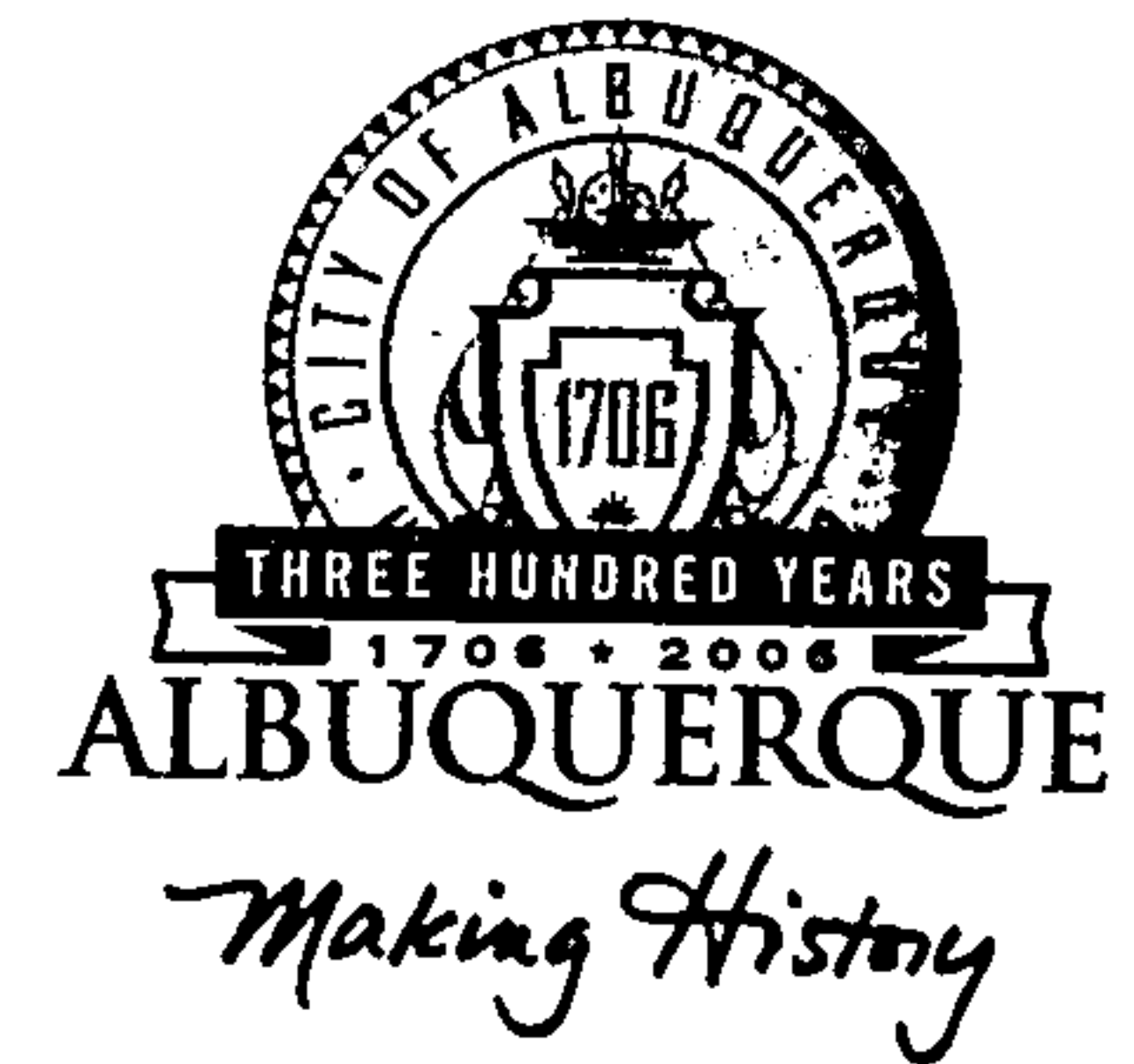


CITY OF ALBUQUERQUE



April 27, 2005

Ms. Sara Lavy, PE
TIERRA WEST, LLC
8509 Jefferson St. NE
Albuquerque, NM 87113

Re: PANDA EXPRESS AT SIERRA VISTA SHOPPING CTR.
9500 Montgomery Bd. NE
Approval of PERMANENT Certificate of Occupancy (C.O.)
Engineer's Stamp dated 09/22/2004(G-20/D2K)
Certification dated 04/27/2005

P.O. Box 1293

Dear Sara,

Albuquerque

Based upon the information provided in your submittal received 04/27/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

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
File

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Panda Express
DRB # 1000980 EPC #: 01EPC-00731

ZONE MAP/DRG. FILE #: G-20/D2K
WORK ORDER #:

LEGAL DESCRIPTION: Tract A-3, Sierra Vista Shopping Center
CITY ADDRESS: 9500 Montgomery, corner of Eubank & Montgomery

ENGINEERING FIRM: Tierra West LLC
ADDRESS: 8509 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Sara Lavy
PHONE: 505-858-3100
ZIP CODE: 87113

OWNER:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

ARCHITECT: Itra Group, Inc.
ADDRESS: 556 N. Diamond Bar Blvd. Suite 304A
CITY, STATE: Diamond Bar, CA

CONTACT: Roger Su
PHONE: 909-396-6983
ZIP CODE: 91765

SURVEYOR: Precision Surveys
ADDRESS: 8414-D Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Larry Medrano
PHONE: 505-856-5700
ZIP CODE: 87113

CONTRACTOR: Greenwood Construction
ADDRESS: 8380 S. Kyrene Rd. Suite 104
CITY, STATE: Tempe, AZ

CONTACT: Joe
PHONE: 480-734-6423
ZIP CODE: 85284

CHECK TYPE OF SUBMITTAL:

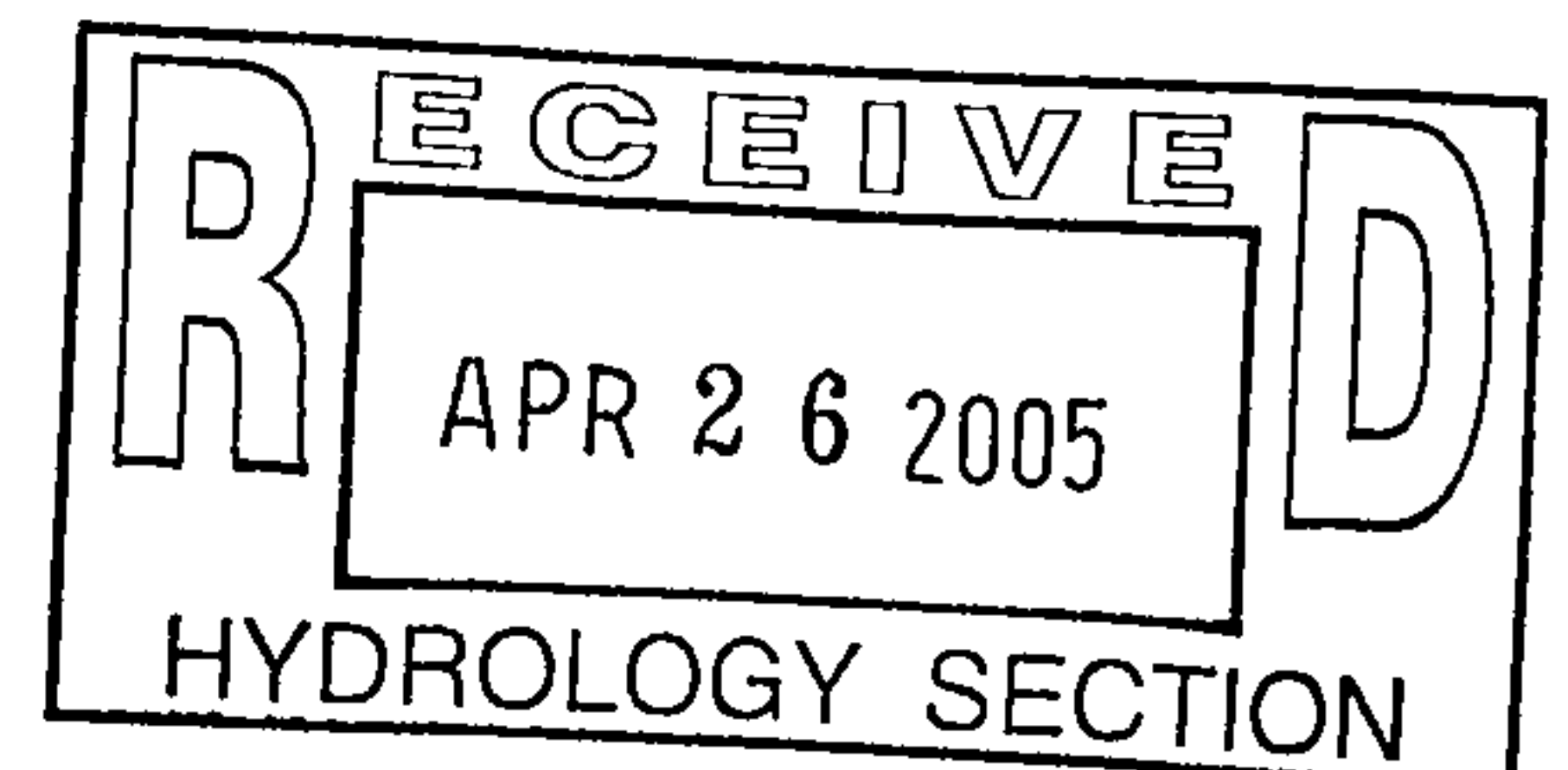
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL 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
- ☐ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

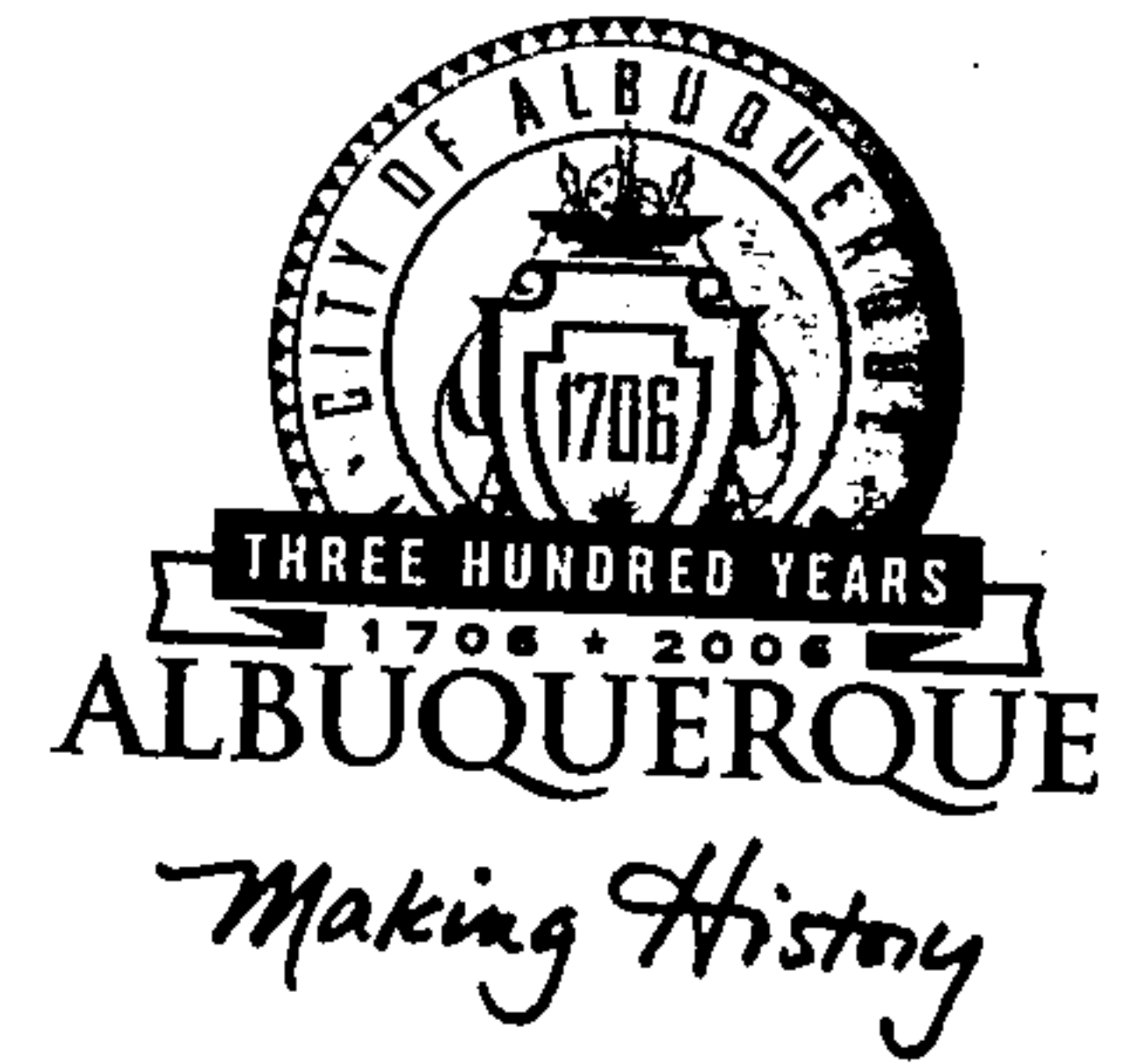


DATE SUBMITTED: 4/27/2005 BY: Ronnie De Masters

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 Plans:** 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



April 22, 2005

Mr. Sara Lavy, PE
TIERRA WEST, LLC
8509 Jefferson St. NE
Albuquerque, NM 87113

Re: PANADA EXPRESS AT SIERRA VISTA SHOPPING CTR.
9500 Montgomery Bd. NE
Approval of TEMPORARY Certificate of Occupancy (C.O.)
Engineer's Stamp dated 09/22/2004(G-20/D2K)
Certification dated 04/22/2005

P.O. Box 1293

Dear Sara,

Albuquerque

Based upon the information provided in your submittal received via e-mail, 04/22/2005, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

New Mexico 87103

Upon submittal of a Certified Grading and Drainage plan with elevation as-builts, a Permanent C.O. will be granted.

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

www.cabq.gov

Sincerely,

Arlene V. Portillo

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

C: Phyllis Villanueva
File



"Sara Lavy"
<slavy@tierrawestllc.com>
m>

To: <BBingham@cabq.gov>
cc:
Subject: Panda Express

04/22/2005 11:45 AM

G-20/D2K

Brad,

I tried to call, but your voicemail was full. Panda Express on Montgomery is trying to get a temp CO to open today, however, they never provided as-builts to our office. We've been telling them for several weeks we need as-builts, so I don't know what the problem was. However, we've had an inspector at the site throughout the construction process and the site is in substantial compliance, but we don't have as-builts to submit. The contractor is at Plaza del Sol today and he was going to try to talk Hydrology into giving him a temp CO without the as-builts. I don't have a problem with that, and leave the decision to you. I just wanted to let you know what the situation was so you knew what was going on.

Sara Lavy
Tierra West, LLC
(505) 858-3100
(505) 858-1118 (fax)
slavy@tierrawestllc.com



"Sara Lavy"
<slavy@tierrawestllc.com>
m>

To: <BBingham@cabq.gov>
cc:
Subject: Panda Express

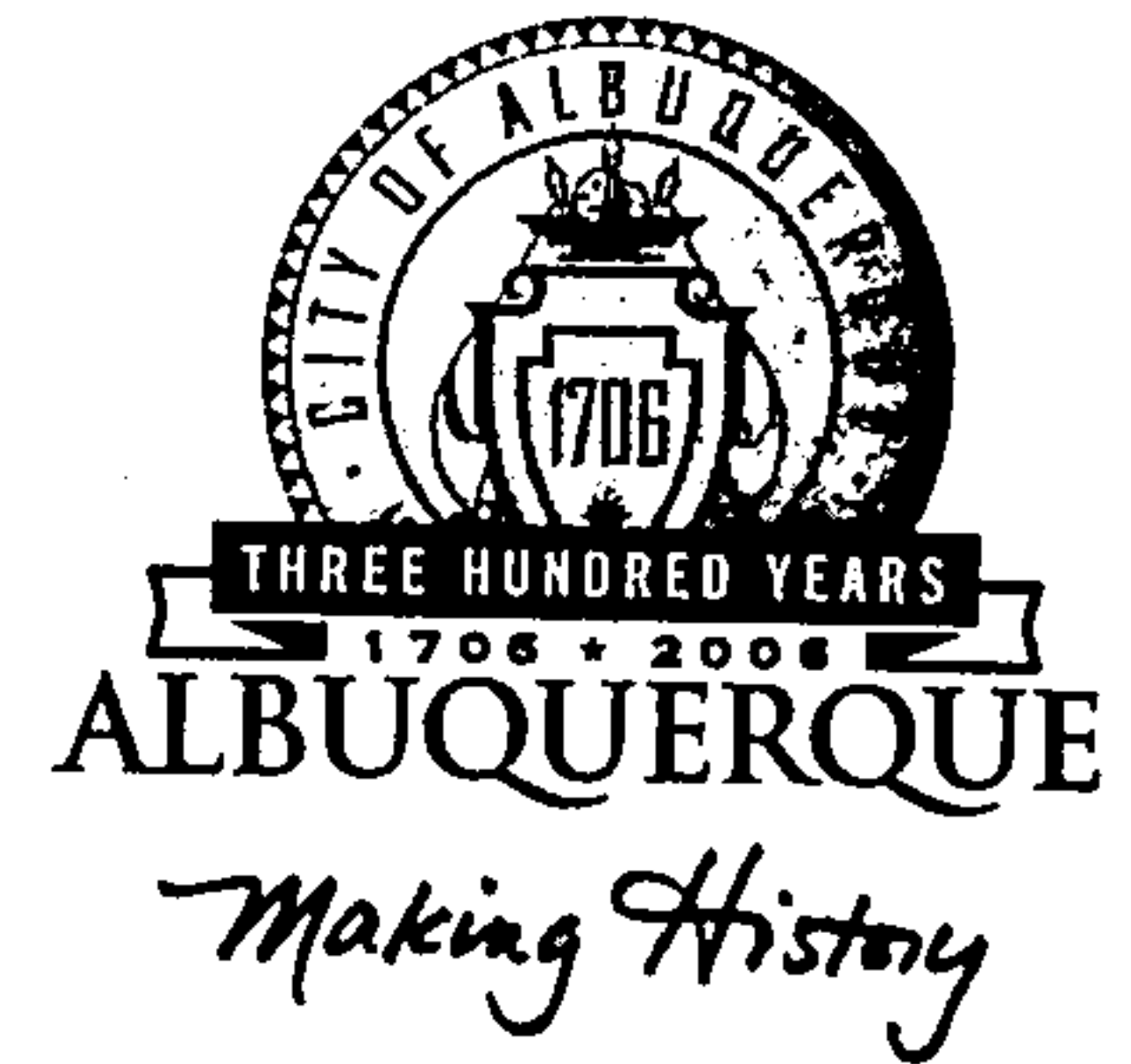
04/22/2005 11:45 AM

Brad,

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Sara Lavy
Tierra West, LLC
(505) 858-3100
(505) 858-1118 (fax)
slavy@tierrawestllc.com

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

April 22, 2005

Sara Lavy, P.E.
8509 Jefferson NE
Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for
Panda Express, [G-20 / D2K]
9500 Montgomery Blvd (corner of Eubank & Montgomery)
Engineer's Stamp Dated 04/22/05

Dear Mr. Lavy:

P.O. Box 1293

The TCL / Letter of Certification submitted on April 22, 2005 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

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Panda Express
DRB: 1000980 EPC #: 01EPC-00731

ZONE MAP/DRG. FILE #: G-20 /ADK
WORK ORDER #:

LEGAL DESCRIPTION: Tract A-3, Sierra Vista Shopping Center
CITY ADDRESS: 9500 Montgomery, corner of Eubank & Montgomery

ENGINEERING FIRM: Tierra West LLC
ADDRESS: 8509 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Sara Lavy
PHONE: 505-858-3100
ZIP CODE: 87113

OWNER:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

ARCHITECT: Itra Group, Inc.
ADDRESS: 556 N. Diamond Bar Blvd. Suite 304A
CITY, STATE: Diamond Bar, CA

CONTACT: Roger Su
PHONE: 909-396-6983
ZIP CODE: 91765

SURVEYOR: Precision Surveys
ADDRESS: 8414-D Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Larry Medrano
PHONE: 505-856-5700
ZIP CODE: 87113

CONTRACTOR: Greenwood Construction
ADDRESS: 8380 S. Kyrene Rd. Suite 104
CITY, STATE: Tempe, AZ

CONTACT: Joe
PHONE: 480-734-6423
ZIP CODE: 85284

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:

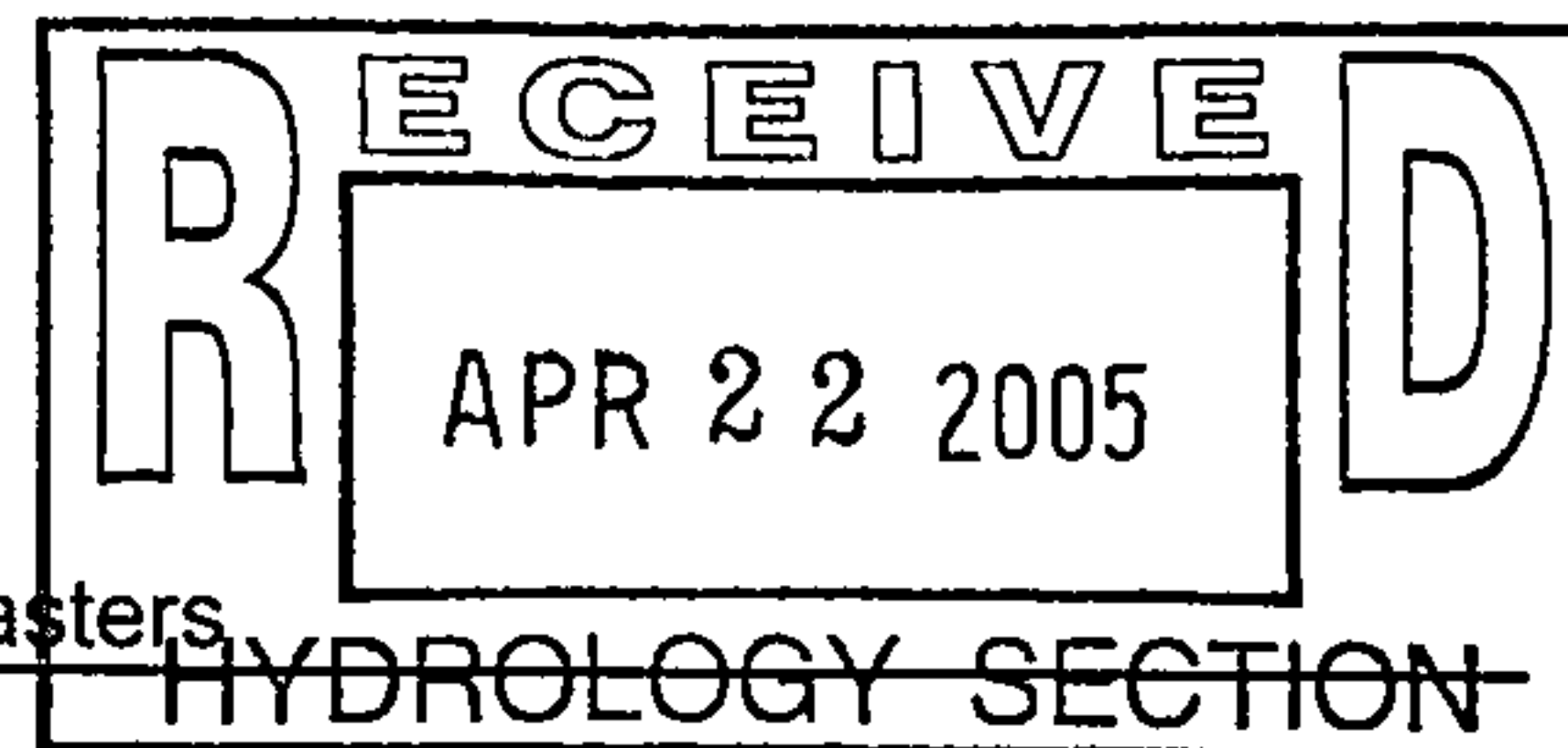
- ☐ SIA / FINANACIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☒ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 4/22/2005

BY: Ronnie De Masters



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 Plans** 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.

4-22-05

FRITZ,

I have issued the
perm. C.O. for this.

plus that you

(I would do the memo

later)

af



TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

April 22, 2005

Mr. Nilo Salgado-Fernandez, PE
Development and Building Services
Public Works Department
P.O. Box 1293
Albuquerque, NM 87103

**RE: Site Plan Certification for Permanent Certificate of Occupancy
Panda Express
9500 Montgomery Boulevard NE**


Dear Mr. Salgado-Fernandez:

Tierra West, LLC, requests a Final Certification of the Site Plan for Building Permit for Panda Express located at 9500 Montgomery Boulevard NE. Enclosed, please find the information sheet and the As-built DRB Approved Site Plan.

Field verification of the site was completed by our office and is in substantial compliance with the approved plan. Therefore, we are requesting Certification of the Site Plan for Building Permit for a Final Certificate of Occupancy.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,


Sara Lavy, PE

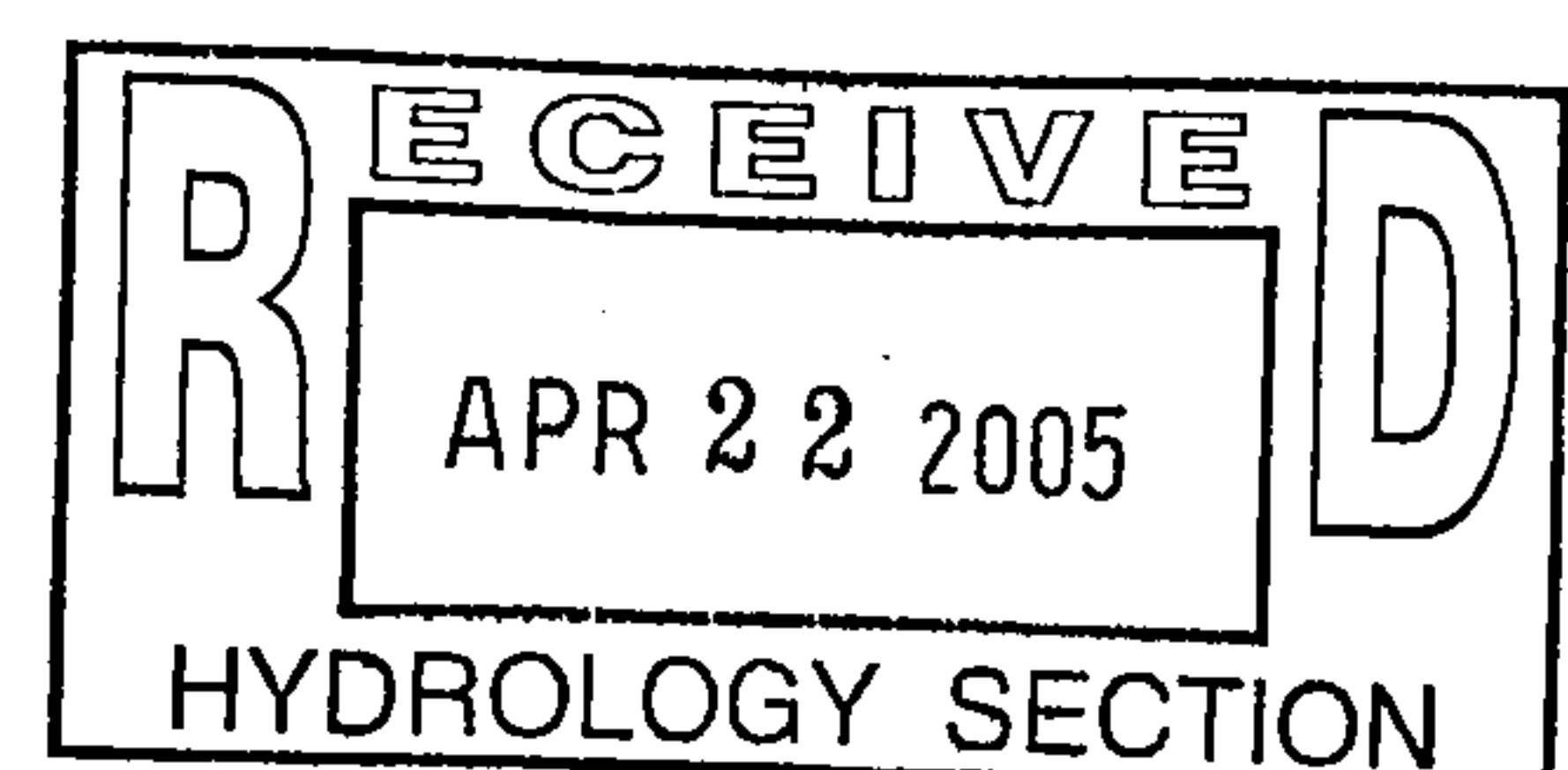


Enclosure/s

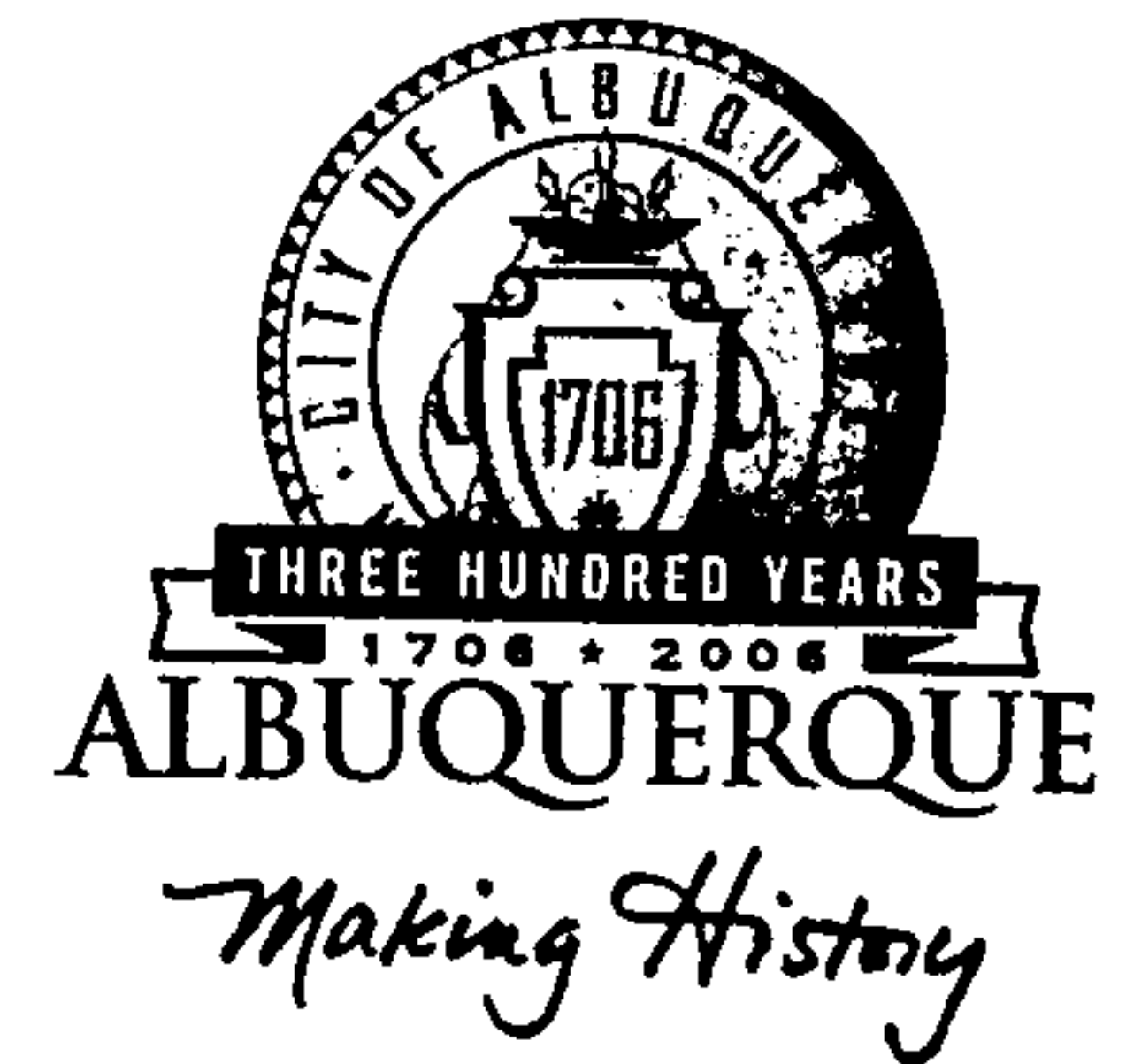
cc: Joe, Greenwood Construction
Roger Su, Itra Group, Inc.

JN: 24050
SCL/rd/kdk

24050 PandaExpresstranspletterFinal CO042205



CITY OF ALBUQUERQUE



November 5, 2004

Ron Bohannon, PE
Tierra West LLC
8509 Jefferson NE
Albuquerque, NM 87113

**Re: Panda Express @ Sierra Vista Grading and Drainage Plan
Engineer's Stamp dated 9-22-04 (G20/D2K)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal dated 9-23-04, 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.

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

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

Sincerely,

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

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Panda Express at Sierra Vista
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: G-20 / D002K
WORK ORDER #: _____

LEGAL DESCRIPTION: Sierra Vista Shopping Center
CITY ADDRESS: Southwest corner of Montgomery and Eubank

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 8509 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Sara Lavy
PHONE: (505) 858-3100
ZIP CODE: 87113

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Itra Group, Inc.
ADDRESS: 556 N. Diamond Bar Boulevard, Suite 304A
CITY, STATE: Diamond Bar, CA

CONTACT: Roger Su
PHONE: (909) 396-6983
ZIP CODE: 91765

SURVEYOR: Precision Surveys
ADDRESS: 8414-D Jefferson Street NE
CITY, STATE: Albuquerque, NM

CONTACT: Larry Medrano
PHONE: 856-5700
ZIP CODE: 87113

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

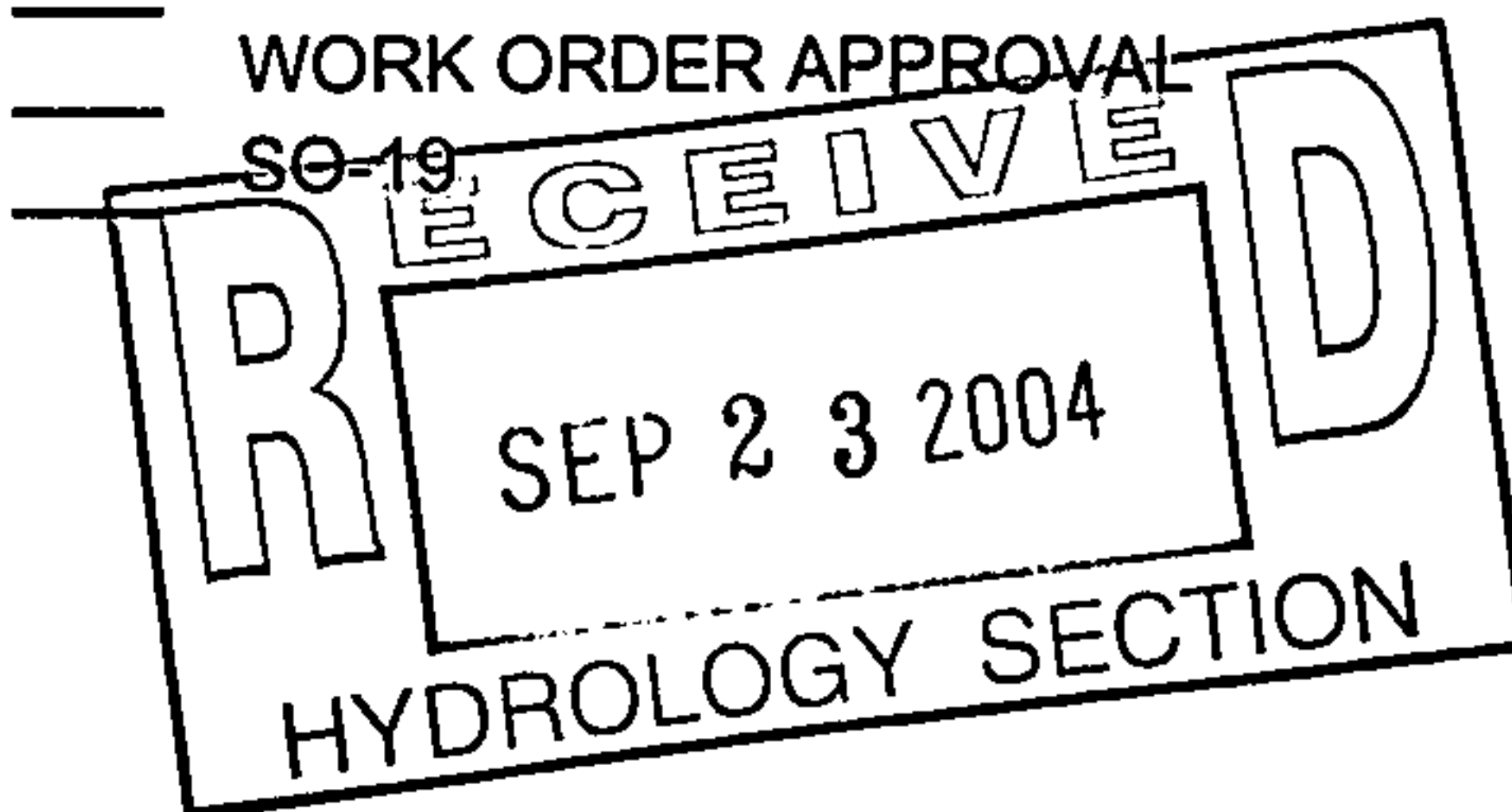
- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ FINAL PLAT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☒ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 9/22/2004 BY: Sara Lavy

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

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

September 22, 2004

Mr. Bradley Bingham
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Panda Express
Sierra Vista Shopping Center

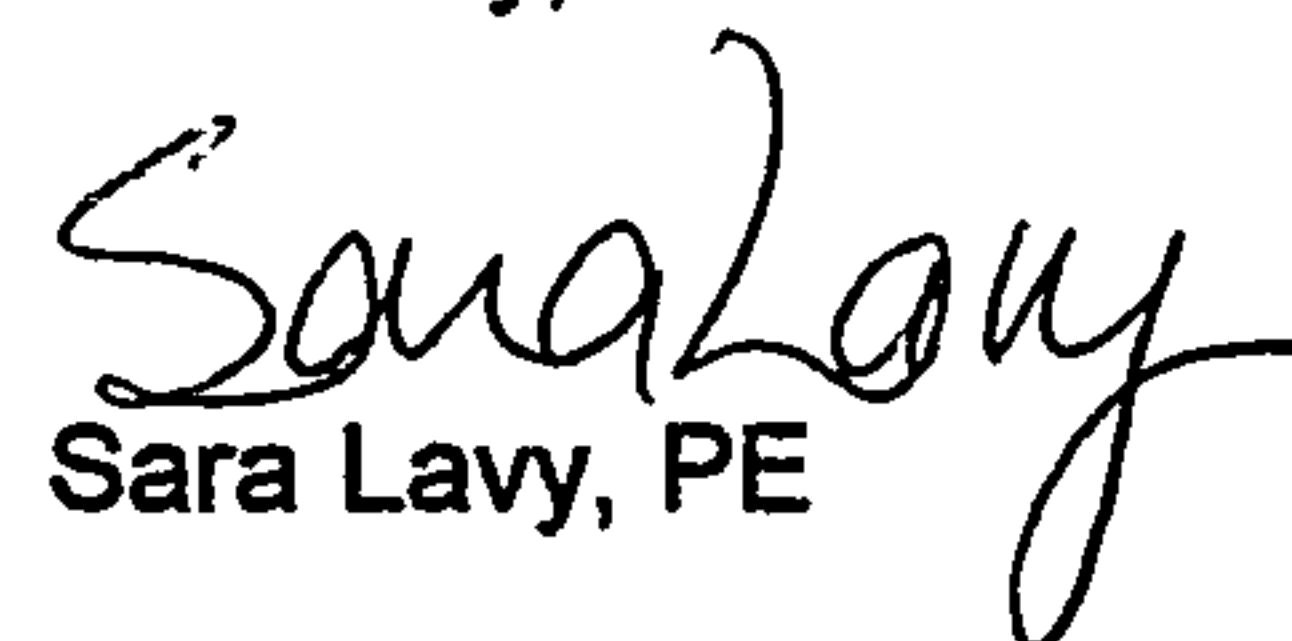
Dear Mr. Bingham:

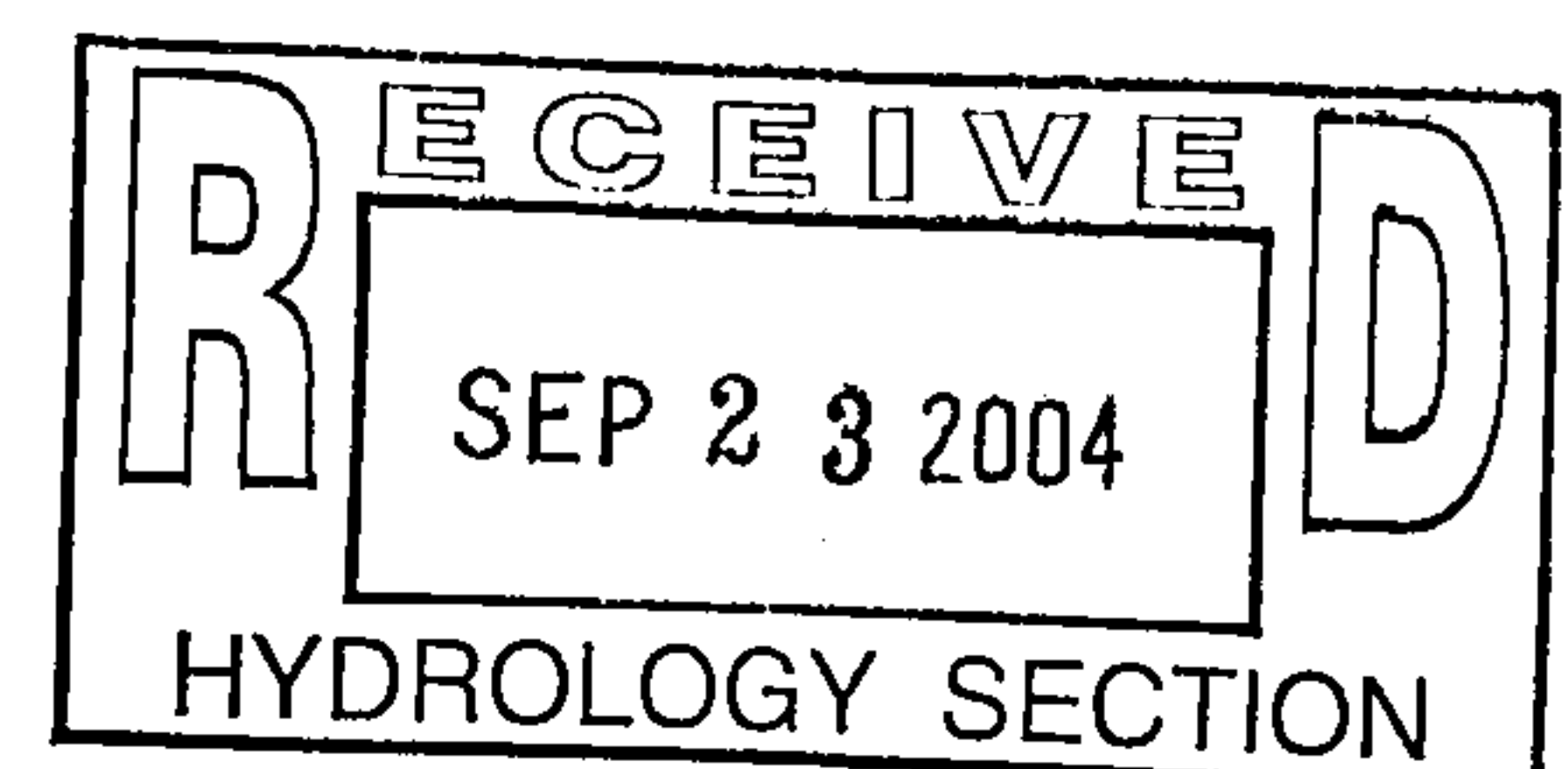
Tierra West, LLC on behalf of Mr. Roger Su is submitting Panda Express at Sierra Vista Shopping Center for your review and approval. We are requesting Building and Grading Permit approval for a fast food restaurant with a drive-thru window. Sierra Vista is located on the southwest corner of Montgomery and Eubank. Sierra Vista is an existing shopping center that was developed in the late 1970's. The center is completely developed with buildings, parking lots and landscaping. The center drains south towards an existing channel located behind the existing shops. An existing building was located on the Panda Express site until recently when it was demolished for construction of a new building that was never completed. The Panda Express site will continue to drain south and is not changing the land treatments or existing drainage patterns of the center.

The Panda Express site was analyzed with land treatments of 90% treatment "D" and 10% treatment "B". It is 0.75 acres and has a 100-year flow of 3.58 cfs. The historical land treatments and drainage patterns for the site remain unchanged.

If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

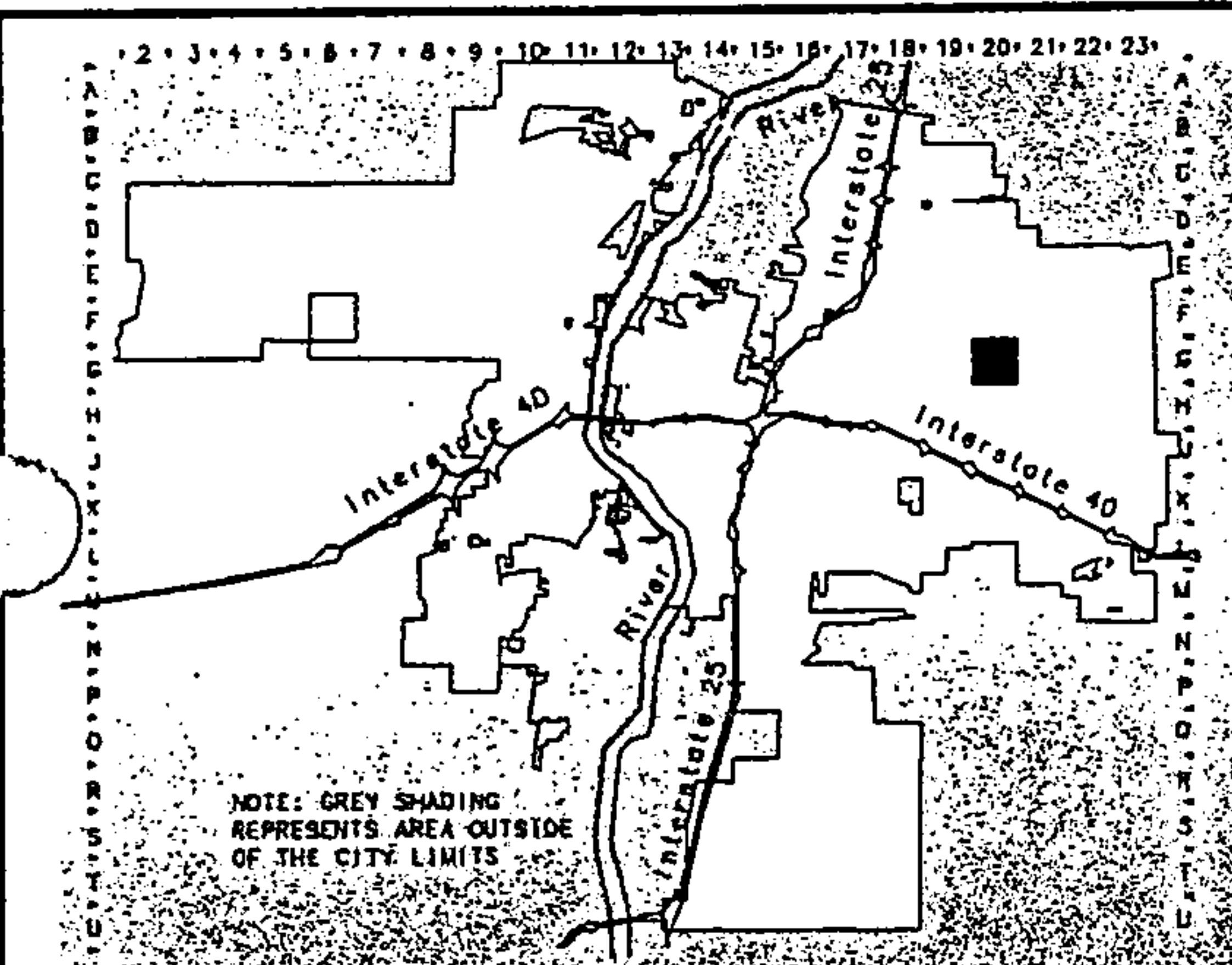
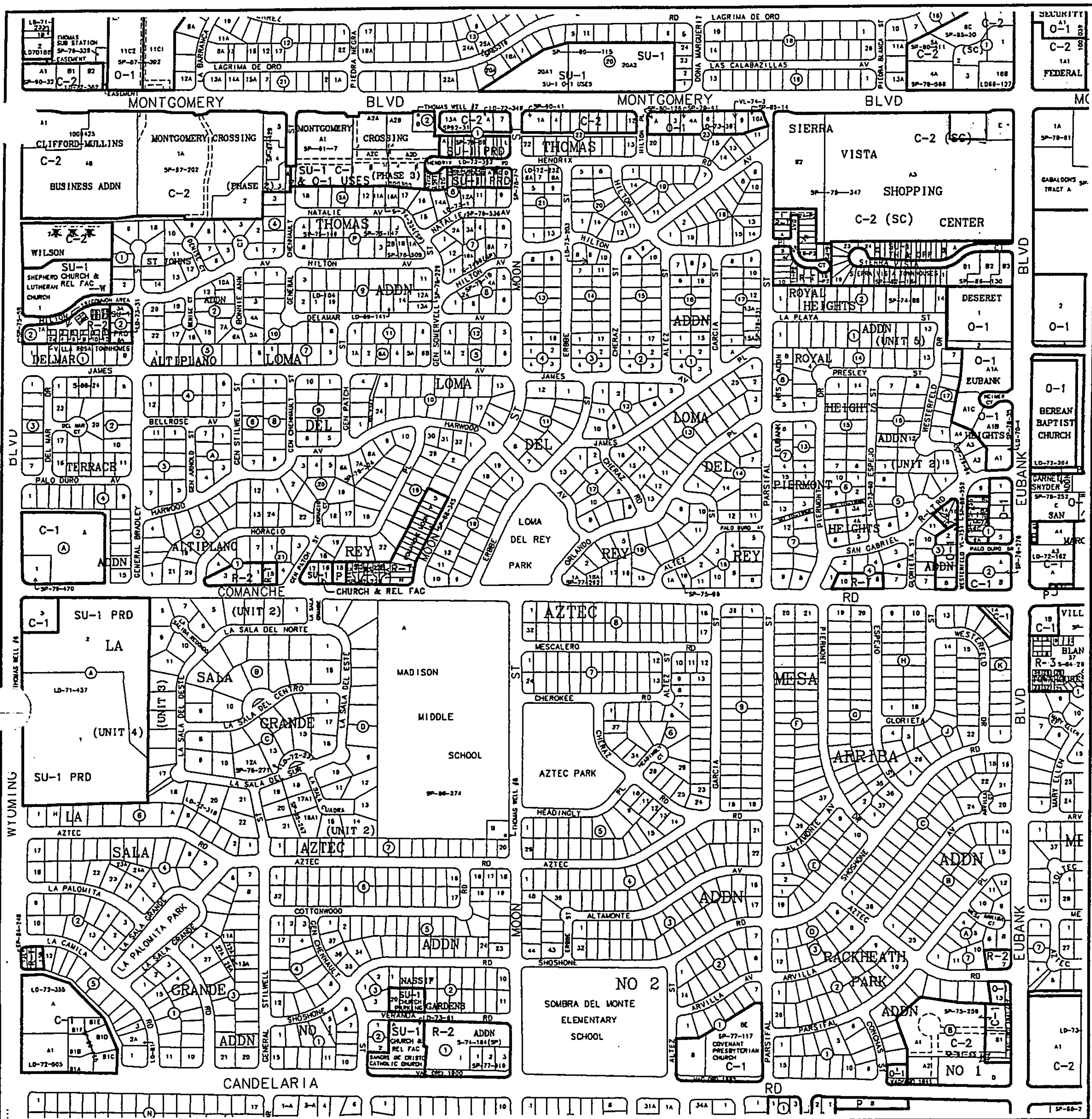

Sara Lavy, PE



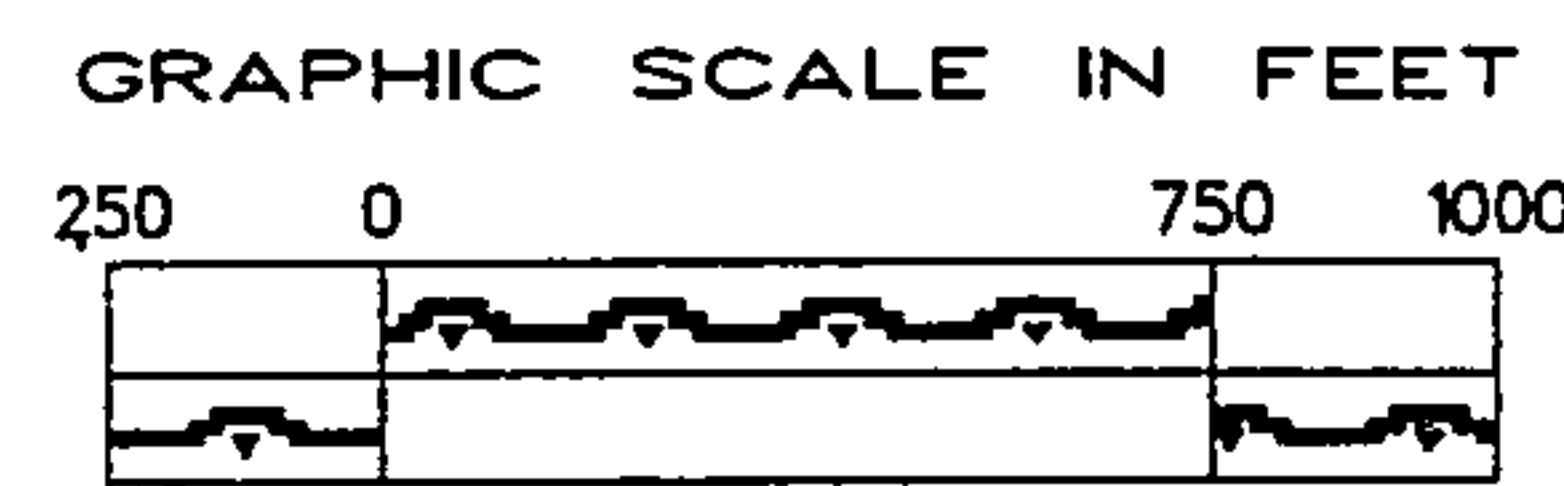
cc: Roger Su

JN: 24050
SL/dg

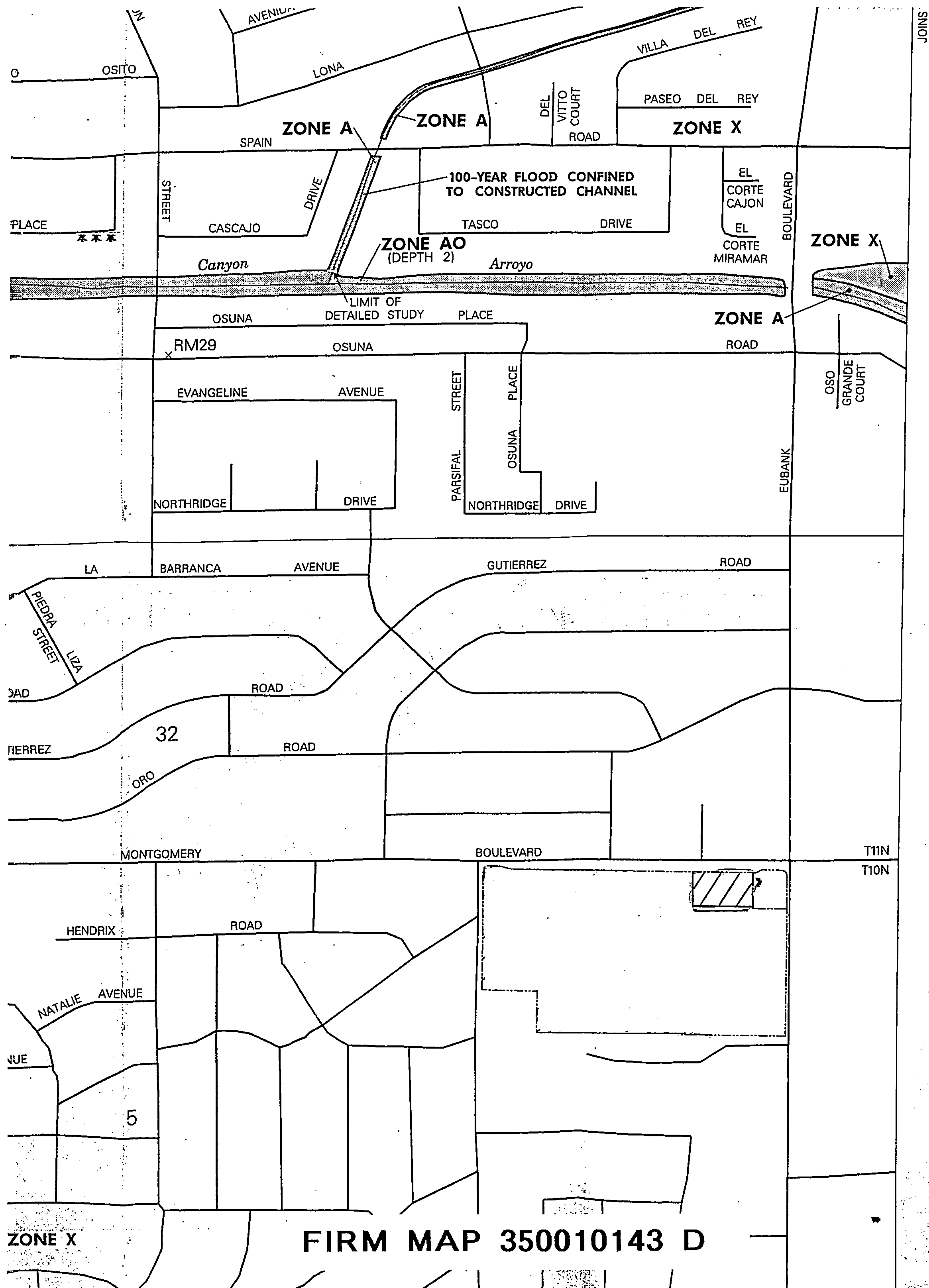
240050: 2450 hydrology submittal ltr.doc



CITY OF
Albuquerque
A buquerque G eographic I nformation S ystem
PLANNING DEPARTMENT
© Copyright 2000



Zone Atlas Page
G-20-Z
Map Amended through July 28, 2000



Weighted E Method

											100-Year			10-Year		
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
			%	(acres)	%	(acres)	%	(acres)	%	(acres)						
Panda Express	32,614	0.75	0%	0	10%	0.07	0%	0.00	90%	0.67	2.216	0.138	3.58	1.386	0.086	2.37

Equations:

Weighted E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$ / (Total Area)

Volume = Weighted D * Total Area

Flow = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Excess Precipitation, E (inches)		
Zone 3	100-Year	10 - Year
E _a	0.66	0.19
E _b	0.92	0.36
E _c	1.29	0.62
E _d	2.36	1.50

Peak Discharge (cfs/acre)		
Zone 3	100-Year	10 - Year
Q _a	1.87	0.58
Q _b	2.60	1.19
Q _c	3.45	2.00
Q _d	5.02	3.39