City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 30, 2003

David Gatterman, P.E.
TGC Engineering, Inc.
330 Louisiana Blvd NE
Albuquerque, New Mexico 87108

RE: BLAKE'S LOTABURGER (H-16/D61)
(2940 Candelaria Rd NE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 10/8/2002
ENGINEERS CERTIFICATION DATED 4/25/2003

Dear David:

Based upon the information provided in your Engineers Certification submittal dated 4/25/2003, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Development & Bldg. Services Division
BLB

C: Certificate of Occupancy Clerk, COA
drainage file
approval file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

H-16/D61

PROJECT TITLE: BLAKES LOTABURGER
ZONE MAP/DRG. FILE #: H-16
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A, BLOCK A, DUKE CITY INDUSTRIAL AREA
CITY ADDRESS: 2940 CANDELARIA

ENGINEERING FIRM: TGC ENGINEERING INC
ADDRESS: 330 LOUISIANA BLVD
CITY, STATE: ABQ, NM
CONTACT: THOMAS JOHNSTON
PHONE: 505 266 7256
ZIP CODE: 87108

OWNER: BLAKES LOTABURGER
ADDRESS: 3205 RICHMOND DR NE
CITY, STATE: ABQ NM
CONTACT: BLAKE CHANCELLOR
PHONE: 884-2160
ZIP CODE: 87107

ARCHITECT: JIM MEDLEY
ADDRESS: 3100 CHRISTINE NE
CITY, STATE: ABQ, NM
CONTACT: JIM MEDLEY
PHONE: 292-3514
ZIP CODE: 87111

SURVEYOR: WAYJOHN SURVEYING INC.
ADDRESS 330 LOUISIANA BLVD NE
CITY, STATE: ABQ NM
CONTACT: TOM JOHNSTON
PHONE: 255 2052
ZIP CODE: 87108

CONTRACTOR: CELCO INVESTMENTS
ADDRESS: 2940 CANDELARIA NE
CITY, STATE: ABQ, NM
CONTACT: DAVE BOGS
PHONE: 264-1340
ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- X GRADING PLAN
- ____ EROSION CONTROL PLAN
- X 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
- X CERTIFICATE OF OCCUPANCY (PERM.)
- ____ CERTIFICATE OF OCCUPANCY (TEMP.)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

RECEIVED
APR 25 2003
HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ____ YES
- ____ NO
- ____ COPY PROVIDED

DATE SUBMITTED: 4/25/03 BY: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 8, 2002

David Gatterman, PE
TGC Engineering, Inc
330 Louisiana Blvd, NE
Albuquerque, NM 87108

Re: Blake's Lotaburger Addition Grading and Drainage Plan
Engineer's Stamp dated 10-8-02, (H16/D61)

Dear Mr. Gatterman,

Based upon the information provided in your submittal dated 10-9-02, 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.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

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

Sincerely,

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

C: file

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

H-16/D61

PROJECT TITLE: BLAKE'S LOTABURGER ZONE MAP/DRG. FILE #: ~~H-16~~
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A, BLOCK A, DUKE CITY INDUSTRIAL AREA
CITY ADDRESS: 2940 CANDELARIA RD NE

ENGINEERING FIRM: TGC ENGINEERING INC. CONTACT: THOMAS JOHNSTON
ADDRESS: 330 LOUISIANA BLVD NE PHONE: (505) 266-7256
CITY, STATE: ALBUQUERQUE, NM 87108 ZIP CODE: 87108

OWNER: BLAKE'S LOTABURGER CONTACT: BLAKE CHANCELLOR
ADDRESS: 3205 RICHMOND DR NE PHONE: 884.2160
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87107

ARCHITECT: JIM MEDLEY CONTACT: JIM MEDLEY
ADDRESS: 3100 CHRISTINE NE PHONE: 292.3514
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87111

SURVEYOR: WAYJONN SURVEYING INC. CONTACT: TOM JOHNSTON
ADDRESS 330 LOUISIANA BLVD NE PHONE: 255.2052
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87108

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

CHECK TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- X DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- X 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
- 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:
- ____ YES
- X NO
- ____ COPY PROVIDED

RECEIVED
OCT 0 9 2002
PWD/DESIGN REVIEW

DATE SUBMITTED: 10/9/02 BY: THOMAS D. JOHNSTON

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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 Report**: 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

January 21, 2000

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

RE: BLAKE'S OFFICE BUILDING (H16-D61). GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED NOVEMBER 30. 1999.

Dear Mr. Clark:

Based on the information provided on your December 1, 1999 submittal, the above referenced project is approved for Building Permit..

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: WR
File

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 29, 1999

Jim Medley, Reg. Arch.,
3100 Christine N.E.
Albuquerque, New Mexico 87111

Re: Site Plan submittal for building permit approval for Office building for Blake Chanslor, 2940 Candelaria N.E., Duke City Indusrtrial Park, Tract A, Block A, [H-16/D061], Architect's Stamp dated 11/09/99.

Dear Mr. Medley,

The location referenced above requires has met the modification to the Site Plan ~~prior to~~ Building Permit release (as stated on the attached comments and marked up Site Plan.) is approved

~~Please resubmit revised Site Plan after addressing typed and marked up comments. Submit Plan along with typed comments and all red-lined, mark-up copies.~~

Sincerely,

Mike Zamora,
Commercial Plan Checker

per Joe David Montano
12/29/99

cc:
Engineer
Hydrology File
Office File

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 28, 1999

Jim Medley, Reg. Arch.,
3100 Christine N.E.
Albuquerque, New Mexico 87111

Re: Site Plan submittal for building permit approval for Office building for Blake Chanslor, 2940 Candelaria N.E., Duke City Indusrtrial Park, Tract A, Block A, [H-16/D061], Architect's Stamp dated 11/09/99.

Dear Mr. Medley,

The location referenced above requires modification to the Site Plan prior to Building Permit release as stated on the attached comments and marked up Site Plan.

Please resubmit revised Site Plan after addressing typed and marked up comments. Submit Plan along with typed comments and all red-lined, mark-up copies.

Sincerely,

Mike Zamora,
Commercial Plan Checker

cc:
Engineer
Hydrology File
Office File

- T.C.L./Site Plan must be stamped and stamp must be dated and signed.
- The engineer's certification required by the Hydrology section needs to include certification that this site was constructed in accordance with the Traffic Circulation Layout (TCL) before C.O. is released. Place note on Site Plan to this effect.
- Use of DPM and close review of SitePlans and comments in previous BuildingPermit plan set submittals can aid in production of Site Plan requiring fewer corrections to original and *more expediant review time*.
- Only one SitePlan is needed per Permit submittal. Multiple copies of SitePlans will need to match exactly.
- New and existing elements noted on the Site Plan must be shown, labelled, and dimensioned correctly and accurately, this includes site sidewalks, all drive aisles, drivepads[call out conc. or asph.], parking stalls(including H.C.& signs), landscaping(if on separate landscape plan submit plan), .
- Dimension stalls - label "typical" or call out in individual locations, if not typical.
- Minim. 5' wide concrete sidewalk, raised 6" above parking surface, needed at the front of parked vehicles adjacent to the building. _H.C.ramp must be constructed at H.C. parking as part of sidewalk, as shown.__Show ramp and slope of ramp using arrows.
- Clearly indicate transition from one type of surface to the other on Site Plan, for example ramps, concrete/asphalt, landscape/concrete, etc. Label each area or stipple to show varying surfaces, using a legend.
- Because of the preliminary nature of the new review process, if Zoning has not seen this layout prior to this review, any requirements by Zoning at time of their review, altering the parking layout, will void approval of T.C.L. and new review will be needed.
- Call out existing drivepad construction (concrete, asphalt, dirt, etc.).
- 15' radius curve needed on all end islands along the traffic circulation path, 25' along large vehicle route as shown.__Minimum width of end islands-10'.
- Clearly call out removal, and/or, construction of all conc., gravel and asphalt as applicable, on Site Plan.
- Label asphalt and thickness of parking surface per city std. or refer to a detail which illustrates the proposed method of paving and states it's equivalency to standard asphalt surfacing.
- Need to see that all existing obstacles in City right-of-way, in existing sidewalks, have been picked up.
- Gates must be 30' minim. width,*(unobstructed)*. Dimension gate width.
- All Civil Sheets (Drainage Plan and Site Plan & details) must be together at front of plan set.
- Linework on DrainagePlan and LandscapePlan must matchSitePlan exactly.__Verify changes in Site Plan with Hydrology. If acceptable, callout on Site Plan: INSPECTION OF CONSTRUCTION FOR C.O. FOR TRANSPORTATION WILL BE DONE FROM THIS SHEET.__ This office recommends that as much information as possible that is pertinent to it's requirements be placed on Site Plan and not Drainage Plan. Any changes required by Transportation shown on Drainage Plan cannot be marked up on Drainage Plan per Hydrology's preference, such as curbs, ramps, drivepads,dimensions, labels, etc.
- Entrance needs striping and arrows, painted per DPM.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Blake's Off. Bldg. ZONE ATLAS/DRNG. FILE #: H-16/D061

DRB #: _____ EPC# _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TR. A, BLK. A, Duke City Industrial Park

CITY ADDRESS: 2940 Candelaria Rd. NE

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Philip Clark

ADDRESS: 19 Ryan Road Edgewood NM 87015 PHONE: 281-2444

OWNER: Blake Chanslor CONTACT: David Boes

ADDRESS: P.O. Box 6323, Alb. 87197 PHONE: 264-3706

ARCHITECT: Jim Medley CONTACT: Jim

ADDRESS: 3100 Christine NE 87111 PHONE: 292-3514

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

X EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

✓ OTHER w/Site Plan

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ S.DEV. PLAN FOR SUB'D. APPROVAL

___ S.DEV. PLAN FOR BLDG PER. APPROVAL

___ SECTOR PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ FOUNDATION PERMIT APPROVAL

X BUILDING PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ GRADING PERMIT APPROVAL

___ PAVING PERMIT APPROVAL

___ S.A.D. DRAINAGE REPORT

___ DRAINAGE REQUIREMENTS

___ SUBDIVISION CERTIFICATION

___ OTHER _____

(Specify)

Date: 12/1/99

Submitted by: [signature]

RECEIVED
DEC 01 1999
HYDROLOGY SECTION

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 28, 29, 1999

Jim Medley, Reg. Arch.,
3100 Christine N.E.
Albuquerque, New Mexico 87111

Re: Site Plan submittal for building permit approval for Office building for Blake Chanslor, 2940 Candelaria N.E., Duke City Indusrtrial Park, Tract A, Block A, [H-16/D061], Architect's Stamp dated 11/09/99.

Dear Mr. Medley,

The location referenced above requires has met the modification to the Site Plan ~~prior to~~ Building Permit release (as stated on the attached comments and marked up Site Plan.) is approved

~~Please resubmit revised Site Plan after addressing typed and marked up comments. Submit Plan along with typed comments and all red-lined, mark-up copies.~~

Sincerely,

Mike Zamora,
Commercial Plan Checker

per Joe David Montano
12/29/99

cc:
Engineer
Hydrology File
Office File

T.C.L. Stamped and Called Arch. 2/19/2000

- 8wks

872-1002

Heather 107

Todd 29 0564

Loma Vista/Loma D

WB out

EBout

JIM MEDLEY, Architect

3100 Christine NE / Albuquerque, NM 87111-4824 / (505) 292-3514

TO: JOE DAVID MONTAÑO
P.O. BOX 1293
ALBUQ. NM 87103

CITY OF ALBUQ.

TRANSMITTAL LETTER

BY FEDEX [ ] BY FAX [ ]
BY MAIL [X] OTHER [ ]

FAX NUMBER:

Reference:

SITE PLAN SUBMITAL for BLDG PERMIT.
2940 CANDELARIA NE.

Gentlemen:

Enclosed are the following:

[X] PRINTS
[ ] SHOP DRAWINGS
[ ] COPY OF LETTER
[ ] CONTRACT
[ ] CATALOGS
[ ] SCHEDULES
[ ] SAMPLES
[ ] SPECIFICATIONS
[ ] CHANGE ORDER
[ ] CHECK
[ ] _____

COPIES	DATE	DESCRIPTION
1 ea		SITE PLAN
		APPROVAL LETTER

Transmitted:

[ ] FOR CORRECTION ONLY
[ ] FOR INFORMATION ONLY
[ ] RETURN TO THIS OFFICE
[ ] RETURNED FOR CORRECTION AND RESUBMITTAL
[ ] RETURNED FOR CORRECTION AND APPROVAL
[ ] APPROVED
[ ] APPROVED AS CORRECTED
[ ] AS PER YOUR REQUEST
[X] FOR YOUR USE
[ ] _____

REMARKS: JOE DAVID. THIS IS COPY OF THE SITE PLAN THAT YOU APPROVED THIS DATE. COPY FOR YOUR FILE AS REQUESTED.

Jim Medley Architect

12/29/99
Date

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BLAKE'S "LOTA-BURGER" WAREHOUSE ADDITION (H-16) ZONE ATLAS/DRNG. FILE #: H16/D61

LEGAL DESCRIPTION: SEE ATTACHED SITE PLAN - SHT 2-1

CITY ADDRESS: 2940 CANDELARIA N.E., ALBUQ. N.M.

ENGINEERING FIRM: N.A. (SEE ARCHITECT) CONTACT: —

ADDRESS: — PHONE: —

OWNER: BLAKE CHANSLOR CONTACT: BLAKE CHANSLOR

ADDRESS: 3205 RICHMOND DR. N.E. PHONE: 884-2160

ARCHITECT: ROBERT P. BECKER CONTACT: R.P. BECKER

ADDRESS: 150 LOUISIANA BLVD. N.E. PHONE: 268-4551

SURVEYOR: N.A. (SEE ARCHITECT) CONTACT: —

ADDRESS: — PHONE: —

CONTRACTOR: G.W. WALKER & CO. CONTACT: LOUIS SADLER

ADDRESS: 150 LOUISIANA BLVD. N.E. PHONE: 268-4551

PRE-DESIGN MEETING:

____ YES

____ NO

____ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT

____ DRAINAGE PLAN

____ CONCEPTUAL GRADING & DRAINAGE PLAN

____ GRADING PLAN

____ EROSION CONTROL PLAN

____ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL

____ PRELIMINARY PLAT APPROVAL

____ SITE DEVELOPMENT PLAN APPROVAL

____ FINAL PLAT APPROVAL

✓ BUILDING PERMIT APPROVAL (TO FOLLOW)

✓ FOUNDATION PERMIT APPROVAL

____ CERTIFICATE OF OCCUPANCY APPROVAL

____ ROUGH GRADING PERMIT APPROVAL

____ GRADING/PAVING PERMIT APPROVAL

____ OTHER _____ (SPECIFY)

RECEIVED
NOV 20 1984
DESIGN HYDROLOGY SECTION

DATE SUBMITTED: 11-20-84

BY: Robert P. Becker

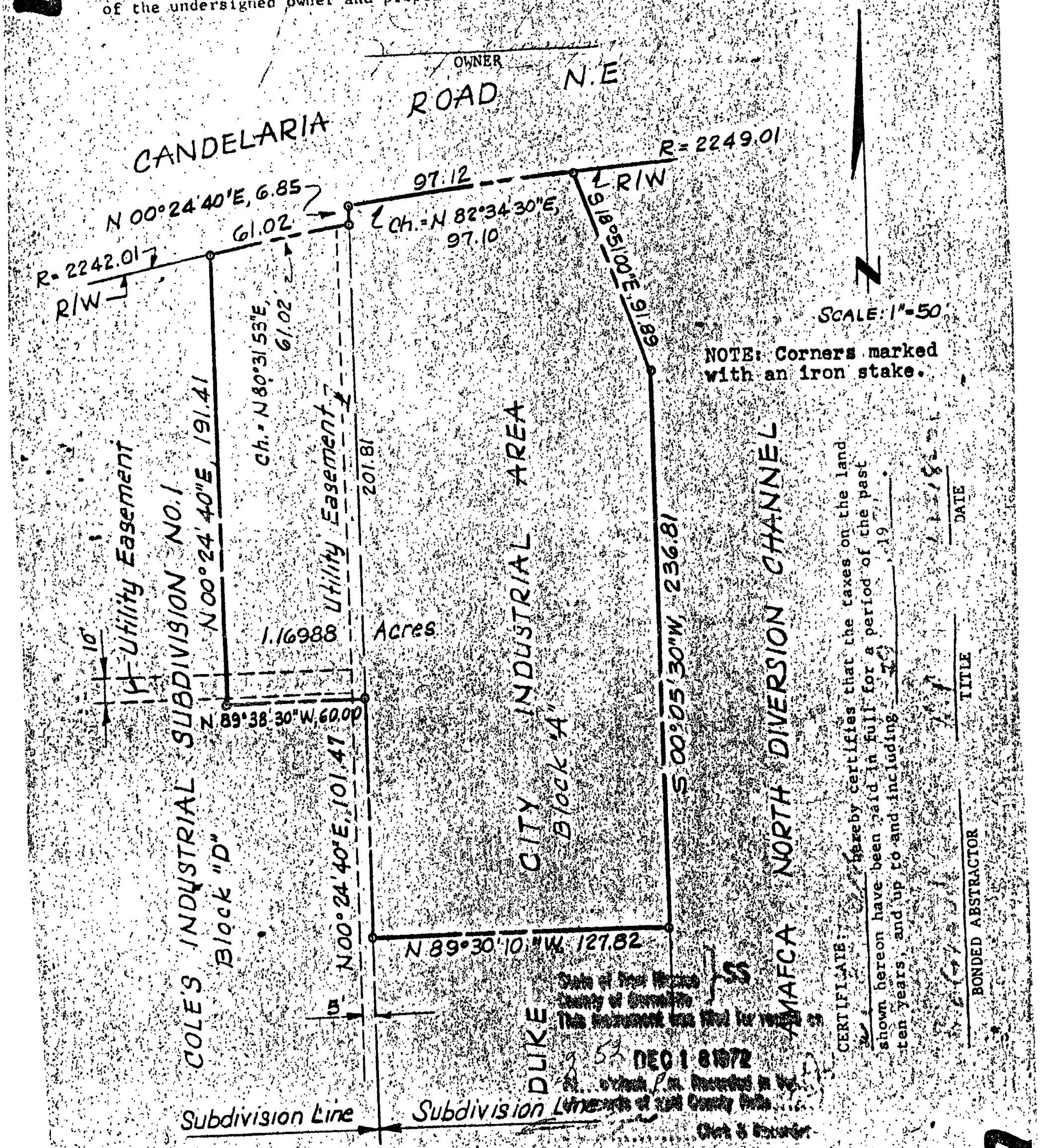
ATTEN: STEVE

A-67

25551

DESCRIPTION OF THE NORTHERLY PORTION OF BLOCK "A" OF
THE REPLAT OF BLOCK 4 AND PORTION OF BLOCKS 6, 7 AND 8 OF
DUKE CITY INDUSTRIAL AREA
TOGETHER WITH AN ADJACENT 60' NORTHEASTERLY PORTION OF BLOCK "D" OF
COLE'S INDUSTRIAL SUBDIVISION NO. 1
ALBUQUERQUE, NEW MEXICO

This land division is with the free consent and in accordance with the desire of the undersigned owner and proprietor.



CERTIFICATE: I hereby certifies that the taxes on the land shown hereon have been paid in full for a period of the past ten years, and up to and including _____, 19 _____

_____ DATE

_____ TITLE

BONDED ABSTRACTOR

State of New Mexico
County of Bernalillo
This instrument was filed for record on
DEC 1 8 1972
at ... o'clock P.M. Recorded in Vol. ...
of the records of said County Page ...
Clerk & Recorder
By ..... Deputy Clerk

NOTE: Bearings shown are based on those shown on plat of DUKE CITY INDUSTRIAL AREA.

SURVEY BY:

Fred Sanchez
Fred Sanchez, NMLS No. 4078

RECEIVED
JAN 30 1985
HYDROLOGY SECTION

BLAKE'S

A-67

DESCRIPTION OF THE NORTHERLY PORTION OF BLOCK "A" OF
THE REPLAT OF BLOCK 4 AND PORTION OF BLOCKS 6, 7 AND 8 OF
DUKE CITY INDUSTRIAL AREA
TOGETHER WITH AN ADJACENT 60' NORTHEASTERLY PORTION OF BLOCK "D" OF
COLE'S INDUSTRIAL SUBDIVISION NO. 1
ALBUQUERQUE, NEW MEXICO

Being that certain parcel of land situate in Section 10, Township 10 North, Range 3 East, New Mexico Principal Meridian, within the exterior limits of the City of Albuquerque, Bernalillo County, New Mexico, said parcel of land being in two contiguous subdivisions within the City of Albuquerque, New Mexico (COLE'S INDUSTRIAL SUBDIVISION NO. 1, plat filed April 4, 1959 and DUKE CITY INDUSTRIAL AREA, mentioned below) and is now more particularly described by metes and bounds survey as follows:

Beginning at the Northeast corner of the parcel of land herein described, said Northeast corner being the point of intersection of the southerly right-of-way line of Candelaria Road NE with the westerly right-of-way line of the AMAFCA North Diversion Channel and also being the Northeast corner of Block "A" of the Replat of Block 4 and Portion of Blocks 6, 7 and 8, DUKE CITY INDUSTRIAL AREA as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 15, 1967; thence,

S 18° 51' 00" E, 91.89 feet distance along the westerly right-of-way line of the AMAFCA North Diversion Channel to a point; thence,

S 00° 05' 30" W, 236.81 feet distance continuing along said westerly right-of-way line of AMAFCA North Diversion Channel to the Southeast corner of the parcel of land herein described; thence,

N 89° 30' 10" W, 127.82 feet distance to the Southwest corner of the parcel of land herein described, a point on the common boundary line of aforementioned subdivisions; thence,

N 00° 24' 40" E, 101.47 feet distance along the common boundary line of said Subdivisions to a point; thence,

N 89° 38' 30" W 60.00 feet distance to a point; thence,

N 00° 24' 40" E, 191.41 feet distance to the Northwest corner of the parcel of land herein described, a Point on Curve on the Southerly right-of-way line of Candelaria Road NE; thence,

Northeasterly, 61.02 feet distance along the southerly right-of-way line of Candelaria Road NE along the arc of a curve bearing to the right, (said arc having a radius of 2242.01 feet and a chord which bears N 80° 31' 53" E, 61.02 feet distance) to a Point on Curve and Northeast corner of aforementioned Cole's Industrial Subdivision No. 1; thence,

N 00° 24' 40" E, 6.85 feet distance continuing along the southerly right-of-way line of Candelaria Road NE to a concentric Point on Curve; thence,

Northeasterly, 97.12 feet distance continuing along the southerly right-of-way line of Candelaria Road NE along the arc of a curve bearing to the right (said arc having a radius of 2249.01 feet and a chord which bears N 82° 34' 30" E, 97.10 feet distance) to the place of beginning of the parcel of land herein described and containing 50,959.94 square feet (1.16988 acres) more or less.

NOTE: Bearings shown are based on those shown on the above mentioned DUKE CITY INDUSTRIAL AREA plat.

Fred Sanchez
Fred Sanchez, NMLS No. 4078
April 1972

SURVEY AND DESCRIPTION BY:

72-503 PAGE 2
12-18-72
G-16

REGISTERED LAND SURVEYOR STATE OF NEW MEXICO NO. 4078

RECEIVED JAN 30 1985 HYDROLOGY SECTION

44b

INFORMATION SHEET

PROJECT TITLE N. port. Blk A, Duke City Industrial NE. port. Blk D, Coles Industrial TYPE OF SUBMITTAL Conceptual - Grading & Drain.

ZONE ATLAS PAGE NO. H-16 / D61 CITY ADDRESS 2940 Candelaria NE

LEGAL DESCRIPTION N'erly portion of Blk A, Replat of Blk 4 and Portion of Blocks 6, 7 & 8 of Duke City Industrial Area; Adjacent 60', NE'erly portion of Blk D, Cole's Industrial Sub-division No. 1

ENGINEERING FIRM Greiner Engineering CONTACT D. Morehead

ADDRESS 2601 Wyoming NE PHONE 292-1936

OWNER Blake's Lota Burger CONTACT Blake Chansolor

ADDRESS PO Box 632020 PHONE —

ARCHITECT Bob Becker CONTACT same

ADDRESS 150 Louisana NE PHONE 268-4551

SURVEYOR T. Scannel CONTACT same

ADDRESS 2108 Pajarito SW PHONE 877-3558

CONTRACTOR G.W. Walker & Co. CONTACT Lou Sadler

ADDRESS 150 Louisana NE PHONE 268-4551

PRE-DESIGN MEETING:

___ YES
___ NO
X COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
X OTHER Foundation only permit (SPECIFY)

DATE SUBMITTED: 11/26/84

BY: David Morehead

RECEIVED
NOV 26 1984
HYDROLOGY SECTION

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

PRE-DESIGN CONFERENCE RECAP

HYDROLOGY SECTION PROJECT NO.: H16 DATE: 11-23-84

PLANNING DIVISION NOS. EPC: _____ DRB: _____

SUBJECT: 2940 Candelaria Blvd NE Blake Lots Bunge

LEGAL DESCRIP.: Duke City Industrial portion block A portion block C of Coler Industrial subdiv

APPROVAL REQUESTED

_____ PRELIMINARY PLAT _____ FINAL PLAT

_____ SITE DEVELOPMENT PLAN X BUILDING PERMIT

_____ ROUGH GRADING

	WHO:	REPRESENTING:
ATTENDANCE:	Carlos Montoya	
	Don Richard	

_____ Conceptual Drainage Plan/Report required for Preliminary Plat and/or Site Development Plan sign-off.

X Approved Drainage Plan/Report required for Final Plat and/or Building Permit sign-off.

_____ Subdivision Improvements Agreement or Financial Security required.

FINDINGS: ① drainage plan per DPM ② Free discharge for Lots runoff ③ lot lines must be removed on drainage easements.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED:	Carlos A Montoya	SIGNED:	Richard E Gallegos
TITLE:	Const Engr	TITLE:	Const Eng Review Engr
DATE:	11-23-84	DATE:	11/23/84

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

February 5, 1985

Dan Morehead
Greiner Engineering
2601 Wyoming Blvd., NE
Albuquerque, New Mexico 87112

RE: DRAINAGE PLAN FOR BLAKE'S LOTA BURGER WAREHOUSE (H-16/D61)
RECEIVED JANUARY 30, 1985

Dear Mr. Morehead:

The referenced plan stamped January 31, 1985, is approved

Please be advised that prior to final sign-off by Hydrology for a Certificate of Occupancy, the lot line must be eliminated or a drainage covenant must be filed. Also, if any new development is proposed for the site, a new drainage plan must be submitted in compliance with the City Drainage Ordinance.

If I can be of further assistance, please call me at 766-7644.

Cordially,

Carlos A. Montoya
City/County Floodplain Administrator

CAM/bsj

H16/D61

INFORMATION SHEET

PROJECT TITLE N. port. Blk A, Duke City Industrial / NE port Blk D. Coles Industrial TYPE OF SUBMITTAL Drainage Plan

ZONE ATLAS PAGE NO. H-16 CITY ADDRESS 2940 Candelaria NE

LEGAL DESCRIPTION N'erly portion Blk A, Replat of Blk 4 & Portion of Blk's 6, 7 & 8 of Duke City Industrial Area; Adjacent 60', NEterly portion of Blk. D, Coles Industrial Subdivision No. 1

ENGINEERING FIRM GREINER ENGINEERING CONTACT D. MOREHEAD

ADDRESS 2601 Wyoming NE PHONE 292-1936

OWNER Blake's Lota Burger CONTACT Blake Chandler

ADDRESS PO Box 632020 PHONE —

ARCHITECT Bob Becker CONTACT same

ADDRESS 150 Louisana NE PHONE 268-4551

SURVEYOR T. Scannel (boundary) [Greiner Engineering (TOPO)] CONTACT

ADDRESS 2108 Pajarito SW PHONE 877-3558

CONTRACTOR G.W. Walker & Co CONTACT Lou Sadler

ADDRESS 150 Louisana NE PHONE 268-4551

PRE-DESIGN MEETING:

X YES
___ NO
X COPY OF CONFERENCE RECAP SHEET PROVIDED
Copy of comment letter

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
X BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

RECEIVED JAN 30 1985 HYDROLOGY SECTION

DATE SUBMITTED: Jan. 31, 1985

BY: D. Morehead

Attachments -
- Candelaria Rd. As Builts
- Current Property survey by T. Scannel
- Current plat by F. Sanchez

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

January 8, 1985

Dan Morehead
Greiner Engineering
2601 Wyoming Blvd., NE
Albuquerque, New Mexico 87112

RE: CONCEPTUAL DRAINAGE PLAN FOR BLAKE'S LOTA BURGER WAREHOUSE
(H-16/D61) RECEIVED NOVEMBER 26, 1984

Dear Mr. Morehead:

The conceptual plan was used to obtain a "foundation only" permit. A drainage plan will be required to obtain a building permit.

If you have any questions regarding this matter, please call me at 766-7644.

Cordially,

Carlos A. Montoya
City/County Floodplain Administrator

CAM/bsj

Pre-Design Investigation
(Additions)

DATE 11-21-84

ADDRESS 2940 Candelaria Rd N.E. ZONE ATLAS # H16-D61

LEGAL DESCRIPTION See Attached Sheet Two seperate Properties.

OWNER Blakes Lotaburger.

ARCHITECT/ENGINEER G.W. Walker & Company.

LOT SIZE Two lots.

ZONING M-1

PROPOSED DEVELOPMENT Addition 3000# Existing 6000#

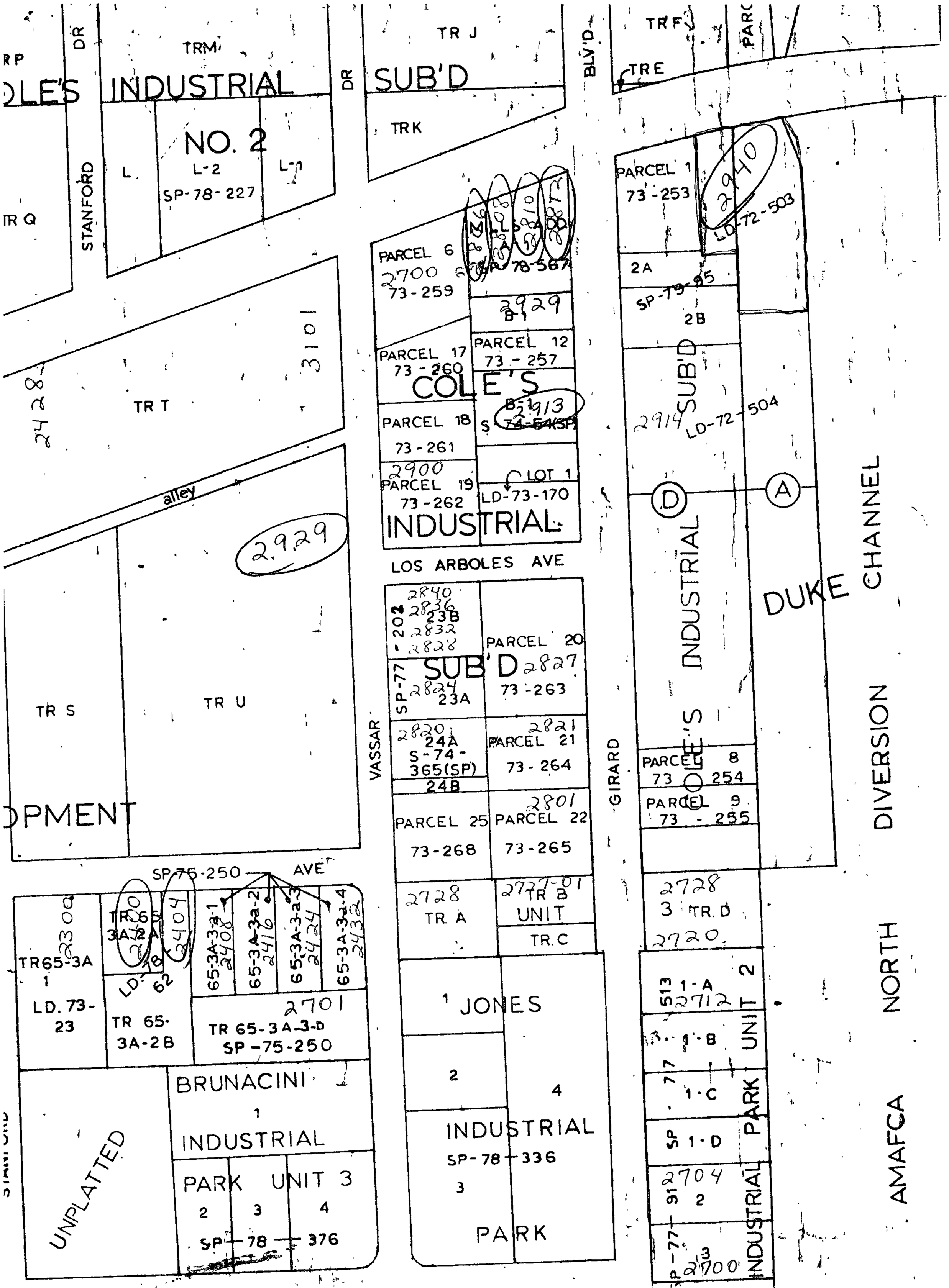
	YES	NO	NA	COMMENTS
FLOOD HAZARD AREA		X		
PART OF AN APPROVED REPORT	X			"1979"
CONSTRUCTION PLANS ON MICRO-FILM	X			
FIELD INSPECTION	X			

COMMENTS:

Visited Site on 11-20-84 ① Existings detention Pond on Seperate lot. ② if Existing Pond were to ~~[illegible]~~ over flow would be to adjacent ~~[illegible]~~ lot to West. ③ Part of an old Plan approved By Fred in 1979. But had a detention Pond. NO POSITIVE OUTFALL

DRAINAGE REQUIREMENTS:

Talk it over with Fred on 11-21-84 Because Pond was on seperate lot and pond was a detention Pond As Talk To Bo Sum Zoning he said They would be required to Pave. Prior To Final Sign-off Drainage Plan Required Steve R. Flory
Responed By Phone 11-21-84.


TRM
INDUSTRIAL
NO. 2
L-2
SP-78-227
L
L-1
STANFORD
DR
TR J
SUB'D
TR K
BLV'D
TR F
TR E
PARC
TR Q
PARCEL 1
73-253
2940
LD-72-503
2A
SP-79-95
2B
PARCEL 6
2700
73-259
78-567
2929
B-1
PARCEL 12
73-257
PARCEL 17
73-260
COLE'S
B-2 2913
PARCEL 18
73-261
S-74-54(SP)
2914
LD-72-504
SUB'D
3101
TR T
2428
alley
2929
PARCEL 19
73-262
2900
LOT 1
LD-73-170
INDUSTRIAL
LOS ARBOLES AVE
D
A
DUKE
CHANNEL
2840
2836
23B
2832
2828
-202
PARCEL 20
2827
73-263
SP-77
SUB'D
2824
23A
INDUSTRIAL
TR S
TR U
2820
24A
S-74-365(SP)
2821
PARCEL 21
73-264
VASSAR
GIRARD
DIVERSION
24B
PARCEL 8
73-254
PARCEL 9
73-255
E
PARCEL 25
73-268
2801
PARCEL 22
73-265
DPMENT
SP-75-250
AVE
2300
TR65-3A
1
LD. 73-23
TR65-3A-2A
2400
2404
LD. 62
TR 65-3A-2B
65-3A-3a-1
2408
65-3A-3a-2
2416
65-3A-3a-3
2424
65-3A-3a-4
2432
2701
TR 65-3A-3-D
SP-75-250
2728
TR. A
2727-01
TR B
UNIT
TR. C
2728
3
TR. D
2720
1
JONES
2
4
INDUSTRIAL
SP-78-336
3
PARK
513
1-A
2712
UNIT 2
1-B
77
1-C
PARK
SP
1-D
2704
91
2
INDUSTRIAL
P-77
3
2700
NORTH
AMAFCA
UNPLATTED
BRUNACINI
1
INDUSTRIAL
PARK UNIT 3
2
3
4
SP-78-376

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department

Transportation Development Services Section

October 23, 2002

Jim Medley, Registered Architect
3100 Christine NE
Albuquerque, NM 87111

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Blakes Lotaburger, [H16 / D61]
2940 Candelaria NE
Architect's Stamp Dated Stamp not dated, received Oct. 9, 2002

Dear Mr. Medley:

The TCL submittal, dated October 9, 2002, is approved 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 Hydrology/Transportation.

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 stamped, approved TCL letter or TCL must be stamped with the designer's seal for the certification. Seal must be signed and dated for that submittal. This and all documentation must be submitted with a completed Drainage Information Sheet (also used for the Grading and Drainage submittal) 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 Final C.O. has been issued to the superintendent, call Building Safety at 924-3306.

Sincerely,

Richard Dourte
Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
Mike Zamora

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

H-16/D61

PROJECT TITLE: BLAKE'S LOTABURGER ZONE MAP/DRG. FILE #: H-16
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A, BLOCK A, DUKE CITY INDUSTRIAL AREA
CITY ADDRESS: 2940 CANDELARIA RD NE

ENGINEERING FIRM: TGC ENGINEERING INC.
ADDRESS: 330 LOUISIANA BLVD NE
CITY, STATE: ALBUQUERQUE, NM 87108
CONTACT: THOMAS JOHNSTON
PHONE: (505) 265-7256
ZIP CODE: 87108

OWNER: BLAKE'S LOTABURGER
ADDRESS: 3205 RICHMOND DR NE
CITY, STATE: ALBUQUERQUE NM
CONTACT: BLAKE CHANCELLOR
PHONE: 884.2160
ZIP CODE: 87107

ARCHITECT: JIM MEDLEY
ADDRESS: 3100 CHRISTINE NE
CITY, STATE: ALBUQUERQUE NM
CONTACT: JIM MEDLEY
PHONE: 292.3514
ZIP CODE: 87111

SURVEYOR: WAYJONN SURVEYING INC.
ADDRESS 330 LOUISIANA BLVD NE
CITY, STATE: ALBUQUERQUE NM
CONTACT: TOM JOHNSTON
PHONE: 255.2052
ZIP CODE: 87108

CONTRACTOR: TBD
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
- X 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
- X BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY (PERM.)
- ____ CERTIFICATE OF OCCUPANCY (TEMP.)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

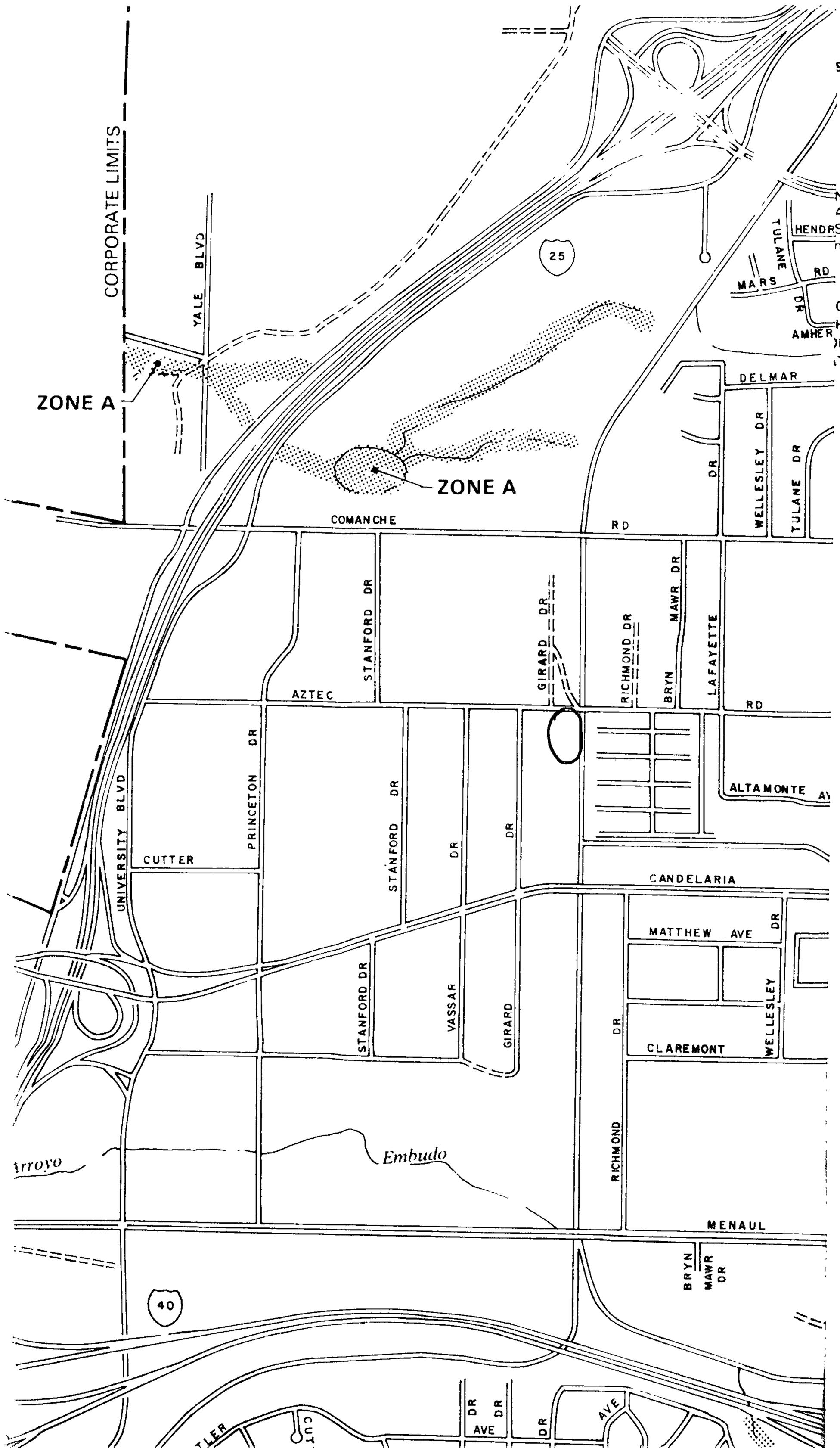
WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ____ YES
- X NO
- ____ COPY PROVIDED

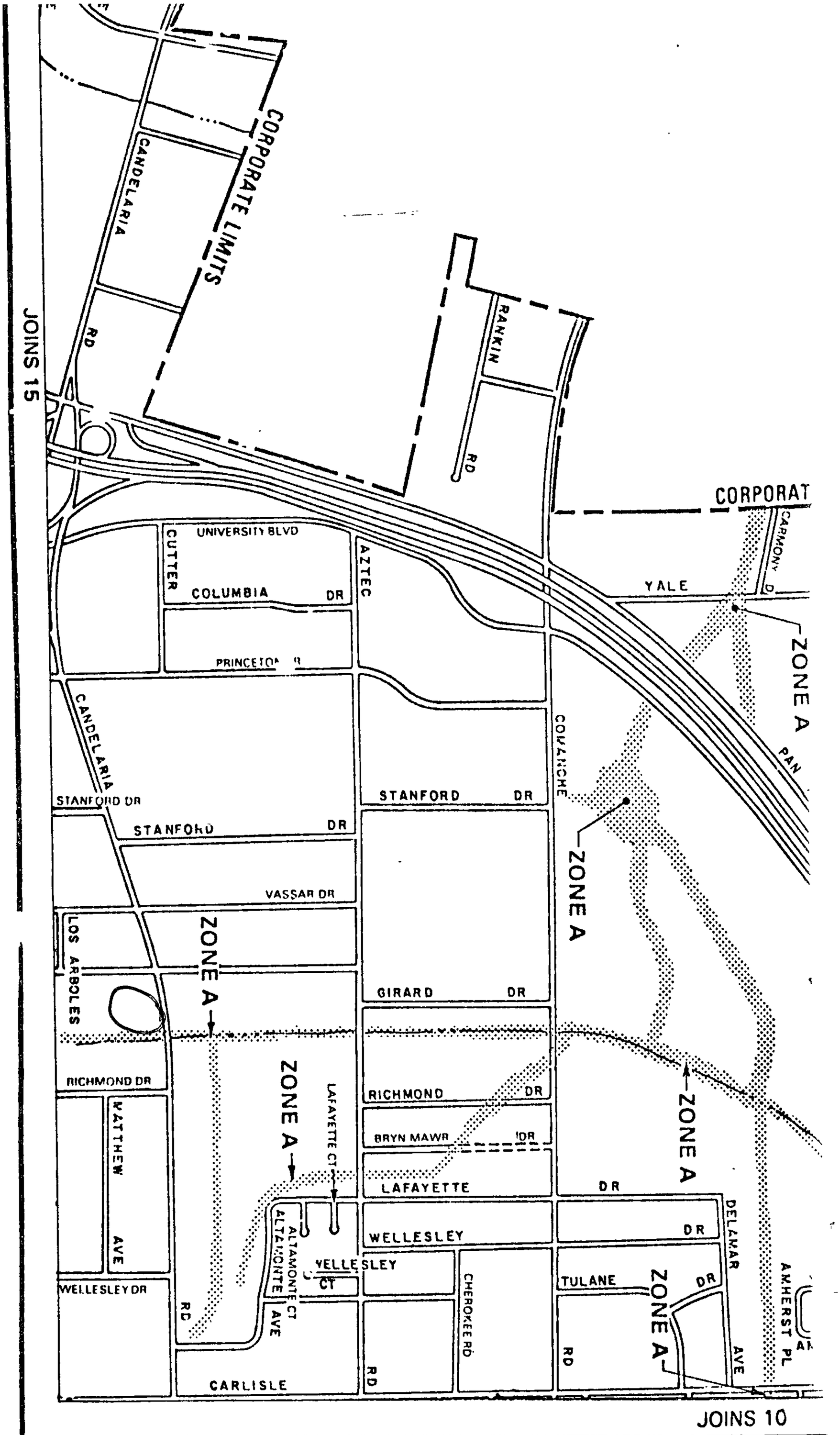
RECEIVED
OCT 09 2002
PWD/DESIGN REVIEW

DATE SUBMITTED: 10/9/02 BY: THOMAS D. JOHNSTON

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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 Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or


SPECIAL FLOOD HAZARD AREA
Note These maps may not include
Areas in the community After a
Special Flood Hazard Areas shown
modified and other areas added
O DETERMINE IF FLOOD INSURA
HIS COMMUNITY, CONTACT YOU
R CALL THE NATIONAL FLOOD IN
T (800) 638-6620, OR (800) 424-
CORPORATE LIMITS
ZONE A
ZONE A
YALE BLVD
25
TULANE
HENDR
MARS
RD
DR
AMHER
DELMAR
DR
WELLESLEY DR
TULANE DR
COMANCHE
RD
STANFORD DR
GIRARD DR
RICHMOND DR
BRYN MAWR DR
LAFAYETTE
RD
AZTEC
PRINCETON DR
UNIVERSITY BLVD
STANFORD DR
DR
DR
ALTAMONTE
CUTTER
CANDELARIA
MATTHEW AVE
DR
STANFORD DR
VASSAR
GIRARD
DR
CLAREMONT
WELLESLEY
RICHMOND
Embudo
MENAUL
BRYN MAWR DR
40
DR
DR
AVE
DR
AVE



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Federal Insurance Administration

CITY OF ALBUQUERQUE, NM
(BERNALILLO CO.)

1000

FLOOD

09

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department
Transportation Development Services Section

April 22, 2003

James N. Medley, Registered Architect
3100 Christine Ne
Albuquerque, NM 87111

Re: Certification Submittal for Final Building Certificate of Occupancy for
Blake's Lotaburger, [H-16 / D61]
2940 Candelaria NE
Architect's Stamp Dated 04/08/03

Dear Mr. Medley:

The TCL / Letter of Certification submitted on April 22, 2003 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

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

PROJECT TITLE: Blake's Lotaburger ZONE MAP/DRG. FILE #: H-16/D61
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 2940 Candelaria Rd NE

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

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

ARCHITECT: Jim N Medley CONTACT: Jim Medley
ADDRESS: 3100 Christine NE PHONE: 292-3572
CITY, STATE: Albq, NM ZIP CODE: 87111

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

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

CHECK TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL GRADING & DRAINAGE PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERTIFICATION (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
X 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 (PERM.)
X 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

RECEIVED
APR 22 2003
HYDROLOGY SECTION

DATE SUBMITTED: _____ BY: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

JIM MEDLEY, Architect

jmedley@jim-medley-architect.com -|- http://www.jim-medley-architect.com
3100 Christine NE -|- Albuquerque, NM 87111-4824 -|- Phone (505) 292-3514 -|- Fax (505) 294-5593

April 8, 2003

Nilo Salgado
City of Albuquerque
600 Second St. NW
Albuquerque, NM 87103

Re: Traffic Circulation Layout inspection
2940 Candelaria Blvd. NE

Dear Mr. Salgado:

We made an on site inspection of the above referenced project on April 3, 2003 and found the site to be in substantial compliance with the approved TCL with the following exceptions.

1. The trash enclosure was relocated as per the attached site plan. This was done to avoid conflict with large overhead billboard at the request and approval of solid waste department.

2. Relocating the dumpster enclosure reduced the parking spaces provided. You will notice on the attached site, there has been 19 spaces provided. This is more than would be required for a project of this size.

It is our conclusion that this site is in substantial compliance with all requirements of the Traffic Circulation Layout.

Thank you for the opportunity of working with you on this project.

Yours truly,

STATE OF NEW MEXICO
JAMES N. MEDLEY
No. 2042
REGISTERED ARCHITECT

Jim Medley, Architect

RECEIVED
APR 2 2 2003
HYDROLOGY SECTION

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department
Transportation Development Services Section

April 21, 2003

James N. Medley, Registered Architect
Jim Medley, Architect
3100 Christine NE
Albuquerque, NM 87111

Re: Certification Submittal for Final Building Certificate of Occupancy for
Blake's Lotaburger, [H-16 / D61]
2940 Candelaria NE
Architect's Stamp Dated 04/08/03

Dear Mr. Medley:

The TCL / Letter of Certification submitted on April 15, 2003 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). The reason why it was rejected are as follows:

- Need to provide an approved site plan
- Need to provide a letter of certification to the City of Albuquerque

The TCL (or DRB Site Plan) submitted for Final C.O. needs to be the ***exact*** copy of the approved TCL in the plan set approved for building permit. This will be the latest edition, which may have redlined comments, initialled and dated by the designer-of-record.

Resubmit acceptable package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

H-16/D61

PROJECT TITLE: BLAKE'S LOTABURGER ZONE MAP/DRG. FILE #: ~~H-16~~
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A, BLOCK A, DUKE CITY INDUSTRIAL AREA
CITY ADDRESS: 2940 CANDELARIA RD NE

ENGINEERING FIRM: TGC ENGINEERING INC. CONTACT: THOMAS JOHNSTON
ADDRESS: 330 LOUISIANA BLVD NE PHONE: (505) 266-7256
CITY, STATE: ALBUQUERQUE, NM 87108 ZIP CODE: 87108

OWNER: BLAKE'S LOTABURGER CONTACT: BLAKE CHANCELLOR
ADDRESS: 3205 RICHMOND DR NE PHONE: 884-2160
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87107

ARCHITECT: JIM MEDLEY CONTACT: JIM MEDLEY
ADDRESS: 3100 CHRISTINE NE PHONE: 292-3514
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87111

SURVEYOR: WAYJOHN SURVEYING INC. CONTACT: TOM JOHNSTON
ADDRESS 330 LOUISIANA BLVD NE PHONE: 255-2052
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87108

CONTRACTOR: TBD CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ 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)
- X ENGINEERS CERTIFICATION (TCL)
- ___ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ___ OTHER

Accepted

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
- X CERTIFICATE OF OCCUPANCY (PERM.)
- ___ CERTIFICATE OF OCCUPANCY (TEMP.)
- ___ GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ WORK ORDER APPROVAL
- ___ OTHER (SPECIFY)

Rejected

RECEIVED APR 2 2 2003 HYDROLOGY SECTION

RECEIVED OCT 0 9 2002 BY DRB DESIGN REVIEW

RECEIVED APR 1 5 2003 DEVELOPMENT & BUILDING SERVICES

WAS A PRE-DESIGN CONFERENCE ATTENDED
- ___ YES
- X NO
- ___ COPY PROVIDED

DATE SUBMITTED: 10/9/02 BY: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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 Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

JIM MEDLEY, Architect

jmedley@jim-medley-architect.com -|- http://www.jim-medley-architect.com
3100 Christine NE -|- Albuquerque, NM 87111-4824 -|- Phone (505) 292-3514 -|- Fax (505) 294-5593

April 8, 2003

David Boes
Celco Development Co. Inc.
2940 Candelaria Blvd. NE
Albuquerque, New Mexico 87110

H-16/D61

Re: Traffic Circulation Layout inspection
2940 Candelaria Blvd. NE

Dear David:

We made an on site inspection of the above referenced project on April 3, 2003 and found the site to be in substantial compliance with the approved TCL with the following exceptions.

1. The trash enclosure was relocated as per the attached site plan. This was done to avoid conflict with large overhead billboard at the request and approval of solid waste department.

2. Relocating the dumpster enclosure reduced the parking spaces provided. You will notice on the attached site, there has been 19 spaces provided. This is more than would be required for a project of this size.

It is our conclusion that this site is in substantial compliance with all requirements of the Traffic Circulation Layout.

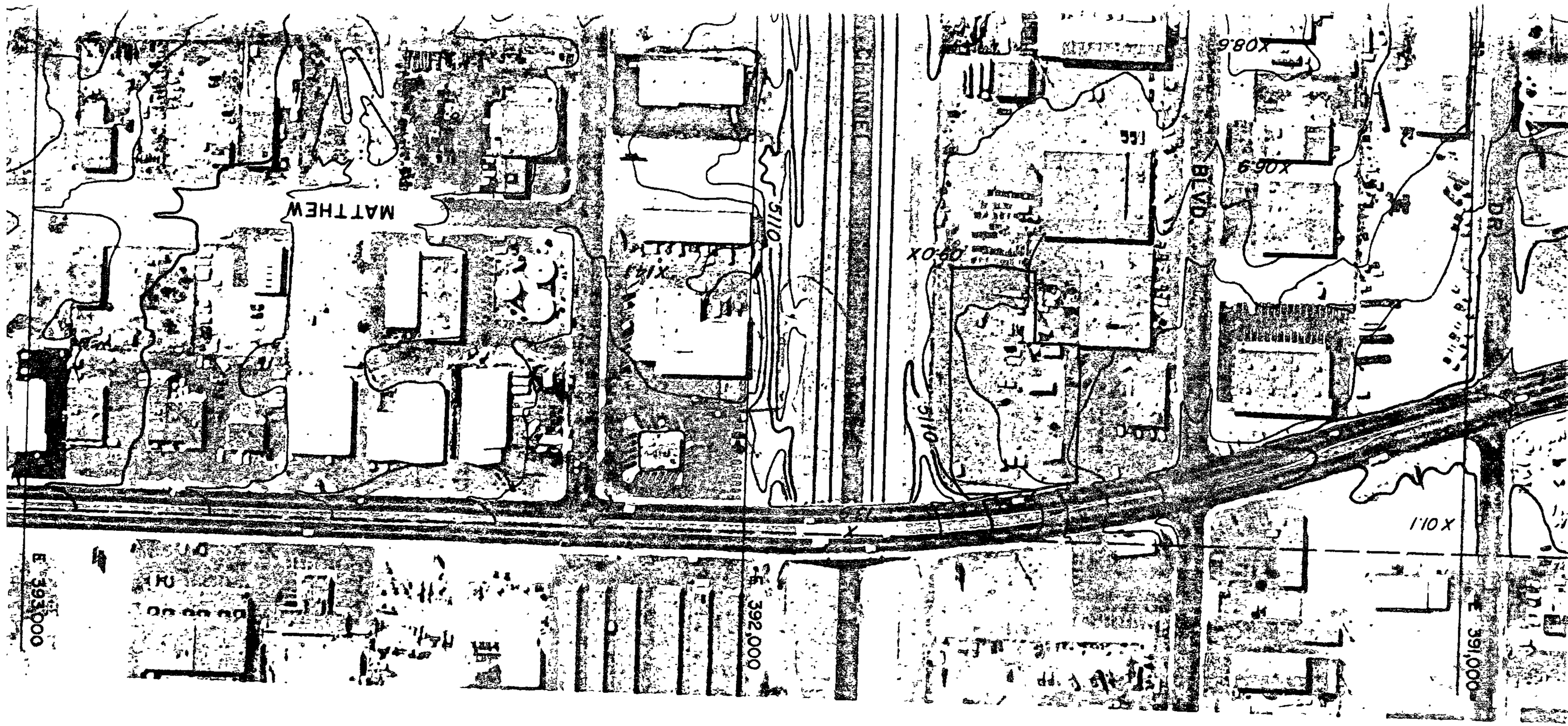
Thank you for the opportunity of working with you on this project.

Yours truly,

STATE OF NEW MEXICO
JAMES N. MEDLEY
No. 2042
4/8/03
REGISTERED ARCHITECT

Jim Medley, Architect

RECEIVED
APR 15 2003
HYDROLOGY SECTION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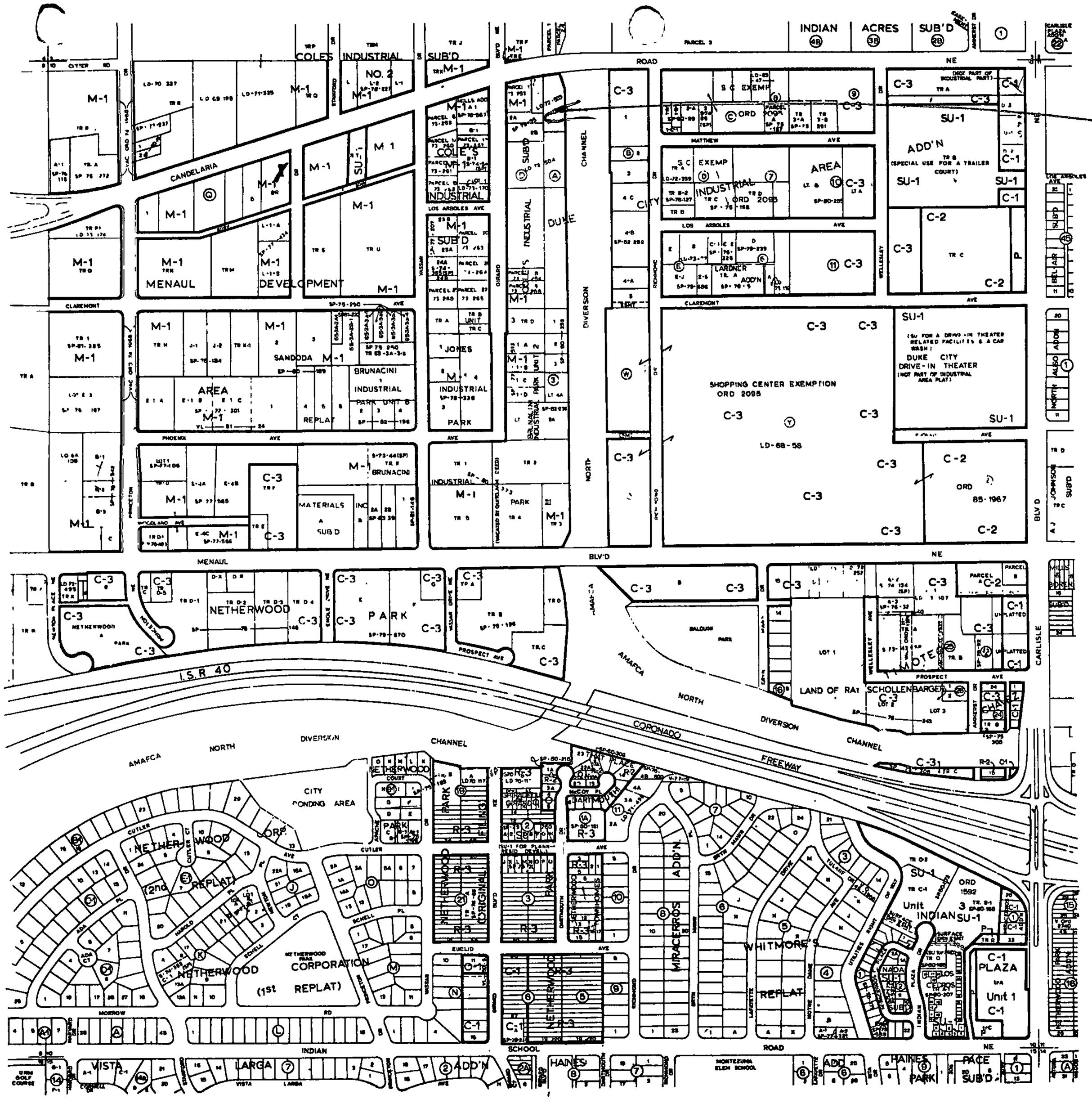

SITE AS OF 11-21-84
Two Seperate Property.
Posed on one Building as one.
SRC 11-21-84.

SCALE

LEGAL DESCRIPTION
T 10 N
R 3 E
SEC 10

UNIFORM PROPERTY CODE
1-016-059

MAP AMENDED THROUGH
JUNE 1983

H-16-Z

ALBUQUERQUE PLANNING DIVISION
MUNICIPAL DEVELOPMENT DEPARTMENT