

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

January 17, 2008

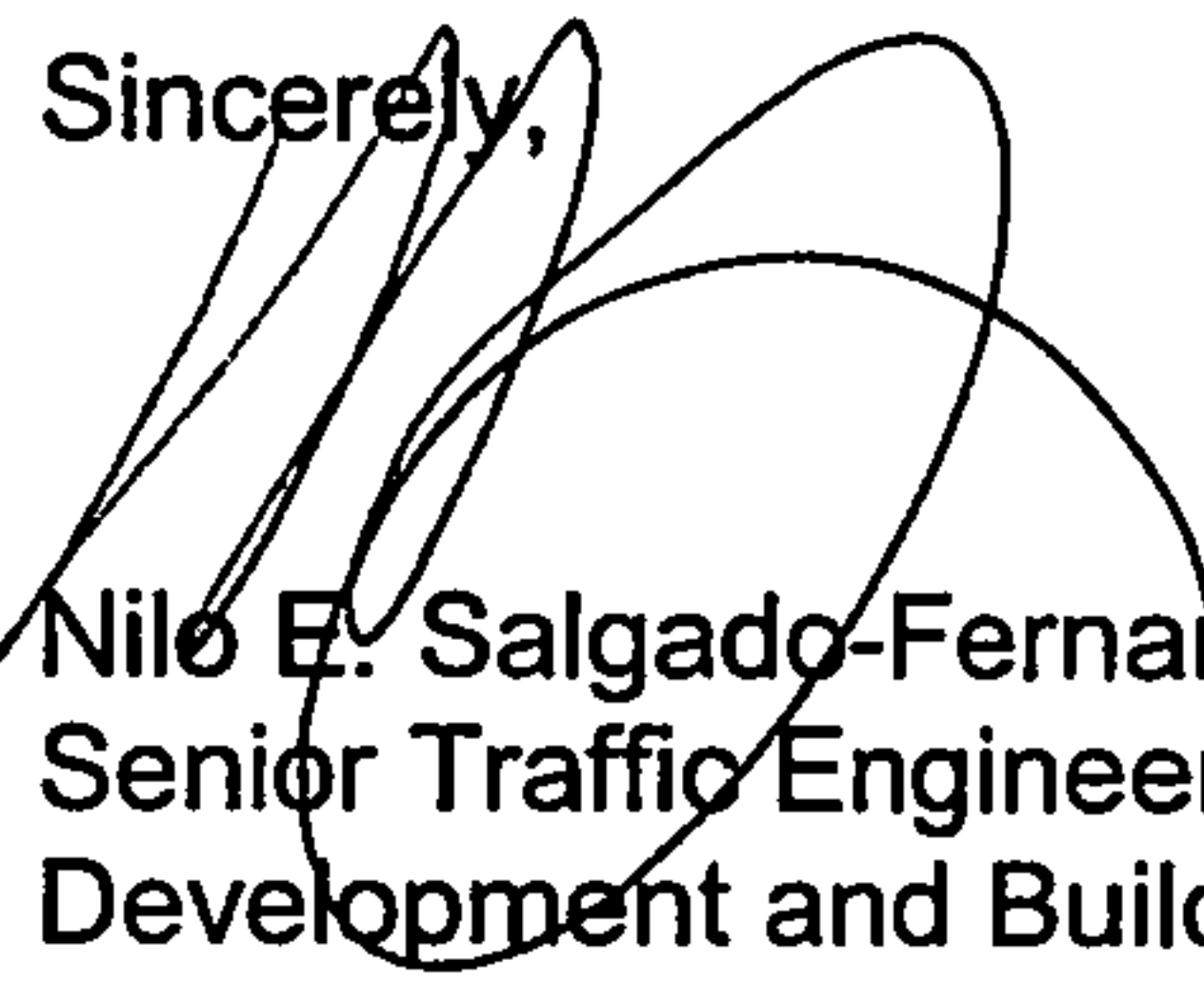
Claudio Antonio Vigil, Registered Architect
1801 Rio Grande Blvd NW
Albuquerque, NM 87104

Re: Certification Submittal for Final Building Certificate of Occupancy for
Gateway II Industrial Park, [H-14 / D001C]
2731 Broadway Blvd
Architect's Stamp Dated 01/15/08

Dear Mr. Vigil:

The TCL / Letter of Certification submitted on January 16, 2008 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 12/2005)

GATEWAY Industrial PARK

PROJECT TITLE: GATEWAY Industrial PARK ZONE MAP: H-15
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: 2731 BROADWAY BLVD

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

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

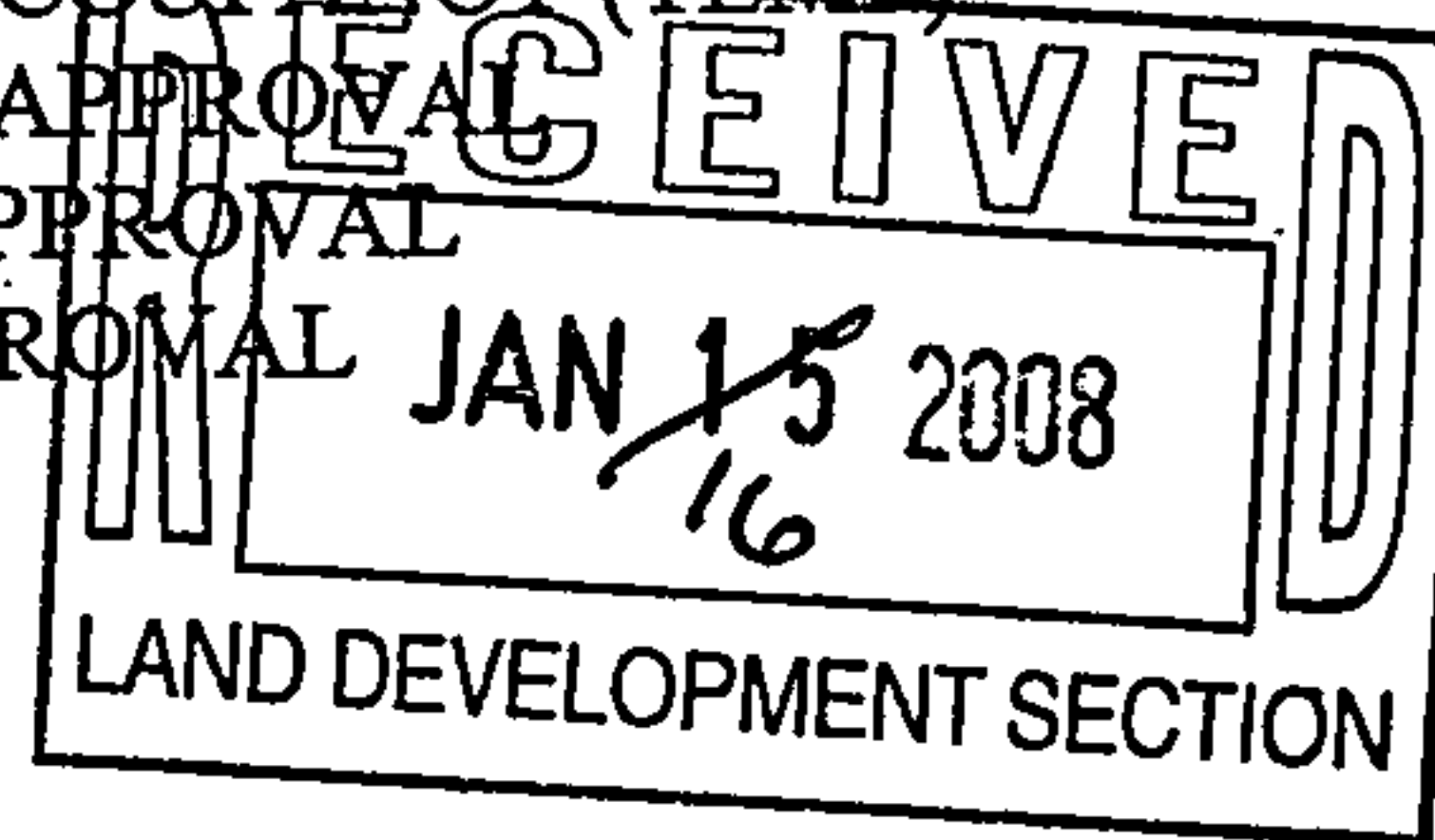
ARCHITECT: CLAUDIO VIGIL CONTACT: Hugo
 ADDRESS: 1801 RD GRANDE BLVD NW PHONE: 842-1113
 CITY, STATE: ALBUQUERQUE NM ZIP CODE: _____

SURVEYOR: SMITH CONTACT: JASON
 ADDRESS: _____ PHONE: 255-7555
 CITY, STATE: NM AIB ZIP CODE: _____

CONTRACTOR: KLING STUBBINS CONTACT: ROBERT P. STUBBINS
 ADDRESS: 8701 WASHINGTON PHONE: 401-0870
 CITY, STATE: AIB NM ZIP CODE: 87112

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'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
☐ 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: [Signature] BY: 1/15/7

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



**Planning Department
Transportation Development Services Section**

January 16, 2008

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

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Gateway II Industria Parkl , [H-15 / D001C]
2731 Broadway Blvd H-14
Architect's Stamp Dated 01/15/08

Dear Mr. Vigil:

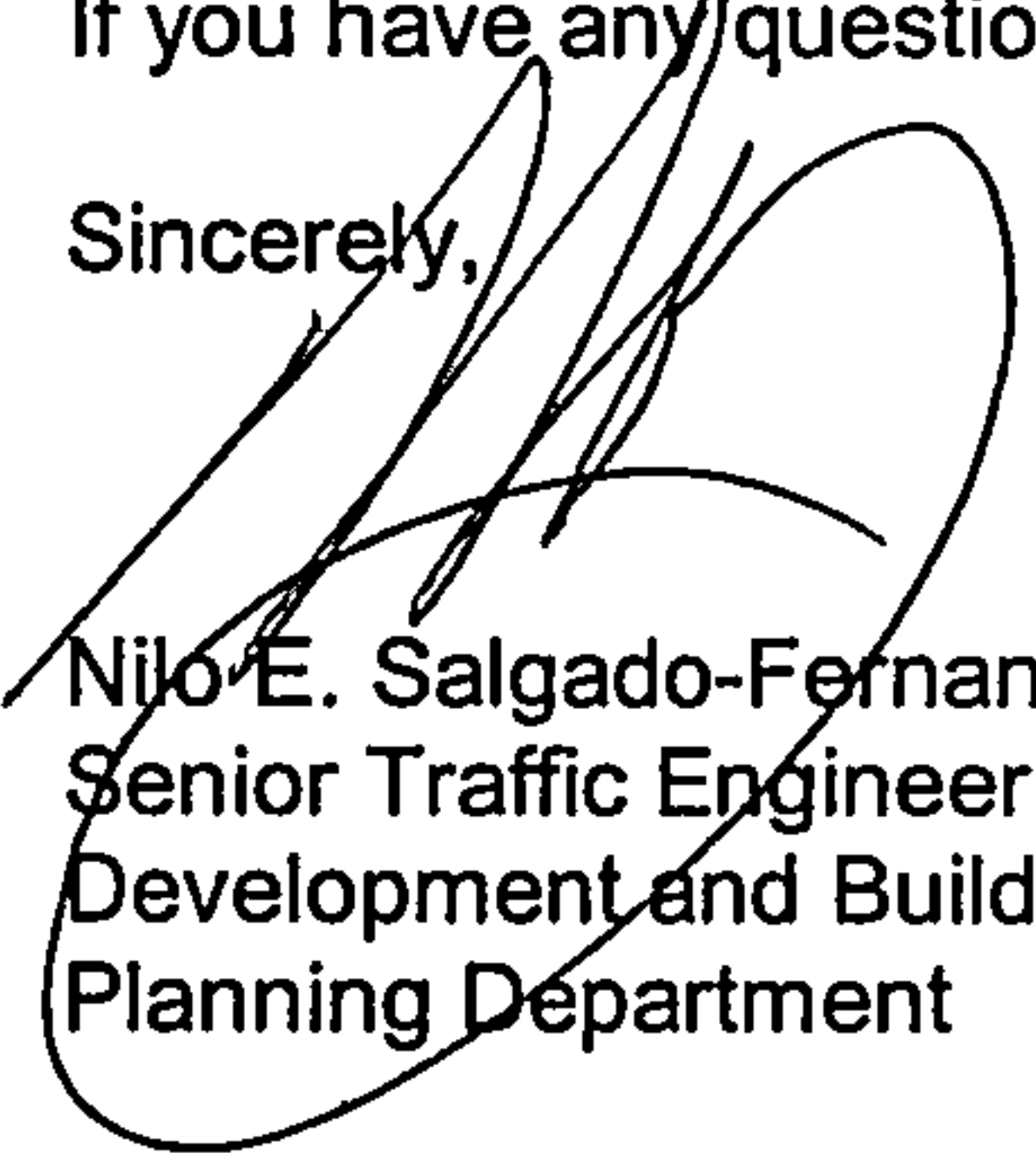
Based on the information provided on your submittal dated January 15, 2008, the above referenced project is approved for a 90-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding Original DRB Approved Site Plan (missing, need to provide as part of the submittal) issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



January 15, 2008
Traffic Engineer
Development and Building Services
600 2nd. St. N.W
Albuquerque, New Mexico

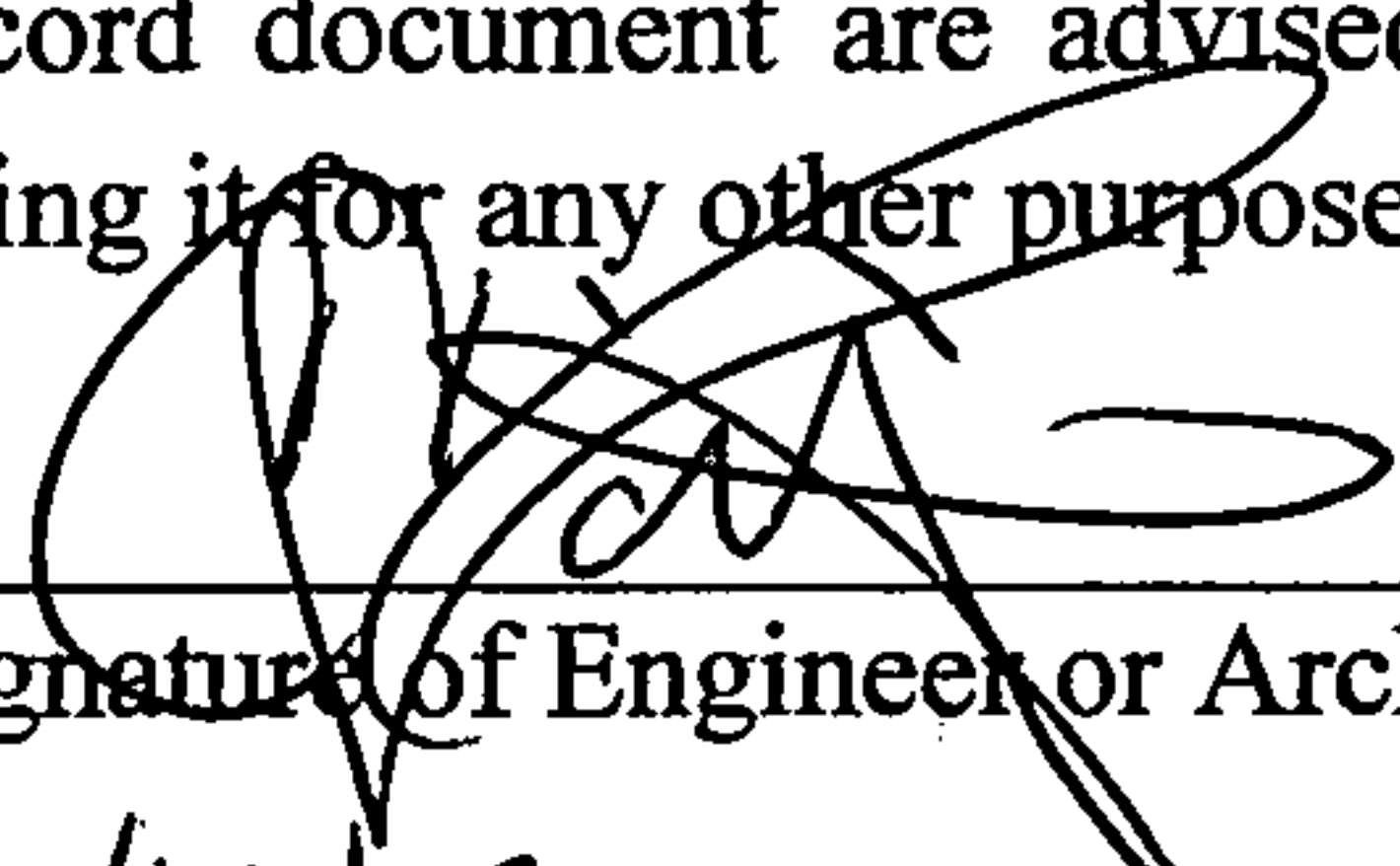
RE: TRAFFIC CERTIFICATION
Gateway II Industrial
2731 Broadway Blvd.

To whom it may concern:

I, Claudio Vigil, NM Registered Architect 1236, of the firm Claudio Vigil Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Administrated Amendment to the DRB approved site plan. The record information edited onto the original design document has been by Hugo Castaneda of the firm Claudio Vigil Architects. He 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 my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy.

All work necessary to support the facility has been completed, and is in substantial compliance with the Administrated Amendment to the DRB approved site plan.

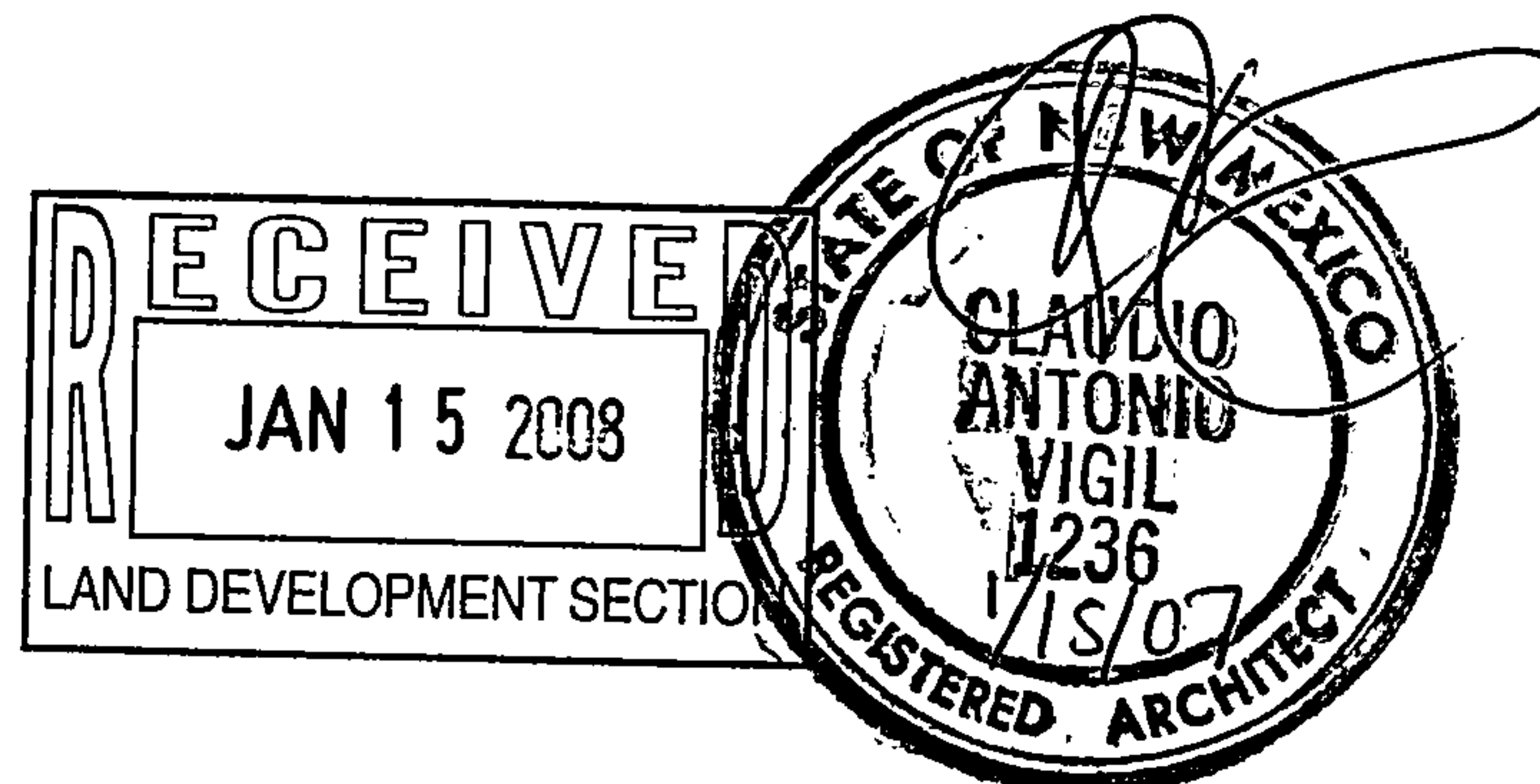
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



Signature of Engineer or Architect

1/15/07
Date

ENGINEER'S OR ARCHITECT'S STAMP



CITY OF ALBUQUERQUE



December 13, 2007

Jason R. Woodruff, P.E.
GND, LLC
5643 Paradise Blvd. NW
Albuquerque, NM 87114

**Re: Gateway II Industrial, 2751 & 2801 Broadway Blvd,
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 6/29/07 (H-15/D001C)
Certification dated 12/10/07 H-16**

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.

Albuquerque

Sincerely,

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 12/2005)

H-15/DoolC

PROJECT TITLE: Gateway II industrial Park ZONE MAP: H-15-Z
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: SEE GRADING PLAN FOR LEGAL DESCRIPTION
CITY ADDRESS: 2751 2801 BROADWAY

ENGINEERING FIRM: GND, LLC CONTACT: Jason Woodruff
ADDRESS: 5643 Paradise Blvd PHONE: 899-6182
CITY, STATE: Albuquerque, NM ZIP CODE: 87114

OWNER: MECHCON CONTACT: Hugo Castaneda
ADDRESS: 2921 2nd street NW PHONE: 345-9400
CITY, STATE: Albuquerque, NM ZIP CODE: _____

ARCHITECT: Claudio Vigil Architects CONTACT: Hugo Castaneda
ADDRESS: 1801 Rio Grande Blvd PHONE: 842-1113
CITY, STATE: Albuquerque, NM ZIP CODE: 87104

SURVEYOR: Surveys Southwest, LTD CONTACT: _____
ADDRESS: 333 Lomas Blvd PHONE: 998-0303
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

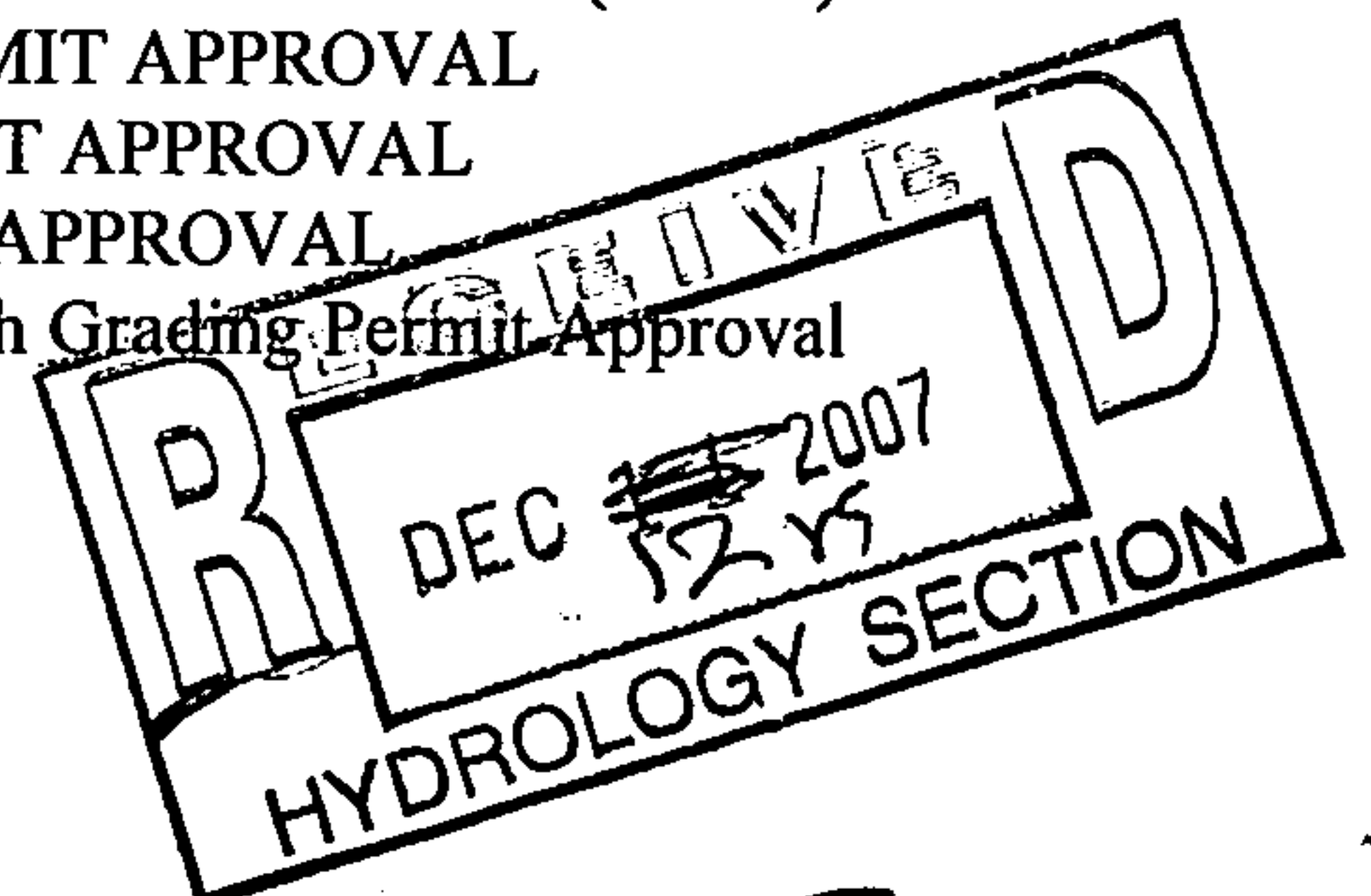
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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
____ 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
____ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TEMP)
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ OTHER - Rough Grading Permit Approval

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

DATE SUBMITTED: J Woodruff BY: 12-11-07



Requests for approvals of Site Development Plans and/or Subdivision Plans 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.

GND, LLC

CONSULTING ENGINEERS

5643 Paradise Blvd. NW ♦ Albuquerque, New Mexico 87114
Phone: 505-899-6182 ♦ Fax: 505-899-6184

Hydrology Development Section
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102
Attn: Brad Bingham

Re: Gateway II, Drainage Certification

Dear Mr. Bingham:

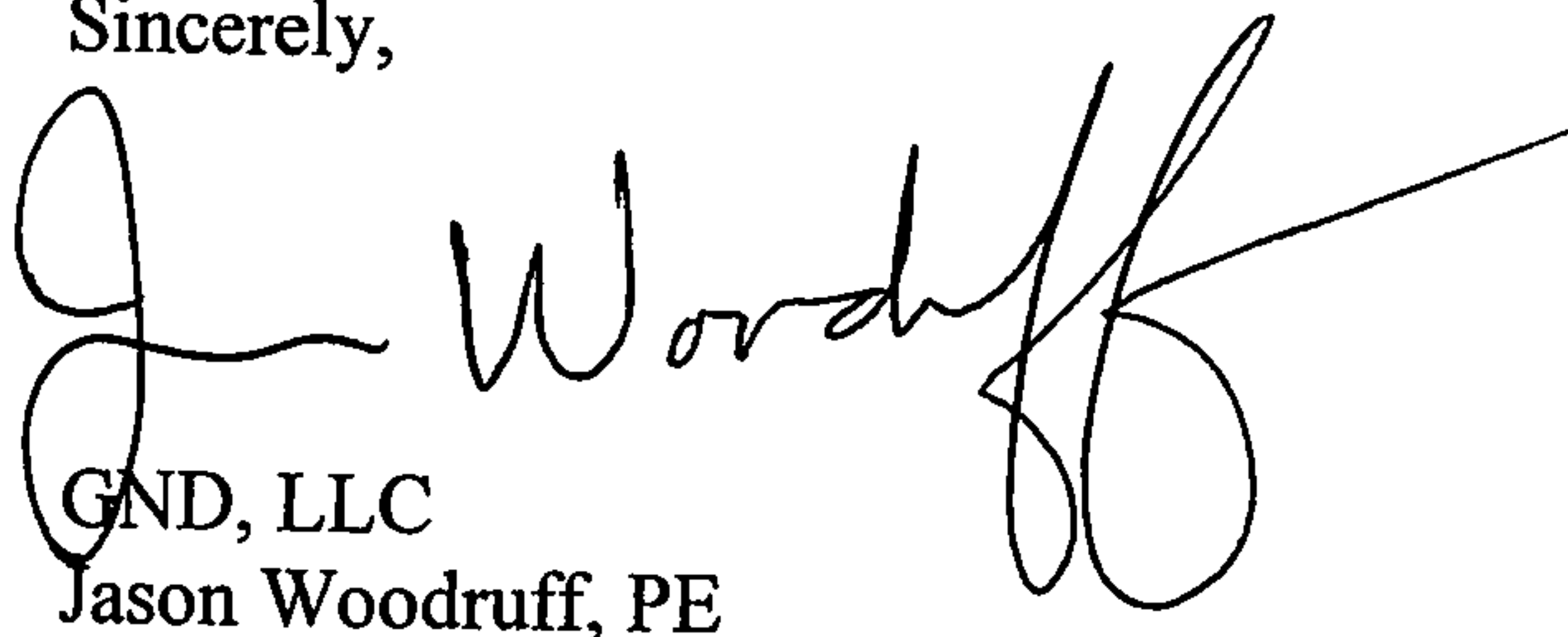
I, Jason R. Woodruff, NMPE 17179, of the firm GND, LLC, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 06-29-07. The record information edited onto the original design document has been obtained by Jason Smith, NMPS 17122, of the firm Doug Smith Surveying.

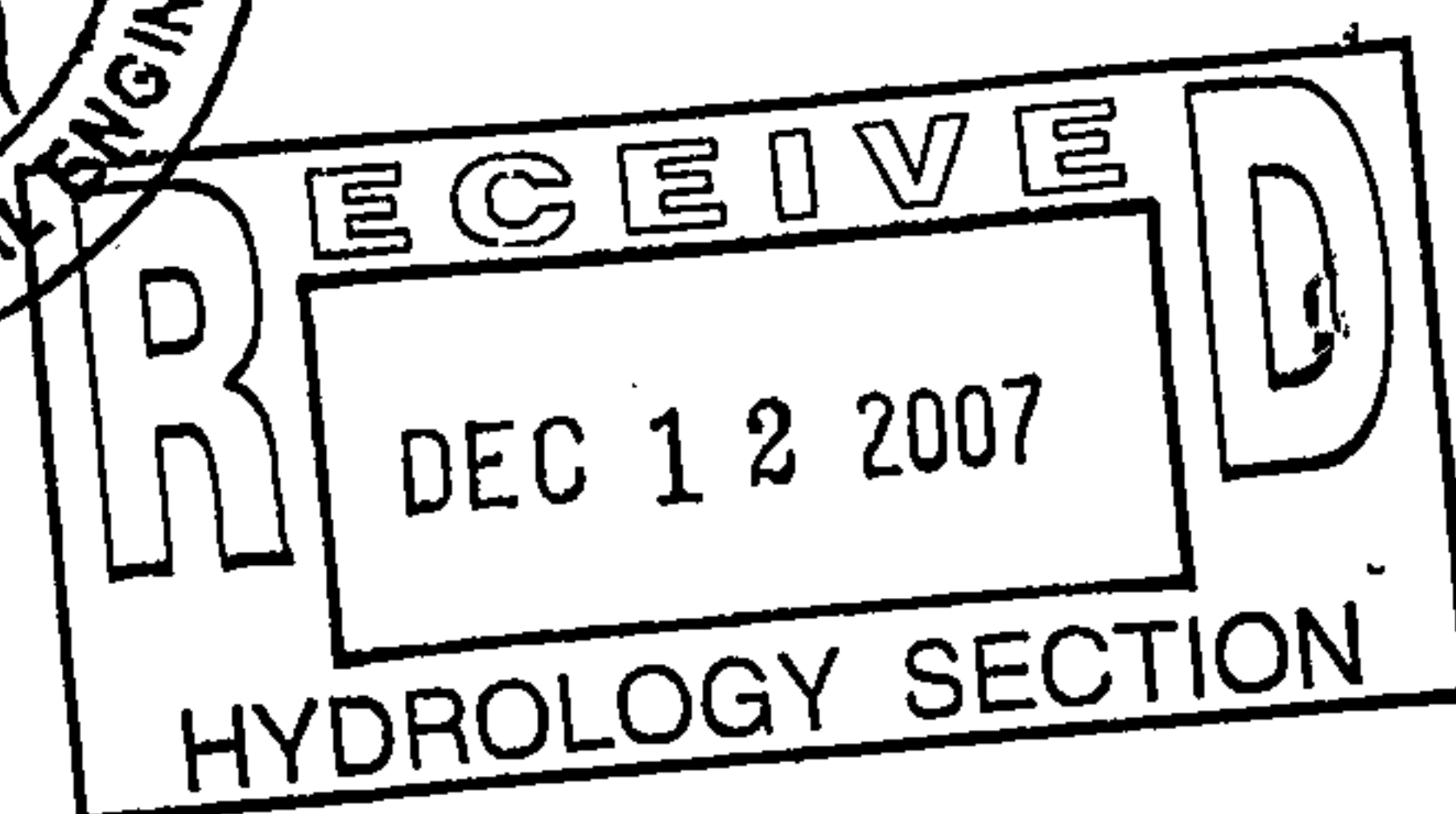
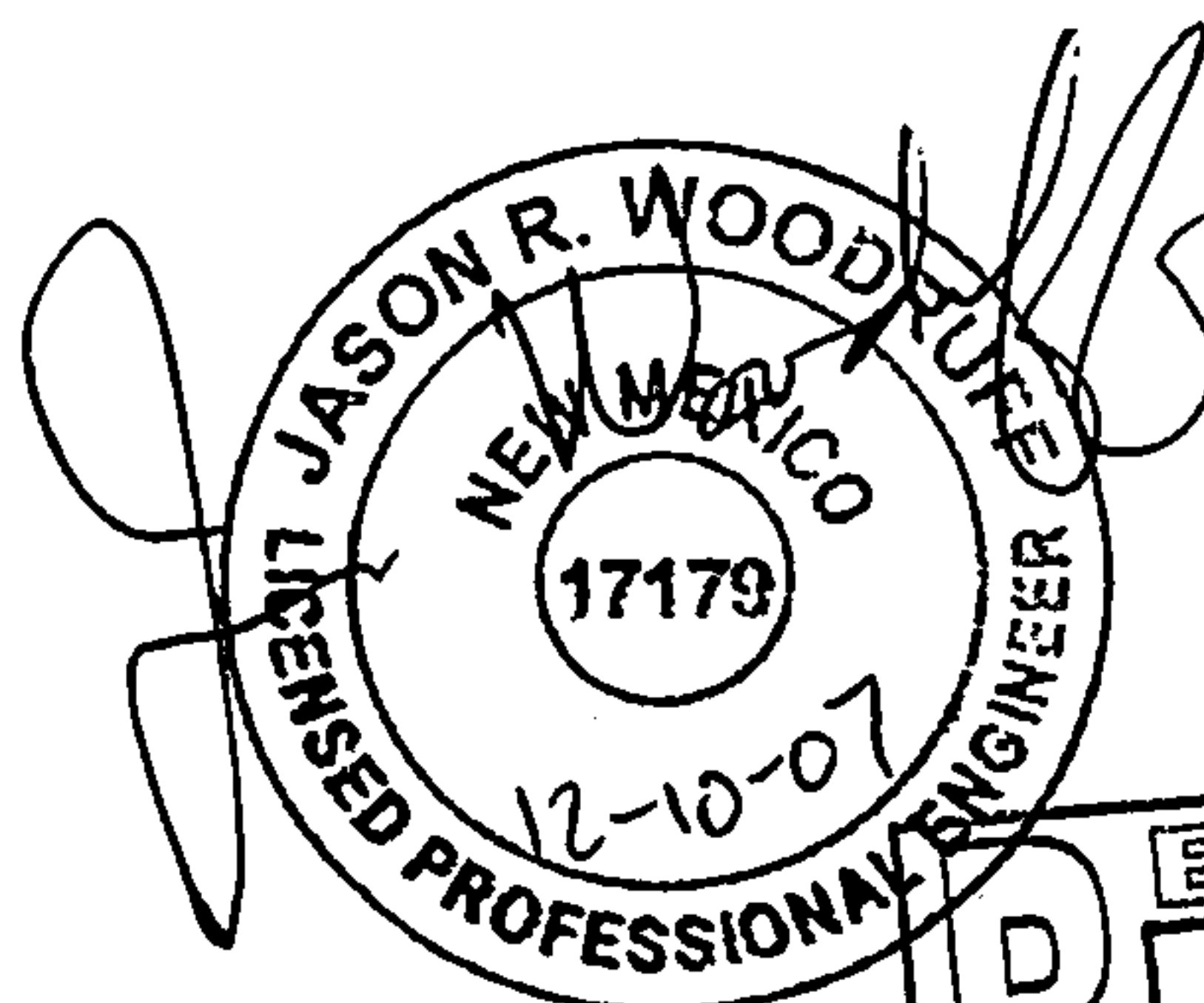
I further certify that I have personally visited the project site on 11-28-07 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief.

This certification does not include earthwork compaction for the project. Refer to geotechnical test results to verify that specified compaction was accomplished.

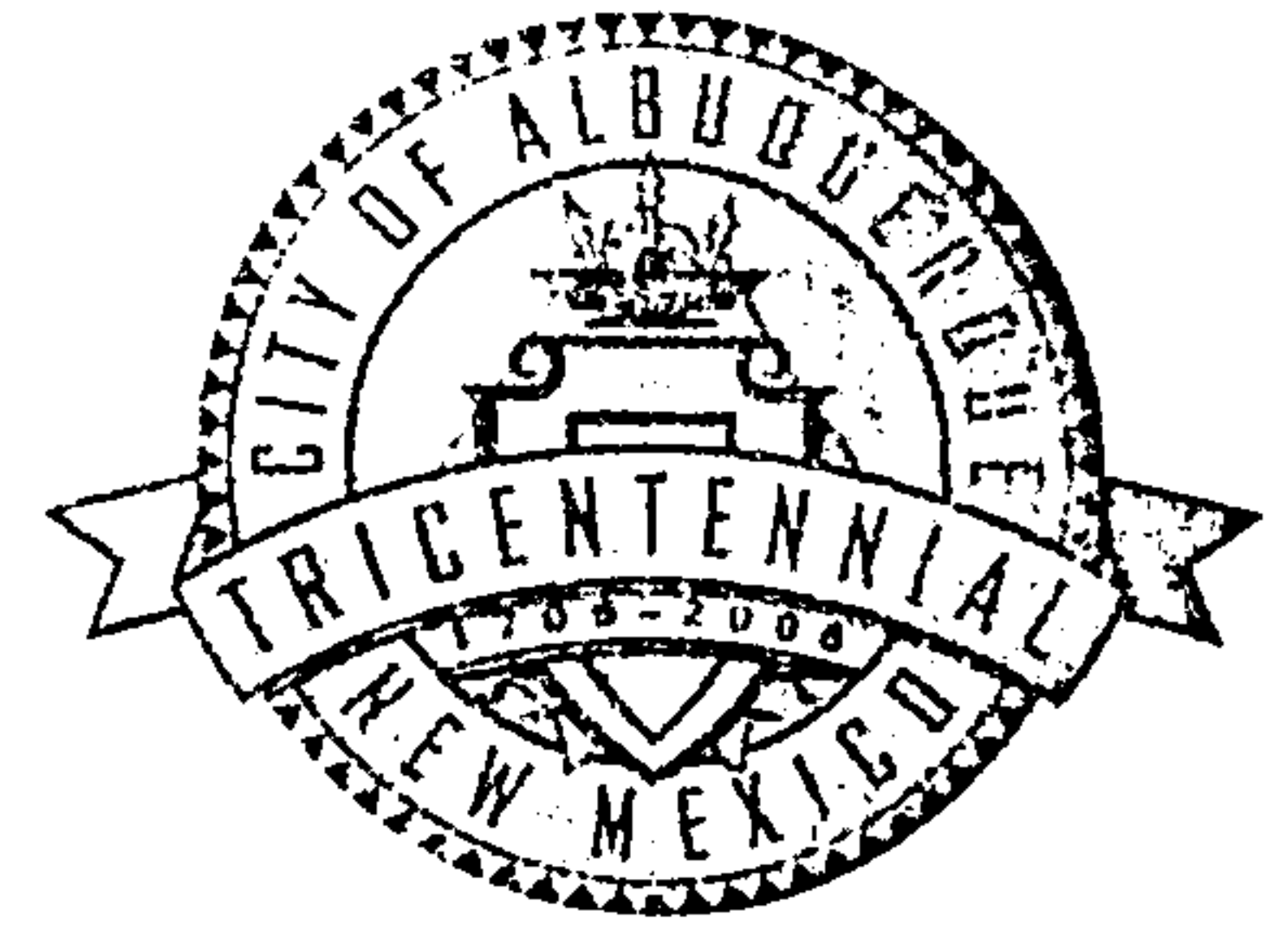
If there are any questions or concerns, feel free to contact me at the number listed above.

Sincerely,


GND, LLC
Jason Woodruff, PE



CITY OF ALBUQUERQUE



August 1, 2007

Jason Woodruff, P.E.
GND, LLC.
5643 Paradise Blvd NW
Albuquerque, NM 87114

**Re: Gateway II Industrial Park,
Grading and Drainage Plan
Engineer's Stamp dated 06-29-07**

(H-14/DIC)

Dear Mr. Woodruff,

P.O.Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Based upon the information provided in your submittal received 08-01-07, the above referenced plan is approved for Building Permit and So-19. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. After project completion, Engineer Certification per the DPM checklist will be required.

This project will also require a National Pollutant Discharge Elimination System (NPDES) permit. Inquiries regarding this permit should be directed to Sertil Kandar at 768-3645. In addition to submitting an NOI to the EPA and preparing a SWPPP, please send a copy of their SWPPP on a CD in .pdf format to Kathy Verhage with the Department of Municipal Development Storm Drainage Division at the following address.

If you have any questions, you can contact me at 924-3977.

Sincerely,

Rudy E. Rael Associate Engineer
Planning Department.
Development and Building Services

C: Kathy Verhage DMD
CC: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: Gateway II industrial Park ZONE MAF.
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: SEE GRADING PLAN FOR LEGAL DESCRIPTION
CITY ADDRESS: _____

ENGINEERING FIRM: GND, LLC CONTACT: Jason Woodruff
ADDRESS: 5643 Paradise Blvd PHONE: 899-6182
CITY, STATE: Albuquerque, NM ZIP CODE: 87114

OWNER: MECHCON CONTACT: Hugo Castaneda
ADDRESS: 2921 2nd street NW PHONE: 345-9400
CITY, STATE: Albuquerque, NM ZIP CODE: _____

ARCHITECT: Claudio Vigil Architects CONTACT: Hugo Castaneda
ADDRESS: 1801 Rio Grande Blvd PHONE: 842-1113
CITY, STATE: Albuquerque, NM ZIP CODE: 87104

SURVEYOR: Surveys Southwest, LTD CONTACT: _____
ADDRESS: 333 Lomas Blvd PHONE: 998-0303
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

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

TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
☐ DRAINAGE REPORT	☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ DRAINAGE PLAN 1 st SUBMITTAL	☐ PRELIMINARY PLAT APPROVAL
☒ DRAINAGE PLAN RESUBMITTAL	☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ CONCEPTUAL G & D PLAN	☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☒ GRADING PLAN	☐ SECTOR PLAN APPROVAL
☐ EROSION CONTROL PLAN	☐ FINAL PLAT APPROVAL
☐ ENGINEER'S CERT (HYDROLOGY)	☐ FOUNDATION PERMIT APPROVAL
☐ CLOMR/LOMR	☒ BUILDING PERMIT APPROVAL
☐ TRAFFIC CIRCULATION LAYOUT	☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ ENGINEER'S CERT (TCL)	☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ ENGINEER'S CERT (DRB SITE PLAN)	☒ GRADING PERMIT APPROVAL
☐ OTHER (SPECIFY)	☐ PAVING PERMIT APPROVAL
	☐ WORK ORDER APPROVAL
	☒ OTHER - <u>Rough Grading Permit Approval</u>

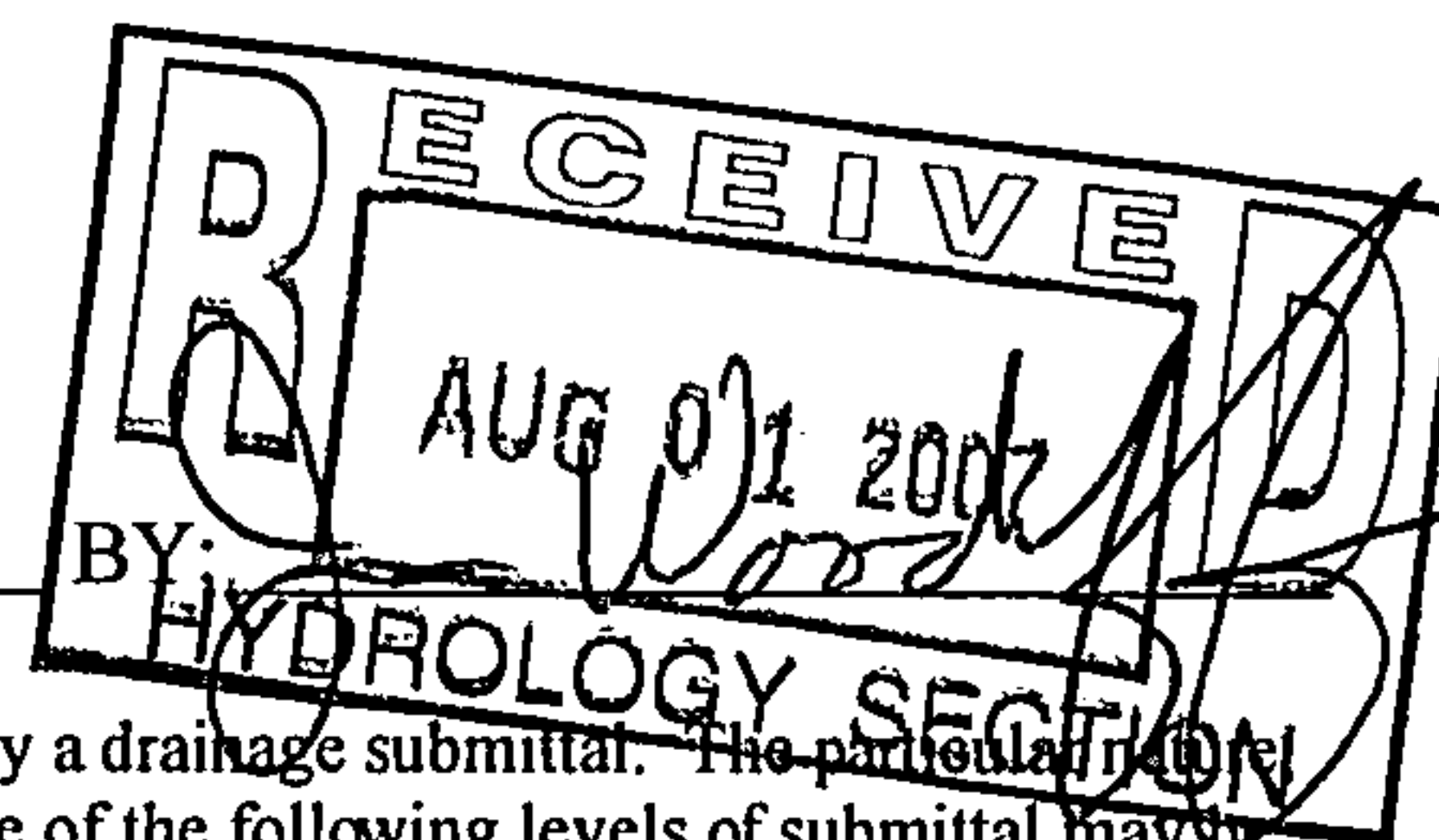
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 8-1-07

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular 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.
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CITY OF ALBUQUERQUE



September 5, 2006

Jason R. Woodruff, P.E.
Claudio Vigil Architects.
1305 Tijeras NW
Albuquerque, NM 87102

Re: Gateway II Industrial Park
Grading and Drainage Plan
Engineer's Stamp dated 6-29-07

H-14/D001C

Dear Mr. Woodruff,

Based upon the information provided in your submittal received 7-12-07, the above referenced plan cannot be approved for grading Permit until the following comments are addressed:

P.O.Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. The inverts at the southern most manhole do not work. These need to be corrected.
2. Where does this site drain to?
3. The piping under the building needs to be called out and follow the IBC piping regulations for piping under a building.

If you have any questions, you can contact me at 924-3977.

Sincerely,

Rudy E. Rael, Associate Engineer
Planning Department.
Development and Building Services

C: File

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

PROJECT TITLE: Gateway ZONE MAP/DRG. FILE #
DRB#: 1005240 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tracts H-1 & K-1 of the Plate for Gateway Indust
CITY ADDRESS: Broadway Blvd NE Albuquerque NM. Park

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

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: Meek-Con. Investment
ADDRESS: 2921 Second St. NW
CITY, STATE: Albuquerque NM.

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Claudio Vigil Architects
ADDRESS: 1801 Rio Grande Blvd NW
CITY, STATE: Albuquerque NM.

CONTACT: Hugo Castaneda
PHONE: 842-1113
ZIP CODE: _____

SURVEYOR: GND, LLC
ADDRESS: 5643 Paradise Blvd
CITY, STATE: Albuquerque NM.

CONTACT: Jason Woodruff
PHONE: (505) 899-6184
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) _____

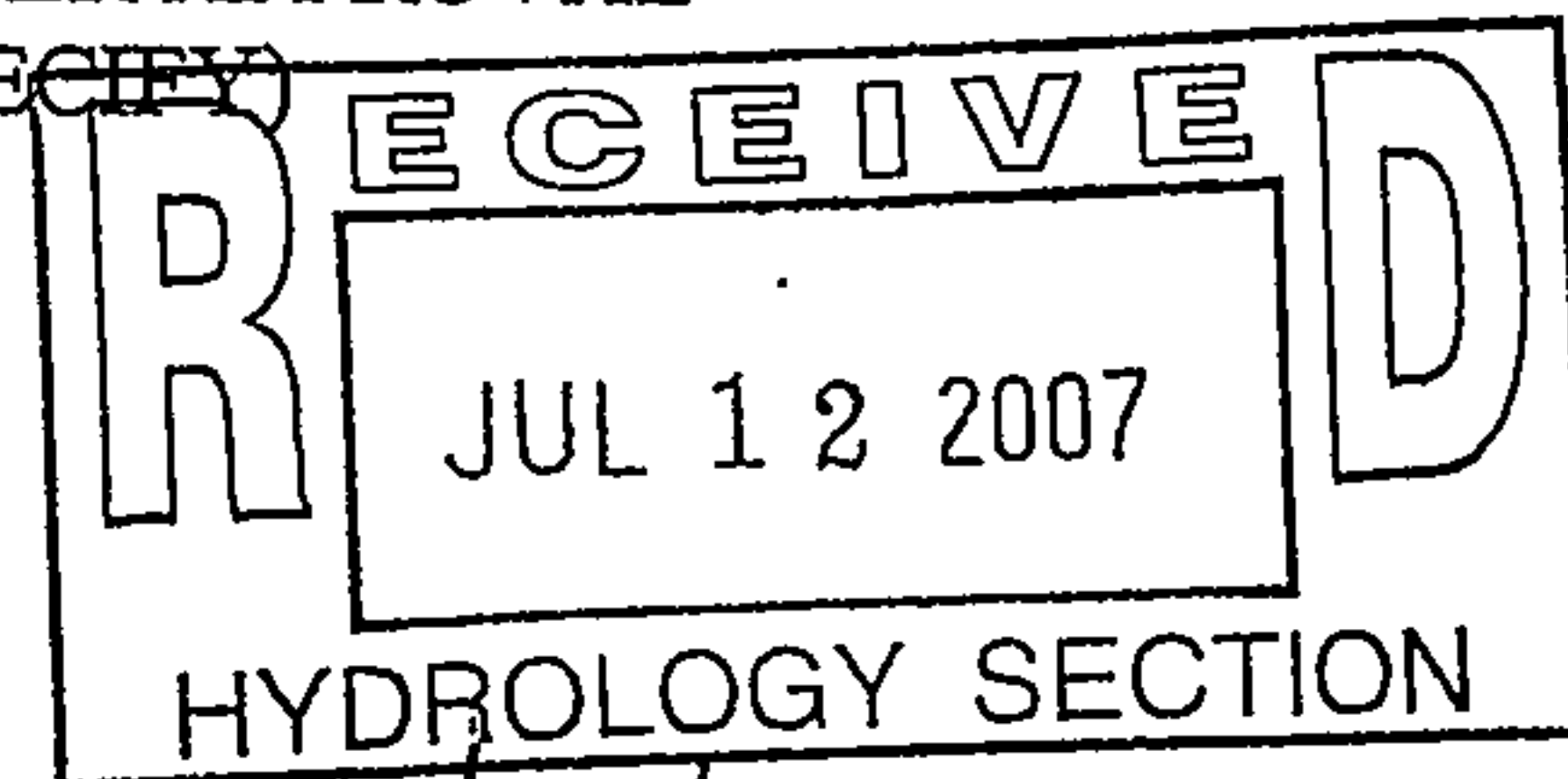
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
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☐ 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: 7/12/07



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.

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Gateway Industrial

AGENT Claudio Vigil

ADDRESS 1801 Rio Grande Blvd NW

PROJECT & APP # _____

PROJECT NAME Gateway Industrial

\$ _____ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ 50.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan (☒) Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 50.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

MECH-CON INVESTMENTS LTD. CO.
2921 Second St NW
Albuq., NM 87107

Bank 1ST
ALBUQUERQUE, NEW MEXICO
95-648/1070

002336

Check Date	Check No.	Check Amount
07/10/07	002336	\$*****50.00

FIFTY AND 00/100 DOLLARS

Pay to the order of

CITY OF ALBUQUERQUE
PO BOX 1313
ALBUQUERQUE, NM 87103-1313

7/12/2007 10:17AM
RECEIVED 00 MECH-CON INVESTMENTS LTD. CO.
Account 441006
DECLARED 4983000
Treasury Division

AUTHORIZED SIGNATURE

002336 107006486 0110003544

\$50.00
\$0.00

Thank You