THIS PERMIT IS GRANTED IN CONSIDERATION OF PERMITTEE'S ASSUMING SAID LIABILITY AND IS APPROVED FOR THE WORK DESCRIBED ABOVE IN ACCORDANCE WITH SECTION 6-5-2-1 ET SEQ R O (1994), PERMITTEE AGREES TO COMPLY WITH ALL APPLICABLE CITY RULES, REGULATIONS AND ORDINANCES, AND WHEN EXCAVATING, TO PATCH OR PLATE PRIOR TO OPENING TO TRAFFIC IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES PLEASE CALL 924-3400 FOR ADDITIONAL INFORMATION

CAUTION: PROTECT UNDERGROUND UTILITIES CALL 260-1990, 48 HOURS IN ADVANCE FOR LINE STAKING

DATE EXCAVATION STARTED _____

Backfill: Started _____ Completed _____ Accepted _____

Paved Cleared _____ Site Cleared _____ Warranty Exp _____

Restoration Fee Refund Authorized Yes _____ NO _____ BY: _____

Cash Disbursement Prepared for Refund Dated _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

2087759
Geanon Const.
9/15/004

October 14, 2003

Wallace L. Bingham
Bingham Engineering
6344 Belcher Avenue, NE
Albuquerque, New Mexico 87109

RE: Grading and Drainage Plan for Embroli Studio (F21-D74) Dated October 13, 2003

Dear Mr. Bingham:

The referenced plan is approved for Building Permit and SO-19 permit for construction within the city right-of-way. Certification by the engineer and sign-off by City's field inspector for SO-19 is required for Hydrology's release of the Certificate of Occupancy. Also, per AMAFCA's request please contact the AMAFCA Field Engineer when construction is completed.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

C: Lynn Mazur, AMAFCA
Pam Lujan, Excavation Permits
Matt Cline, Arroyo Maintenance



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 15, 2004

Raymond Hensley, P.E.
Telck-Hensley Engineering Group
4001 Juan Tabo Blvd.
Albuquerque, NM 87111

**Re: Hope Evangelical Free Church, 4710 Juan Tabo Blvd. NE, Grading and
Drainage Plan**

Engineer's Stamp dated 2-13-04 (F22/D7)

Dear Mr. Hensley,

Based upon the information provided in your submittal received 2-20-04, 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.

A separate permit (SO#19) is required for construction within City Right of Way. A copy of this approval letter must be on hand when applying for the excavation permit. 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

C: Matt Cline, Arroyo Maintenance
Pam Lujan, Excavation Permits
Charles Caruso, DMD Storm Drainage Design
File

Mat,
Sent E-mail for them to
Let the consultant know
that the plate thickness
must be increased to
 $\frac{3}{8}$ " copied ya basis. Mj



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 14, 2003

Wallace L. Bingham
Bingham Engineering
6344 Belcher Avenue, NE
Albuquerque, New Mexico 87109

RE: Grading and Drainage Plan for Embroli Studio (F21-D74) Dated October 13, 2003

Dear Mr. Bingham:

The referenced plan is approved for Building Permit and SO-19 permit for construction within the city right-of-way. Certification by the engineer and sign-off by City's field inspector for SO-19 is required for Hydrology's release of the Certificate of Occupancy. Also, per AMAFCA's request please contact the AMAFCA Field Engineer when construction is completed.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

C: Lynn Mazur, AMAFCA
Pam Lujan, Excavation Permits
Matt Cline, Arroyo Maintenance

Tim Eichenberg, Chair
 Linda Slover, Vice-Chair /
 Asst. Secretary-Treasurer
 Ronald D. Brown, Secretary-Treasurer
 Daniel Hernandez, Director
 Daniel Lyon, Director

John P. Kelly, P.E.
 Executive Engineer



**Albuquerque
 Metropolitan
 Arroyo
 Flood
 Control
 Authority**

2600 PROSPECT N.E. • ALBUQUERQUE, NM 87107
 TELEPHONE (505) 884-2215 FAX (505) 884-0214

Post-it* Fax Note	7671	Date	10-8	# of pages	1
To	CARLOS MONTOYA	From	LYNN MAZUR		
Co./Dept.	HYDROLOGY	Co.	AMAFCA		
Phone #		Phone #			
Fax #		Fax #			

October 8, 2003

Mr. Wallace Bingham, P.E.
 Bingham Engineering
 6344 Belcher Ave. NE
 Albuquerque, NM 87109

Re: Grading & Drainage Plan for Embroli Studio, ZAP F-21
 Engineer's Stamp Dated 10-10-03

Dear Mr. Bingham:

AMAFCA approves the referenced plan for construction. Please notify me or Jerry Lovato, AMAFCA Field Engineer, when construction is completed.

If you have any questions, please call me at 884-2215.

Sincerely,
 AMAFCA

Lynn M. Mazur

Lynn M. Mazur, P.E.
 Development Review Engineer

Cc: Carlos Montoya, COA Hydrology

DRAINAGE INFORMATION SHEET

PROJECT TITLE: EMBROLI STUDIO
DRB #: PC#: N/A

ZONE MAP/DRG. FILE # F-21 | 1074
WORK ORDER#:

LEGAL DESCRIPTION TRACT B-1 ACADEMY ADDIT.
CITY ADDRESS 5100 JUAN TABO

ENGINEERING FIRM: BINGHAM ENGINEERING
ADDRESS: 6344 Belcher Ave, NE
CITY, STATE Albuquerque, New Mexico

CONTACT: WALLACE L. BINGHAM P.E.
PHONE: 797 4699
ZIP CODE 87109

OWNER: ENRICO EMBROLI
ADDRESS
CITY, STATE: Albuquerque, New Mexico

CONTACT:
PHONE:
ZIP CODE

ARCHITECT BILL BURK III
ADDRESS: 9616 La Playa
CITY, STATE. Albuq NM 87111

CONTACT:
PHONE 292 6566
ZIP CODE:

SURVEYOR Rex Vogler
ADDRESS
CITY, STATE

CONTACT:
PHONE 764 8891
ZIP CODE

CONTRACTOR: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE

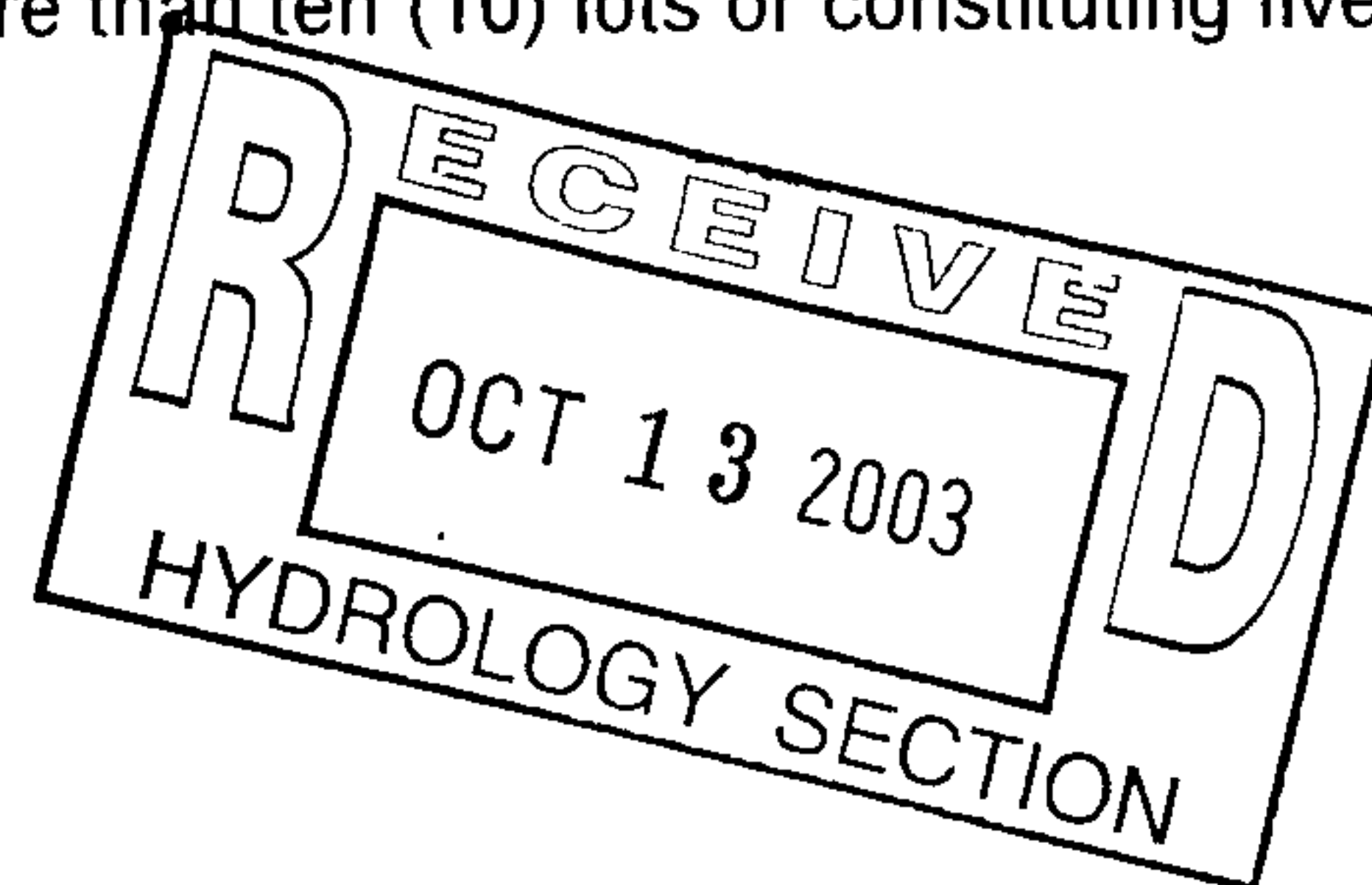
- TYPE OF SUBMITTAL**
- DRAINAGE REPORT
 - DRAINAGE PLAN
 - CONCEPTUAL GRADING & DRAINAGE PLAN
 - GRADING PLAN
 - EROSION CONTROL PLAN
 - ENGINEER'S CERTIFICATION
 - CLOMR/LOMR
 - OTHER
- WAS A PRE-DESIGN CONFERENCE ATTENDED.**
- YES
 - NO
 - COPY PROVIDED

- 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 APPROVAL
 - GRADING PERMIT APPROVAL
 - PAVING PERMIT APPROVAL
 - WORK ORDER APPROVAL
 - OTHER (SPECIFY)

2nd submittal 10/13/03
DATE SUBMITTED: 8/11/03 BY: Wallace L. Bingham P.E.

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3. Drainage Report:** Required for 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

April 1, 2004

William Burk III, R.A.
9617 La Playa NE
Albuquerque, NM 87111

Re: Embroli Studio, 5100 Juan Tabo NE, Traffic Circulation Layout
Architect's Stamp dated 3-30-04 (F21/D74)

Dear Mr. Burk,

The TCL submittal received 3-30-04 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 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,

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

cc: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Embroid Studio ZONE MAP/DRG. FILE #: F-2/D074
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 5100 Juan Tabo

ENGINEERING FIRM: Bingham Singer
ADDRESS: 6344 Belcher Ave NE
CITY, STATE: Albuquerque NM 87109

CONTACT: Wallace Bingham
PHONE: 799 4699
ZIP CODE: 87108

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Burk Arak
ADDRESS: _____
CITY, STATE: _____

CONTACT: Bill Burk III
PHONE: 292-6566
ZIP CODE: 87111

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

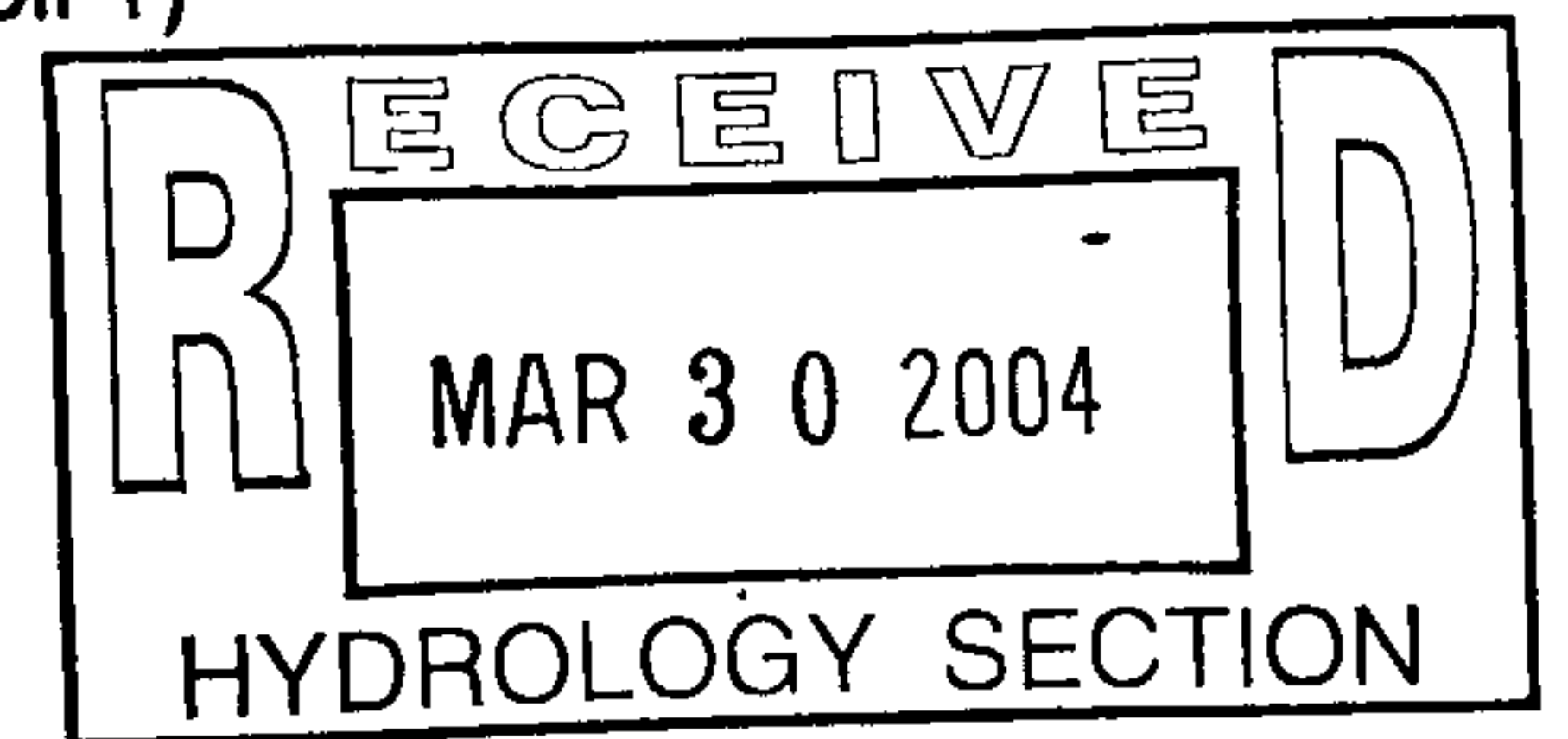
- DRAINAGE REPORT
- DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL) *Resubmittal*
- 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: 3/30/04 BY: Wallace Bingham

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.
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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 26, 2004

William Burk III, R.A.
9617 La Playa NE
Albuquerque, NM 87111

**Re: Embroli Studio, 5100 Juan Tabo NE, Traffic Circulation Layout
Architect's Stamp dated 1-09-04 (F21/D74)**

Dear Mr. Burk,

Based upon the information provided in your submittal received 2-25-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. List radii for all curves shown. Please note that, for passenger vehicles, the minimum end island radius is 15 feet.
- 2. Please show the location of the nearest driveway on the adjacent lot.
- ✓ 3. Please show a vicinity map.
- ✓ 4. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
- ✓ 5. Is there a median break at the site? Please state this on the plan.
- 6. A five-foot keyway is required for dead-end parking aisles.
- ✓ 7. The handicapped spaces must be a minimum of 8.5 feet in width.
- 8. Parking spaces 1, 2, and 3 appear to be behind the curb.
- 9. What is the pedestrian and wheelchair path to the proposed building?
- 10. There appears to be a turnaround area between parking spaces 16 and 17. Does this area connect to the adjacent lot? Please show details for this area, and describe how this will work.
- ✓ 11. What is the width of the driving area across from the building?

If you have any questions, you can contact me at 924-3991.

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

F-21/074

PROJECT TITLE: 5100 BUILDING ZONE MAP/DRG. FILE #: F-21
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: BLK 0 - Lot B-1 Academy Addn
 CITY ADDRESS: 5100 JUAN TABO NE

ENGINEERING FIRM: BINGHAM ENGINEERING
 ADDRESS: 6344 Belcher Ave NE
 CITY, STATE: Alb NM

CONTACT: Wallace Bingham
 PHONE: 797-4699
 ZIP CODE: 87109

OWNER: Enrico Embroli/Kathleen Kinkopf
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: Bill Burk Third Architect
 ADDRESS: 9617 LA PLAYA NE
 CITY, STATE: Alb NM

CONTACT: Bill
 PHONE: 292-6566
 ZIP CODE: 87111

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: SEAR + CONDON
 ADDRESS: 11728 LINN AVE NE
 CITY, STATE: Alb NM

CONTACT: PAULA
 PHONE: 293-5256
 ZIP CODE: 87123

CHECK TYPE OF SUBMITTAL:

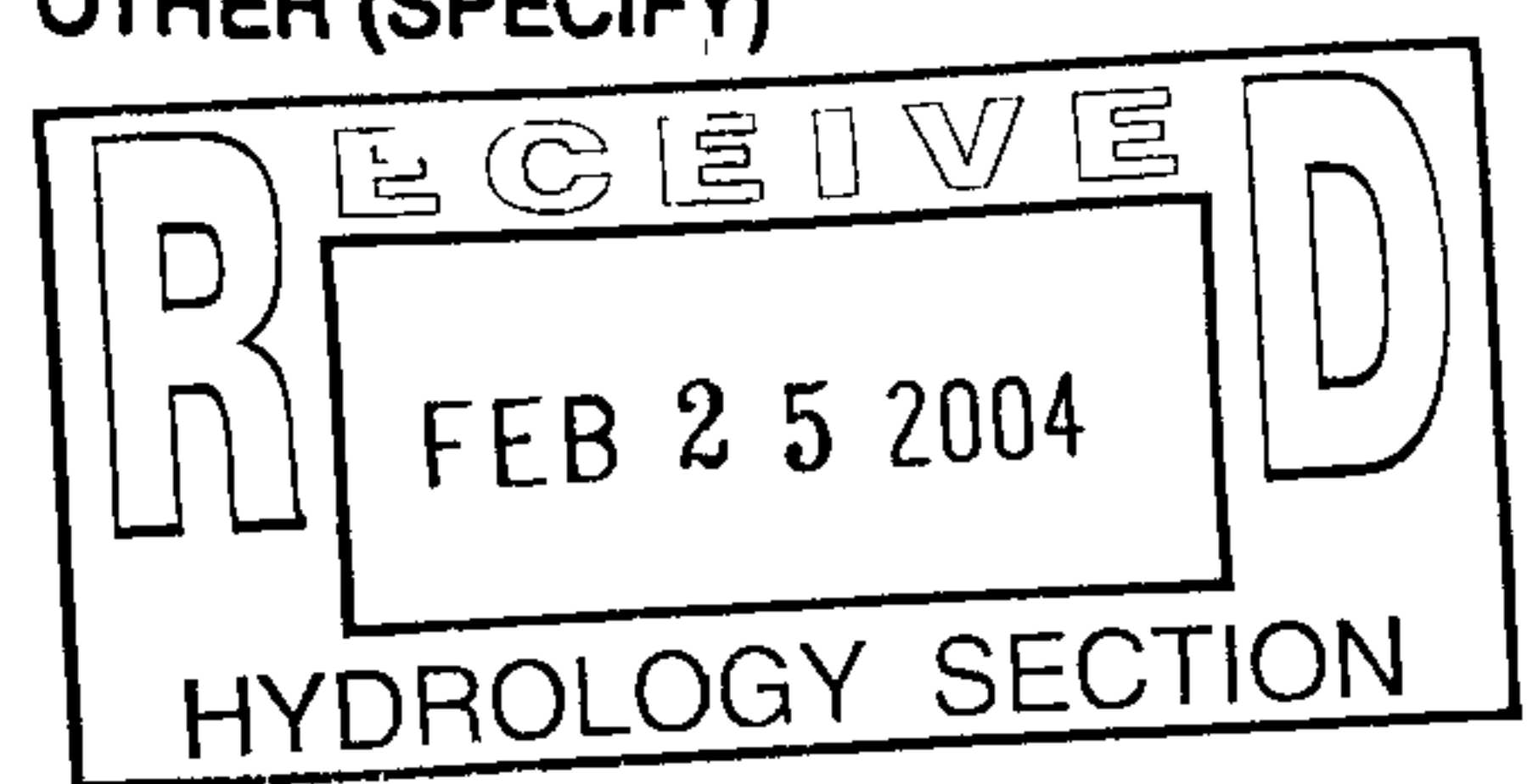
- DRAINAGE REPORT
- DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL)
- ENGINEERS 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: 2/25/04 BY: William E. Burk III
ARCHITECT

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

Embrolis Studio

F-21/074

PROJECT TITLE: SIDD JUAN TABO BUILDING ZONE MAP/DRG. FILE #: F-21
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: SIDD JUAN TABO, NE

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

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: ENRICO EMBROLI
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: 831-6323
 ZIP CODE: _____

ARCHITECT: BILL BURKE
 ADDRESS: 9617 LA PLAYA, NE
 CITY, STATE: ALBQ., NM

CONTACT: BILL BURKE
 PHONE: 292-6566
 ZIP CODE: 87111

SURVEYOR: HALL SURVEYING
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: GEAR & CONDON CONSTRUCTION
 ADDRESS: 11728 LINN AVE, NE
 CITY, STATE: ALBQ., NM

CONTACT: DAN GEAR
 PHONE: 293-5256
 ZIP CODE: 87123

CHECK TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN 1* 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

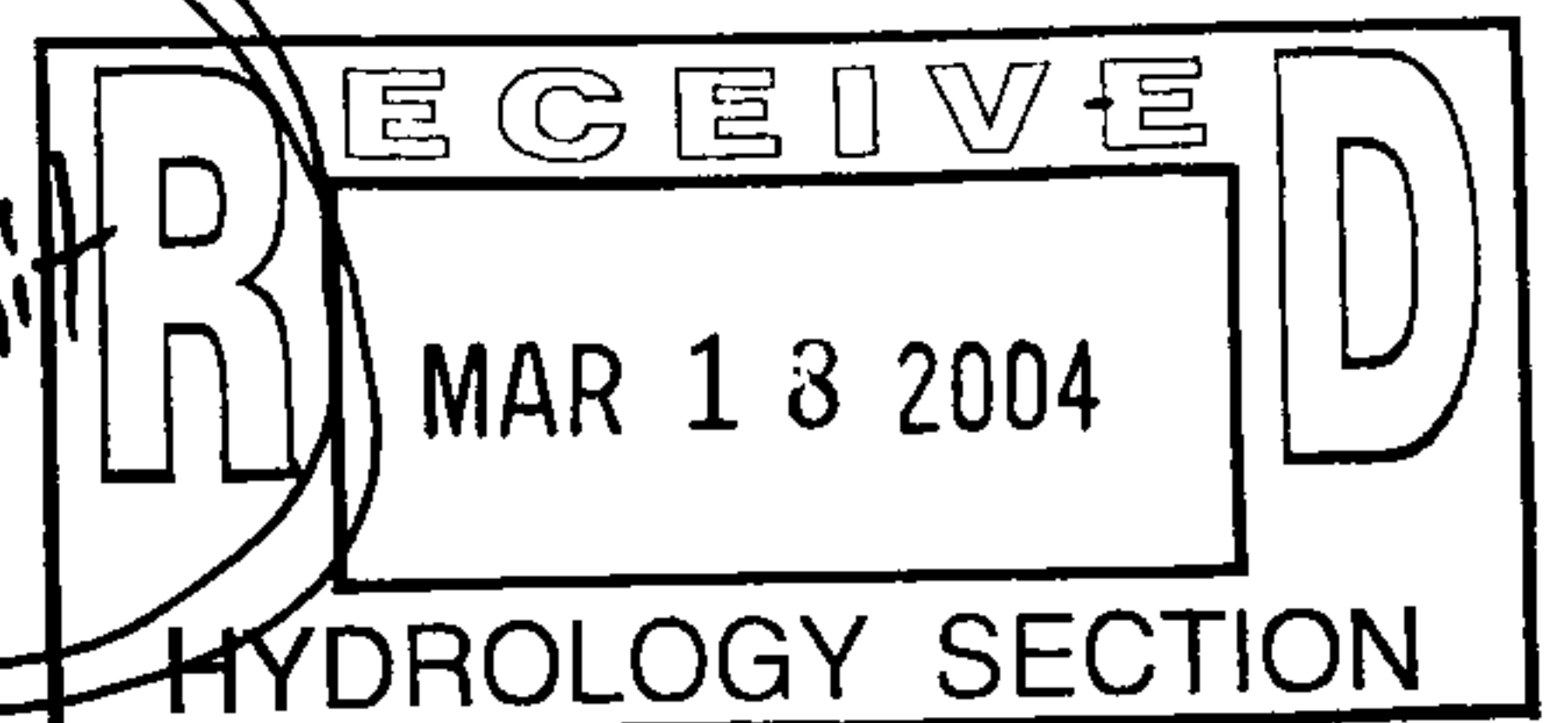
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- S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
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- CERTIFICATE OF OCCUPANCY (TEMP.)
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED

*3/19/04
 Verbal Discussion
 w/ Wallace Bingham
 - will resubmit*



DATE SUBMITTED: 3/18/04 BY: Dan Gear

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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DRAINAGE INFORMATION SHEET

PROJECT TITLE: **EMBROLI STUDIO**
 DRB #: **PC#: N/A**

ZONE MAP/DRG. FILE # **F-21**
 WORK ORDER#: **1 D74**

LEGAL DESCRIPTION **TRACT B-1 ACADEMY ADDIT.**
 CITY ADDRESS **5100 JUAN TABO**

ENGINEERING FIRM **BINGHAM ENGINEERING**
 ADDRESS **6344 Belcher Ave, NE**
 CITY, STATE **Albuquerque, New Mexico**

CONTACT: **WALLACE L. BINGHAM**
 PHONE **797 4699**
 ZIP CODE: **87109**

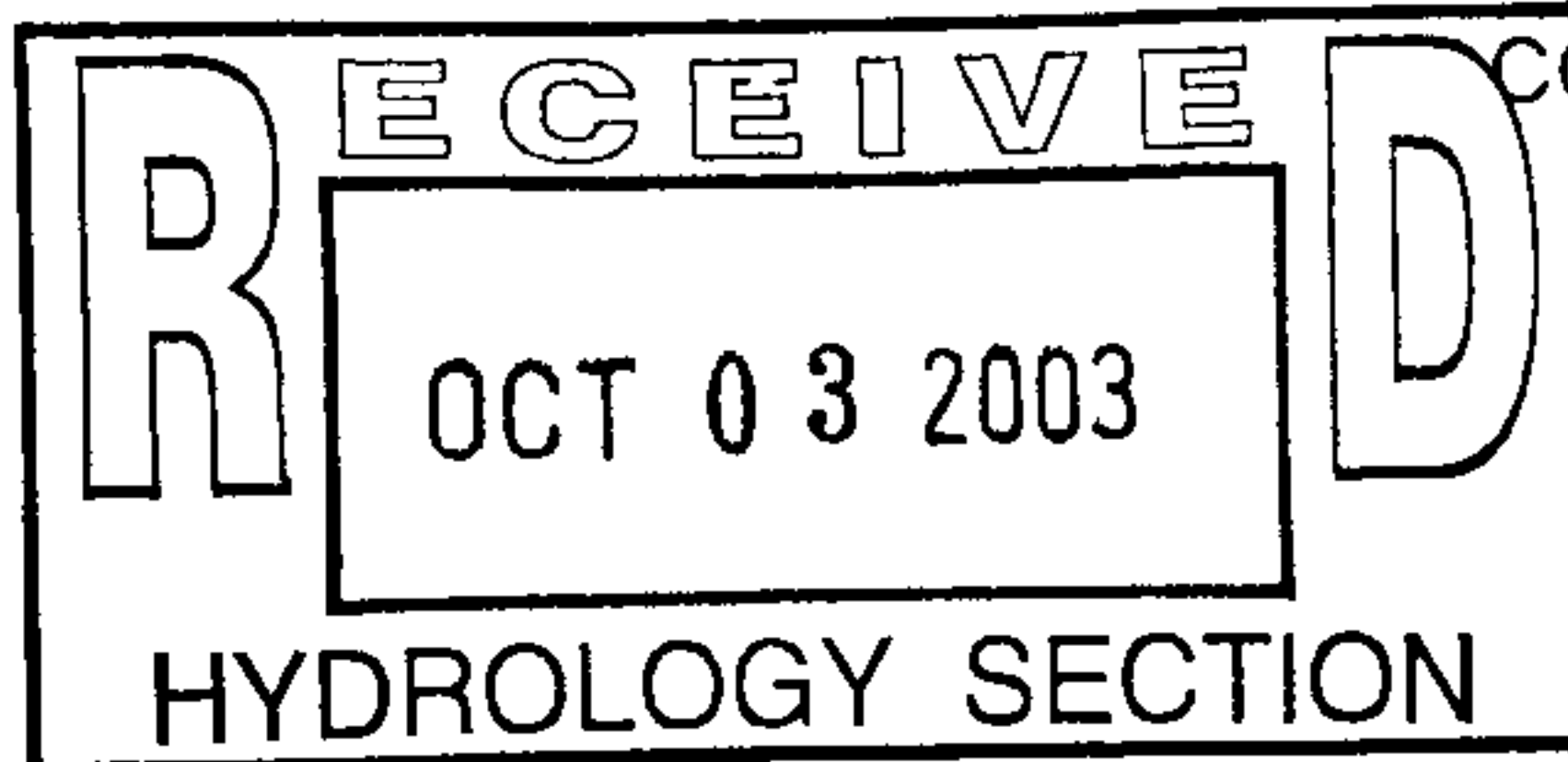
OWNER **ENRICO EMBROLI**
 ADDRESS
 CITY, STATE **Albuquerque, New Mexico**

CONTACT
 PHONE
 ZIP CODE

ARCHITECT **BILL BURK III**
 ADDRESS **9616 La Playa**
 CITY, STATE **Albuq NM 87111**

CONTACT
 PHONE: **292 6566**
 ZIP CODE.

SURVEYOR **Rex Vogler**
 ADDRESS
 CITY, STATE



CONTACT.
 PHONE **764 8891**
 ZIP CODE.

CONTRACTOR **N/A**
 ADDRESS
 CITY, STATE

CONTACT
 PHONE:
 ZIP CODE

TYPE OF SUBMITTAL

- DRAINAGE REPORT
- DRAINAGE PLAN
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION
- CLOMR/LOMR
- OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED.

- YES
- NO
- COPY PROVIDED

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 APPROVAL
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- OTHER (SPECIFY)

2nd submittal **10/10/03**
 DATE SUBMITTED: **8/11/03** BY: Wallace L. Bingham P.E.

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 define 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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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 12, 2003

Wallace L. Bingham
Bingham Engineering
6344 Belcher Avenue, NE
Albuquerque, New Mexico 87109

RE: Grading and Drainage Plan for Embroli Studio (F21-D74) Dated August 10, 2003

Dear Mr. Bingham:

I have reviewed the referenced drainage plan and forward the following comments.

1. Please submit a copy to AMAFCA for their review. You are not affecting their property, however, you are adjoining the property and they are interested.
2. I have attached a copy of the SO #19 notes that need to be placed on the drawing.
3. If you grade on the property to the north you will need to obtain their permission.
4. Please indicate the City Spec. Number for the sidewalk culvert on the drawing.
5. Please calculate the capacity for the sidewalk culvert.
6. Please keep the dumpster higher than the runoff through the parking lot.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

C: Lynn Mazur, AMAFCA

DRAINAGE INFORMATION SHEET

11
11
11
11

PROJECT TITLE: **EMBROLI STUDIO**
 DRB #: **PC#: N/A**

ZONE MAP/DRG. FILE # **F-21 -D74**
 WORK ORDER#:

LEGAL DESCRIPTION: **TRACT B-1 ACADEMY ADDIT.**
 CITY ADDRESS: **5100 JUAN TABO**

ENGINEERING FIRM: **BINGHAM ENGINEERING**
 ADDRESS: **6344 Belcher Ave, NE**
 CITY, STATE: **Albuquerque, New Mexico**

CONTACT: **WALLACE L. BINGHAM**
 PHONE: **797 4699** — *FAX*
 ZIP CODE: **87109**

OWNER: **ENRICO EMBROLI**
 ADDRESS: **Albuquerque, New Mexico**

CONTACT:
 PHONE:
 ZIP CODE:

ARCHITECT: **BILL BURK III**
 ADDRESS: **9616 La Playa**
 CITY, STATE: **Albuq. NM 87111**

CONTACT:
 PHONE: **292 6566**
 ZIP CODE:

SURVEYOR: **Rex Vogler**
 ADDRESS:
 CITY, STATE:

CONTACT:
 PHONE: **764 8891**
 ZIP CODE:

CONTRACTOR: **N/A**
 ADDRESS:
 CITY, STATE:

CONTACT:
 PHONE:
 ZIP CODE:

TYPE OF SUBMITTAL

DRAINAGE REPORT
 DRAINAGE PLAN
 CONCEPTUAL GRADING & DRAINAGE PLAN
 GRADING PLAN
 EROSION CONTROL PLAN
 ENGINEER'S CERTIFICATION
 CLOMR/LOMR
 OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:

YES
 NO
 COPY PROVIDED

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 APPROVAL
 GRADING PERMIT APPROVAL
 PAVING PERMIT APPROVAL
 WORK ORDER APPROVAL
 OTHER (SPECIFY)

DATE SUBMITTED 8/11/03 BY Wallace L. Bingham P.E.

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