

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

October 27, 2014

Jim Medley, R.A.  
3100 Christine St. NE  
Albuquerque, NM 87111-4824

**Re: Gilliani Office Building, 10412 Menaul Blvd., NE  
Certificate of Occupancy – Transportation Development  
Engineer's/Architect's Stamp dated 3-05-14 (H21-D049)  
Certification dated 10-15-14**

Dear Mr. Medley,

Based upon the information provided in your submittal received 10-23-14, 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)924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

c: File  
CO Clerk

# 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

October 15, 2014

Traffic Department  
City of Albuquerque  
600 Second St. NW  
Albuquerque, NM 87103

Re: Traffic Circulation Layout inspection  
10412 Manual Blvd NE

Gentlemen/Madams:


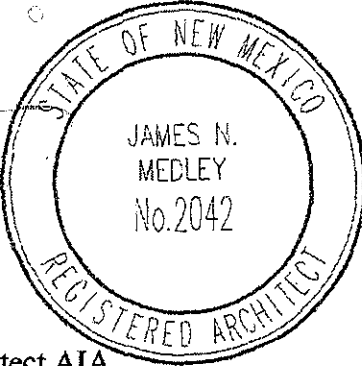
We made an on site inspection of the above referenced project on October 15, 2014, and found the site to be in substantial compliance with the approved TLC and permitted plans dated 1/24/14 and approved on 2/18/14. Variations to plans are as follows:

- The parking lot paving was raised to the level of the sidewalk in front of the building. Parking bumpers were installed for automobile wheel stops. By raising the parking lot paving, ADA wheelchair ramps became unnecessary.
- Handicap accessible parking spaces were relocated to the west one space making signs more easily installed.

It is our conclusion that this site is in substantial compliance with all requirements of the approved TLC.

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

Yours truly,

Jim Medley, Architect AIA



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Rahim Gillani Office Building Building Permit #: 2014 90257 City Drainage #: \_\_\_\_\_  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Snow Heights Add. Lot 25-A Block 109  
City Address: 10412 Menard Blvd  
Engineering Firm: Jim Medley Architect AIA Contact: Jim Medley  
Address: 3100 Charlotte N.E. Albuquerque 87111  
Phone#: 505-292-3514 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Owner: Rahim Gillani Contact: Rahim Gillani  
Address: 9580 Medford Ave N.E. Albuquerque  
Phone#: 505-453-5543 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Architect: Jim Medley Architect AIA Contact: Jim Medley  
Address: 3100 Charlotte Albuquerque 87111  
Phone#: 505-292-3514 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Surveyor: Clark Consulting Engineers Contact: Phil Clark  
Address: 19 Ryan Road Edgewood N.M. 87015  
Phone#: 505-781-9444 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Contractor: 2 B Construction LLC Contact: Toshan Patel  
Address: 5345 Wyoming Blvd. N.E. Albuquerque 87104  
Phone#: 505-773-8223 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
☒ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☒ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☒ ENGINEER'S CERT (TCL)  
☒ ENGINEER'S CERT (DRB SITE PLAN)  
☒ ENGINEER'S CERT (ESC)  
☒ SO-19  
☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE 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  
☒ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)  
☐ FOUNDATION PERMIT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ GRADING CERTIFICATION  
☐ SO-19 APPROVAL  
☐ ESC PERMIT APPROVAL  
☐ ESC CERT. ACCEPTANCE  
☐ OTHER (SPECIFY) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_

Yes ☒

No ☐

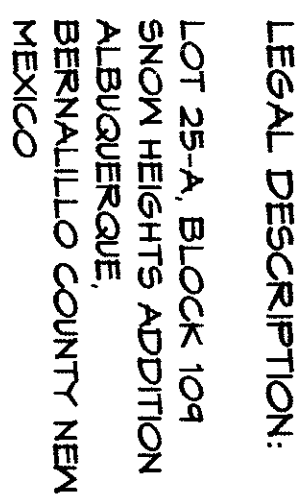
Copy Provided ☐

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 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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



NOTE: LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAV) WILL NOT BE ACCEPTABLE IN THIS AREA.

~~PROPOSED~~ EXISTING  
4' SIDEWALK ~~WALKWAY~~  
SIDE

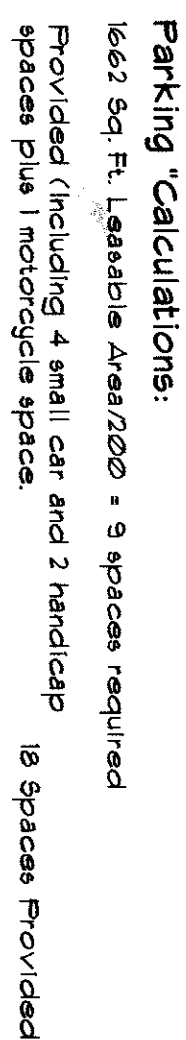
**NOTE: LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE**

EXISTING 30' CURB CUT

## EXITING POLE

EXISTING CONCRETE  
CURB & GUTTER

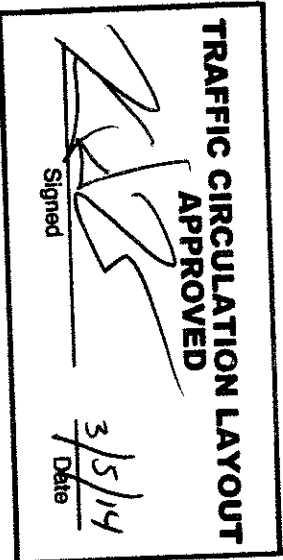
SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.



REFER TO 2009 N. M. ACCESSIBLE PARKING CHECKLISTS  
EFFECTIVE MARCH 15, 2012 REVISED 7-10-13.

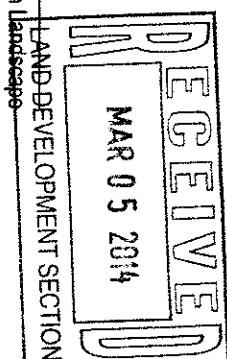
Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



## Traffic Circulation Layout

Scale: 1" = 10'



## Vicinity Map

Map H-21-Z-1

**City of Albuquerque  
Building & Safety**

MAR 07 2014

I.B.C.  
Plan Check Section

Sheet Description

## Traffic Circulation Layout

No.	Revision / Issue	Date
3		
2		
1	Per: City of Albuq. Plan Review	2/6-13/14

Project:

Office Building

Rahim Gillani

Albuquerque, New Mexico

Plan No.

Date: \_\_\_\_\_

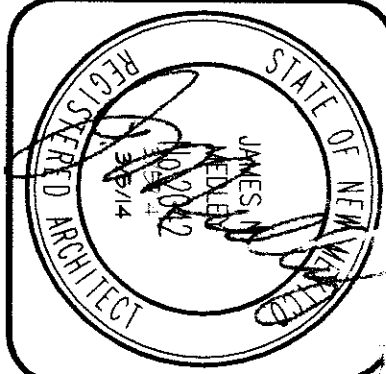
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Checked by

**JIM MEDLEY, Architect AIA**  
NCARB Certificate No. 35,895

3100 Christine N. E. Albuquerque, NM 87111

email: [jmedley@jim-medley-architect.com](mailto:jmedley@jim-medley-architect.com)  
Phone (505) 292-3514 Fax (505) 294-5593


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