

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

October 27, 2009

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
PO Box 65760
Albuquerque, NM 87193

Re: Certification Submittal for Permanent Certificate of Occupancy (C.O.) for
Trader Joe's Store # 167 Uptown, [H-19 / D078]
2200 Uptown Loop
Engineer's Stamp Dated 10/27/09

Dear Mr. Thompson:

Based upon the information provided in your submittal received 10-²⁷~~08~~-09,
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 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

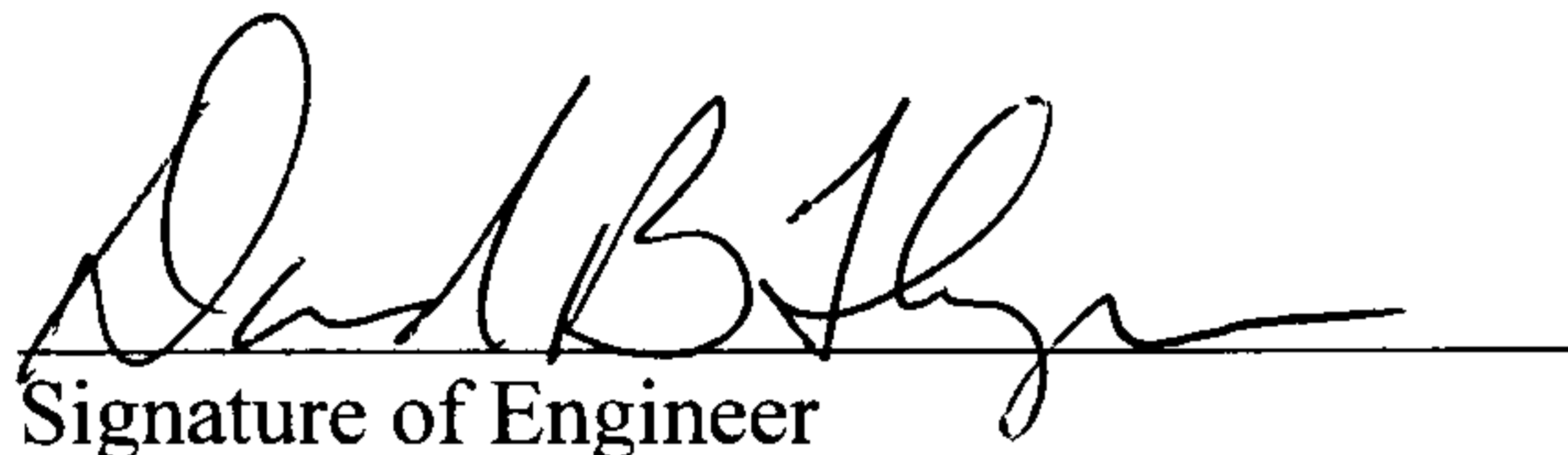
www.cabq.gov

TRAFFIC CERTIFICATION

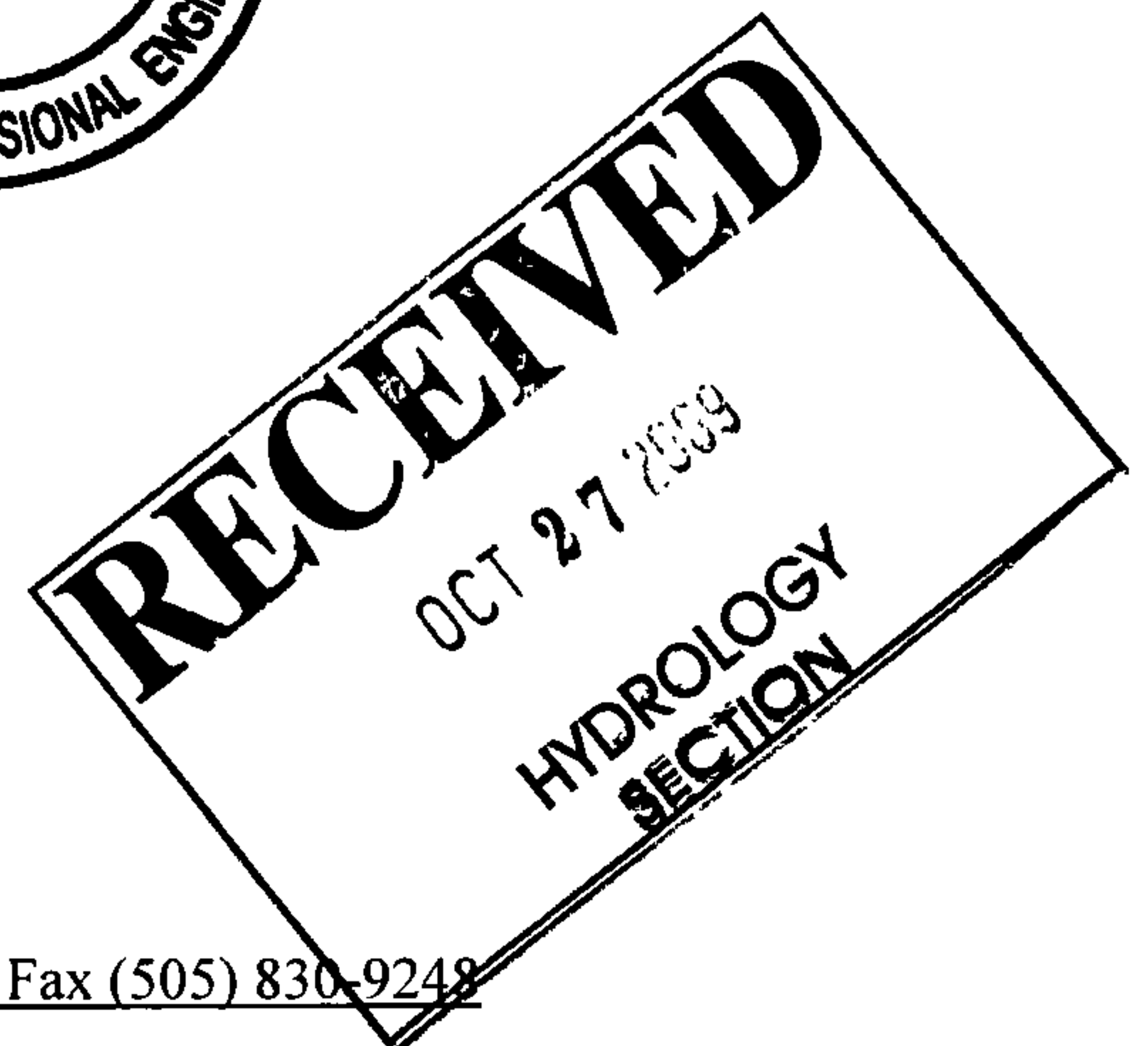
I, DAVID B. THOMPSON, NMPE OR NMRA 9677, OF THE FIRM THOMPSON ENGINEERING CONSULTANTS, INC., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED APRIL 9, 2009. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ANTHONY HARRIS OF THE FIRM HARRIS SURVEYING, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON SEPTEMBER 9, 2009 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 IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

ALL EXCEPTIONS HAVE BEEN ADDRESSED.

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

10-27-09
Date



DRAINAGE INFORMATION SHEET

(REV. 1/28/2003rd)

2200 Uptown

PROJECT TITLE: TRADER JOE'S UPTOWN

ZONE MAP/DRG. FILE #: H-19/D078

DRB #: 1001164

EPC #:

WORK ORDER#: 660183

LEGAL DESCRIPTION: TRACTS B-1-A-1 & B-1-A-2, ST. PIUS X SUBDIVISION

CITY ADDRESS: _____

ENGINEERING FIRM: Thompson Engineering Consultants, Inc.

ADDRESS: P.O. Box 65760

CITY, STATE: Albuquerque, NM

CONTACT: David Thompson

PHONE: 271-2199

ZIP CODE: 87193

OWNER: Trader Joe's Company, Inc.

ADDRESS: 1640 South 39th Avenue

CITY, STATE: Phoenix, AZ

CONTACT: David Hetzel, Jr.

PHONE: (602) 427-1998

ZIP CODE: 85009

ARCHITECT: Architectural Construction Services, Inc.

ADDRESS: 1122 Bristol Street

CITY, STATE: Costa Mesa, CA

CONTACT: Bruce Manzer

PHONE: (714) 436-9000

ZIP CODE: 92626

SURVEYOR: Cartesian Surveys, Inc.

ADDRESS: P.O. Box 44414

CITY, STATE: Rio Rancho, NM

CONTACT: Will Plotner

PHONE: 896-3050

ZIP CODE: 87124

CONTRACTOR:

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

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)
☐ ENGINEER'S CERTIFICATION (TCL)
☒ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

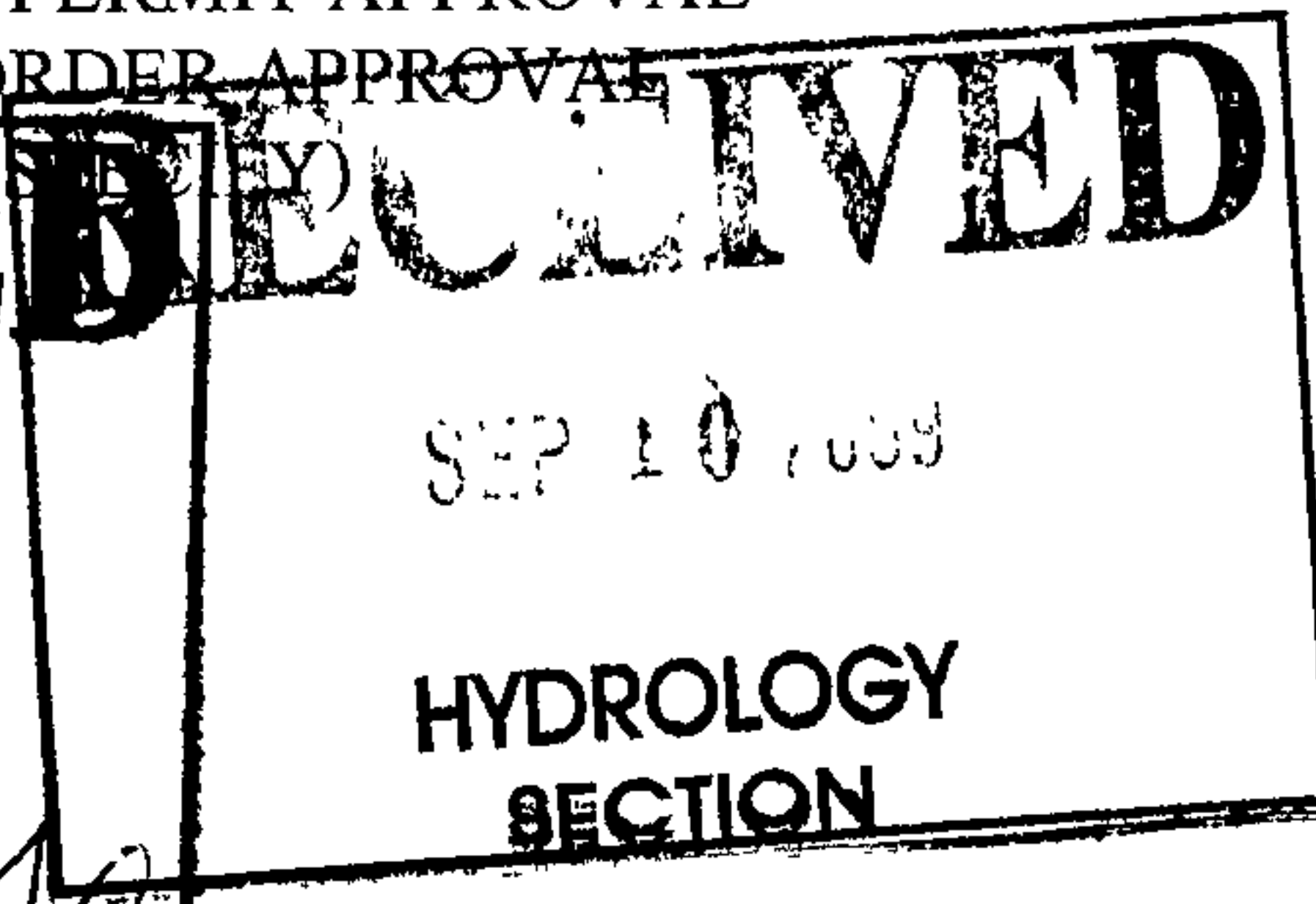
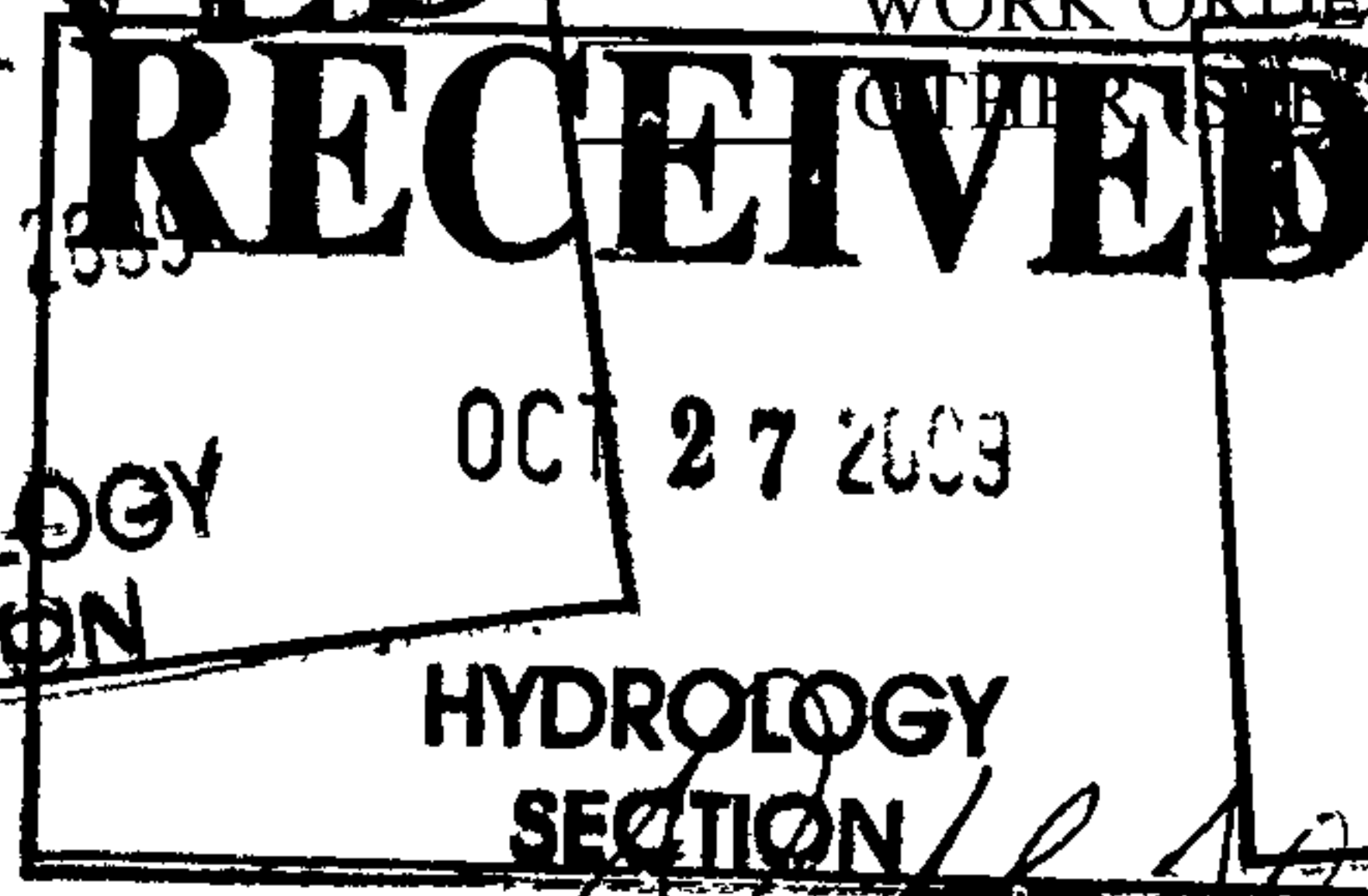
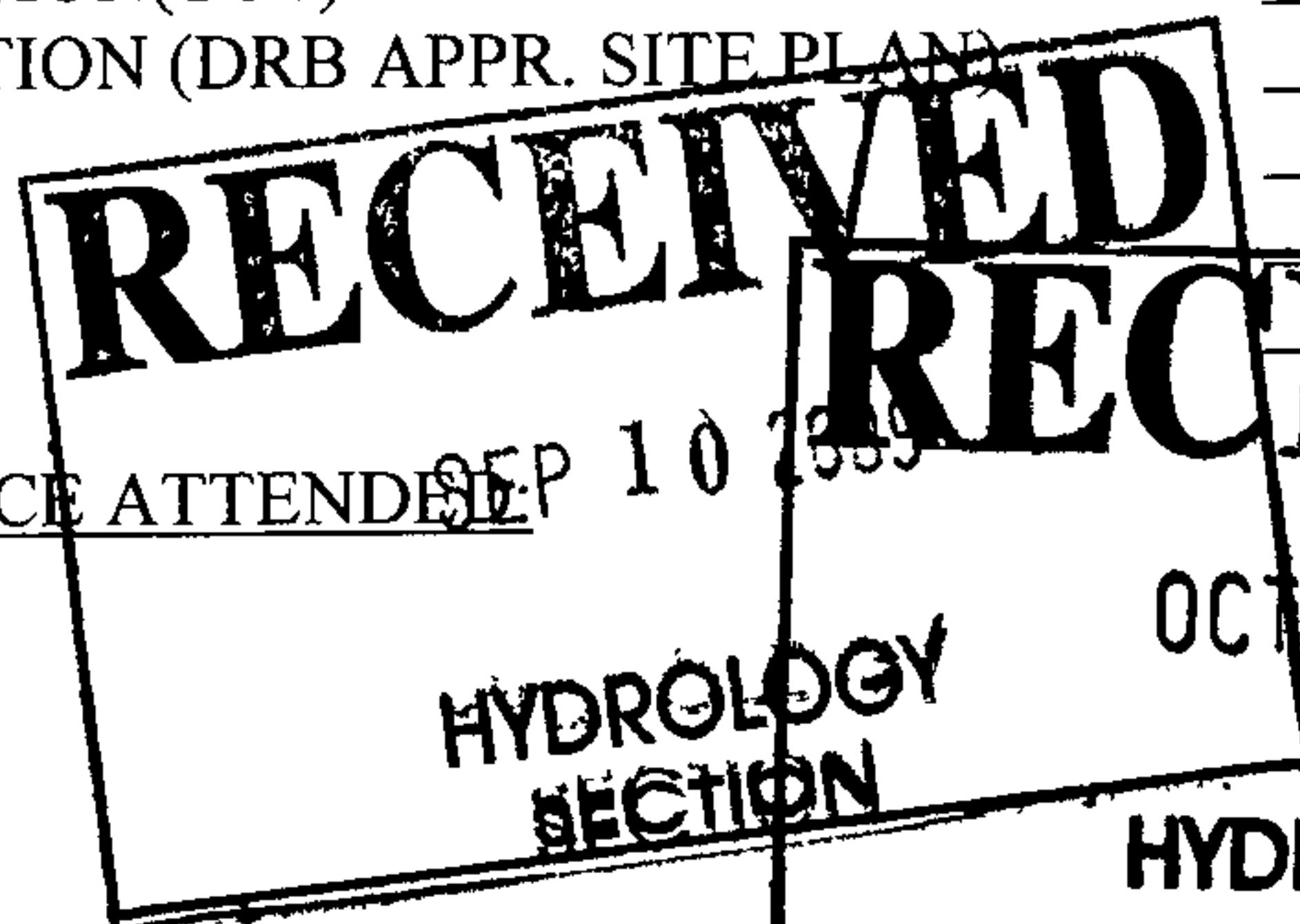
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED?

☐ YES

☒ NO

☐ COPY PROVIDED



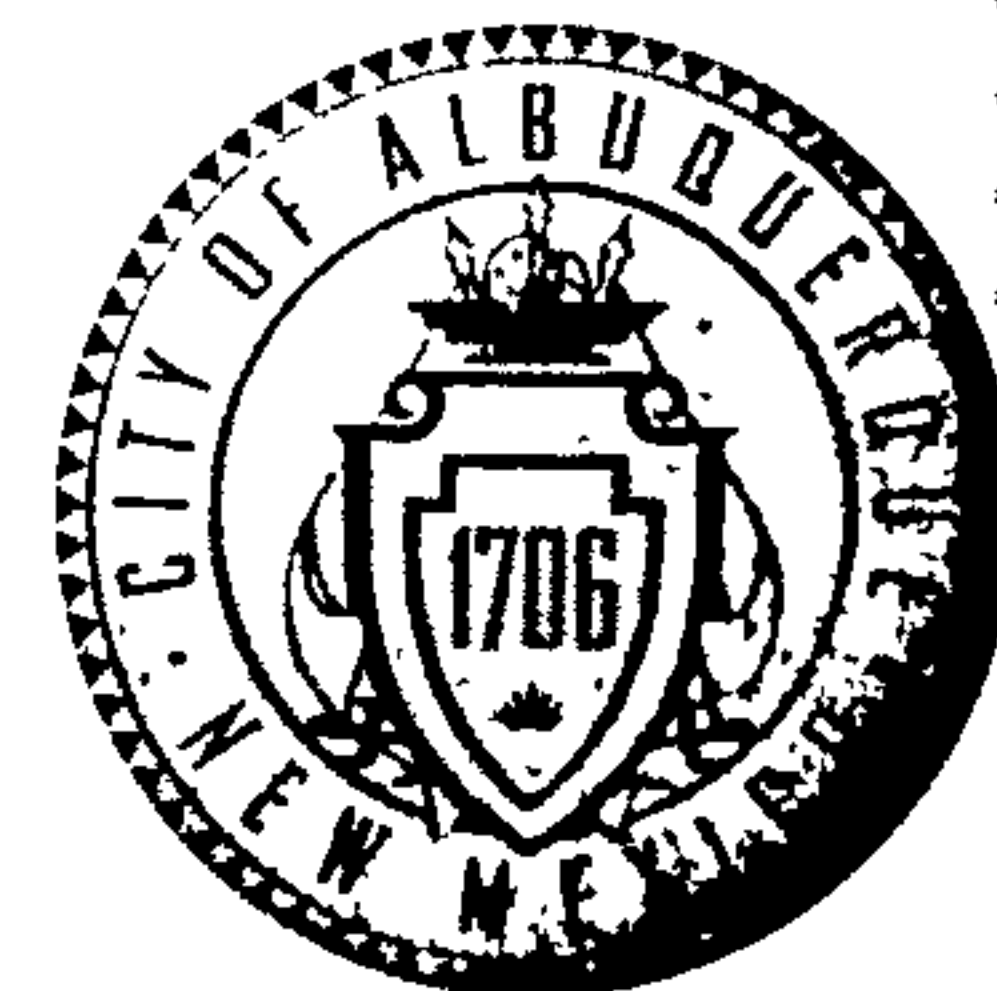
DATE SUBMITTED: September 10, 2009

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 of 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 acres
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



**Planning Department
Transportation Development Services Section**

September 10, 2009

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
PO Box 65760
Albuquerque, NM 87193

Re: Certification Submittal for Permanent Certificate of Occupancy (C.O.) for
Trader Joe's Store # 167 Uptown, [H-19 / D078]
2200 Uptown Loop
Architect's Stamp Dated 09/10/09

Dear Mr. Thompson:

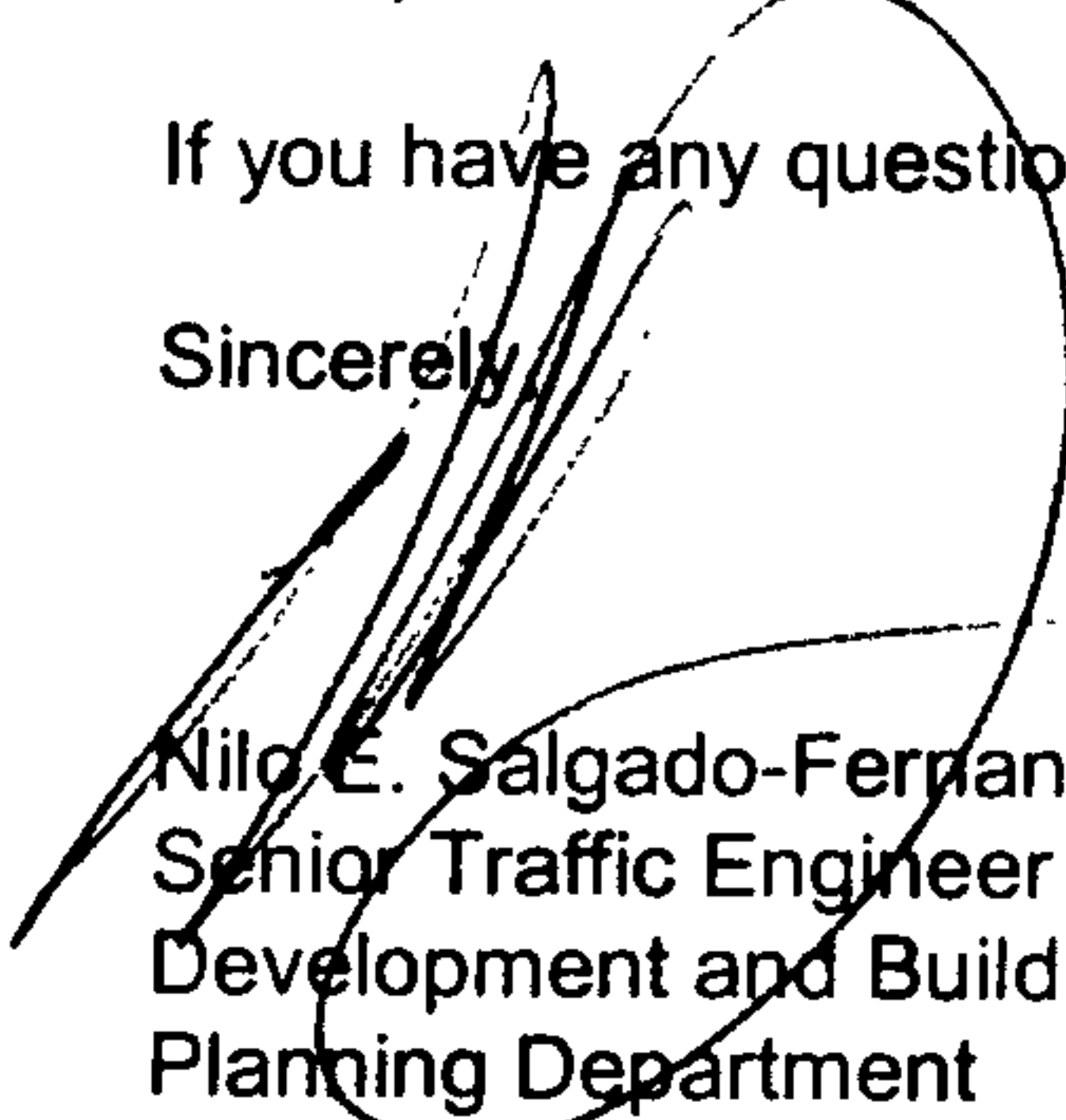
Based on the information provided on your submittal dated September 10, 2009, the above referenced project has been down graded to a 90-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding truncated domes (for wheel ramps at entrance off Uptown Loop), railing and steel plate (located at wheel chair ramp at intersection of Indian School and Uptown Loop) 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

DRAINAGE INFORMATION SHEET

(REV. 1/28/2003rd)

2200 Uptown

PROJECT TITLE: TRADER JOE'S UPTOWN

ZONE MAP/DRG. FILE #: H-19/D078

DRB #: 1001164

EPC #:

WORK ORDER#: 660183

LEGAL DESCRIPTION: TRACTS B-1-A-1 & B-1-A-2, ST. PIUS X SUBDIVISION

CITY ADDRESS:

ENGINEERING FIRM: Thompson Engineering Consultants, Inc.

ADDRESS: P.O. Box 65760

CITY, STATE: Albuquerque, NM

CONTACT: David Thompson

PHONE: 271-2199

ZIP CODE: 87193

OWNER: Trader Joe's Company, Inc.

ADDRESS: 1640 South 39th Avenue

CITY, STATE: Phoenix, AZ

CONTACT: David Hetzel, Jr.

PHONE: (602) 427-1998

ZIP CODE: 85009

ARCHITECT: Architectural Construction Services, Inc.

ADDRESS: 1122 Bristol Street

CITY, STATE: Costa Mesa, CA

CONTACT: Bruce Manzer

PHONE: (714) 436-9000

ZIP CODE: 92626

SURVEYOR: Cartesian Surveys, Inc.

ADDRESS: P.O. Box 44414

CITY, STATE: Rio Rancho, NM

CONTACT: Will Plotner

PHONE: 896-3050

ZIP CODE: 87124

CONTRACTOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

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)
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☒ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
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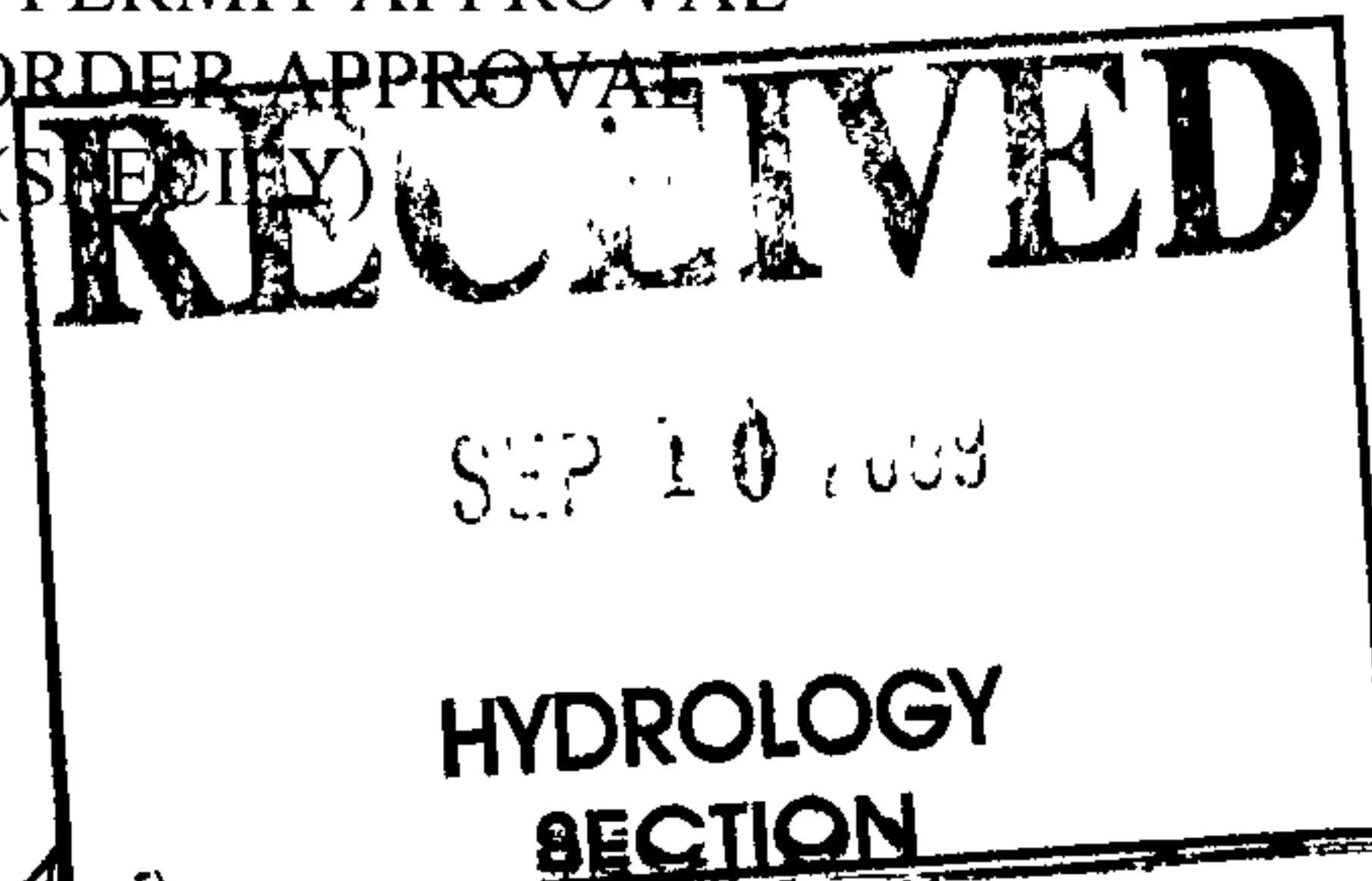
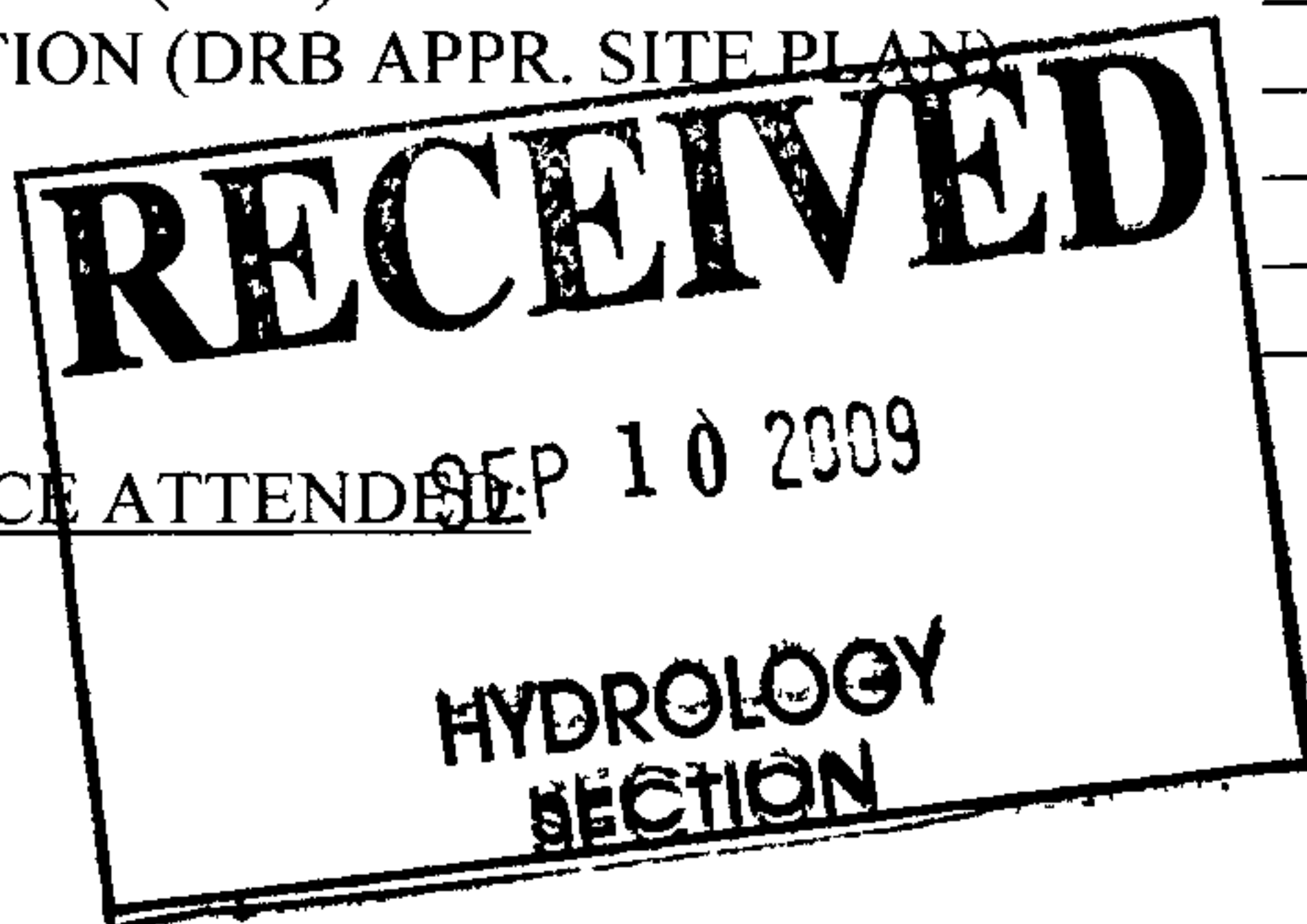
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☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES

☒ NO

☐ COPY PROVIDED



DATE SUBMITTED: September 10, 2009

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 of 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 acres
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

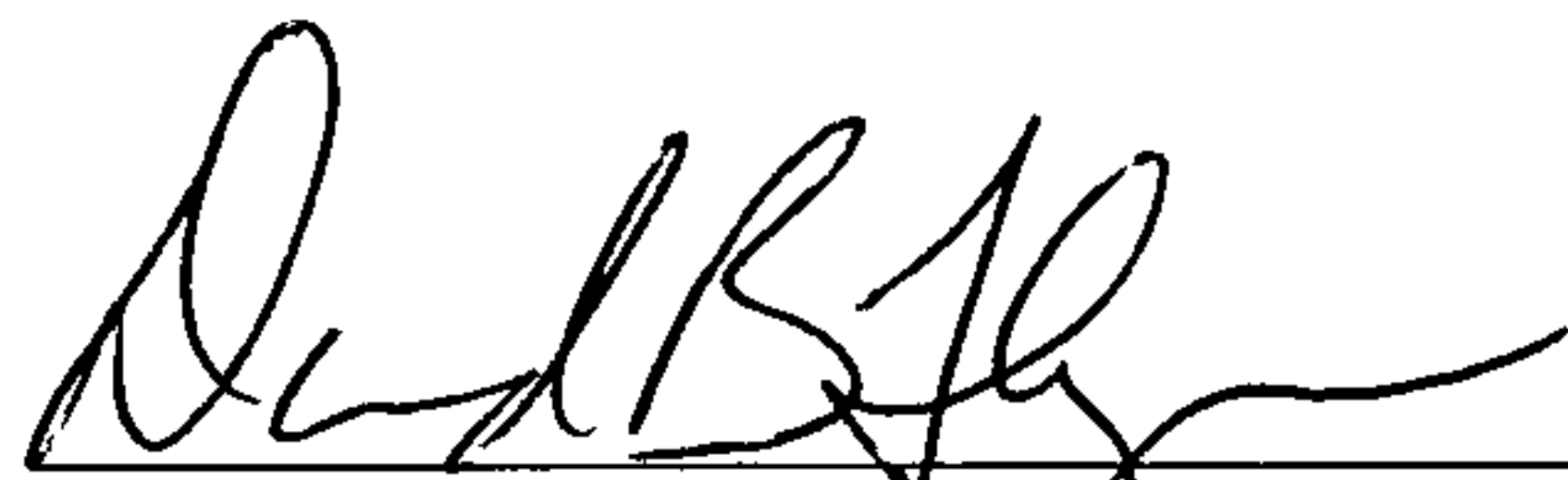
TRAFFIC CERTIFICATION

I, DAVID B. THOMPSON, NMPE OR NMRA 9677, OF THE FIRM THOMPSON ENGINEERING CONSULTANTS, INC., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED APRIL 9, 2009. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY DAVID B. THOMPSON OF THE FIRM THOMPSON ENGINEERING CONSULTANTS, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON SEPTEMBER 9, 2009 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 IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

EXCEPTIONS:

1. *RAILING AT WHEELCHAIR RAMP LOCATED AT THE INTERSECTION OF INDIAN SCHOOL AND UPTOWN LOOP ROAD*
2. *TRUNCATED DOMES AT BOTH DIRECTIONAL WHEELCHAIR RAMPS AT THE MAIN ENTRANCE TO THE SITE FROM UPTOWN LOOP ROAD*
3. *STEEL PLATE FABRICATION AT THE BASE OF A TRAFFIC SIGNAL AT THE INTERSECTION OF INDIAN SCHOOL AND UPTOWN LOOP ROAD*

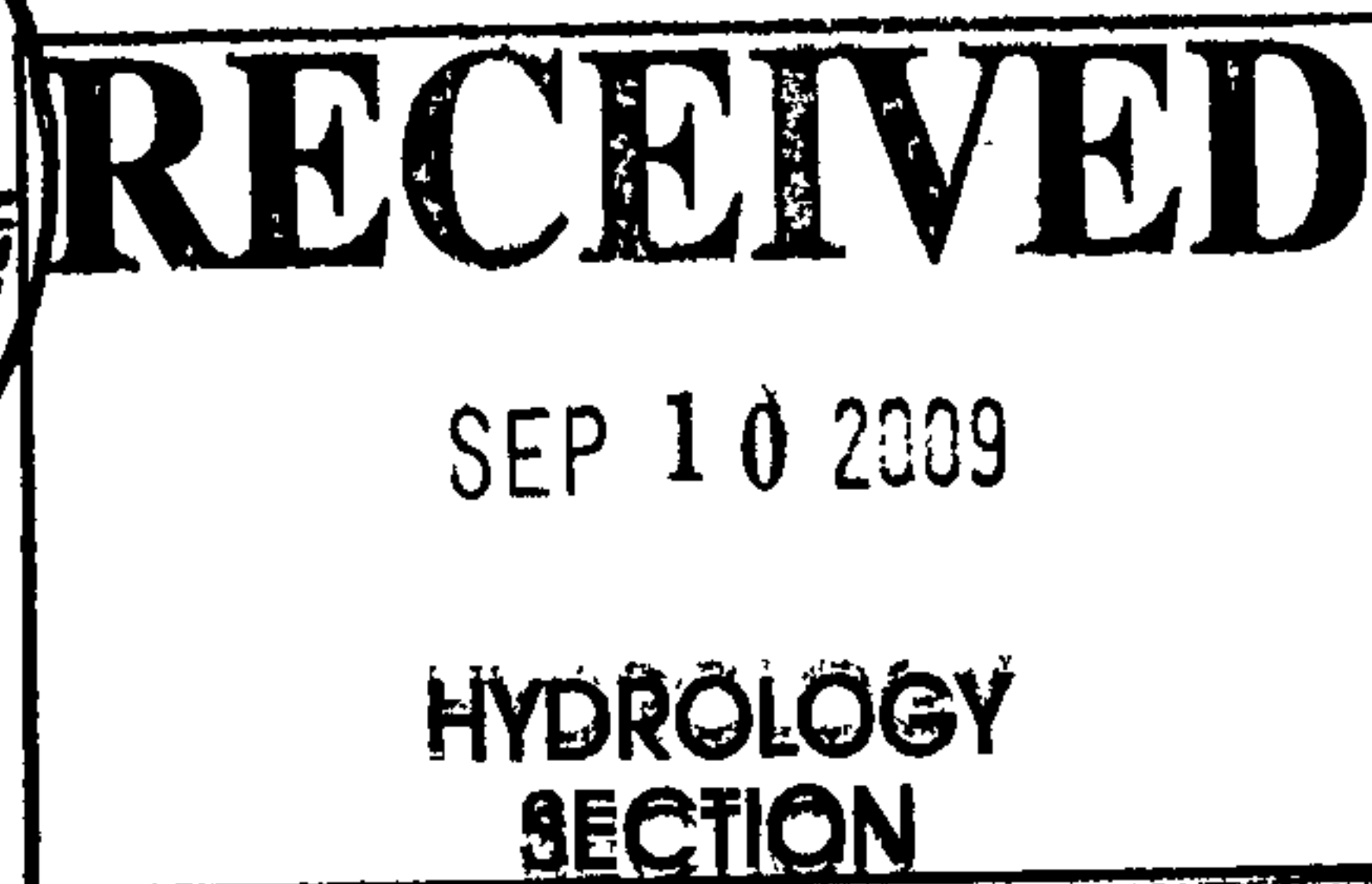
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Signature of Engineer or Architect

9-10-09

Date



CITY OF ALBUQUERQUE



October 22, 2009

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193

**Re: Trader Joe's Uptown, 2200 Uptown Loop Rd. NE,
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 3/06/09 (H19/D078)
Certification dated 9-09-09**

Dear Mr. Thompson,

Based upon your submittal received 9-09-09, 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

Sims, Timothy E.

From: Lopez, Anthony C.
Sent: Wednesday, October 21, 2009 3:24 PM
To: Sims, Timothy E.
Subject: RE: Trader Joe's @ Uptown

The final invoice with a \$0 (zero balance) has been received from the contractor.
The close-out package is in the process of the final acceptance.
Please proceed with the CO.

From: Sims, Timothy E.
Sent: Wednesday, October 14, 2009 12:42 PM
To: Lopez, Anthony C.
Subject: Trader Joe's @ Uptown

Has the city issued a formal letter for this project? If so please send me a copy so I can release the Certificate of Occupancy.

Thanks

DRAINAGE INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: TRADER JOE'S UPTOWN

ZONE MAP/DRG. FILE #: H-19/D078

DRB #: _____ EPC #: _____

WORK ORDER#: 660183

LEGAL DESCRIPTION: TRACTS B-1-A-1 & B-1-A-2, ST. PIUS X SUBDIVISION

CITY ADDRESS: 2200 UPTOWN LOOP RD NE

ENGINEERING FIRM: Thompson Engineering Consultants, Inc.

ADDRESS: P.O. Box 65760

CITY, STATE: Albuquerque, NM

CONTACT: David Thompson

PHONE: 271-2199

ZIP CODE: 87193

OWNER: Trader Joe's Company, Inc.

ADDRESS: 1640 South 39th Avenue

CITY, STATE: Phoenix, AZ

CONTACT: David Hetzel, Jr.

PHONE: (602) 427-1998

ZIP CODE: 85009

ARCHITECT: Architectural Construction Services, Inc.

ADDRESS: 1122 Bristol Street

CITY, STATE: Costa Mesa, CA

CONTACT: Bruce Manzer

PHONE: (714) 436-9000

ZIP CODE: 92626

SURVEYOR: Cartesian Surveys, Inc.

ADDRESS: P.O. Box 44414

CITY, STATE: Rio Rancho, NM

CONTACT: Will Plotner

PHONE: 896-3050

ZIP CODE: 87124

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

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)
- ☐ ENGINEER'S CERTIFICATION(TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

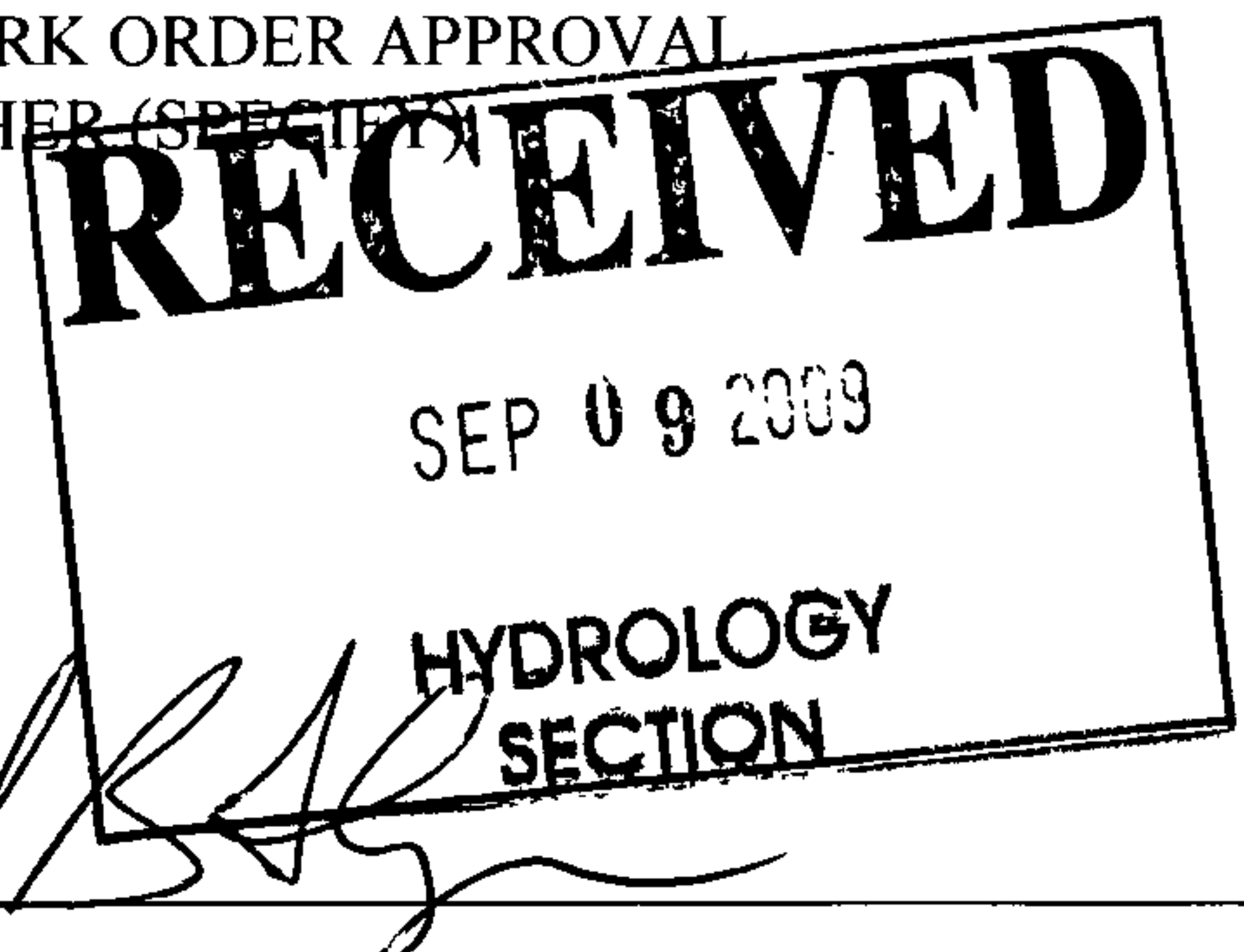
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
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- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
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- ☐ BUILDING PERMIT APPROVAL
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- ☒ 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: September 9, 2009

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 of 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:

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

Sims, Timothy E.

From: Lopez, Anthony C.
Sent: Wednesday, October 14, 2009 12:44 PM
To: Sims, Timothy E.
Subject: RE: Trader Joe's @ Uptown

No letter of acceptance has been issued, because we have not closed out this project.

We await a final invoice with zero balance (\$0). The contractor has not been paid yet.

From: Sims, Timothy E.
Sent: Wednesday, October 14, 2009 12:42 PM
To: Lopez, Anthony C.
Subject: Trader Joe's @ Uptown

Has the city issued a formal letter for this project? If so please send me a copy so I can release the Certificate of Occupancy.

Thanks

Sims, Timothy E.

From: Lopez, Anthony C.
Sent: Thursday, September 10, 2009 10:46 AM
To: Sims, Timothy E.
Cc: Salgado-Fernandez, Nilo E.
Subject: FW: Trader Joe's Utility Improvements COA Project # 660183

fyi

-----Original Message-----

From: Thompson Engineering consultan [mailto:tecnm@yahoo.com]
Sent: Thursday, September 10, 2009 10:44 AM
To: Lopez, Anthony C.
Subject: Trader Joe's Utility Improvements COA Project # 660183

Anthony,

We have requested temporary Certificate of Occupancy from Hydrology for the Trader Joe's Project. Part of that project included extending storm sewer to an existing manhole in Uptown Loop under COA # 660183. The storm drain extension and Type A storm inlet have been constructed and approved by Mr. Duane Schmitz of storm drain maintenance. A final inspection was conducted on August 13, 2009 with you, Arlene, Joe Santangelo, and me. There were no punch list items from the final inspection. Prior to the final inspection, Sunshine Construction repaired the electrical wiring for the COA Parks Division for their sprinklers located in the ROW, which was approved by Parks Division. Please coordinate with Tim Sims of Hydrology to approve a temporary C.O. until the close-out package for the storm drain is approved.

Thanks,

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193
Office: (505) 271-2199
Fax: (505) 830-9248

90 DAY temp
9-10-09 fs



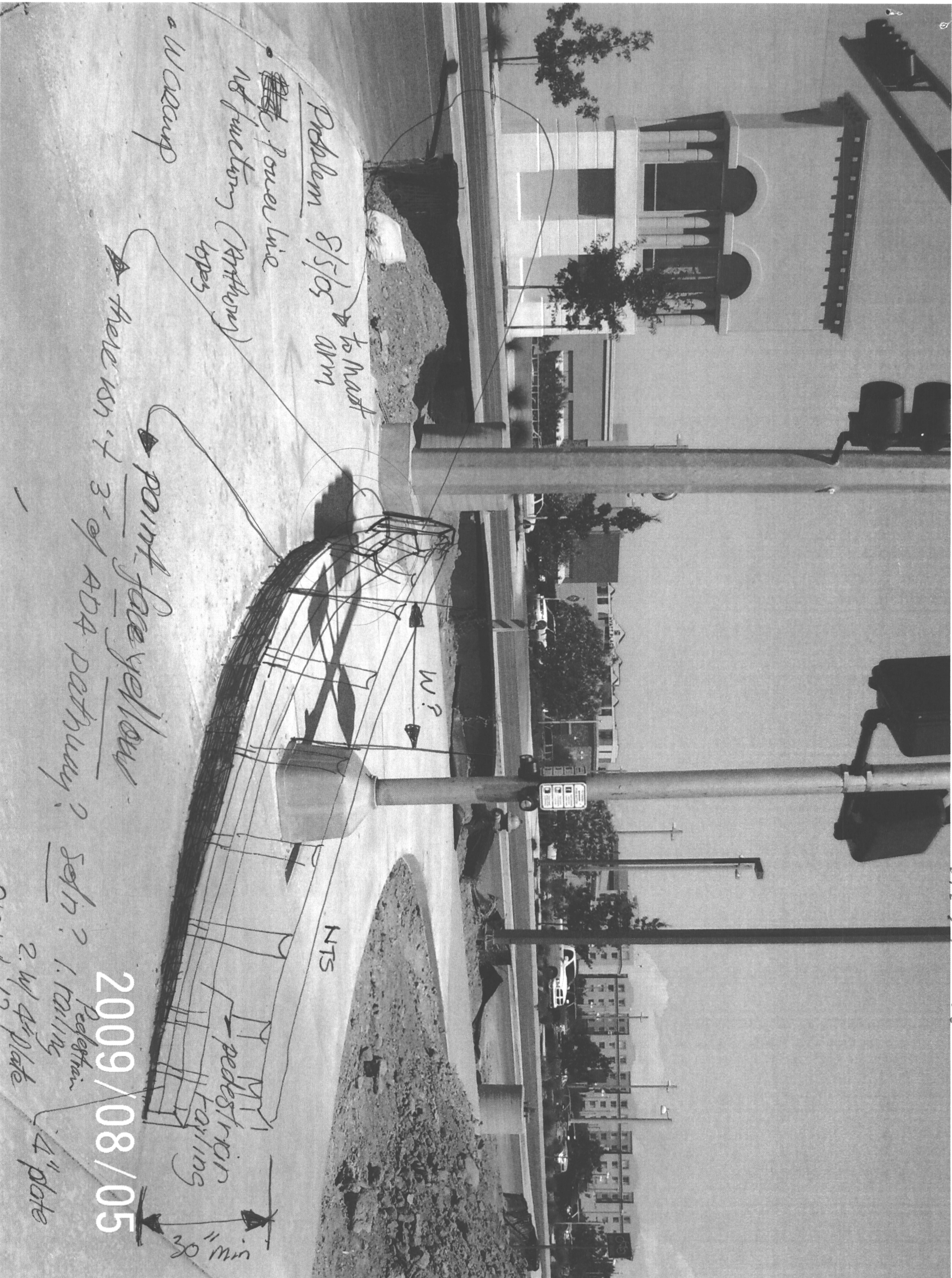
work order
must be complete

for Perm CO

OK per A. Lopez

09/09/09

• Need truncated domes
@ curbs for entrance
to Tivoli Jct (none provided)



Problem 8/5/05 to Mast arm

Power line
not function (Anthony)
types

W. Camp

point face yellow

there isn't 3' of ADA pathway?

NTS

pedestrian
railings

2009/08/05

ped? 1. railing
2. w/ 4" plate
4" plate
Or what?

30" min



2009/08/05

SEND ^{Email} TO DONALD BARTLETT

• DON, WC RAMPs that are ~~being~~ have been installed ~~constructed~~ at Indian School

between Louisiana & Uptown Loop.

The picture taken is for a new WC ramp for Trader Joe's Commercial development. It is consistent with the other WC ramps approved without my knowledge except for this one.

Please advise on this one WC Ramp to correct any safety hazard. Since

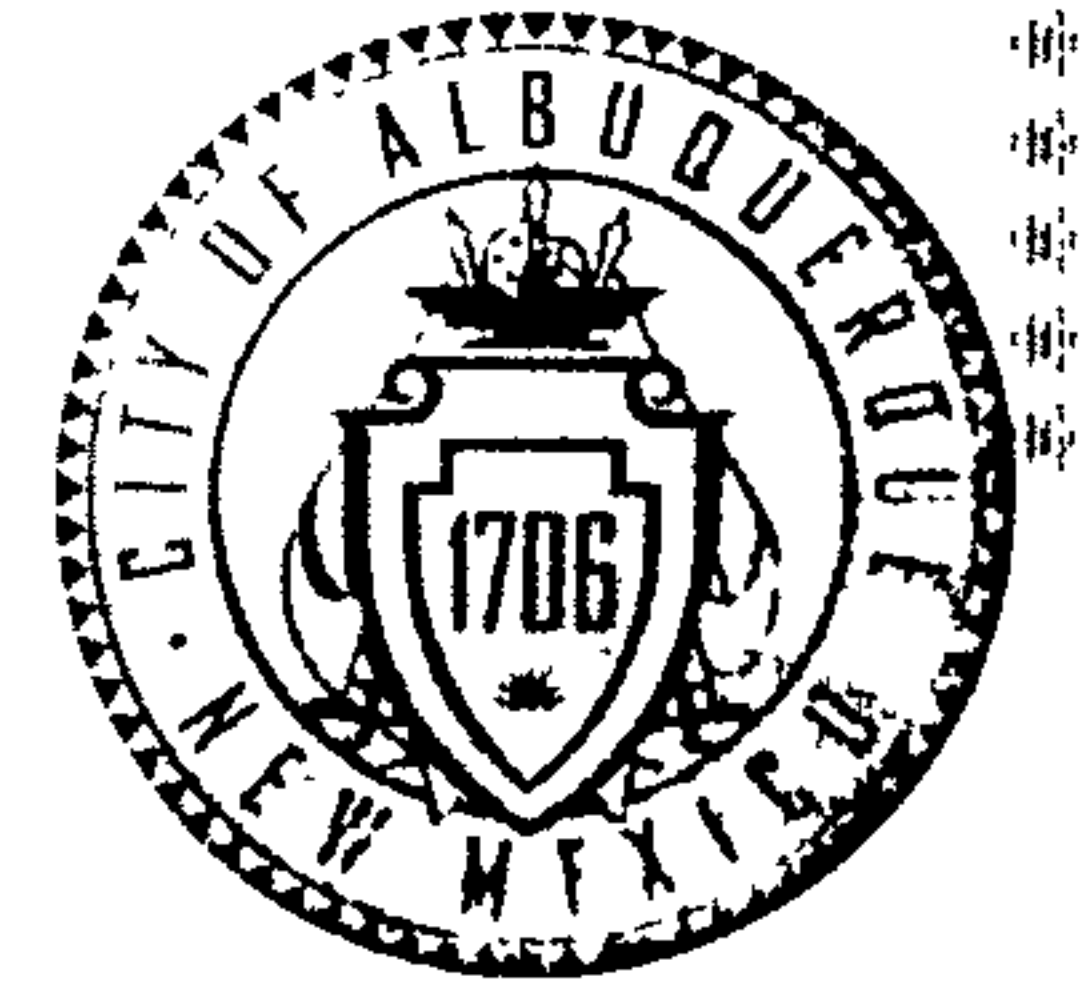
ADA is only being provided on the south end of ramp





2009/08/05

CITY OF ALBUQUERQUE



March 9, 2009

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193

**Re: Trader Joe's Uptown Grading and Drainage Plan
Engineer's Stamp dated 3-6-09 (H19/D078)**

Dear Mr. Thompson,

Based upon the information provided in your submittal received 3-9-09, the above referenced plan is approved for Building Permit and SO 19 Permit for the storm drain work in the Indian School Rd ROW. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit.

To obtain a temporary or permanent CO, Engineer Certification of the Grading Plan per the DPM is required and the storm drain work in the City ROW must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file
Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

02/17/2009 Issued By: E08375

•••
•••
•••
•••
•••

Permit Number: 2009 060 016

Category Code 970

Application Number: 09REV-60016, Review: Drain Plan-Lomr-Traffic Impact

Address:

Location Description: TRADER JOE'S UPTOWN; H-19

Project Number: null

Applicant

Trader Joe'S Company, Inc

1640 South 39th Ave
Phoenix AZ 85009

Agent / Contact

Thompson Engineering Consultants, Inc

Dave Thompson

Po Box 85760

Albuquerque NM 87193

tecnm@yahoo.com

Application Fees

441006/4983000	REV Actions	\$50.00
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TOTAL:	\$50.00
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City Of Albuquerque
Treasury Division

2/17/2009	11:02AM	LUC: ANNX
WS# 007		TRAN# 0006
RECEIPT# 00110767-00110767		
PERMIT# 2009060016		TR2LJS
Trans Amt	\$50.00	
REV Actions		\$50.00
CK		\$50.00
CHANGE		\$0.00

Tim,

Please make file
and enter into system

SPBP

Submitted 11-12-08

Lee Dischney

Approved 11-19-08

Thank
a

H-19 / DOTB