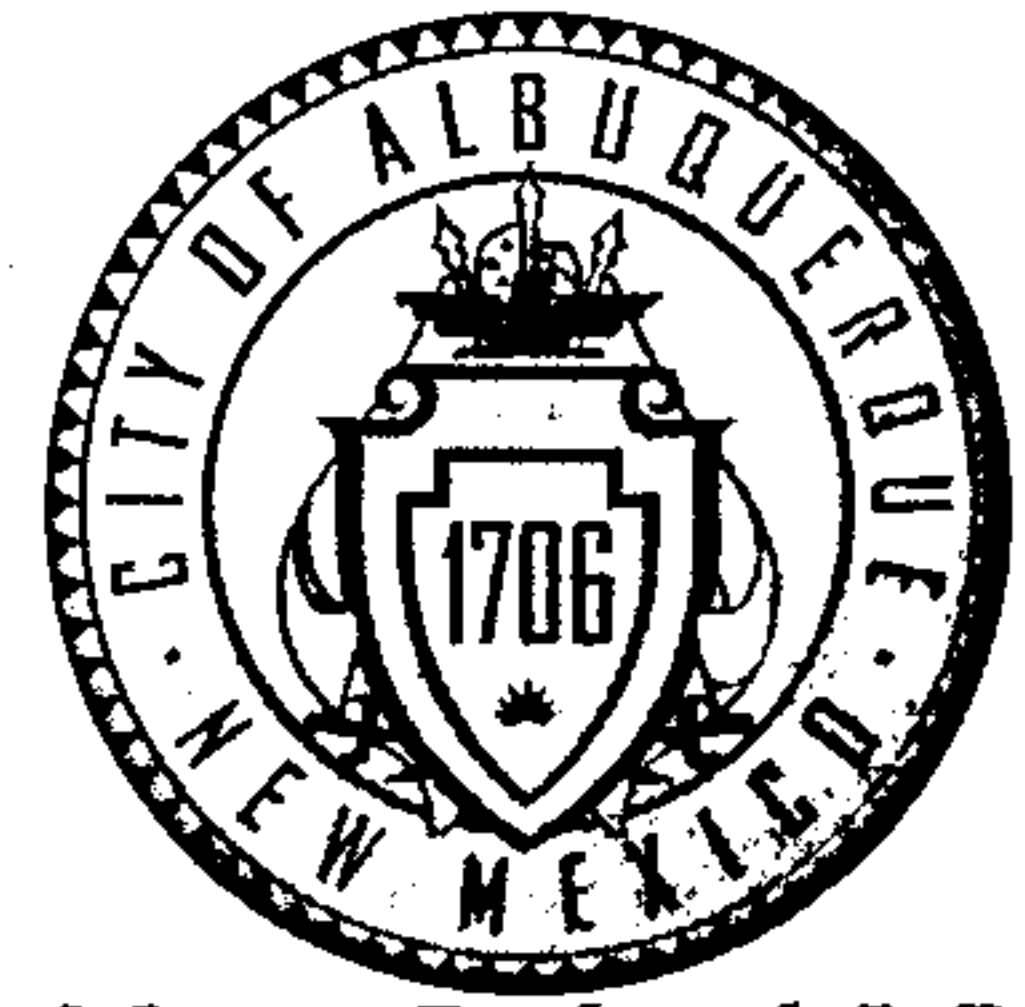


CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

December 8, 2016

Reza Afaghpour, PE
SBS Construction and Engineering, LLC
10209 Snowflake Ct NW
Albuquerque, NM 87114

**Re: AAA Building and Storage
2509 Comanche Rd. NE
Grading & Drainage Plan
Engineer's Stamp dated: 11-14-16 (G16D004)**

Dear Mr. Afaghpour,

Based upon the information provided in your submittal received 11/16/2016, this plan is approved for Grading Permit and Building Permit.

PO Box 1293

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

Albuquerque

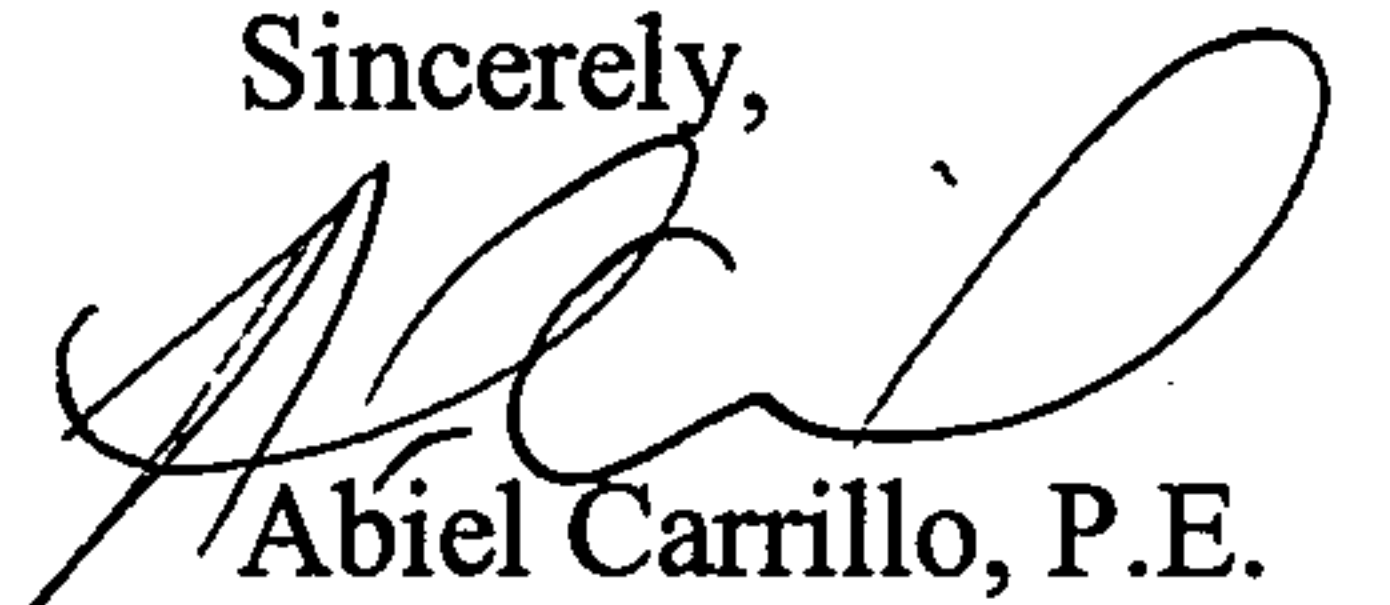
Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

New Mexico 87103

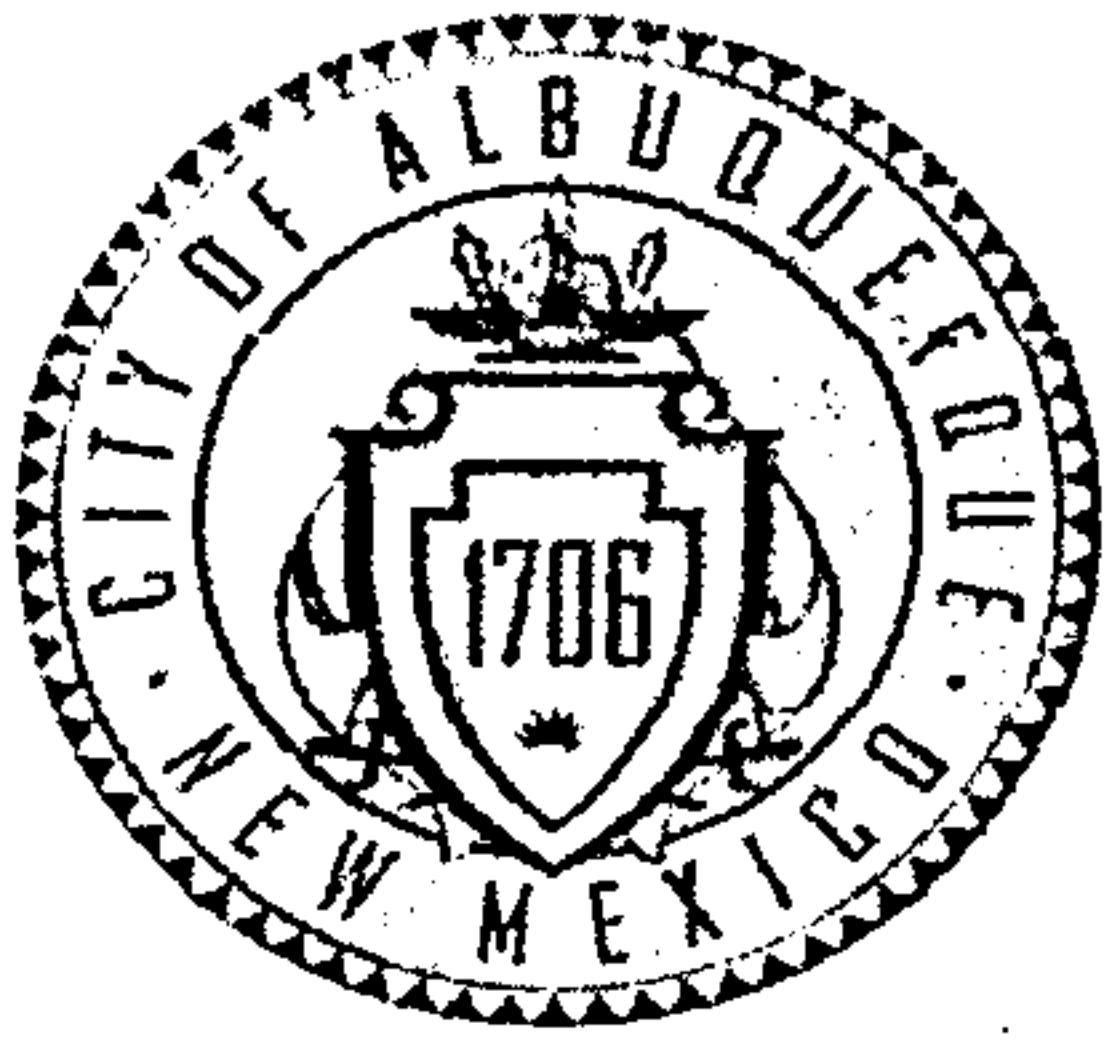
If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3698.

