

CITY OF ALBUQUERQUE



September 1, 2016

Rio Grande Engineering
David Soule
P.O. Box 93924
Albuquerque, NM 87199

Re: Gonzalez Residence
2100 Edna Ave NW
Traffic Circulation Layout J13D081
Engineer's Stamp 08-23-16 (J13D203)

Dear Mr. Soule,

Based upon the information provided in your submittal received 08-24-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

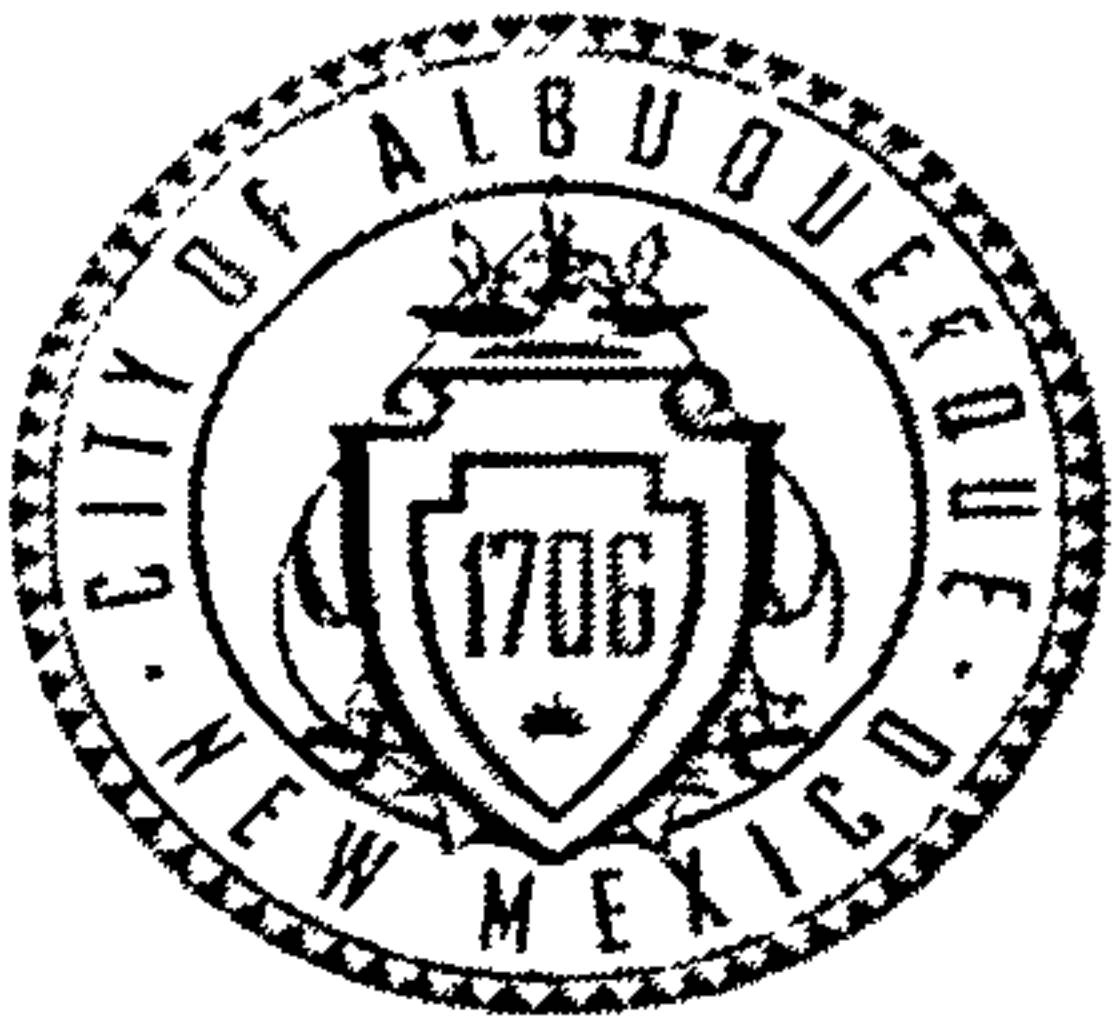
1. Please review and revise plan to provide all information listed on the attached Traffic Circulation Layout checklist.
2. Please refer to the attached Accessible Parking Checklist and revise the plan accordingly.
3. If the existing approved TCL dated 05-28-2014 is being revised please indicate how.
4. Access to this site from Edna Ave is denied.
5. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Monica Ortiz (505) 924-3981 or me at 924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

mao via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: GONZALES RESIDENCE-revised layout Building Permit #: City Drainage #: j13d203
DRB#: EPC#: Work Order#:
Legal Description: TRACT 1 LANDS OF JOSE ORTEGA
City Address: 2100 EDNA AVE NW

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, NM 87199
Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: JOSEPH GONZALES Contact: Mark Gonzales
Address: 908 4TH STREET SW 87102
Phone#: 489-9600 Fax#: E-mail: markjefe@comcast.net

Architect: none T.I. Design Services Contact: Eric Munn
Address: 717 Cagua Dr. NE
Phone#: 688-2914 Fax#: E-mail: holybarbarian@yahoo.com

Other Contact: Contact:
Address:
Phone#: Fax#: E-mail:

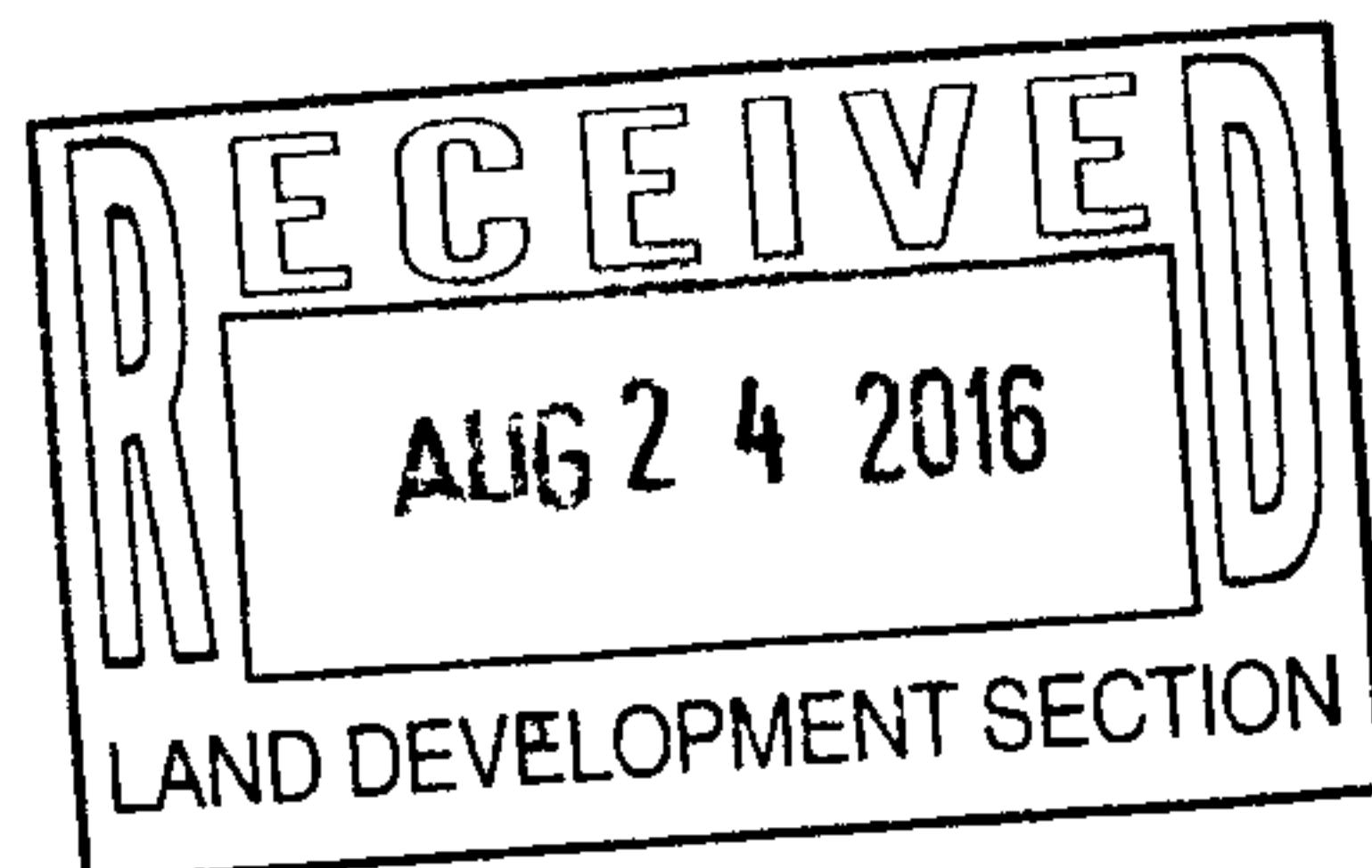
Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY)



