CITY OF ALBUQUERQUE



Planning Department Transportation Development Services Section

May 30, 2006

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 <u>Drainage and Transportation Information Sheet</u> 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 <u>Drainage and Transportation Information Sheet</u> 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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

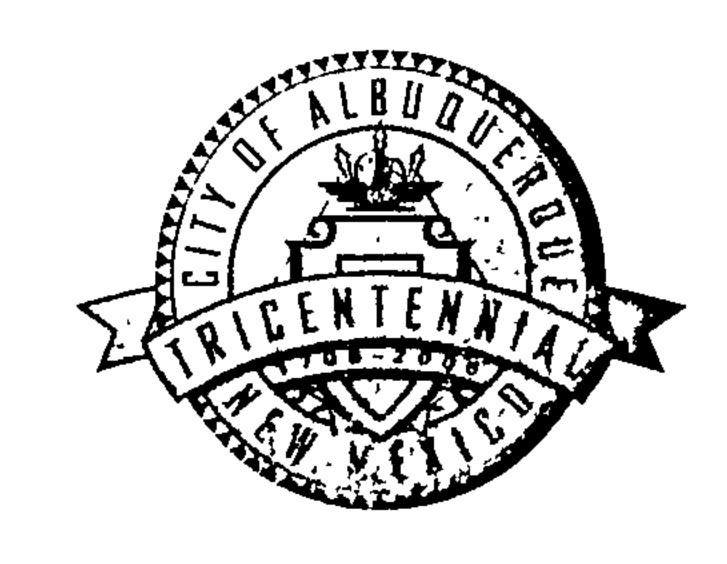
(REV 01/06 - KDM)

PROJECT TITLE: DRB#:	Spafford Office Building EPC#:		_ ZONE MA WORK ORD		H22 / D75	
	: Lots 7-A, Block 5, Enchar	ted Mesa Subdiv			ownship 10 North,	
Range 4 East, N.M.P.M.	City of Albuquerque Bernal	llo County, New				
CITY ADDRESS:	11715 Menaul Blvd NE	87112				
ENGINEERING FIRM:	Bordenave Designs		CON	TACT:	J. Bordenave	
	PO Box 91194			NE:	823-1344	-
	Albuquerque, NM		ZIP	CODE:	87109	- -
OWNER:	St. George Investments		_ CONTACT: _	Alan S	pafford	
ADDRESS:	13313 Cedar Brook NE		PHC	NE:	(505) 884-2699	-
CITY, STATE:	Albuquerque NM	<u> </u>	ZIP	CODE:	87111	
ARCHITECT:	David West, Architect, LL	<u>.C</u>	CONTACT: _			
ADDRESS:	1504 Camino Ecuestre NV	V	_ PHONE:		266-6416	
CITY, STATE:	Albuquerque, NM			CODE:	<u>87107</u>	-
SURVEYING FIRM:	Harris Surveying, Inc.	LICE	NSED SURVEY	OR:	T. Harris	
ADDRESS:	2412-D Monroe NE		PHC	NE:	889-8056	_
CITY, STATE:	Albuquerque, NM	······································	ZIP	CODE:	87110	-
PROFESSIONAL LICEN	SED SURVEYOR SIGNATU	RE	LICENSE NO.	<u> </u>	DATE	
						
CONTRACT: Ian Ha	Progressive Construction					
CONTRACTOR: Ian Har	rmon	ADDRESS:				
CONTACT: Ian Ha		ADDRESS:		meda NE	ODE: <u>87113</u>	
CONTACT: Ian Har	rmon PHONE: (505) 89 Albuquerque NM	ADDRESS: 0-1359	3400 Vista Ala	meda NE ZIP C	ODE: <u>87113</u>	
CONTACT: Ian Harder CITY, STATE: TYPE OF SUBMITTAL	rmon PHONE:(505) 89 Albuquerque NM	ADDRESS: 0-1359 CHECK TYPE (OF APPROVAL	meda NE ZIP C	CODE: <u>87113</u>	
CONTACT: Ian Har- CITY, STATE: TYPE OF SUBMITTAL DRAINAGE R	rmon PHONE:(505) 89 Albuquerque NM EPORT	ADDRESS: 0-1359 CHECK TYPE (SIA/FI	OF APPROVAL NANCIAL GUA	meda NE ZIP C SOUGHT	CODE: 87113 C: E RELEASE	
CONTACT: Ian Har- CITY, STATE: TYPE OF SUBMITTAL DRAINAGE R DRAINAGE P	rmon PHONE:(505) 89 Albuquerque NM	ADDRESS:O-1359 CHECK TYPE OF SIA/FIELD PRELI	OF APPROVAL	meda NE ZIP C SOUGHT ARANTEI C APPROV	CODE: 87113 C: E RELEASE VAL	
CONTACT: Ian Har- CITY, STATE: TYPE OF SUBMITTAL DRAINAGE R DRAINAGE P DRAINAGE P	rmon PHONE:(505) 89 Albuquerque NM EPORT LAN 1st SUBMITTAL	ADDRESS: 0-1359 CHECK TYPE (SIA/FI	OF APPROVAL NANCIAL GUA MINARY PLAT	ZIP COUGHTARANTER OF APPROVUB'D APP	CODE: 87113 C: ERELEASE VAL PROVAL	
CONTACT: Ian Har CITY, STATE: TYPE OF SUBMITTAL DRAINAGE R DRAINAGE P DRAINAGE P CONCEPTUAL GRADING PL	PHONE:(505) 89Albuquerque NM EPORT LAN 1st SUBMITTAL LAN RESUBMITTAL LAN RESUBMITTAL L G & D PLAN AN	ADDRESS: 0-1359 CHECK TYPE (OF APPROVAL NANCIAL GUA MINARY PLAT V. PLAN FOR S V. FOR BLDG. I OR PLAN APPR	Meda NE ZIP C SOUGHT ARANTER C APPROVE UB'D APPROVE PERMIT A COVAL	CODE: 87113 C: ERELEASE VAL PROVAL	
CONTACT:Ian Har CITY, STATE: TYPE OF SUBMITTAL DRAINAGE R DRAINAGE P DRAINAGE P CONCEPTUAL GRADING PL EROSION CO	PHONE:(505) 89Albuquerque NM EPORT LAN 1st SUBMITTAL LAN RESUBMITTAL L G & D PLAN AN NTROL PLAN	ADDRESS: 0-1359 CHECK TYPE (OF APPROVAL NANCIAL GUA MINARY PLAT V. PLAN FOR S V. FOR BLDG. I OR PLAN APPRO PLAT APPRO	Meda NE ZIP C SOUGHT ARANTEI CAPPROV UB'D API PERMIT A OVAL VAL	CODE:87113 C: ERELEASE VAL PROVAL APPROVAL	
CONTACT: Ian Har CITY, STATE: TYPE OF SUBMITTAL DRAINAGE R DRAINAGE P DRAINAGE P CONCEPTUAL GRADING PL EROSION COMENGINEER'S	PHONE:(505) 89Albuquerque NM EPORT LAN 1st SUBMITTAL LAN RESUBMITTAL L G & D PLAN AN NTROL PLAN CERT (HYDROLOGY)	ADDRESS:O-1359 CHECK TYPE OF SIA/FI PRELICATION S. DEVENTE SECTOR FINAL FOUN	OF APPROVAL NANCIAL GUA MINARY PLAT V. PLAN FOR S V. FOR BLDG. I OR PLAN APPRO DATION PERM	Meda NE ZIP C SOUGHT ARANTEI CAPPROV UB'D AP PERMIT A COVAL VAL IIT APPROV IIT APPROV	CODE:87113 C: ERELEASE VAL PROVAL APPROVAL OVAL	
CONTACT:Ian Ha CITY, STATE: TYPE OF SUBMITTAL DRAINAGE R DRAINAGE P DRAINAGE P CONCEPTUAL GRADING PL EROSION COMENCE OF SUBMITTAL DRAINAGE P CONCEPTUAL GRADING PL ENGINEER'S CLOMR/LOM	PHONE:(505) 89Albuquerque NM EPORT LAN 1st SUBMITTAL LAN RESUBMITTAL L G & D PLAN AN NTROL PLAN CERT (HYDROLOGY) R	ADDRESS:O-1359 CHECK TYPE OF SIA/FI PRELICATION S. DEVENTO SECTOR FINAL FOUN BUILL	OF APPROVAL NANCIAL GUA MINARY PLAT V. PLAN FOR S V. FOR BLDG. I OR PLAN APPR DATION PERM DING PERMIT A	Meda NE ZIP C SOUGHT ARANTEI CAPPROV UB'D AP PERMIT A COVAL VAL IIT APPROV APPROVA	CODE:87113 C: ERELEASE VAL PROVAL APPROVAL OVAL	
CONTACT:Ian Ha CITY, STATE: TYPE OF SUBMITTAL DRAINAGE R DRAINAGE P DRAINAGE P CONCEPTUAL GRADING PL EROSION COL ENGINEER'S CLOMR/LOM X TRAFFIC CIRC	PHONE:(505) 89Albuquerque NM EPORT LAN 1st SUBMITTAL LAN RESUBMITTAL LAN RESUBMITTAL L G & D PLAN AN NTROL PLAN CERT (HYDROLOGY) R CULATION LAYOUT	ADDRESS:	OF APPROVAL NANCIAL GUA MINARY PLAT V. PLAN FOR S V. FOR BLDG. I OR PLAN APPR DATION PERM DING PERMIT A IFICATE OF OC	Meda NE ZIP C SOUGHT ARANTEI CAPPROV UB'D API PERMIT A COVAL IIT APPROV APPROV CCUPANC	CODE:87113 C: ERELEASE VAL PROVAL APPROVAL AL CY	
CONTACT: Ian Har CITY, STATE: TYPE OF SUBMITTAL DRAINAGE R DRAINAGE P DRAINAGE P CONCEPTUAL GRADING PL EROSION COM ENGINEER'S CLOMR/LOM X TRAFFIC CIRC ENGINEER'S	PHONE:(505) 89Albuquerque NM EPORT LAN 1st SUBMITTAL LAN RESUBMITTAL LAN RESUBMITTAL L G & D PLAN AN NTROL PLAN CERT (HYDROLOGY) R CULATION LAYOUT CERT (TCL)	ADDRESS:	OF APPROVAL NANCIAL GUA MINARY PLAT V. PLAN FOR S V. FOR BLDG. I OR PLAN APPR DATION PERM DING PERMIT A	ZIP COUGHT ARANTER APPROVAL APPROVAL APPROVACUPANCA PROVA	CODE:87113 C: E RELEASE VAL PROVAL APPROVAL CY L	
CONTACT: Ian Har CITY, STATE: TYPE OF SUBMITTAL DRAINAGE R DRAINAGE P DRAINAGE P CONCEPTUAL GRADING PL EROSION COM ENGINEER'S CLOMR/LOM X TRAFFIC CIRC ENGINEER'S	PHONE:	ADDRESS:	OF APPROVAL NANCIAL GUA MINARY PLAT V. PLAN FOR S V. FOR BLDG. I OR PLAN APPR DATION PERM DING PERMIT A IFICATE OF OCURS ONG PERMIT A	ZIP COUGHT ARANTER APPROVAL AP	CODE:87113 C: E RELEASE VAL PROVAL APPROVAL CY L	FN
CONTACT: Ian Har- CITY, STATE: TYPE OF SUBMITTAL DRAINAGE R DRAINAGE P DRAINAGE P CONCEPTUAL GRADING PL EROSION COM ENGINEER'S CLOMR/LOM X TRAFFIC CIRC ENGINEER'S ENGINEER'S OTHER (SPEC	PHONE:(505) 89 Albuquerque NM EPORT LAN 1st SUBMITTAL LAN RESUBMITTAL LAN RESUBMITTAL L G & D PLAN AN NTROL PLAN CERT (HYDROLOGY) R CULATION LAYOUT CERT (TCL) CERT (DRB SITE PLAN) CIFY)	ADDRESS:	OF APPROVAL NANCIAL GUA MINARY PLAT V. PLAN FOR S V. FOR BLDG. I OR PLAN APPR DATION PERM DING PERMIT A IFICATE OF OCOMING PERMIT A IG PERMIT APPROVAL ING PERMIT A ING PERMIT APPROVAL IN	ZIP COUGHT ARANTER APPROVAL AP	CODE:87113 C: E RELEASE VAL PROVAL APPROVAL CY L	ED
CONTACT: Ian Har- CITY, STATE: TYPE OF SUBMITTAL DRAINAGE R DRAINAGE P DRAINAGE P CONCEPTUAL GRADING PL EROSION COM ENGINEER'S CLOMR/LOM X TRAFFIC CIRC ENGINEER'S ENGINEER'S OTHER (SPEC	PHONE:	ADDRESS:	OF APPROVAL NANCIAL GUA MINARY PLAT V. PLAN FOR S V. FOR BLDG. I OR PLAN APPR DATION PERM DING PERMIT A IFICATE OF OCO ING PERMIT A IG PERMIT APPR CORDER APPR	ZIP COUGHT ARANTER APPROVAL AP	CODE:87113 C: E RELEASE VAL PROVAL APPROVAL CY L	ED
CONTACT: Ian Harder CITY, STATE: TYPE OF SUBMITTAL DRAINAGE R DRAINAGE P DRAINAGE P CONCEPTUAL GRADING PLEROSION COMENGINEER'S CLOMR/LOMEN X TRAFFIC CIRCULAR ENGINEER'S ENGINEER'S OTHER (SPECTURE) WAS A PRE-DESIGN COMENTAL CONTACT OF THE CONTAC	PHONE:(505) 89 Albuquerque NM EPORT LAN 1st SUBMITTAL LAN RESUBMITTAL LAN RESUBMITTAL L G & D PLAN AN NTROL PLAN CERT (HYDROLOGY) R CULATION LAYOUT CERT (TCL) CERT (DRB SITE PLAN) CIFY)	ADDRESS:	OF APPROVAL NANCIAL GUA MINARY PLAT V. PLAN FOR S V. FOR BLDG. I OR PLAN APPR DATION PERM DING PERMIT A IFICATE OF OCO ING PERMIT A IG PERMIT APPR CORDER APPR	ZIP COUGHT ARANTER APPROVAL AP	CODE:87113 C: ERELEASE VAL PROVAL APPROVAL AL CY L CY L WILFF	ED TO
CONTACT:Ian Har- CITY, STATE: TYPE OF SUBMITTAL DRAINAGE R DRAINAGE P DRAINAGE P CONCEPTUAL GRADING PL EROSION CO ENGINEER'S CLOMR/LOM X TRAFFIC CIRC ENGINEER'S ENGINEER'S OTHER (SPEC	PHONE:(505) 89Albuquerque NM EPORT LAN 1st SUBMITTAL LAN RESUBMITTAL LAN RESUBMITTAL LAN RESUBMITTAL LAN RESUBMITTAL CERT (HYDROLOGY) R CULATION LAYOUT CERT (TCL) CERT (DRB SITE PLAN) CIFY) CONFERENCE ATTENDE	ADDRESS:	OF APPROVAL NANCIAL GUA MINARY PLAT V. PLAN FOR S V. FOR BLDG. I OR PLAN APPR DATION PERM DING PERMIT A IFICATE OF OCO ING PERMIT A IG PERMIT APPR CORDER APPR	ZIP COUGHT ARANTER APPROVAL AP	CODE:87113 C: ERELEASE VAL PROVAL APPROVAL AL CY L CY L WILFF	
CONTACT:Ian Har- CITY, STATE: TYPE OF SUBMITTAL DRAINAGE R DRAINAGE P CONCEPTUAL GRADING PL EROSION COM ENGINEER'S CLOMR/LOM X TRAFFIC CIRC ENGINEER'S ENGINEER'S OTHER (SPECTOR) WAS A PRE-DESIGN COM YES X NO	PHONE:(505) 89Albuquerque NM EPORT LAN 1st SUBMITTAL LAN RESUBMITTAL LAN RESUBMITTAL LAN RESUBMITTAL LAN RESUBMITTAL CERT (HYDROLOGY) R CULATION LAYOUT CERT (TCL) CERT (DRB SITE PLAN) CIFY) CONFERENCE ATTENDE	ADDRESS:	OF APPROVAL NANCIAL GUA MINARY PLAT V. PLAN FOR S V. FOR BLDG. I OR PLAN APPR DATION PERM DING PERMIT A IFICATE OF OCO ING PERMIT A IG PERMIT APPR CORDER APPR	Meda NE ZIP C SOUGHT ARANTEI C APPROVA COVAL IT APPROVA CUPANC PROVAL OVAL	CODE:87113 C: ERELEASE VAL PROVAL APPROVAL CY L WILPP E C E V E	

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,

Cutto 6. Chen

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 MA	P: H22/D/7_
DRB#:	EPC#:	- WORK	ORDER#:	
LEGAL DESCRIPTION	:Lot 7A, Ble	ock 5, Enchanted Mesa A	ddition	
CITY ADDRESS:	· · · · · · · · · · · · · · · · · · ·			
ENGINEERING FIRM:	Bordenave Designs		CONTACT:	J. Bordenave
· — · — · · · · · · · · · · · · · · · ·	PO Box 91194	· · · · · · · · · · · · · · · · · · ·	PHONE:	823-1344
CITY, STATE:	Albuquerque, NM		ZIP CODE: _	
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
	Albuquerque, NM		ZIP CODE:	87107
				
SURVEYING FIRM:	Harris Surveying, Inc.	LICENSED SUR	VEYOR:	T. Harris
ADDRESS:	2412-D Monroe NE		PHONE:	889-8056
CITY, STATE:	Albuquerque, NM		ZIP CODE: _	87110
PROFESSIONAL LICENS	SED SURVEYOR SIGNATURE	LICENSE	NO.	DATE
CONTRACTOR:	PCM	CONTA	CT: <u>Ian Ha</u>	rmon
ADDRESS:	3400 Vista Alameda NE	PHONE	: <u>890-13</u>	359
CITY, STATE:	Albuquerque, NM	ZIP CO	DE: <u>87113</u>	· · - · - · - · - · - · - · · - · · · ·
TYPE OF SUBMITTAL:	, contract the second s		TAT COTICITY	~~
DRAINAGE RI		HECK TYPE OF APPRO		
	LAN 1 st SUBMITTAL	SIA/FINANCIAL PRELIMINARY		
	AN RESUBMITTAL	S. DEV. PLAN FO		
CONCEPTUAL		S. DEV. FOR BL		
GRADING PLA		SECTOR PLAN		ALL ICO VAL
EROSION CON		FINAL PLAT AP		
	CERT (HYDROLOGY)	FOUNDATION P		OVAT.
CLOMR/LOMF	`	XBUILDING PERI		
	CULATION LAYOUT	CERTIFICATE O		•
ENGINEER'S		GRADING PERM		
	CERT (DRB SITE PLAN)	ΡΑΥΙΝΙΟ ΡΕΡΜΙ΄	TADDDOMAT	
OTHER (SPEC	IFY) `	WORK ORDER A OTHER (SPECIF	APPROVAL	
		OTHER (SPECIF	Y)	<u> </u>
			11241	
	ONFERENCE ATTENDED:			PR 1 1 2006
YES				
xNO COPY PROVID	ED		HYDR	OLOGY SECTION
DATE SUBMITTED:	April 10, 2006	BY: J	ake 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:

- 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.

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

0110 0110 50.00 \$50.00 \$0.00

PAID RECEIPT '

APPLICANT N	JAMTE.		querqu /ision	m. 656.
ALLICALL	ANTAND		五音	· 菜菜 · · · · · · · · · · · · · · · · ·
AGENT	•	BORDENAVE DESIGN	II. Al	2 2 2 4 50 4 50 4 50 4 50
ADDRESS	• •		lity (Tream	00060, 44100, 49830,
PROJECT & A	. PP #		·	72006 IPT# Vity Wisc Fr
PROJECT NA	ME	SAFFORD OFFICE Building:	•	ACCE ACCE ACCE Tran CK CK
\$:	441032/	3424000 Conflict Management Fee	J	•
\$` <u> </u>	_441006/	4983000 DRB Actions		•
\$	_441006/	4971000 EPC/AA/LUCC Actions & All Appeals		
\$	_441018/	4971000 Public Notification	5.	
\$ 50.	- ()Ma ()La	4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPAC ajor/Minor Subdivision ()Site Development Plan (etter of Map Revision ()Conditional Letter of Map I raffic Impact Study	()Bld	g Permit
\$ 50.00	_TOTA	L AMOUNT DUE		

***<u>NOTE</u>: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

ORDER OF LITTE OF FINAL COLUMN TO THE STATE OF THE STATE		95-219-10	\$ 04/10/06	DATE_	7199-1194	PO BOX 91194 3UQUERQUE, NM 871 (505) 823-1344	AI	^	PAY TO THE
Wells Fargo Bank, N.A. Wells Fargo Bank, N.A. 5555 Montgomery NE Albuquerque, NM 87109	Security Features Included. Details on Back.	DOLLMING TO 1			•	Montgomery NE	WELLS 555	<u>€. /100</u> wi	Fifty &

The contraction of the contracti