www.cabq.gov

Sincerely,


Abiel Carrillo, P.E.
Principal Engineer
Planning Department

C: RR/AC
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: AAA ROOFING STORAGE SPACE Building Permit #: _____ Hydrology File #: G160004

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: PARCEL 2-A, TRACT 2, OF THE HAHN PARCEL

City Address: 2509 COMANCHE RD., NE

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR

Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114

Phone#: (505) 804-5013 Fax#: (505) 897-4996 E-mail: AECLLC@AOL.COM

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

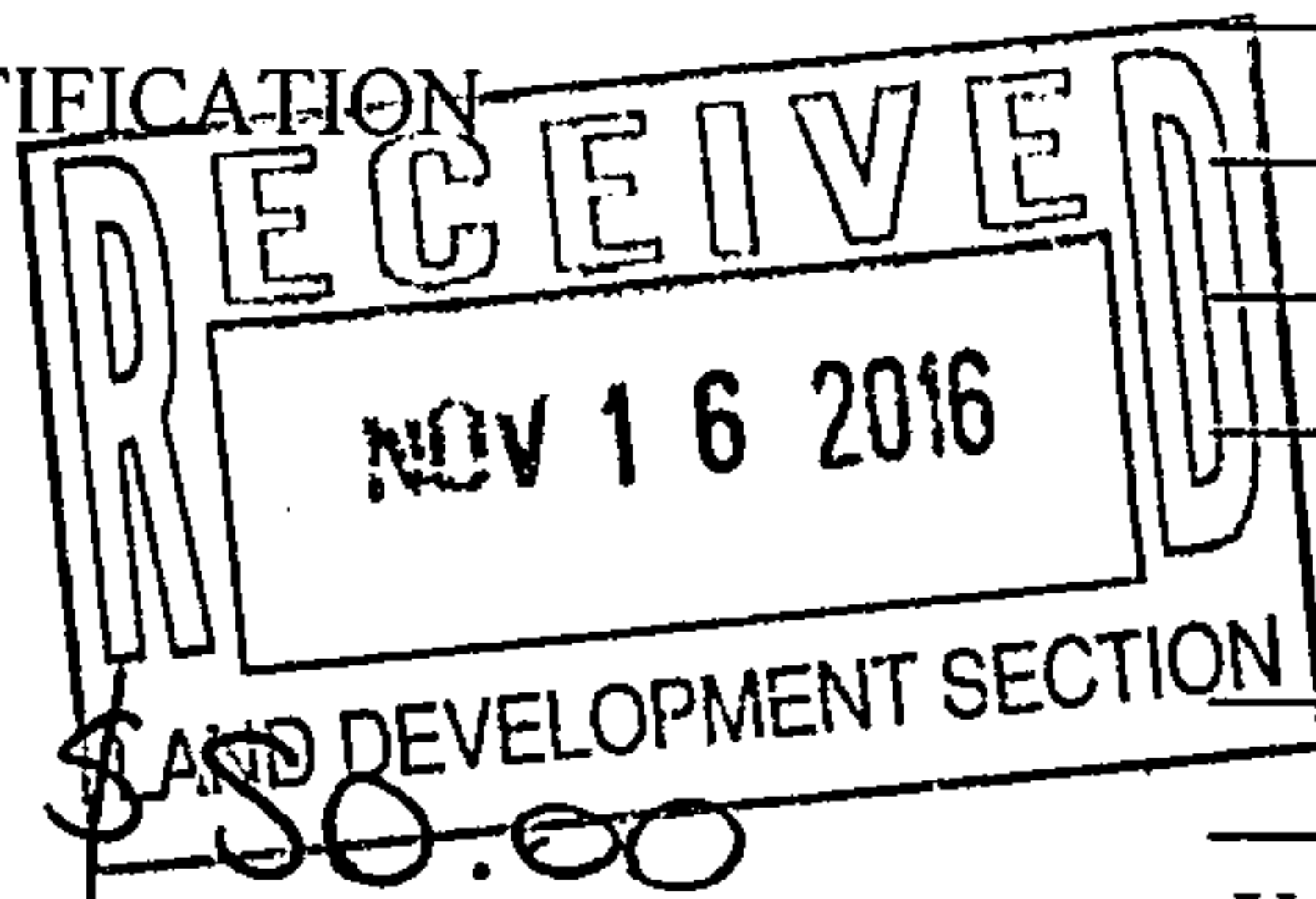
- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) _____



- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: Yes No

OTHER (SPECIFY) _____

DATE SUBMITTED: 11-15-2016 By: SHAWN BIAZAR

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: AAA ROOFING STORAGE SPACE Building Permit #: _____ Hydrology File #: G160004

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: PARCEL 2-A, TRACT 2, OF THE HAHN PARCEL

City Address: 2509 COMANCHE RD., NE

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR

Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114

Phone#: (505)804-5013 Fax#: (505)897-4996 E-mail: AECLLC@AOL.COM

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

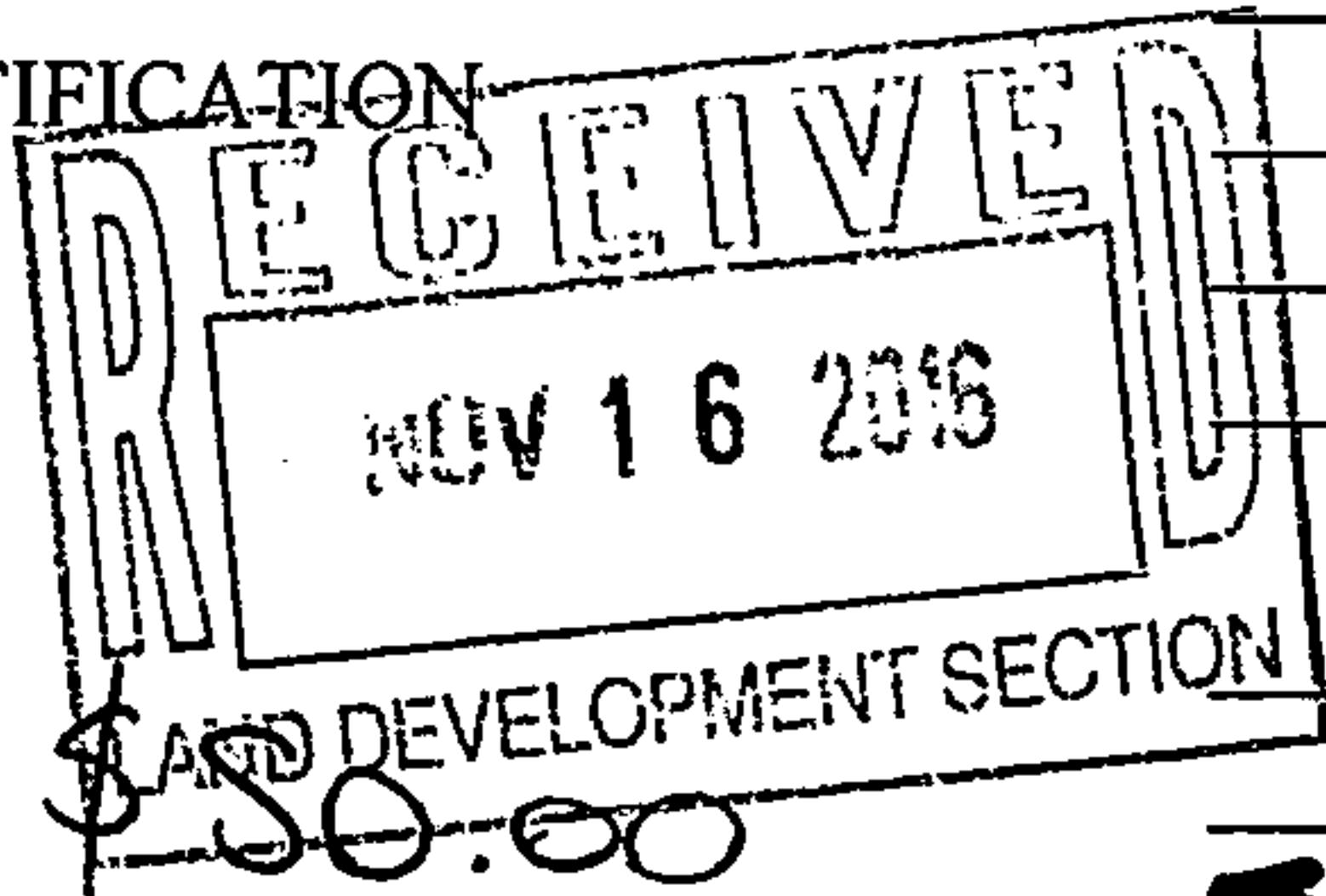
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- CLOMR/LOMR
- PRE-DESIGN MEETING?

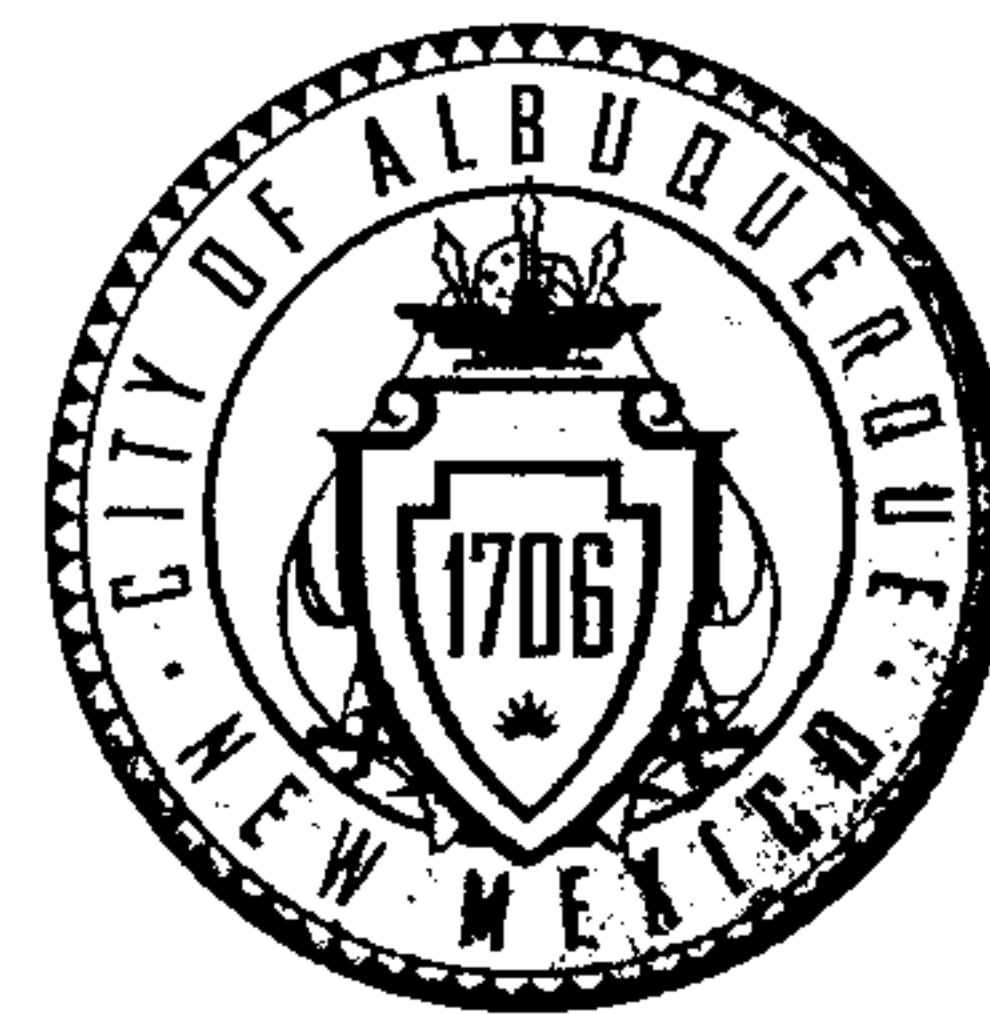
IS THIS A RESUBMITTAL?: Yes No

OTHER (SPECIFY) _____

DATE SUBMITTED: 11-15-2016 By: SHAWN BIAZAR

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



December 8, 2016

SBS Construction and Engineering
Shawn Biazar
10209 Snowflake Ct. NW
Albuquerque, NM 87114

**Re: AAA Roofing Storage space
2509 Comanche RD NE
Traffic Circulation Layout
Architect's Stamp 11-09-16 (G16-D004)**

Dear Mr. Biazar,

Based upon the information provided in your submittal received 11-15-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please identify all accessible building entrances, drive entrance widths and anything that influences the parking and circulation on the site.
2. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown. Indicate if existing parking will be restriped. Will the existing handicap parking remain? If so, it should be updated.
3. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs.
4. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
5. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

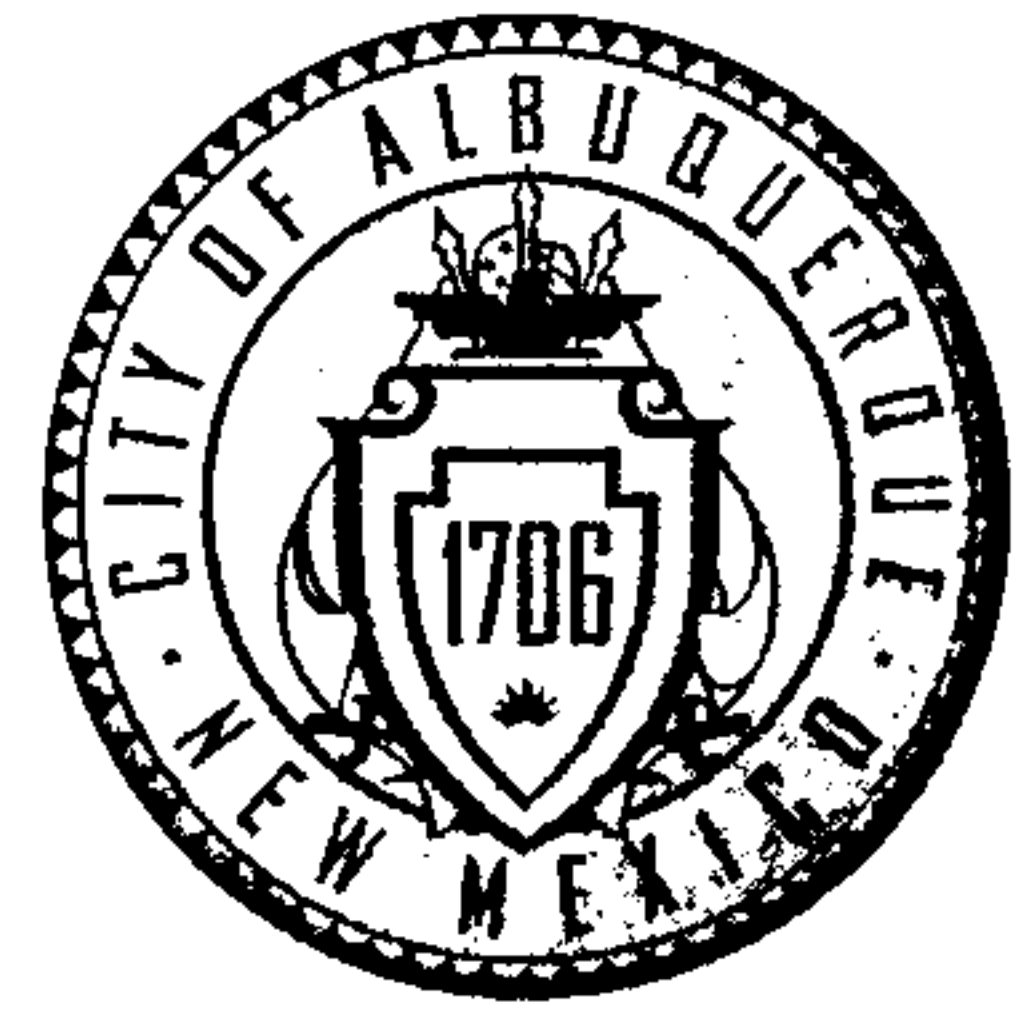
Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

LWP via: email
C: File

CITY OF ALBUQUERQUE



December 14, 2016

Eric Munn
T.I. Design Services
717 Cagua Dr. Ne
Albuquerque, NM 87108

**Re: AAA Roofing Storage Space
2509 Comanche Rd. NE
Traffic Circulation Layout
Architect's Stamp dated 12-09-16 (G16-D004)**

Dear Mr. Munn,

The TCL submittal received 12-09-16 is approved for Building Permit. A copy of the stamped and signed 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.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. 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 front counter personnel for log in and evaluation by Transportation.

PO Box 1293

Albuquerque

New Mexico 87103

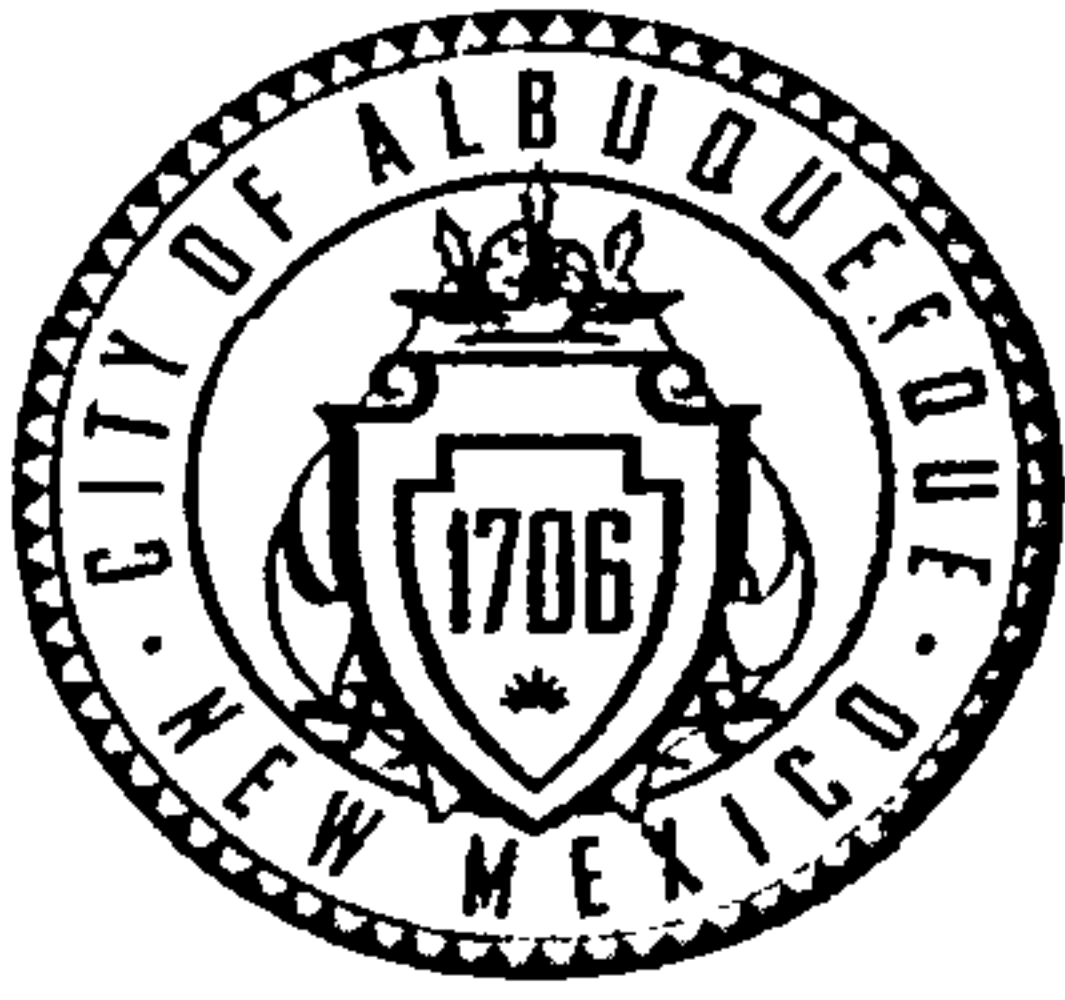
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

www.cabq.gov

LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: AAA Roofing Storage Space Building Permit #: _____ Hydrology File #: G16D004
 DRB#: _____ EPC#: _____ Work Order#: _____
 Legal Description: Parcel 2-A, Tract 2, of the Hahn Parcel
 City Address: 2509 Comanche Road NE

Applicant: T.I. Design Services Contact: Eric Munn
 Address: 717 Cagua Dr. NE ABQ NM 87108
 Phone#: 688-2914 Fax#: _____ E-mail: holybarbarian@yahoo.com
 Other Contact: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

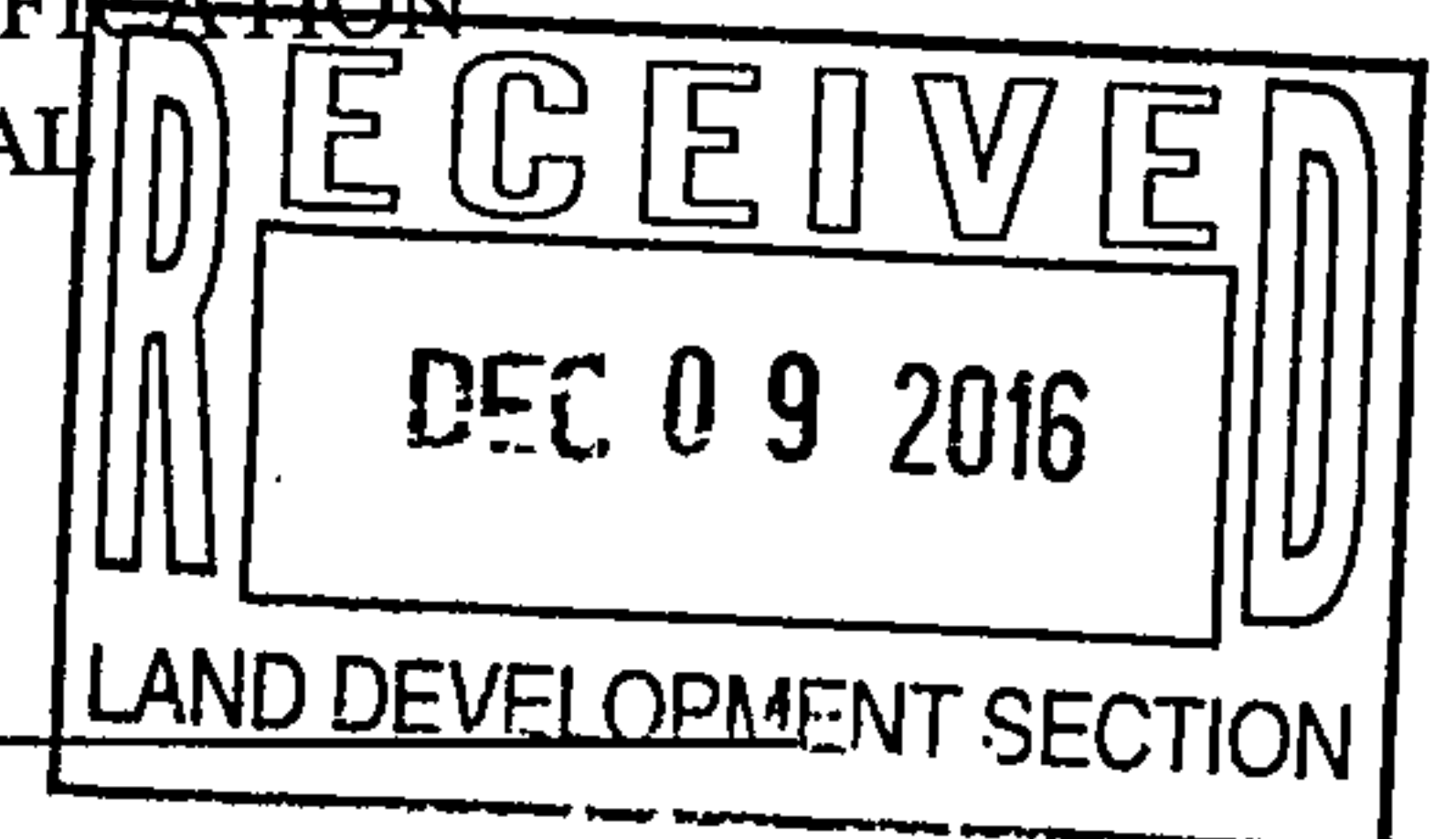
- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
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- DRAINAGE REPORT
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- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- OTHER (SPECIFY) _____
- PRE-DESIGN MEETING?

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- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- OTHER (SPECIFY) _____



IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: 12-9-16 By: Eric Munn T1 Design Services

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____