

# CITY OF ALBUQUERQUE



February 21, 2017

Richard J. Berry, Mayor

Joe Cross, P.E.  
Select Engineering Services  
1544 N. Woodland Park Blvd  
Layton, Utah 84041

RE: **Wienerschnitzel**  
**2551 Corona Dr. NW**  
**Request Permanent C.O. - Accepted**  
**Engineer's Stamp Date 5-10-16 (File: H11D069)**  
**Certification date: 11-10-16**

Dear Mr. Cross:

Based on the Certification received 11/14/2016, the site is acceptable for permanent release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

Sincerely,

Shahab Biazar, P.E.  
City Engineer, Planning Dept.  
Development Review Services

TE/SB

C: email, Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker, Lois

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

H11DO69

**Elliott, Stanice**

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**From:** Elliott, Stanice  
**Sent:** Monday, January 09, 2017 9:29 AM  
**To:** 'Joe Cross'  
**Cc:** Ralph Quick  
**Subject:** RE: Westbluff Wienerschnitzel Temp C of O

Joe  
Per your request 1-9-17 to extend the existing 60-day CO-Temp is approved for another 30 days effective today.

Stanice 'Totten' Elliott  
Planning Department  
Hydrology Section  
City of Albuquerque  
505-924-3982  
505-924-3864 fax

---

**From:** Joe Cross [<mailto:joe.cross@sesincusa.com>]  
**Sent:** Monday, January 09, 2017 9:13 AM  
**To:** Elliott, Stanice  
**Cc:** Ralph Quick  
**Subject:** Westbluff Wienerschnitzel Temp C of O

Hello Stanice,

As engineer of record for the Wienerschnitzel development at 2551 Corona Drive I would like to request a 30 day extension of our temp C of O in order to complete the concrete scupper on Ouray Road.

Please let me know if you need any additional information from me to process this request.

Thank you!

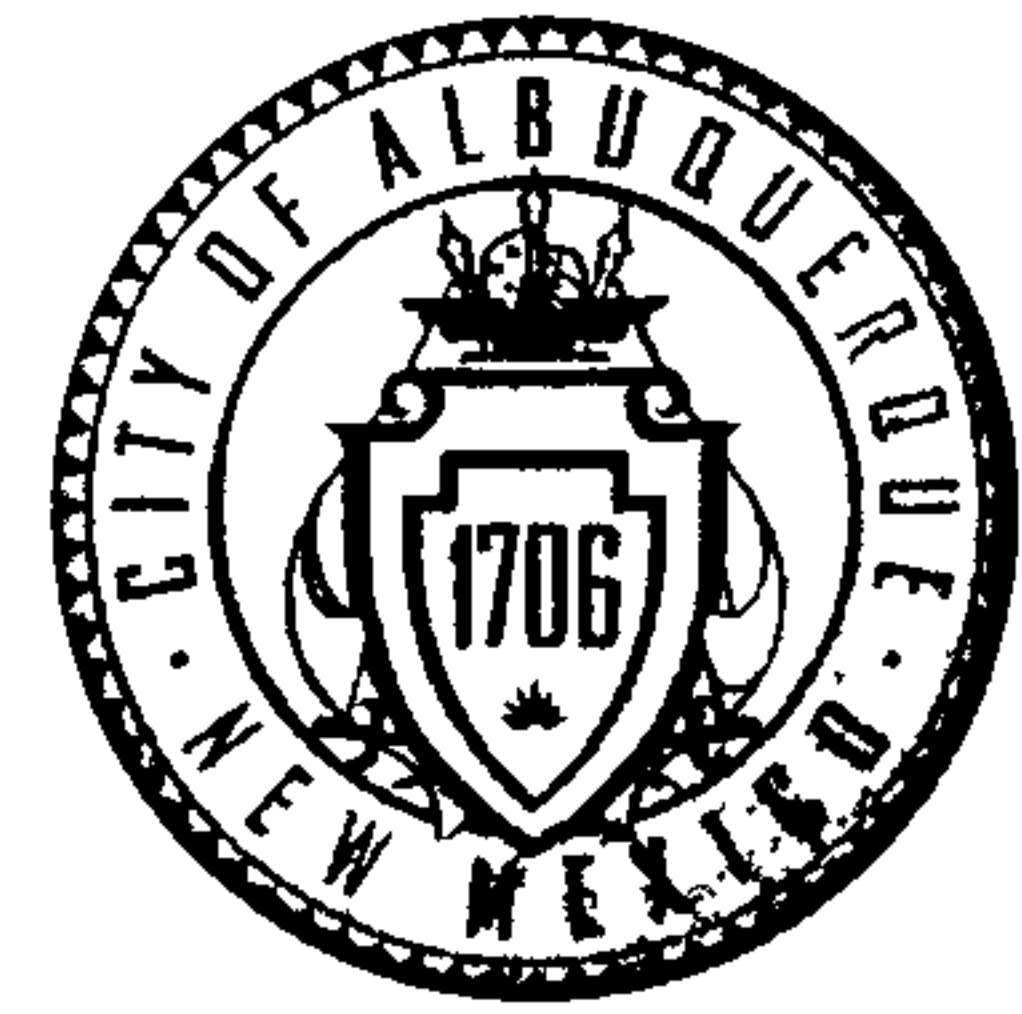
Joseph W. Cross, P.E.

***SES***

*Select Engineering Services*

1544 N. Woodland Park Dr., Ste 310  
Layton, UT 84041  
o: 801-399-1858  
d: 801-528-5192  
c: 801-391-2391  
f: 801-399-1863

# CITY OF ALBUQUERQUE



November 15, 2016

Richard J. Berry, Mayor

Joe Cross, P.E.  
Select Engineering Services  
1544 N. Woodland Park Blvd  
Layton, Utah 84041

RE: **Wienerschnitzel**  
**2551 Corona Dr. NW**  
**Request 60-Day Temporary C.O. - Accepted**  
**Engineer's Stamp Date 5-10-16 (File: H11D069)**  
**Certification date: 11-10-16**

Dear Mr. Cross:

Based upon the information provided in your submittal received 11/14/2016, the above referenced Certification received is acceptable for 60-day temporary release of Certificate of Occupancy by Hydrology.

- The 3' opening in curb to the retention pond has created a swale that is causing erosion. Recommend fractured rock be place from the curb to the center of the retention pond.
- The sidewalk culvert is missing

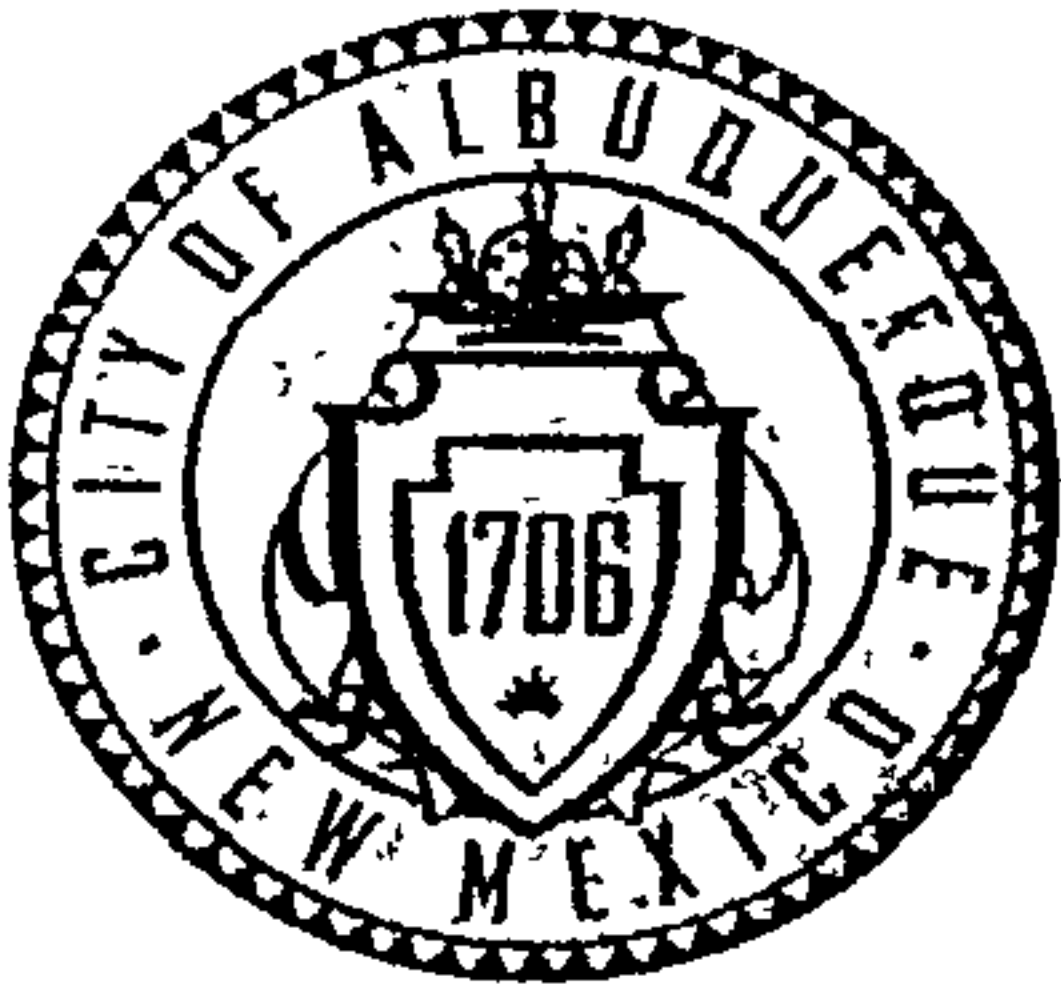
If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

Sincerely,

Abiel Carrillo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

TE/AC

C: email, Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker, Lois



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Wienerschnitzel Building Permit #: \_\_\_\_\_ City Drainage #: H11D069

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: SW Corner of Ouray Road and Corona Dr.

Engineering Firm: Select Engineering Services Contact: Joe Cross

Address: 1544 N Woodland Park Blvd Ste 310

Phone#: 801-391-2391 Fax#: 801-399-1863 E-mail: joe.cross@sesincusa.com

Owner: Galardi Group Contact: Geoff Ingles

Address: 7700 Irvine Center Dr. Ste 550 Irvine, CA 92618

Phone#: 949-892-2639 Fax#: \_\_\_\_\_ E-mail: gingles@galardigroup.com

Architect: NCA Partners Contact: Kyle Bruns

Address: 5646 Milton St, Ste 610 Dallas TX 75206

Phone#: 214-361-9901x102 Fax#: 214-361-9906 E-mail: Kyle@ncapartners.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

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

### 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) \_\_\_\_\_

Received  
by Ae  
5/21/16

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY  
☐ 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  
☐ OTHER (SPECIFY) \_\_\_\_\_

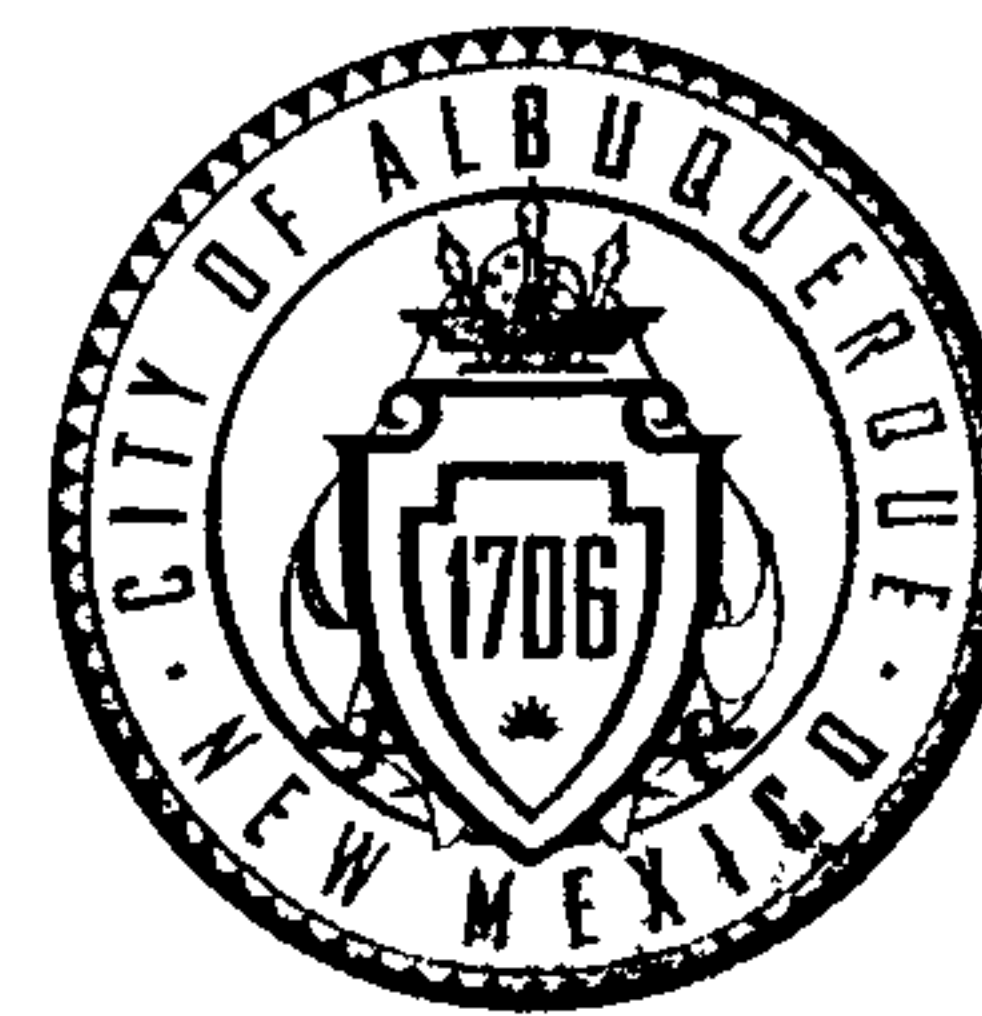
IS THIS A RESUBMITTAL?: ☒ Yes ☒ No

DATE SUBMITTED: April 8, 2016 5/21/2016 By: Joe Cross

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED ☒ Ae

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



June 2, 2016

Richard J. Berry, Mayor

Joseph W. Cross, P.E.  
Select Engineering Services  
1544 N. Woodland Park Blvd Suite 310  
Layton, Utah, 84041

**RE: Weinerschnitzel  
Grading and Drainage Plan  
Engineer's Stamp Date 5-10-2016 (File: H11D069)**

Dear Mr. Cross:

Based upon the information provided in your submittal received 5-21-2016, the above referenced conceptual plan is approved for Building Permit and for SO-19 Permit.

Please attach a copy of this approved plan in the construction sets when submitting for the building permit. Prior to Certificate of Occupancy release, Engineering Certification per the DPM Checklist will be required.

PO Box 1293

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


Albuquerque

Sincerely,

New Mexico 87103

Abiel Carrillo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

[www.cabq.gov](http://www.cabq.gov)



JOSEPH W. ORDOZ  
NEW MEXICO  
22148  
PROFESSIONAL ENGINEER

*Joe L. Ordoz*

PROJECT NO  
**15-01-09**

SHEET NUMBER  
**C-2**

## Abiel X. Carrillo

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**From:** Abiel X. Carrillo  
**Sent:** Friday, May 13, 2016 1:16 PM  
**To:** 'joe.cross@sesincusa.com'  
**Subject:** H11D069 - Wienerschnitzel Westbluff  
**Attachments:** SO 19 NOTES with sig C.DOC

Mr. Cross,

This email is being sent in lieu of an attached comment letter in order to expedite the response for initial reviews. Responses to comments should continue to be included in the re-submittal. A reply to this email with responses to comments will not be considered a re-submittal.

Based on the information provided in your submittal for the above-referenced project, which was received 4-8-2016, the Grading and Drainage Plan cannot be approved for Building Permit until the following comments are addressed:

1. Many of the construction notes generally call for the Contractor to build elements per local standards. If curb and gutter and other features are to be constructed per a City Standard Drawing, they should be called out specifically. For example, the City's most standard curb is 8" tall, which might not be the intent around the building. Otherwise, include details for the builder to follow.
2. The plan needs to include hydrology calculations and references to any applicable commercial masterplans. It appears that this site might be included in the plan for the adjacent site (Hydrology File H11D059). The calculations and a narrative must describe how this project is in compliance.
  - a. Drainage Basins need to be shown on the plan.
3. The northernmost first flush pond will need an emergency overflow onto the right of way. This can be accomplished with a sidewalk culvert (reference the City's standard drawing). Private drainage facilities in the Right of Way are permitted through a "Special Order 19". I have attached the SO-19 Standard Notes that need to be included on the plan.
4. Include two hardcopies of the plan (required for projects with SO-19 Permit request).
5. Trash enclosures need to drain directly to the Sanitary Sewer line. Utility submittals are not required, but a note on the plan must reference the connection.

Any question please let me know. For your reference, our Department received a large number of submittals during April. Your re-submittal should be processed within approximately a week.

### Abiel Carrillo, PE, CFM

Principal Engineer - Hydrology  
Planning Department  
Development Review Services Division  
City of Albuquerque  
505-924-3986  
[acarrillo@cabq.gov](mailto:acarrillo@cabq.gov)  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102



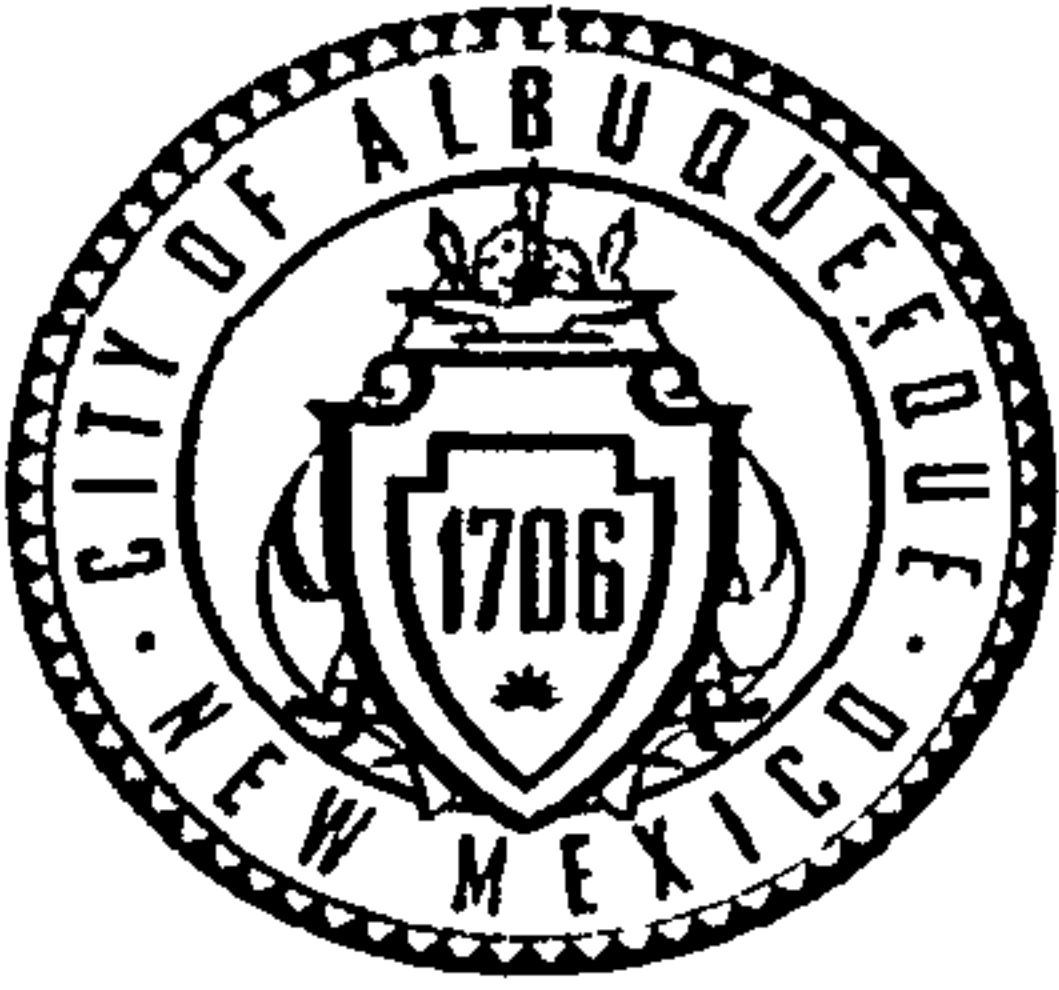
**RETAILSOUTHWEST**  
D E V E L O P M E N T

TRISHA LOPES  
DEVELOPMENT DIRECTOR

8220 San Pedro NE, Suite 500  
Albuquerque, NM 87113

DIRECT (505) 998-9093  
MOBILE (505) 620-7556

TRISH@RETAILSOUTHWEST.COM  
RETAILSOUTHWEST.COM



# FAST RAX

## City of Albuquerque

Planning Department  
Development & Building Services Division

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Wienerschnitzel Building Permit #: \_\_\_\_\_ City Drainage #: H11D069  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
City Address: SW Corner of Ouray Road and Corona Dr. 2551 CORONA NW  
Engineering Firm: Select Engineering Services Contact: Joe Cross  
Address: 1544 N. Woodland Park Blvd Ste 310  
Phone#: 801-391-2391 Fax#: 801-399-1863 E-mail: joe.cross@sesincusa.com  
Owner: Galardi Group Contact: Geoff Ingles  
Address: 7700 Irvine Center Dr. Ste 550 Irvine, CA 92618  
Phone#: 949-892-2639 Fax#: \_\_\_\_\_ E-mail: gingles@galardigroup.com  
Architect: NCA Partners Contact: Kyle Bruns  
Address: 5646 Milton St., Ste 610 Dallas TX 75206  
Phone#: 214-361-9901x102 Fax#: 214-361-9906 E-mail: Kyle@ncapartners.com  
Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

#### DEPARTMENT:

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

#### 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) \_\_\_\_\_

#### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY  
☐ 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  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: April 8, 2016 By: Joe Cross

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



RECEIVED  
4-8-16

# APPLICATION FOR BUILDING PERMIT

|                      |  |
|----------------------|--|
| Description of Work: | PLAN CHECK<br>NEW COMMERCIAL BUILDING WIENERSCHNITZEL<br>PAPER ROUTED<br>CHANGED FASTRAX PAID FEES 4-21-2016 AMZ |
|----------------------|--|

Category Code **130**

T 2016 9 0883

## COMMERCIAL BUILDING NEW

T 2016 9 0883

**Address:** ALB, NM 87120  
2551 CORONA DR NW H-11

Subdivision: WEST BLUFF CENTER

Lot 7

Land Use: 0000

**Block:**

UPC: 101105832434911503

Zone Code: C-2

**Zone Map: H-11**

**Estimated Value: \$375,000**

Est SqFeet 785.00

**Calculated Value: \$375,000**

**Lot Acreage:**

Landfill w/in 1000': NO

Ownership: PRIVATE

**Building Use Code:** COMMERCIAL

No. Stories: 1

**Construction Type:**

**No. Buildings:**

Occupancy Group:

**No. Units:**

**Architect/Designer/Engineer**  
**NCA PARTNERS-ARCHITECTURE -**  
 12160 N. ABRAMS ROAD, SUITE 200, Dallas, TX 75243  
 214-361-9901

**Applicant/Owner**  
GALARDI GROUP, INC -  
7700 IRVINE CENTER DR SUITE 550 IRVINE CA 92618

**Contractor.**

STATE TAX ID:  
CITY TAX ID:  
STATE LICENSE:

**PLAN CHECK / STANDARD PERMIT FEES APPLY**

04/21/2016 BFSTRX 137 - FASTRAX PLAN CHECK

**\$2,281.90**

**PLAN CHECK / PERMIT FEE TOTAL :**

**\$2,281.90**

**GRAND TOTAL :**

**\$2,281.90**



Printed: 05/21/2016 12:21 PM, Issued By: BLDGCW337510  
THIS PERMIT NOT VALID UNTIL FEE IS PAID - APPLICANT SIGNATURE:

X) Val F 0582gr

**NOTICE:** SEPARATE PERMITS ARE REQUIRED FOR BUILDING, ELECTRICAL, PLUMBING, MECHANICAL AND ELEVATORS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THE AFFIDAVIT AND KNOW THE CASE TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THE TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREON OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR BARGE THE PROVISIONS OF ANY FEDERAL, STATE OR LOCAL LAW REGULATING CONSTRUCTION OF THE PERFORMANCES OF CONSTRUCTION.

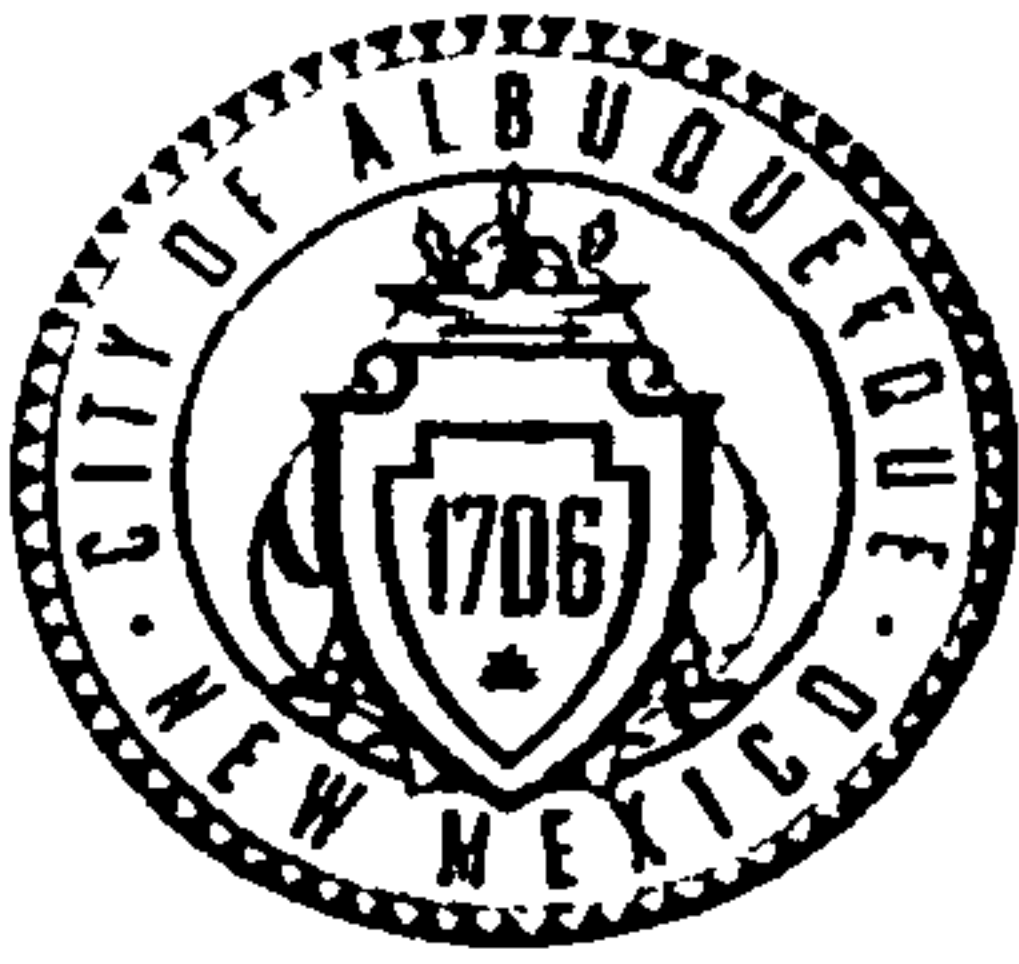
City of Albuquerque, NM  
 Date: 4/21/2016 OF: 0014162  
 Stat ID: 003009007 Cashier: TPOLLS  
 Batch: 6640 Trans: 4115  
 Receipt: 1201600885  
 Receipt Num: 00543740  
 Payment Total: \$2,281.70  
 0037 2944 End Post: 7700  
 Check Transferred: \*

**Legal Description of Property at SW Corner of Ouray Road and Corona Drive**

"Tract 7" (Excess Property) of WEST BLUFF CENTER SUBDIVISION, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on October 2, 2000, in Map Book 2000C, folio 256.



**RECEIVED**  
4-8-16



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Wienerschnitzel Building Permit # T201690883 City Drainage #: H11D049

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Tract 7 of West Bluff Center Subdivision, City of Albuquerque, Bernalillo County, New Mexico

City Address: 2551 Corona Dr NW Albuquerque, NM

Engineering Firm: Select Engineering Services Contact: Joe Cross

Address: 1544 N Woodland Park Blvd Ste 310

Phone# 801-391-2391 Fax# 801-399-1863 E-mail: joe.cross@sesincusa.com

Owner: Galardi Group Contact: Geoff Ingles

Address: 7700 Irvine Center Dr. Ste 550 Irvine, CA 92618

Phone# 949-892-2639 Fax# \_\_\_\_\_ E-mail: gingles@galardigroup.com

Architect: NCA Partners Contact: Kyle Bruns

Address: 5646 Milton St, Ste 610 Dallas TX 75206

Phone# 214-361-9901x102 Fax# 214-361-9906 E-mail: Kyle@ncapartners.com

Other Contact: Earthwork Engineering Group, LLC Contact: Dylan Guilbault

Address: 7901 Lorraine Ct NE Albuquerque, NM 87113

Phone# 505-899-4886 Fax# \_\_\_\_\_ E-mail: eegschedule@spinn.net

Check all that Apply:

### DEPARTMENT:

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

### CHECK 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) \_\_\_\_\_

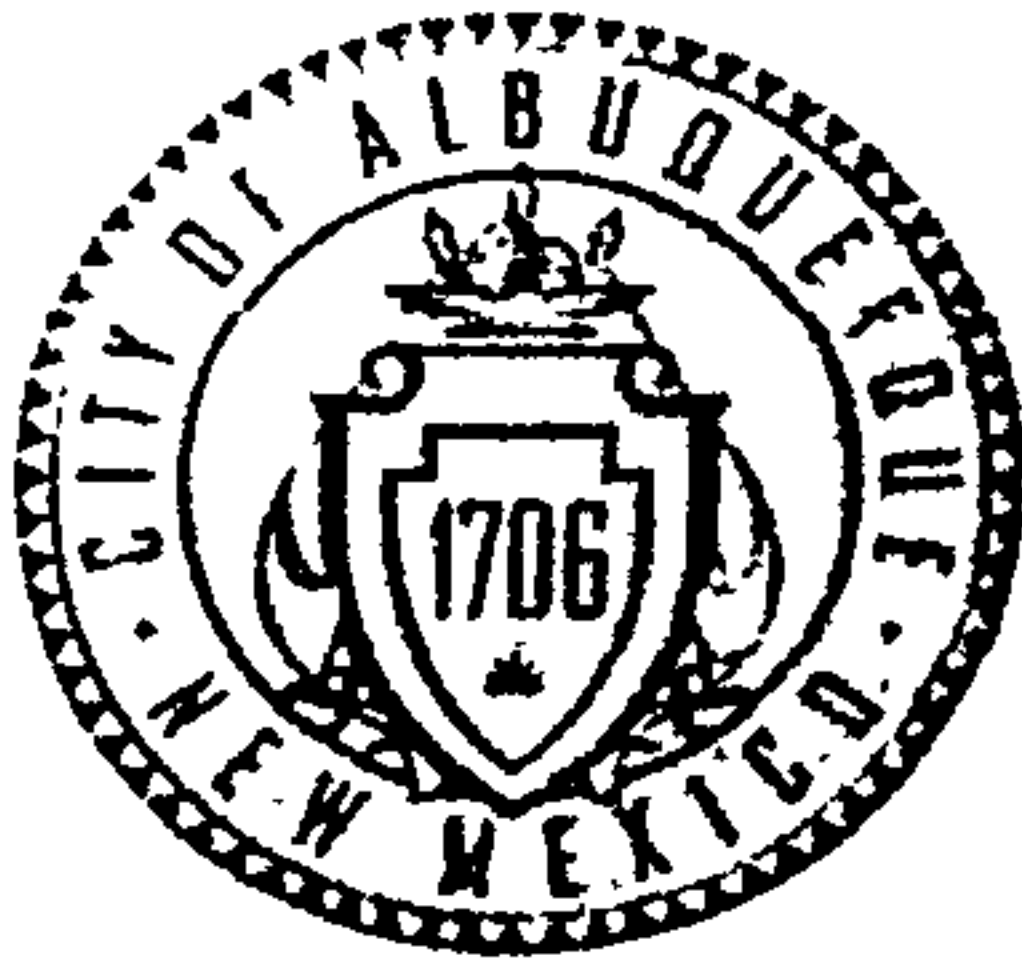
- ☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION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

☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL? ☒ Yes ☐ No

DATE SUBMITTED: October 26 2016 By: Joe Cross

COA STAFF ELECTRONIC SUBMITTAL RECEIVED \_\_\_\_\_



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09 2014)

Project Title: Wienerschnitzel Building Permit # T201690883 City Drainage #: H11D069  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Tract 7 of West Bluff Center Subdivision, City of Albuquerque, Bernalillo County, New Mexico  
City Address: 2551 Corona Dr. NW Albuquerque, NM  
Engineering Firm: Select Engineering Services Contact: Joe Cross  
Address: 1544 N Woodland Park Blvd Ste 310  
Phone# 801-391-2391 Fax# 801-399-1863 E-mail: joe.cross@sesincusa.com  
Owner: Galardi Group Contact: Geoff Ingles  
Address: 7700 Irvine Center Dr. Ste 550 Irvine CA 92618  
Phone# 949-892-2639 Fax# \_\_\_\_\_ E-mail: gingles@galardigroup.com  
Architect: NCA Partners Contact: Kyle Bruns  
Address: 5646 Milton St. Ste 610 Dallas TX 75206  
Phone# 214-361-9901x102 Fax# 214-361-9906 E-mail: Kyle@ncapartners.com  
Other Contact: Earthwork Engineering Group, LLC Contact: Dylan Guilbault  
Address: 7901 Lorraine Ct NE Albuquerque, NM 87113  
Phone# 505-899-4886 Fax# \_\_\_\_\_ E-mail: eegschedule@spinn.net

Check all that Apply:

### DEPARTMENT:

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

### TYPE OF SUBMITTAL:

- ☐ ENGINEER ARCHITECT CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
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☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

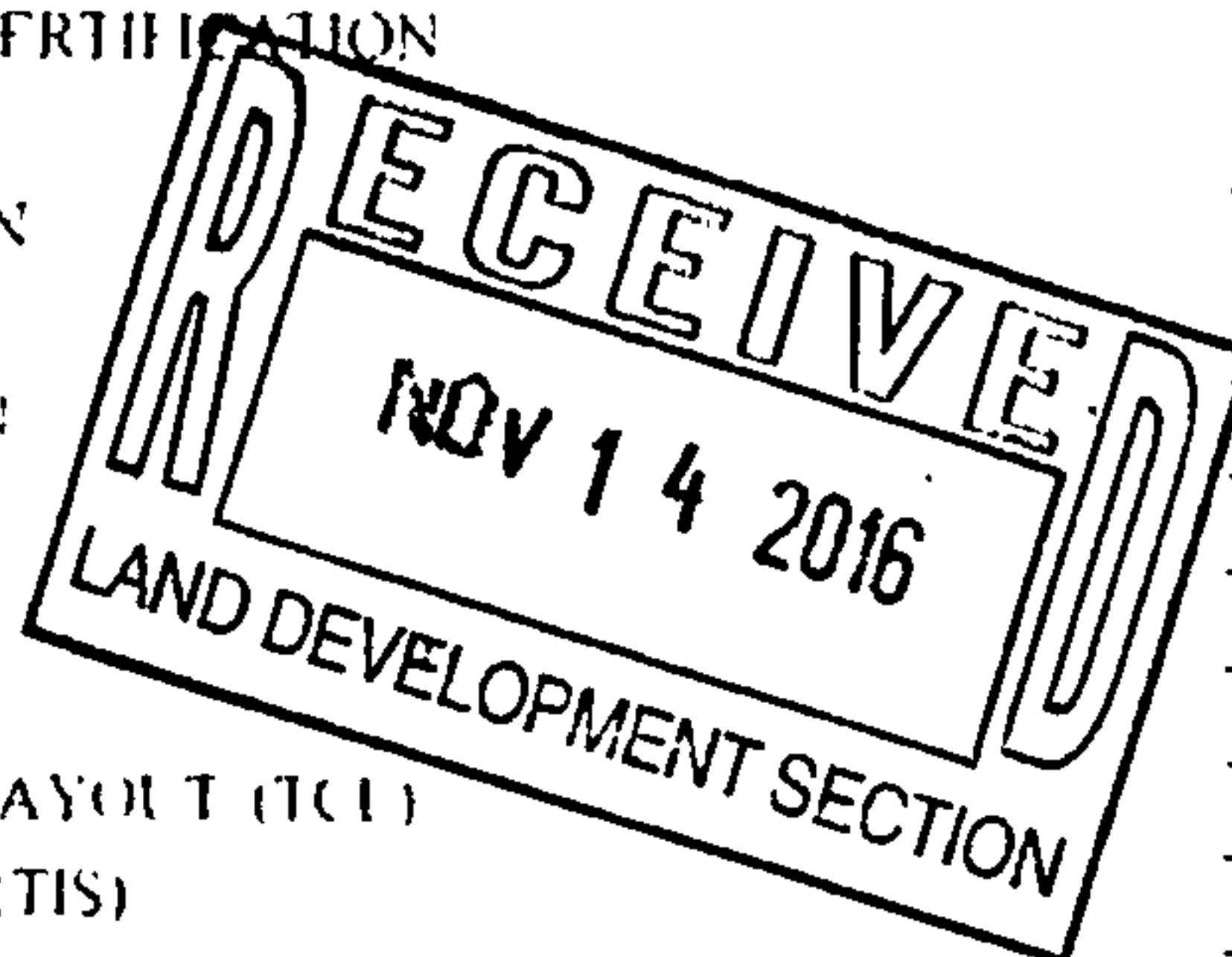
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☒ CERTIFICATE OF OCCUPANCY  
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☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL? ☒ Yes ☐ No

DATE SUBMITTED: October 26 2016 By: Joe Cross

COA STAFF ELECTRONIC SUBMITTAL RECEIVED \_\_\_\_\_



# CITY OF ALBUQUERQUE



November 15, 2016

Joe Cross  
Select Engineering Services  
1544 N. Woodland Park Blvd., Ste 310  
Joe.cross@sesincusa.com

**Re: Wienerschnitzel – 2551 Corona Dr NW**  
**Request for Certificate of Occupancy- Transportation Development**  
Engineer's dated 5-10-16 (H11D069)  
Certification dated 11-03-16

Dear Mr. Cross,

Based upon the information provided in your submittal received 11-14-16 Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505) 924-3981.

Sincerely,



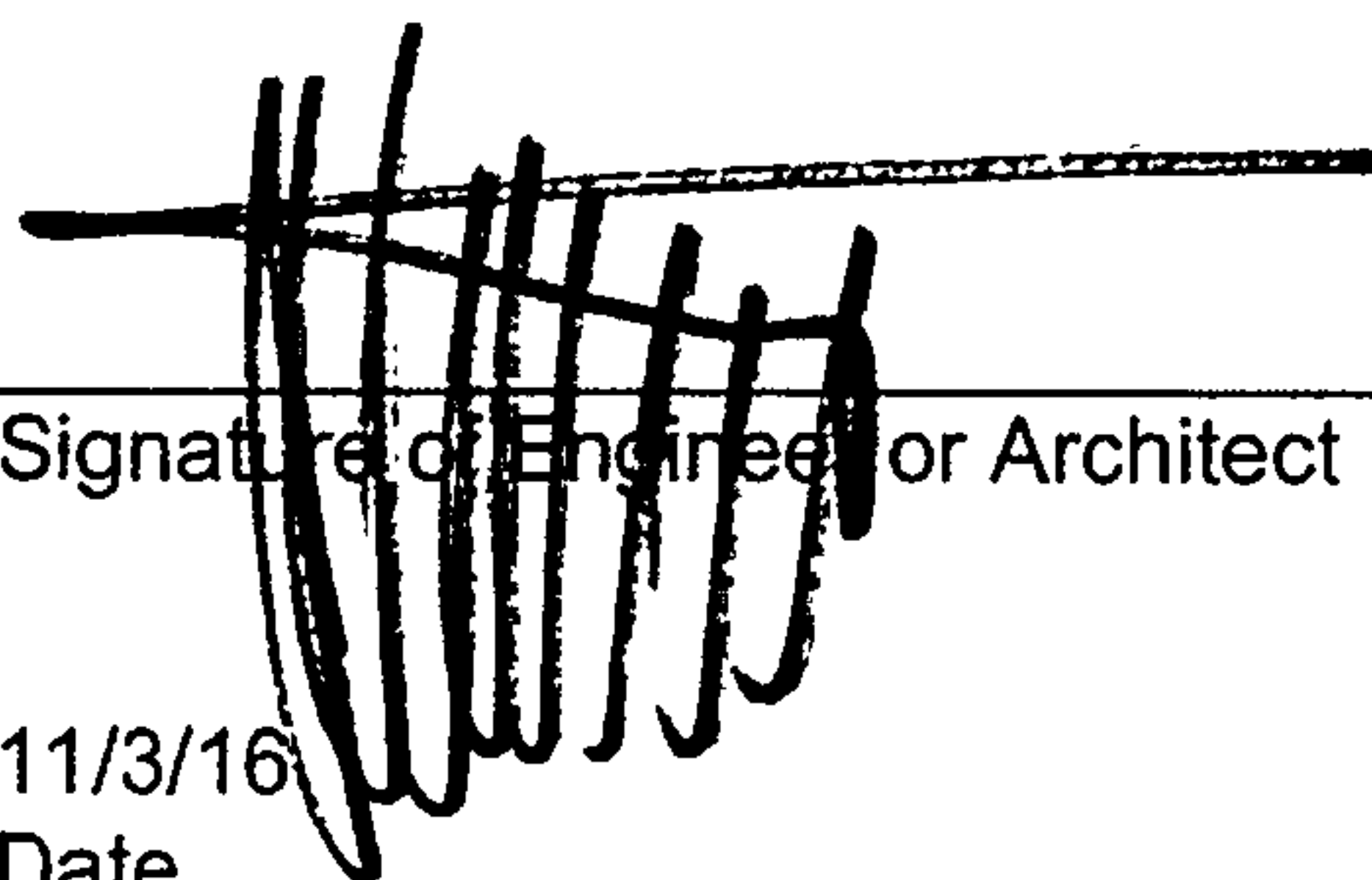
Monica Ortiz  
Plan Checker, Transportation & Hydrology  
Development Review Services

mao via: email  
C: CO Clerk, File

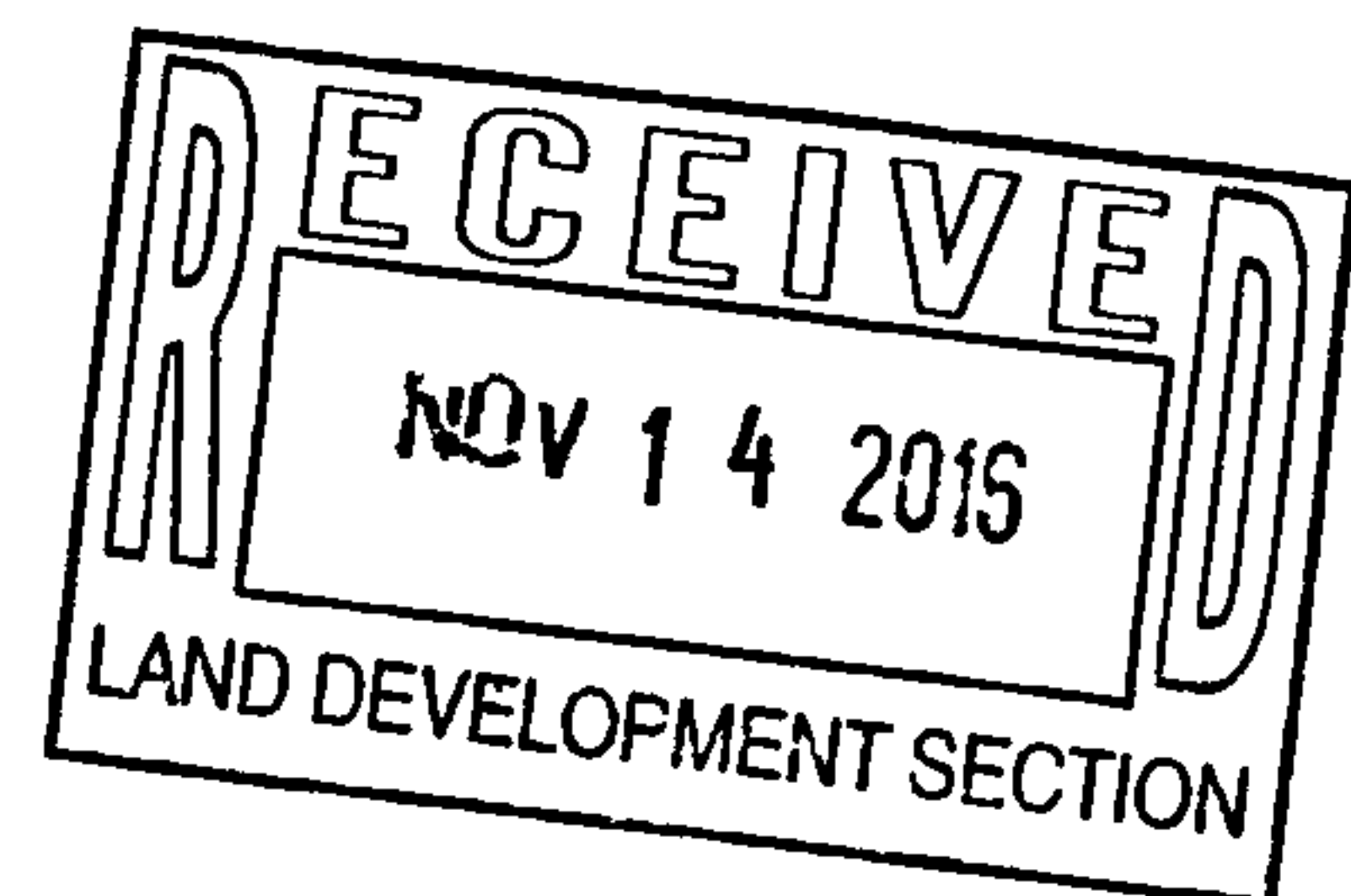
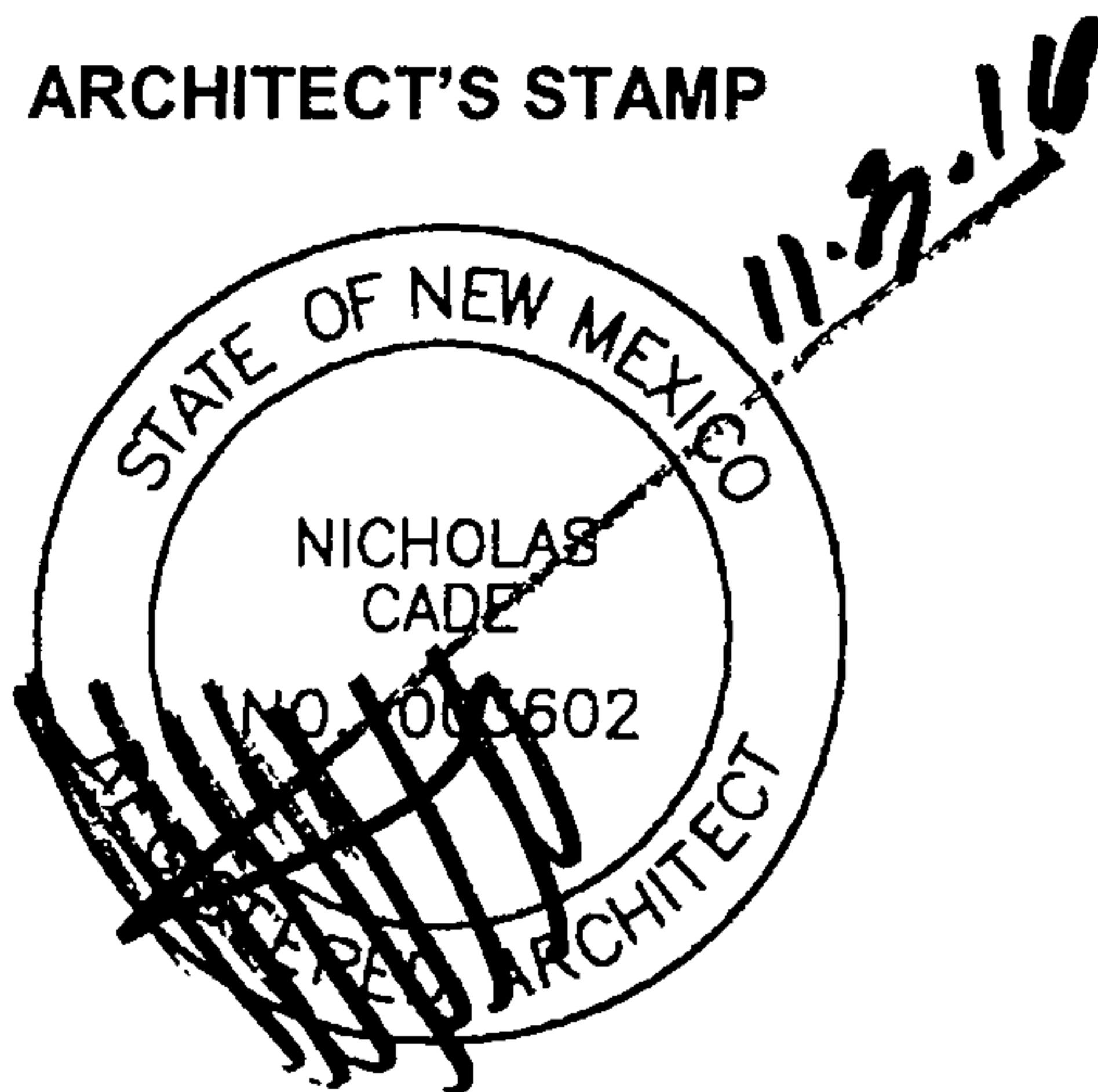
## TRAFFIC CERTIFICATION

I, Nicholas K. Cade, NMRA #003602 of the firm NCA Architecture dba/NCA Partners, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated June 6, 2016. The record information edited onto the original design document has been obtained by **Scott Gandee of Earthwork Engineering Group, LLC**. He has personally visited the project site on **11/2/16 and 11/3/16** and has determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of his knowledge and belief and provide us (NCA Partners-Architecture) with this data in a report dated 11/3/16. This certification is submitted in support of a request for 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 its accuracy before using it for any other purpose.

  
\_\_\_\_\_  
Signature of Engineer or Architect  
  
11/3/16  
Date

## ARCHITECT'S STAMP



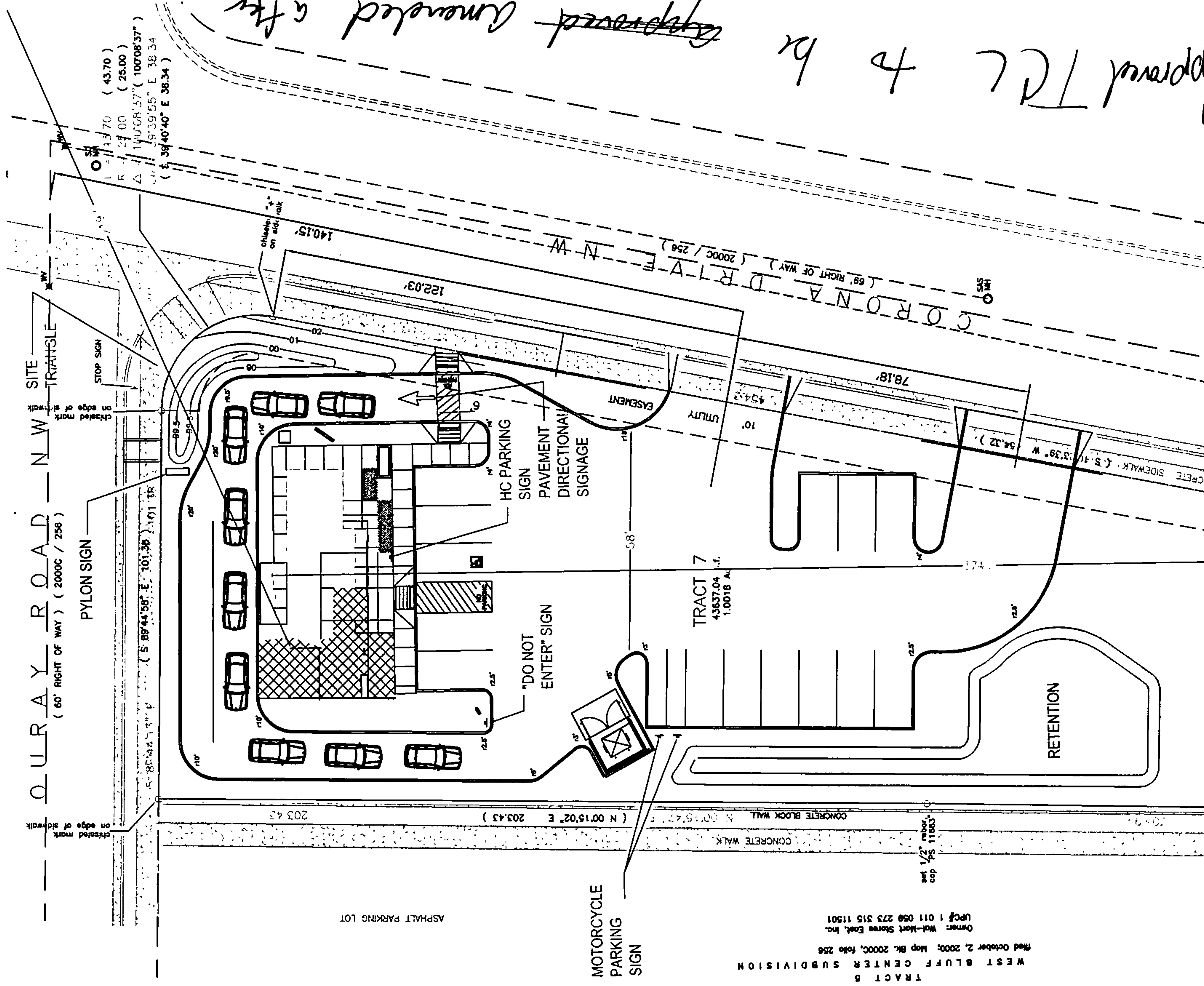
Z:\RESTAURANTS\15104-Albuquerque, NM (Westbluff NMABQ03)\04 Drawings\03 Issued Sets

5616 MILTON ST  
SUITE 610  
DALLAS TX 75206

T 214 361 9901  
F 214 361 9906  
NCAPARTNERS.COM

**NCA** Partners  
ARCHITECTURE

Joe Cross - Architect



Approved TCL to be ~~approved~~ amended after  
Plan TCL-co was released. Waiting for TCL - ~~approved~~ amendment  
for review & approval. Maria 11/29/2016

# CITY OF ALBUQUERQUE



June 27, 2016

Joe Cross  
Select Engineering Services  
1544 N. Woodland Park Blvd., Ste 310  
Joe.cross@sesincusa.com

**Re:   Wienerschnitzel**  
**SW Corner of Ouray Rd. and Corona Dr.**  
**Traffic Circulation Layout**  
      Engineer's/Architect's Stamp dated 6-8-16 (H11-D069)

Dear Mr. Cross,

The TCL submittal received 6-23-16 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.

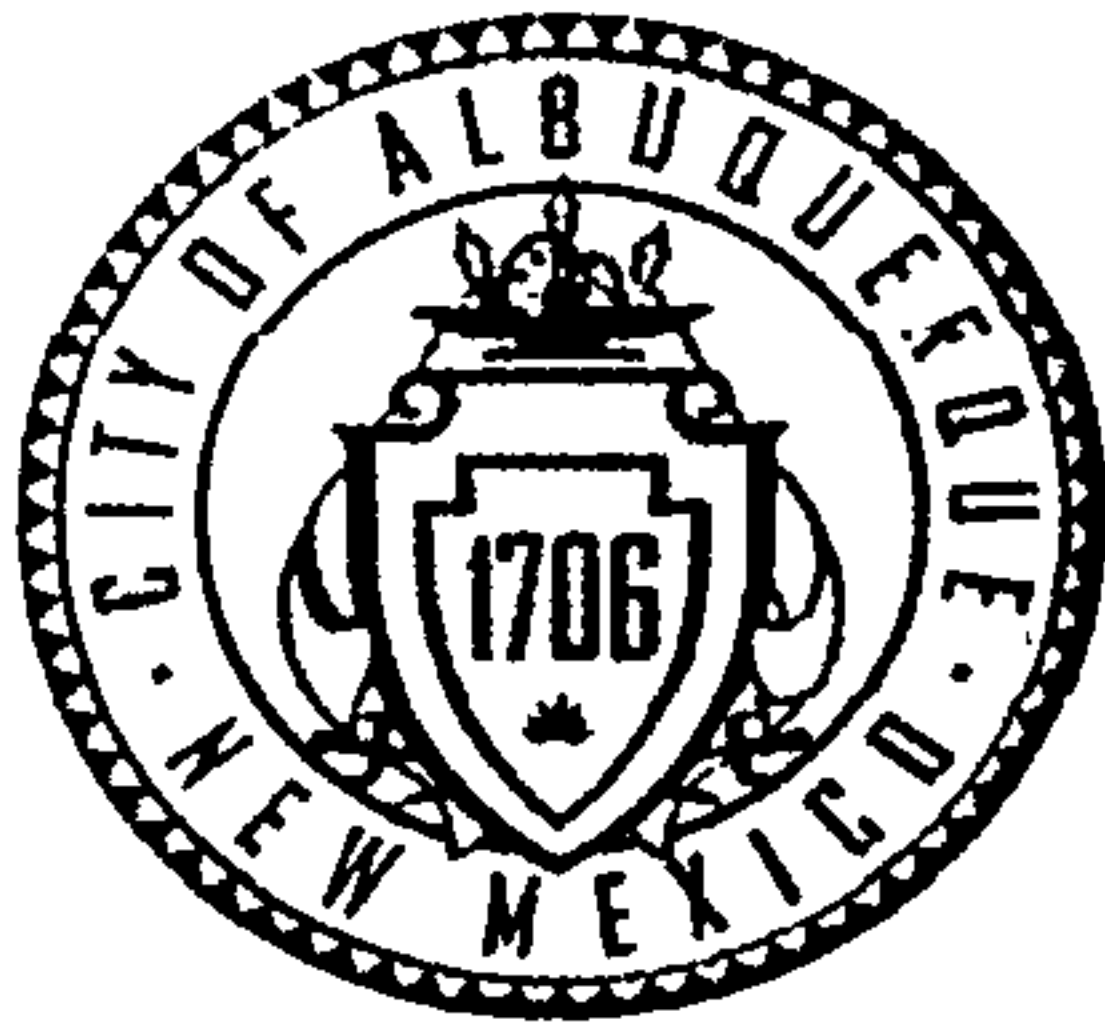
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification 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.

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

\gs    via: email  
C:     CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Wienerschnitzel Building Permit #: T201690883 City Drainage #: H11 D069

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Tract 7 Weest Bluff Subdivision

City Address: SW Corner of Ouray Road and Corona Dr.

Engineering Firm: Select Engineering Services Contact: Joe Cross

Address: 1544 N. Woodland Park Blvd Ste 310

Phone#: 801-391-2391 Fax#: 801-399-1863 E-mail: joe.cross@sesincusa.com

Owner: Galardi Group Contact: Geoff Ingles

Address: 7700 Irvine Center Dr. Ste 550 Irvine, CA 92618

Phone#: 949-892-2639 Fax#: \_\_\_\_\_ E-mail: gingles@galardigroup.com

Architect: NCA Partners Contact: Kyle Bruns

Address: 5646 Milton St., Ste 610 Dallas TX 75206

Phone#: 214-361-9901x102 Fax#: 214-361-9906 E-mail: Kyle@ncapartners.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

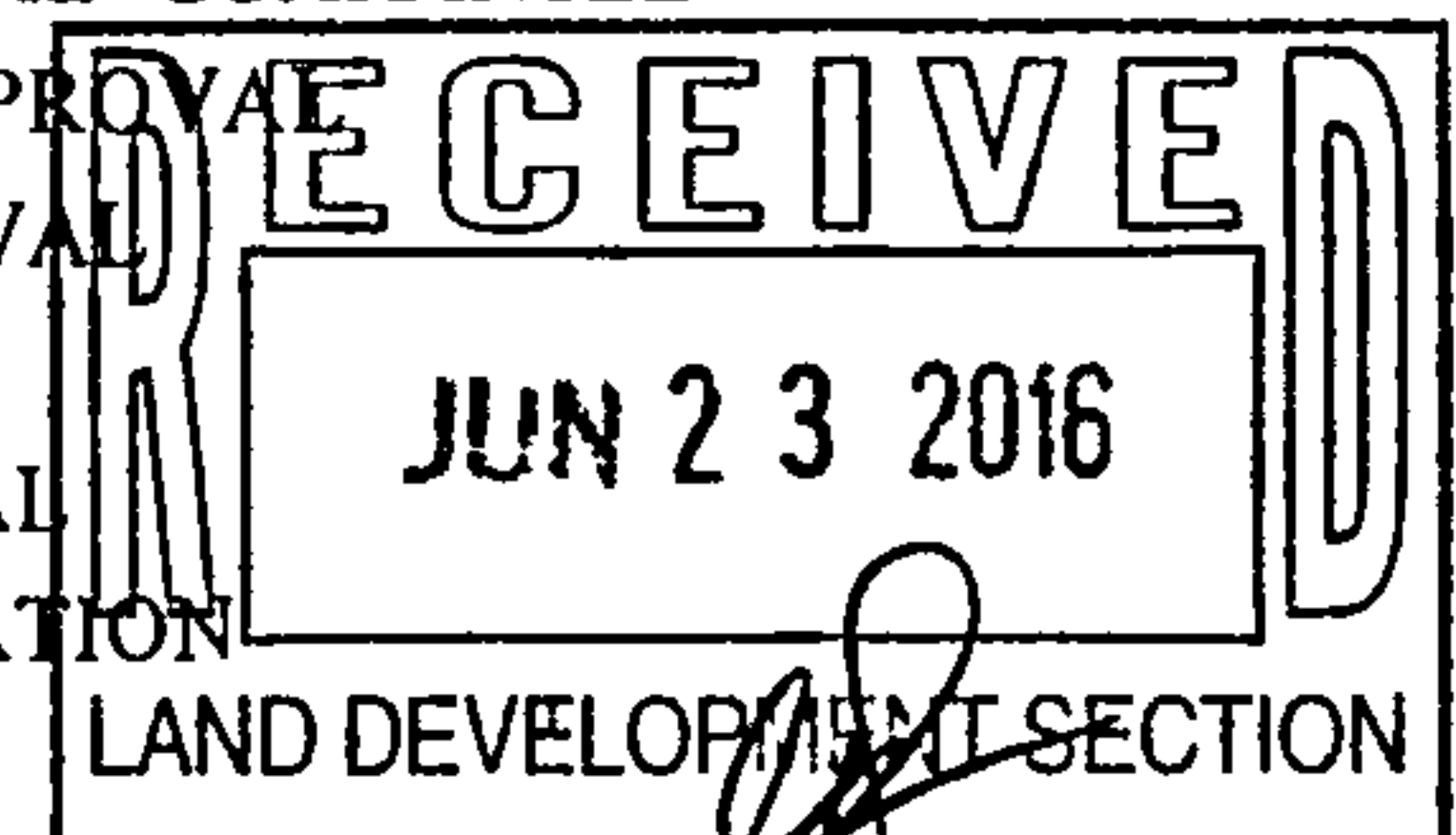
- ☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### 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) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY
- ☐ 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  
☐ OTHER (SPECIFY) \_\_\_\_\_



IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: June 23, 2016 By: Joe Cross

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_