\$100.00

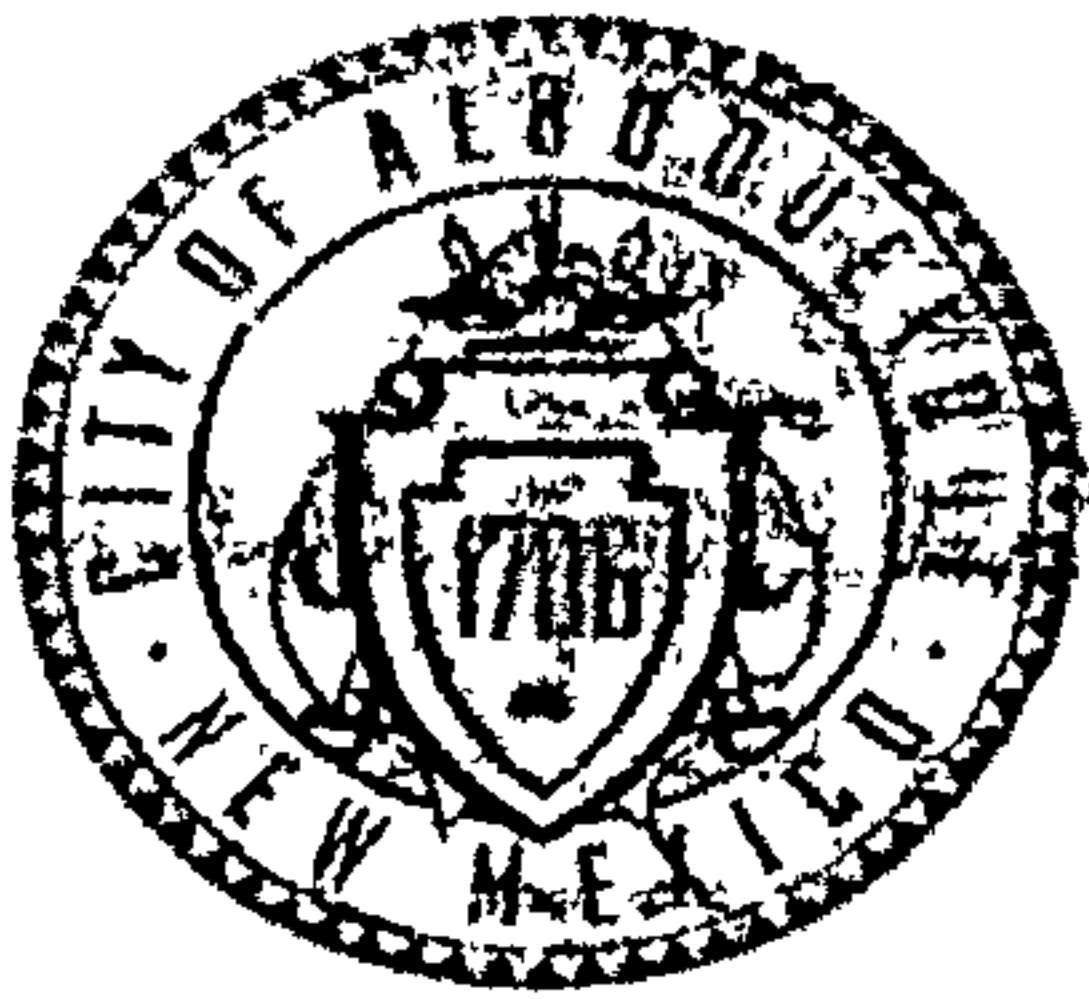
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY)

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 8/23/16 By: Mark Gonzales

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

13D081

Project Title: GONZALES RESIDENCE-revised layout Building Permit #: City Drainage #: 113d203
DRB#: EPC# Work Order#:
Legal Description: TRACT 1 LANDS OF JOSE ORTEGA
City Address: 2100 EDNA AVE NW

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, NM 87199
Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: JOSEPH GONZALES Contact:
Address: 908 4TH STREET SW 87102
Phone#: Fax#: E-mail:

Architect: none Contact:
Address:
Phone#: Fax#: E-mail:

Other Contact: Contact:
Address:
Phone#: Fax#: E-mail:

Check all that Apply:

DEPARTMENT:
☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:
☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

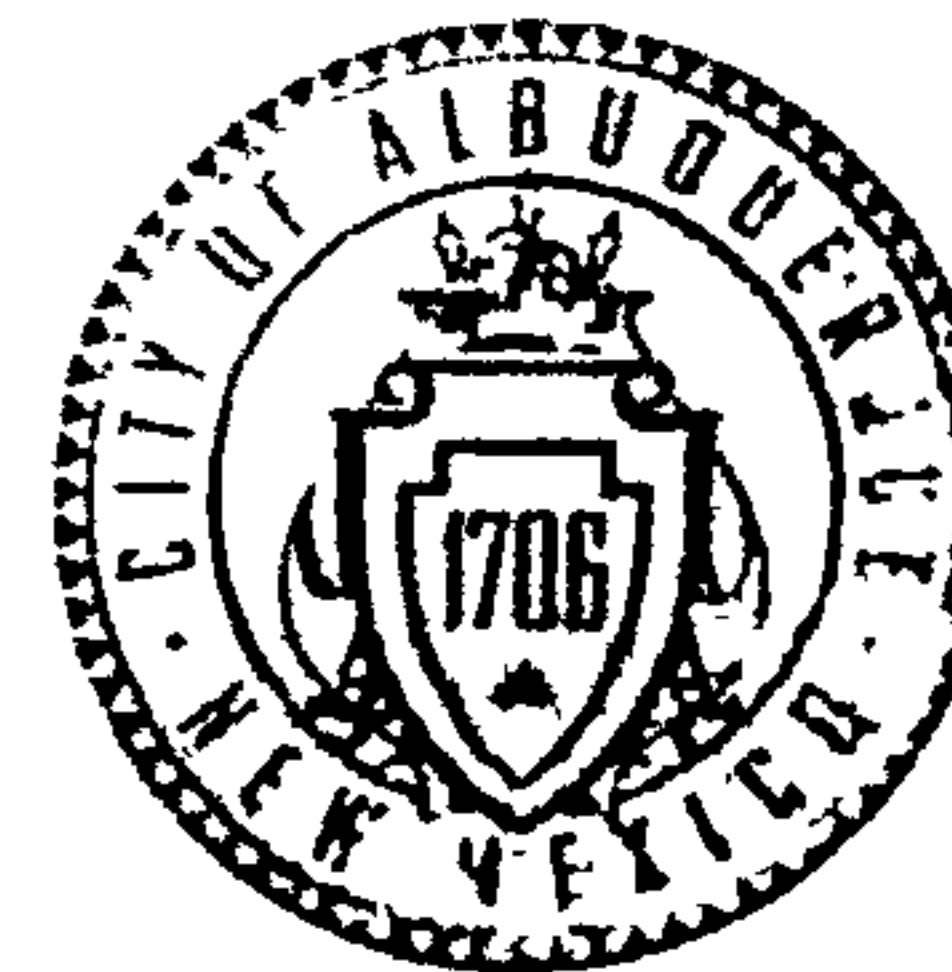
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY)

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 10/24/16 By:

