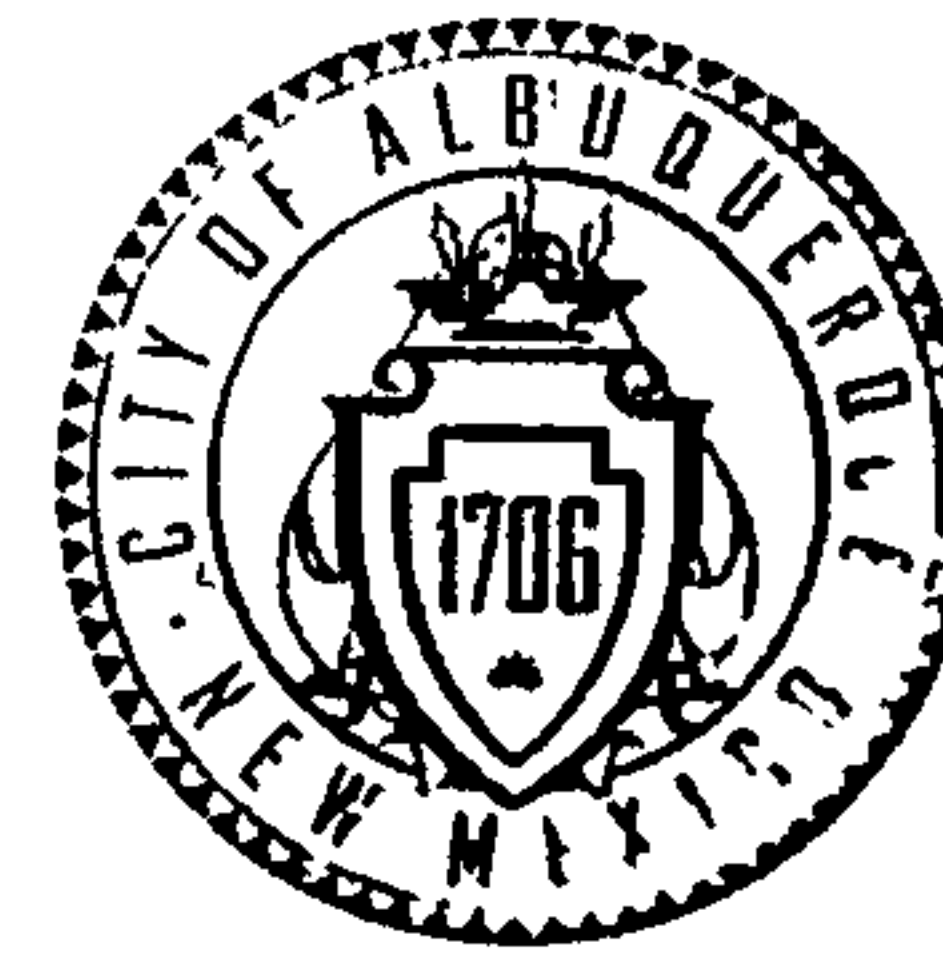


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

August 15, 2012

Kevin E. Georges, Registered Architect
KGA Architects
214 Truman Street NE
Albuquerque, NM 87108-1333

Re: Certification for Permanent Certificate of Occupancy **(C.O.)**
Professional Office, [J-14/D001]
1110 2nd Street NW
Architect's Stamp Dated 08/13/12

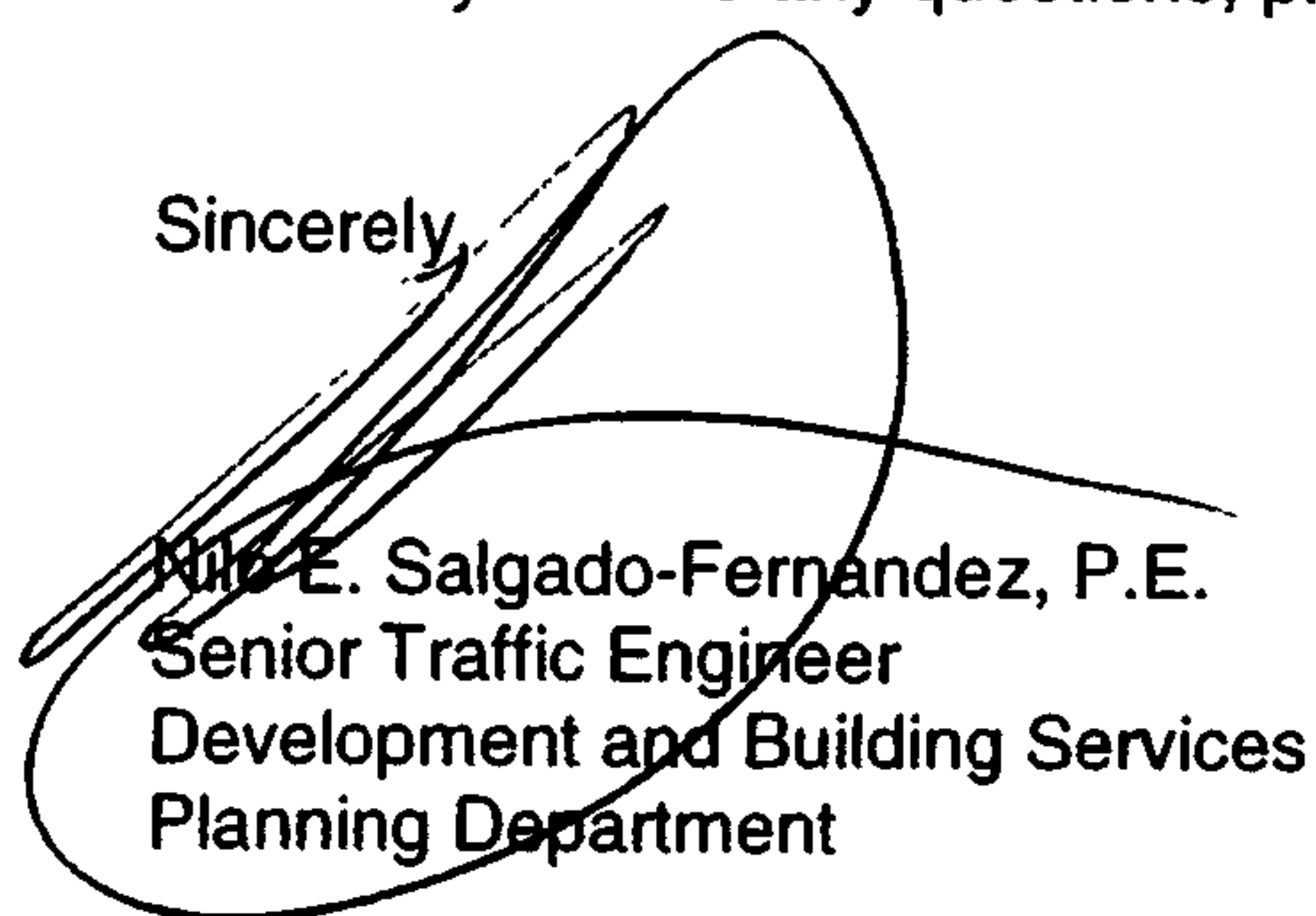
Dear Mr. Georges:

Based upon the information provided in your submittal received 08-13-12, 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,


Mike 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

August 13, 2012

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87102

Re: Final Site Plan Certification for Traffic
Professional Office
1110 2nd Street NW
Albuquerque, New Mexico

Legal Description: The south 17 feet of Lot Number 23 and all of Lot Number 24 in Block Number 2 of the Northern Addition to the City of Albuquerque, Plat Book B3, page 15.

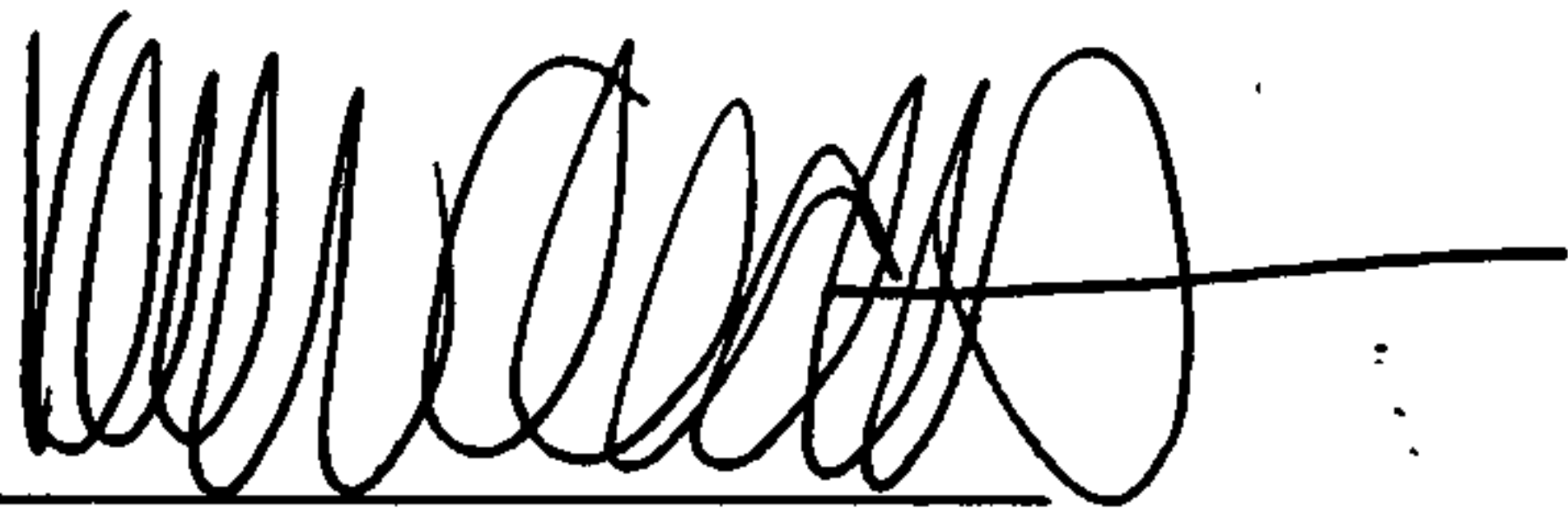
Zone Atlas Page No.: J-14- Z

To Whom it May Concern:

I Kevin Georges AIA, New Mexico Registered Architect of Kevin Georges and Associates, hereby certify that this Project is in substantial compliance with and in accordance with the design intent of the approved plan dated 9/8/11, Rev 1, 10/19/11 (approved by TCL on October 27, 2011.) The record information has been verified (no edits onto the original design document) by Kevin Georges of the firm Kevin Georges and Associates. I further verify that I have personally visited the site on August 6, 2012, 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.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of the project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Sincerely,



Signature

August 13, 2012

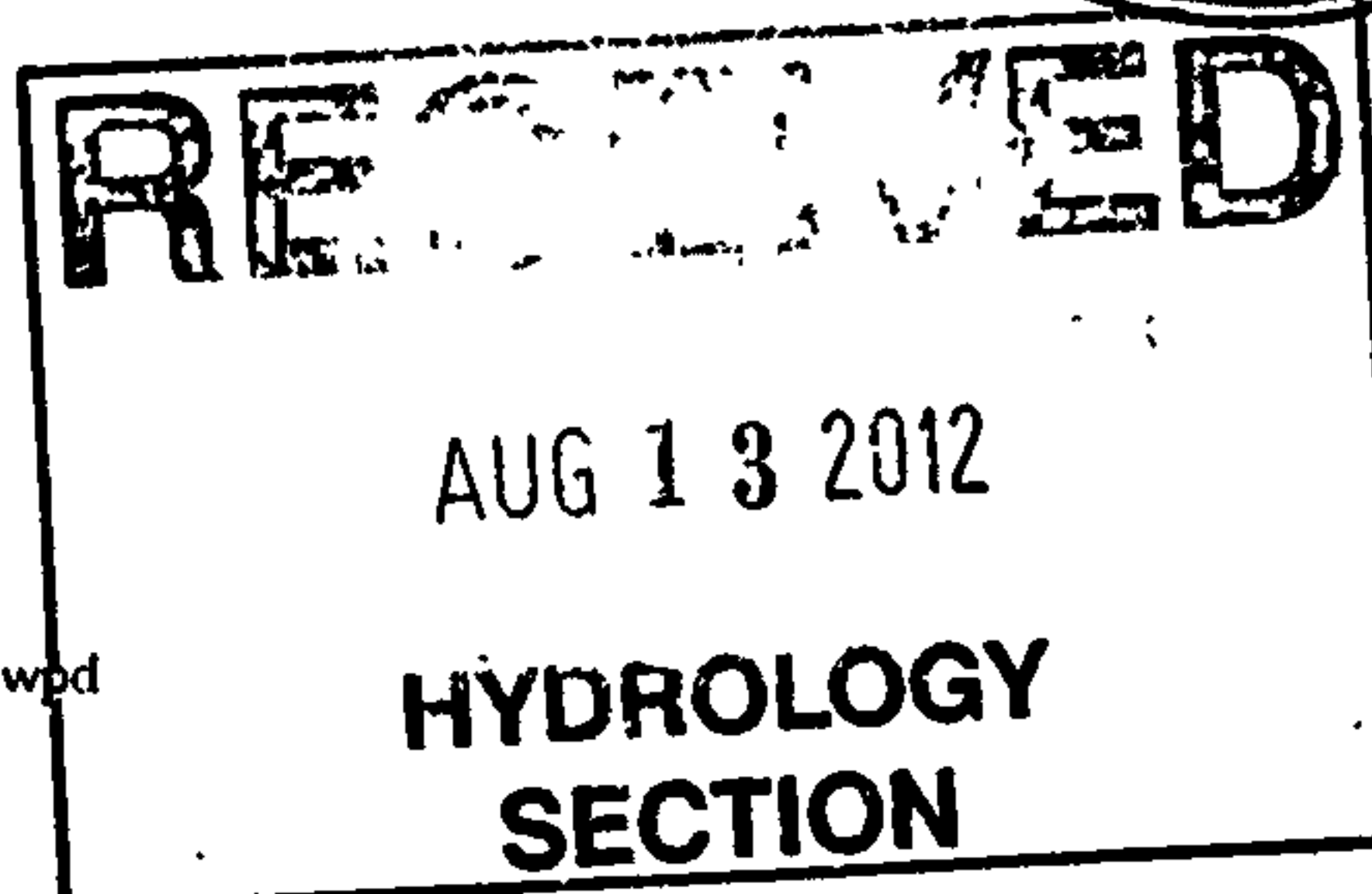
Kevin Georges, AIA
Principal Architect
NM Architect 1471

KEG/vg

K:\Projects\2011.11\WP\CA\20120807 City of Albuq Planning Depart.wpd



9/13/12





Transmittal Letter

Project: Professional Office
2110 2nd St NW
Albq NM 87102
To: Nilo. Salgado-Fernandez.

Architect's
Project No: 2011.11

Date: 8/13/12

If enclosures are not as noted, please
inform us immediately.

We Transmit:

☒ enclosed

☐ under separate cover via _____

For Your:

☒ approval

☐ review & comment

☐ distribution to parties

☐ record

☐ information

☐ use

The Following:

☐ Drawings

☐ Specifications

☐ Change Order

☐ Shop Drawings

☐ Contract

☐ Copy of Letter

☐ Samples

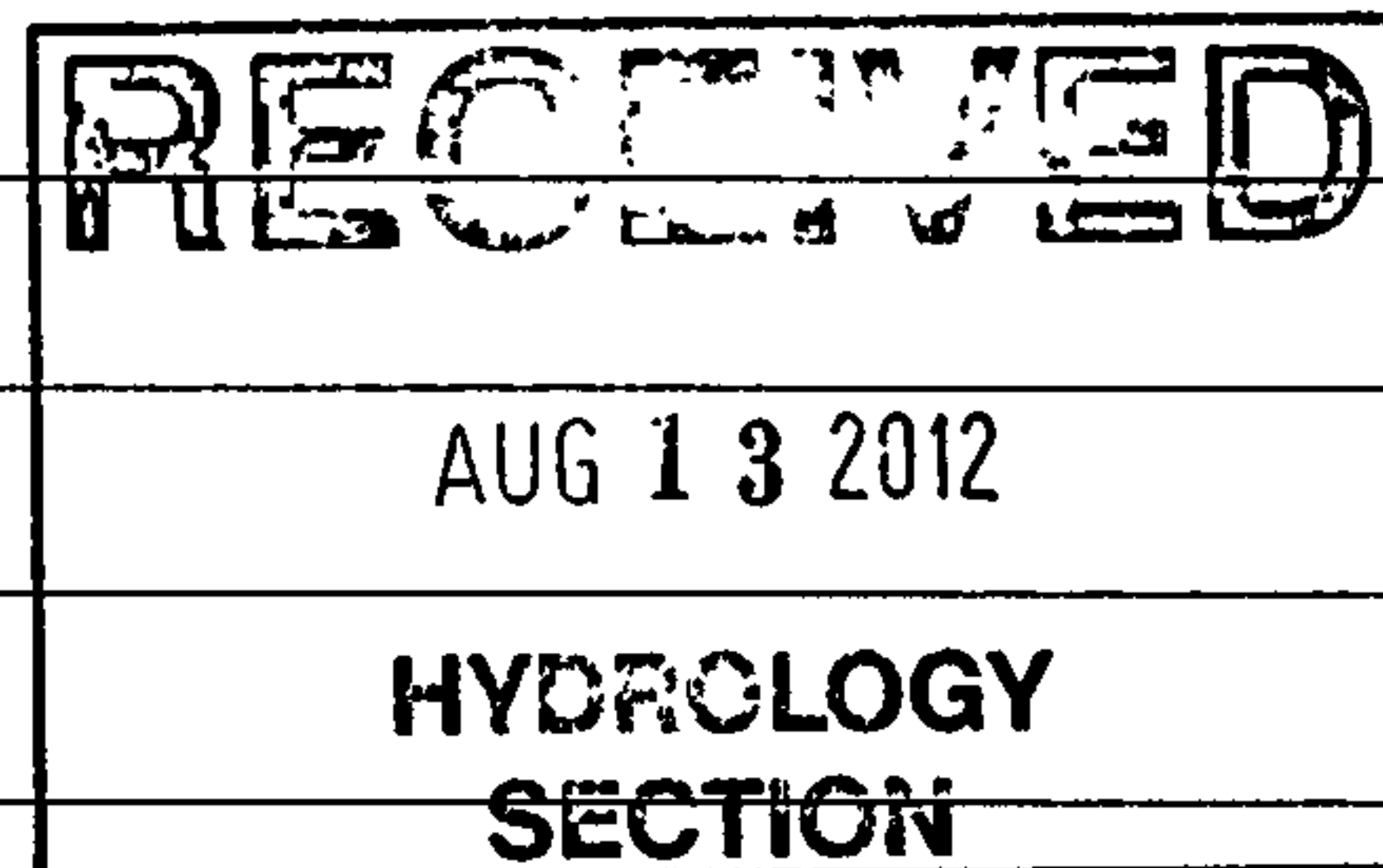
☐ Product Literature

☒ As Noted

Copies	Description
1	Revised Format - Letter for Site Plan Certification of TEL

Remarks: _____

Thanks
Bm



Copy: _____

By: William Santiana

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

J-14/0001

PROJECT TITLE: Professional Offices

DRB#: _____ EPC#: _____ ZONE MAP: 5-14-2

WORK ORDER#: _____

LEGAL DESCRIPTION: South 17 ft of Lot 23 all of Lot 24 Block 2 Northern add,
CITY ADDRESS: 110 2nd ST NW

ENGINEERING FIRM: _____
ADDRESS: _____ CONTACT: _____
CITY, STATE: _____ PHONE: _____
ZIP CODE: _____
EMAIL: _____

OWNER: Arlan Kamstra
ADDRESS: 12225 Modesto Ave NE CONTACT: Arlan
CITY, STATE: Alb. N.M. 8 PHONE: 264-7015
ZIP CODE: 87122

ARCHITECT: Kevin Georges
ADDRESS: 214 Truman ST NE CONTACT: Bill Sanfiana
CITY, STATE: Alb. N.M. PHONE: 255-9975
ZIP CODE: 87108
EMAIL: _____

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

CONTRACTOR: Marquise Construction
ADDRESS: 12225 Modesto Ave NE CONTACT: Arlan Kamstra
CITY, STATE: Alb. N.M. 87122 PHONE: 264-7015
ZIP CODE: 87122

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 (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ OTHER (SPECIFY) SO-19 _____

WRS@
Kga-
Architects.
org

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

RECEIVED
AUG 08 2012

DATE SUBMITTED: 8-8-12

BY: Arlan Kamstra

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.

3:30 (8/15/12)
w/pt message to
Bill Santoma
for status on
Moldovan cert.
letter

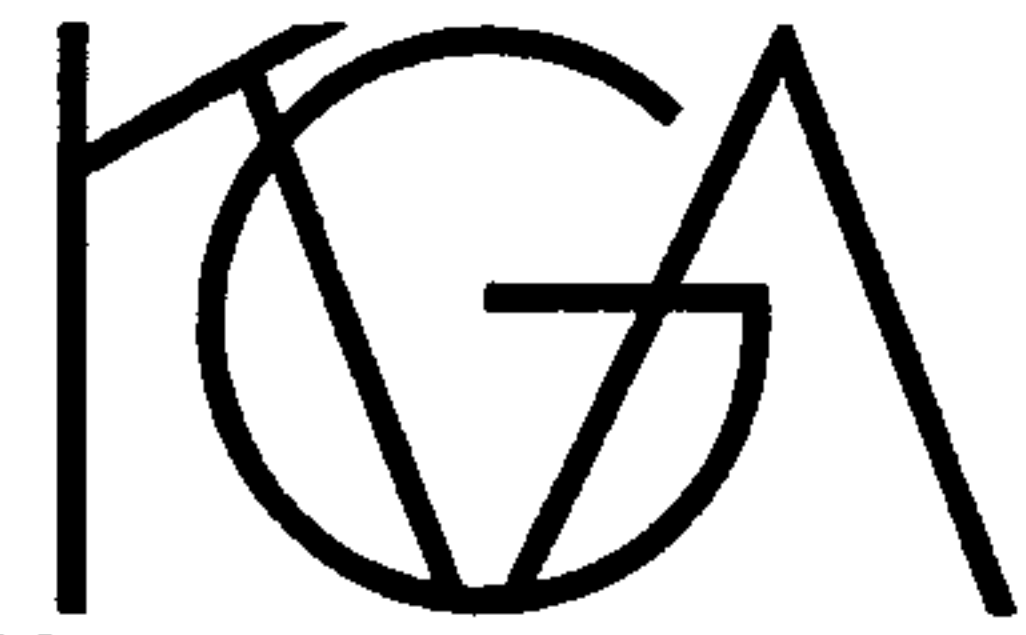
Professional
offices

J-14/D001

1110 2ND ST NW

- Need proper
Verbage for
Cert
- Original letter,
no copies
- Speke w/ Bill Santoma
& explain above conditions
- 10:15am (08/13/12)
- will wait 2 days

w/pt message
w/ Arlan &
requested an
original of
the cert. letter
Arlan said he'll
bring it Monday



•ARCHITECTS•

August 7, 2012

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87102

Re: Final Site Plan Certification for Traffic
Professional Office
1110 2nd Street NW
Albuquerque, New Mexico

Legal Description: The south 17 feet of Lot Number 23 and all of Lot Number 24 in Block Number 2 of the Northern Addition to the City of Albuquerque, Plat Book B3, page 15.

Zone Atlas Page No.: J-14- Z

To Whom it May Concern:

Please find the attached copy of the Site Plan as approved by TCL on October 27, 2011. I am certifying by this letter that the site plan as built is in Substantial Compliance with the previously approved plan.

Sincerely,

Kevin Georges, AIA
Principal Architect
NM Architect 1471

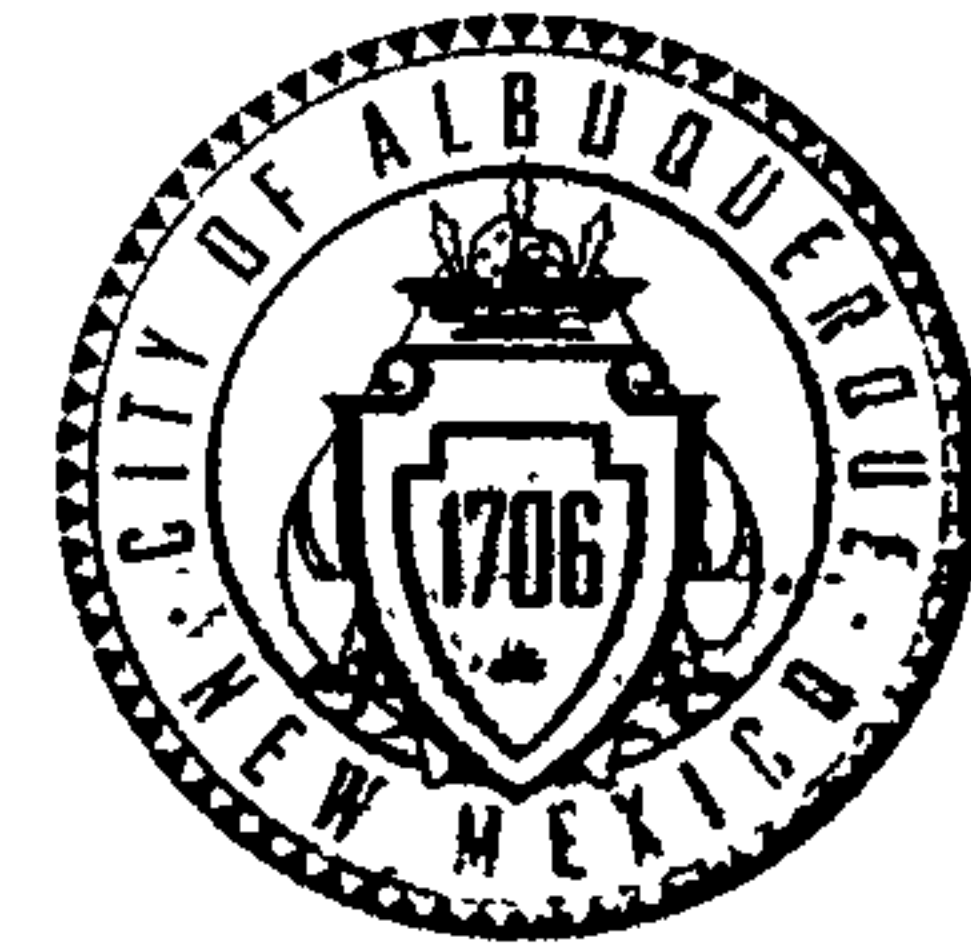
KEG/vg

K:\Projects\2011.11\WP\CA\20120807 City of Albuq Planning Depart wpd



RECEIVED
AUG 08 2012

CITY OF ALBUQUERQUE



March 29, 2012

Kevin Georges, R.A.
Kevin Georges and Associates
214 Truman St. NE
Albuquerque, NM 87108

Re: Professional Office Building, 1110 Second Street NW, Amended Traffic Circulation
Layout Architect Stamp dated 10-19-11, (J14/D001)

Dear Georges,

The amended TCL submittal received March 27, 2012 is **not approved** for Building Permit.
The following items need to be addressed to the satisfaction of the City prior to approval.

1. The parking lot for this site is required to be asphalt paving in accordance with the City Zoning Code, 14-16-3-1-(E)(1).
2. The new rolling gate is required to be contained onsite, not within City right-of-way along with the fence, please note this.
3. The Architect stamp for this plan needs to be updated.

PO Box 1293

Please make the above corrections and resubmit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Albuquerque

Sincerely,

NM 87103

Richard Dourte, P.E.
City Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

PROJECT TITLE: Professional Office ZONE MAP: J-14 / Dool
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: lot 23 Block 2 Northern Addn.
CITY ADDRESS: 1110 2nd Street NW Alb. N.M

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____
EMAIL: _____

OWNER: Arlan Kamstra CONTACT: Arlan
ADDRESS: 12225 Modesto Ave NE PHONE: 264-7015
CITY, STATE: Alb. N.M ZIP CODE: 87122

ARCHITECT: Kevin Georges CONTACT: Bill Santiago
ADDRESS: 219 Truman St NE PHONE: 255-9975
CITY, STATE: Alb. N.M ZIP CODE: 87108
EMAIL: Wrs@Kga-architects.org

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

CONTRACTOR: Marquise Construction CONTACT: Arlan
ADDRESS: 12225 Modesto Ave NE PHONE: 264-7015
CITY, STATE: Alb. N.M. & ZIP CODE: 87122

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) _____

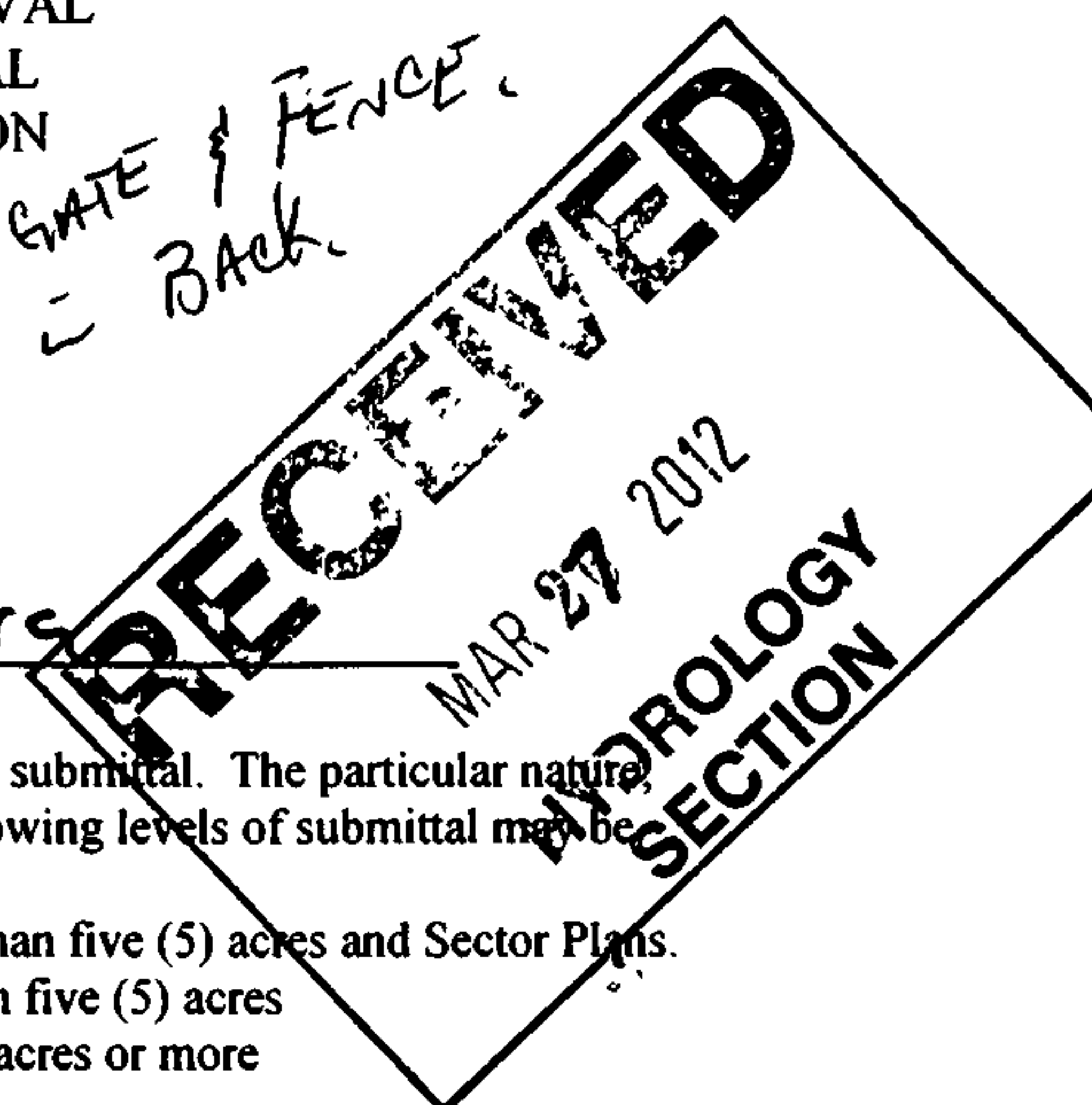
CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☒ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ OTHER (SPECIFY) SO-19 _____

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

DATE SUBMITTED: 3-26-12 BY: Arlan Kamstra

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



November 9, 2011

Kevin Georges, R.A.
Kevin Georges & Associates
214 Truman St. NE
Albuquerque, NM 87108

Re: Professional Office Building, 1110 2nd Street NW, Traffic Circulation Layout
Engineer's Stamp dated 10-19-11 (J14-D001)

Dear Mr. Georges,

The TCL submittal received 10-27-11 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original 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, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. 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 must stamp, sign, 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,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Professional Office ZONE MAP: S-14
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: lot 23 northern addition Block 2
 CITY ADDRESS: 1110 2nd ST NW

ENGINEERING FIRM: Response Group CONTACT: Sohn
 ADDRESS: 11930 Manassas S.W. 214 PHONE: 323-7629
 CITY, STATE: Alb. N.M. ZIP CODE: 87112

OWNER: Marquise Construction CONTACT: Arlan
 ADDRESS: 12225 PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Kevin Georges CONTACT: B:11
 ADDRESS: 214 Truman ST. NE PHONE: 255-4975
 CITY, STATE: Alb. N.M. ZIP CODE: 87108

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

CONTRACTOR: Marquise CONTACT: Arlan
 ADDRESS: 12225 Modeste Ave NE PHONE: 264-7015
 CITY, STATE: Alb. N.M. ZIP CODE: 87122

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) _____

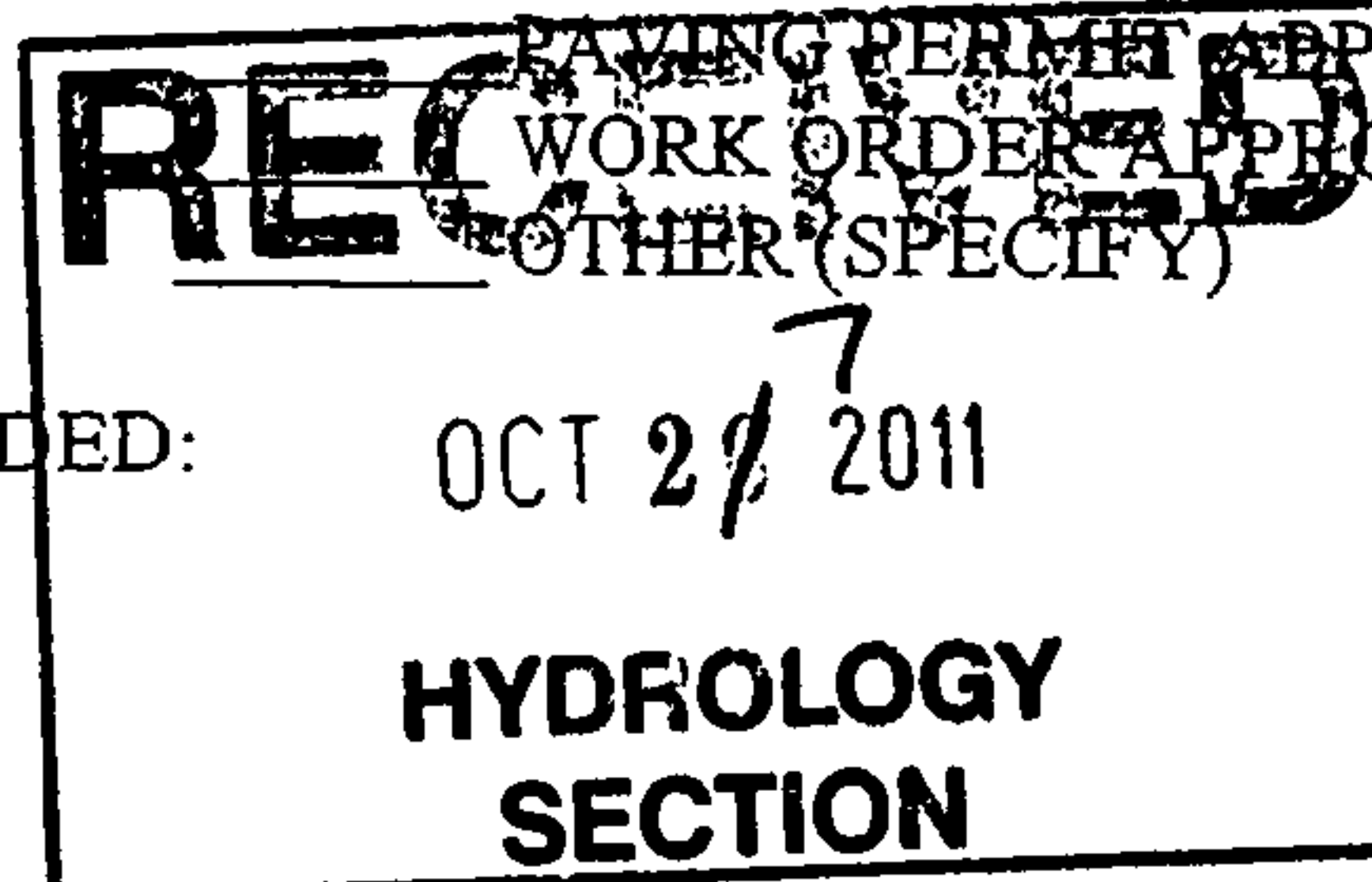
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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: 10-27-11 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 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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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



October 17, 2011

City of Albuquerque Building and Zoning

Re: Building Permit Review
Professional Office
1110 2nd Street NW
Albuquerque, New Mexico
Permit # 201192188

To whom it may concern,

This is to acknowledge that Arlan Kamstra is authorized to make the permit corrections to the plans.

Your assistance in this matter is most appreciated.

Sincerely,

Kevin Georges AIA
Principal Architect

KG/vg
2011.11\CD



10/17/11
Albuquerque
Building & Safety
OCT 17 2011
I.B.C.
Plan Check Section