



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

May 2, 2003

Mark E. Weaver, Registered Architect
1245 Princeton Dr. NE
Albuquerque, NM 87106

Re: Certification Submittal for Final Building Certificate of Occupancy for
Daycare Classroom Bldg (Heights Christian Church), [G-18 / D45]
6935 Comanche Rd NE
Architect's Stamp Dated 04/22/03

Dear Mr. Weaver:

The TCL / Letter of Certification submitted on April 28, 2003 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file,
CO Clerk

P. O. Box 50726
Albuquerque, NM 87181
Phone 505-332-2322
Fax 505-332-2323

1 - CERTIFICATION LETTER

1 - D SIZE SHEET / (WITH COVER)
License #80597

General Contractor

ANDY LEE

HEADACHE RELIEF

For commercial property owners and managers

- + General contracting
- + Tenant improvements
- + Repairs and maintenance
- + Site surveys and punchlists

ANDY LEE

\$150 million commercial construction since 1979

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

G-18/D45

PROJECT TITLE: DAYCARE CLASSROOM BUILDING
 HEIGHTS CHRISTIAN CHURCH

DRB #: _____ EPC#: _____ ZONE MAP/DRG. FILE #: 024847
 WORK ORDER#: _____

LEGAL DESCRIPTION: BLOCK # 38 HEIGHTS CHRISTIAN CHURCH PROPERTY
 CITY ADDRESS: 6935 COMANCHE RD NE

ENGINEERING FIRM: THOMPSON ENGINEERING
 ADDRESS: 4800 JUAN TABO NE STE C
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: DAVID THOMPSON
 PHONE: 271-2199
 ZIP CODE: 87111

OWNER: HEIGHTS CHRISTIAN CHURCH
 ADDRESS: 6935 COMANCHE RD NE
 CITY, STATE: ALBUQ, NM 87110

CONTACT: MIKE HATCHELL
 PHONE: 280-0611
 ZIP CODE: 87110

ARCHITECT: MW ARCHITECTURE
 ADDRESS: 1245 PRINCETON DR NE
 CITY, STATE: ALBUQ, NM

CONTACT: MARK WEAVER
 PHONE: 255-8046
 ZIP CODE: 87106

SURVEYOR: AM SURVEY CO.
 ADDRESS: 612 CERRO ORTEGA
 CITY, STATE: KIO RANCHO NM

CONTACT: MIKE SHOOK
 PHONE: 596-1716
 ZIP CODE: 87124

CONTRACTOR: ANDY LEE GEN'L CONTR. LLC
 ADDRESS: BOX 50726
 CITY, STATE: ALBUQ NM

CONTACT: ANDY LEE
 PHONE: 332-2322
 ZIP CODE: 87181

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)
☐ CLOMP/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☒ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUBD. 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: 4/28/03 BY: Andy Lee

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.

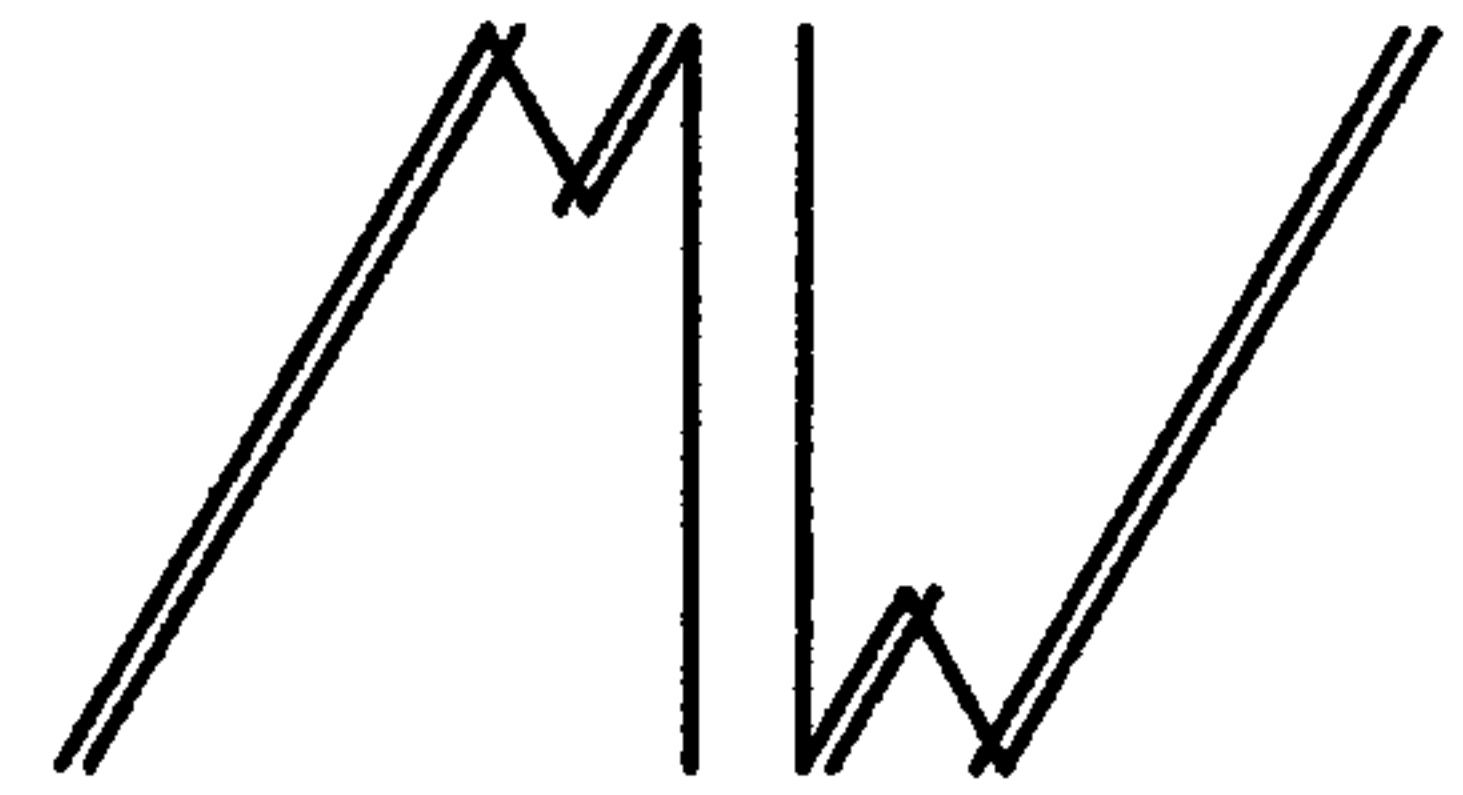
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

Need
 approved
 DRB
 Site Plan
 3:29
 Spoke to
 Andy
 Lee
 4/1/03

22 April 2003

to
City of Albuquerque
Transportation Development Department
600 Second St NW
Albuquerque NM 87102

ref
Daycare Classroom Building
Heights Christian Church
6935 Comanche Rd NE



ARCHITECTURE

**1245 PRINCETON DR NE
ALBUQUERQUE, NM 87106
(505) 255-8046**

This letter is to certify that the above-referenced project was constructed in substantial compliance with the drawings (MW Architecture 12-23-02, 6 sheets), with the following modifications.

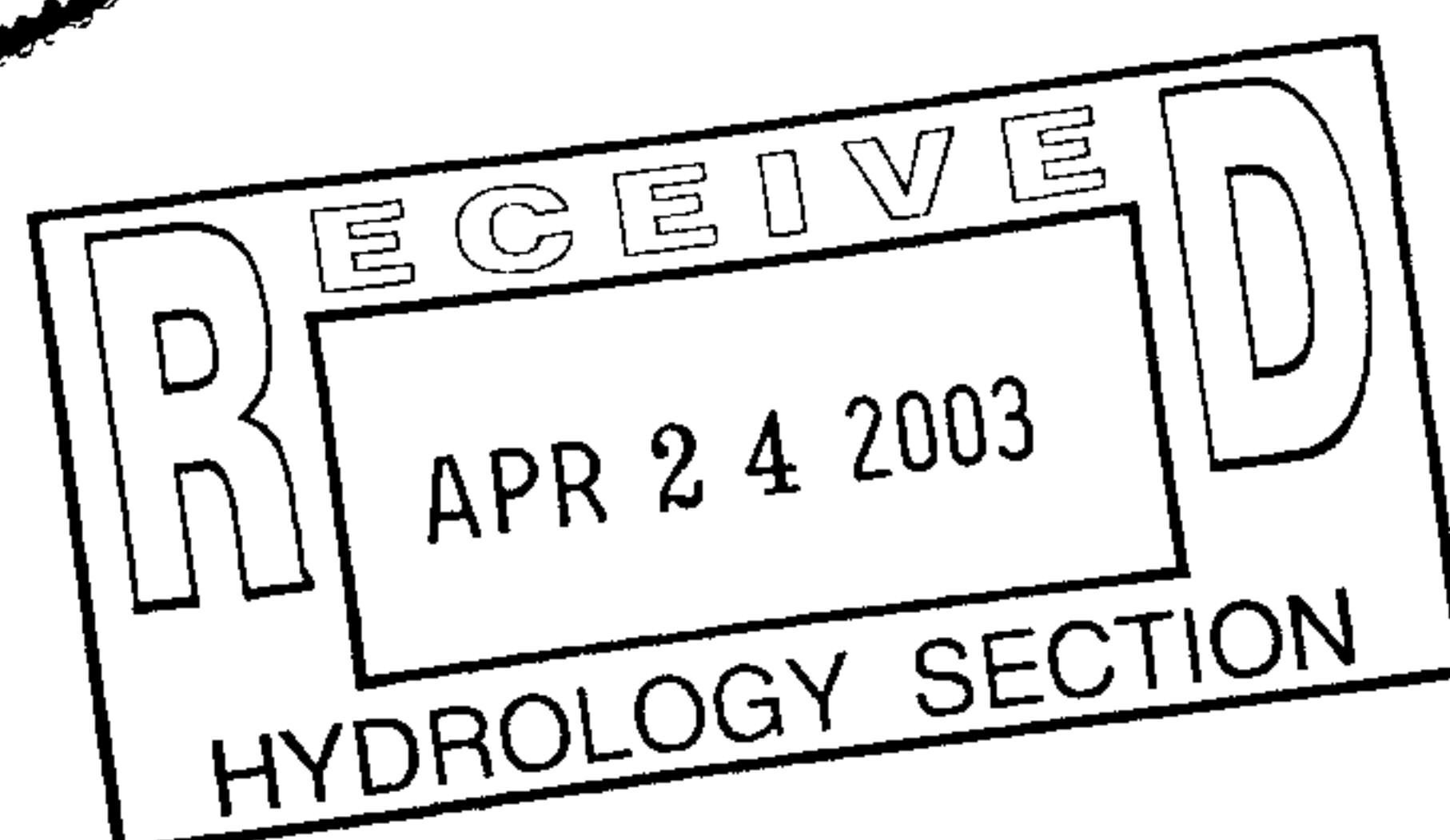
The building location was adjusted in the field to accommodate a minor discrepancy in the site plan dimensions. This resulted in a slight modification to the total quantity of parking spaces provided, as shown on the attached mark-up Site Plan.

The building mechanical system was modified to provide ground-mounted rather than wall-mounted HVAC units.

Please contact this office with any questions or comments. Thank you.

Sincerely

Mark E. Weaver
NM Archt.Reg.No.2036





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 30, 2003

David Thompson, P.E.
Thompson Engineering
4800 Juan Tabo NE Suite C
Albuquerque, New Mexico 87111

RE: HEIGHTS CHRISTIAN CHURCH ADDITION (G-18/D45)
(6935 Comanche Rd NE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 12/23/2002
ENGINEERS CERTIFICATION DATED 4/28/2003

Dear David:

Based upon the information provided in your Engineers Certification submittal dated 4/29/2003, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin

Hydrology Plan Checker

Development & Bldg. Ser. Division

Tab

C: Certificate of Occupancy Clerk, COA
✓ drainage file
approval file

DRAINAGE INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: HEIGHTS CHRISTIAN CHURCH ADDITION ZONE MAP/DRG. FILE #: G18/D45
DRB #: _____ EPC #: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT A, BLOCK 38, HEIGHTS CHRISTIAN CHURCH PROPERTY
CITY ADDRESS: 6935 Comanche Rd. NE

ENGINEERING FIRM: Thompson Engineering Consultants, Inc. CONTACT: David Thompson
ADDRESS: 4800 Juan Tabo NE, Suite C PHONE: 271-2199
CITY, STATE: Albuquerque, NM ZIP CODE: 87111

OWNER: Heights Christian Church CONTACT: Mike Hatchell
ADDRESS: 6935 Comanche Rd. NE PHONE: 280-0611
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

ARCHITECT: MW Architects CONTACT: Mark Weaver
ADDRESS: 1245 Princeton Drive NE PHONE: 255-8046
CITY, STATE: Albuquerque, NM ZIP CODE: 87106

SURVEYOR: AM Surveying Company CONTACT: Mike Shook
ADDRESS: 612 Cerro de Ortega PHONE: 896-1716
CITY, STATE: Rio Rancho, NM ZIP CODE: 87124

CONTRACTOR: Andy Lee General Contractor, LLC CONTACT: Andy Lee
ADDRESS: P.O. Box 50726 PHONE: 332-2322
CITY, STATE: Albuquerque, NM ZIP CODE: 87181

CHECK TYPE OF SUBMITTAL:

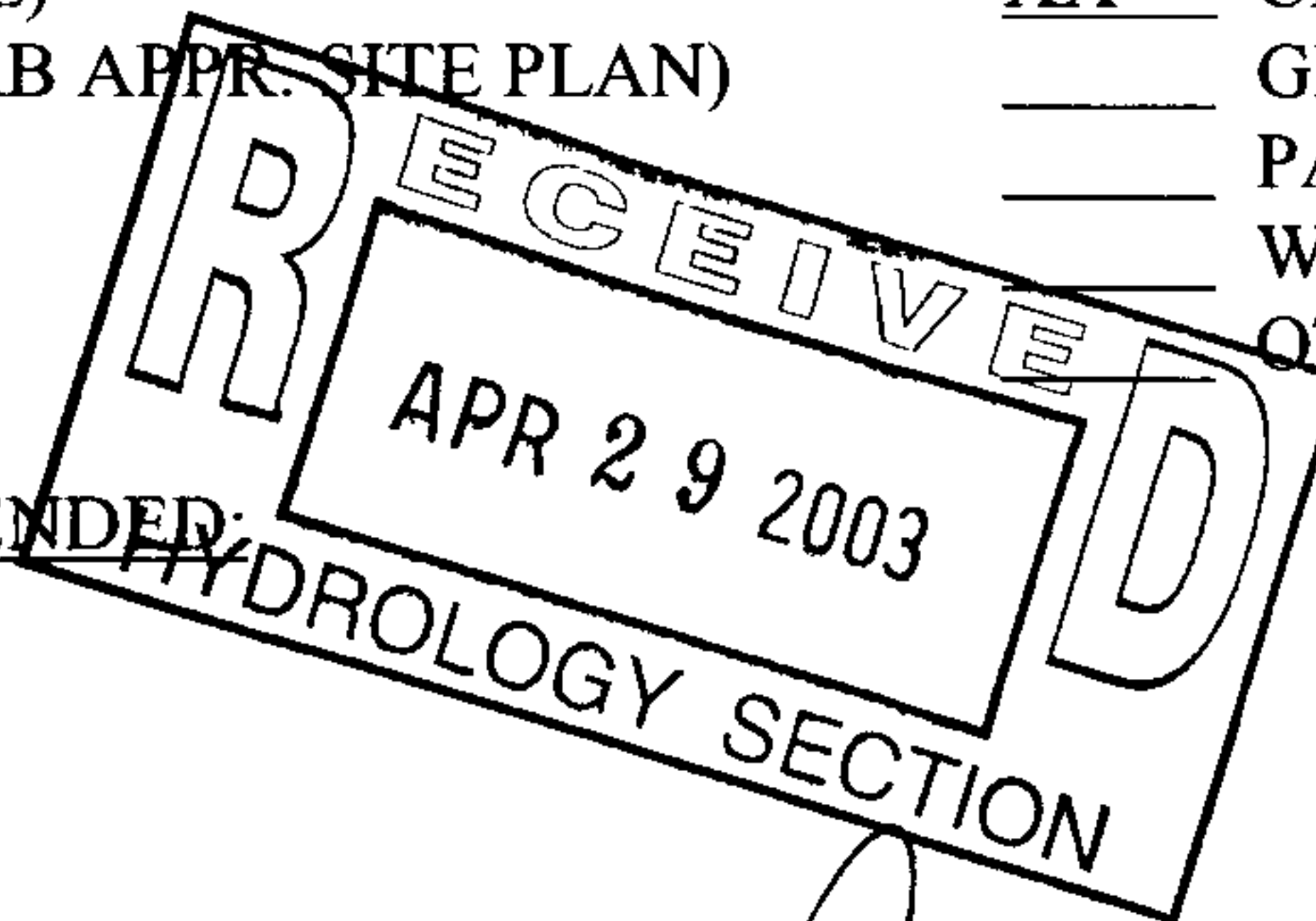
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☐ DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
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☐ PAVING PERMIT APPROVAL
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☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: April 28, 2003 BY: [Signature]

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1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five acres
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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 21, 2003

Dave Thompson, PE
Thompson Engineering Consultants, Inc.
P.O. Box 15954
Rio Rancho, NM 87174

**Re: Heights Christian Church Addition Grading and Drainage Plan
Engineer's Stamp dated 12-23-03, (G18/D45)**

Dear Mr. Thompson,

Based on information contained in your submittal dated 1-8-03, the above referenced plan is approved for Building Permit. Please include a copy in the construction sets. Prior to Certificate of Occupancy release a certification of the approved plan is required.

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

Sincerely,

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

C: file

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

G-18/D45

PROJECT TITLE: HEIGHTS CHRISTIAN CHURCH ADDITION ZONE MAP/DRG. FILE # ~~G18~~
DRB #: _____ EPC #: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT A, BLOCK 38, HEIGHTS CHRISTIAN CHURCH PROPERTY
CITY ADDRESS: _____

ENGINEERING FIRM: Thompson Engineering Consultants, Inc.
ADDRESS: P.O. Box 15954
CITY, STATE: Rio Rancho, NM

CONTACT: David Thompson
PHONE: 896-7996
ZIP CODE: 87174

OWNER: Heights Christian Church
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: MW Architects
ADDRESS: 1245 Princeton Drive NE
CITY, STATE: Albuquerque, NM

CONTACT: Mark Weaver
PHONE: 255-8046
ZIP CODE: 87106

SURVEYOR: AM Surveying Company
ADDRESS: _____
CITY, STATE: Rio Rancho, NM

CONTACT: Mike Shook
PHONE: 896-1716
ZIP CODE: 87124

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

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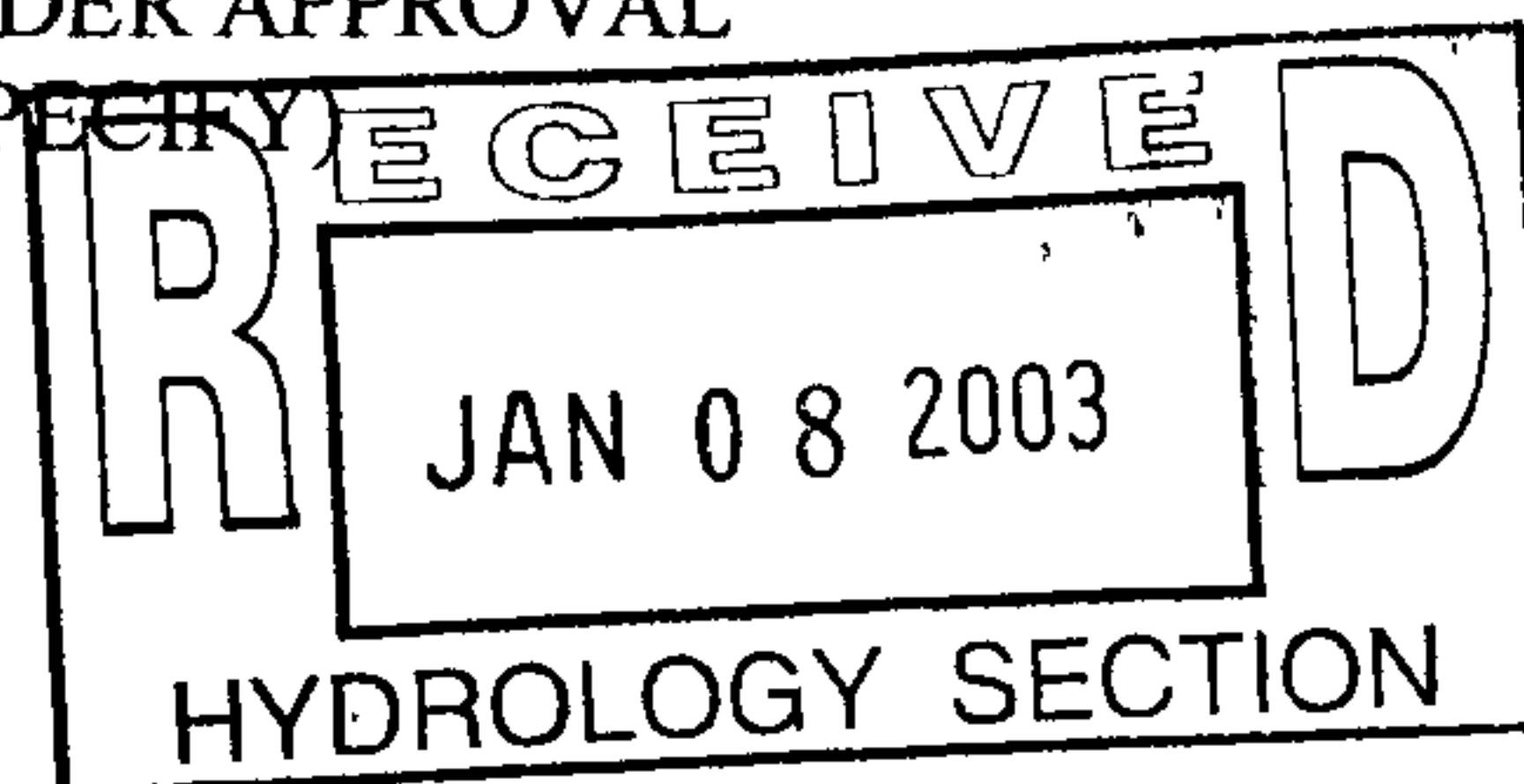
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☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: January 8, 2003 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:

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