COA STAFF ELECTRONIC SUBMITTAL RECEIVED

CITY OF ALBUQUERQUE



September 1, 2016

Rio Grande Engineering
David Soule
P.O. Box 93924
Albuquerque, NM 87199

**Re: Gonzalez Residence
2100 Edna Ave NW
Traffic Circulation Layout
Engineer's Stamp 08-23-16 (J13D203)**

Dear Mr. Soule,

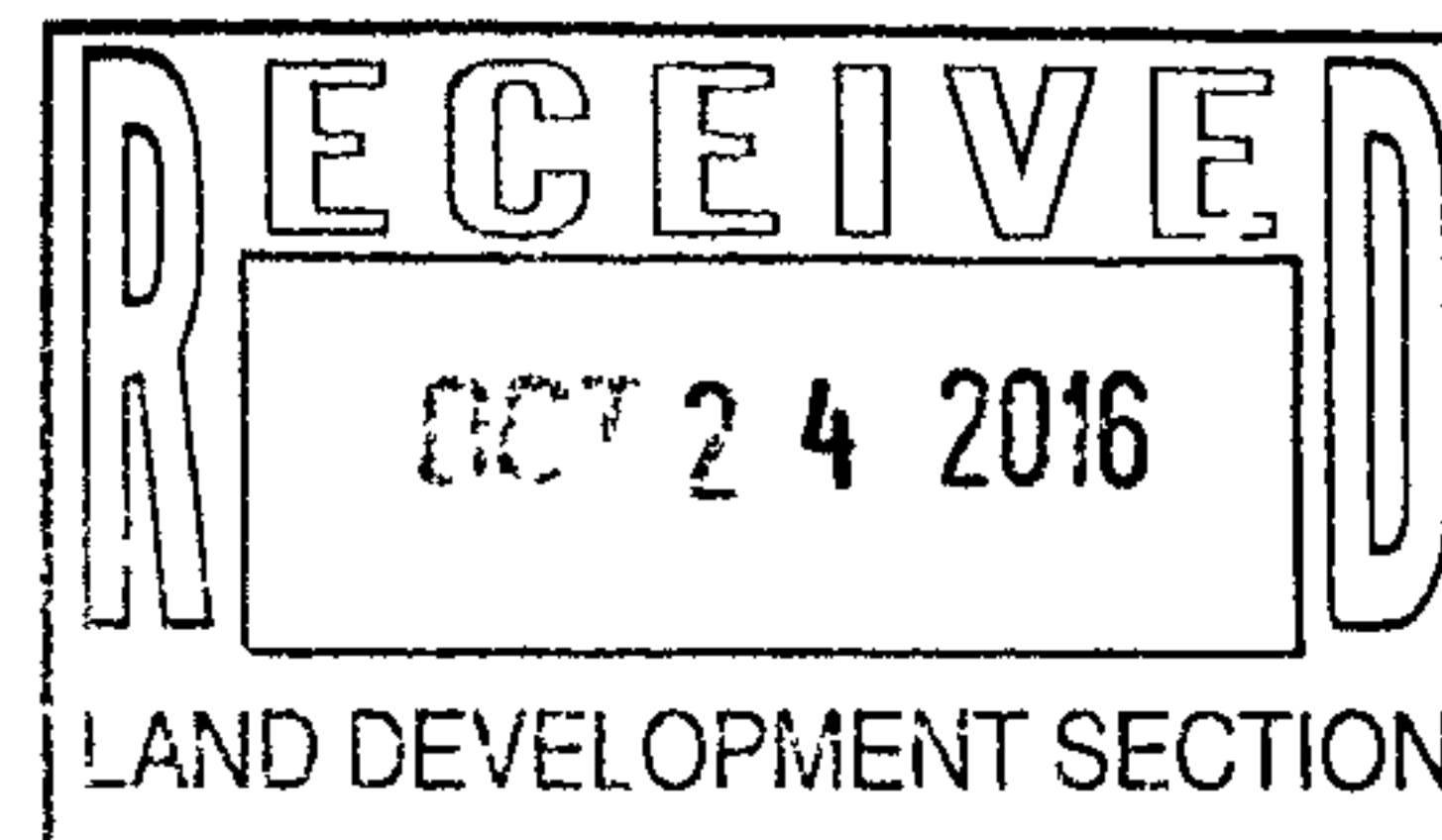
Based upon the information provided in your submittal received 08-24-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please review and revise plan to provide all information listed on the attached Traffic Circulation Layout checklist **WE HAVE ADDED THE REQUIRED INFORMATION**
2. Please refer to the attached Accessible Parking Checklist and revise the plan accordingly. **THE RESIDENCE DOES NOT HAVE AN ADA REQUIREMENT**
3. If the existing approved TCL dated 05-28-2014 is being revised please indicate how. **TRACT 2 NOT APART OF THIS PROJECT, EMERGENCY ACCESS ONLY**
4. Access to this site from Edna Ave is denied. **TRACT 1 HAS LEGAL ACCESS TO EDNA**
5. Please include two copies of the traffic circulation layout at the next submittal. **PROVIDED**

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Monica Ortiz (505) 924-3981 or me at 924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services



mao via: email
C: CO Clerk, File

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

February 11, 2011

A. Miguel Trujillo, Registered Architect
Miguel Trujillo & Associates
918 Highway 304
Veguita, NM 87062

Re: Certification Submittal for a Permanent Building Certificate of Occupancy (C.O.)
for **Mixed Use Retail/Apartments**, [J-13 / D081]
309 Rio Grande Blvd. NW
Architect's Stamp Dated 02/9/11

Dear Mr. Trujillo:

Based upon the information provided in your submittal received 02-09-11,
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,

Milo 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

Miguel Trujillo & Associates

Architecture Landscape Design Planning
918 Highway 304 Veguita, New Mexico 87062
Tele. # [505] 864-3722 Cell # [505] 410-4776

February 9, 2011

City of Albuquerque Planning Department
Development and Building Services
600 2nd. Street N.W.
Albuquerque, New Mexico 87102

Subject: Mixed Use Retail/ Apartments
and 1-2 Bedroom Apartment
309 Rio Grande Blvd. N.W.

Re: Site Plan/ Traffic Circulation Layout [_____]

Att: Nilo- Fernandez Salgado, PE

Dear Nilo:

It has been brought to my attention lately that my client Mark Gonzales contractor, has not of lately been issued a certificate of occupancy for the site itself. It has been quite a while since the project was completed and I was not aware of the holdup, so I am here-in providing the review and certification as is required.

I, A. Miguel Trujillo, Architect, a New Mexico registered architect, dba Miguel Trujillo & Associates hereby certify my review and confirmation of the traffic circulation layout in reference to the above captioned project, only!


I have personally visited the stated site this day Monday Feb. 7, 2011, measured all parking spaces and compared them to the original TCL plan dated May 27, 2004. My original documents where turned over to my client after May 27, 2004 for his submittal to the city of Albuquerque for permit review.

There are some deviations within small tolerance, by measurement and visual Inspection, but it appears that they are within the scope of acceptability.

I herein certify that the above captioned project is in Substantial Compliance with the intent of the approved Site Development Plan that is revised and dated May 27, 2004.

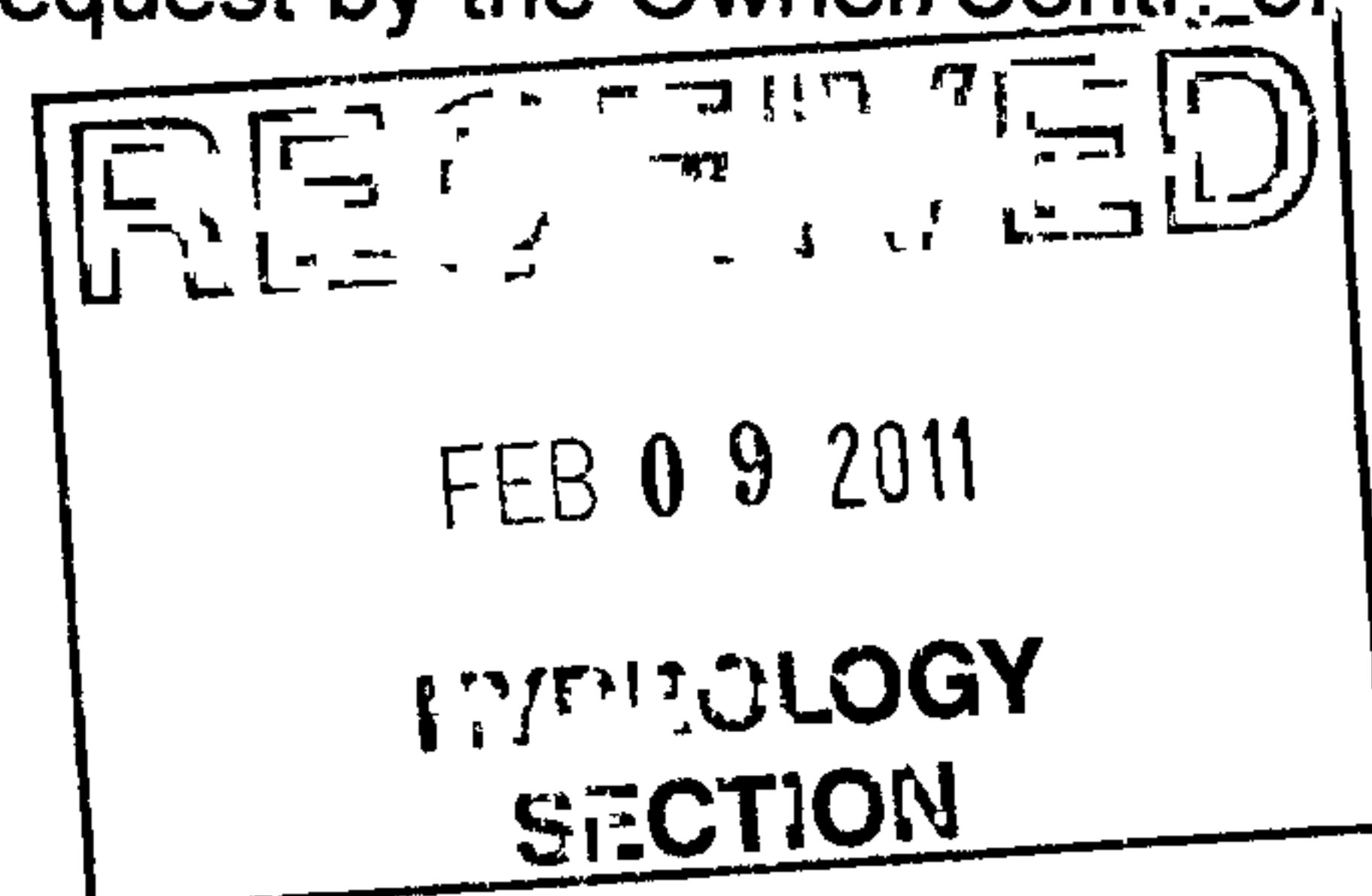
I have noted a few deviations in plan and are shown marked up approx. to as-built site conditions at this period of time.

This certification is submitted in support of the recent request by the Owner/Contr. of the retail/ apartments buildings.


A. Miguel Trujillo, Architect/ Planner

XC: to the owner

Office Files



DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

J-13/10081

PROJECT TITLE: MIXED USE DETAIL/APARTMENTS #1-2 APTS ZONE MAP: J13-2
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 2, LANDS OF JOSE F. ORTEGA ESTATE SECTION 18
CITY ADDRESS: 309 RIO GRANDE BLVD. N.W.

ENGINEERING FIRM: N/A CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

OWNER: MARK GONZALES [ESPERANZA CONST. CO.] CONTACT: MARK
ADDRESS: 908 4TH STREET NW PHONE: 489-9600
CITY, STATE: ALBUQUERQUE, NM 87102 ZIP CODE: _____

ARCHITECT: MIGUEL TRUJILLO & ASSOC. CONTACT: MIGUEL
ADDRESS: 918 HIGHWAY 304 PHONE: 864-3722
CITY, STATE: VEGUITA, NM 87062 ZIP CODE: 87062

SURVEYOR: UNKNOWN CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: ESPERANZA CONST. CO. CONTACT: MARK G.
ADDRESS: 908 4TH ST. N.W. PHONE: 489-9600
CITY, STATE: ALBUQ., N.M. ZIP CODE: _____

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
☒ ARCHITECT'S ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRS SITE PLAN)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SLA/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

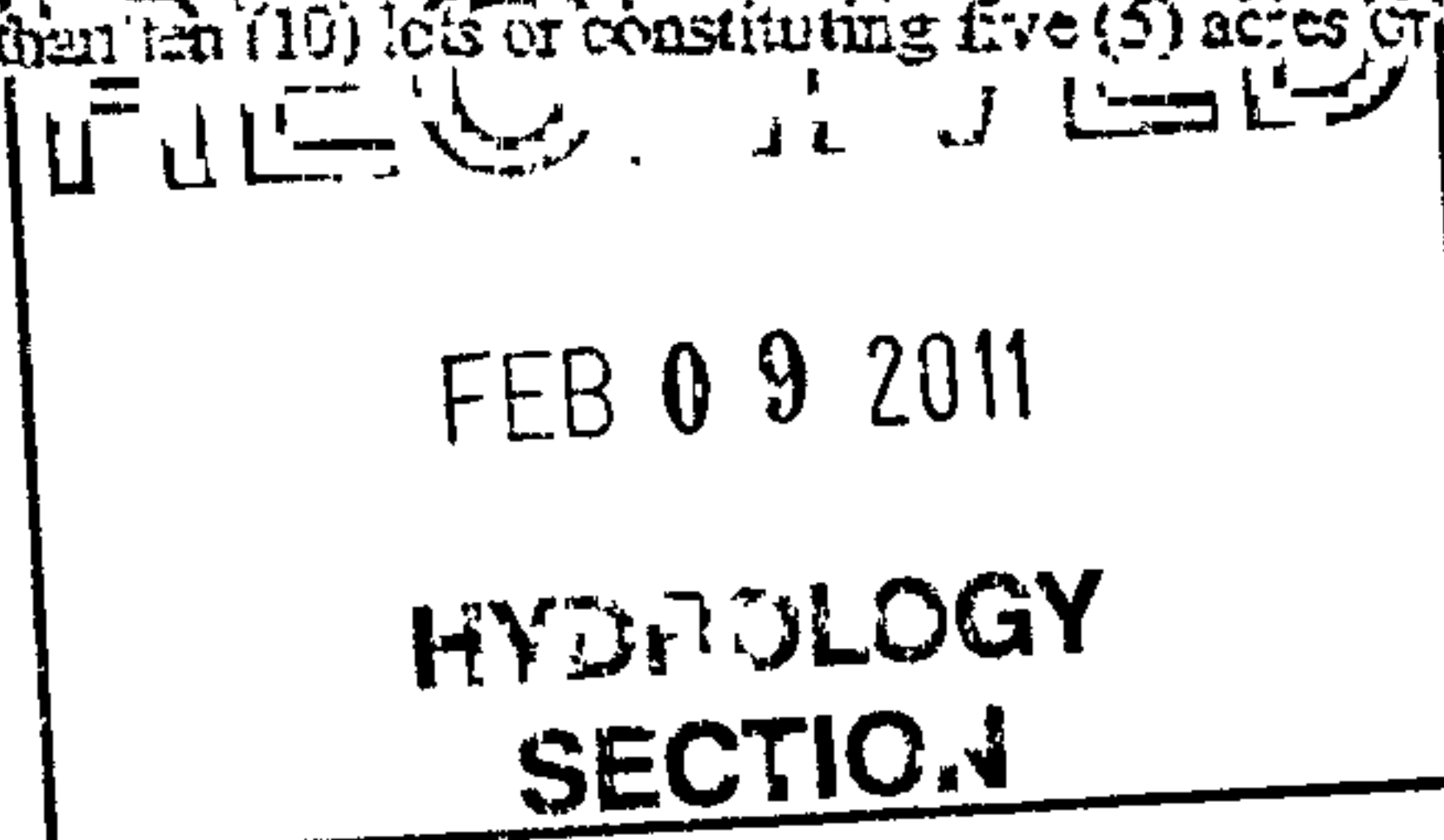
☐ NO

☐ COPY PROVIDED

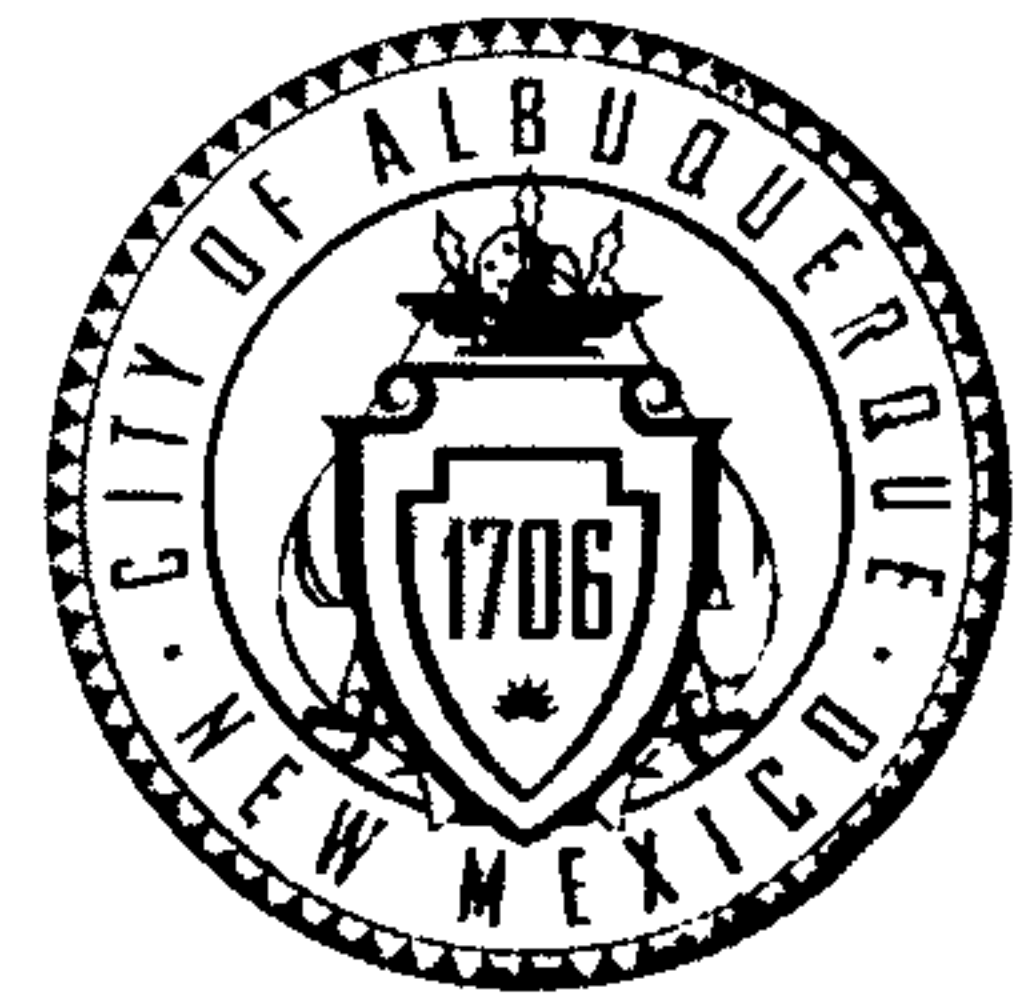
DATE SUBMITTED: FEBRUARY 9, 2011 BY: Miguel Trujillo

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



September 2, 2016

Richard J. Berry, Mayor

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

RE: Gonzales Residence
Revised Grading and Drainage Plan
Engineer's Stamp Date 8-23-16 (File: J13D023)

J13D081
D203
AC
9/2/16

Dear Mr. Soule:

Based upon the information provided in your submittal received 8-24-2016, the above-referenced plan is re-approved for Building Permit. We understand that the secondary access to the west may be an issue for Transportation Development. If that entrance is removed, a revised Grading Plan will not be necessary, it can just be noted in the Certification.

Please attach a copy of this approved plan in the construction sets when submitting for a building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

Orig: Drainage file

CITY OF ALBUQUERQUE



July 12, 2016

Richard J. Berry, Mayor

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

**RE: Gonzales Residence
Grading and Drainage Plan
Engineer's Stamp Date 6-10-2016 (File: J13D203)**

Dear Mr. Soule:

Based upon the information provided in your submittal received 6-10-16, the above-referenced plan is approved for Building Permit.

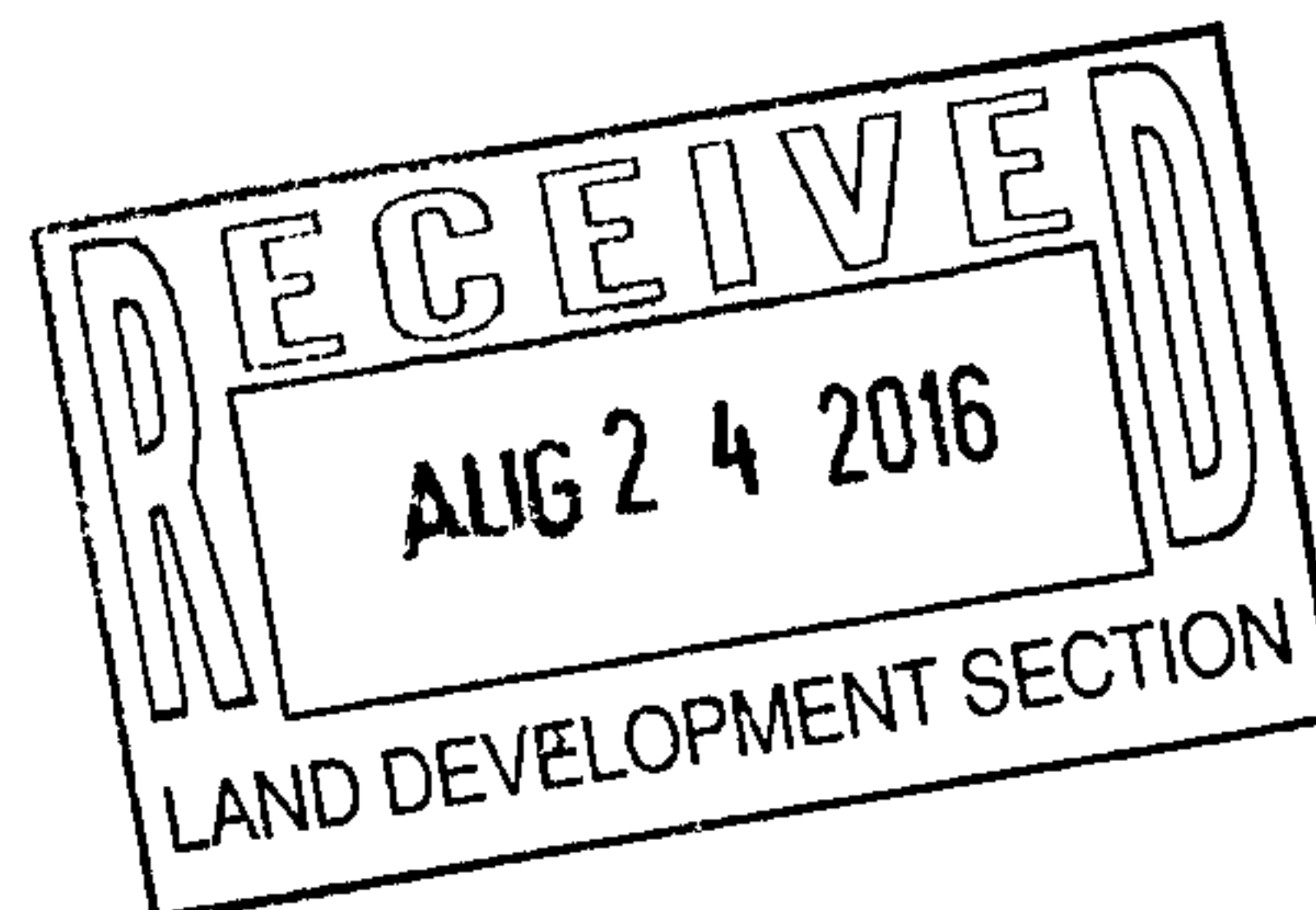
Please attach a copy of this approved plan in the construction sets when submitting for a building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

Orig: Drainage file





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: GONZALES RESIDENCE-revised layout Building Permit #: _____ City Drainage #: j13d203
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TRACT 1 LANDS OF JOSE ORTEGA
City Address: 2100 EDNA AVE NW

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, NM 87199
Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: JOSEPH GONZALES Contact: Mark Gonzales
Address: 908 4TH STREET SW 87102
Phone#: 489-9600 Fax#: _____ E-mail: markjefe@comcast.net

Architect: none T.I. Design Services Contact: Eric Munn
Address: 717 Cagua Dr. NE
Phone#: 688-2914 Fax#: _____ E-mail: holybarbarian@yahoo.com

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION

- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

- ☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN (revised layout)
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

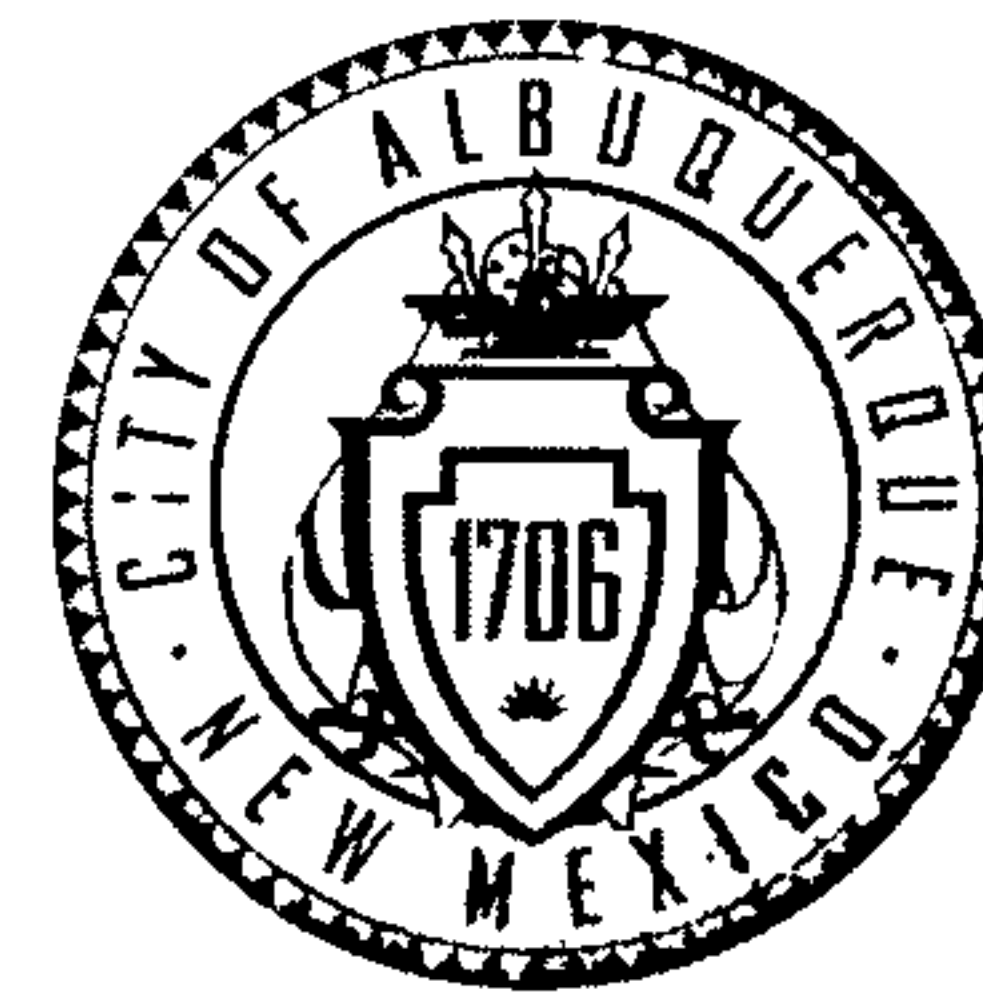
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 8/23/16 By: Mark Gonzales

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



July 12, 2016

Richard J. Berry, Mayor

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

RE: Gonzales Residence
Grading and Drainage Plan
Engineer's Stamp Date 6-10-2016 (File: J13D203)

213D081

Dear Mr. Soule:

Based upon the information provided in your submittal received 6-10-16, the above-referenced plan is approved for Building Permit.

PO Box 1293

Please attach a copy of this approved plan in the construction sets when submitting for a building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

If you have any questions, you can contact me at 924-3986.

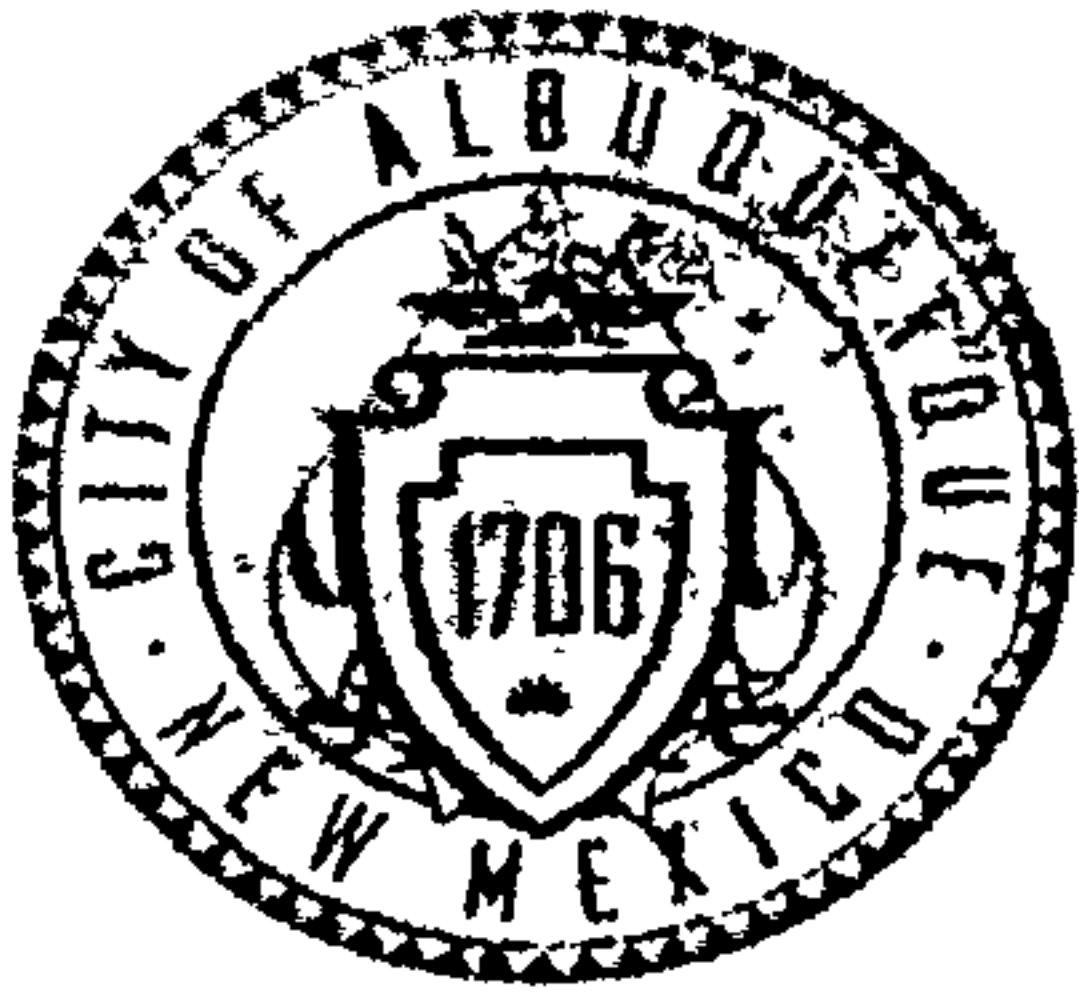
Sincerely,

New Mexico 87103

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov

Orig: Drainage file



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: GONZALES RESIDENCE Building Permit #: _____ City Drainage #: J13D203
DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TRACT 1 LANDS OF JOSE ORTEGA

City Address: 2100 EDNA AVE NW

Engineering Firm: RIO GRANDE ENGINEERING

Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099

Fax#: 505.872.0999

E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: JOSEPH GONZALES

Contact: _____

Address: 908 4TH STREET SW 87102

Phone#: _____

Fax#: _____

E-mail: _____

Architect: none

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

E-mail: _____

Other Contact: _____

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

E-mail: _____

Check all that Apply.

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 6/10/16

By: _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

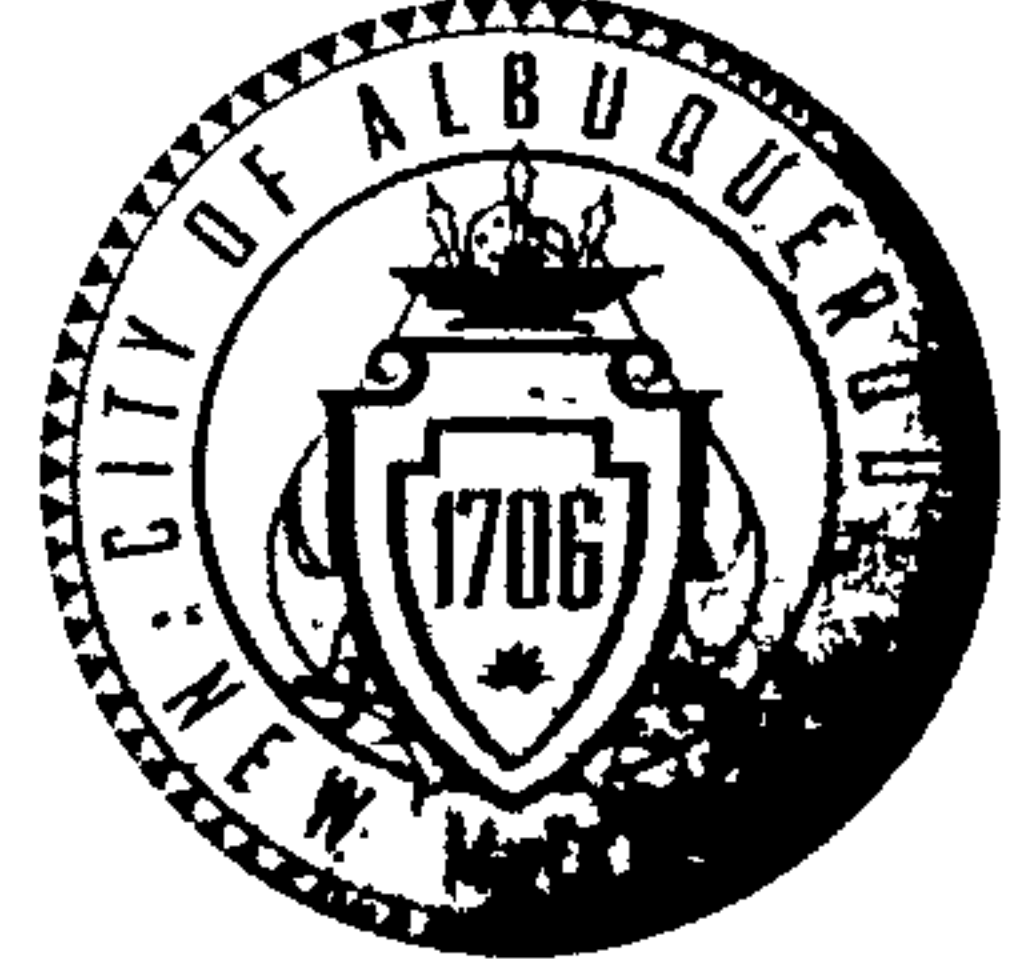
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

COA STAFF

ELECTRONIC SUBMITTAL RECEIVED _____

CITY OF ALBUQUERQUE



February 14, 2011

Jackie S. McDowell, P.E.
McDowell Engineering, Inc.
7820 Beverly Hills Ave. NE
Albuquerque, NM 87122

**Re: Gonzales-Esperanza Plaza, 309 Rio Grande Blvd NW,
Request for Permanent C.O. - Approved
Engineer's Stamp dated: 03-19-04 (J-13/D081)
Certification dated: 02-14-11**

Dear Ms. McDowell,

Based upon the information provided in the Certification received 02-14-11, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

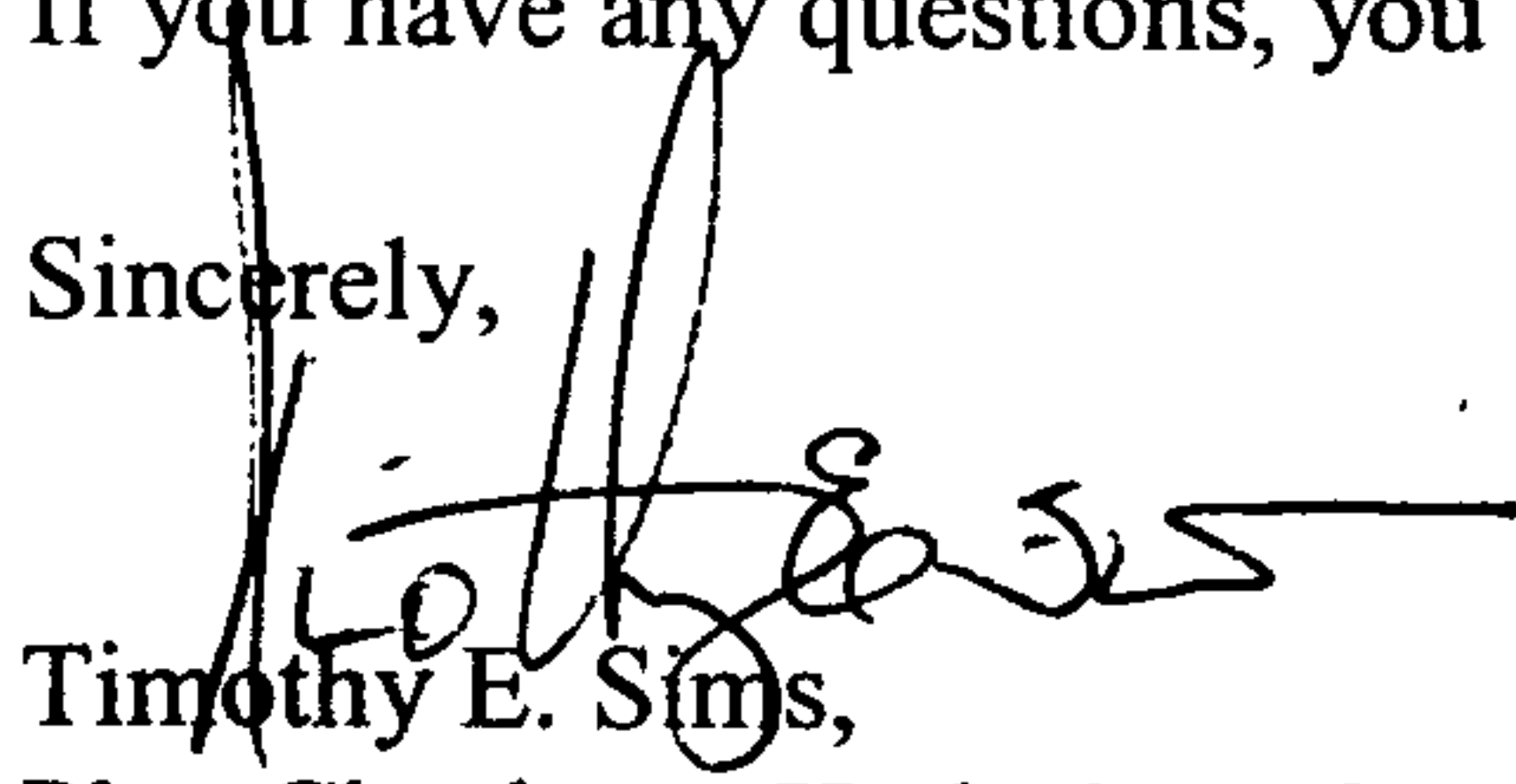
PO Box 1293

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

Albuquerque

Sincerely,

NM 87103


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

www.cabq.gov

C: CO Clerk—Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: GONZALES - ESPERANZA PLAZA
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: J-13 1D081
WORK ORDER #: _____

LEGAL DESCRIPTION: LOT 2, ORTEGA-JOSE E ESTATE
CITY ADDRESS: 309 RIO GRANDE BLVD. NW

ENGINEERING FIRM: MCDOWELL ENGINEERING, INC.
ADDRESS: 7820 BEVERLY HILLS AVE. NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: JACKIE S. MCDOWELL
PHONE: (505) 828-2430
ZIP CODE: 87122

OWNER: MARK GONZALES
ADDRESS: 215 DARTMOUTH DR. SE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MARK GONZALES
PHONE: 489-9600
ZIP CODE: 87106

ARCHITECT: MIGUEL TRUJILLO & ASSOC.
ADDRESS: 8504 SPAIN RD. NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MIGUEL TRUJILLO
PHONE: 821-5687
ZIP CODE: 87111

SURVEYOR: SURVEYS SOUTHWEST, LTD
ADDRESS: 333 LOMAS BLVD. NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: DAN GRANEY
PHONE: 998-0303
ZIP CODE: 87102

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ 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: 2-14-11

BY: Jackie S. McDowell
Jackie S. McDowell

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 28, 2004

Steve Salazar, P.E.
107 Camino de la Tierra
Corrales, NM 87048

**Re: Esperanza Plaza, 309 Rio Grande Blvd, Grading and Drainage Plan
Engineer's Stamp dated 3-19-04 (J13-D81)**

Dear Mr. Salazar,

Based upon the information provided in your submittal received 3-19-04, 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. For your information, a retention pond is mentioned in the calculations, but no pond is shown on the site. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003)

J-13/D81

PROJECT TITLE: Esperanza Plaza ZONE MAP/DRG. FILE#: J-13-Z
 DRB#: _____ EPC#: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract 2 Lands of Jose E. Ortega Estate

CITY ADDRESS: 309 Rio Grande Blvd.

ENGINEERING FIRM: Steve J. Salazar CONTACT: Steve J. Salazar
 ADDRESS: 107 Camino de la Tierra PHONE: (505) 890-8871
 CITY, Corrales, NM ZIP CODE: 87048

OWNER: Mark Gonzales CONTACT: Mark Gonzales
 ADDRESS: 908 4th Street S.W. PHONE: (505) 489-9600
 CITY, Albuquerque, NM ZIP CODE: 87102

ARCHITECT: Miguel Trujillo & Associates CONTACT: Miguel Trujillo
 ADDRESS: 8504 Spain NE PHONE: (505) 821-5687
 CITY, STATE: Albuquerque, NM ZIP CODE: 87111

SURVEYOR: Surveys Southwest, LTD. CONTACT: _____
 ADDRESS: 333 Lomas Blvd. NE PHONE: (505) 998-0303
 CITY, Albuquerque, NM ZIP CODE: 87102

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

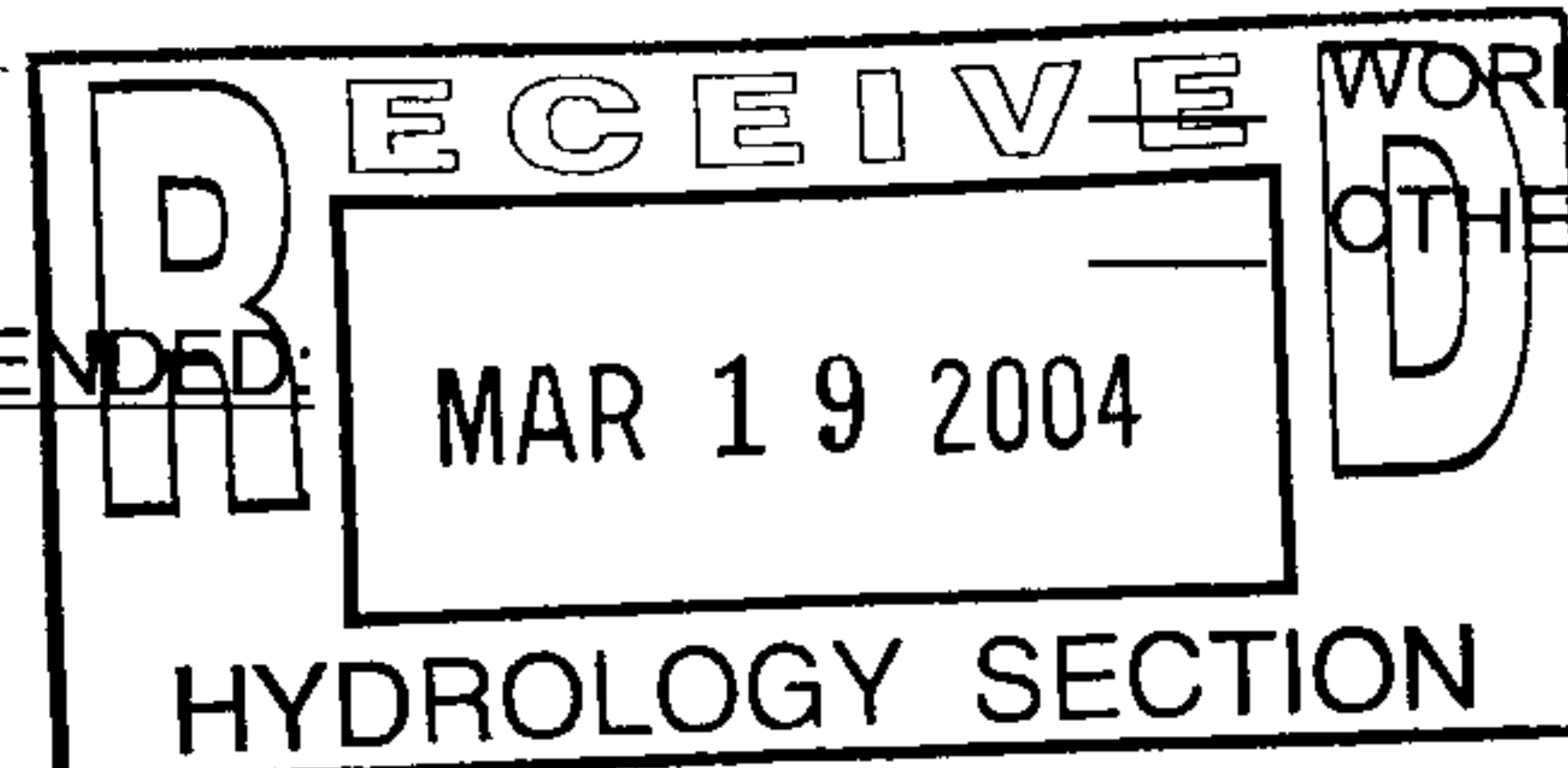
CHECK TYPE OF APPROVAL SOUGHT:

- ☒ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL OR EQUAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEERS CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB, APPR. SITE PLAN)
- ☐ OTHER

- ☐ 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
- ☐ CERTIFICATION OF OCCUPANCY (PERM.)
- ☐ CERTIFICATION OF OCCUPANCY (TEMP.)
- ☒ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



WORK ORDER APPROVAL
 OTHER (SPECIFY) _____

Date Submitted: _____ By: Steve J. Salazar, P.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 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
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 more.

SOLID WASTE DISPOSAL

(505) 761-8100

- A final inspection by the plan checker of the Solid Waste Management Department (SWMD) is required. Required refuse container(s) shall be in place before a Certificate of Occupancy will be issued.
- An inspection by the SWMD plan checker is required before the concrete slab or apron is poured.
- Each customer shall provide their own refuse container(s).
- Contact the SWMD at least thirty (30) days prior to occupancy to start service.
- Proposed construction complies with the Albuquerque Municipal Refuse Collection Service Ordinance (Ordinance 42-1980, as amended).

PLANS DISAPPROVED Michael Holton 761-8142
 PLANS APPROVED Michael Holton 761-8142

DATE 5-21-04
 DATE 4-8-04
 DATE 5-27-04

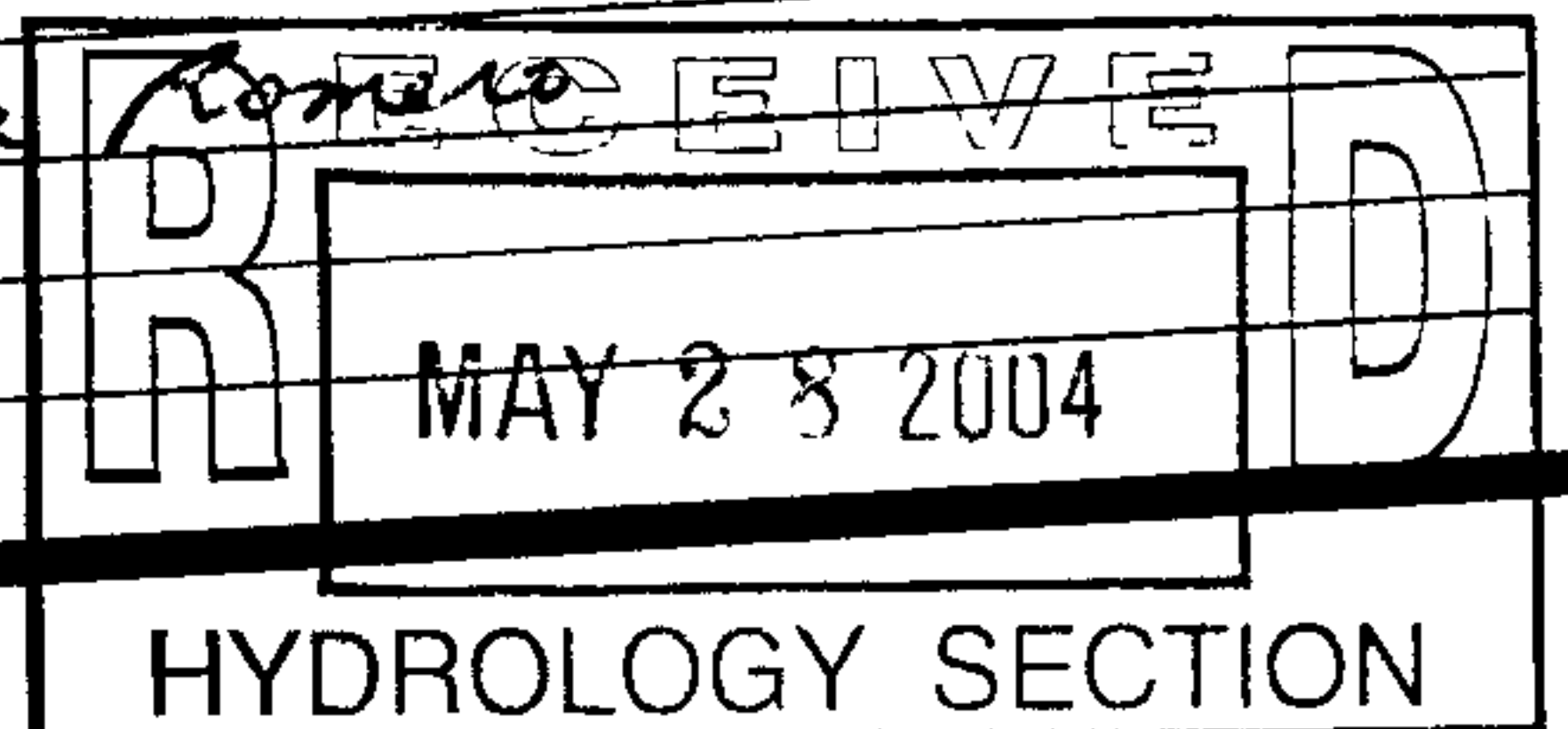
PLANS CORRECTIONS REQUIRED:
 (INDICATE ORDINANCE SECTION REFERENCE)

✓ request refuse enclosure for commercial business
 call for details about location & driver access

SEE ATTACHED DETAILED LAYOUT of TYP. ENCLOSURE!

5/21 show driver exit access onto Edna St. (1'-10' scale)

5/27 will use residential automation carts Per Leona



UNIFORM BUILDING CODE

(505) 924-39

One Retail & Apartment Bldg. Area

- Premises shall not be occupied until a Certificate of Occupancy has been issued in accordance with Section 309 of the Uniform Administrative Code.

One Apartment Bldg.

DESCRIPTION OF WORK
 SIZE OF BLDG. (SQ.FT.)
 CONSTRUCTION TYPE

3835
 1156 Apt.
 1 Hr.

OCCUPANCY GROUP
 BUILDING CODE EDITION (YR.)

M R I
 97

PLANS DISAPPROVED
 PLANS APPROVED

DATE 4/28/04
 DATE

PLANS CORRECTIONS REQUIRED: