

CITY OF ALBUQUERQUE



November 17, 2009

Philip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**Re: Robert's Truck Center Addition, 1423 Aspen NW,
Permanent Certificate of Occupancy (C.O.)—Approved,
Engineer's Stamp dated 06/16/09 (H14/D098A)
Certification dated 11-13-09 H13/0003**

Dear Mr. Clark,

Based upon the information provided in your submittal received 11-17-09, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

Timothy E. Sims
Plan Checker—Hydrology,
Development and Building Services

C: CO Clerk—Katrina Sigala
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/05)

PROJECT TITLE: Roberts Tr. Ctr. Addition ZONE MAP: H-13 / D03
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: 1423 Aspen NW

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil
 ADDRESS: 19 Ryan Road PHONE: 281-2444 & FAX
 CITY, STATE: Edgewood, NM ZIP CODE: 87015

OWNER: Roberts TR. Ctr. CONTACT: Bob Crawford
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Masterworks CONTACT: Jim Clark
 ADDRESS: _____ PHONE: 242-1866
 CITY, STATE: _____ ZIP CODE: _____

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

CONTRACTOR: Wiemann Commercial CONTACT: Bill
 ADDRESS: _____ PHONE: 220-2438
 CITY, STATE: _____ ZIP CODE: _____

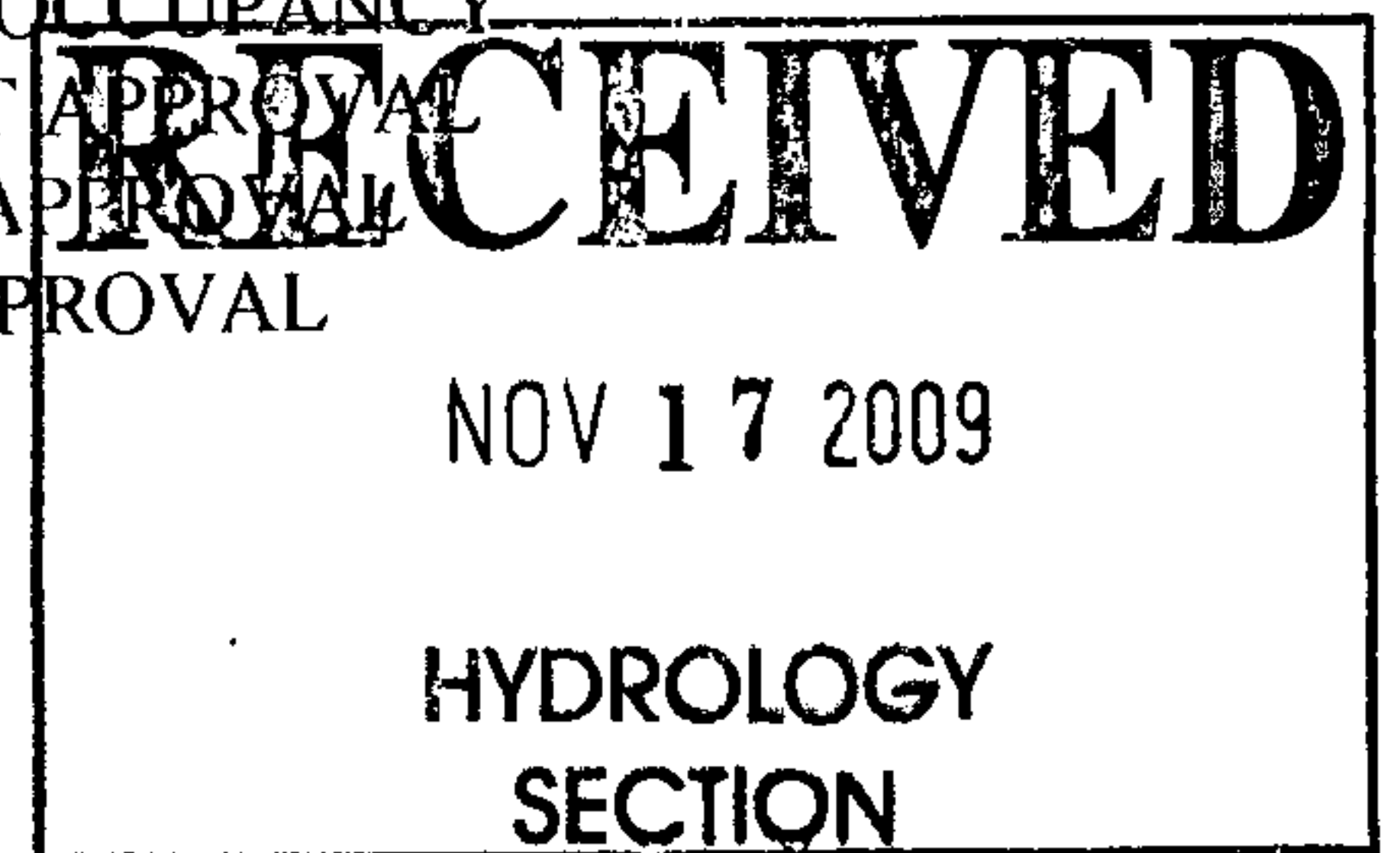
<p>TYPE OF SUBMITTAL:</p> <p>_____ DRAINAGE REPORT</p> <p>_____ DRAINAGE PLAN 1st SUBMITTAL</p> <p>_____ DRAINAGE PLAN RESUBMITTAL</p> <p>_____ CONCEPTUAL G & D PLAN</p> <p>_____ GRADING PLAN</p> <p>_____ EROSION CONTROL PLAN</p> <p><input checked="" type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)</p> <p>_____ CLOMR/LOMR</p> <p>_____ TRAFFIC CIRCULATION LAYOUT</p> <p>_____ ENGINEER'S CERT (TCL)</p> <p>_____ ENGINEER'S CERT (DRB SITE PLAN)</p> <p>_____ OTHER (SPECIFY) _____</p>	<p>CHECK TYPE OF APPROVAL SOUGHT:</p> <p>_____ SIA/FINANCIAL GUARANTEE RELEASE</p> <p>_____ PRELIMINARY PLAT APPROVAL</p> <p>_____ S. DEV. PLAN FOR SUB'D APPROVAL</p> <p>_____ S. DEV. FOR BLDG. PERMIT APPROVAL</p> <p>_____ SECTOR PLAN APPROVAL</p> <p>_____ FINAL PLAT APPROVAL</p> <p>_____ FOUNDATION PERMIT APPROVAL</p> <p>_____ BUILDING PERMIT APPROVAL</p> <p><input checked="" type="checkbox"/> CERTIFICATE OF OCCUPANCY</p> <p>_____ GRADING PERMIT APPROVAL</p> <p>_____ PAVING PERMIT APPROVAL</p> <p>_____ WORK ORDER APPROVAL</p> <p>_____ OTHER (SPECIFY) _____</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

DATE SUBMITTED: 11/17/09 BY: [Signature]

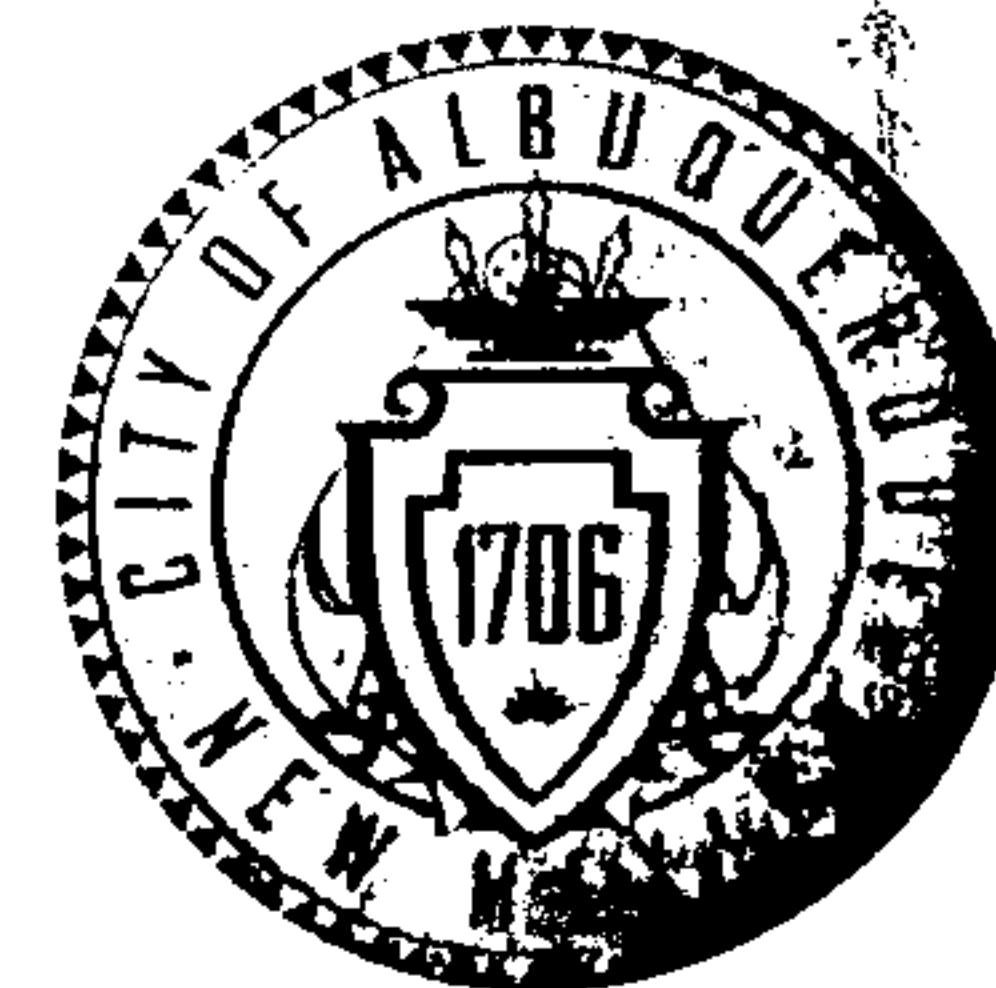
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based 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.



Bob - I'll submit this Tuesday when/after rock is placed. Jhx, BWC

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

February 12, 2010

James Benjamin Clark, Registered Architect
Masterworks Architect's, Inc
516 Eleventh Street NW
Albuquerque, NM 87102

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Roberts Trucks Body Shop, [H-13 / D003]
1623 Aspen NW
Architect's Stamp Dated 11/15/09

Dear Mr. Clark:

Based upon the information provided in your submittal received 02-12-10 (final plat information that was required), 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, you can contact me at 924-3630.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

November 18, 2009

James Benjamin Clark, Registered Architect
Masterworks Architect's, Inc
516 Eleventh Street NW
Albuquerque, NM 87102

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Roberts Trucks Body Shop, [H-13 / D003]
1623 Aspen NW
Architect's Stamp Dated 11/15/09

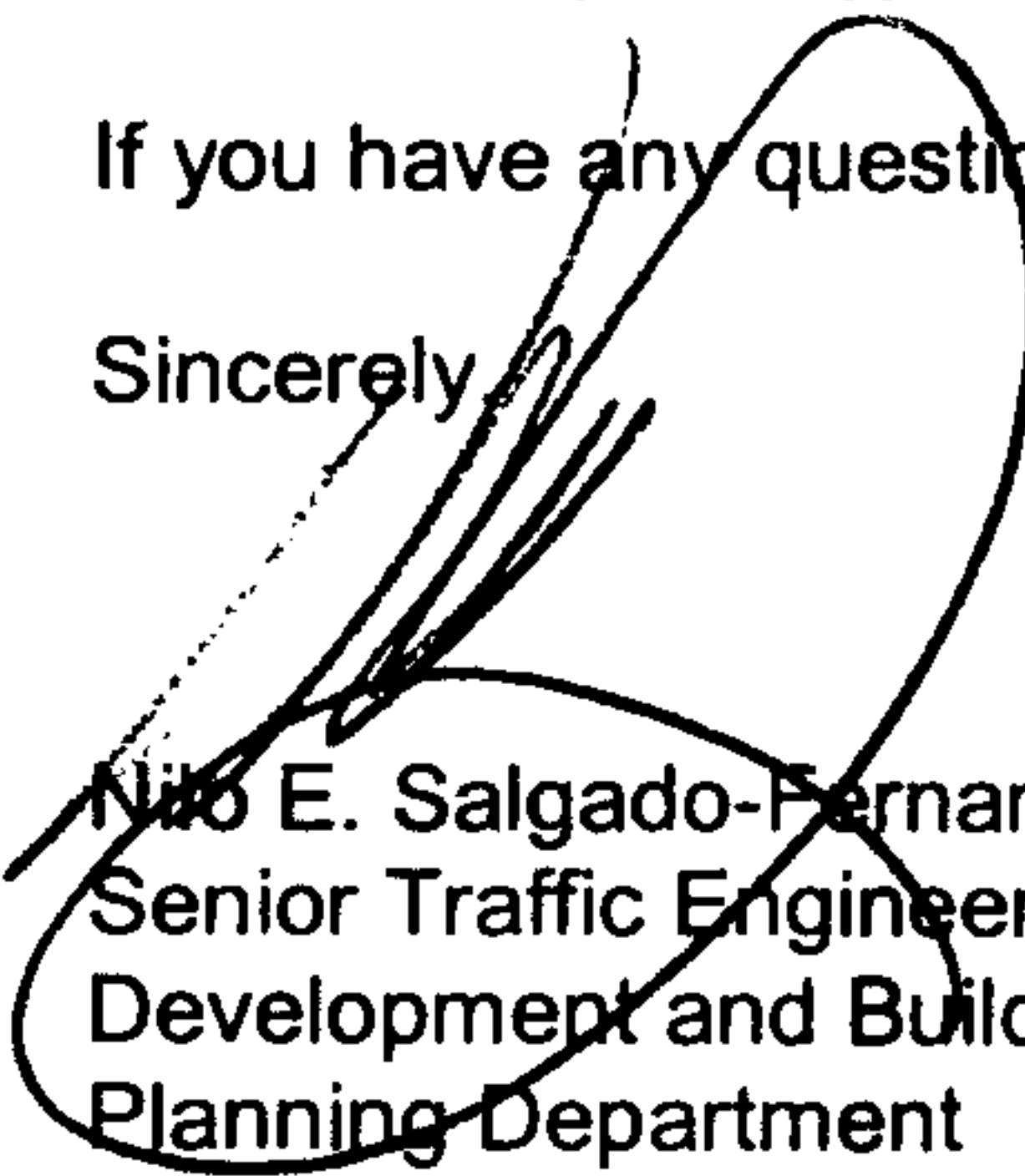
Dear Mr. Clark:

Based upon the information provided in your submittal received 11-16-09, Transportation Development has down graded your request from a Permanent C.O. to a 90-day Temporary C.O. This letter serves as a "green tag" from Transportation Development for a 90-day Temporary C.O. to be issued by the Building and Safety Division.

A green tag for a Temporary C.O. has been given allowing the outstanding issues to be addressed: **The additional parking shown on Site Plan (is the additional parking part of the required parking calculations? If so then you'll need to provide a copy of the approved Final Plat demonstrating the north segment as part of Roberts Trucks property); Since, additional parking on the north segment is shared between 1623 and 1423 Aspen you'll need to provide a copy of the Shared Parking Agreement.** When these remaining issues have been fully completed, are in substantial compliance, and a final Certification request for Transportation has been resubmitted to the City's Hydrology office for approval, a 'green tag' for Permanent C.O. will be issued.

If you have any questions, please call me at 924-3630.

Sincerely,


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

c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

15 November 2009
Project MW 0927

Kristal D. Metro, P.E.
Traffic Engineering, Planning Department
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Traffic Certification for Final CO

Project: Roberts Trucks body Shop Addition, 1623 Aspen NW, Albuquerque
Traffic Circulation Layout
Architect's Stamp dated 09-25-08 (H-13/D003)

I, James B. Clark, NMRA #1047, of Masterworks Architects, Inc., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL Approved Plan dated 7 October 2008.

One modification was made during construction that does not alter the validity of the approved TCL Plan:

- a. The additional parking spaces along the east and north property lines were reconfigured to improve traffic flow in the yard.

The enclosed TCL Site Plan (REV: 15 NOV 09) has been revised to show the parking reconfiguration.

I further certify that I personally visited the site on 12 November 2009 and have determined by visual inspection that the survey data provided is representative of the 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
Certificate of Occupancy (Perm).

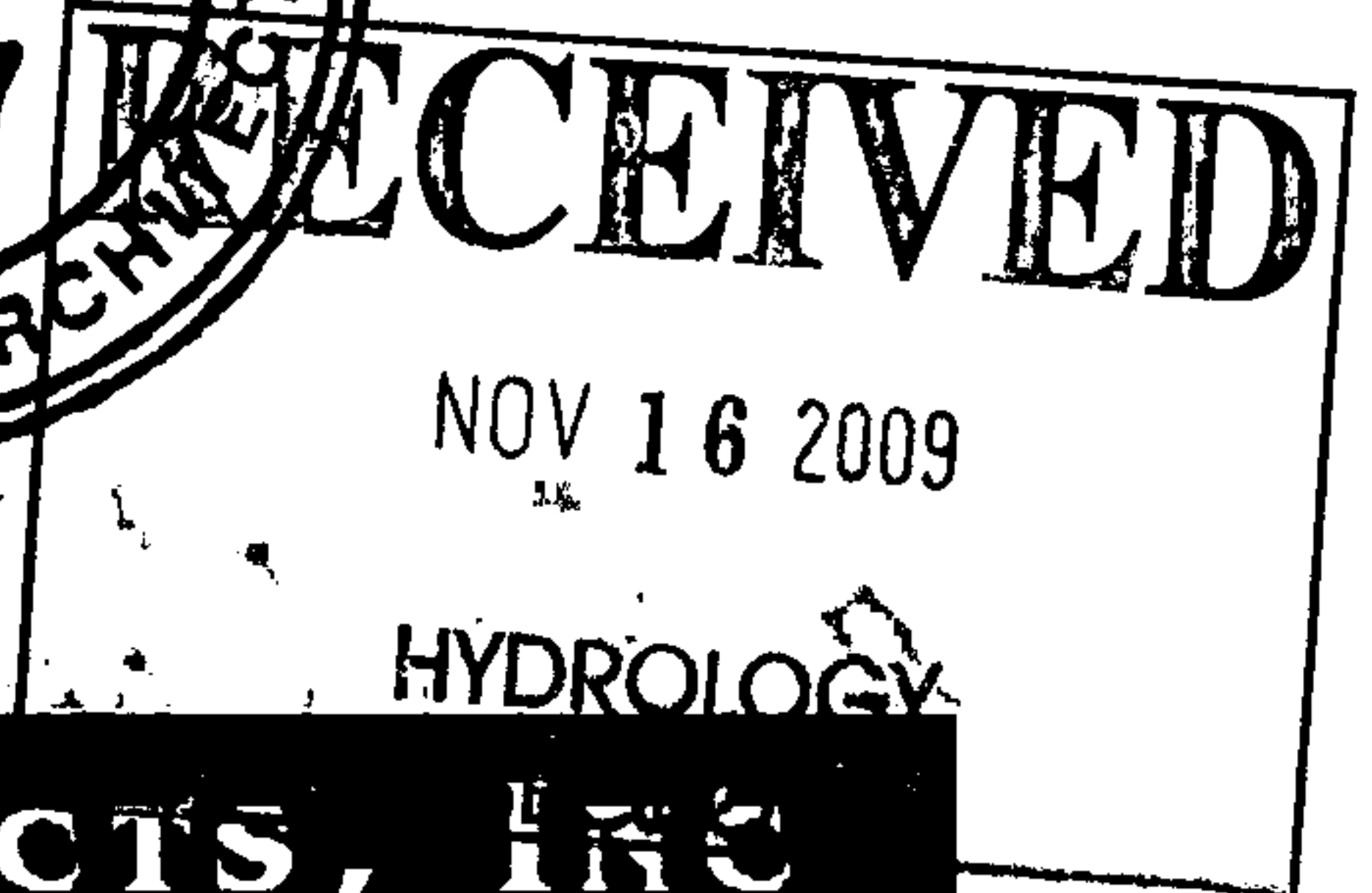
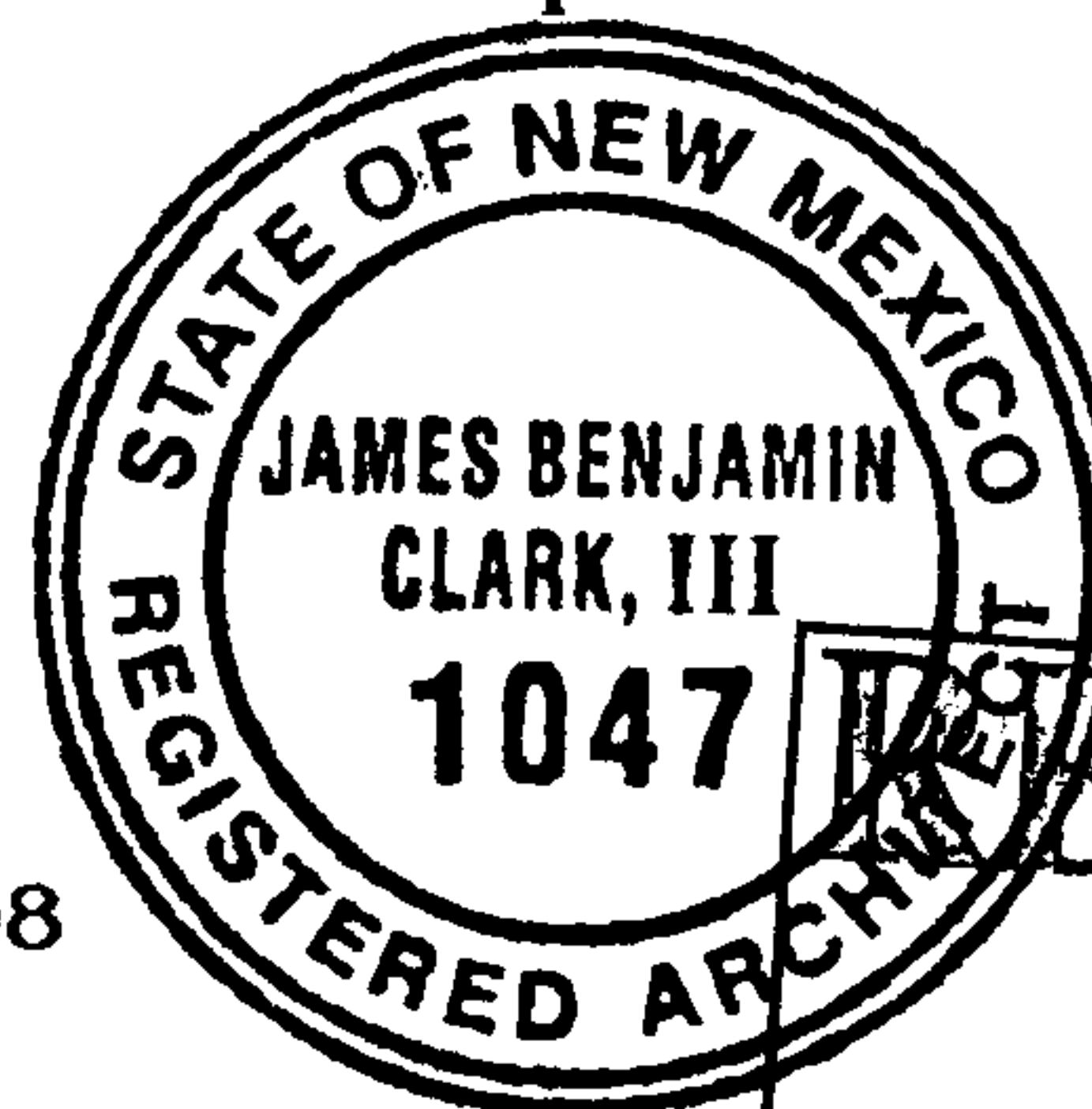
The record information presented hereon is not necessarily complete and is intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Respectfully submitted,



James B. Clark, RA
President

Encl: Approved TCL Plan dated 7 October 2008



- additional parking spaces along east
- Worth property part of
- Park calculations?
- Provide copy of final plat
- Part of 1423 & 1623 ?
- Shared parking agreement

7980
4778
 7981

Need Field
Inspection



DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

H-13/D0003

PROJECT TITLE: ROBERTS TRUCKS BODY SHOP ZONE MAP/DRG. FILE # H-13
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 2B-1 FOREST PRODUCTS CO.
CITY ADDRESS: 1623 ASPEN AVE NW, ABQ, NM 87104

ENGINEERING FIRM: CLARK CONSULTING ENGINEERS CONTACT: PHIL CLARK
ADDRESS: 19 RYAN RD PHONE: 281-2444
CITY, STATE: EDGEWOOD, NM ZIP CODE: 87105

OWNER: ROBERTS TRUCKS CONTACT: BOB CRAWFORD
ADDRESS: 1623 ASPEN AVE NW PHONE: 243-7883
CITY, STATE: ABQ NM ZIP CODE: 87104

ARCHITECT: MASTERWORKS ARCHITECTS INC. CONTACT: JIM CLARK
ADDRESS: 516 11th St. NW PHONE: 242-1866
CITY, STATE: ABQ, NM ZIP CODE: 87102

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

CONTRACTOR: WEIMAN COMMERCIAL CONTACT: BILL WEIMAN
ADDRESS: 5105 WATERCRESS NE PHONE: 220-2438
CITY, STATE: ABQ, NM ZIP CODE: 87113

TYPE OF SUBMITTAL:

- ☐ 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/ARCHITECT CERT (TCL)
- ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
- ☐ ENGINEER/ARCHITECT CERT (AA)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. 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) _____

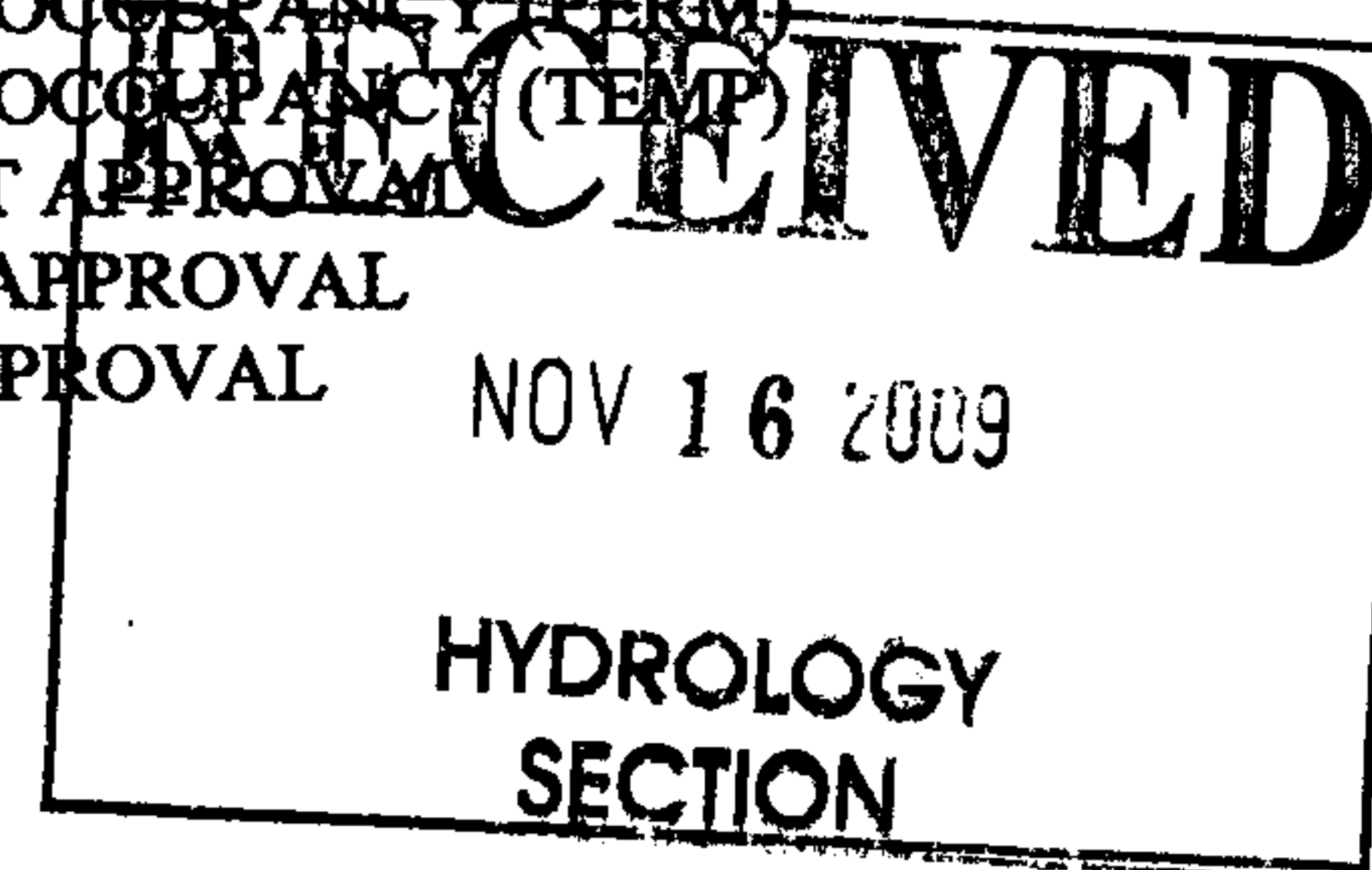
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

SUBMITTED BY: James B Clark DATE: 16 Nov 09

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 define 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.



90.10N

CITY OF ALBUQUERQUE



October 7, 2009

James Benjamin Clark III, R.A.
Masterworks Architects, Inc.
516 11th St. NW
Albuquerque, NM 87102

Re: Roberts Truck Center Body Shop Addition, 1623 Aspen Avenue NW,
Traffic Circulation Layout
Architect's Stamp dated 09-25-09 (H13-D003)

Dear Mr. Clark,

The TCL submittal received 10-05-09 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.**

PO 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 Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Albuquerque

NM 87103

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 Drainage and Transportation Information Sheet 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.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Roberts Truck Ct ZONE MAP: H13/D003
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 1623 Aspen Ave NW

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

OWNER: ROBERTS TRUCKS CONTACT: Bob Crawford
ADDRESS: 1623 ASPEN AVE NW PHONE: 243-7883
CITY, STATE: ABQ, NM ZIP CODE: 87104

ARCHITECT: MASTERWORKS ARCHITECTS INC CONTACT: Jim Clark
ADDRESS: 516 11th St NW PHONE: 242-1866
CITY, STATE: ABQ, NM ZIP CODE: 87102

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

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

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ X TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ X 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:

- ☒ X YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 5 OCTOBER 2009 BY: James B Clark

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.

CITY OF ALBUQUERQUE



September 28, 2009

James Benjamin Clark III, R.A.
Masterworks Architects, Inc.
516 11th St. NW
Albuquerque, NM 87102

Re: Roberts Truck Center Body Shop Addition, 1623 Aspen Avenue NW,
Traffic Circulation Layout
Architect's Stamp dated 09-25-09 (H13-D003)

Dear Mr. Clark,

The TCL submittal received 09-28-09 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.**

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

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

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.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

CITY OF ALBUQUERQUE



September 22, 2009

James Benjamin Clark III, R.A.
Masterworks Architects, Inc.
516 11th St. NW
Albuquerque, NM 87102

**Re: Roberts Truck Center Body Shop Addition, 1623 Aspen Avenue NW,
Traffic Circulation Layout
Architect's Stamp dated 09-10-09 (H13-D003)**

Dear Mr. Clark,

Based upon the information provided in your submittal received 09-14-09, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.
2. Call out the width of the handicapped parking aisles. Please note that the handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
3. Clearly demonstrate the ADA pathway from the handicapped parking spaces to the building. Is a ramp required?
4. Show a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard.
5. Please clarify existing versus proposed conditions. All proposed parking spaces must have an end of aisle island (a striped island is acceptable). See Figure 23.7.2 of the *Development Process Manual*.

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

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

CITY OF ALBUQUERQUE



July 17, 2009

Philip W Clark, PE
Clark Consulting Engineers
19 Ryan Rd.
Edgewood, NM 87015

Re: Roberts Truck Center Addition Grading and Drainage Plan
Engineer's Stamp dated ~~6-19-09~~ (H13/D03)

6-16-09 BJB

Dear Mr. Clark,

PO Box 1293

Based upon the information provided in your submittal dated 6-19-09, 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.

Albuquerque

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

NM 87103

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

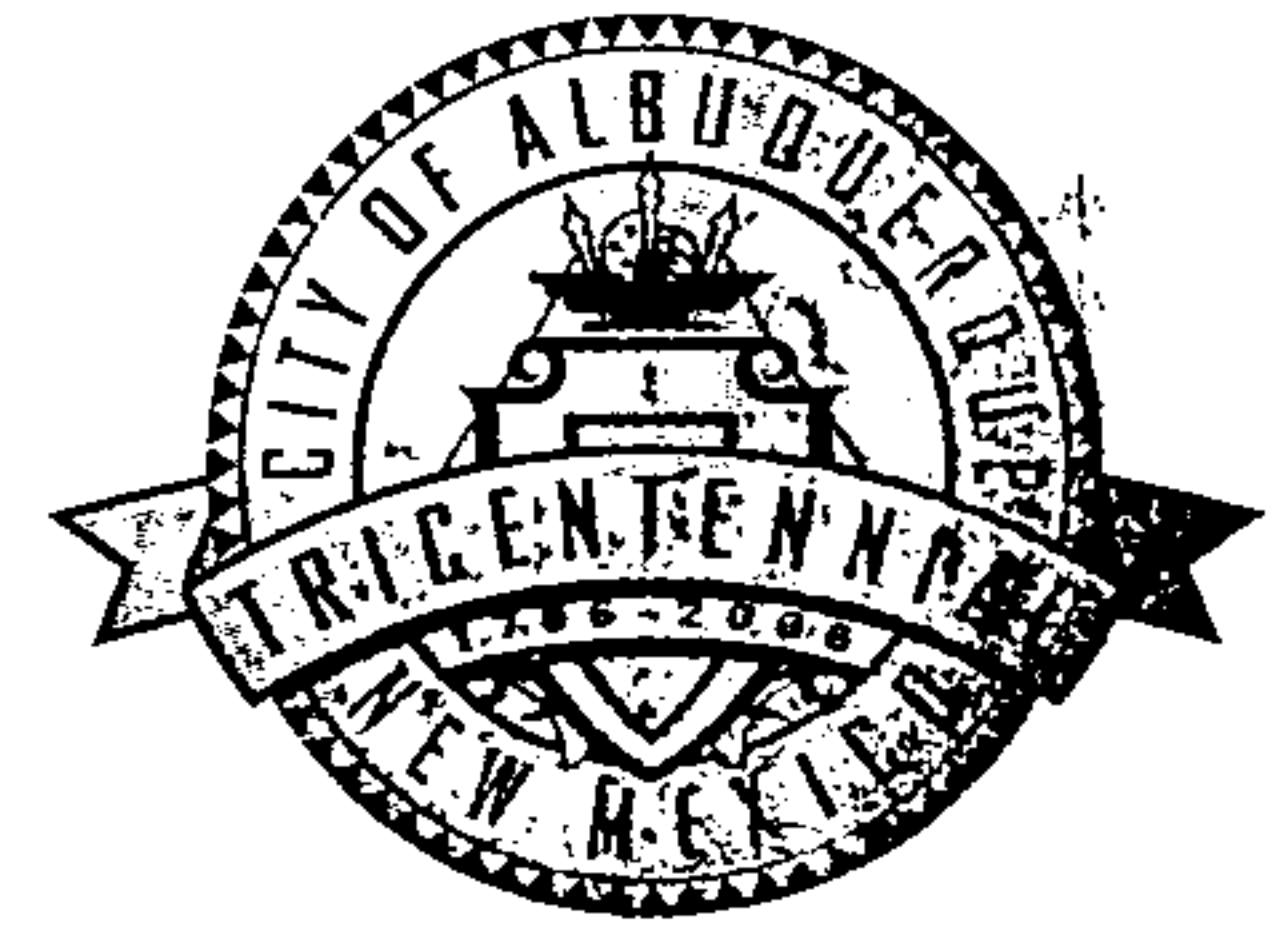
www.cabq.gov

Sincerely,

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

C: file

CITY OF ALBUQUERQUE



December 13, 2007

Harold L. Bennett, P.E.
CJL Engineers
1324 Bernardino NW
Albuquerque, NM 87104

**Re: Robert's Truck Center, 1423 Aspen NW,
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 6/07/06 (H-13/D003)
Certification dated 09/19/07**

Based upon the information provided in your submittal received 12/12/07, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

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

Sincerely,

Albuquerque

New Mexico 87103

Timothy Sims
Plan Checker, Planning Dept.
Development and Building Services

www.cabq.gov

C: CO Clerk-Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: ROBERTS TRUCK CR. ZONE MAP/DRG. FILE # H-13/D-3
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 2B 12C FRONT RD.
 CITY ADDRESS: 1423 ASPEN N.W.

ENGINEERING FIRM: CJL ENGINEERS
 ADDRESS: 1324 BERNARDINO N.W.
 CITY, STATE: ALB.

CONTACT: H. BENNETTE
 PHONE: 620-7939
 ZIP CODE: _____

OWNER: ROBERTS TRUCK CR.
 ADDRESS: 1623 ASPEN N.W.
 CITY, STATE: _____

CONTACT: DAN KEETE
 PHONE: 243-7883
 ZIP CODE: _____

ARCHITECT: MASTER WORKS ARCHITECTS
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: S.W. SURVEY
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ 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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. 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) _____

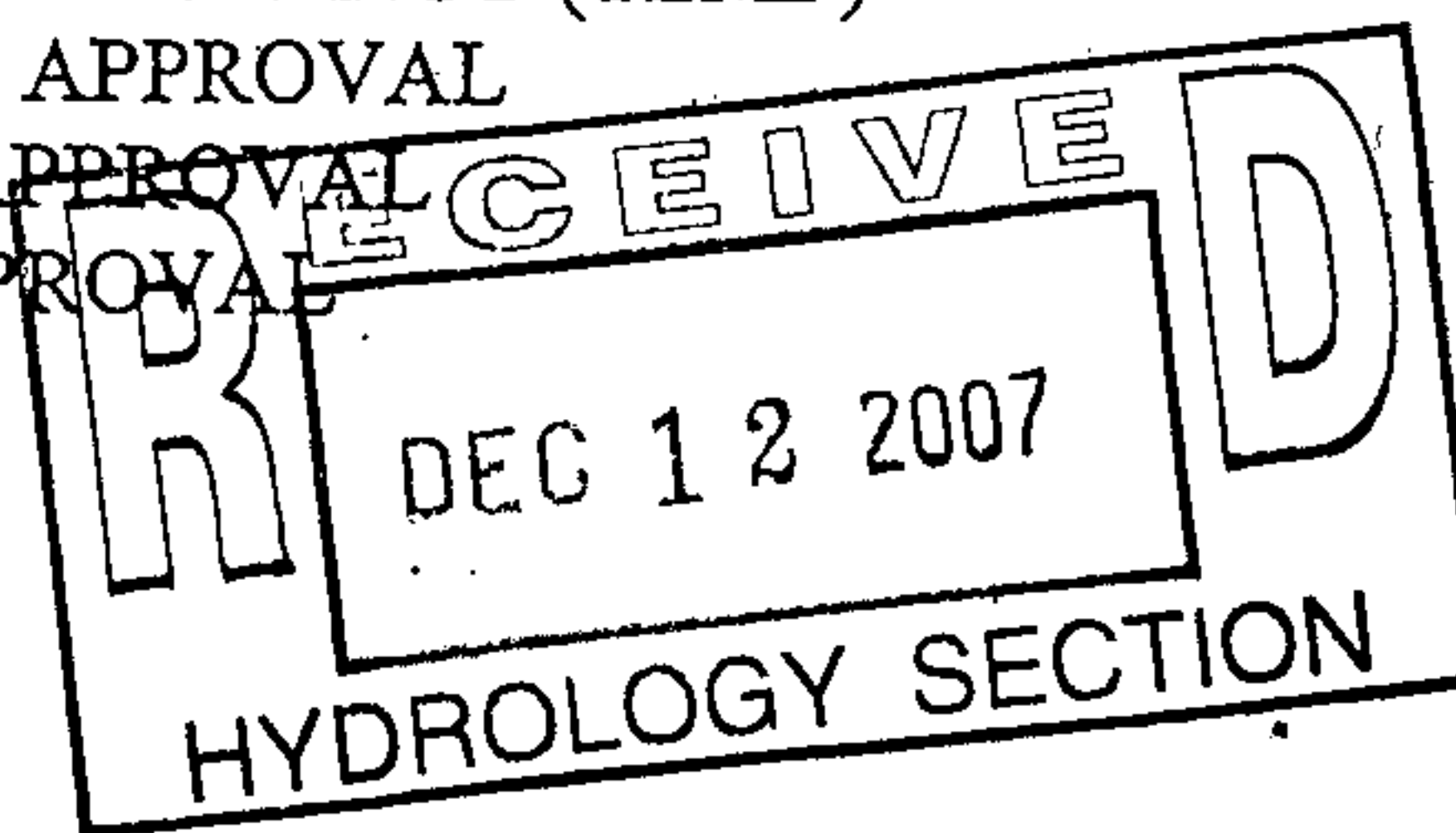
WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

- ☐ YES
☐ NO
☐ COPY PROVIDED

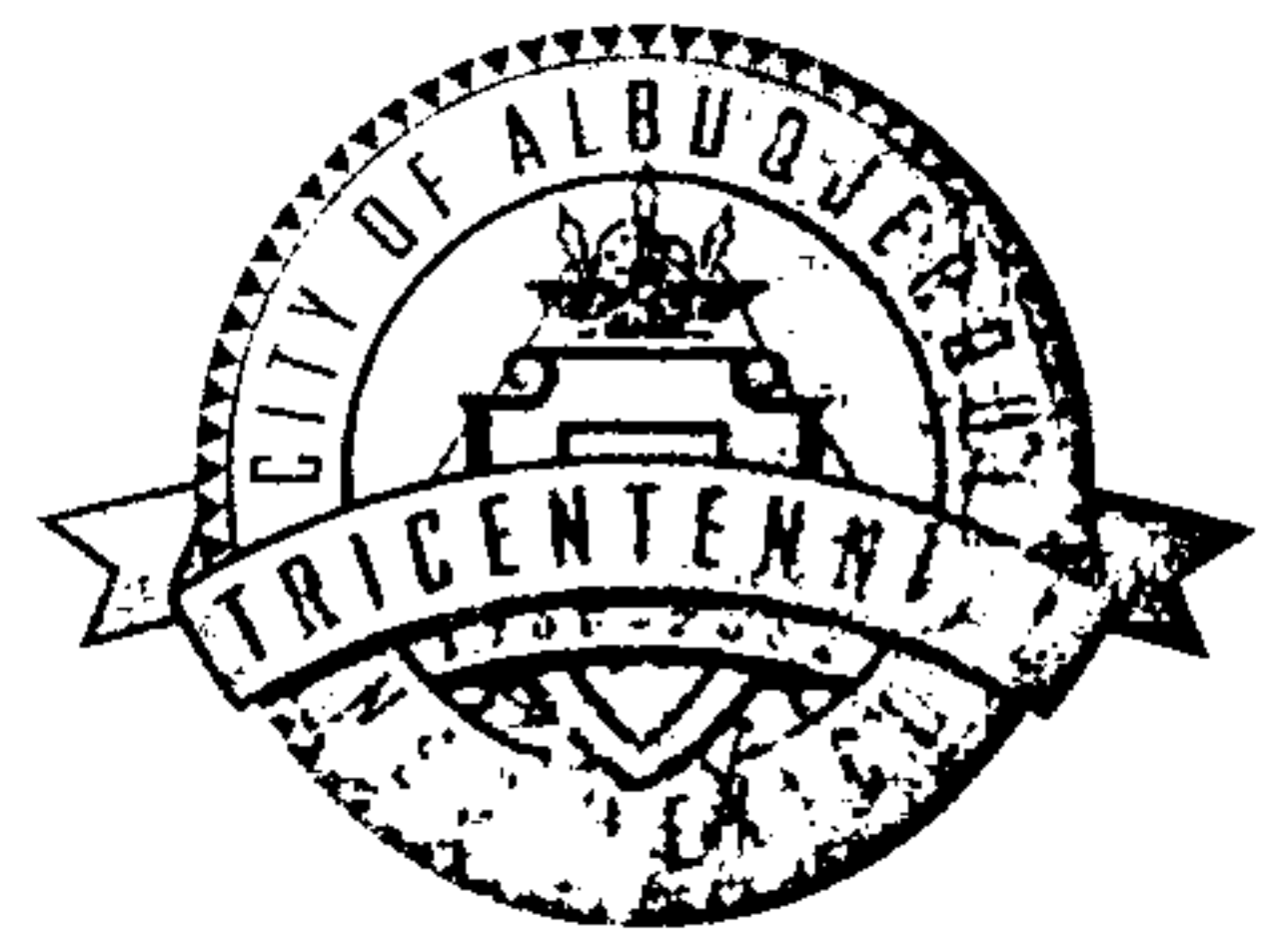
SUBMITTED BY: [Signature] DATE: 12/12/07

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



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

May 1, 2007

James B. Clark, Registered Architect
4200 Wyoming Blvd NE, Ste. B-1
Albuquerque, NM 87111

Re: Certification Submittal for Final Building Certificate of Occupancy for
Roberts Truck Center, [H-13 / D3]
1423 Aspen NW
Architect's Stamp Dated 04/30/07

Dear Mr. Clark:

The TCL / Letter of Certification submitted on April 30, 2007 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 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: ROBERTS TRUCK CENTER ZONE MAP/DRG. FILE # H-13/D003
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 2B and 2C, FOREST PRODUCTS COMPANY
CITY ADDRESS: 1423 ASPEN NW, ALBUQUERQUE

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: ROBERTS TRUCK CENTER, NM, INC.
ADDRESS: 1423 ASPEN AVE NW
CITY, STATE: ABQ NM

CONTACT: BLAIN ROBERTS
PHONE: 806-355-9771
ZIP CODE: 87104

ARCHITECT: MASTERWORKS ARCHITECTS INC
ADDRESS: 4200 WYOMING BLVD NE Ste B-1
CITY, STATE: ABQ, NM

CONTACT: JIM CLARK
PHONE: 242-1866
ZIP CODE: 87111

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ 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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. 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) _____

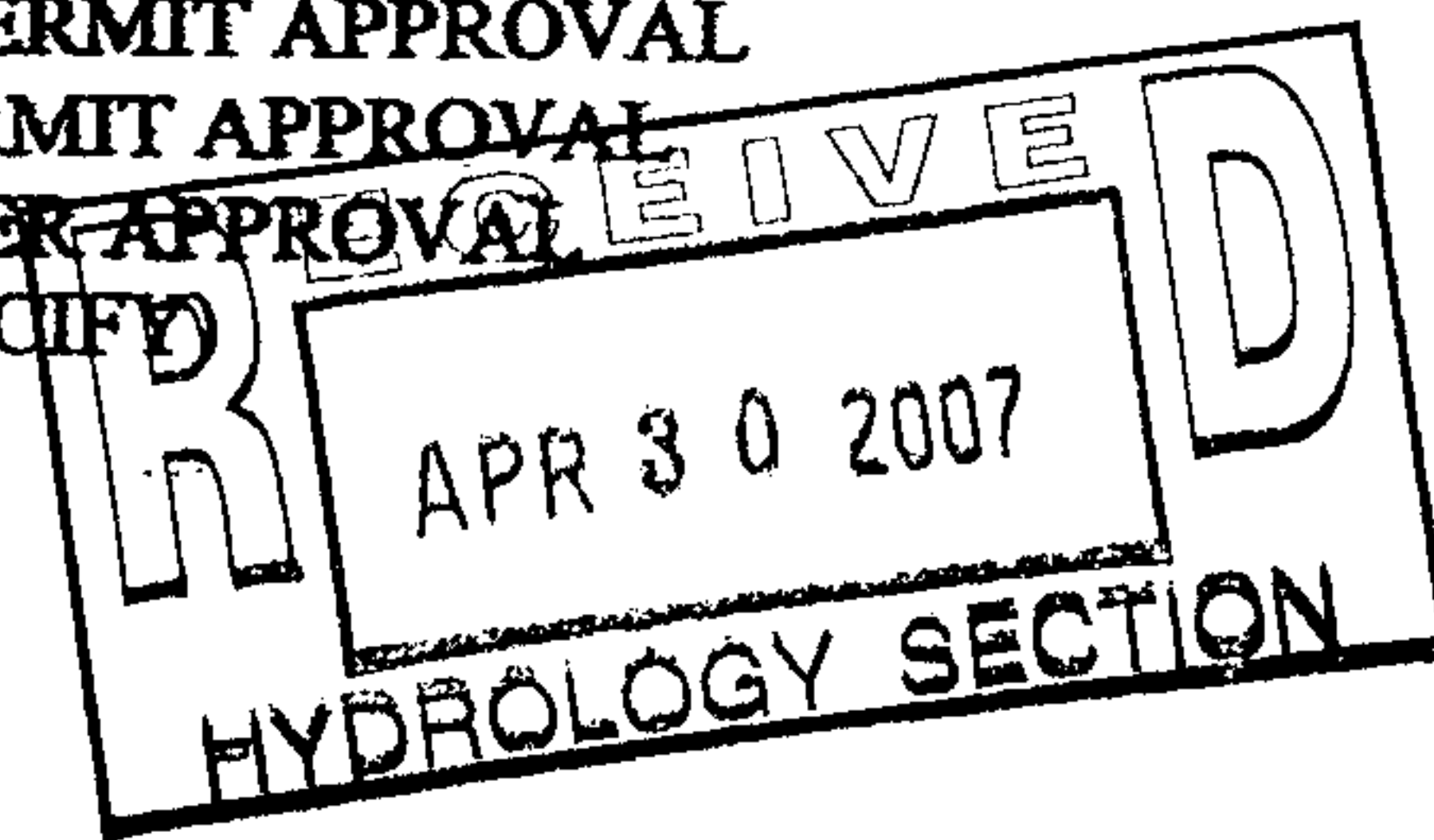
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: James B Clark, MWA Inc DATE: 30 April 07

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 define 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.



30 April 2007
Project MW 0611

Planning Department
Transportation and Development Services Section
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Traffic Certification for Final Certificate of Occupancy

Project: Roberts Trucks Center (H-13 / D3)
1423 Aspen Avenue NW
Albuquerque, New Mexico
Architects Stamp Dated 08 Jun 06 Revised: 27 Apr 07

On 27 April 2007, I conducted a Site Observation Visit of the completed facility to confirm the construction of the site improvements for the issuance of a Permanent Certificate of Occupancy.

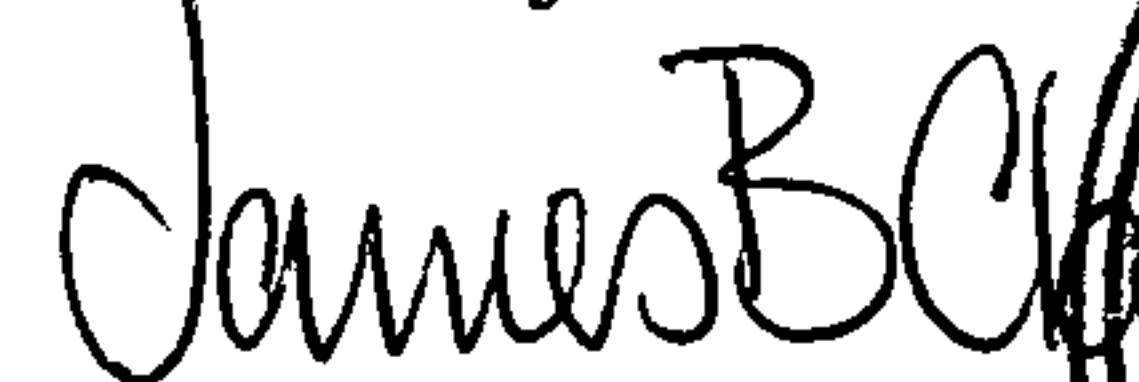
My observation revealed that the site improvements are in substantial compliance with the City of Albuquerque approved Traffic Circulation Plan.

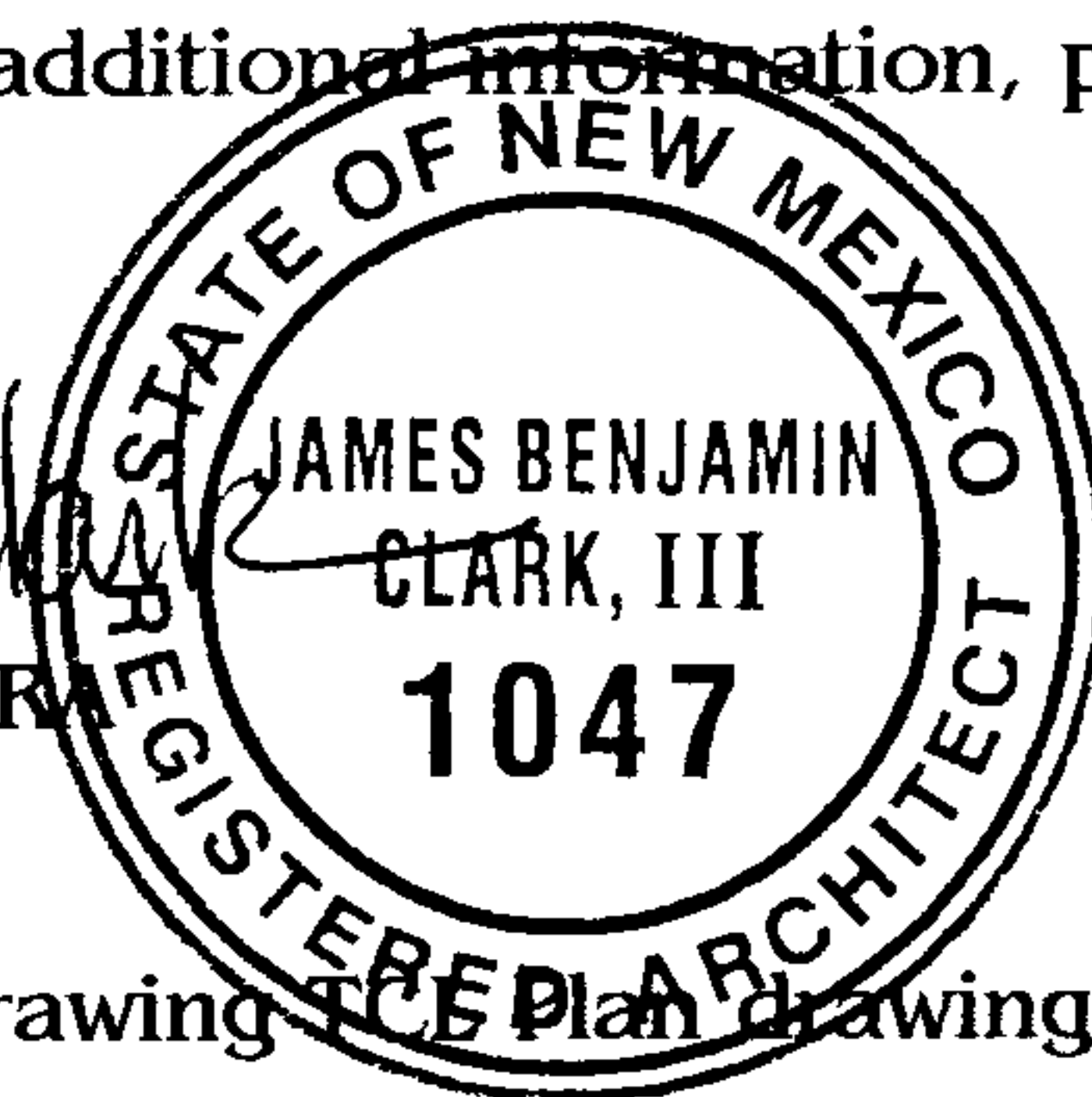
Four changes were noted and have been shown on the enclosed record TCL drawing dated 27 April 07:

- a. & b. 3 additional vehicle parking spaces were added to both the east and west side of the building outside the Offices Area. These 6 additional parking spaces bring the total parking spaces count to 33;
- c. The Fuel Island was constructed on the east side under a Change Order to the existing building permit;
- d. A power pole and guy were added and a concrete island installed for protection in the south parking lot.

If you need any additional information, please call.

Sincerely,


James B. Clark, III
Vice President



Encl: Record Drawing TCL Plan drawing dated 27 Apr 07

MASTERWORKS ARCHITECTS, INC

4200 Wyoming Blvd. NE, Suite B-1 • Albuquerque, NM 87111
505-242-1866 • FAX 505-242-1802

www.masterworksarchitects.com info@masterworksarchitects.com

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

August 7, 2006

Jim Clark
Masterworks Architects Inc.
4200 Wyoming NE Ste B-1
Albuquerque, NM 87111

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Offices and Warehouse for Roberts Truck Center [H-13/D-03r]
(1333 Aspen Ave NW), Albuquerque, NM
Engineer's/Architect's Stamp Dated 06-08-06

Dear Mr. Clark,

The TCL submittal dated August 07, 2006, is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you 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

Albuquerque

New Mexico 87103

If a temporary CO is needed then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

www.cabq.gov

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 needs stamp 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 Hydrology at the Development Services Center of Plaza Del Sol Building.

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,

Wilfred A. Gallegos, PE
Traffic Engineer
Development and Building Services

cc: Hydrology file
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: ROBERTS TRUCK CENTER - Service Bldg ZONE MAP/DRG. FILE #: H-13/D3R
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 2-C-1
CITY ADDRESS: 1333 ASPEN AVE NW 87104

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: ROBERTS TRUCK CENTER, NM, INC
ADDRESS: 1623 ASPEN AVE NW
CITY, STATE: ABQ NM

CONTACT: BLAINE ROBERTS
PHONE: 806-355-9771
ZIP CODE: 87104

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CONTACT: JIM CLARK
PHONE: 242-1866
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ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

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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:

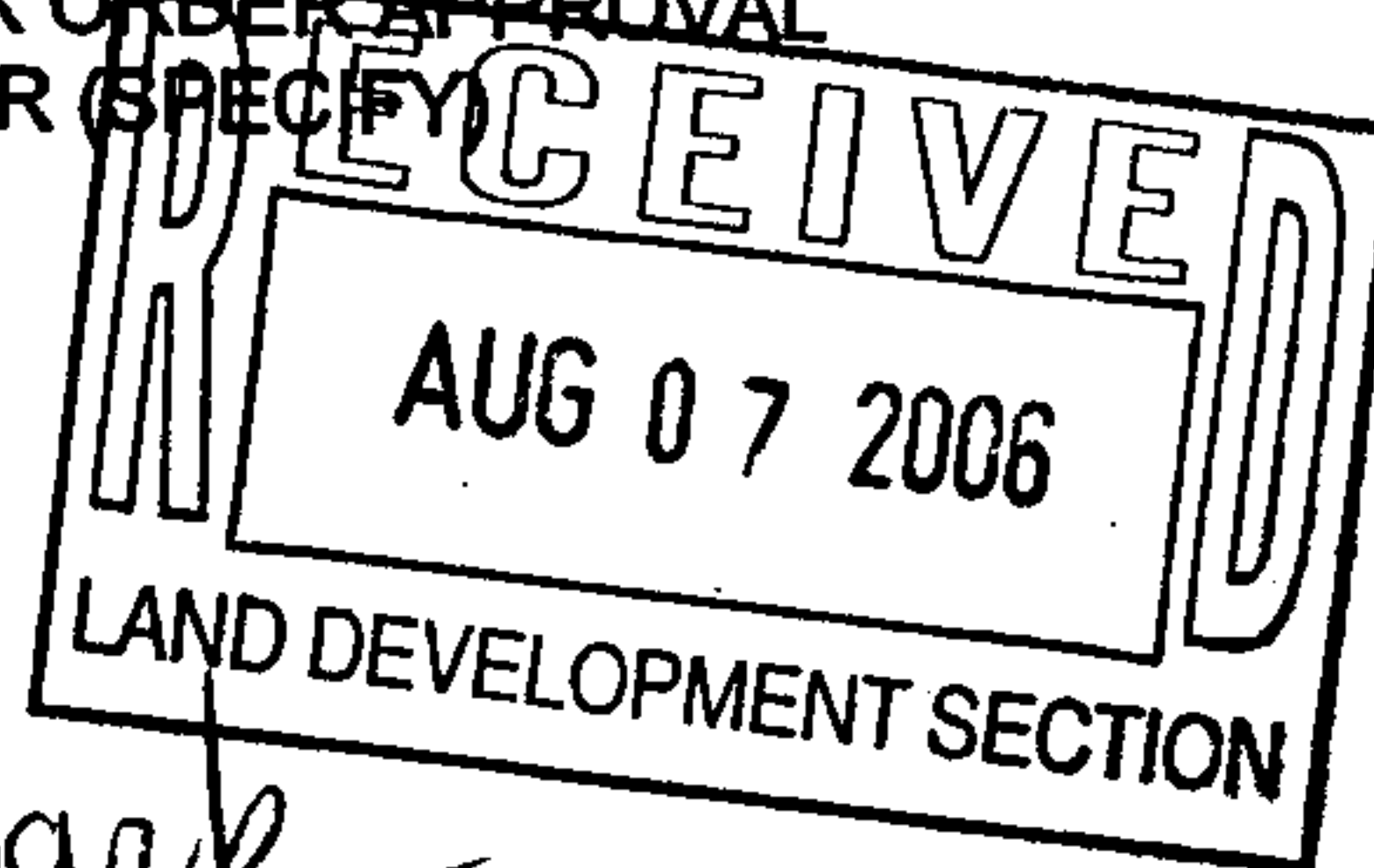
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
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- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 7 AUG 06

BY: James B Clark



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

CITY OF ALBUQUERQUE



RECEIVED
JUL 17 2006
MASTERWORKS

July 13, 2006

James Clark, R.A.
Masterworks Architects Inc.
4200 Wyoming Ste B-1
Albuquerque, NM 87111

Re: 1423 Aspen NW, Lots 2B and 2C Forest Products Company, Traffic Circulation Layout, Architect's Stamp dated 06-08-06 (H13-D3)

Dear Mr. Clark,

Based upon the information provided in your submittal received 06-13-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. A cross lot access easement will be required prior to TCL approval.
2. Approval from the railroad company will be required due to the drive pad location.

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

Sincerely,

Wilfred Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services
C: file

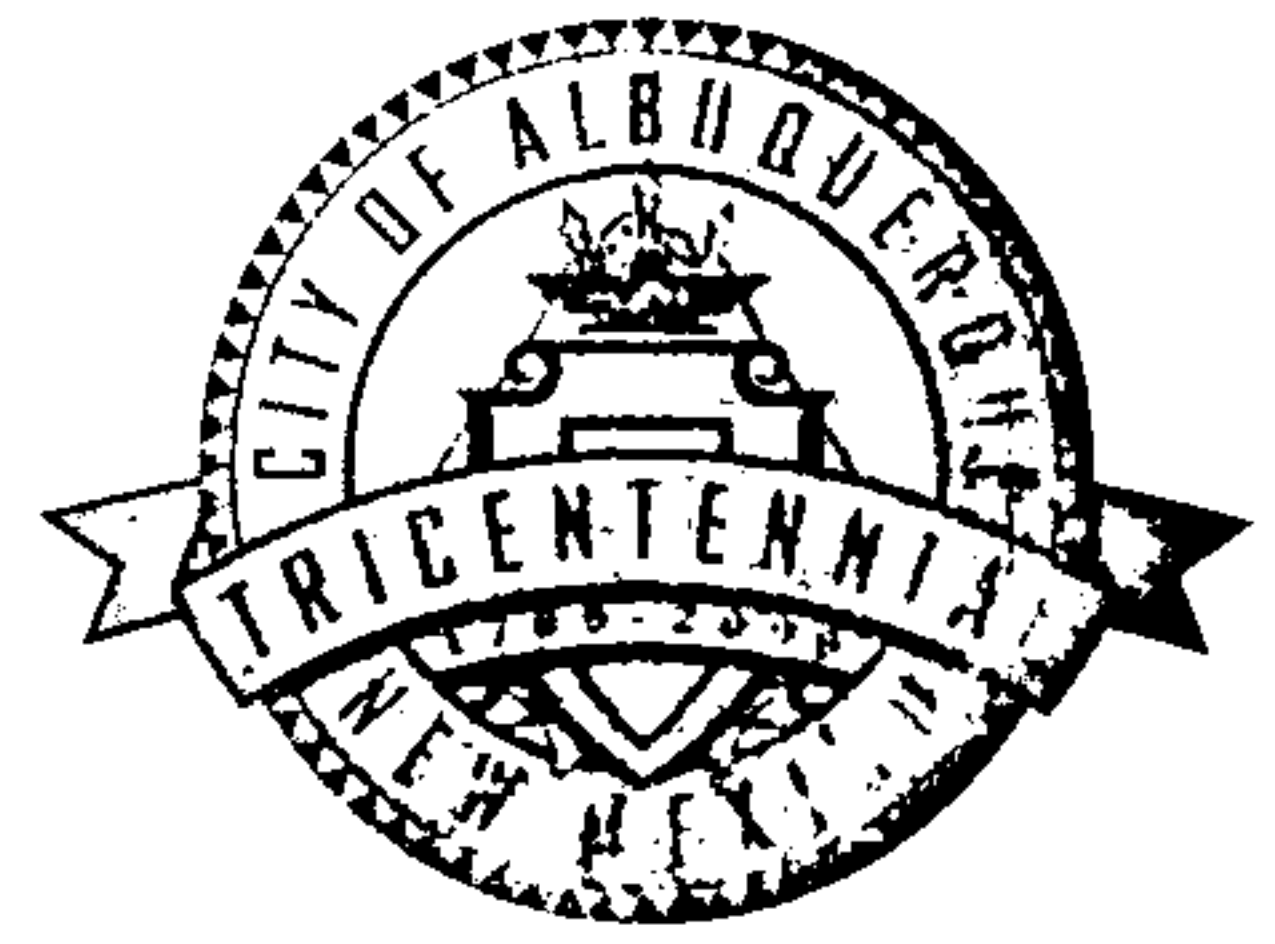
P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



June 22, 2006

Harold Bennett, PE
CJ & E Engineering
1324 Bernardino NW
Albuquerque, NM 87104

Re: Roberts Truck Center Grading and Drainage Plan
Engineer's Stamp dated 6-7-06 (H13/D3)

Dear Mr. Bennett,

Based upon the information provided in your submittal dated ^{6/7/06}~~5-2-06~~, 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.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions about this permit, please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

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.
Development and Building Services

C: file
Chuck Caruso

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov