

May 5, 2008

Robert Calvani, R.A. NCA Architects - 1306 Rio Grande Blvd. NW Albuquerque, NM 87104

Direct Water and Power, 2708 Vassar Place NE, Re:

Certificate of Occupancy – Transportation Development

Engineer's Stamp dated 9-12-07 (G16-D082D)

Certification dated 5-02-08

Dear Mr. Calvani,

PO Box 1293

Based upon the information provided in your submittal received 5-02-08, the above referenced certification is approved for release of permanent Certificate of Occupancy by Transportation Development.

Albuquerque

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

NM 87103

CO Clerk File

Sincerely,-

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept. Development and Building Services



Nilo E. Saldado-Fernandez, P.E. Senior Traffic Engineer Development and Building Services Planning Department City of Albuquerque

May 02, 2008

Re: Approval of Certificate of Occupancy for

Direct Power and Water 2708 Vasser Pl. NE Albuquerque, NM 87190

Dear Mr. Saldado-Fernandez,

I, Robert Calvani, a registered Architect in the State of New Mexico of the Firm of NCA Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 9-12-07. The record information edited onto the original design document has been obtained by Dave Puritz of the firm of NCA Architects. I further certify that I have personally visited the project site on April 30, 2008 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a Final Certificate of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of it's accuracy before using it for any other purpose.

Sincerel

Robert Calvant, Registered Architect,

NCA Architects

ROBERT

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

G-141 D0-82D

PROJECT TITLE: Direct Power and Wate	ZONE MAP: 5=76
DRB#: EPC#:	
LEGAL DESCRIPTION: Comenche Business Park CITY ADDRESS: 2708 Vassar Place	E 37121
ENGINEERING FIRM: MEHO Engineering ADDRESS: 3500 Comanche NE CITY, STATE: Ab. NM	CONTACT: mr. m : 1/20 PHONE:
OWNER: Rarza Propertrus  ADDRESS: 4000 Vassar Drive NE  CITY, STATE: Alb., NM	CONTACT: 26# PHONE: 883-3585 ZIP CODE: 87107
ARCHITECT: NCA Archite 75  ADDRESS: 1206 Rio Grante BIVO NW  CITY, STATE: Kh. NM	CONTACT: 255-6400 PHONE: 255-6400 ZIP CODE: 87104
SURVEYOR: Precision Surveyon, ADDRESS: 6414 Jeffenson CITY, STATE: Uh, NM	CONTACT: Larry PHONE: \$56-5700 ZIP CODE: \$7113
CONTRACTOR: Entenprise Buildurg  ADDRESS: Po. Bax 3987  CITY, STATE: 416. NM	CONTACT:
DRAINAGE REPORT  DRAINAGE PLAN 1st SUBMITTAL  DRAINAGE PLAN RESUBMITTAL  CONCEPTUAL G & D PLAN  GRADING PLAN  EROSION CONTROL PLAN  ENGINEER'S CERT (HYDROLOGY)  CLOMR/LOMR  TRAFFIC CIRCULATION LAYOUT  ENGINEER'S CERT (TCL)  ENGINEER'S CERT (DRB SITE PLAN)  OTHER (SPECIFY)  SIA/FIN  SIA/FIN  PRELIM  PRELIM  S. DEV  S. DEV  S. DEV  SECTO  FOUND  FOUND  CERTIF  CERTIF  OTHER (SPECIFY)  PAVING  WORK	DE APPROVAL SOUGHT: NANCIAL GUARANTEE RELEASE MINARY PLAT APPROVAL  I. PLAN FOR SUB'D APPROVAL  I. FOR BLDG. PERMIT APPROVAL  OR PLAN APPROVAL  PLAT APPROVAL  DATION PERMIT APPROVAL  ING PERMIT APPROVAL  FICATE OF OCCUPANCY (PERM)  FICATE OF OCCUPANCY (TEMP)  ING PERMIT APPROVAL  ORDER APPROVAL  APR 3 0 7308
YES NO COPY PROVIDED  DATE SUBMITTED: Som 12 . 2007	HYDROLOGY SECTION BY:

