



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

December 12, 2001

Claudio Vigil, Registered Architect
1801 Rio Grande Blvd.
Suite 2
Albuquerque, NM 87104

Re: TCL Submittal for Building Permit Approval for
Dr. Romero Office Building, [G20 / D27]
9300 Montgomery Blvd.
Architect's Stamp Dated 12/10/01

Dear Mr. Vigil:

The location referenced above is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release. It is strongly recommended to make the noted adjustment on the site plan for the 25 feet radius curb-return driveway. The plan showing a transition-type drive pad can be approved as proposed. However, for safety's sake, the curb return is preferred. In addition, approval of this site without refuse enclosure is dependent on acceptance by Solid Waste.

Please resubmit revised TCL after confirming with Solid Waste about refuse and addressing typed and marked up comments. Submit plan along with typed comments and all red-lined, mark-up copies.

Sincerely,

Leslie Romero
Engineering Associate
Development and Building Services
Public Works Department

c: Engineer
Terri Martin, Hydrology
Mike Zamora, Plan Checker

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: Dr Romero Office Building ZONE MAP/DRG. FILE #: G20 / D27
DRB # _____ EPC# _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Lots 6 & 7 Block 23 Thomas Addition
CITY ADDRESS: _____

ENGINEERING FIRM: Claudio Vigil Architects CONTACT: Arthur Blessen
ADDRESS: 1801 Rio Grande Blvd. PHONE: 842-1113
CITY, STATE: Albuquerque, NM ZIP CODE: 87104

OWNER: Dr Romero CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Claudio Vigil Architects CONTACT: _____
ADDRESS: 1801 Rio Grande Blvd PHONE: 842-1113
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

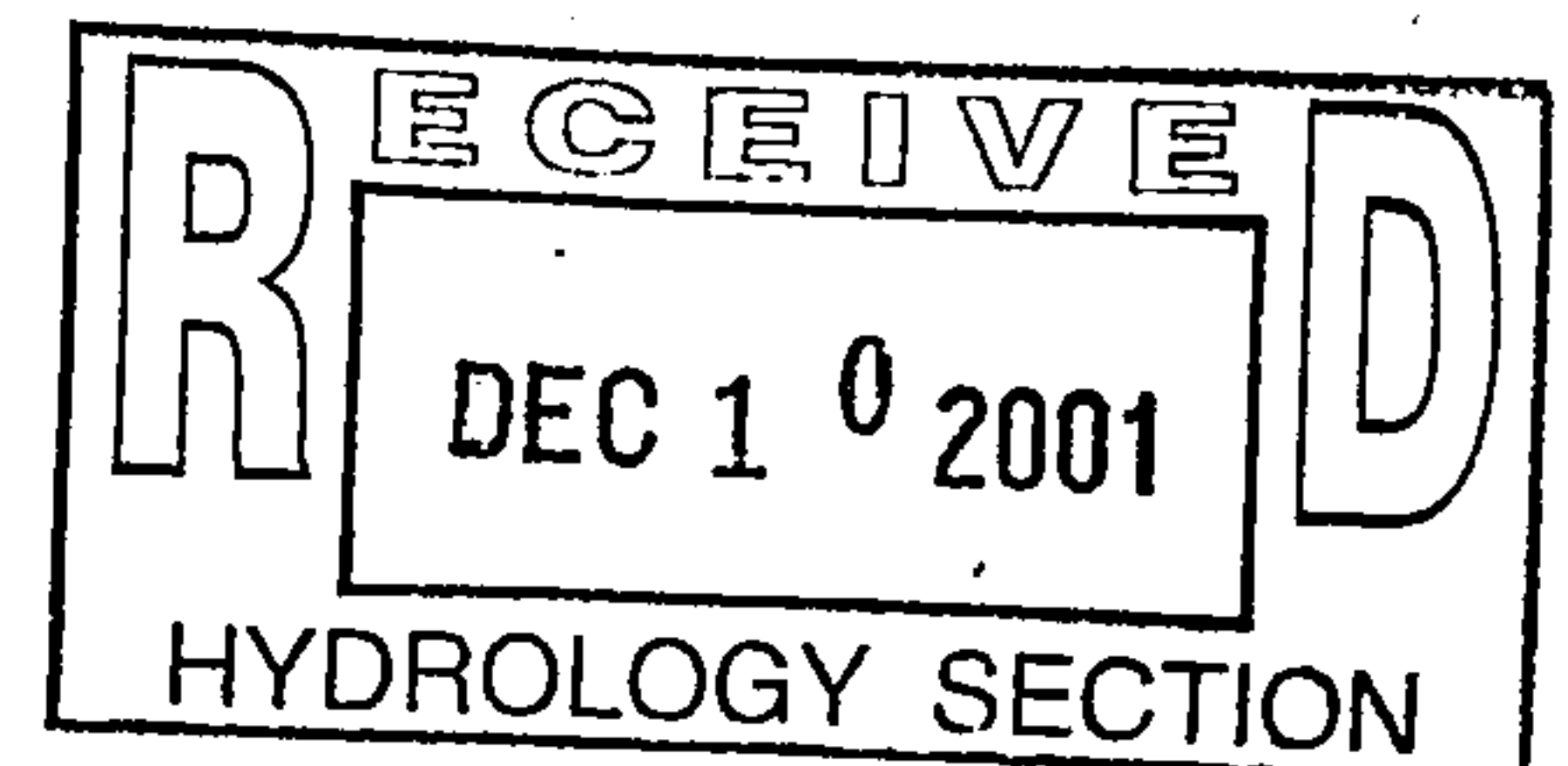
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL) *Resubmittal*
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE 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 APPROVAL (PERM)
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED 12/10/01 BY: J Arthur Blessen

Requests for approval of Site Development Plan 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 Reports:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

12/12/01 Approved, but need to make radius change noted on plan



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

December 21, 2001

Claudio Vigil, Registered Architect
1801 Rio Grande Blvd.
Albuquerque, NM 87104

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Dr. Romero Office Building, [G20 / D27]
9300 Montgomery Blvd. NE
Architect's Stamp Dated 12/17/01

Dear Mr. Vigil:

The TCL submittal, dated 12/17/01, is sufficient for acceptance by this office and is stamped and signed as such. Four copies will be required: two for submittal of building permit plans, one for this office and one to be kept by you to be used for certification of the site for final C.O. for Transportation/Hydrology.

When superintendent of project is ready to call for a Temporary C.O. immediate issuance is no longer possible at that time. An exact copy of the approved TCL, marked up, showing incomplete work remaining, along with a letter of certification is required prior to issuance of Temporary C.O.

When site is complete and a Final C.O. is needed, a Letter of Certification, stating site was built in substantial compliance, needs to be attached to your approved TCL. A letter or the TCL must be stamped with designer's seal for the certification. The seal must be signed and dated for that submittal. All documentation must be submitted with a completed Drainage Information Application sheet also used for the Grading and Drainage submittal to Hydrology at the Development Services Center of Plaza Del Sol Building.

Sincerely,

Leslie Romero
Engineering Associate
Development and Building Services
Public Works Department

C: Engineer
Terri Martin, Hydrology
Mike Zamora, Plan Checker

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: Dr Romero Office Building ZONE MAP/DRG. FILE #: G20 / b 27
DRB # _____ EPC# _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Lots 6 & 7 Block 23 Thomas Addition
CITY ADDRESS: _____

ENGINEERING FIRM: Claudio Vigil Architects CONTACT: Arthur Blessen
ADDRESS: 1801 Rio Grande Blvd. PHONE: 842-1113
CITY, STATE: Albuquerque, NM ZIP CODE: 87104

OWNER: Dr Romero CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Claudio Vigil Architects CONTACT: _____
ADDRESS: 1801 Rio Grande Blvd PHONE: 842-1113
CITY, STATE: _____ ZIP CODE: _____

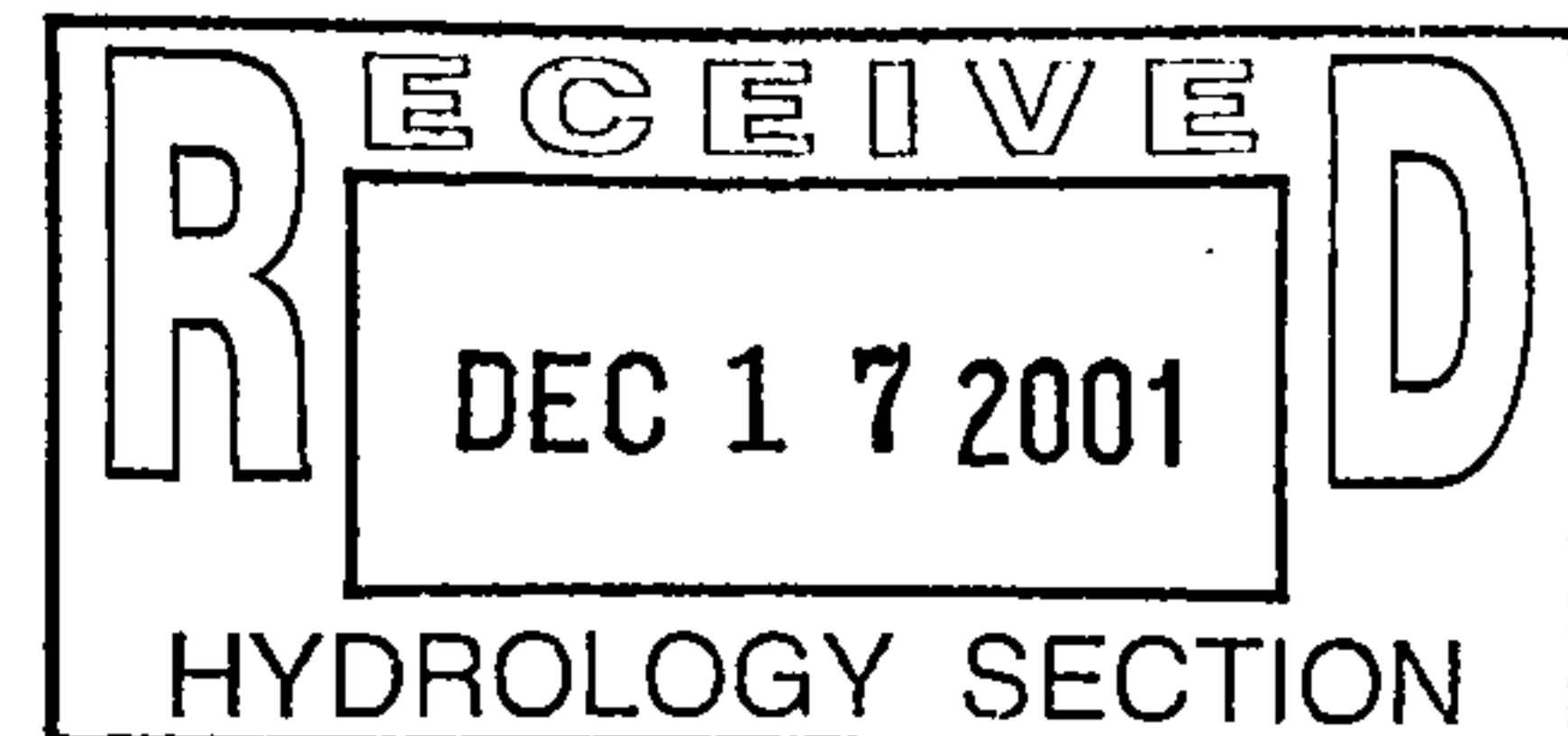
SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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 APPROVAL (PERM)
☐ CERTIFICATE OF OCCUPANCY APPROVAL (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED _____ BY: J. Arthur Blessen

Requests for approval of Site Development Plan 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 Reports:** 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

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

December 7, 2001

Claudio Vigil, Registered Architect
1801 Rio Grande Blvd. NW
Suite 2
Albuquerque, NM 87104

Re: TCL Submittal for Building Permit Approval for Claudio Vigil Architects
Dr. Romero Office Bldg., [G20 / D27]
9300 Montgomery NE
Architect's Stamp Dated 11/12/01

Dear Mr. Vigil:

The location referenced above is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached TCL checklist, and red-lined TCL markup with comments.

Please resubmit revised TCL after addressing typed and marked up comments. The attached TLC Site Plan Checklist is in preliminary review but could be of assistance when submitting a TCL for a Building Permit Approval. Submit plan along with typed comments and all red-lined, mark-up copies.

Sincerely,

Leslie Romero
Engineering Associate
Development and Building Services
Public Works Department

cc: Terri Martin, Hydrology
Mike Zamora, Plan Checker

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

6-20/D27

PROJECT TITLE: Dr. Romero Office Bldg EPC#: _____ ZONE MAP/DRG. FILE #: 626
DRB #: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 6 & 7 Block 23 Thomas Addition
CITY ADDRESS: _____

ENGINEERING FIRM: Claudio Virgil Architects
ADDRESS: 1801 Rio Grande Blvd NW Ste 2
CITY, STATE: Albany, NY

CONTACT: Arthur Blessen
PHONE: 842-1113
ZIP CODE: 87104

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Claudio Virgil Architects
ADDRESS: 1801 Rio Grande Blvd NW Ste 2
CITY, STATE: Albany

CONTACT: Art Blessen
PHONE: 842-1113
ZIP CODE: 87104

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
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

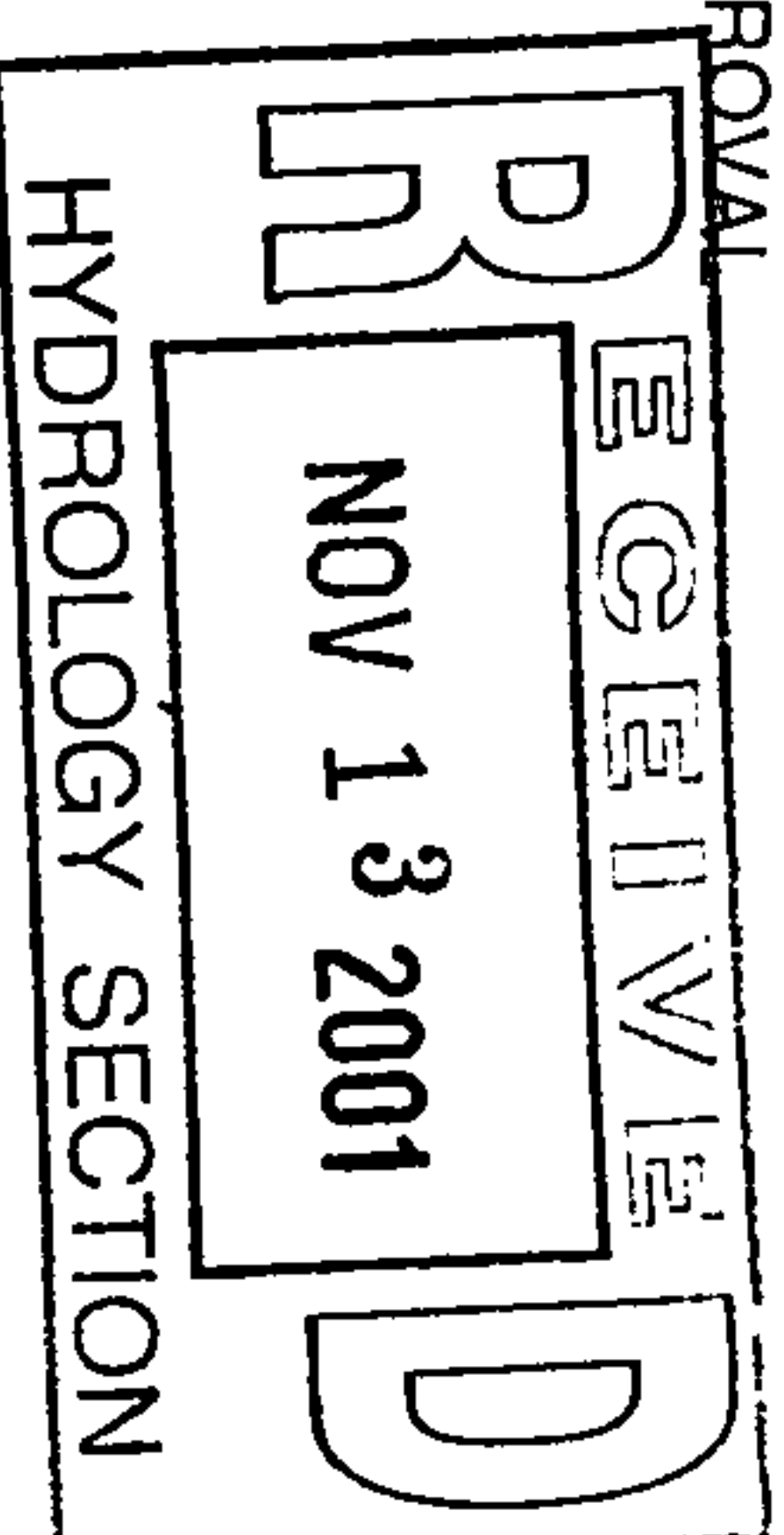
CHECK TYPE OF APPROVAL SOUGHT:

____ SIA / FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR 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: 11-13-01 BY: Sandra M. Fairchild



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 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) *Need comments corrected / got a copy to place in file* of *red lines / called Architect / placed in file*



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 26, 2001

J. Arthur Blessen, P.E.
Claudio Vigil Architects
1801 Rio Grande Blvd. NW, #2
Albuquerque, NM 87104

***RE: OFFICE BUILDING FOR DR. ED ROMERO (G20-D27). GRADING AND
DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP
DATED NOVEMBER 12, 2001.***

Dear Mr. Blessen:

Based on the information provided on your November 13, 2001 submittal, the above referenced project is approved for Building Permit. This G & D Plan is an update of a submittal originally made in February 1988.

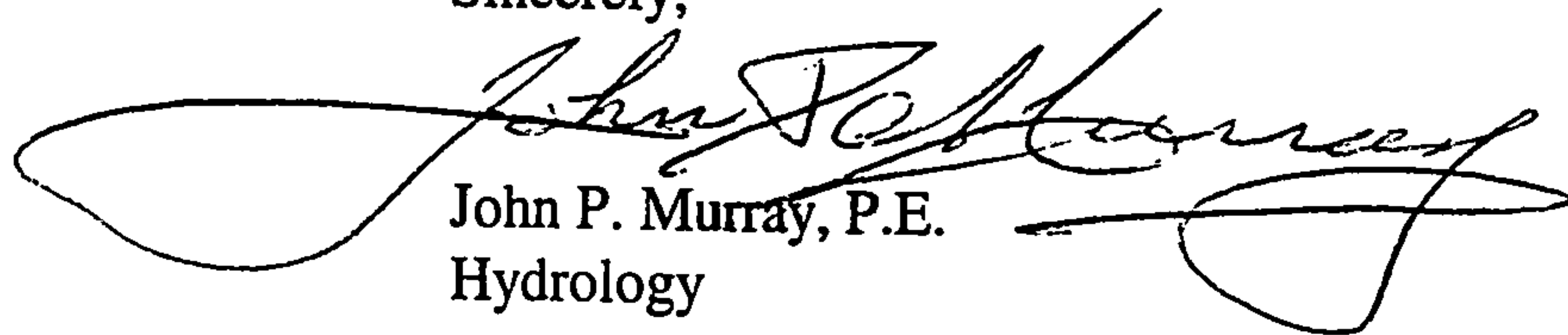
Indicate the size of the sidewalk culverts.

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 SHEET
(REV. 11/01/2001)

G-20/D27

PROJECT TITLE: Dr. Romero Office Bldg ZONE MAP/DRG. FILE #: G20
DRB #: _____ EPC#: _____ WORK ORDER#: _____
LEGAL DESCRIPTION: Lots 6 & 7 Block 23 Thomas Addition
CITY ADDRESS: _____

ENGINEERING FIRM: Claudio Virgil Architects
ADDRESS: 1801 Rio Grande Blvd NW Ste 2
CITY, STATE: Albany NY
CONTACT: Arthur Blessen
PHONE: 842-1113
ZIP CODE: 87104

OWNER: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____
ARCHITECT: Claudio Virgil Architects
ADDRESS: 1801 Rio Grande Blvd NW Ste 2
CITY, STATE: Albany
CONTACT: Art Blessen
PHONE: 842-1113
ZIP CODE: 87104

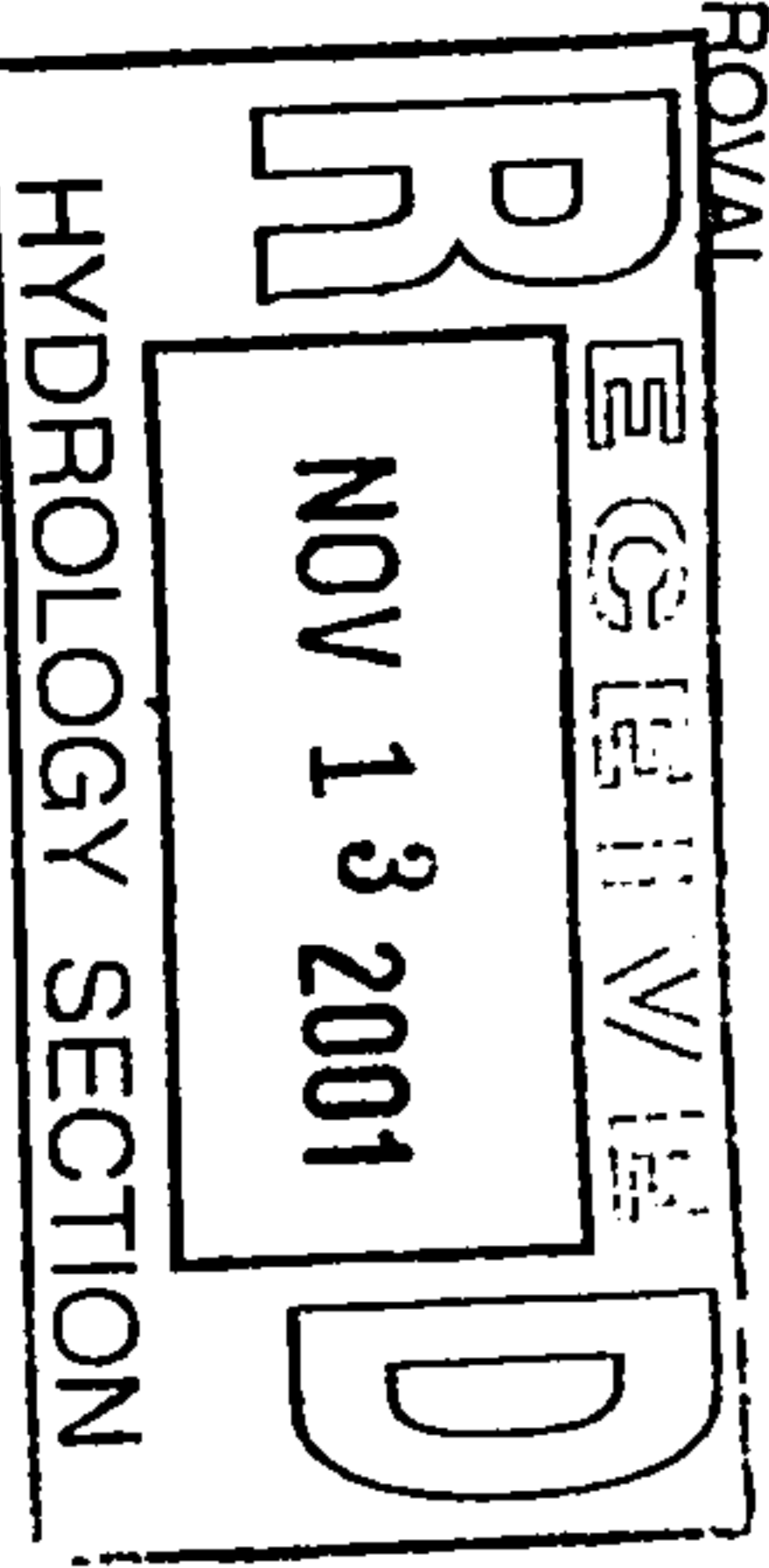
SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____
CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

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 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: 11-13-01 BY: Sandra M. Fairchild



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

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF
ADMINISTRATIVE OFFICER

GENE ROMO

DEPUTY CAO
PUBLIC SERVICES

FRANK MARTINEZ

DEPUTY CAO
PLANNING/DEVELOPMENT

BILL MUELLER

February 8, 1988

Jeff Mortensen, P.E.
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR DR. ROMERO (G-20/D27)
ENGINEER'S STAMP DATED JANUARY 28, 1988

Dear Mr. Mortensen:

Based on the information provided on your submittal of February 3, 1988, the above referenced plan is approved for Building Permit.

Please be advised that prior to Building Permit release we will need a copy of the access easement from Lot 6 and 7 onto Lot 4-A. Also, a separate permit is required for construction within City right-of-way.

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

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

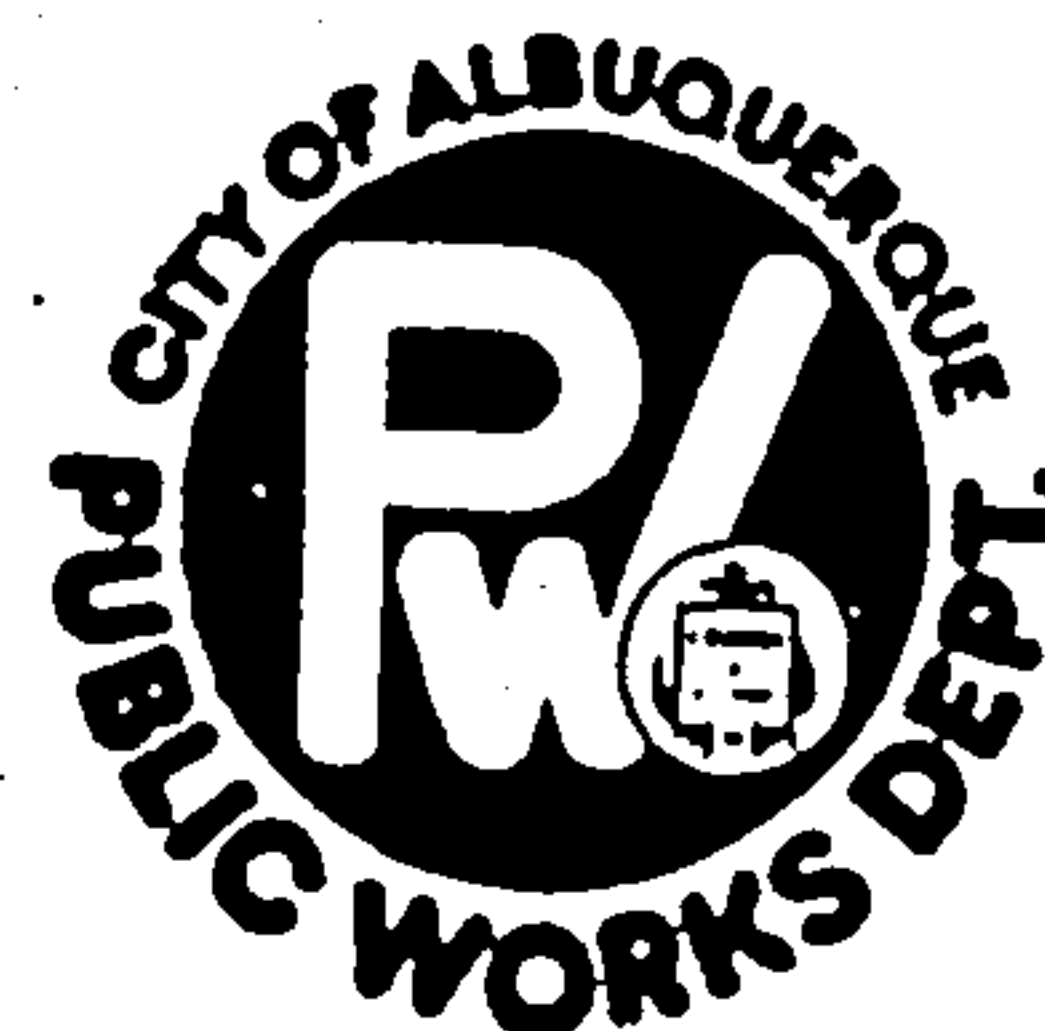
Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

xc: Becky Sandoval

FILE COPY

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT



INTER-OFFICE CORRESPONDENCE

February 9, 1988

ENGINEERING GROUP

TO: Tom Aragon, Transportation System Division

FROM: Fred J. Aguirre, Hydrologist; Engineering Group/PWD

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHTS-OF-WAY/EASEMENT
DR. ROMERO'S OFFICE - MONTGOMERY BLVD., NE (G-20/D27)

Transmitted herewith, is a copy of the approved drainage plan for the referenced project incorporating the S.O. #19 design.

In accordance with the new process, this plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed-off S.O. #19 is required by this office for Certificate of Occupancy release; hence your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation, and if you should have any questions and/or comments regarding the process, please feel free to call me at 768-2650.

FJA/bsj

Attachment

DRAINAGE INFORMATION SHEET

87108/

PROJECT TITLE: DR. ROMERO'S OFFICE ZONE ATLAS/DRAINAGE FILE # G-20/D27LEGAL DESCRIPTION: LOTS 4A, 6 & 7, BLOCK 23, THOMAS ADD.CITY ADDRESS: NOT KNOWNENGINEERING FIRM: TOM MANN & ASSOC.CONTACT: LEONARD UTTERADDRESS: 811 DALLAS N.E.PHONE: 265-5611

OWNER: _____

CONTACT: ARCHITECT

ADDRESS: _____

PHONE: _____

ARCHITECT: CLAUDIO VIGIL ARCHITECTSCONTACT: TIM ROGERSADDRESS: 825 PENNSYLVANIA N.E.PHONE: 265-3000SURVEYOR: TOM MANN & ASSOC.CONTACT: LEONARD UTTERADDRESS: 811 DALLAS N.E.PHONE: 265-5611

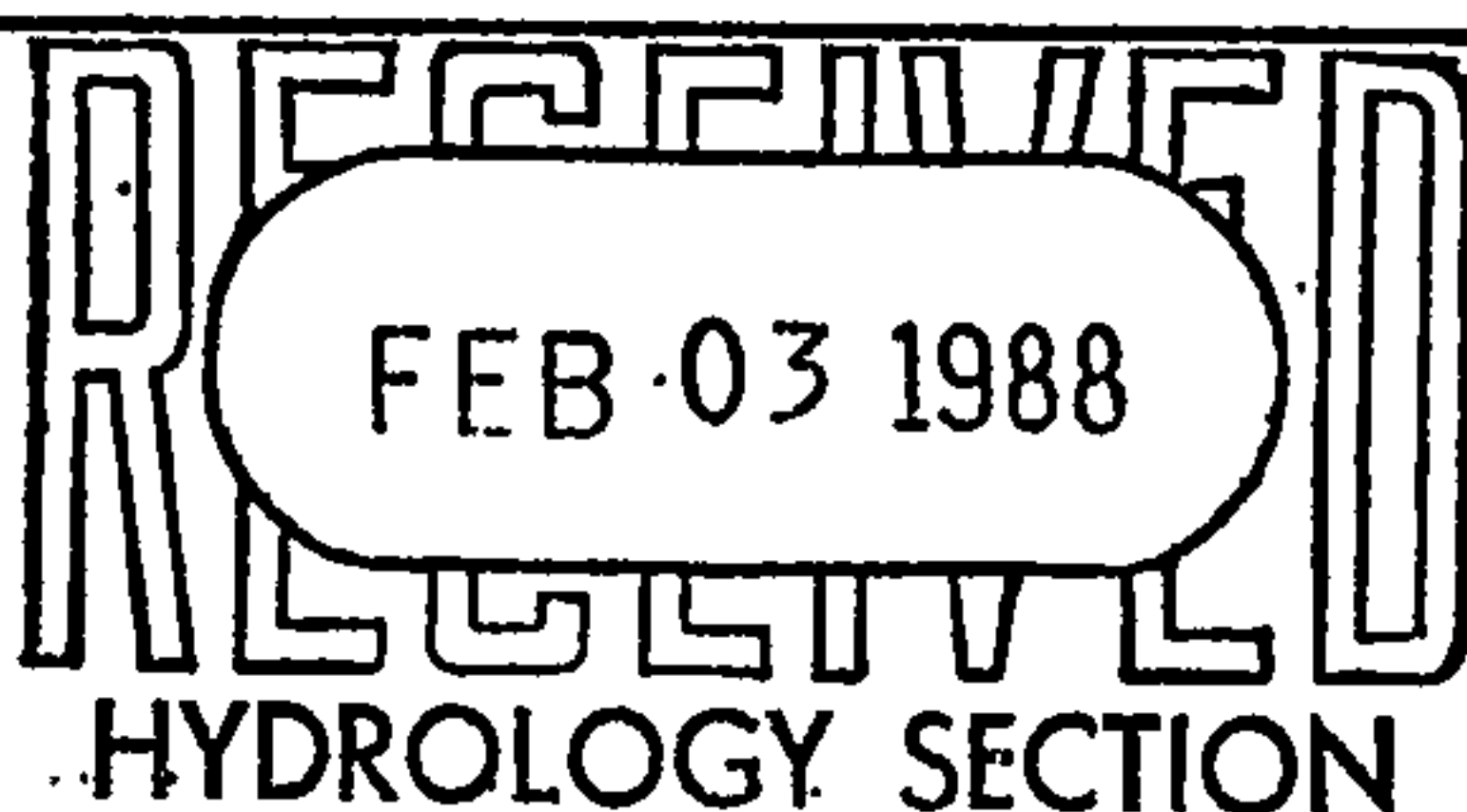
CONTRACTOR: _____

CONTACT: ARCHITECT

ADDRESS: _____

PHONE: _____

PRE-DESIGN MEETING:

☒ YES
☒ NO

DRB NO. _____

EPC NO. _____

☐ COPY OF CONFERENCE
RECAP SHEET PROVIDED

PROJECT NO. _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

☐ SECTOR PLAN APPROVAL☐ SKETCH PLAT APPROVAL☐ PRELIMINARY PLAT APPROVAL☐ SITE DEVELOPMENT PLAN APPROVAL☐ FINAL PLAT APPROVAL☒ BUILDING PERMIT APPROVAL☐ FOUNDATION PERMIT APPROVAL☐ CERTIFICATE OF OCCUPANCY
APPROVAL☐ ROUGH GRADING PERMIT APPROVAL☐ GRADING/PAVING PERMIT APPROVAL

OTHER

(SPECIFY)

DATE SUBMITTED: 102-01-88BY: [Signature]