

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

March 31, 2011

Edward Fitzgerald, Registered Architect.  
Edward Fitzgerald/Architects  
121 Jefferson NE  
Albuquerque, NM 87108

Re: Certification Submittal for a Permanent Building Certificate of Occupancy (C.O.)  
for R & B Commercial Services, [H-16/D145]  
3110 Los Arboles NE  
Engineer's Stamp Dated 03/30/11

Dear Mr. Fitzgerald:

Based upon the information provided in your submittal received 03-31-11,  
Transportation Development has no objection to the issuance of a Permanent Certificate  
of Occupancy. This letter serves as a "green tag" from Transportation Development for a  
Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

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

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: R&B Commercial Services

ZONE MAP: H-16-7

D145

DRB#:

EPC#:

WORK ORDER#:

LEGAL DESCRIPTION: Parcel B, Block E Duke City Industrial Area

CITY ADDRESS: 3110 Los Arboles Albuquerque, New Mexico 87107

ENGINEERING FIRM: Bordenave Designs

ADDRESS: PO Box 91194

CITY, STATE: Albuquerque, New Mexico

CONTACT: Jake Bordenave

PHONE: (505) 823-1344

ZIP CODE: 87199

OWNER: Barry Deutsch

ADDRESS: 4412 Towner NE

CITY, STATE: Albuquerque, New Mexico

CONTACT:

PHONE: (505) 889-4090

ZIP CODE: 87110

ARCHITECT: Edward Fitzgerald / Architects

ADDRESS: 121 Jefferson St NE

CITY, STATE: Albuquerque, New Mexico

CONTACT: Edward Fitzgerald

PHONE: (505) 268-9055

ZIP CODE: 87108

SURVEYOR: Sandia Land Surveying, LLC

ADDRESS: 15 Casa Terrenos

CITY, STATE: Placitas, New Mexico

CONTACT: Andrew Medina

PHONE: (505) 867-1241

ZIP CODE: 87043

CONTRACTOR: Hart Construction

ADDRESS: 2919 2nd St, Ste B

CITY, STATE: Albuquerque, New Mexico

CONTACT: Andrew Hart

PHONE: (505) 345-4001

ZIP CODE: 87107

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> 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)  
**ARCHITECT'S CERT (TCL)**

### 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:

W.F. + M.

BY:

3.30.11

MAR 31 2011

HYDROLOGY  
SECTION

**EFA**

**EDWARD FITZGERALD / ARCHITECTS**

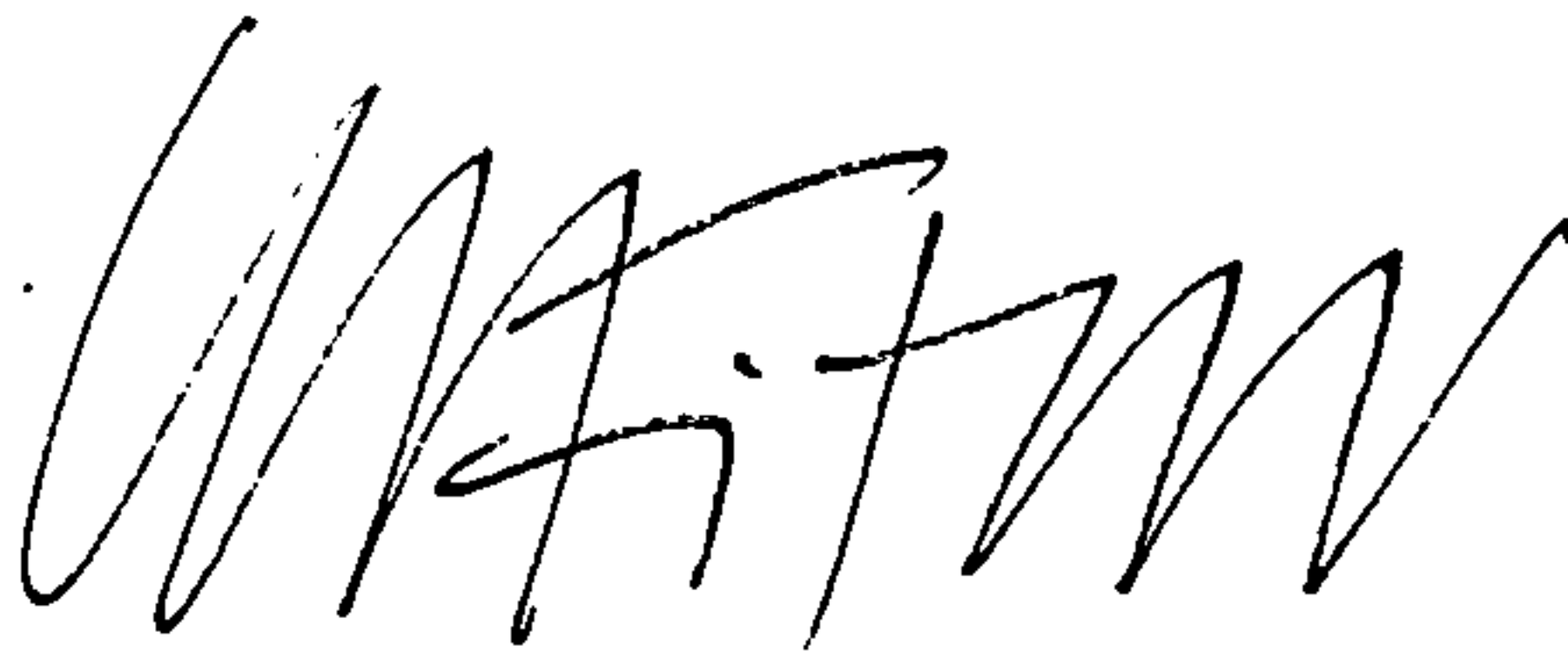
March 30, 2011

City of Albuquerque  
Planning Department  
Development & Building Services

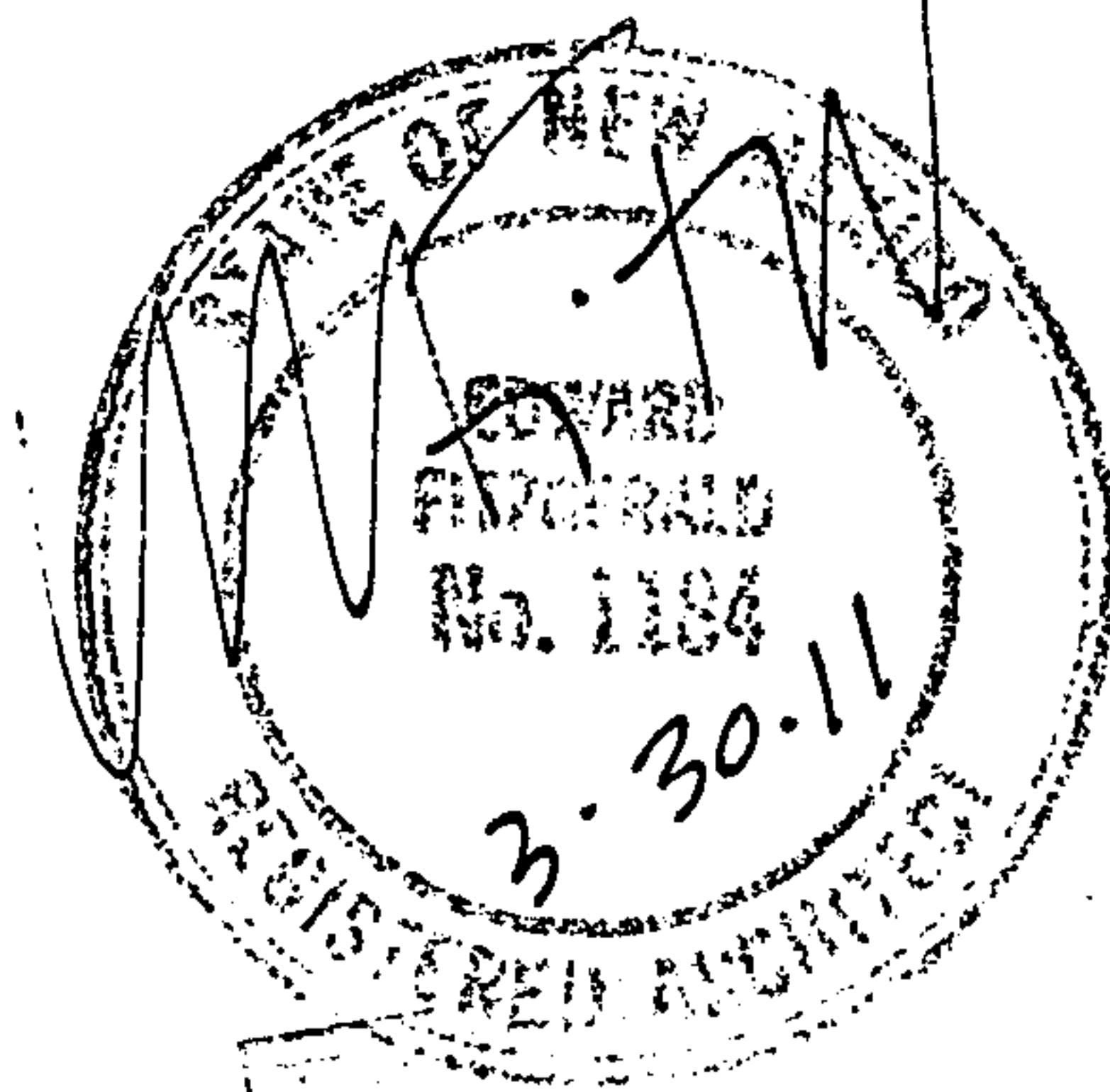
Re: **R + B Commercial Service Inc.**  
3110 Los Arboles NE  
Albuquerque, NM 87106  
Traffic Certification

I, Edward Fitzgerald, NM Registered Architect, of the firm, Edward Fitzgerald / Architects, hereby certify that the Project, **R + B Commercial Service Inc.** at 3110 Los Arboles NE, Albuquerque, NM, is in substantial compliance with and in accordance with the design intent of the City of Albuquerque, Traffic Circulation Layout, approved plan dated 7-29-10. I certify that I have personally visited the Project site on March 30, 2011 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.

The Record information presented herein 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.



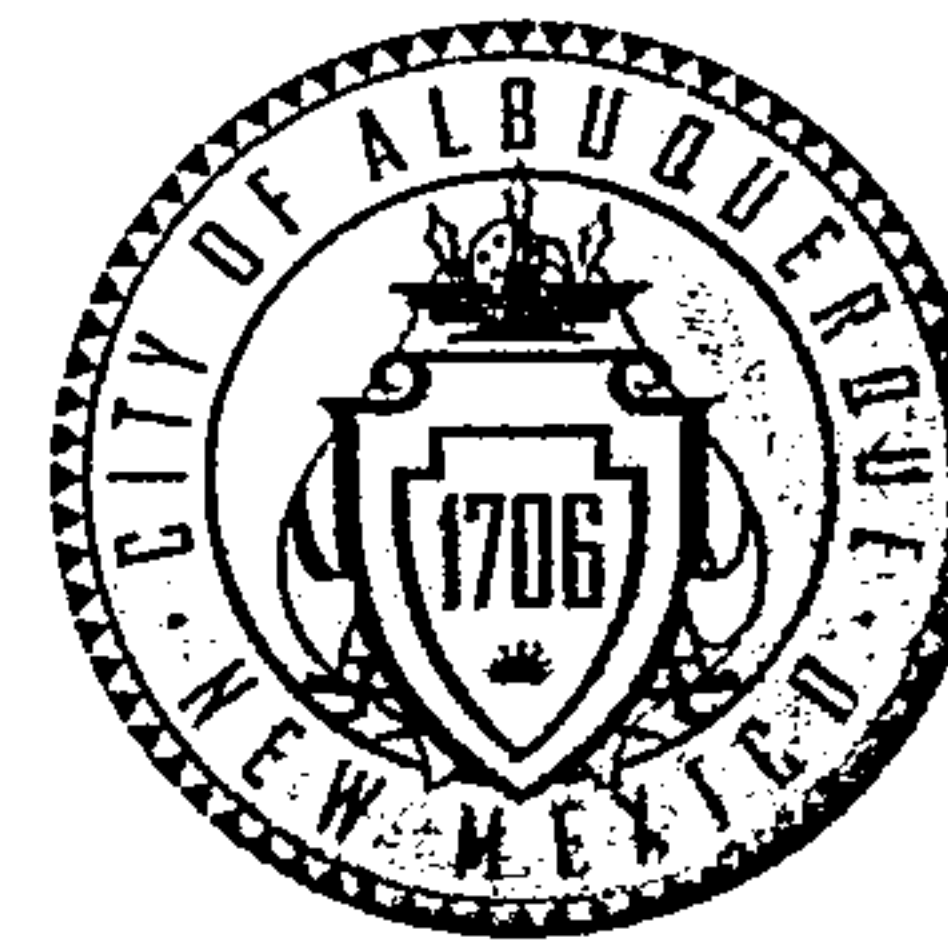
Edward Fitzgerald AIA



MAR 31 2011



# CITY OF ALBUQUERQUE



July 29, 2010

Edward Fitzgerald, R.A.  
Edward Fitzgerald Architects  
121 Jefferson St. NE  
Albuquerque, NM 87108

Re: R & B Commercial Service, 3110 Los Arboles Ave NE, Traffic Circulation Layout  
Architect's Stamp dated 07-16-10 (H16-D145)

Dear Mr. Fitzgerald,

The TCL submittal received 07-19-10 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.**

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

# CITY OF ALBUQUERQUE



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Sincerely,

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

C: File



5  
H-16/D14

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV 12/2005)

PROJECT TITLE: R:B COMMERCIAL SERVICE ZONE MAP: H16-7  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: PARCEL B DUKE CITY INDUSTRIAL AREA  
CITY ADDRESS: 3110 LOS ARBOLES NE 87107

ENGINEERING FIRM: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

OWNER: BARRY DEUTCH R:B COMMERCIAL CONTACT: BARRY DEUTCH  
ADDRESS: 4412 TOWNER PHONE: 889-4090  
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87110

ARCHITECT: EDWARD FITZGERALD / ARCHITECTS CONTACT: YSON PARKER  
ADDRESS: 121 JEFFERSON ST NE PHONE: 268-9055  
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87108

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> 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) \_\_\_\_\_

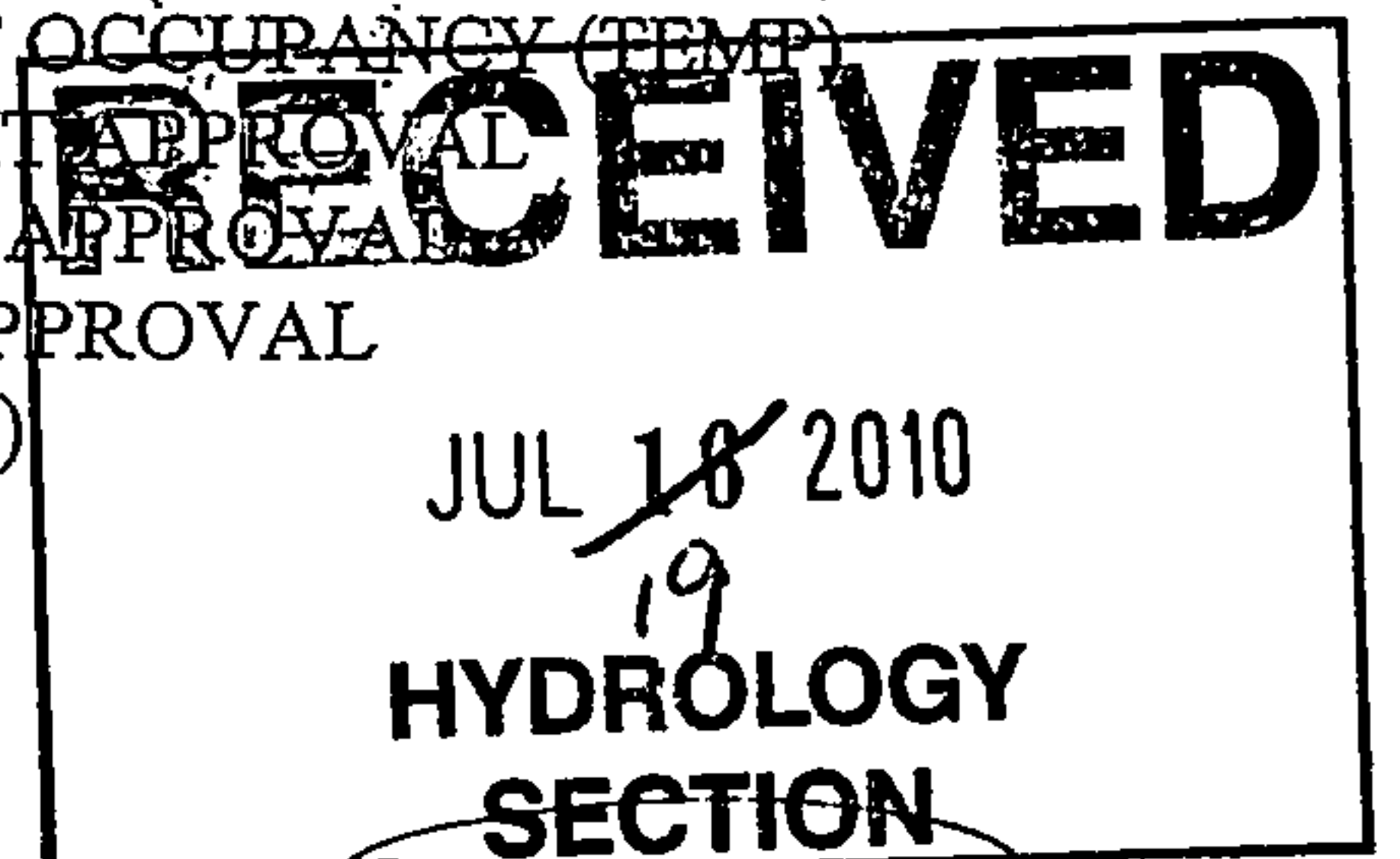
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES  
☐ NO  
☐ COPY PROVIDED

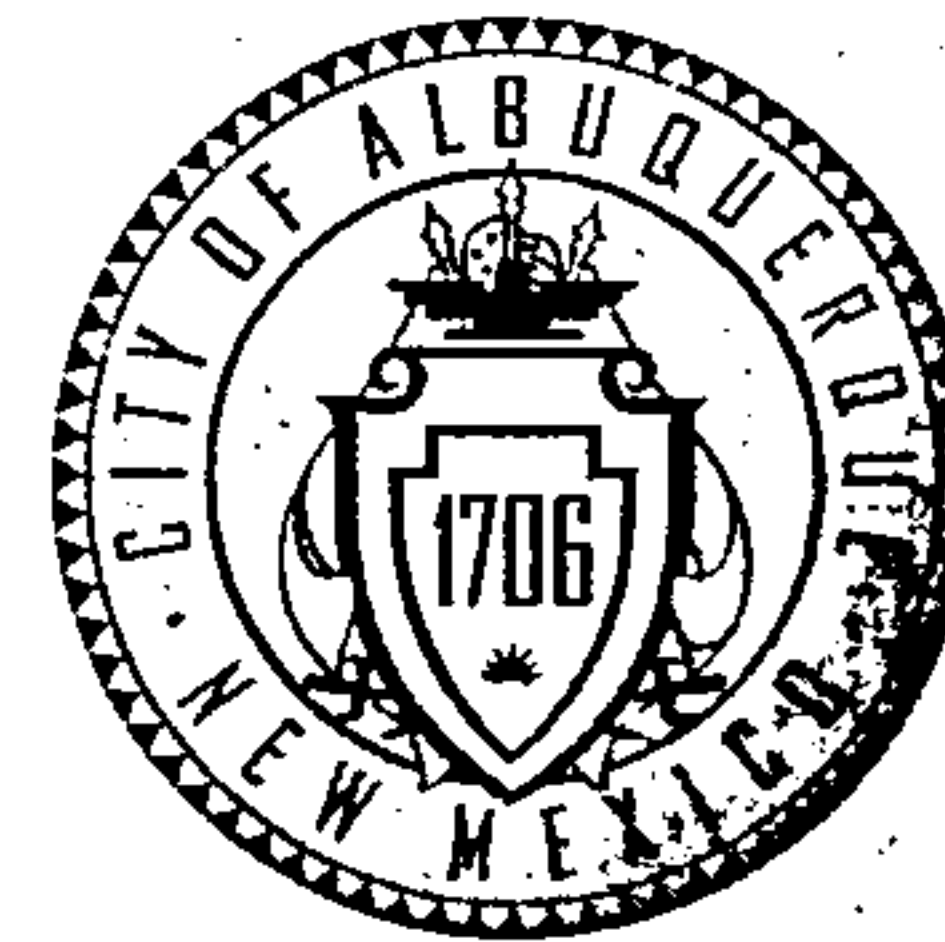
DATE SUBMITTED: 7-16-2010 BY: [Signature]

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.



# CITY OF ALBUQUERQUE



March 31, 2011

Jean J. Bordenave, P.E.  
**Bordenave Designs**  
P.O. Box 91194  
Albuquerque, NM 87199

**Re: R & B Commercial, 3801 Los Arboles NE,  
Permanent Certificate of Occupancy - Approved  
Engineer's Stamp dated: 9-234-10 (H-16/D145)  
Certification dated: 03-30-11**

Dear Mr. Bordenave,

Based upon the information provided in the Certification received 3/30/11, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

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

Sincerely,

Albuquerque

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

NM 87103

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

C: CO Clerk—Katrina Sigala  
File



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: R & B COMMERCIAL ZONE MAP: H16/D145  
DRB#: \_\_\_\_\_ EPC#: --- WORK ORDER#: ---

LEGAL DESCRIPTION: TRACT B, BLOCK E, DUKE CITY INDUSTRIAL AREA  
CITY ADDRESS: 3801 LOS ARBOLES NE

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave  
ADDRESS: PO Box 91194 PHONE: 823-1344  
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Brooklyn, LLC CONTACT: \_\_\_\_\_  
ADDRESS: P.O. BOX 36378 PHONE: \_\_\_\_\_  
CITY, STATE: Albuquerque, NM ZIP CODE: 87176

ARCHITECT: Edward Fitzgerald Architects CONTACT: Tyson Parker  
ADDRESS: 121 Jefferson St. NE PHONE: 268-9055  
CITY, STATE: Albuquerque, NM ZIP CODE: 87108

SURVEYOR: Sandia Land Surveying CONTACT: A. Medina  
ADDRESS: 15 Casa Terrenos PHONE: 867-1241  
CITY, STATE: Placitas, NM ZIP CODE: 87043

CONTRACTOR: Unknown CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

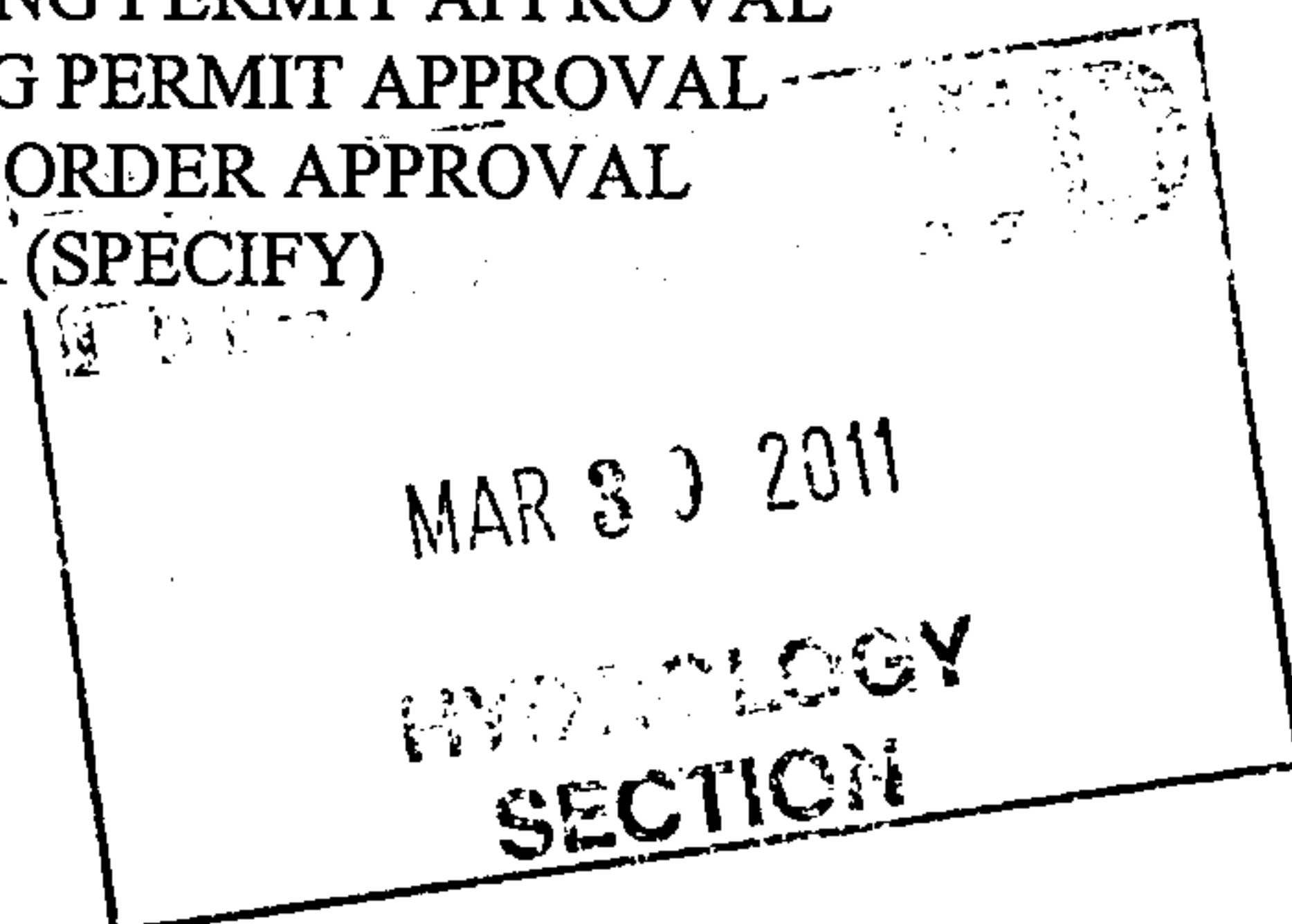
☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
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☒ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER'S CERT (TCL)  
☐ ENGINEER'S CERT (DRB SITE PLAN)  
☐ OTHER (SPECIFY) \_\_\_\_\_

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☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
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☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES  
☒ NO  
☐ COPY PROVIDED



DATE SUBMITTED: March 30, 2011 BY: Jake Bordenave

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