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

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May 1, 2008

Verlyn A. Miller, P.E. Miller Engineering Consultants 3500 Comanche, NE-Bldg. F Albuquerque, NM 87107

Direct Water & Power, Power - Fab Building, 2708 Vassar Pl. NE, Re:

(G-16/D082D)

Approval of Permanent Certificate of Occupancy,

Engineer's Stamp Dated: 8-18-07

Certification dated 4-30-08

Mr. Miller:

Sincerely

PO Box 1293

Based upon the information provided in your submittal received 4-30-08, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

NM 87103

Plan Checker-Hydrology, Planning Dept Development and Building Services

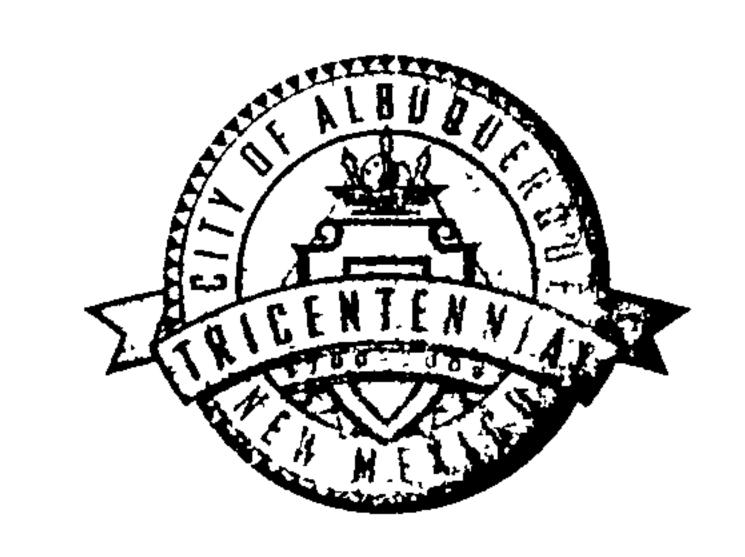
CO Clerk—Katrina Sigala

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

<b>`1</b>	12/2005)
PROJECT TITLE: RECT WHTER POU	JEP ZONE MAP: G/6/08ZD
DDD#.	ZONE MAP: 4 / 6 / 6 / 6
DRB#: EPC#:	WORK ORDER#:
LEGAL DESCRIPTION:	
CITY ADDRESS: 2708 VASSAZ 76 X	1E 87171
1 1	<u> </u>
ENGINEERING FIRM: Velly Miller	CONTACT:
ADDRESS:	DITONIC
CITY, STATE:	ZIP CODE:
OWNER:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
ARCHITECT:	CCNTTACT
ADDRESS:	CONTACT: PHONE:
CITY, STATE:	ZIP CODE:
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
TYPE OF SUBMITTAL:	ECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
GRADING PLAN  EDOSIONI CONTEDOT DI ANI	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY)	FINAL PLAT APPROVAL FOUND ATTOM DEDIMIT ADDROVAL
CLOMR/LOMR	FOUNDATION PERMIT APPROVAL BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT	CERTIFICATE OF OCCUPANCY (PERM)
ENGINEER'S CERT (TCL)	CERTIFICATE OF OCCUPANCY (TEMP)
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL
OTHER (SPECIFY)	PAVING PERMIT APPROVAL
	WORK ORDER APPROTAL TO THE WORK ORDER APPROTACION TO THE WORK ORDER APPROTA
	OTHER (SPECIFY)
YYY 1 A	
WAS A PRE-DESIGN CONFERENCE ATTENDED:	APR 3 U 2308
YES	
COPY PROVIDED	HYDROLOGY
DATE SUBMITTED:	BY: SECTION .

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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:

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



August 17, 2007

Verlyn A. Miller, P.E. Miller Engineering Consultants 3500 Comanche NE, Bldg. F Albuquerque, NM 87107

Re: Direct Water & Power – Power Fab Building (G16/D82D)

Engineer's Stamp dated 8-16-07, Request for Building and SO-19 Permits

Dear Mr. Miller,

Based on the information contained in your submittal received on August 17, 2007, the above referenced plan is approved for Building Permit. It is also approved for SO-19 permit for construction of the southwestern inlet connection to the existing 36-inch storm drain. The construction of the improvements in the Vassar Place right-of-way must be constructed under a separate public work order approved through the DRC process.

P.O. Box 1293

Please attach a copy of this letter and the approved plan to the construction sets to obtain sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

Be advised that no Certificate of Occupancy, temporary or permanent, will be released prior to inspection and approval of the storm drain connection by the Storm Drain Maintenance department. Contact Duane Schmitz at 235-8016 to schedule an inspection.

New Mexico 87103

If you have any questions or need additional information, feel free to contact me at 924-3990.

www.cabq.gov

Jeremy Hooyer, P.F., C.F.M.

Senior Engineer
Hydroløgy Section

Sincerely,

Development and Building Services

cc:

file

G16/D82D

Antoinette Baldonado, Construction Services Duane Schmitz, DMD Street / Storm Maintenance



September 17, 2007

Robert Calvani, R.A.
NCA Architects
1306 Rio Grande Blvd. NW
Albuquerque, NM 87104

Re:

Direct Water and Power – Power Fab Building, 2708 Vassar Place NE, Traffic

Circulation Layout

Architect's Stamp dated 9-12-07 (G16-D82D)

Dear Mr. Calvani,

The TCL submittal received 9-12-07 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. Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.

P.O. Box 1293

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 <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

New Mexico 87103

Albuquerque

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 <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

www.cabq.gov

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, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C:

File

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

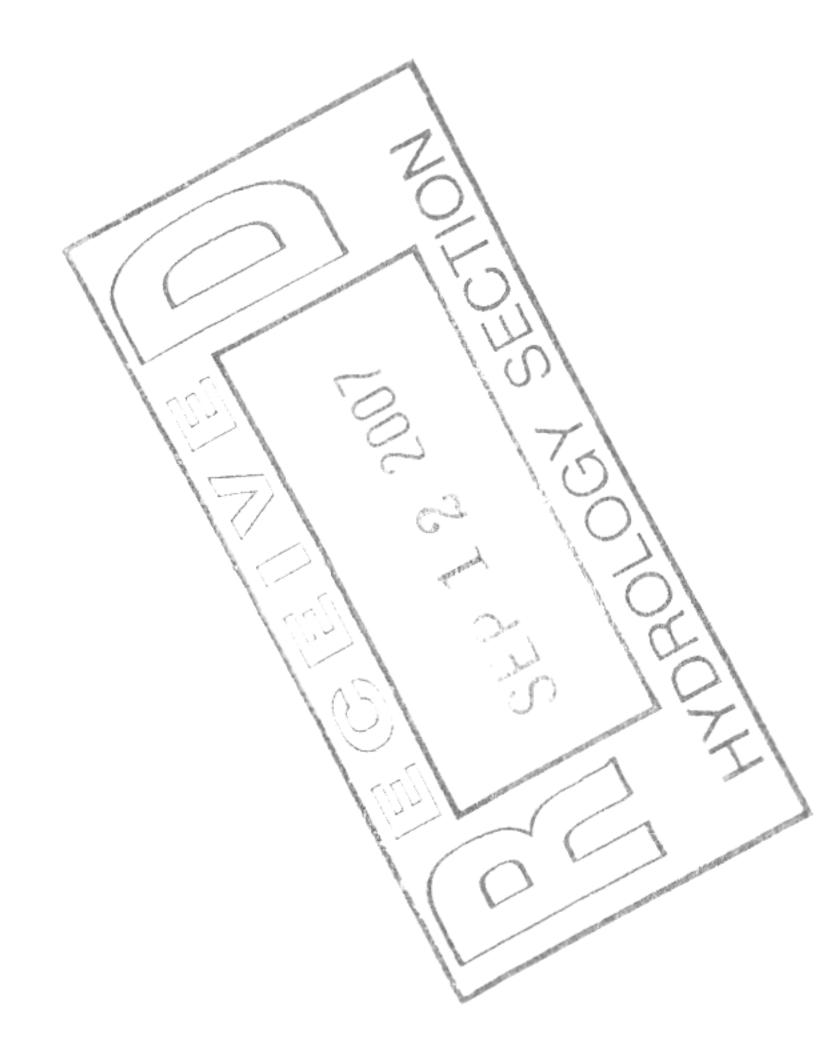
(REV 12/2005)

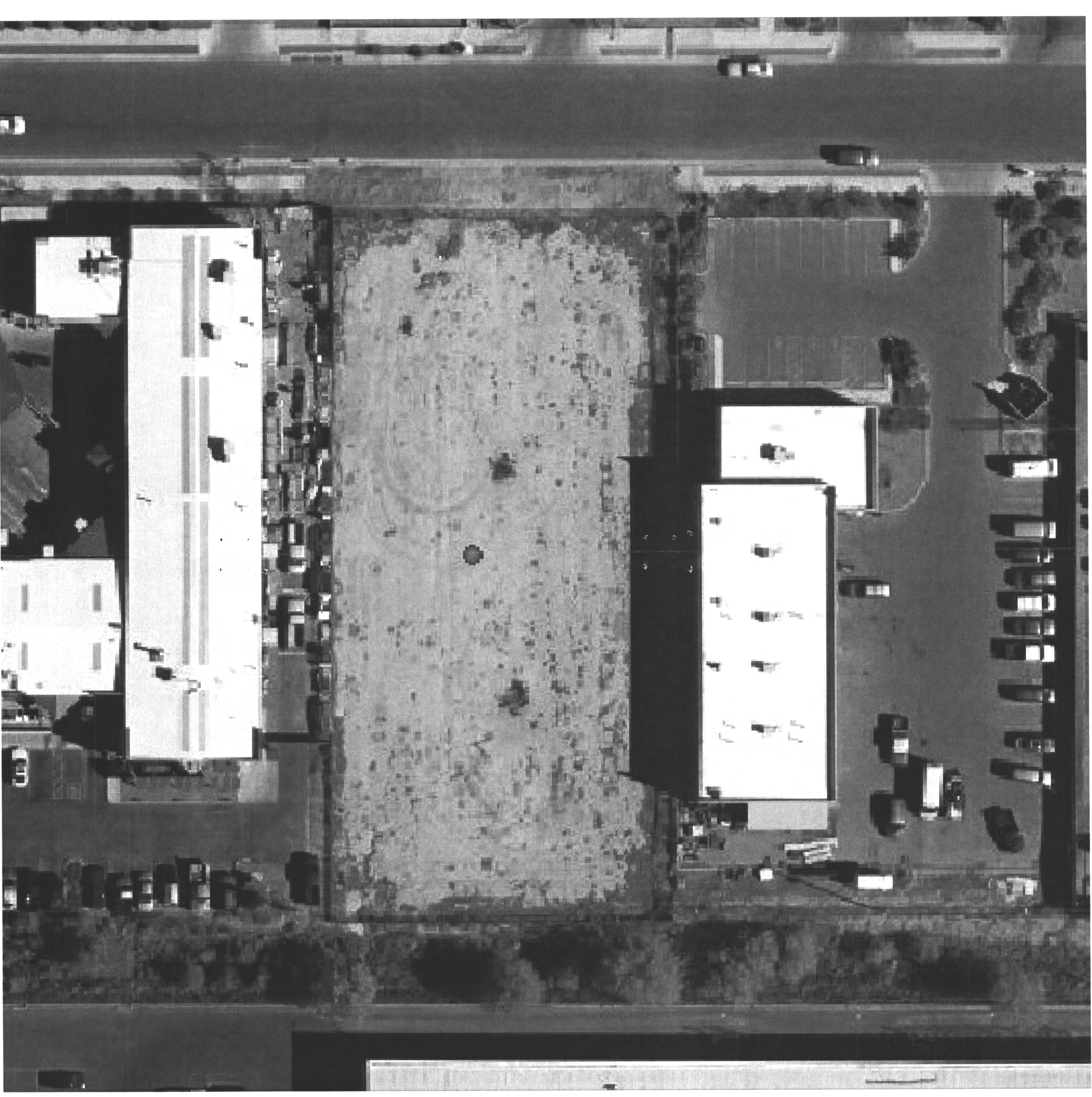
PROJECT TITLE: DIEECT WATER AND DOW	ZONE MAP: G-16-7-DO83T
DRB#: EPC#:	WORK ORDER#:
LEGAL DESCRIPTION: LOT B-1-J-1A PROP C	006:101606 024533 820248
CITY ADDRESS: 2708 VASSAR PLACE NE	(comparate Business PARK)
ENGINEERING FIRM:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
OWNER:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
ARCHITECT: NCA MCHITECTS	CONTACT: DOE DAVE
ADDRESS: 1300 KIO GRANDE BLUD	
CITY, STATE: ABO, NM &7104	ZIP CODE:
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
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ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
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TRAFFIC CIRCULATION LAYOUT	CERTIFICATE OF OCCUPANCY (PERM)
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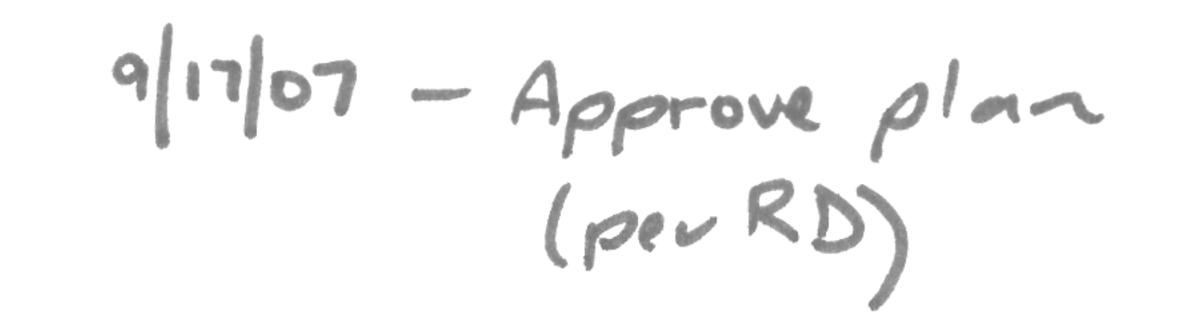
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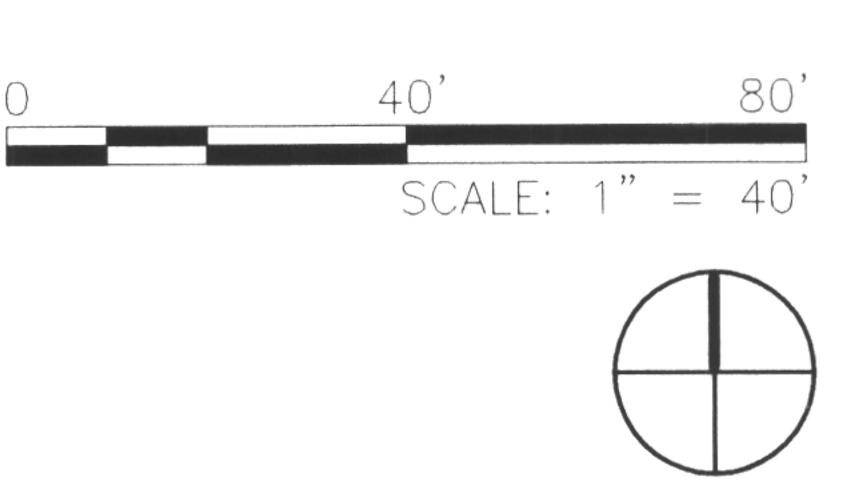
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- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Robert Calvani Stamp date 9-12-07 Rec'd 9-12-07









September 10, 2007

Robert Calvani, R.A.
NCA Architects
1306 Rio Grande Blvd. NW
Albuquerque, NM 87104



Re: Direct Water and Power – Power Fab Building, 2708 Vassar Place NE, Traffic Circulation Layout

Architect's Stamp dated 9-01-07 (G16-D82D)

Dear Mr. Calvani,

Based upon the information provided in your submittal received 9-05-07, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. Please show the location of the nearest driveways on the adjacent lots.
- 2. Define width of all sidewalk, both existing and proposed.
- 3. Please place the proposed sidewalk at the property line, not the back of curb.
- 4. Keyed note 26 should refer to City Standard 2426, not 2440.
  - 5. Provide build notes for the proposed entrances, referring to the appropriate City Standard.
  - 6. List the width of the proposed turnouts.
  - 7. Clearly delineate the pedestrian path from the building to the public sidewalk. Include all appropriate striping.
  - 8. The pedestrian path appears to interfere with the wheelchair ramp along Vassar Place NE. Please correct this.
  - 9. A scale must be shown on the plan. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, only the following scales may be used:

• 1" = 
$$50'$$
• 1" =  $-40'$ 
• 1" =  $10'$ 

• 1" = 100' (for overall layouts only)

Per the Development Process Manual, Chapter 27, Section 7, Part F.II, a scale of 1"=20" is recommended for sites of less than 5 acres.

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

-11 ( )

Sincerely,

Kristal D. Metro, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



August 9, 2007

Verlyn A. Miller, P.E.
Miller Engineering Consultants Conscientious
95 Highway 244 North
Edgewood, NM 87015

Re: Direct Water & Power – Power Fab Building (G16/D82D)

Engineer's Stamp dated 8-3-07, Request for Building and Grading Permits

Dear Mr. Miller,

Based on the information contained in your submittal received on August 3, 2007, there are some issues that must be addressed prior to permit approval. Those items are as follows.

- In order to approve an SO-10 permit, a signature block is required for the Hydrology inspector. Please provide two copies of the plan with the appropriate modifications.
- It is understood that reconstruction of the Vasser Place storm drain inlets is necessary to accommodate the new driveway. Please show the new / relocated inlets along with the invert / grate elevations along with a note indicating that they will be built as part of a separate public work order.

If you have any questions or need additional information, feel free to contact me at 924-3990.

Albuquerque

P.O. Box 1293

New Mexico 87103

www.cabq.gov

Jeremy Hoover, P

Senior Engineer

Sincerely.

Hydrology Section

Development and Building Services

cc:

file

G16/D82D



December 8, 2006

Verlyn A. Miller, P.E. Miller Engineering Consultants Conscientious 95 Highway 244 North Edgewood, NM 87015

Re: Direct Water & Power – Power Fab Building (G16/D82D)

Engineer's Stamp dated 10-31-06, Request for Building and Grading Permits

Dear Mr. Miller,

Based on the information contained in your submittal received on November 28, 2006, there are some issues that must be addressed prior to permit approval. Those items are detailed below.

- 1. Please include the site's legal description on the plan.
- 2. Please provide the spot elevations necessary for the construction of the new valley gutters on Vassar Place and along the western cross-access drive. Will there be a water block at this location to prevent westerly cross-lot drainage.
- 3. The drainage basin map says "no scale" but a 1:20 scale is shown.
- 4. The change in runoff indicated by your calculations, 1.03 cfs, conflicts with the 1.45 cfs increase described in the conclusion.
- 5. Records indicate the presence of a 36-inch storm drain (CPN 26-5544.81) both along your western property boundary (within a 20-foot public storm drain easement) and extending into your site at the southwest corner. There are also a series of type 'A' and type 'C' inlets in Vassar Place near your northwest property corner. Please show each of these elements along with grate and invert elevations. Will reconstruction / relocation of the southeastern type 'A' inlet be necessary to accommodate your drive pad?
- 6. It is my understanding that the 30-foot public drainage easement along your southern boundary is an underground easement not intended to convey surface flows under developed conditions but to contain and provide access to the existing pipes. Your project will need to route the Basin B runoff into this storm drain as per the SAD 216 Master Plan. This will likely involve the construction of an on-site storm drain inlet.
- 7. Please provide all four (4) interior corner spot elevations for the dumpster enclosure.

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Senior Engineer
Hydrology Section

Development and Building Services

cc: file G16/D82D

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov