

Robert M. Calvani, AIA
Richard M. Haas, AIA
John C. Layman
Ronald C. Nims, AIA
Myron A. Saldyt, AIA

July 26, 2001

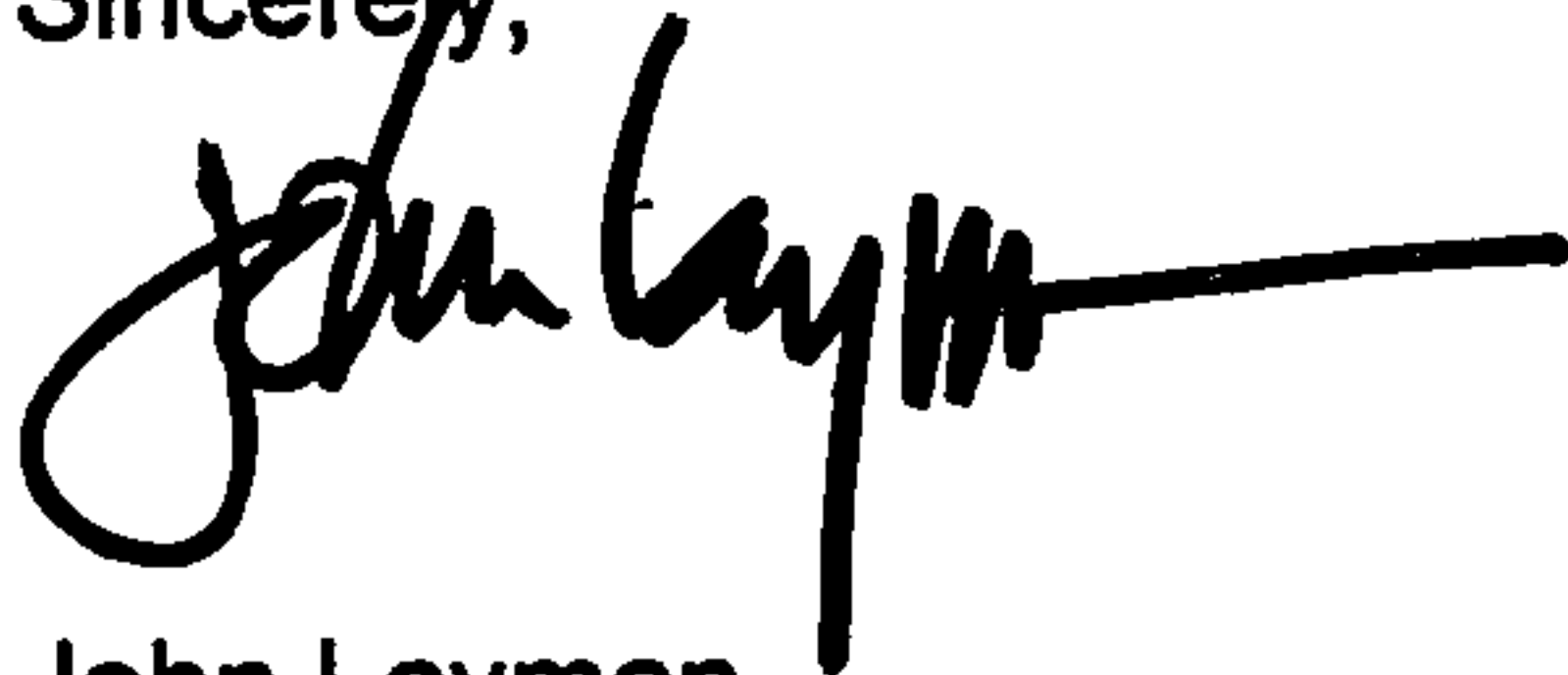
Mike Zamora
Traffic Engineering
Planning Department
Building & Safety Division
City of Albuquerque

Mr. Zamora:

To the best of my knowledge, and after a final site observation visit, the site improvements to 3904 North Fourth Street have been constructed in accordance with the architectural site plan AS1.1 (rev 4/17/01 with traffic circulation layout and approval stamp).

Please process for issuance of certificate of occupancy.

Sincerely,



John Layman
Project Manager

G-14/D.65

a.o.w.o 8/2/01 *Awaiting Confirmation from Super! + as we discussed*



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

March 15, 2002

John Layman, Registered Architect
525 San Pedro N.E.
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
Wells Fargo Bank-Drive Up Addition, [G014 / D065]
3801 4th St. N.W.
Architect's Stamp Dated 02/07/02

Dear Mr. Layman:

The TCL / Letter of Certification submitted on March 15, 2002 is acceptable only for this address, by this office, for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

On future submittals please make sure the Certification Letter and/or EXACT copy of the stamped, approved TCL--and any plan added to the TCL package—are stamped with your seal, signed and dated with the date for that particular submittal.

Sincerely,

Mike Zamora, Commercial Plan Checker
Development and Building Services
Planning Department

c: Hydrology file
Mike Zamora

NIMS, CALVANI & ASSOCIATES, P.A.
ARCHITECTS • PLANNERS • AIA

Robert M. Calvani, AIA
Richard M. Haas, AIA
John C. Layman
Ronald C. Nims, AIA
Myron A. Saldyt, AIA

January 24, 2002

Mike Zamora
Traffic Engineering
Planning Department
Building & Safety Division
City of Albuquerque

Re: Wells Fargo Bank Renovations
3601 4th Street NW
Albuquerque, NM 87109
Letter of Certification for Certificate of Occupancy

Mr. Zamora:

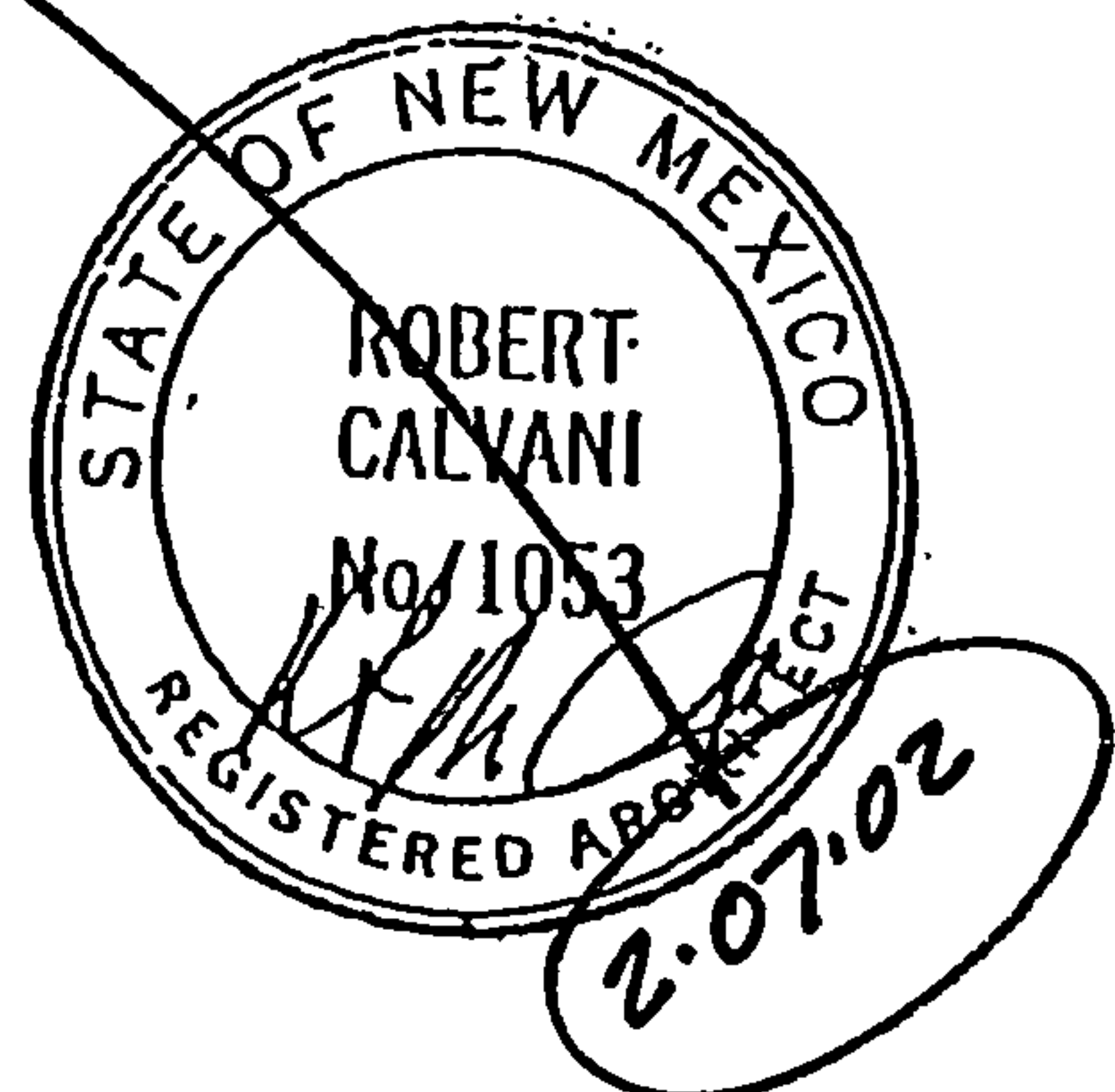
The attached site plan and letter of certification was submitted to you and your department on July 26, 2001 for final sign off for certificate of occupancy. I am not sure what happened but this project needs to be closed out.

Please process for issuance of certificate of occupancy as soon as possible.

Sincerely,

John Layman
Project Manager

2



DRAINAGE INFORMATION SHEET
 (REV. 11/01/2001)

PROJECT TITLE: WELLS FARGO BANK RENOV. ZONE MAP/DRG. FILE #: 614-065
 DRB #: N/A EPC#: N/A WORK ORDER#: _____

LEGAL DESCRIPTION: MONK BRIDGE ADDITION
 CITY ADDRESS: 3601 4TH STREET NW, APO, NM 87109

ENGINEERING FIRM: N/A
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: WELLS FARGO BANK
 ADDRESS: 100 W. WASHINGTON, SUITE 1430
 CITY, STATE: PHOENIX, AZ

CONTACT: DAVE McMULLIN
 PHONE: 602-378-4702
 ZIP CODE: 85003

ARCHITECT: NIMS, CALVANI & ASSOC.
 ADDRESS: 525 SAN PEDRO NE #110
 CITY, STATE: ABQ, NM

CONTACT: JOHN LAYMAN
 PHONE: 505-255-6400
 ZIP CODE: 87108

SURVEYOR: N/A
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: KLINGER CONSTRUCTION, INC.
 ADDRESS: P.O. BOX 90850
 CITY, STATE: ABQ, NM

CONTACT: GLEN KITCHENS
 PHONE: 505-822-9990
 ZIP CODE: 87199

CHECK TYPE OF SUBMITTAL:

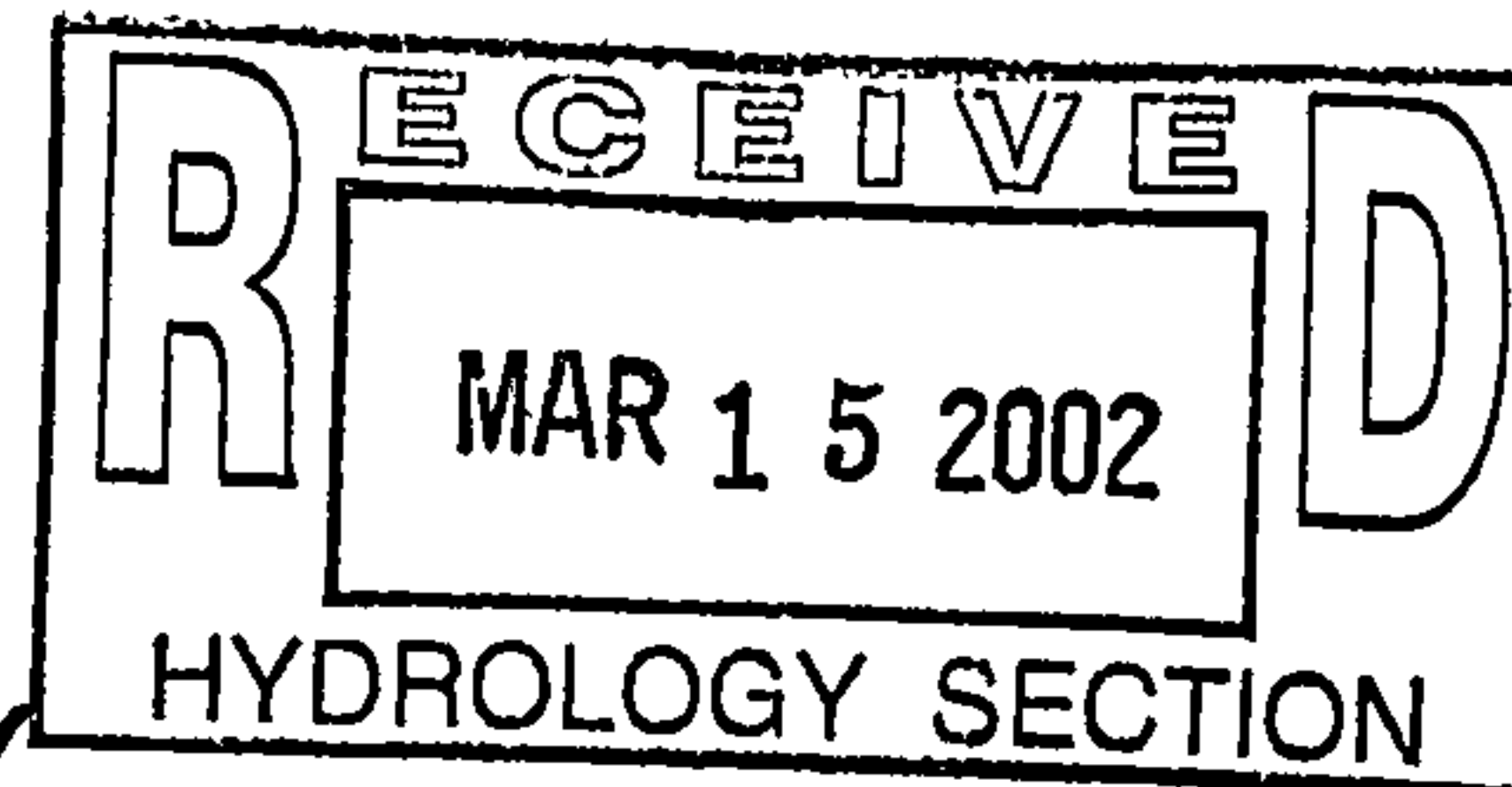
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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: 2.7.02 (ORIG. 7.26.01) 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
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3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

3/15/02 - C.O. called in to Vicki; 4/15/02 - Sent letter (Dated 3/15); Logged in - ✓
 in letter - ATM info to owner re: time of closure & explain'n. Next time thru process. No Tel. in →

525 San Pedro Dr. NE, Suite 110 Phone (505) 255-6400
Albuquerque, NM 87108 Fax (505) 268-6954

www.nca-architects.com

TO/ATTN: <u>MIKE ZAMORA</u>	DATE: <u>3.11.02</u>
<u>TRAFFIC ENGINEERING</u>	RE PROJECT: <u>WELLS FARGO BANK</u>
<u>PLANNING DEPARTMENT</u>	<u>3601 N. 4TH STREET</u>
TELEPHONE: () _____	ARCHITECT'S PROJECT NO: A _____
FAX: () _____	NO. OF PAGES (Including Cover): _____

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via _____

FOR YOUR: ☒ Approval ☒ Use ☐ As Requested ☐ Review and Comment

THE FOLLOWING ITEMS: ☐ Change Order(s) ☐ Contract ☐ Copy of Letter
☐ Diskette(s)/CD(s) ☐ Pay Request ☒ Plans ☐ Prints ☐ Returned After Loan To Us
☐ Samples ☐ Shop Drawings ☐ Specifications ☐ _____

NO. OF COPIES	DATE	REVISION NO.	DESCRIPTION
1	3.7		CITY PLAN CHECK SET.

FOR THE ACTION AND/OR PURPOSE INDICATED: ☐ Amend and Resubmit
☐ For Bids Due _____ ☐ Make Corrections Noted ☐ No Exceptions Taken
☐ Resubmit _____ Copies For Approval ☐ Return _____ Corrected Prints
☐ Submit _____ Copies For Distribution ☐ For Signature and Return to this Office
☐ For Signature and Forwarding as Noted Below ☐ Acknowledge Receipt of Enclosures
☐ Return Enclosures To Us ☐ _____

REMARKS: PLEASE REVIEW AND PROCESS AS SOON AS POSSIBLE.

DISTRIBUTION: ☐ OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER

SENT BY: 

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



5639 Jefferson NE, Albuquerque, NM 87109
Phone (505) 344-4080 Fax (505) 343-8759

FAX TRANSMITTAL

DATE: 08/15/01		PROJECT NO.: N02-163-00	
TO: John Layman	COMPANY: Nims, Calvani	FAX NO.: 268-6954	
PROJECT NAME: Well Fargo		SUBJECT: Revised hydrology approval	
FROM: James Kelley		SENT BY: JK	
NO. OF PAGES (INCLUDING THIS COVER PAGE): 2			
COMMENTS:			

If you do not receive all the pages of this facsimile, please call and let us know so that we can resend it. Thank you.

ORIGINAL TO FOLLOW: ☐ YES ☒ NO

COPIES TO:

File

Robert M. Calvani, AIA
Richard M. Haas, AIA
John C. Layman
Ronald C. Nims, AIA
Myron A. Saldyt, AIA

July 26, 2001

Mike Zamora
Traffic Engineering
Planning Department
Building & Safety Division
City of Albuquerque

Mr. Zamora:

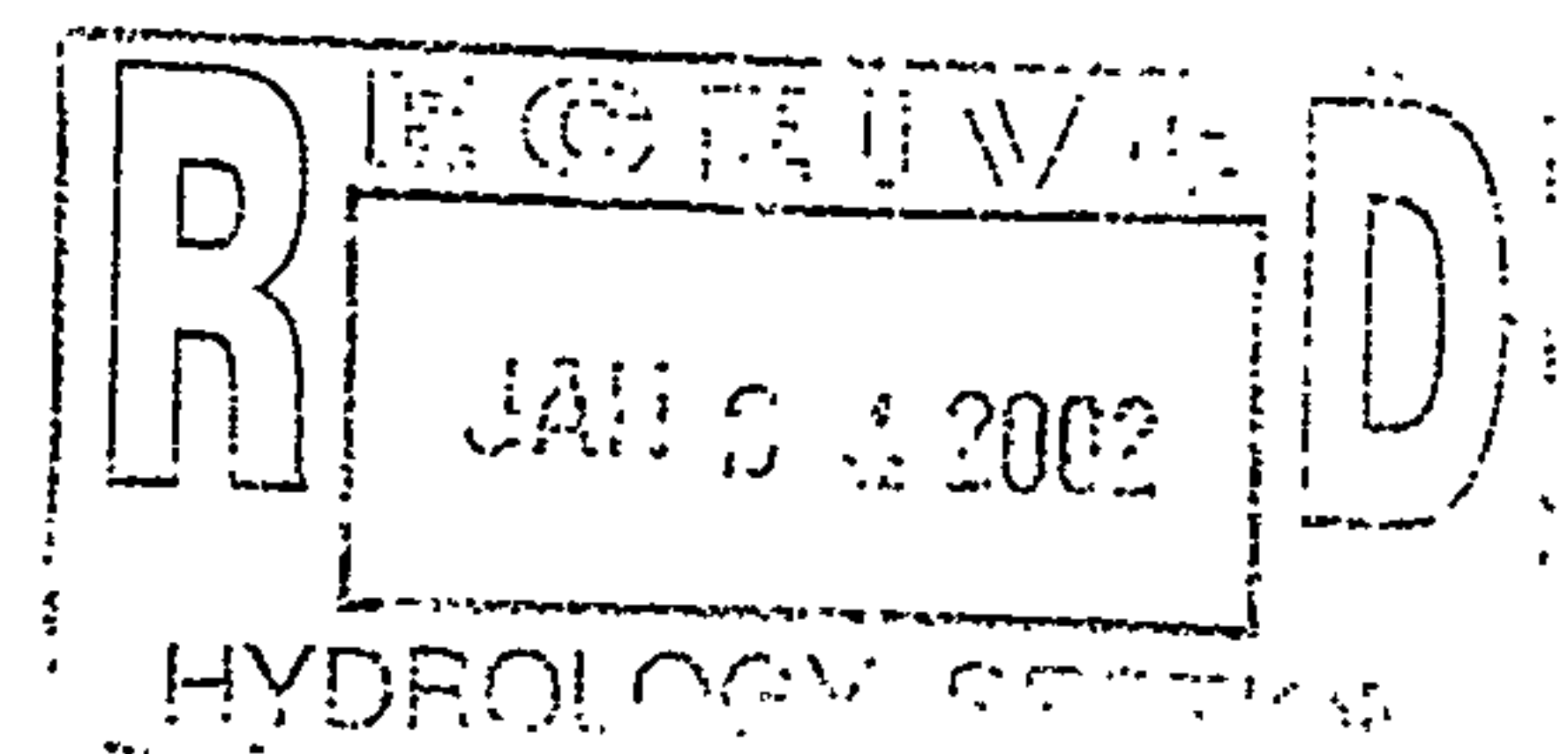
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John Layman
Project Manager



January 24, 2002

Mike Zamora
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Planning Department
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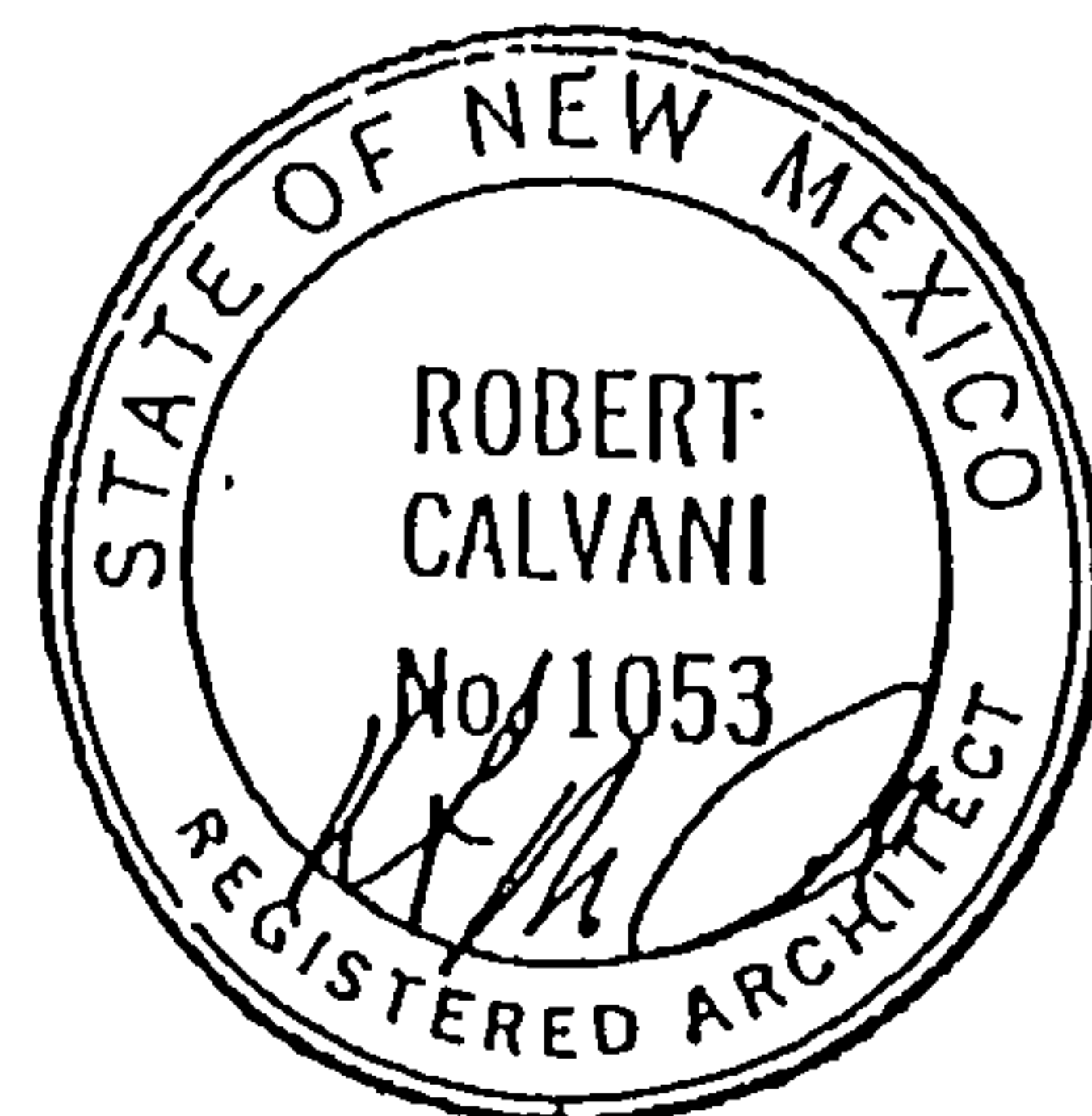
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Sincerely,

John Layman
Project Manager





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

March 1, 2002

John Layman, Registered Architect
Nims, Calvani & Assoc's.
3801 Fourth St. N.W.
Albuquerque, NM 87108

Re: Certification Submittal for Final Building Certificate of Occupancy for
Wells Fargo Bank Renov'n., [G14 / D065]
3801 Fourth St. N.W.
Architect's Stamp, Dated 02/07/02

Dear Mr. Layman:

The TCL / Letter of Certification submitted on March 01, 2002 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.).

The TCL submitted for Final C.O. does not accurately reflect the field conditions as stated by the designer-of-record. A field visit of the site revealed the drive up ATM structure south of the bank, accessed by an existing drive aisle which was discussed and, at one point, slated for closure. The original submittal did not show this ATM and therefore it was not part of the discussion involving the closure of this drive. Visit to this facility showed that a vehicle traveling east on Veranda Rd., accessing the entrance to the ATM, cannot make the movement into this drive aisle without having to reverse back out into Veranda to be able to get into position to use the ATM.

With the added traffic from this drive thru addition and the existing busy traffic of the post office across the street, this creates an unsafe condition in the City's property. What will the end result be in this location? A letter from the owner giving details and the timetable involved is needed.

Designer-of-record must bring the field set and the City's set into this office to change the approved TCL to show the ATM and to note the result of this discussion on the TCL.

Please resubmit the same package last submitted along with fully completed Drainage Information Sheet to front counter personnel for log in. The letter or the TCL must be stamped with the designer's seal, with current date and signed.

Sincerely,

A handwritten signature in black ink, appearing to be 'Mike Zamora', written over a circular stamp that is partially obscured.

Mike Zamora, Commercial Plan Checker
Development and Building Services
Public Works Department

c: Engineer
Hydrology file
Mike Zamora

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: WELLS FARGO BANK RENOV. ZONE MAP/DRG. FILE #: FOURTH/NBP2
 DRB #: N/A EPC#: N/A WORK ORDER#: 6-14-D65

LEGAL DESCRIPTION: MONKBRIDGE ADDITION
 CITY ADDRESS: 3601 4TH ST. NW, ABQ. NM 87109

ENGINEERING FIRM: BHARVEZ/GMEVES
 ADDRESS: 5639 JEFFERSON NE
 CITY, STATE: ABQ. NM

CONTACT: Jim Kelly
 PHONE: 344-4080
 ZIP CODE: 87109

OWNER: WELLS FARGO BANK
 ADDRESS: 100 N. WASHINGTON, SUITE 1430
 CITY, STATE: PHOENIX, AZ

CONTACT: DAVE McMULLEN
 PHONE: 602-378-4702
 ZIP CODE: 85003

ARCHITECT: NIMS CALVANI & ASSA.
 ADDRESS: 525 SAN PEDRO NW #110
 CITY, STATE: ABQ. NM

CONTACT: JOHN CALVANI
 PHONE: 255-6400
 ZIP CODE: 87108

SURVEYOR: N/A
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: KLINGER CONSTRUCTION
 ADDRESS: P.O. Box 90850
 CITY, STATE: ABQ. NM

CONTACT: GLENN KITCHENS
 PHONE: 822-9950
 ZIP CODE: 87199

CHECK TYPE OF SUBMITTAL:

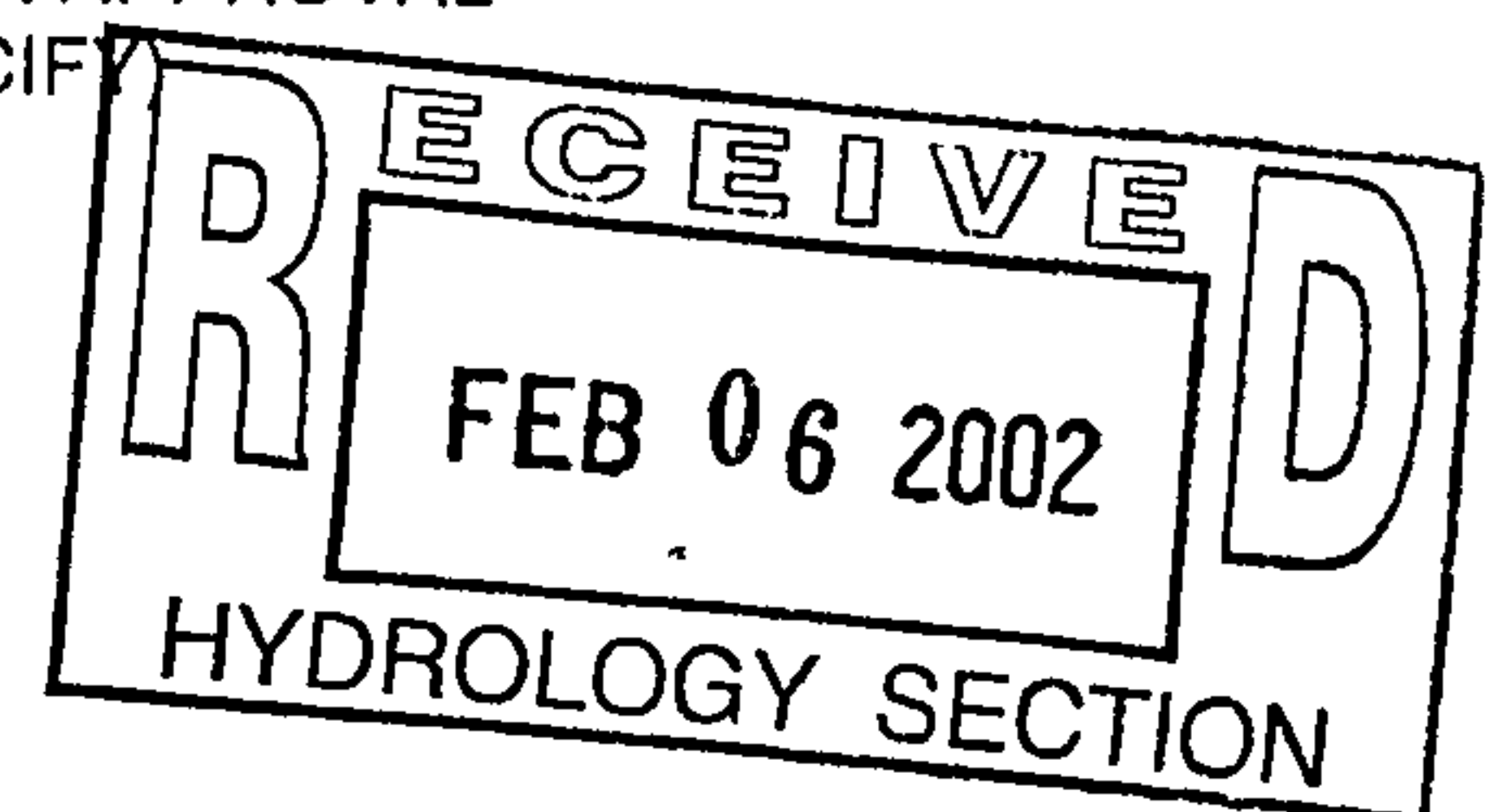
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- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
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- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 2.7.02 (ORIGINAL 7.26.01) BY: John Layman

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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2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

2/13/02 - Old E. Brooks, L.M.M. - ATM & Traffic Flow is not as approved, Let Arch. know.
2/15/02 - John Layman, L.M.P. - Not able to Final as above. Old Arch. & funds
unable to contact, sent letter w/ Reg 14's - 3/1/02; 3/1 - logged in

525 San Pedro Dr. NE, Suite 110
Albuquerque, NM 87108

Phone (505) 255-6400
Fax (505) 268-6954

509 South Main, Studio D
Las Cruces, NM 88001

Phone (505) 521-3757
Fax (505) 521-3880

www.nca-architects.com

TO / ATTN: MIKE ZAMORA
TRAFFIC ENGINEER
PLANNING DEPT.

DATE: 1.24.02
RE PROJECT: WELLS FARGO
BANK RENOVATION

TELEPHONE: (505) _____

ARCHITECT'S PROJECT NO: A _____

FAX: (505) _____

NO. OF PAGES (Including Cover): _____

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via _____

FOR YOUR: ☒ Approval ☐ Use ☐ As Requested ☐ Review and Comment

THE FOLLOWING ITEMS: ☐ Change Order(s) ☐ Contract ☐ Copy of Letter
☐ Diskette(s)/CD ☐ Pay Request ☒ Plans ☐ Prints ☐ Returned After Loan To Us
☐ Samples ☐ Shop Drawings ☐ Specifications ☐ _____

NO. OF COPIES	DATE	REVISION NO.	DESCRIPTION
1	1.02.01		SITE PLAN + LETTER OF CERTIFICATION

FOR THE ACTION AND/OR PURPOSE INDICATED: ☐ Amend and Resubmit
☐ For Bids Due _____ ☐ Make Corrections Noted ☐ No Exceptions Taken
☐ Resubmit _____ Copies For Approval ☐ Return _____ Corrected Prints
☐ Submit _____ Copies For Distribution ☐ For Signature and Return to this Office
☐ For Signature and Forwarding as Noted Below ☐ Acknowledge Receipt of Enclosures
☐ Return Enclosures To Us ☐ _____

REMARKS: PLEASE PROCESS & ISSUE PERMANENT CERTIFICATE
OF OCCUPANCY.

THANK you

DISTRIBUTION: ☐ OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER

SENT BY: [Signature]

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

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

PROJECT TITLE: WELLS FARGO BANK RENOV. ZONE MAP/DRG. FILE #: 814-065
DRB #: N/A EPC#: N/A WORK ORDER#: _____
LEGAL DESCRIPTION: MONK BRIDGE ADDITION
CITY ADDRESS: 3601 4TH STREET NW, ABQ, NM 87109
ENGINEERING FIRM: N/A ADDRESS: _____ CITY, STATE: _____
CONTACT: _____ PHONE: _____ ZIP CODE: _____
OWNER: WELLS FARGO BANK ADDRESS: 100 W. WASHINGTON, SUITE 1430 CITY, STATE: PHOENIX, AZ
CONTACT: DAVE McMULLIN PHONE: 602-378-4702 ZIP CODE: 85003
ARCHITECT: NIMS, CALVANI & ASSOC. ADDRESS: 525 SAN PEDRO NE #110 CITY, STATE: ABQ, NM
CONTACT: JOHN LAYMAN PHONE: 505-255-6400 ZIP CODE: 87102
SURVEYOR: N/A ADDRESS: _____ CITY, STATE: _____
CONTACT: _____ PHONE: _____ ZIP CODE: _____
CONTRACTOR: KLINGER CONSTRUCTION, INC. ADDRESS: P.O. BOX 90850 CITY, STATE: ABQ, NM
CONTACT: GLEN KITCHENS PHONE: 505-822-9990 ZIP CODE: 87199

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
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☐ CLOMR/LOMR
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☐ PAVING PERMIT APPROVAL
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☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 2.7.02 (ORIG. 7.26.01) BY: John Layman

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January 24, 2002

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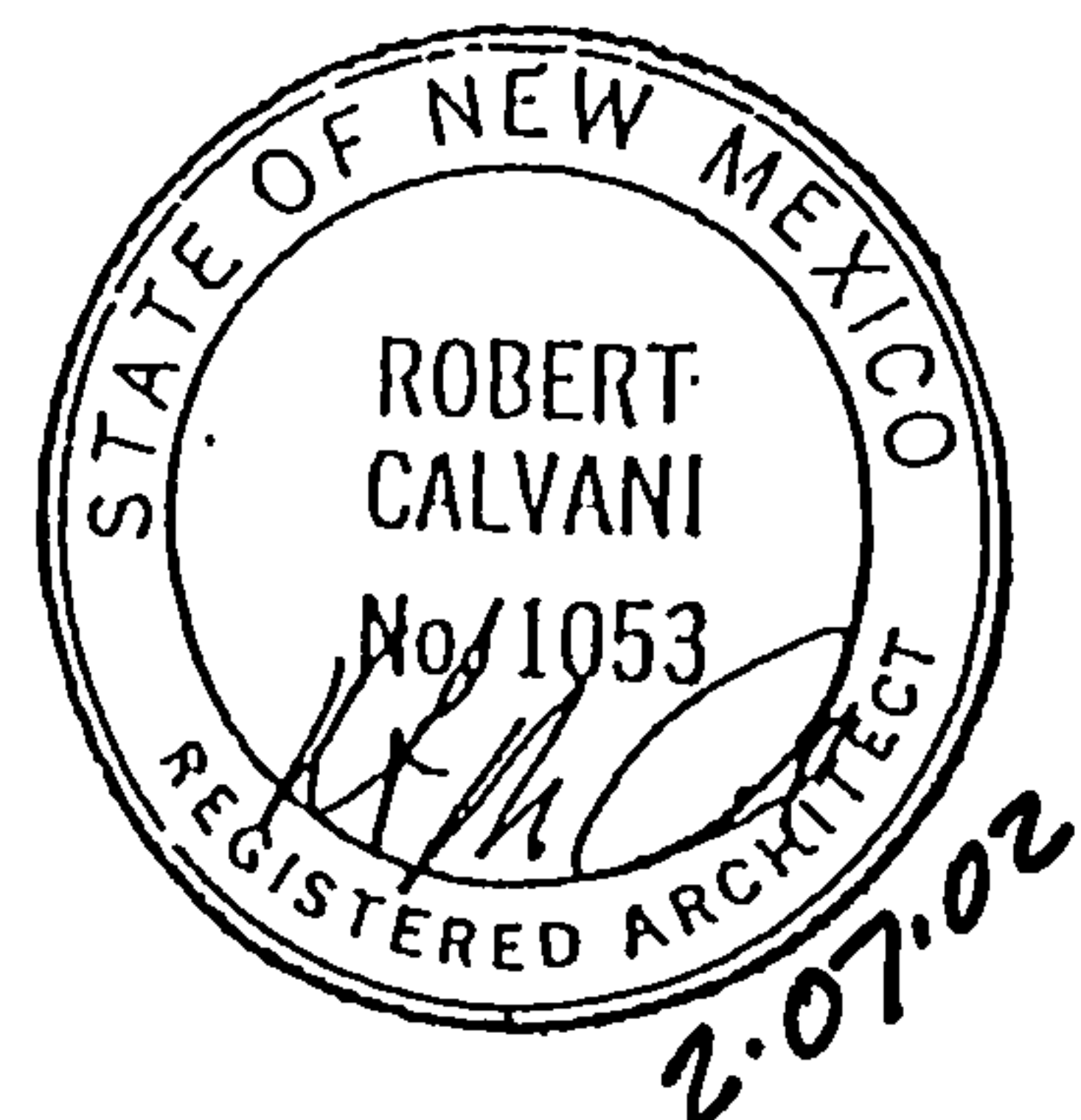
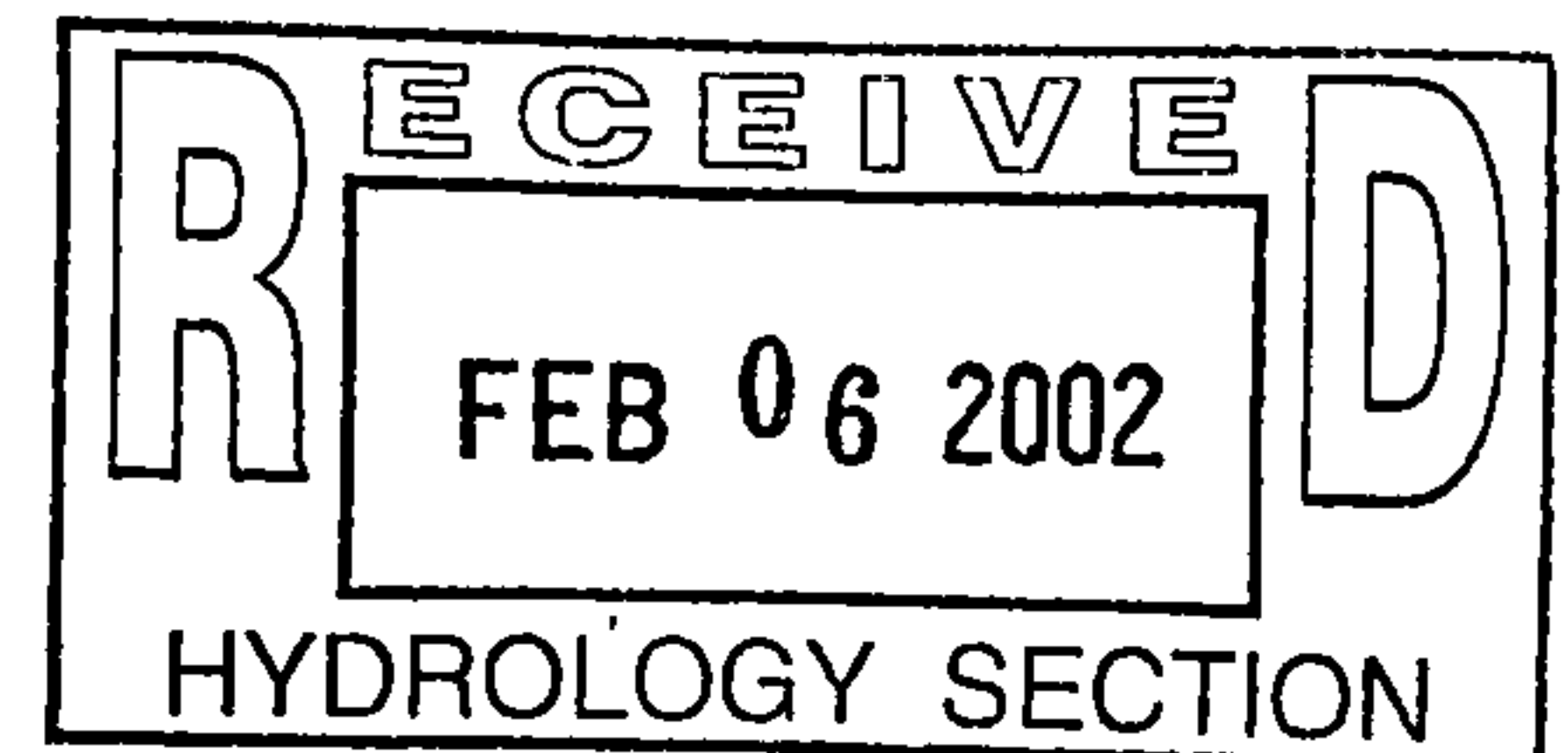
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Sincerely,

John Layman
Project Manager



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July 26, 2001

Mike Zamora
Traffic Engineering
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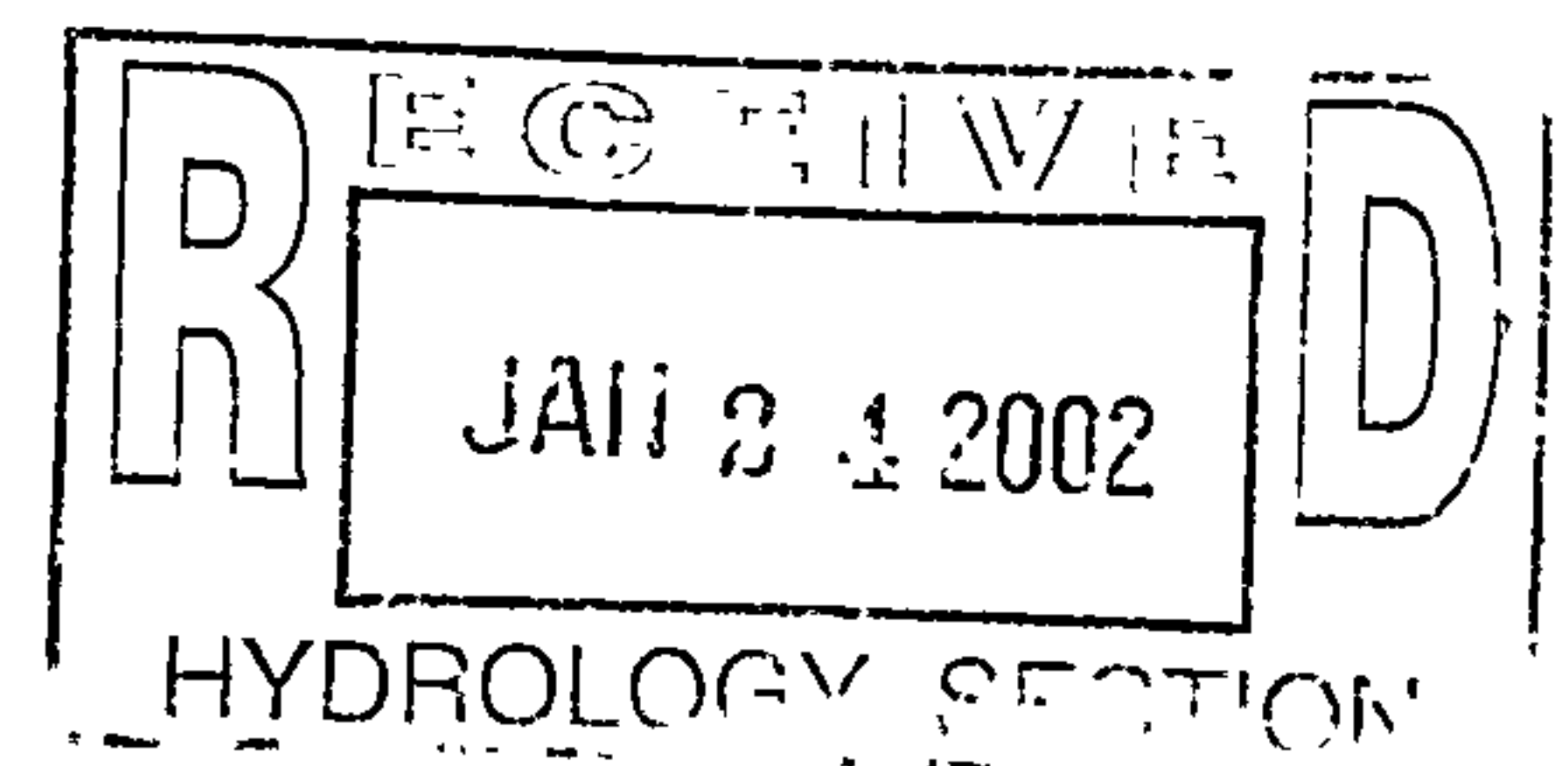
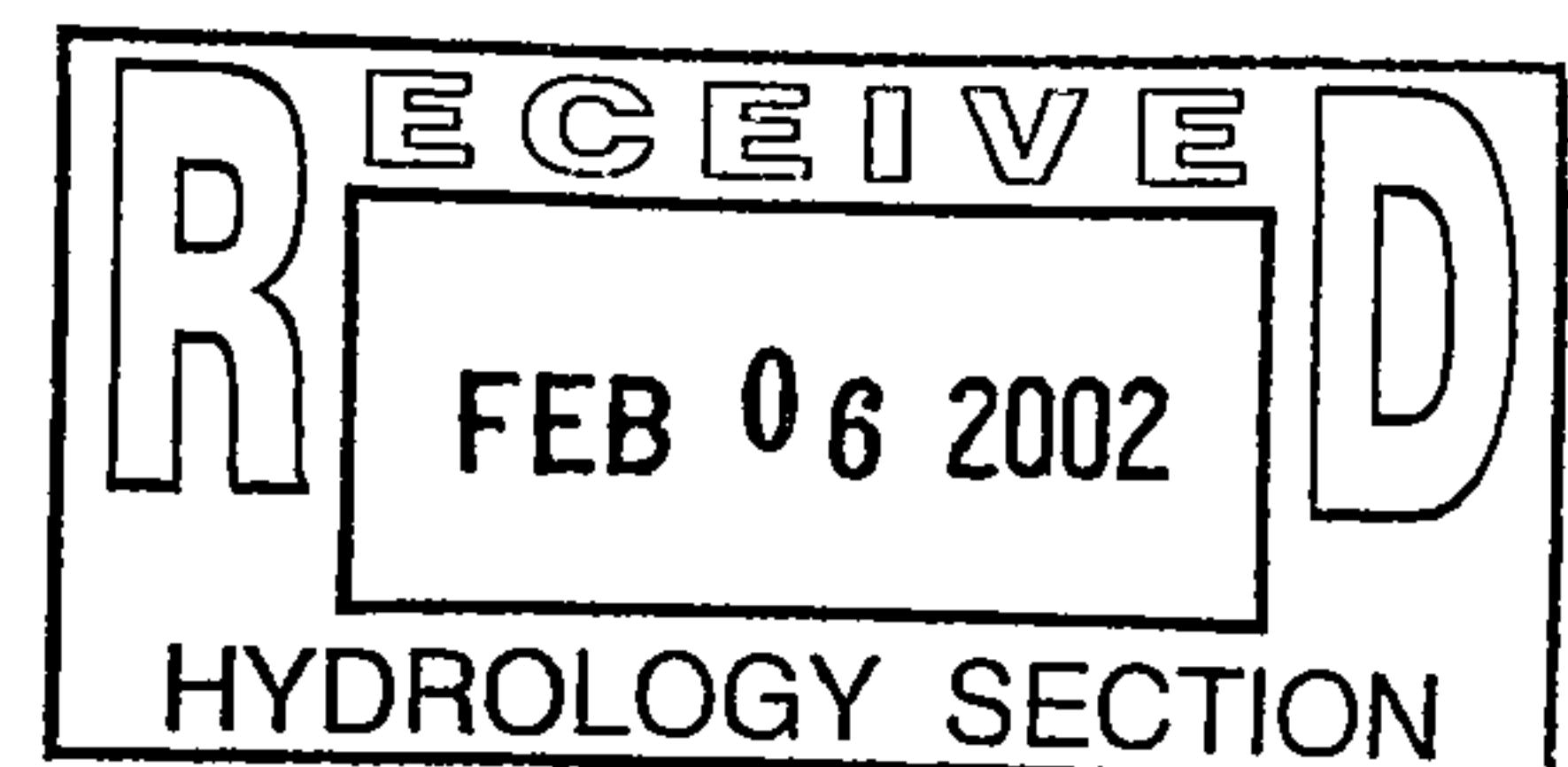
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John Layman
Project Manager





5639 Jefferson NE, Albuquerque, NM 87109
Phone (505) 344-4080 Fax (505) 343-8759

FAX TRANSMITTAL

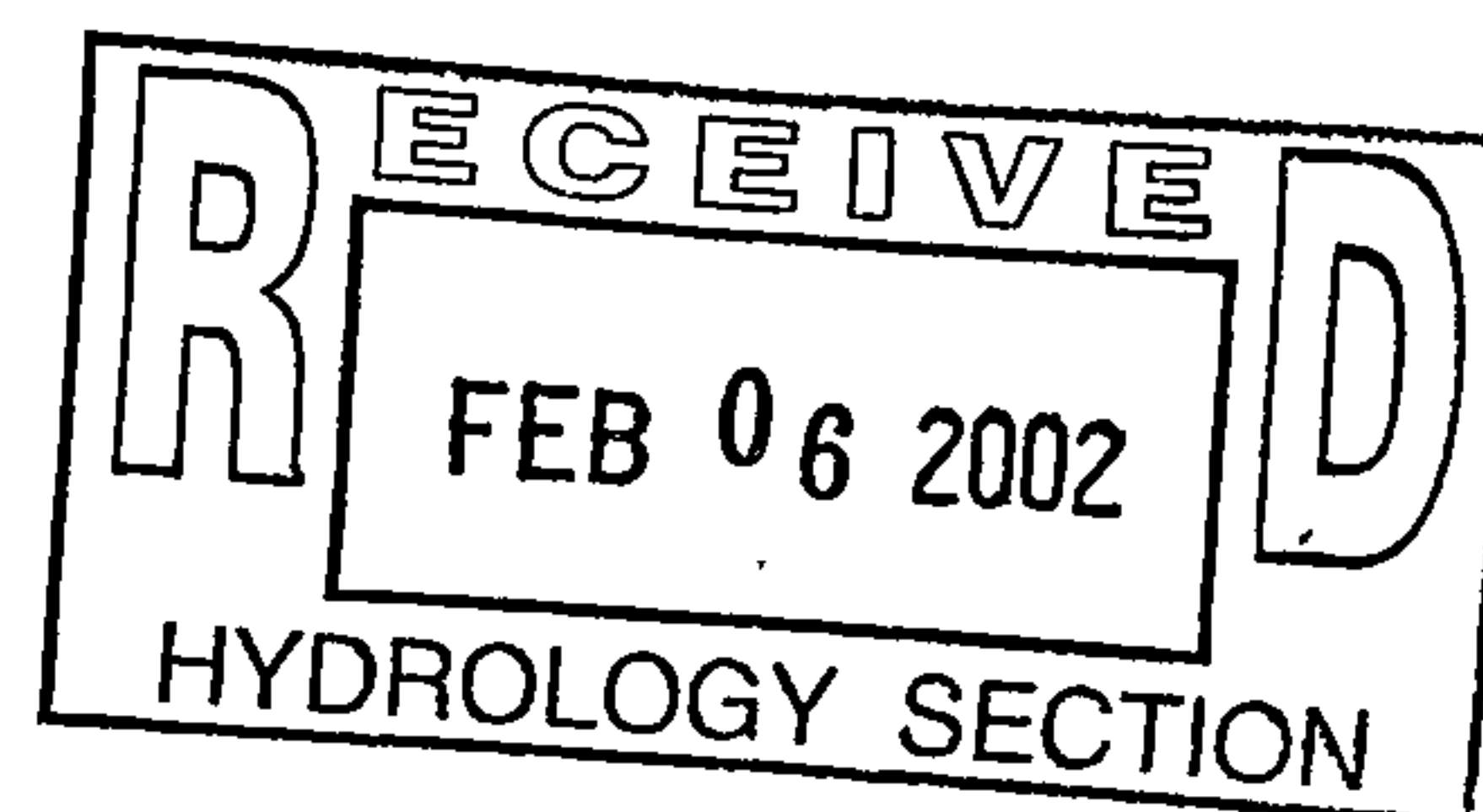
DATE: 08/15/01		PROJECT NO.: N02-163-00
TO: John Layman	COMPANY: Nims, Calvani	FAX NO.: 268-6954
PROJECT NAME: Well Fargo		SUBJECT: Revised hydrology approval
FROM: James Kelley		SENT BY: JK
NO. OF PAGES (INCLUDING THIS COVER PAGE): 2		
COMMENTS:		

If you do not receive all the pages of this facsimile, please call and let us know so that we can resend it. Thank you.

ORIGINAL TO FOLLOW: ☐ YES ☒ NO

COPIES TO:

File





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 26, 2001

RECEIVED JUL 27 2001

Victor J. Chavez, P.E.
Chavez-Grievess Consulting Engineers, Inc.
5639 Jefferson Steet NE
Albuquerque, NM 87109

Attn: James Kelley

RE: WELLS FARGO BANK RENOVATION (G14-D65). Updated GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED JULY 3, 2001.

Dear Mr.Chavez:

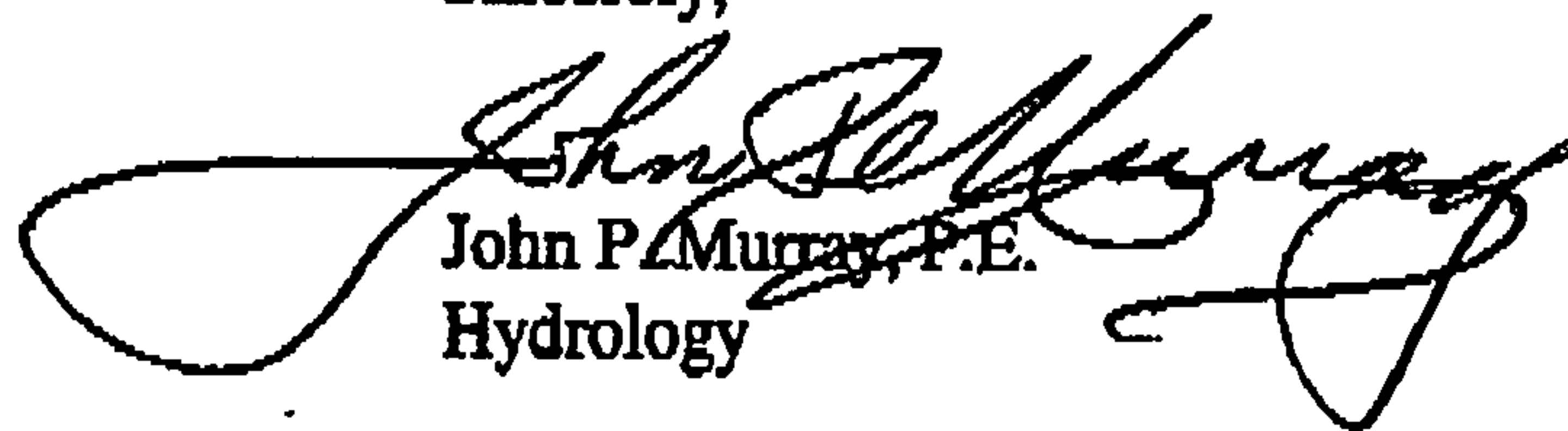
Based on the information provided on your July 3, 2001 submittal, the above referenced project is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

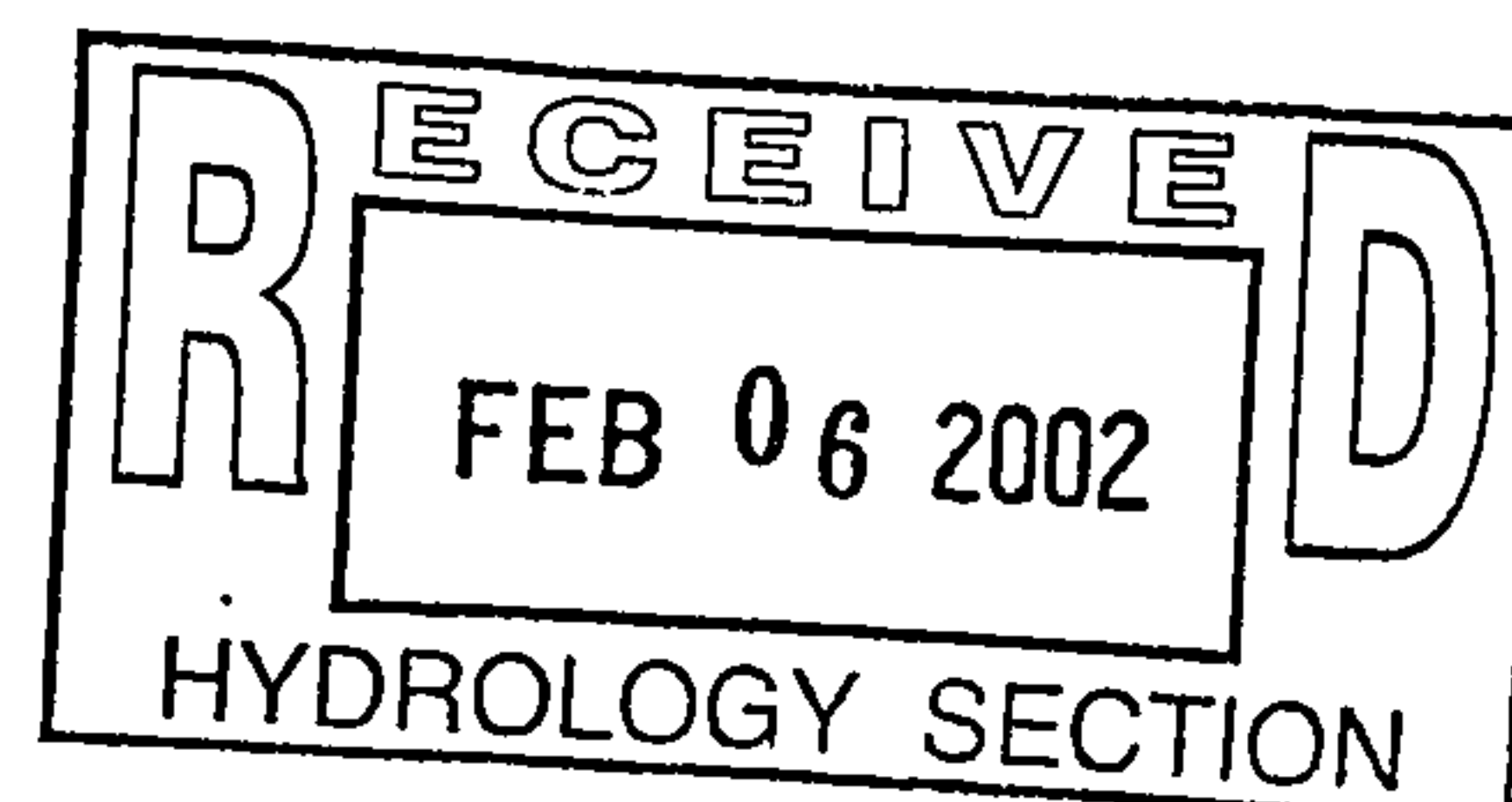
Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

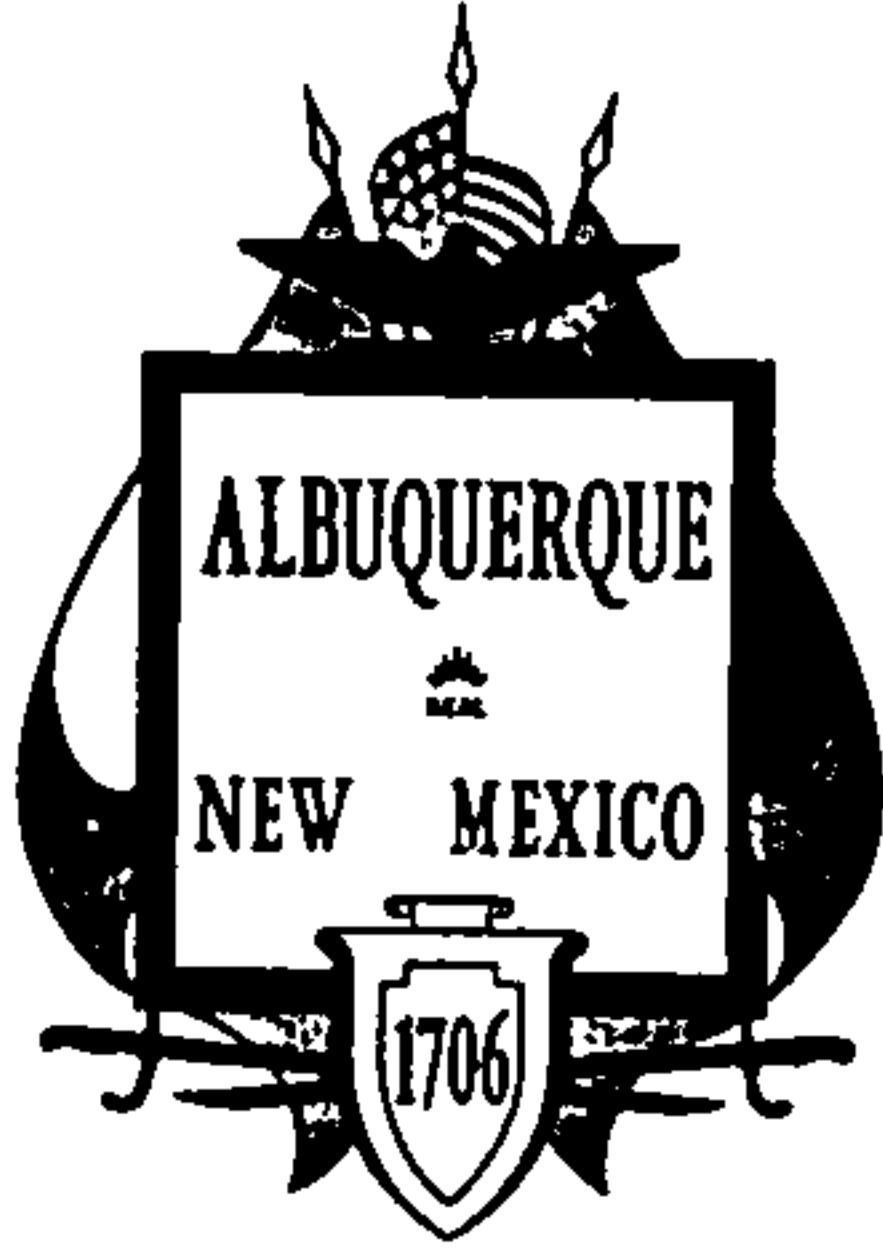
If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,


John P. Murray, P.E.
Hydrology

c: Terri Martin
File





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

January 29, 2002

John Layman, Registered Architect
Nims, Calvani & Assoc's.
3801 Fourth St. N.W.
Albuquerque, NM 87108

Re: Certification Submittal for Final Building Certificate of Occupancy for
Wells Fargo Bank Renov'n., [G14 / D065]
3801 Fourth St. N.W.
No Architect's Stamp, Dated Needed

Dear Mr. Layman:

The TCL / Letter of Certification submitted on Jan. 24, 2002 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.).

The TCL (or DRB Site Plan) submitted for Final C.O. needs to be the exact copy of the approved TCL in the plan set approved for building permit. This will be the latest edition, which will have redlined comments, initialled and dated by the designer-of-record. If the Site Plan submitted for Certification was used in the field for the Certification for Final C.O. then added site visit, with proper TCL, will be required.

Letter of Certification needs to include the term "certification" in the heading or body of that letter. Also, the letter or the TCL must be stamped with the designer's seal, with current date and signed.

Resubmit acceptable package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

Sincerely,

Mike Zamora, Commercial Plan Checker
Development and Building Services
Public Works Department

c: Engineer
Hydrology file
Mike Zamora

Robert M. Calvani, AIA
Richard M. Haas, AIA
John C. Layman
Ronald C. Nims, AIA
Myron A. Saldyt, AIA

January 24, 2002

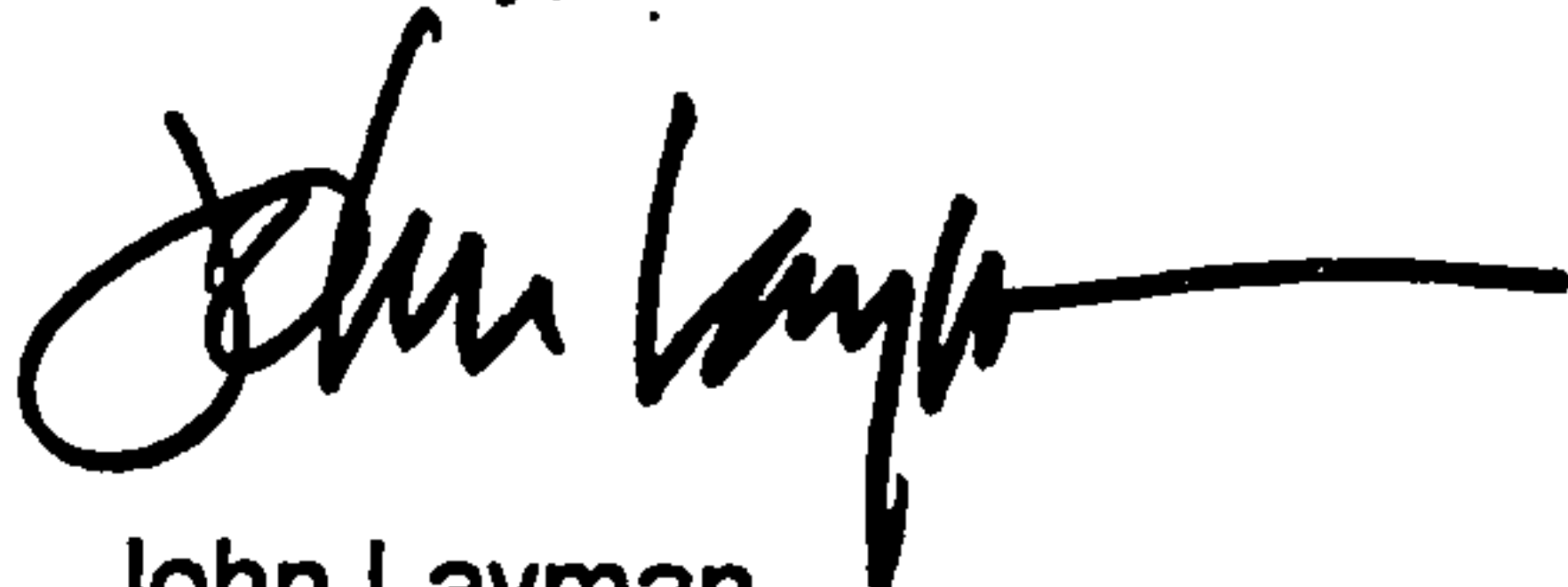
Mike Zamora
Traffic Engineering
Planning Department
Building & Safety Division
City of Albuquerque

Mr. Zamora:

The attached site plan and certification letter was submitted to you and your department on July 26, 2001 for final sign off for certificate of occupancy. I am not sure what happened but this project needs to closed out.

Please process for issuance of certificate of occupancy as soon as possible.

Sincerely,



John Layman
Project Manager

RECEIVED
JAN 25 2002
CITY OF ALBUQUERQUE

Robert M. Calvani, AIA
Richard M. Haas, AIA
John C. Layman
Ronald C. Nims, AIA
Myron A. Saldyt, AIA

July 26, 2001

Mike Zamora
Traffic Engineering
Planning Department
Building & Safety Division
City of Albuquerque

Mr. Zamora:

To the best of my knowledge, and after a final site observation visit, the site improvements to 3904 North Fourth Street have been constructed in accordance with the architectural site plan AS1.1 (rev 4/17/01 with traffic circulation layout and approval stamp).

Please process for issuance of certificate of occupancy.

Sincerely,



John Layman
Project Manager

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

PROJECT TITLE: WELLS FARGO BANK RENOV. ZONE MAP/DRG. FILE #: 614-065
DRB #: N/A EPC#: N/A WORK ORDER#: _____

LEGAL DESCRIPTION: MONK BRIDGE ADDITION
CITY ADDRESS: 3601 4TH ST. NW, ABQ. NM 87109

ENGINEERING FIRM: N/A *3601 - address in Vickers Sect'n*
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: WELLS FARGO BANK
ADDRESS: 100 W. WASHINGTON, SUITE 1430
CITY, STATE: PHOENIX, AZ
CONTACT: DAVE McMULLIN
PHONE: 602-378-4702
ZIP CODE: 85003

ARCHITECT: NIMS, CALVANI & ASSOC.
ADDRESS: 525 SAN PEDRO NE #110
CITY, STATE: ABQ. NM 87102
CONTACT: JOHN LAYMAN
PHONE: 505-255-6400
ZIP CODE: _____

SURVEYOR: N/A
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: KLINGER CONSTRUCTION, INC.
ADDRESS: P.O. Box 90850
CITY, STATE: ABQ. NM. 87199
CONTACT: GLENN KITCHENS
PHONE: 8229990
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

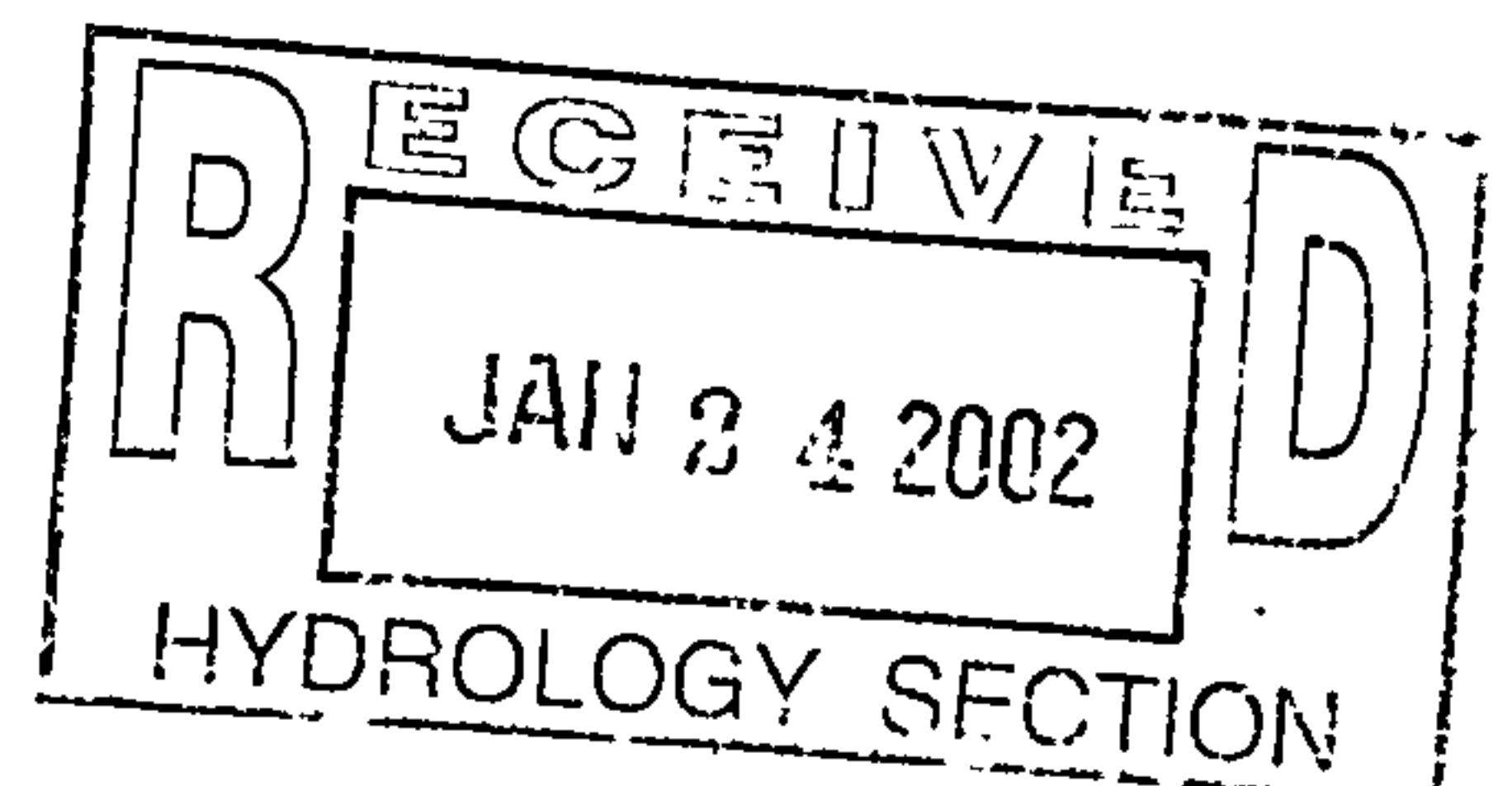
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☒ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

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: 1.24.02 (ORIG. 7.26.01) John Layman

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
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

1/29/02 - Rejected Cont. ; sent to K.A. dated 1/29/02 ; Logged in

NIMS, CALVANI & ASSOCIATES, P.A.

ARCHITECTS ■ PLANNERS ■ AIA

LETTER OF TRANSMITTAL

525 San Pedro Dr. NE, Suite 110
Albuquerque, NM 87108

Phone (505) 255-6400
Fax (505) 268-6954

509 South Main, Studio D
Las Cruces, NM 88001

Phone (505) 521-3757
Fax (505) 521-3880

www.nca-architects.com

TO / ATTN: <u>MIKE ZAMORA</u>	DATE: <u>1.24.02</u>
<u>TRAFFIC ENGINEER</u>	RE PROJECT: <u>WELLS FARGO</u>
<u>PLANNING DEPT.</u>	<u>BANK RENOVATION</u>
TELEPHONE: (505) _____	ARCHITECT'S PROJECT NO: A _____
FAX: (505) _____	NO. OF PAGES (Including Cover): _____

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via _____

FOR YOUR: ☒ Approval ☐ Use ☐ As Requested ☐ Review and Comment

THE FOLLOWING ITEMS: ☐ Change Order(s) ☐ Contract ☐ Copy of Letter
☐ Diskette(s)/CD ☐ Pay Request ☒ Plans ☐ Prints ☐ Returned After Loan To Us
☐ Samples ☐ Shop Drawings ☐ Specifications ☐ _____

NO. OF COPIES	DATE	REVISION NO.	DESCRIPTION
1	1.09.01		SITE PLAN

FOR THE ACTION AND/OR PURPOSE INDICATED: ☐ Amend and Resubmit

☐ For Bids Due _____
☐ Resubmit _____ Copies For Approval
☐ Submit _____ Copies For Distribution
☐ For Signature and Forwarding as Noted Below
☐ Return Enclosures To Us

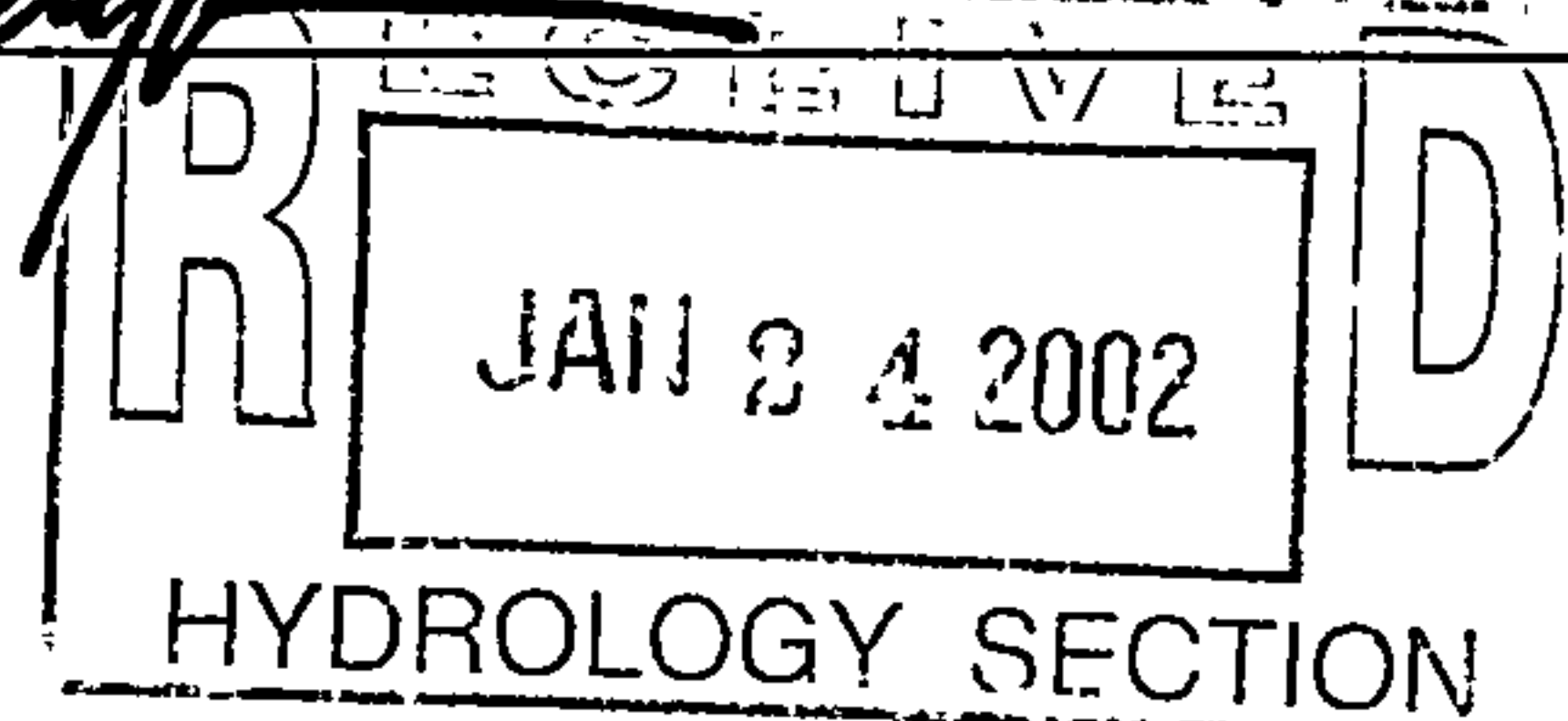
☐ Make Corrections Noted ☐ No Exceptions Taken
☐ Return _____ Corrected Prints
☐ For Signature and Return to this Office
☐ Acknowledge Receipt of Enclosures
☐ _____

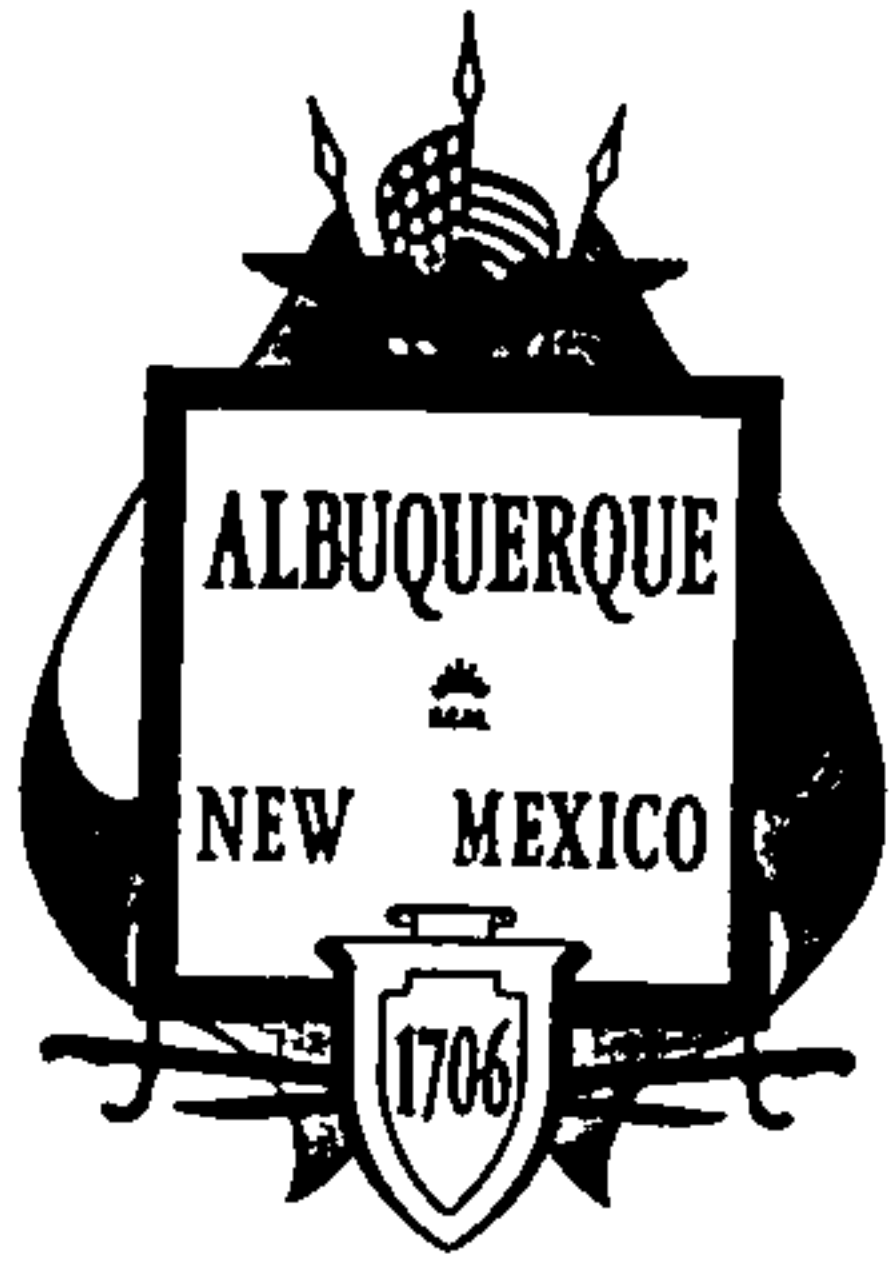
REMARKS: _____

DISTRIBUTION: ☐ OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER

SENT BY: John Lopez

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





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 26, 2001

Victor J. Chavez, P.E.
Chavez-Grievess Consulting Engineers, Inc.
5639 Jefferson Steet NE
Albuquerque, NM 87109

Attn: James Kelley

RE: WELLS FARGO BANK RENOVATION (G14-D65). Updated GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED JULY 3, 2001.

Dear Mr.Chavez:

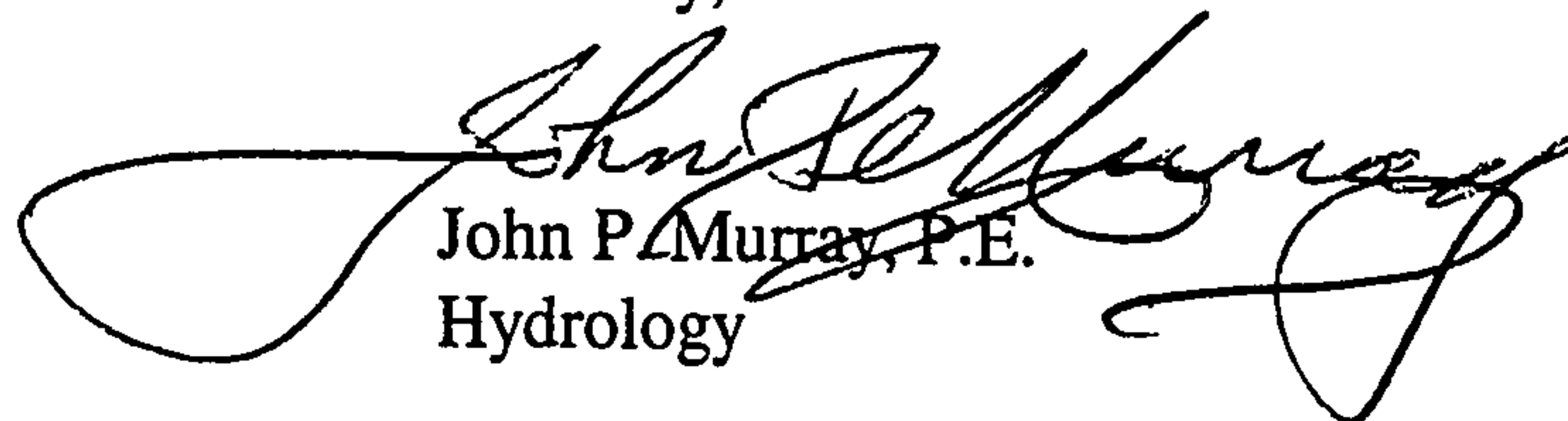
Based on the information provided on your July 3, 2001 submittal, the above referenced project is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

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

Sincerely,


John P. Murray, P.E.
Hydrology

c: Terri Martin
File

DRAINAGE INFORMATION

PROJECT TITLE: WELLS FARGO BANK RENOVATION

ZONE ATLAS/DRNG. FILE #: G14

DRB #:

EPC #:

WORK ORDER #:

1065

LEGAL DESCRIPTION:

CITY ADDRESS: 3801 FOURTH ST.

ENGINEERING FIRM: CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC.

CONTACT: JAMES KELLEY

ADDRESS: 5639 JEFFERSON NE, SUITE 1, ALBUQUERQUE, NM, 87109

PHONE: (505) 344-4080

OWNER:

CONTACT:

ADDRESS:

PHONE:

ARCHITECT: NIMS CALVANI

CONTACT: JOHN LAYMAN

ADDRESS: 528 SAN PEDRO NE SUITE 110

PHONE: 255-6400

SURVEYOR:

CONTACT:

ADDRESS:

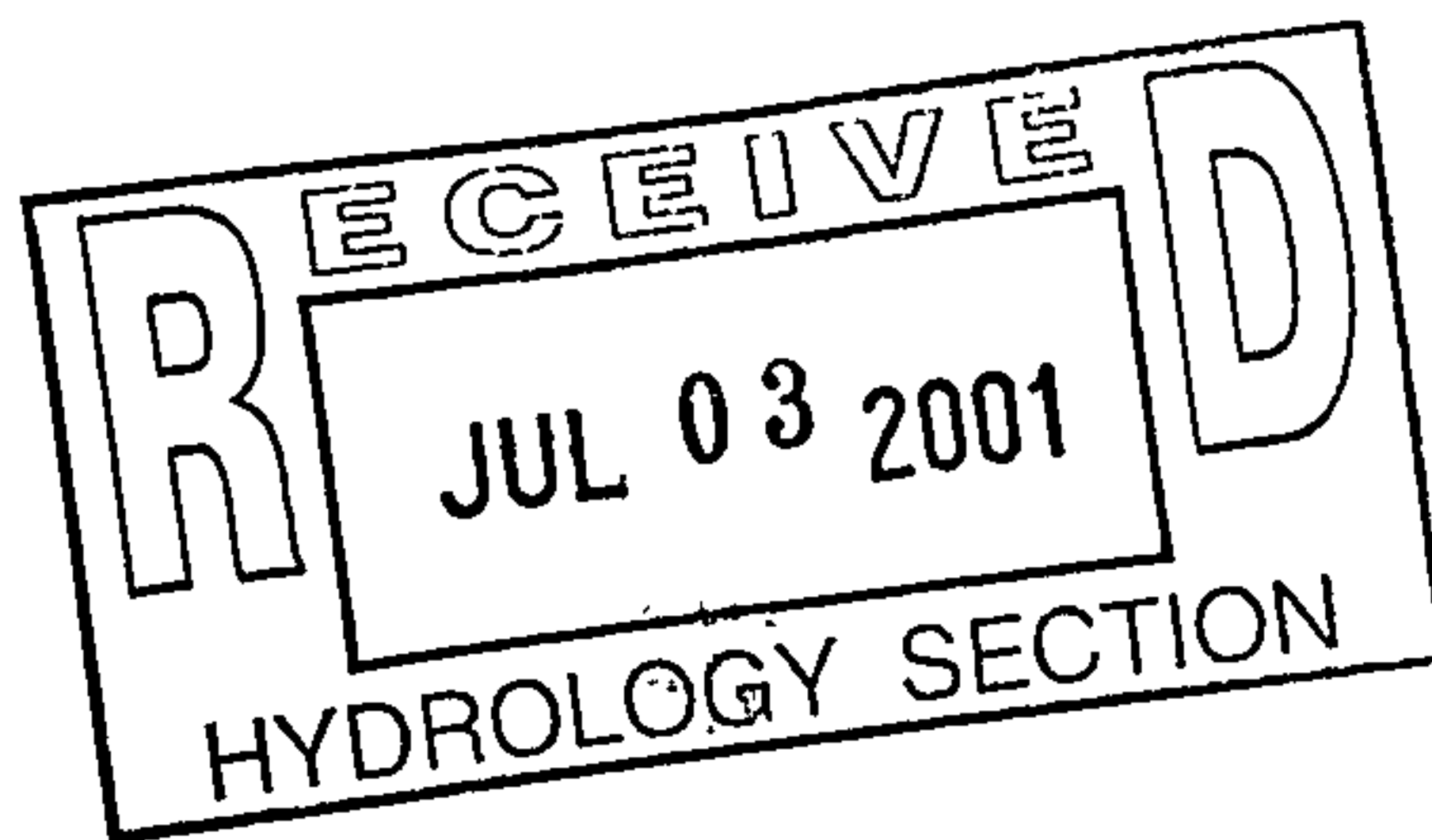
PHONE:

CONTRACTOR:

CONTACT:

ADDRESS:

PHONE:



TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER

- ☐ SKETCH PLAN APPROVAL
- ☐ 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 (Revised)
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER

PRE-DESIGN MEETING:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 07/03/01

SUBMITTED BY: James Kelley



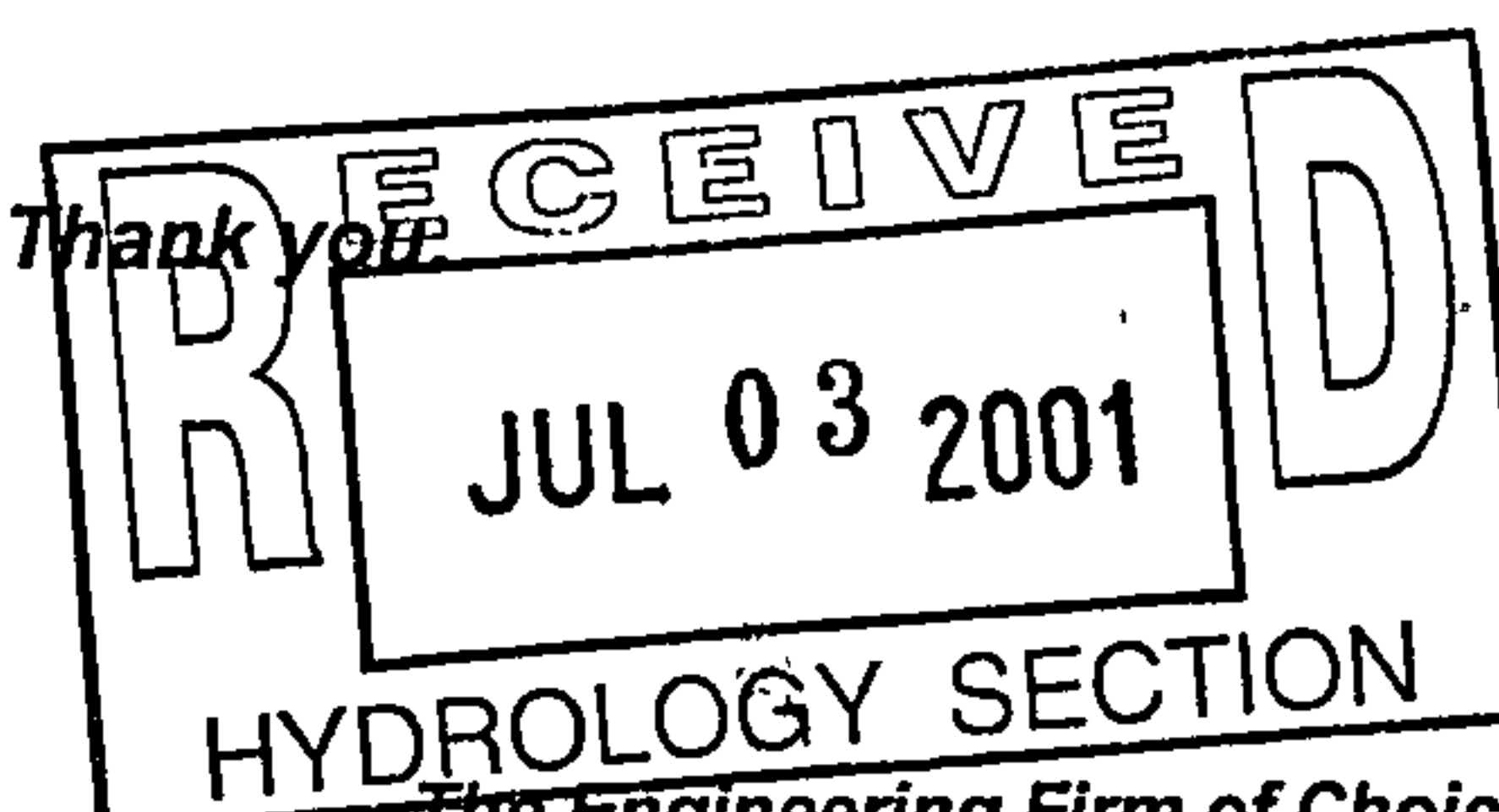
5639 Jefferson NE, Albuquerque, NM 87109
Phone (505) 344-4080 Fax (505) 343-8759

LETTER OF TRANSMITTAL

DATE: 07/03/01		PROJECT: WELLS FARGO BANK RENOVATION																	
TO: HYDROLOGY DIVISION		PROJECT NO.: N02-163-00																	
COMPANY / ADDRESS / PHONE: PLAZA DEL SOL		SENT BY: James Kelley																	
We are sending you the following items <input checked="" type="checkbox"/> attached: <input type="checkbox"/> under separate cover:																			
<table><tr><td><input type="checkbox"/> Shop Drawings</td><td><input checked="" type="checkbox"/> Plans</td><td><input type="checkbox"/> Specifications</td><td><input type="checkbox"/> Other:</td></tr><tr><td><input type="checkbox"/> Change Order</td><td><input type="checkbox"/> Prints</td><td><input type="checkbox"/> Diskette</td><td>1.</td></tr><tr><td><input type="checkbox"/> Copy of Letter</td><td><input type="checkbox"/> Report</td><td><input type="checkbox"/> Calculations</td><td>2.</td></tr><tr><td><input type="checkbox"/> Samples</td><td></td><td></td><td>3.</td></tr></table>				<input type="checkbox"/> Shop Drawings	<input checked="" type="checkbox"/> Plans	<input type="checkbox"/> Specifications	<input type="checkbox"/> Other:	<input type="checkbox"/> Change Order	<input type="checkbox"/> Prints	<input type="checkbox"/> Diskette	1.	<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Report	<input type="checkbox"/> Calculations	2.	<input type="checkbox"/> Samples			3.
<input type="checkbox"/> Shop Drawings	<input checked="" type="checkbox"/> Plans	<input type="checkbox"/> Specifications	<input type="checkbox"/> Other:																
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<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Report	<input type="checkbox"/> Calculations	2.																
<input type="checkbox"/> Samples			3.																
COPIES:	DATE:	SUBMITTAL NO.	DESCRIPTION:																
1			GRADING & DRAINAGE PLAN, GENERAL NOTES																
1			DRAINAGE INFORMATION SHEET																
1	02/27/01		APPROVAL LETTER																
These items are transmitted for the purposes indicated below:																			
<table><tr><td><input checked="" type="checkbox"/> For Your Use</td><td><input checked="" type="checkbox"/> For Review & Comment</td><td><input type="checkbox"/> As Requested</td></tr><tr><td><input type="checkbox"/> Returned After Loan to Us</td><td><input type="checkbox"/> Please Correct & Resubmit</td><td><input type="checkbox"/> Submit () Copies</td></tr><tr><td><input type="checkbox"/> Resubmittal not Required Corrections Noted</td><td><input type="checkbox"/> Return () Corrected Prints for Distribution</td><td>Other: 1. 2.</td></tr></table>				<input checked="" type="checkbox"/> For Your Use	<input checked="" type="checkbox"/> For Review & Comment	<input type="checkbox"/> As Requested	<input type="checkbox"/> Returned After Loan to Us	<input type="checkbox"/> Please Correct & Resubmit	<input type="checkbox"/> Submit () Copies	<input type="checkbox"/> Resubmittal not Required Corrections Noted	<input type="checkbox"/> Return () Corrected Prints for Distribution	Other: 1. 2.							
<input checked="" type="checkbox"/> For Your Use	<input checked="" type="checkbox"/> For Review & Comment	<input type="checkbox"/> As Requested																	
<input type="checkbox"/> Returned After Loan to Us	<input type="checkbox"/> Please Correct & Resubmit	<input type="checkbox"/> Submit () Copies																	
<input type="checkbox"/> Resubmittal not Required Corrections Noted	<input type="checkbox"/> Return () Corrected Prints for Distribution	Other: 1. 2.																	
Comments: This is a revision to the Drainage Plan approved on February 27, 2001.																			

Sent via: ☐ Fax ☐ Mail ☒ Runner ☐ Call for Pick-up ☐ Other:
Copy To: ☐ Client ☐ Owner ☐ Contractor ☒ File

If enclosures are not as noted, please notify us at once. Thank you.





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 27, 2001

Thomas Ponder, PE
Chavez-Grieves
5639 Jefferson NE
Albuquerque, NM 87109

Re: Wells Fargo Bank Renovations Grading and Drainage Plan

Engineer's Stamp dated 1-2-01 ~~(614/865)~~

614/865

Dear Mr. Ponder,

Based upon the information provided in your submittal dated 1-3-01, the above referenced site is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

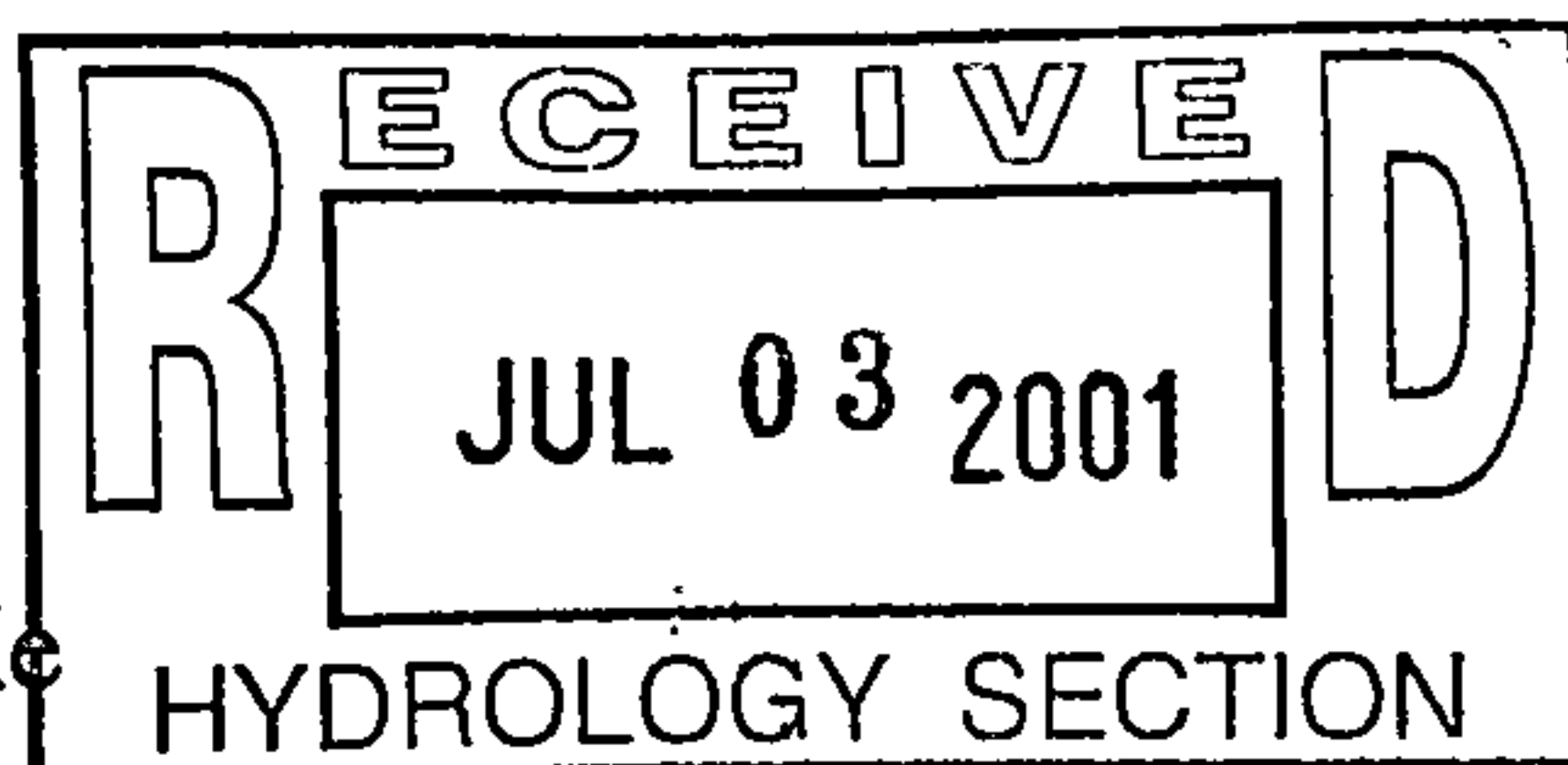
Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

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

Sincerely,

Bradley L. Bingham
Bradley L. Bingham, PE
Sr. Engineer, Hydrology

C: file





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 27, 2001

Thomas Ponder, PE
Chavez-Grieves
5639 Jefferson NE
Albuquerque, NM 87109

Re: Wells Fargo Bank Renovations Grading and Drainage Plan

Engineer's Stamp dated 1-2-01 (~~G14K20/D08~~)

G14/D65

Dear Mr. Ponder,

Based upon the information provided in your submittal dated 1-3-01, the above referenced site is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

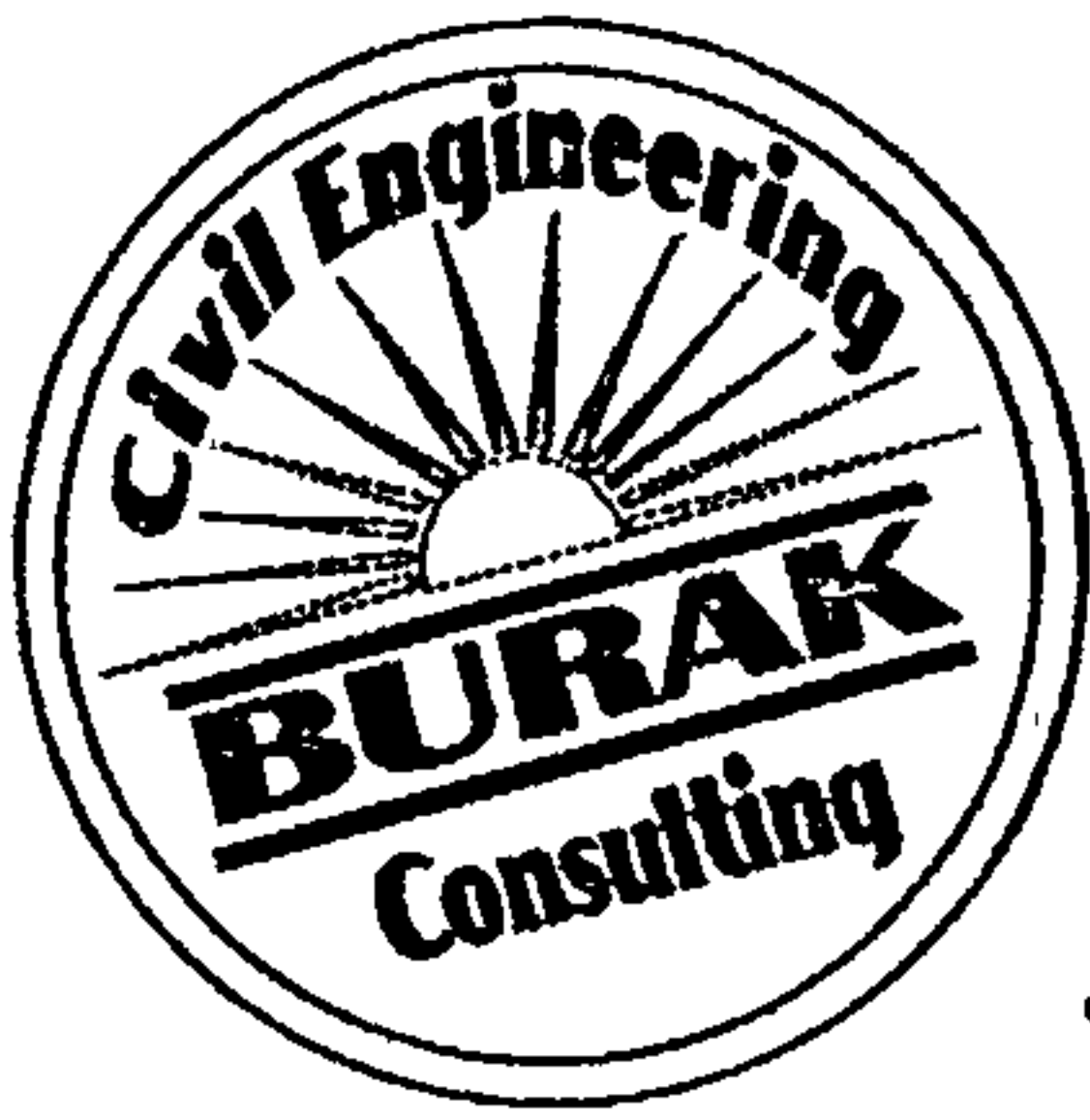
If you have any questions, please contact me at 924-3986.

Sincerely,

Bradley L. Bingham

Bradley L. Bingham, PE
Sr. Engineer, Hydrology

C: file



Mark H. Burak, P.E.

1512 Sagebrush Trail SE Albuquerque, NM 87123

(505) 296-0461

235-2256 cell

296-0467 fax

February 14, 2001

Brad Bingham, P.E.,
Hydrology Division
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

- **Case No:** G14-D065
- **Submittal dated:** January 2, 2001 by Chaves-Grieves
- **Project Title:** Wells Fargo Bank Renovation
- **Location:** 3801 4th Street
- **Approval Type:** Building, Grading, Paving Permit
- **Note:** *Although not noted on Plan, it appears that his submittal only concerns the construction of a new drive-though banking area that is replacing a portion of existing parking area.*

Dear Mr. Bingham:

Based on the submittal stamped January 2, 2001, the proposed grading and drainage plan concept does not appear to be sufficient and should not be approved for building permit at this time. A few clarifications may need to be addressed before releasing the building permit:

- It appears that the southwest portion of this site is situated within the 100-year flood plain. This was not addressed on the Plan.
- Street capacities and overall street drainage was not taken into account on the Plan. It is not apparent where the runoff is supposed to go once it leaves the project site.
- The existing storm drains in the adjacent streets were not mentioned, nor were capacities assessed to ensure that adequate capacity does exist.
- No TC/FL elevations are shown on the adjacent streets to assess the site.
- Is there a plan to remove the old driveway entrance?
- Basin C is listed as containing 17% C treatment. This appears to be high. It is not apparent where the C treatment is located within the basin.
- The Plan does not show where Basin C will discharge to and/or what impact it may have on surrounding properties.
- Not enough topographic information is given to assess how Basin A drains and what impact it may have on the adjacent streets.

If you have any questions regarding this letter or need any clarification concerning the above project, please feel free to call me at 296-0461.

Sincerely,

Mark H. Burak, P.E.
Hydrology Consultant



Joe D. Luehring

02/07/01 02:17 PM

To: Kevin P. Broderick/PWD/CABQ@COA, Joe D.
Luehring/PWD/CABQ@COA, Robert W. Strong/PWD/CABQ@COA,
Mitchell W. Reynolds/PWD/CABQ@COA

cc:

Subject: Ridgeview Sub'd., Unit ~~1~~ Project No. 657981

1

Kevin,

The two City standard traffic control detail sheets need to be included, however a note needs to be added to sheet 25 stating that : "Two-way traffic must be maintained on Unser Blvd. at all times. At least one 12' wide lane (plus transitions to existing lanes) in each direction must be provided at all times. No flagging operations will be allowed on Unser Blvd. In order to safely construct utility tie-ins an new roadway pavement, contractor shall construct an asphalt paved, temporary detour on Unser Blvd."

As the horizontal alignment of Unser Blvd. at this location is difficult, I am requiring that a detail of the temporary detour be included in this plan set as a requirement of the contractor's work.

Thanks,
Joe L.

DRAINAGE INFORMATION

PROJECT TITLE: WELLS FARGO BANK RENOVATION

ZONE ATLAS/DRNG. FILE #: G14 / D065

DRB #:

EPC #:

WORK ORDER #: _____

LEGAL DESCRIPTION:

CITY ADDRESS: 3801 FOURTH ST.

ENGINEERING FIRM: CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC.

CONTACT: JAMES KELLEY

ADDRESS: 5639 JEFFERSON NE, SUITE 1, ALBUQUERQUE, NM, 87109

PHONE: (505) 344-4080

OWNER:

CONTACT:

ADDRESS:

PHONE:

ARCHITECT: NIMS CALVANI

CONTACT: JOHN LAYMAN

ADDRESS:

PHONE: 255-6400

SURVEYOR:

CONTACT:

ADDRESS:

PHONE:

CONTRACTOR:

CONTACT:

ADDRESS:

PHONE:

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER

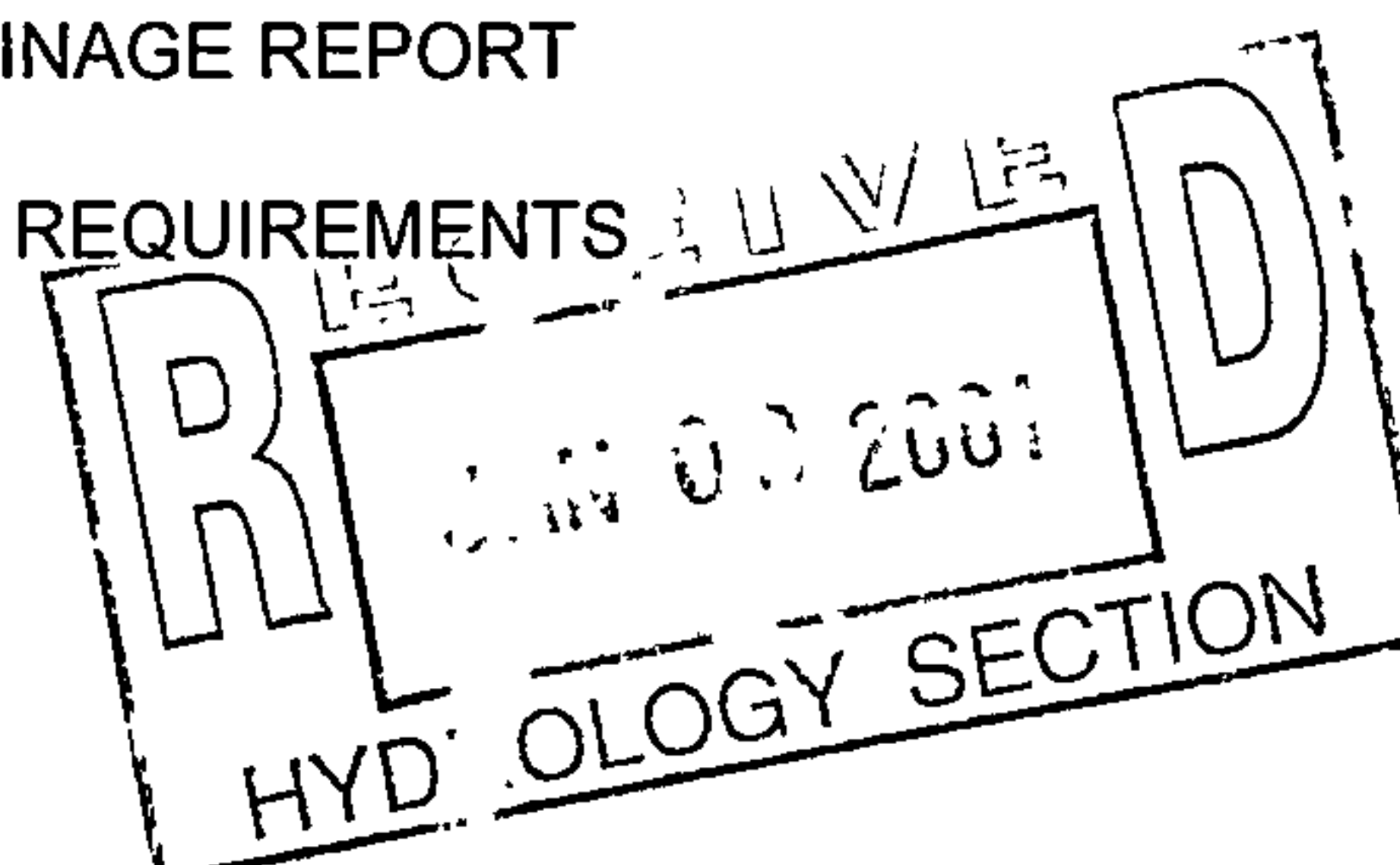
- ☐ SKETCH PLAN APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☒ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER

PRE-DESIGN MEETING:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 01/02/01

SUBMITTED BY: James Kelley



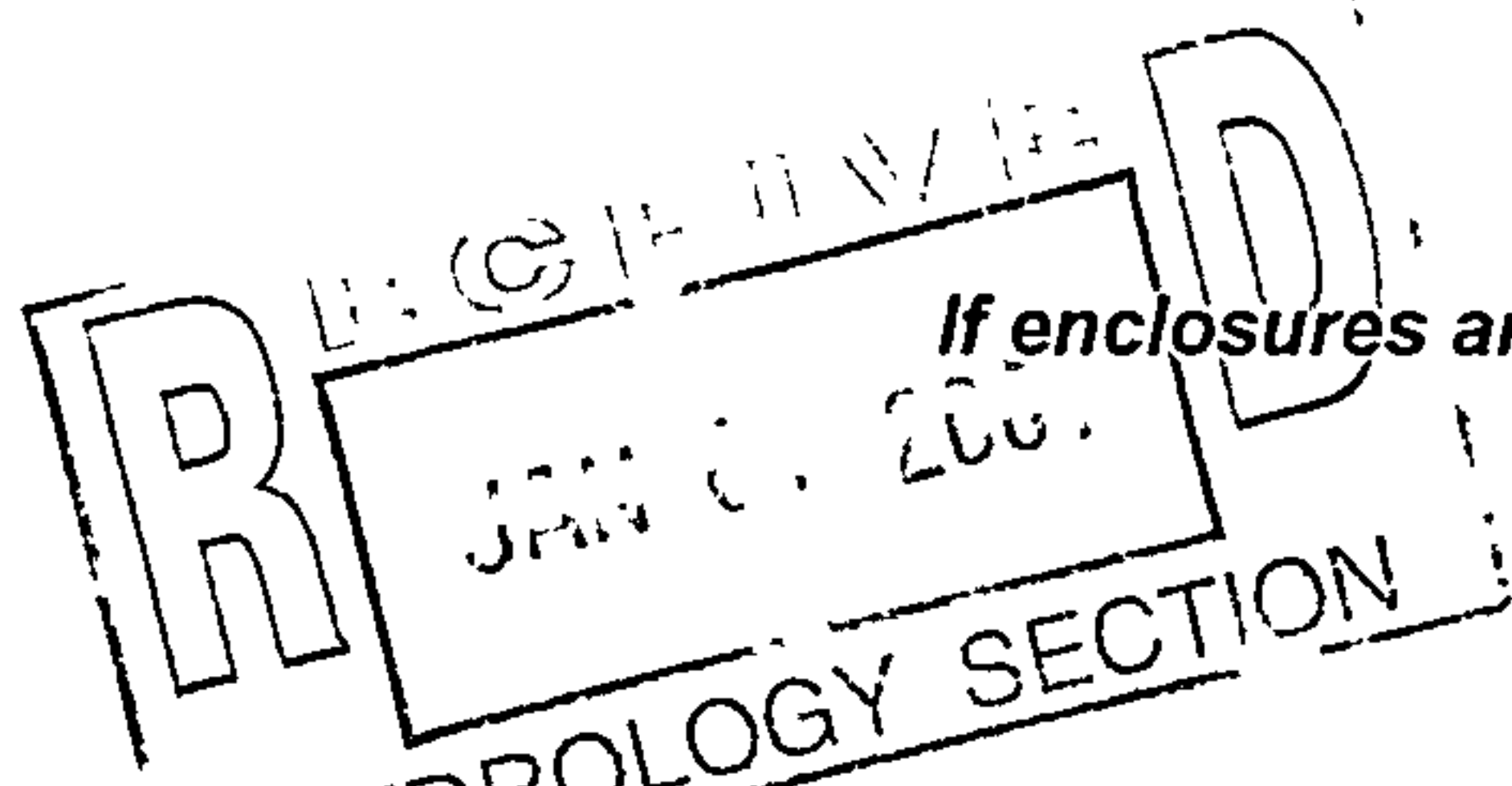


5639 Jefferson NE, Albuquerque, NM 87109
Phone (505) 344-4080 Fax (505) 343-8759

LETTER OF TRANSMITTAL

DATE: 01/02/01		PROJECT: WELLS FARGO BANK RENOVATION																	
TO: HYDROLOGY DIVISION		PROJECT NO.: N02-163-00																	
COMPANY / ADDRESS / PHONE: PLAZA DEL SOL		SENT BY: James Kelley																	
We are sending you the following items <input checked="" type="checkbox"/> attached: <input type="checkbox"/> under separate cover:																			
<table><tr><td><input type="checkbox"/> Shop Drawings</td><td><input checked="" type="checkbox"/> Plans</td><td><input type="checkbox"/> Specifications</td><td><input type="checkbox"/> Other:</td></tr><tr><td><input type="checkbox"/> Change Order</td><td><input type="checkbox"/> Prints</td><td><input type="checkbox"/> Diskette</td><td>1.</td></tr><tr><td><input type="checkbox"/> Copy of Letter</td><td><input type="checkbox"/> Report</td><td><input type="checkbox"/> Calculations</td><td>2.</td></tr><tr><td><input type="checkbox"/> Samples</td><td></td><td></td><td>3.</td></tr></table>				<input type="checkbox"/> Shop Drawings	<input checked="" type="checkbox"/> Plans	<input type="checkbox"/> Specifications	<input type="checkbox"/> Other:	<input type="checkbox"/> Change Order	<input type="checkbox"/> Prints	<input type="checkbox"/> Diskette	1.	<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Report	<input type="checkbox"/> Calculations	2.	<input type="checkbox"/> Samples			3.
<input type="checkbox"/> Shop Drawings	<input checked="" type="checkbox"/> Plans	<input type="checkbox"/> Specifications	<input type="checkbox"/> Other:																
<input type="checkbox"/> Change Order	<input type="checkbox"/> Prints	<input type="checkbox"/> Diskette	1.																
<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Report	<input type="checkbox"/> Calculations	2.																
<input type="checkbox"/> Samples			3.																
COPIES:	DATE:	SUBMITTAL NO.	DESCRIPTION:																
1	01/02/01		GRADING & DRAINAGE PLAN, GENERAL NOTES																
1	01/02/01		DRAINAGE INFORMATION SHEET																
These items are transmitted for the purposes indicated below:																			
<table><tr><td><input checked="" type="checkbox"/> For Your Use</td><td><input checked="" type="checkbox"/> For Review & Comment</td><td><input type="checkbox"/> As Requested</td></tr><tr><td><input type="checkbox"/> Returned After Loan to Us</td><td><input type="checkbox"/> Please Correct & Resubmit</td><td><input type="checkbox"/> Submit () Copies</td></tr><tr><td><input type="checkbox"/> Resubmittal not Required Corrections Noted</td><td><input type="checkbox"/> Return () Corrected Prints for Distribution</td><td>Other: 1. 2.</td></tr></table>				<input checked="" type="checkbox"/> For Your Use	<input checked="" type="checkbox"/> For Review & Comment	<input type="checkbox"/> As Requested	<input type="checkbox"/> Returned After Loan to Us	<input type="checkbox"/> Please Correct & Resubmit	<input type="checkbox"/> Submit () Copies	<input type="checkbox"/> Resubmittal not Required Corrections Noted	<input type="checkbox"/> Return () Corrected Prints for Distribution	Other: 1. 2.							
<input checked="" type="checkbox"/> For Your Use	<input checked="" type="checkbox"/> For Review & Comment	<input type="checkbox"/> As Requested																	
<input type="checkbox"/> Returned After Loan to Us	<input type="checkbox"/> Please Correct & Resubmit	<input type="checkbox"/> Submit () Copies																	
<input type="checkbox"/> Resubmittal not Required Corrections Noted	<input type="checkbox"/> Return () Corrected Prints for Distribution	Other: 1. 2.																	
Comments:																			

Sent via: ☐ Fax ☐ Mail ☒ Runner ☐ Call for Pick-up ☐ Other:
Copy To: ☐ Client ☐ Owner ☐ Contractor ☒ File



If enclosures are not as noted, please notify us at once. Thank you.