

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

May 30, 2006

David West
David West Architect
1504 Camino Ecuestre NW
Albuquerque, NM 87111

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Offices and Warehouse for Spafford Office Building [H-22/D-75]
(11715 Menaul Blvd NE), Albuquerque, NM
Engineer's/Architect's Stamp Dated 05-17-2006

Dear Mr. West,

The TCL submittal dated May 18, 2006 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you 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 then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. 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 needs stamp 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,

Wilfred A. Gallegos, PE
Development and Building Services

cc: Hydrology file
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 01/06 – KDM)

PROJECT TITLE: Spafford Office Building ZONE MAP: H22 / D75
DRB#: --- EPC#: --- WORK ORDER#: ---

LEGAL DESCRIPTION: Lots 7-A, Block 5, Enchanted Mesa Subdivision, within Section 10, Township 10 North, Range 4 East, N.M.P.M. City of Albuquerque Bernalillo County, New Mexico, February 2006
CITY ADDRESS: 11715 Menaul Blvd NE 87112

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

OWNER: St. George Investments CONTACT: Alan Spafford
ADDRESS: 13313 Cedar Brook NE PHONE: (505) 884-2699
CITY, STATE: Albuquerque NM ZIP CODE: 87111

ARCHITECT: David West, Architect, LLC CONTACT: David West
ADDRESS: 1504 Camino Ecuestre NW PHONE: (505) 266-6416
CITY, STATE: Albuquerque, NM ZIP CODE: 87107

SURVEYING FIRM: Harris Surveying, Inc. LICENSED SURVEYOR: T. Harris
ADDRESS: 2412-D Monroe NE PHONE: 889-8056
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO.	DATE
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CONTRACTOR: Progressive Construction Management (Construction Manager)
CONTACT: Ian Harmon ADDRESS: 3400 Vista Alameda NE
PHONE: (505) 890-1359
CITY, STATE: Albuquerque NM ZIP CODE: 87113

TYPE OF SUBMITTAL:

<input type="checkbox"/> DRAINAGE REPORT
<input type="checkbox"/> DRAINAGE PLAN 1 st SUBMITTAL
<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN
<input type="checkbox"/> GRADING PLAN
<input type="checkbox"/> EROSION CONTROL PLAN
<input type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)
<input type="checkbox"/> CLOMR/LOMR
<input checked="" type="checkbox"/> TRAFFIC CIRCULATION LAYOUT
<input type="checkbox"/> ENGINEER'S CERT (TCL)
<input type="checkbox"/> ENGINEER'S CERT (DRB SITE PLAN)
<input type="checkbox"/> OTHER (SPECIFY)

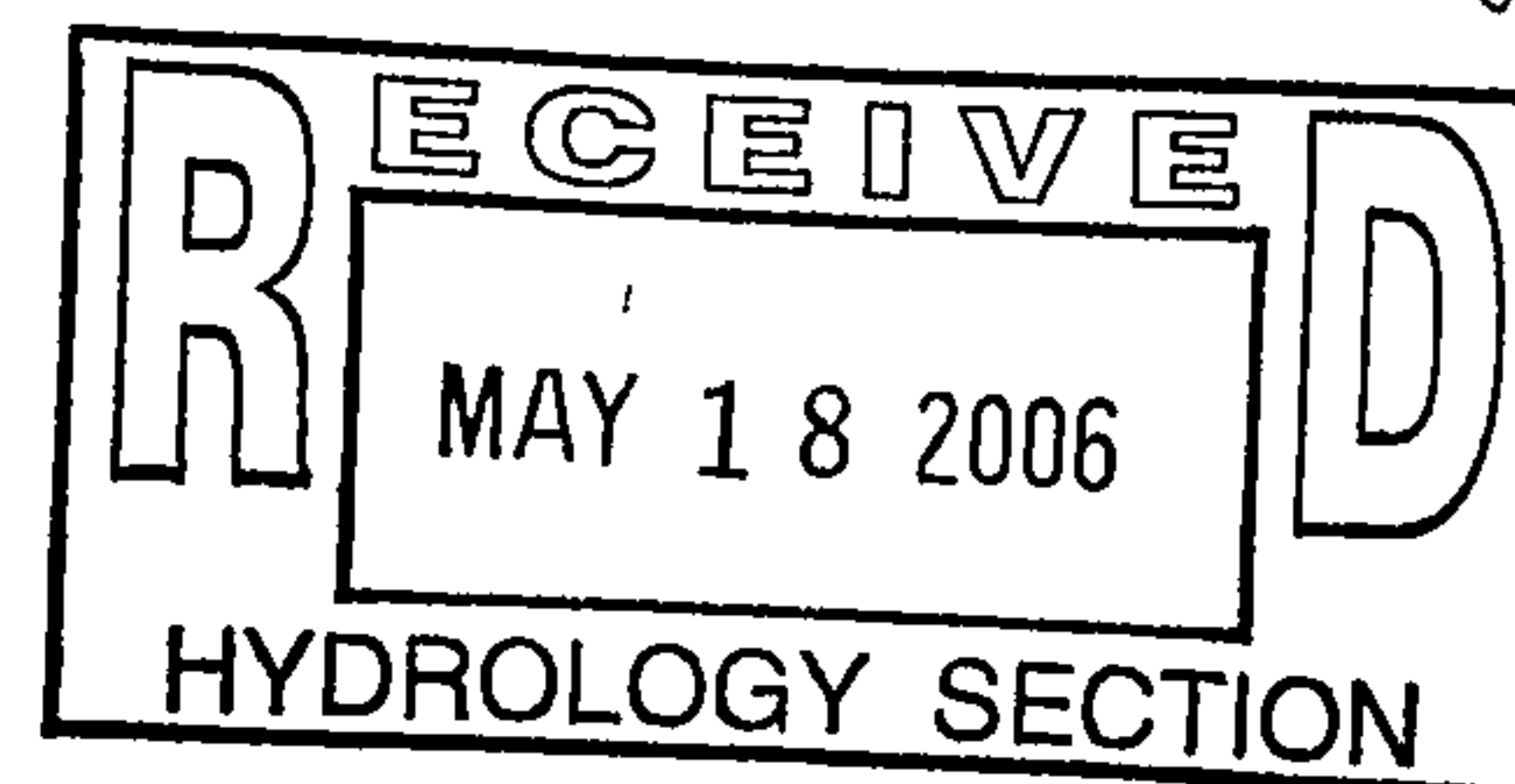
CHECK TYPE OF APPROVAL SOUGHT:

<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/> SECTOR PLAN APPROVAL
<input type="checkbox"/> FINAL PLAT APPROVAL
<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input checked="" type="checkbox"/> BUILDING PERMIT APPROVAL
<input type="checkbox"/> CERTIFICATE OF OCCUPANCY
<input type="checkbox"/> GRADING PERMIT APPROVAL
<input type="checkbox"/> PAVING PERMIT APPROVAL
<input type="checkbox"/> WORK ORDER APPROVAL
<input type="checkbox"/> OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

<input type="checkbox"/> YES
<input checked="" type="checkbox"/> NO
<input type="checkbox"/> COPY PROVIDED

DATE SUBMITTED: May 18, 2006 BY: David West



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



May 16, 2006

Jean Bordenave, PE
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87109

Re: Spafford Office Building Grading and Drainage Plan
Engineer's Stamp dated 4-10-06 (H22/D75)

Dear Mr. Bordenave,

P.O. Box 1293

Based upon the information provided in your submittal dated 4-11-06, 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.

Albuquerque

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

New Mexico 87103

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

www.cabq.gov

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 01/06 – KDM)

PROJECT TITLE: Safford Office Building ZONE MAP: H22/D75
DRB#: --- EPC#: --- WORK ORDER#: ---

LEGAL DESCRIPTION: Lot 7A, Block 5, Enchanted Mesa Addition
CITY ADDRESS: _____

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

OWNER: N Safford CONTACT: S. Forbes
ADDRESS: 5000 Kingston St. PHONE: (303) 371-4300
CITY, STATE: Denver, CO ZIP CODE: 80239-2522

ARCHITECT: David West CONTACT: D. West
ADDRESS: 1504 Camino Ecuestre NW PHONE: 266-6416
CITY, STATE: Albuquerque, NM ZIP CODE: 87107

SURVEYING FIRM: Harris Surveying, Inc. LICENSED SURVEYOR: T. Harris
ADDRESS: 2412-D Monroe NE PHONE: 889-8056
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

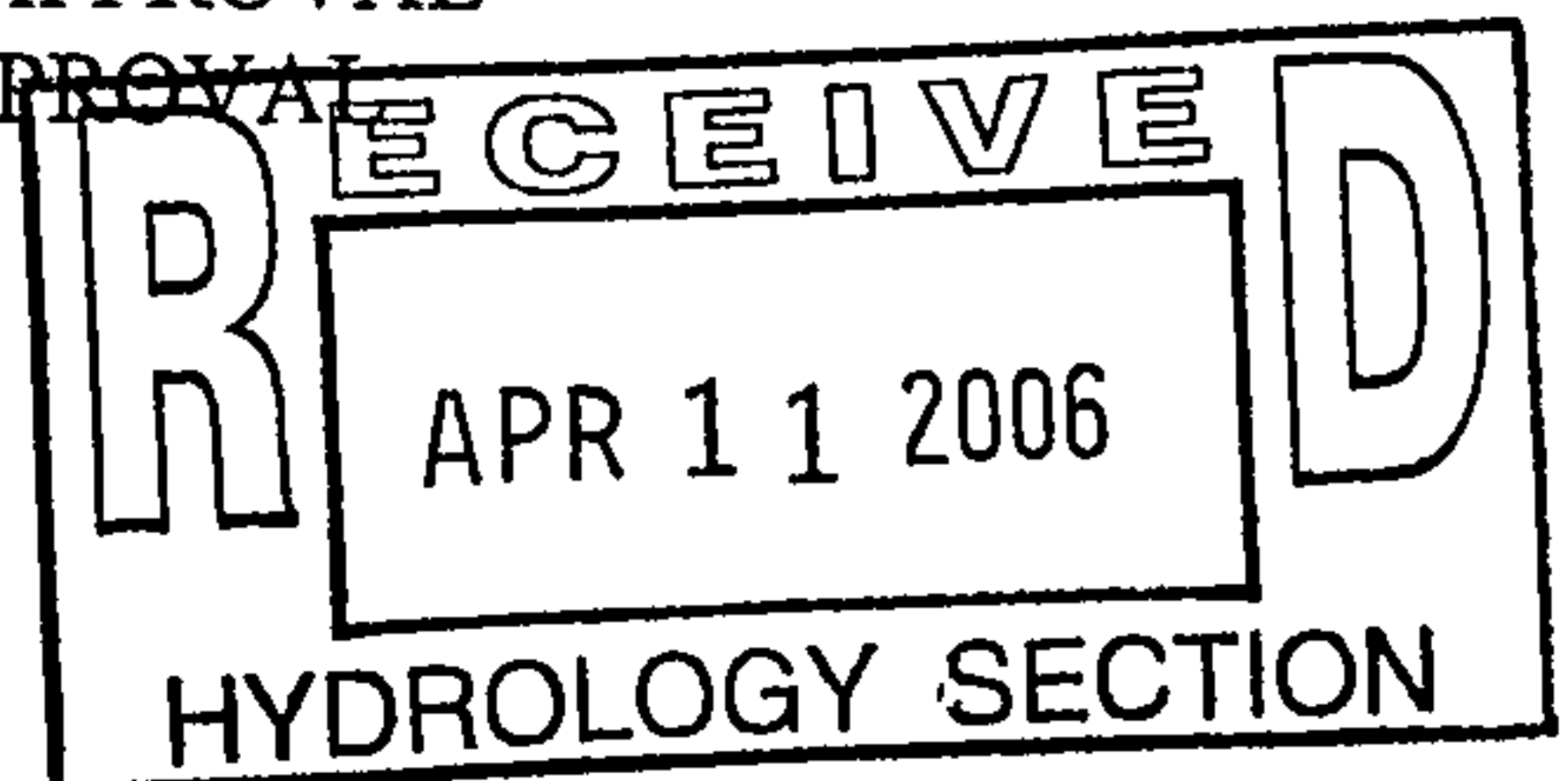
PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO.	DATE
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CONTRACTOR: PCM CONTACT: Ian Harmon
ADDRESS: 3400 Vista Alameda NE PHONE: 890-1359
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

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
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

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



DATE SUBMITTED: April 10, 2006 BY: Jake Bordenave

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:

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

PAID RECEIPT

APPLICANT NAME

AGENT

ADDRESS

PROJECT & APP #

PROJECT NAME

BORDENAVE DESIGN

SAFFORD OFFICE Building

City of Albuquerque
Treasury Division

4/11/2006 2:54PM LOC: ANNX
RECEIPT# 00060760 WSH 007 TRANSH 0051
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt \$50.00
J24 Misc \$50.00
CK \$50.00
CHANGE \$0.00
Thank You

\$ 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 (X) 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.

BORDENAVE DESIGNS

PO BOX 91194
ALBUQUERQUE, NM 87199-1194
(505) 823-1344

3271

95-219-1070

DATE 04/10/06

PAY TO THE ORDER OF City of Albuquerque

\$ 50.00

fifty & 00/100

DOLLARS



Wells Fargo Bank, N.A.
5555 Montgomery NE
Albuquerque, NM 87109
wellsfargo.com

FOR

[Signature]

003271 1070021921097512990