

CITY OF ALBUQUERQUE



January 6, 2009

Richard S. Pfeiffer, P.E.
QPEC Engineering Corp.
6100 Seagull Lane NE, Ste B210
Albuquerque, NM 87109

**Re: Lomas Office Building, 800 Lomas Blvd..NW,
(J-14/094)
Approval of Permanent Certificate of Occupancy,
Engineer's Stamp Dated: 6-27-07**

Mr. Pfeiffer,

PO Box 1293

Based upon the information provided by our visual inspection on 1/05/09, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

NM 87103

Sincerely,

Timothy E. Sims
Plan Checker-Hydrology, Planning Dept
Development and Building Services

www.cabq.gov

C: CO Clerk—Katrina Sigala
file

ALBUQUERQUE, NEW MEXICO 87103-1293

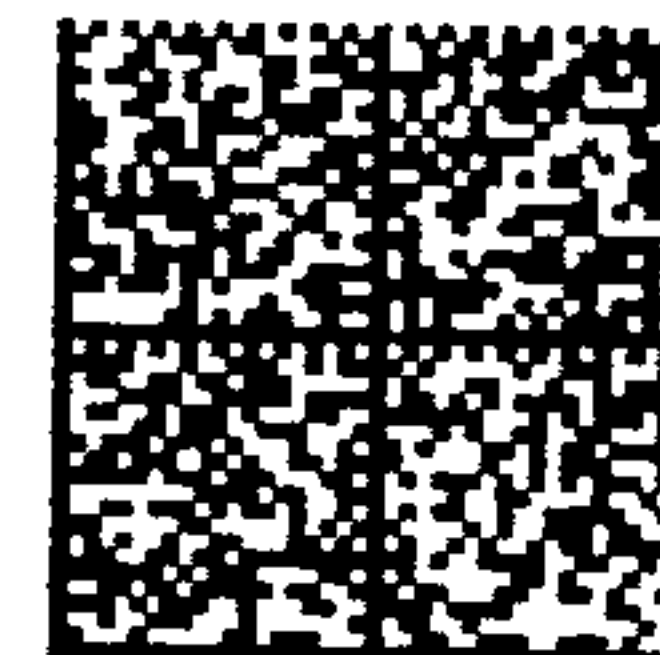
PL PLANNING

ALBUQUERQUE, NEW MEXICO 87103-1293
ALBUQUERQUE, NEW MEXICO 87103-1293



Planning Department

CITY OF ALBUQUERQUE



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Richard S. Pfeiffer, P.E.

QPEC Engineering Corp.

6100 Seagull Lane NE, Ste B210

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RETURN TO SENDER

:QUIROGA-PFEIFFER ENGINEERING CORPORA

NOT DELIVERABLE AS ADDRESSED

UNABLE TO FORWARD

RETURN TO SENDER

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P O Box 1293 Albuquerque New Mexico 87103

CITY OF ALBUQUERQUE



January 6, 2009

Fax SDS 050-1609
TV: Lizette

Richard S. Pfeiffer, P.E.
QPEC Engineering Corp.
6100 Seagull Lane NE, Ste B210
Albuquerque, NM 87109

**Re: Lomas Office Building, 800 Lomas Blvd. NW,
(J-14/094)**

**Approval of Permanent Certificate of Occupancy,
Engineer's Stamp Dated: 6-27-07**

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Sincerely,

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Timothy E. Sims
Plan Checker-Hydrology, Planning Dept
Development and Building Services

www.cabq.gov

C: CO Clerk—Katrina Sigala
file

7-2-02

University
Place

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: 800 LOMAS OFFICE BUILDING ZONE MAP/DRG. FILE # J-14/D094
DRB#: - EPC#: - WORK ORDER#: -

LEGAL DESCRIPTION: LOT 15A, NICHOLS & BOWDEN ADDITION
CITY ADDRESS: 800 LOMAS BLVD NW, 87102

ENGINEERING FIRM: D. P. E. C.
ADDRESS: 6100 SEAGULL LANE NE, Suite 3010
CITY, STATE: ALB, NM

CONTACT: RICHARD PFEIFFER
PHONE: 858-1456
ZIP CODE: 87109

OWNER: KEITH LEE, LLC
ADDRESS: 920 LOMAS BLVD NW
CITY, STATE: ALB, NM

CONTACT: BILL BURGETT
PHONE: 765-5888
ZIP CODE: 87102

ARCHITECT: DESIGN 2 FUNCTION, LLC
ADDRESS: P.O. Box 93368
CITY, STATE: ALB, NM

CONTACT: NICK PIRAL
PHONE: 823-6481
ZIP CODE: 87199-3368

SURVEYOR: -
ADDRESS: -
CITY, STATE: -

CONTACT: -
PHONE: -
ZIP CODE: -

CONTRACTOR: -
ADDRESS: -
CITY, STATE: -

CONTACT: -
PHONE: -
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
- ☐ ENGINEER/ARCHITECT CERT (TCL)
- ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
- ☐ ENGINEER/ARCHITECT CERT (AA)
- ☐ 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
- ☐ OTHER (SPECIFY) -

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

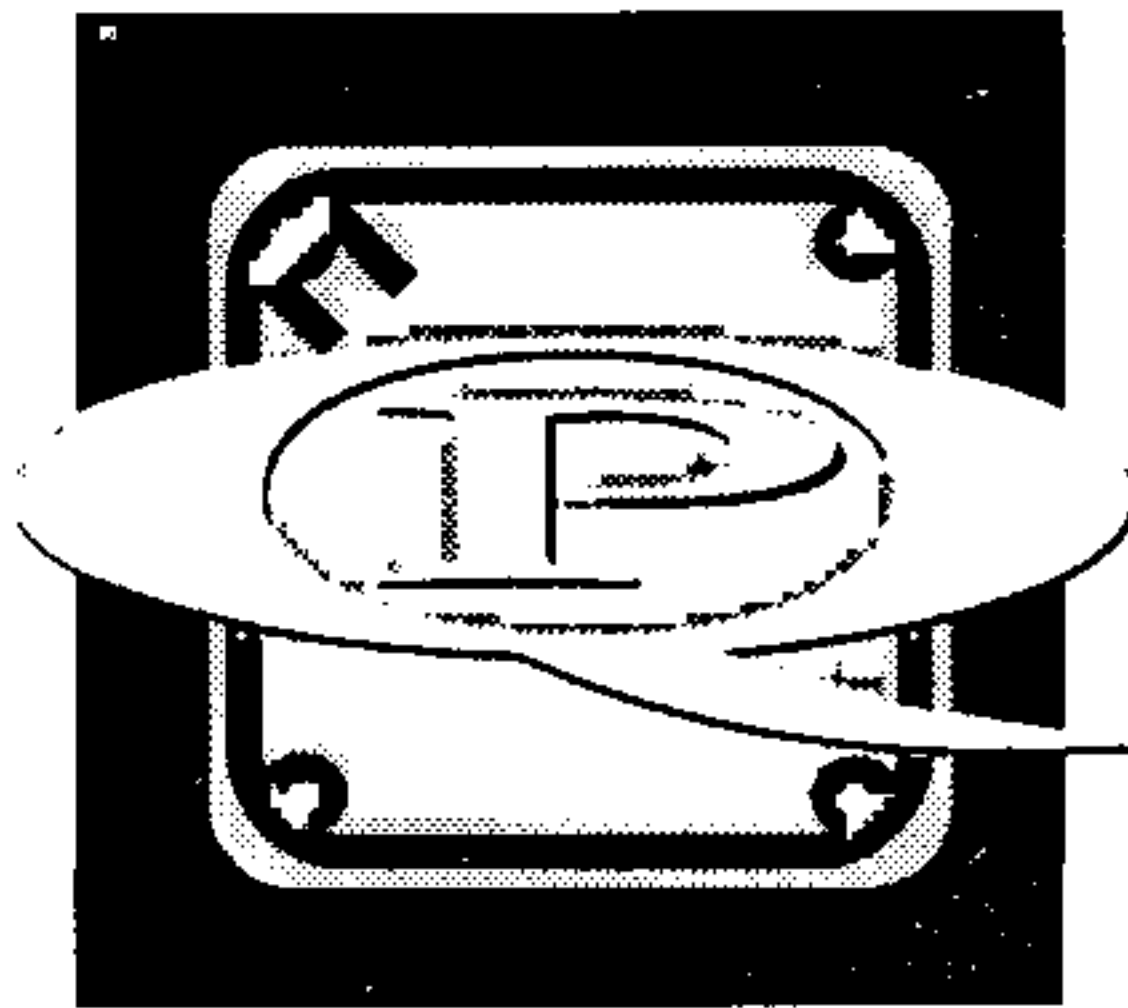
SUBMITTED BY: Richard D. Pflum DATE: 1/5/09

JAN 05 2009

HYDROLOGY
SECTION

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 define 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.



Q P E C
QUIROGA ♦ PFEIFFER
ENGINEERING CORPORATION

January 5, 2009

City of Albuquerque
Hydrology Department
Plaza del Sol
600 2nd Street NW
Albuquerque, NM 87102

800 Lomas Avenue, Albuquerque, New Mexico – Grading and Drainage Report

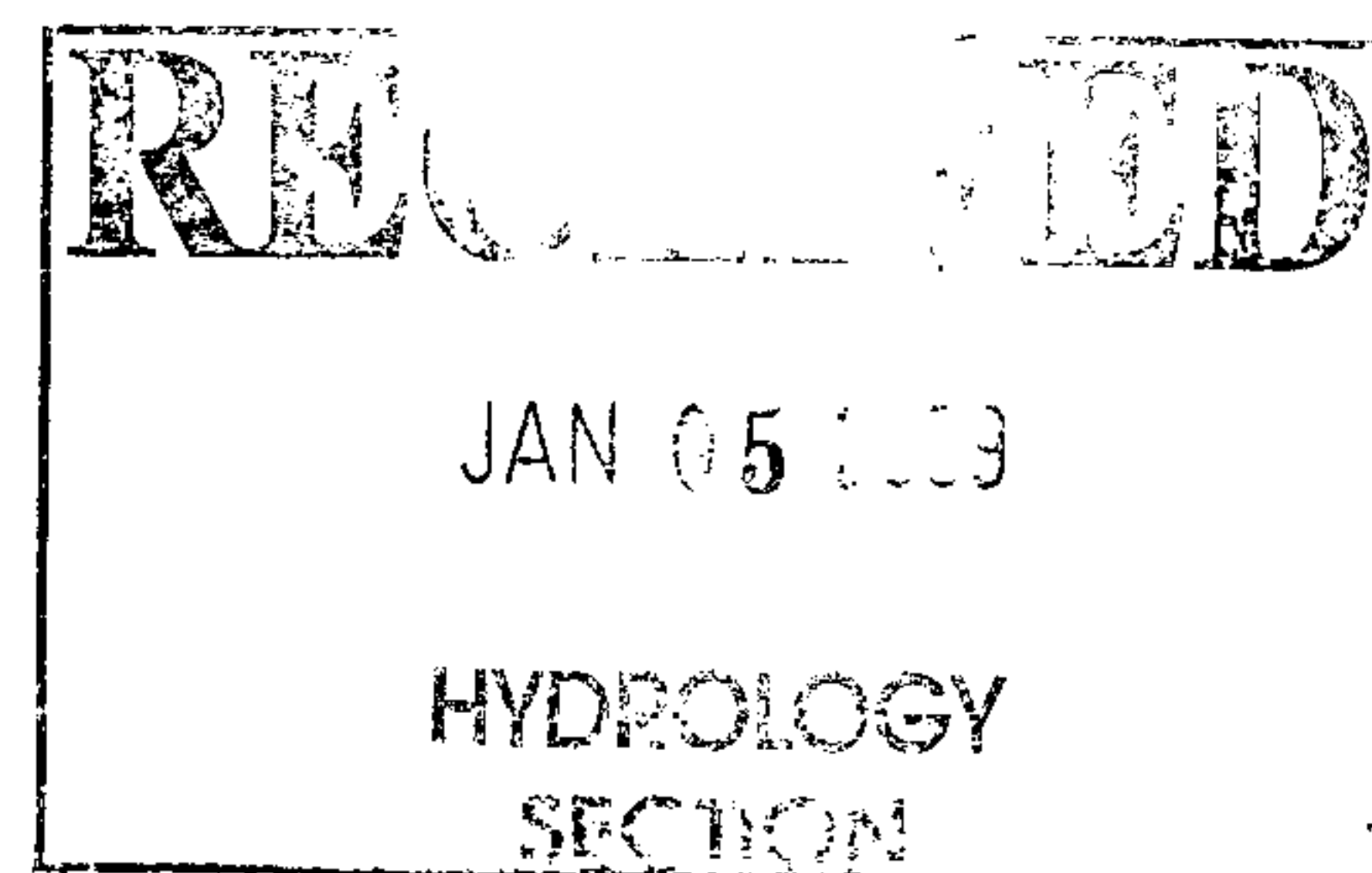
To Whom It May Concern:

This letter is written to confirm that Quiroga-Pfeiffer Engineering Corporation has reviewed the as-built survey against the original Grading and Drainage plan for the project. We have also reviewed the actual conditions onsite. The site grading and drainage is in substantial conformance with the approved grading and drainage plan. These findings are shown on the attached as-built plan along with our certification.

Please review this letter and if you have any other questions or comments please give me a call.

Sincerely,

Richard S. Pfeiffer, P.E.
Vice-President



CITY OF ALBUQUERQUE



July 16, 2007

Richard Pfeiffer, P.E.
Quiroga Pfeiffer Engineering Corporation
6100 Seagull Lane NE, Suite B210
Albuquerque, NM 87109

Re: 800 Lomas Office Building, Engineer's Stamp dated 7-12-07 (J14/D94)

Dear Mr. Pfeiffer,

Based on the information contained in your submittal received on July 13, 2007, the above referenced plan is approved for Building Permit. Please attach a copy of this letter and the approved plan to the construction sets to obtain sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

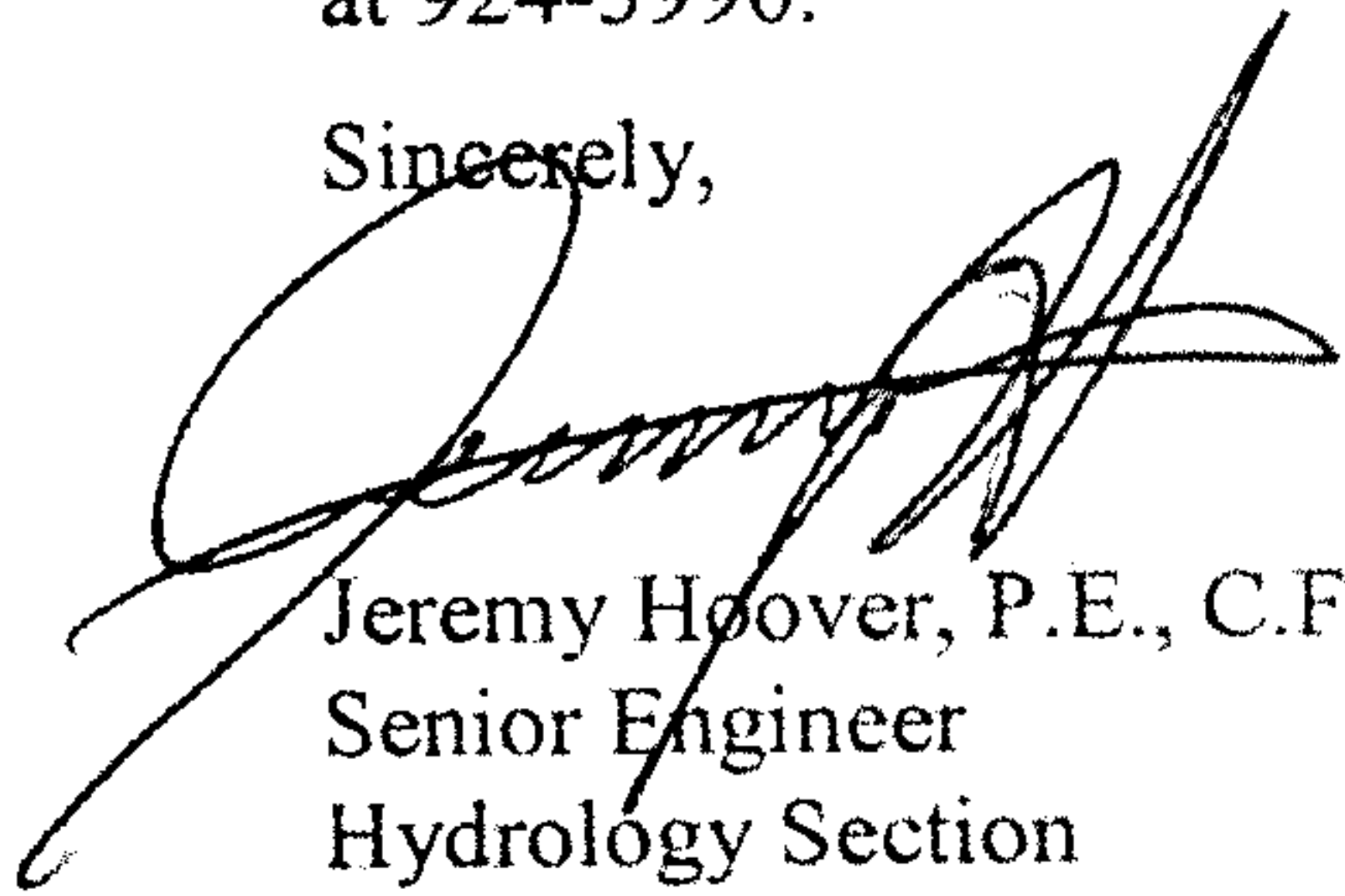
If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

P.O. Box 1293

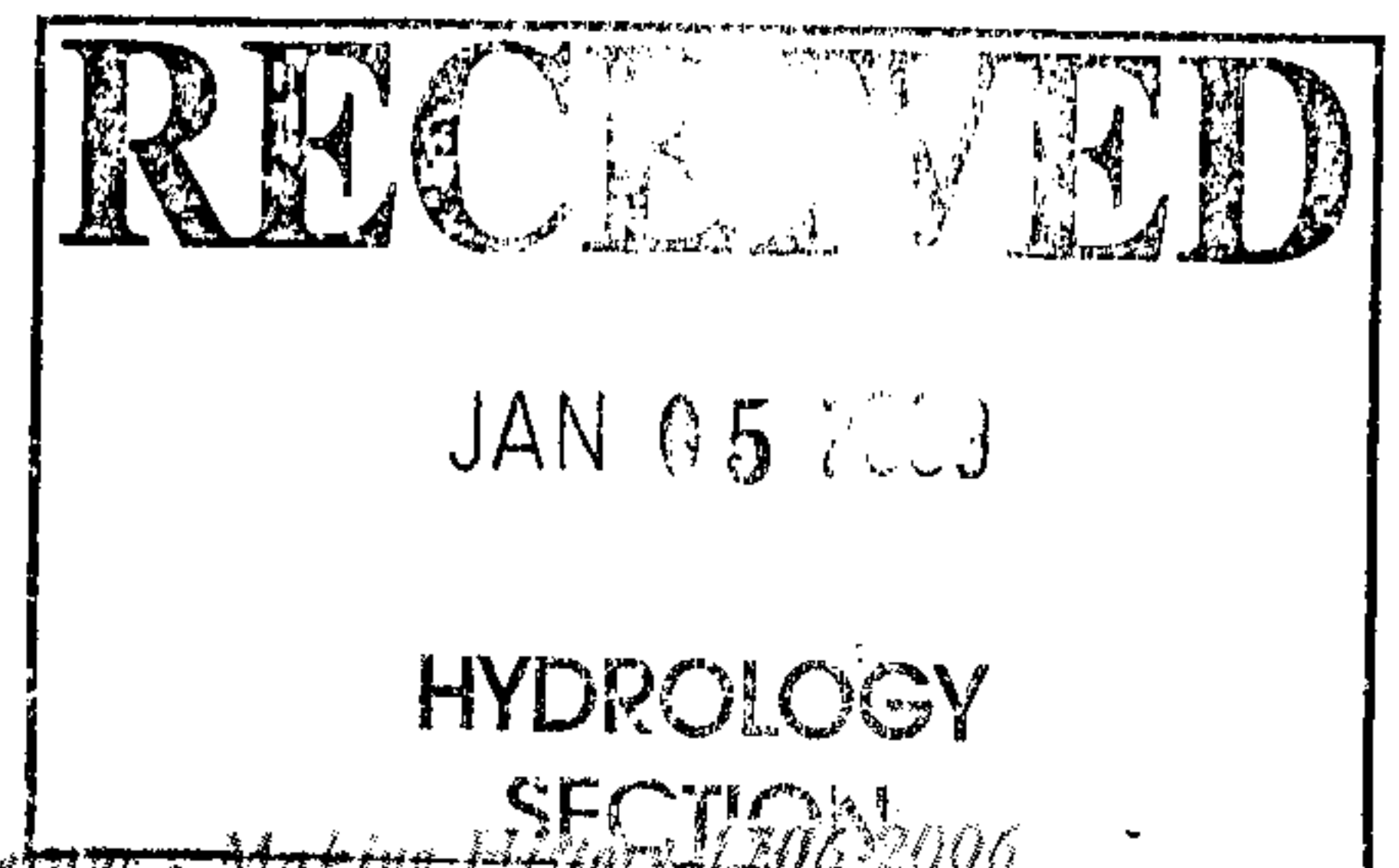
Albuquerque

New Mexico 87103


Jeremy Hoover, P.E., C.F.M.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file J14/D94

www.cabq.gov



Albuquerque - Making History 1700-2006

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 23, 2008

Gordon Allan Hall, Registered Architect
PO Box 93368
Albuquerque, NM 87199-3368

Re: Certification Submittal for Final Building Certificate of Occupancy for
800 Lomas Office Bldg, [J-14 / D094]
800 Lomas Blvd NW
Architect's Stamp Dated 12/19/08

Dear Mr. Hall:

The TCL / Letter of Certification submitted on December 23, 2008 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: 800 LOMAS OFFICE BUILDING ZONE MAP/DRG. FILE # J-14/D094
DRB#: - EPC#: - WORK ORDER#: -

LEGAL DESCRIPTION: LOT 15A, NICHOLS & BOWDEN ADDITION
CITY ADDRESS: 800 LOMAS BLVD NW, 87102

ENGINEERING FIRM: D. P. E. C.
ADDRESS: 6100 SEAGULL LANE NE, Suite B210
CITY, STATE: ALB, NM

CONTACT: RICHARD PFEIFFER
PHONE: 858-1456
ZIP CODE: 87109

OWNER: KEITH LEE, LLC
ADDRESS: 920 LOMAS BLVD NW
CITY, STATE: ALB, NM

CONTACT: BILL BURGETT
PHONE: 765-5888
ZIP CODE: 87102

ARCHITECT: DESIGN 2 FUNCTION, LLC
ADDRESS: P.O. Box 93368
CITY, STATE: ALB, NM

CONTACT: NICK PIRAL
PHONE: 823-6481
ZIP CODE: 87199-3368

SURVEYOR: -
ADDRESS: -
CITY, STATE: -

CONTACT: -
PHONE: -
ZIP CODE: -

CONTRACTOR: -
ADDRESS: -
CITY, STATE: -

CONTACT: -
PHONE: -
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
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ 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
☐ OTHER (SPECIFY) -

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

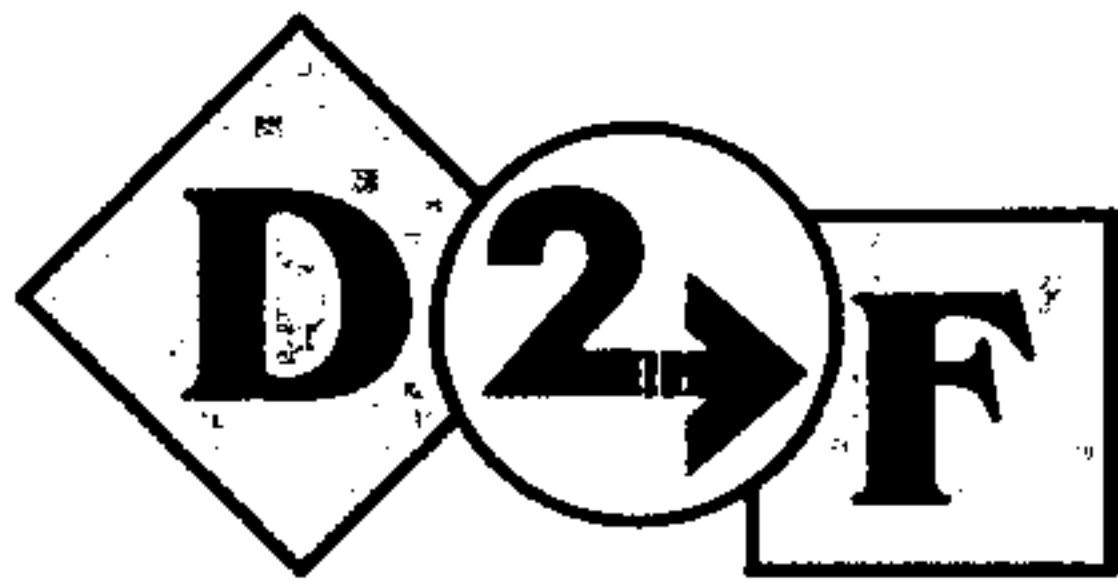
DEC 23 2008

HYDROLOGY
SECTION

SUBMITTED BY: And A R DATE: 12/23/08

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 define 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.



DESIGN 2 FUNCTION, LLC

P. O. Box 93368, Albuquerque, N.M. 87199-3368
Design2function@msn.com * (505) 823-6481

December 19th, 2008

City of Albuquerque
Transportation Division

Re: 800 Lomas Office Building – 800 Lomas Blvd. NW (Final TCL Certification)

Zone Map: J-14
UPC #: 101-405-804-814-432-706
Legal Description: Lot 15A, Nichols & Bowden Addition

To Whom It May Concern:

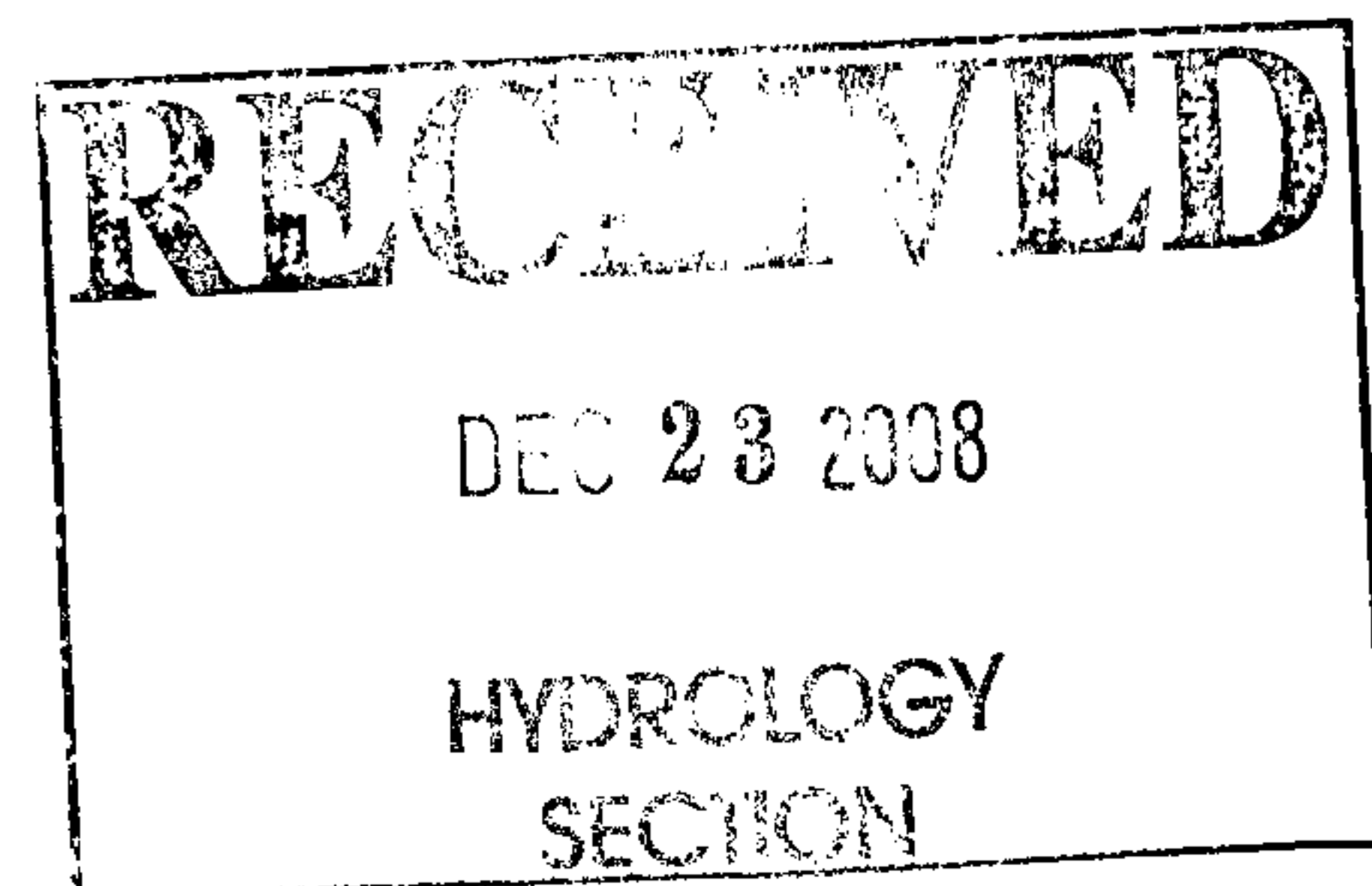
I, Gordon Allan Hall, do hereby certify that this project was constructed in substantial compliance with the TCL approved on 6/18/07. I am requesting a final Certificate of Occupancy for the project indicated above.

If you have any questions or comments, please feel free to contact me.

Sincerely,

Design 2 Function, LLC

Gordon Allan Hall



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: 800 LOMAS OFFICE BUILDING ZONE MAP/DRG. FILE # J-14 / D094
DRB#: — EPC#: — WORK ORDER#: —

LEGAL DESCRIPTION: LOT 15A, NICHOLS & BOWDEN ADDITION
CITY ADDRESS: 800 LOMAS BLVD NW, 87102

ENGINEERING FIRM: O. P. E. C.
ADDRESS: 6100 SEAGULL LANE NE, Suite 2010
CITY, STATE: ALB, NM

CONTACT: RICHARD PFEIFFER
PHONE: 858-1456
ZIP CODE: 87109

OWNER: KEITH LEE, LLC
ADDRESS: 920 LOMAS BLVD NW
CITY, STATE: ALB, NM

CONTACT: BILL BURGESS
PHONE: 765-5888
ZIP CODE: 87102

ARCHITECT: DESIGN 2 FUNCTION, LLC
ADDRESS: P.O. Box 93368
CITY, STATE: ALB, NM

CONTACT: NICK PIRKL
PHONE: 823-6481
ZIP CODE: 87199-3368

SURVEYOR: —
ADDRESS: —
CITY, STATE: —

CONTACT: —
PHONE: —
ZIP CODE: —

CONTRACTOR: —
ADDRESS: —
CITY, STATE: —

CONTACT: —
PHONE: —
ZIP CODE: —

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
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☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
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☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) —

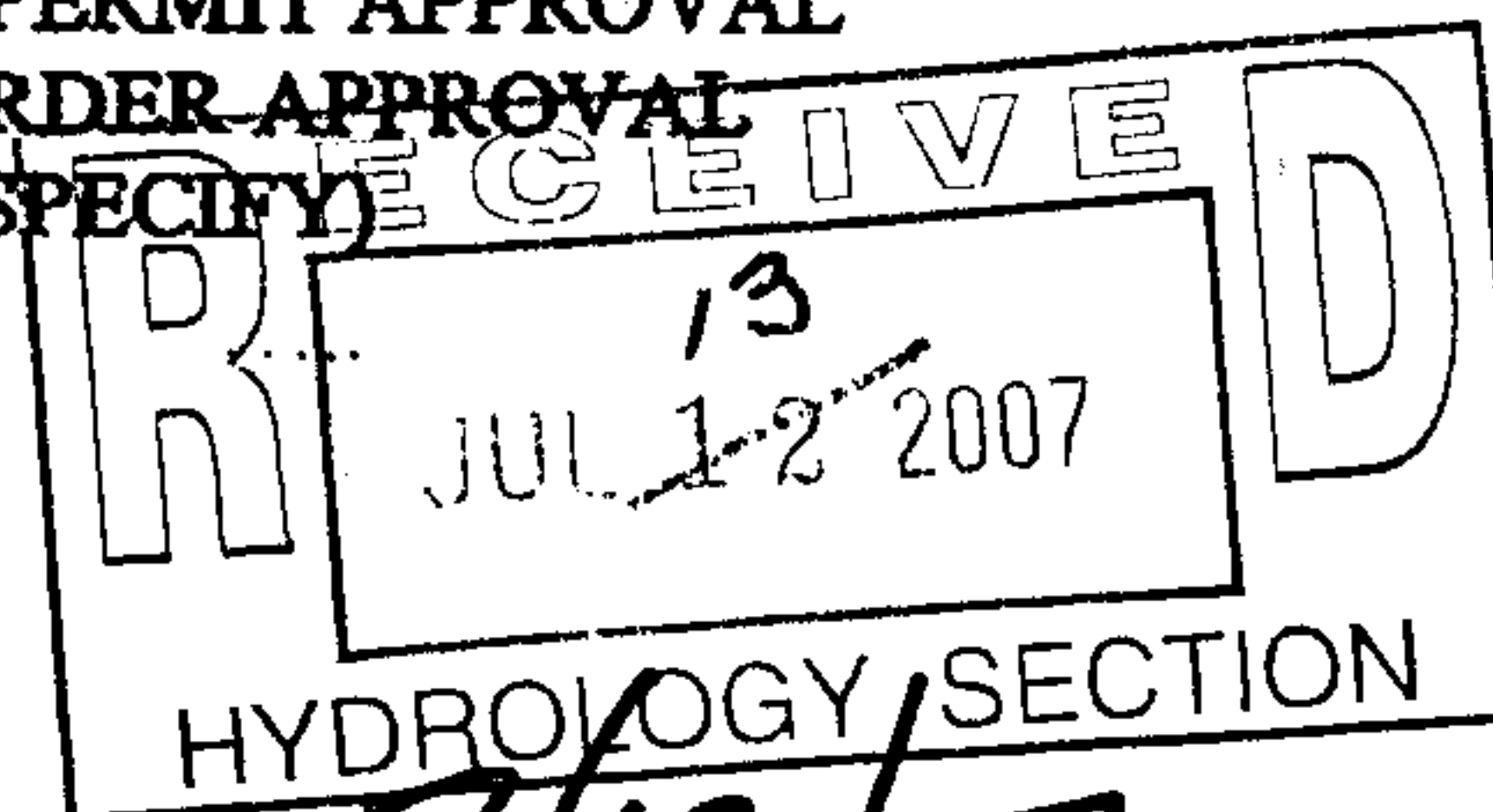
CHECK TYPE OF APPROVAL SOUGHT:

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☐ S. DEV. FOR BLDG. PERMIT APPROVAL
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☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) —

WAS A PRE-DESIGN CONFERENCE ATTENDED:

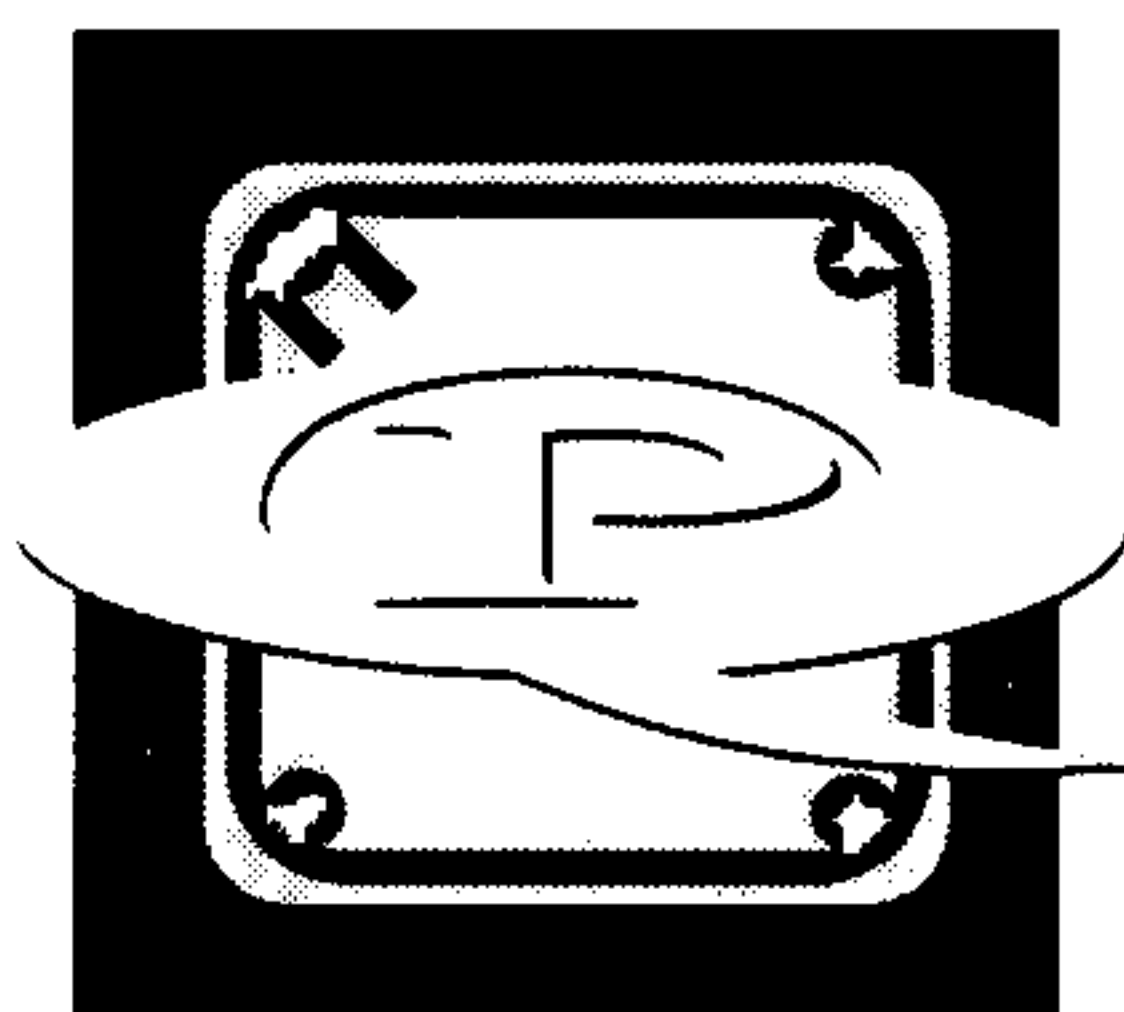
☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Richard S. Pfeiffer DATE: 7/12/07



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 define 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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Q P E C
QUIRICA • PFEIFFER
ENGINEERING CORPORATION

July 12, 2007

City of Albuquerque
ATTN: Mr. Jeremy Hoover
P.O. Box 1293
Albuquerque, NM 8710312

RE: 800 Lomas Blvd. NW, Albuquerque, New Mexico - Resubmittal of Grading and Drainage Plan

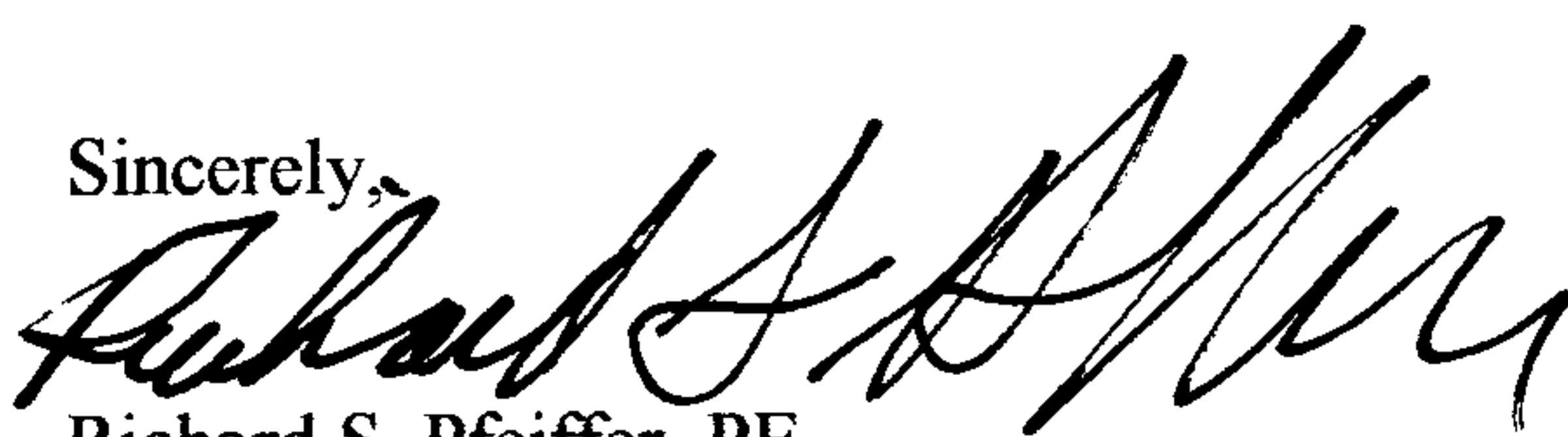
Dear Mr. Hoover,

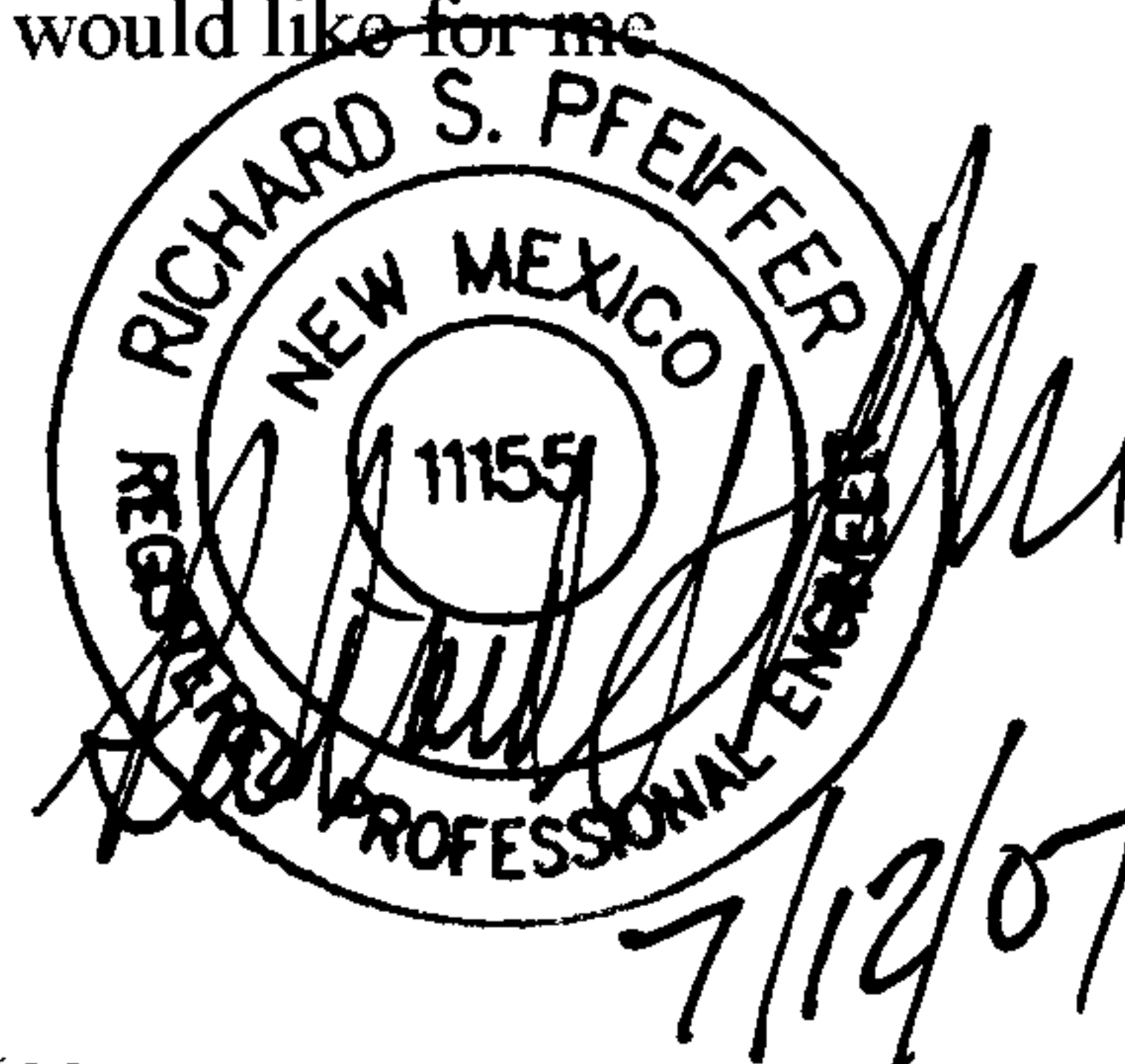
Please find attached the revised Grading and Drainage Plan for the above referenced project. This plan incorporates your comments contained in your review letter dated June 26, 2007. The following is a summary of the modifications that we made based on your comments:

- We have included definitions in the Legend for all of the abbreviations contained on the drawing.
- We have included the property's legal description on the drawing.
- We have corrected and revised our runoff volume calculations.
- We have included the permanent benchmark description on the drawing.
- We have shown the existing conditions on the drawing. The driveway at the southwest corner is not planned to be removed but will have a curb on our site that does not permit access to use the drive. The power pole at the northeast corner is not being relocated.
- We have provided the rim/grate elevations on the drawings for the drainage features identified in the survey.
- We have shown the map number and what floodplain designation the site is on the drawing.
- We have revised the grading to take as much runoff as possible to 8th Street.
- We have eliminated the sidewalk culverts on Lomas Boulevard. We have revised the roof slopes to drain the entire roof to the south and therefore do not have any new development runoff directed toward Lomas.
- We are not flowing the water over the sidewalks.
- The finished floor elevation at the existing apartment is shown on the drawing. We are providing an eight-inch curb along this edge of our parking lot.
- We have provided spot elevations at the new curb transitions or discontinuities.

Please call with any questions or comments or with any further review that you would like for me to perform.

Sincerely,


Richard S. Pfeiffer, PE
Vice-President



CITY OF ALBUQUERQUE



July 16, 2007

Richard Pfeiffer, P.E.
Quiroga Pfeiffer Engineering Corporation
6100 Seagull Lane NE, Suite B210
Albuquerque, NM 87109

Re: 800 Lomas Office Building, Engineer's Stamp dated 7-12-07 (J14/D94)

Dear Mr. Pfeiffer,

Based on the information contained in your submittal received on July 13, 2007, the above referenced plan is approved for Building Permit. Please attach a copy of this letter and the approved plan to the construction sets to obtain sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

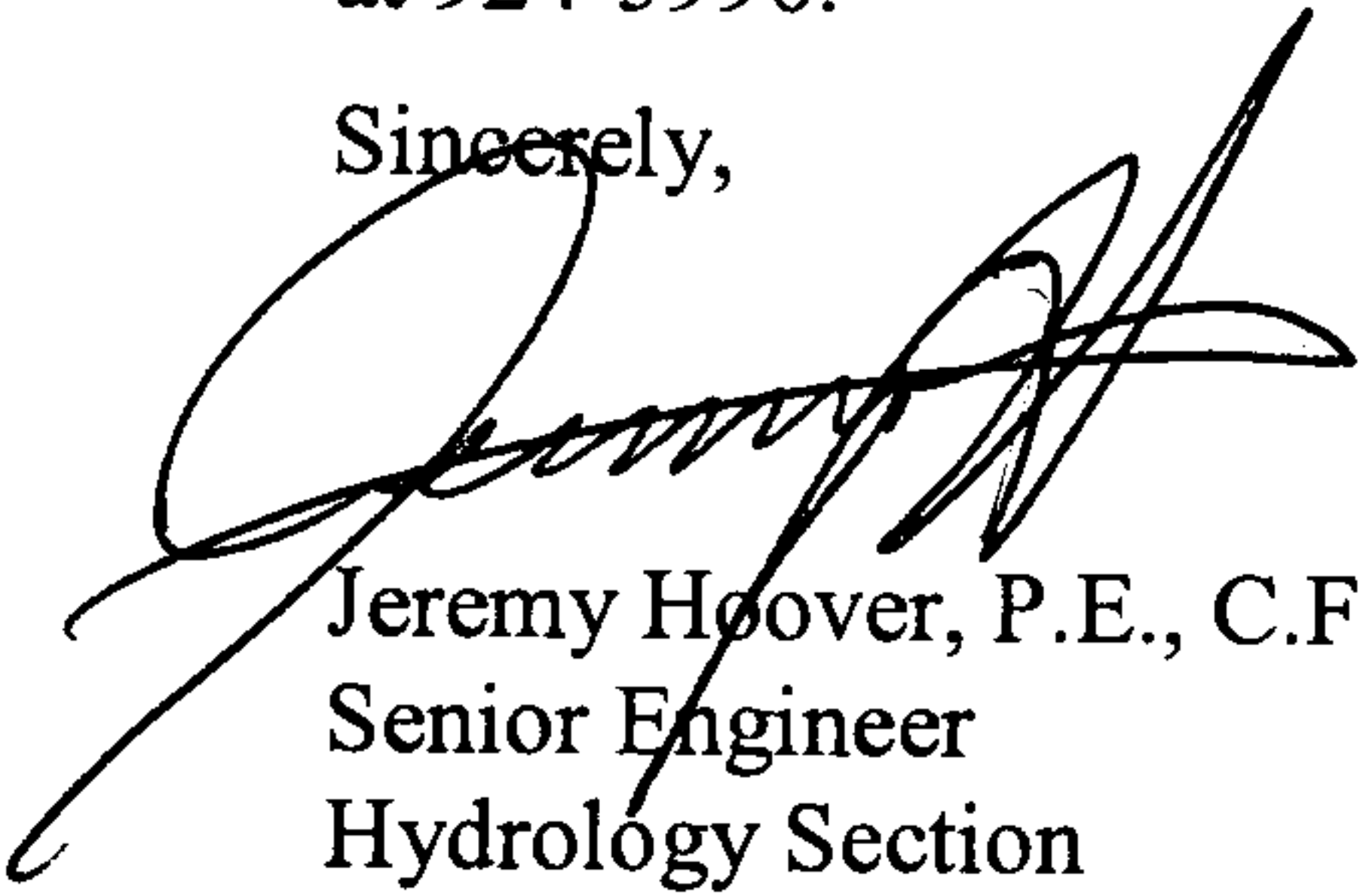
If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

P.O. Box 1293

Albuquerque

New Mexico 87103


Jeremy Hoover, P.E., C.F.M.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file J14/D94

www.cabq.gov

CITY OF ALBUQUERQUE



June 26, 2007

Richard Pfeiffer, P.E.
Quiroga Pfeiffer Engineering Corporation
6100 Seagull Lane NE, Suite B210
Albuquerque, NM 87109

Re: 800 Lomas Office Building, Engineer's Stamp dated 6-5-07 (J14/D94)

Dear Mr. Pfeiffer,

Based on the information contained in your submittal received on June 5, 2007, there are some issues that must be resolved prior to Building Permit approval. Those items are as follows.

- Define EC, EA, G, and DC in the Legend as they pertain to this project.
- Include the property's legal description on the plan.
- The calculations for basins 3, 4, and 5 show the same runoff volumes for each the 6-hr, 24-hr, 4-day and 10-day durations.
- From what permanent benchmark were the elevations determined?
- Please show the existing conditions. There is a second driveway on Kelleher at the southwest corner of the site that is not shown on the plan. It is assumed that this driveway will be eliminated as part of the site work.
- Will your project relocate the pole at the northeast property corner? Please show this on the plan.
- Please provide all rim / grate and invert elevations for the drainage features adjacent to the site.
- Given that the site is currently somewhat depressed below the adjacent sidewalk grades, is it within a designated floodplain? On which F.I.R.M. is this determination based? Please include the map panel on the plan drawings.
- With the lack of storm drain in Kelleher, and the fact that 1- to 2-feet of fill will be imported, discharge to that roadway should be minimized. Please adjust the drainage concept to direct flows to the 8th street right-of-way and the storm drain therein. A water block at the western entrance may be appropriate.
- The five (5) proposed sidewalk culverts to Lomas are undesirable. The northwestern culvert geometry is unacceptable. Any flow directed to Lomas must discharge via a single culvert adjacent to (upstream of) the existing drop inlet or through a direct, below grade connection to that inlet.

P.O. Box 1293

Albuquerque

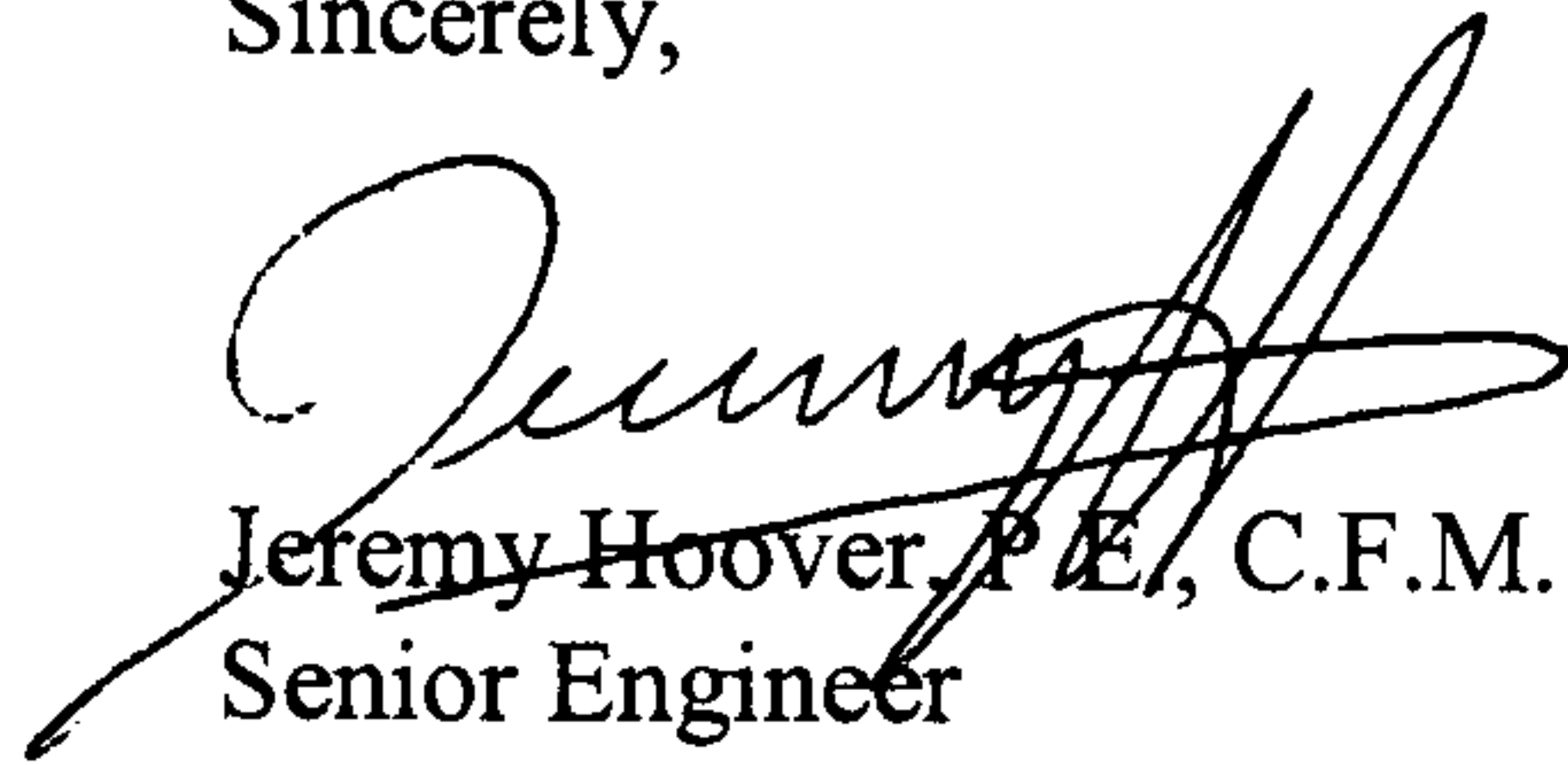
New Mexico 87103

www.cabq.gov

- Surface drainage over sidewalks cannot be allowed for commercial developments.
- What is the finished floor elevation of the existing apartment complex to the south? Will a garden / screen wall be constructed on the common lot line?
- Provide top of curb and flow line spot elevations for the new curbs at each point of transition / discontinuity.

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,



Jeremy Hoover, P.E., C.F.M.

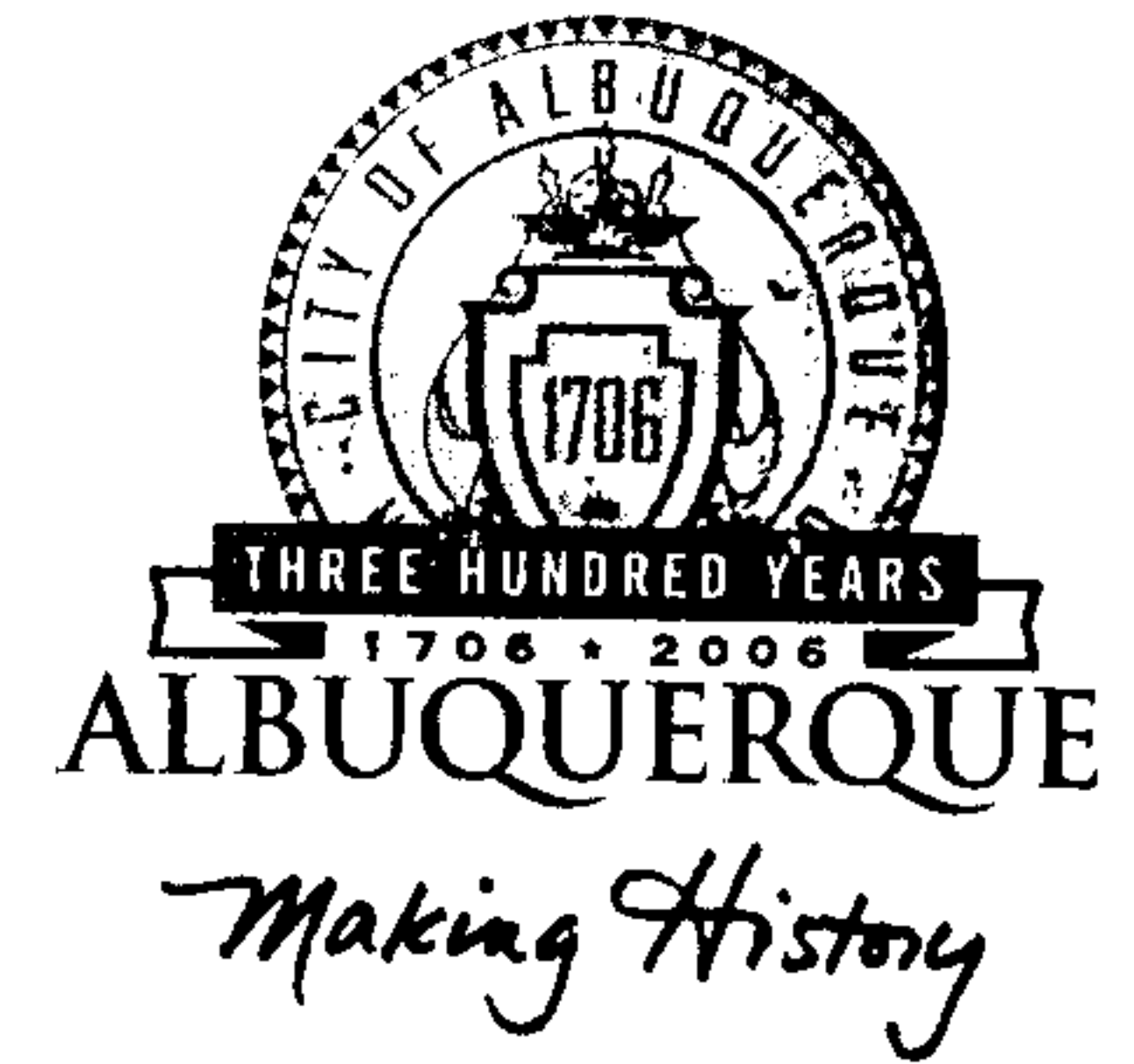
Senior Engineer

Hydrology Section

Development and Building Services

cc: file J14/D94

CITY OF ALBUQUERQUE



August 2, 2005

Eufracio Sabay, P.E.
BJM Development Consultant
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

**Re: 802 Lomas Offices, 802 Lomas Blvd. NW, Grading & Drainage Plan
Engineer's Stamp dated 7-29-05 (J14-D94)**

Dear Mr. Sabay,

Based upon the information provided in your submittal dated 8-1-05, the above referenced plan is approved for Building Permit and SO19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Additionally, prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3990.

Sincerely,

Phillip J. Lovato, E.I., C.F.M.
Engineering Associate, Hydrology,
Development and Building Services,
Planning Department

cc: Liz Sanchez, Excavation & Barricading
Matt Cline, Storm Drain Maintenance
file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE INFORMATION SHEET

PROJECT TITLE: 802 LOMAS OFFICES

ZONE MAP/DRG. FILE # J14-D94

DRB #:

PC#: N/A

WORK ORDER#:

LEGAL DESCRIPTION: LOT 15-A, OF THE NICHOLS AND BOWDEN ADDITION

CITY ADDRESS: 802 LOMAS BOULEVARD N.W.

ENGINEERING FIRM: BJM DEVELOPMENT CONSULTANT

ADDRESS: 8624 CASA VERDE AVE. N.W.

CITY, STATE: Albuquerque, New Mexico

CONTACT: BERNIE J. MONTOYA

PHONE: 250-7719

ZIP CODE: 87120

OWNER:

ADDRESS:

CITY, STATE: Albuquerque, New Mexico

CONTACT:

PHONE:

ZIP CODE:

ARCHITECT: KEN HOVEY

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

SURVEYOR:

N/A

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CONTRACTOR:

N/A

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

☐ PAVING PLAN

☐ TCL

☒ RESUBMITTAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES

☒ NO

☐ COPY PROVIDED

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 APPROVAL

☐ GRADING PERMIT APPROVAL

☐ PAVING PERMIT APPROVAL

☐ WORK ORDER APPROVAL

☒ OTHER (SPECIFY) SO19

Need Fee

DATE SUBMITTED: AUGUST 1, 2005

BY:

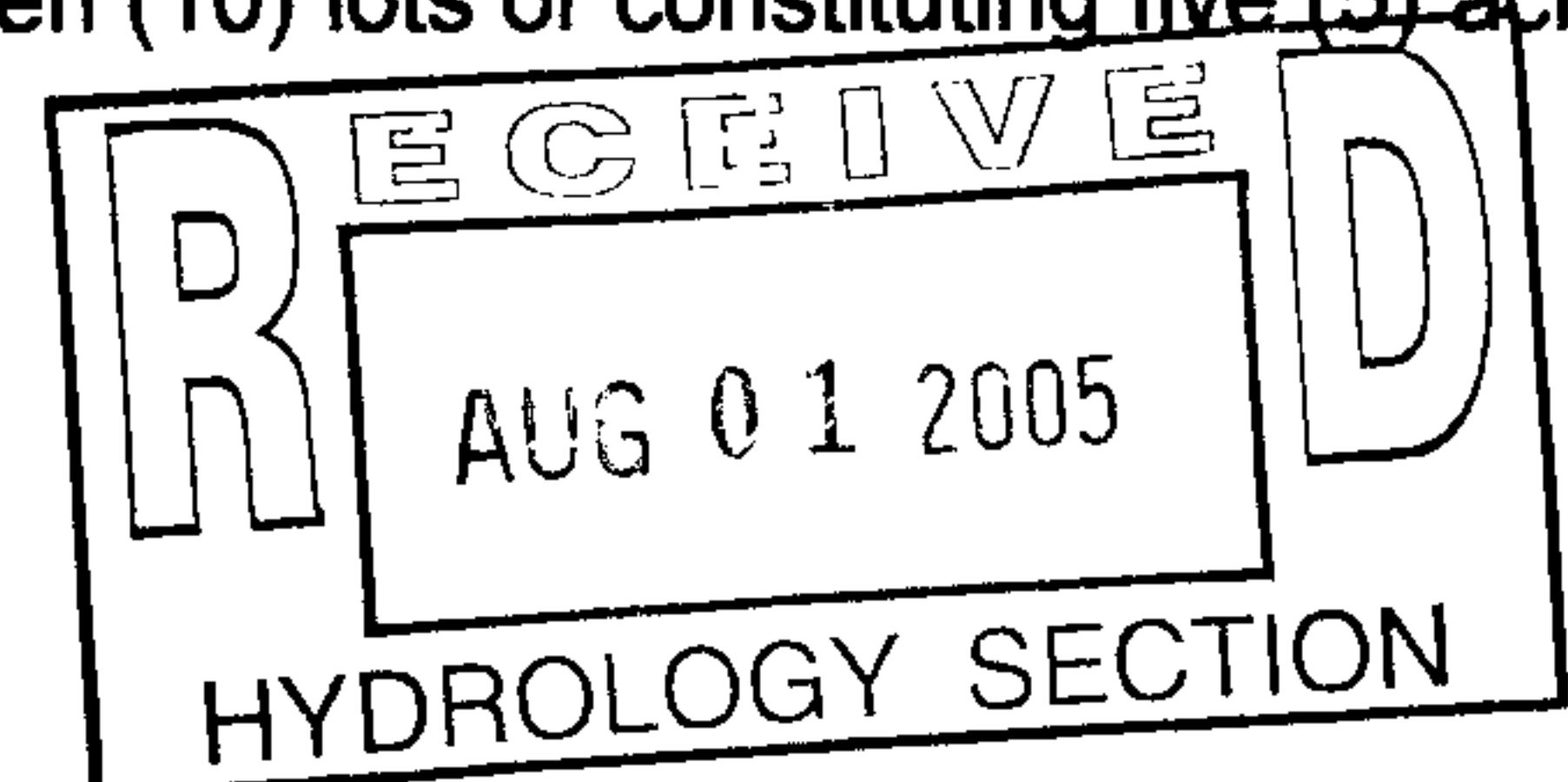
Bernie Montoya

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 define 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



July 29, 2005

Bradley L. Bingham P.E.
Principal Engineer, Planning Department
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: OFFICE BUILDING @ 802 LOMAS BLVD. N.E. (J14-D94)

Dear Mr. Bingham:

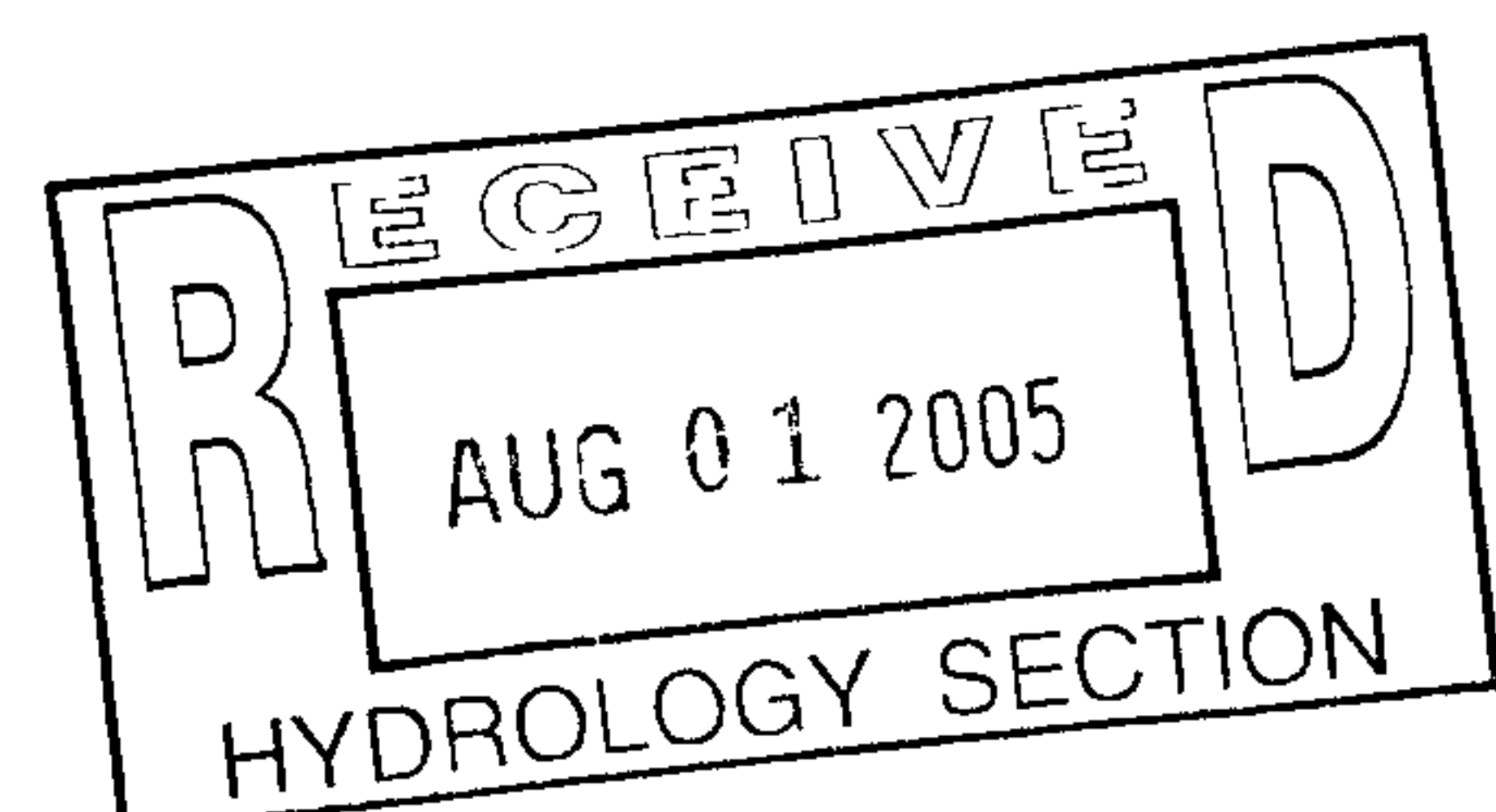
This letter is in response to your comment letter dated July 7, 2005:

1. Provide inverts for the proposed sidewalk culvert. *Invert has been providing on the plan drawing.*
2. Call out City of Albuquerque Standard Drawings for the proposed sidewalk culvert, sidewalk and curb and gutter. *City standard spec. Numbers are shown on the plan drawing.*
3. Verify flow direction along Kelleher Avenue. *Flow arrow has been rotated to indicate the correct flow direction on Kelleher Avenue. Included is a schematic of the existing infrastructure in the area. The developed flows will enter the existing catchbasin at the intersection of Kelleher and fruit Avenue.*

If I can be of further assistance, please feel free to call me at 250-7719.

Sincerely


Bernie J. Montoya C.E.



ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

☒ Zoom In ☐ Id Address ☐ Id ZM ☐ Pan ☐ Zoom Out

LAYER LEGEND

- ☒ STREET NAMES
- ☐ PARKS
- ☐ CITY LIMITS
- ☒ ZONE MAP GRID
- ☐ NBR BOUNDARY
- ☐ COMMUNITY PLAN
- ☐ WATER LINES
- ☐ SEWER LINES
- ☒ STORM DRAINS
- ☐ ZONING
- ☒ LOT NUMBERS
- ☐ ZIP CODES
- ☐ COUNCIL DISTRICT
- ☐ FLOOD ZONES (dis)
- ☒ PARCELS
- ☐ CONTROL STATION
- ☐ SENATE DIST.
- ☐ REPRESENTATIVE I
- ☐ COUNTY COMMISS
- ☐ PARCEL ADDRESS
- ☐ PUBLIC FACILITIES
- ☐ LAND USE
- ☐ 1960 CITY LIMITS
- ☐ LANDFILLS/BUFFE
- ☐ CRP LOCATIONS



ReDraw Screen

SHOW LOCATION M

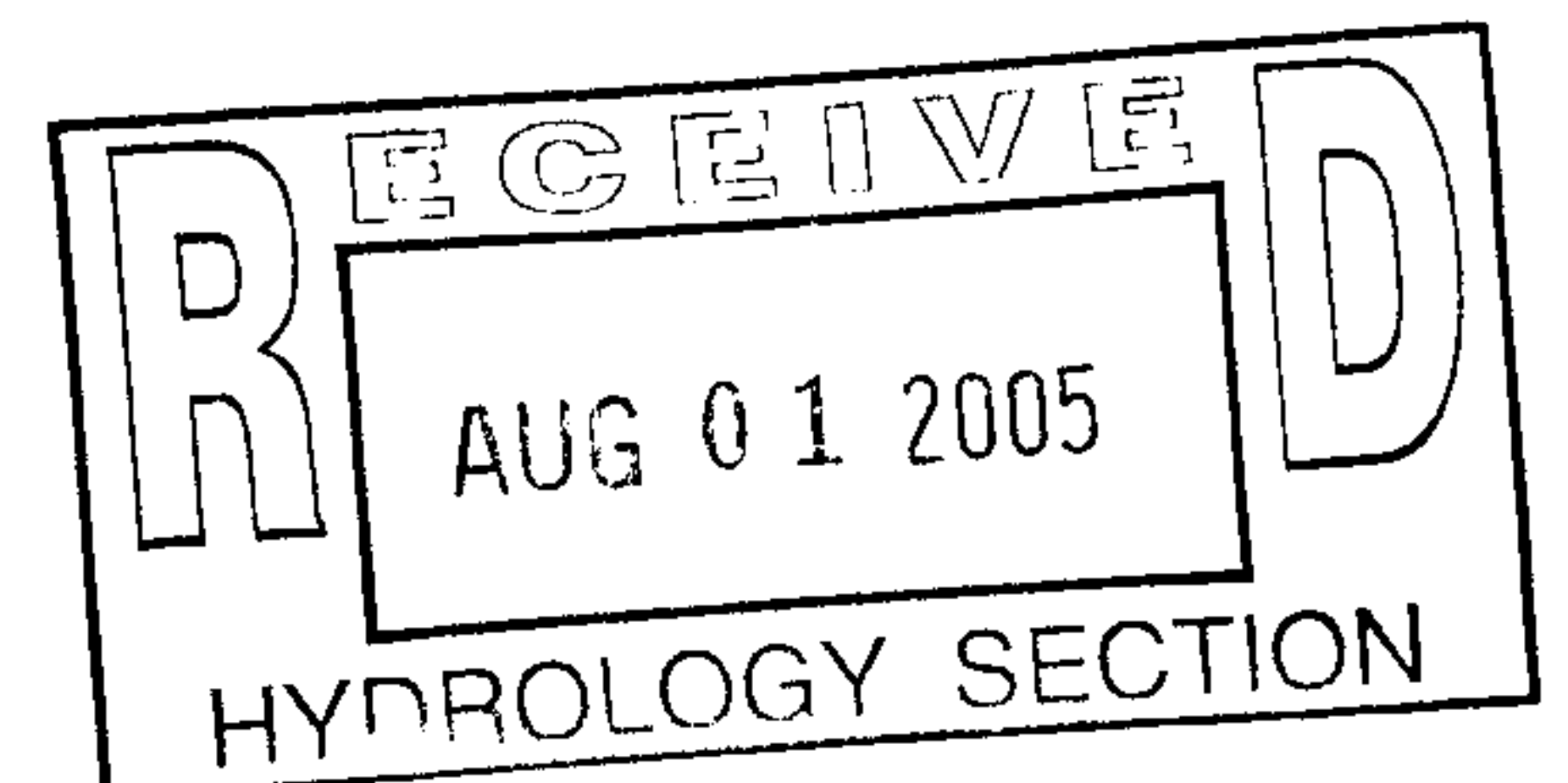
SHOW 1999 AERIAI

ZOOM LEVEL

TEXT SIZE

NEW GIS QUERY

(c) 2003 City of Albuquerque | Disclaimer | Privacy Statement



CITY OF ALBUQUERQUE



June 18, 2007

Gordon A. Hall, R.A.
Design 2 Function, LLC
P.O. Box 93368
Albuquerque, NM 87199-3368

**Re: Lomas Office Building, 800 Lomas Blvd NE, Traffic Circulation Layout
Architect's Stamp dated 6-01-07 (J14-D094)**

Dear Mr. Hall,

The TCL submittal received 6-05-07 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.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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 Metro, P.E.
Senior Engineer
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: 800 LOMAS OFFICE BUILDING ZONE MAP/DRG. FILE # J-14 / 97
DRB#: - EPC#: - WORK ORDER#: -

LEGAL DESCRIPTION: LOT 15A, NICHOLS & BOWDEN ADDITION
CITY ADDRESS: 800 LOMAS BLVD NW, 87102

ENGINEERING FIRM: D. P. E. C.
ADDRESS: 6100 SEAGULL LANE NE, Suite 3010
CITY, STATE: ALB, NM

CONTACT: RICHARD PFEIFFER
PHONE: 858-1456
ZIP CODE: 87109

OWNER: KEITH LEE, LLC
ADDRESS: 920 LOMAS BLVD NW
CITY, STATE: ALB, NM

CONTACT: BILL BURGETT
PHONE: 765-5888
ZIP CODE: 87102

ARCHITECT: DESIGN 2 FUNCTION, LLC
ADDRESS: P.O. Box 93368
CITY, STATE: ALB, NM

CONTACT: NICK PIRAL
PHONE: 823-6481
ZIP CODE: 87199-3368

SURVEYOR: -
ADDRESS: -
CITY, STATE: -

CONTACT: -
PHONE: -
ZIP CODE: -

CONTRACTOR: -
ADDRESS: -
CITY, STATE: -

CONTACT: -
PHONE: -
ZIP CODE: -

TYPE OF SUBMITTAL:

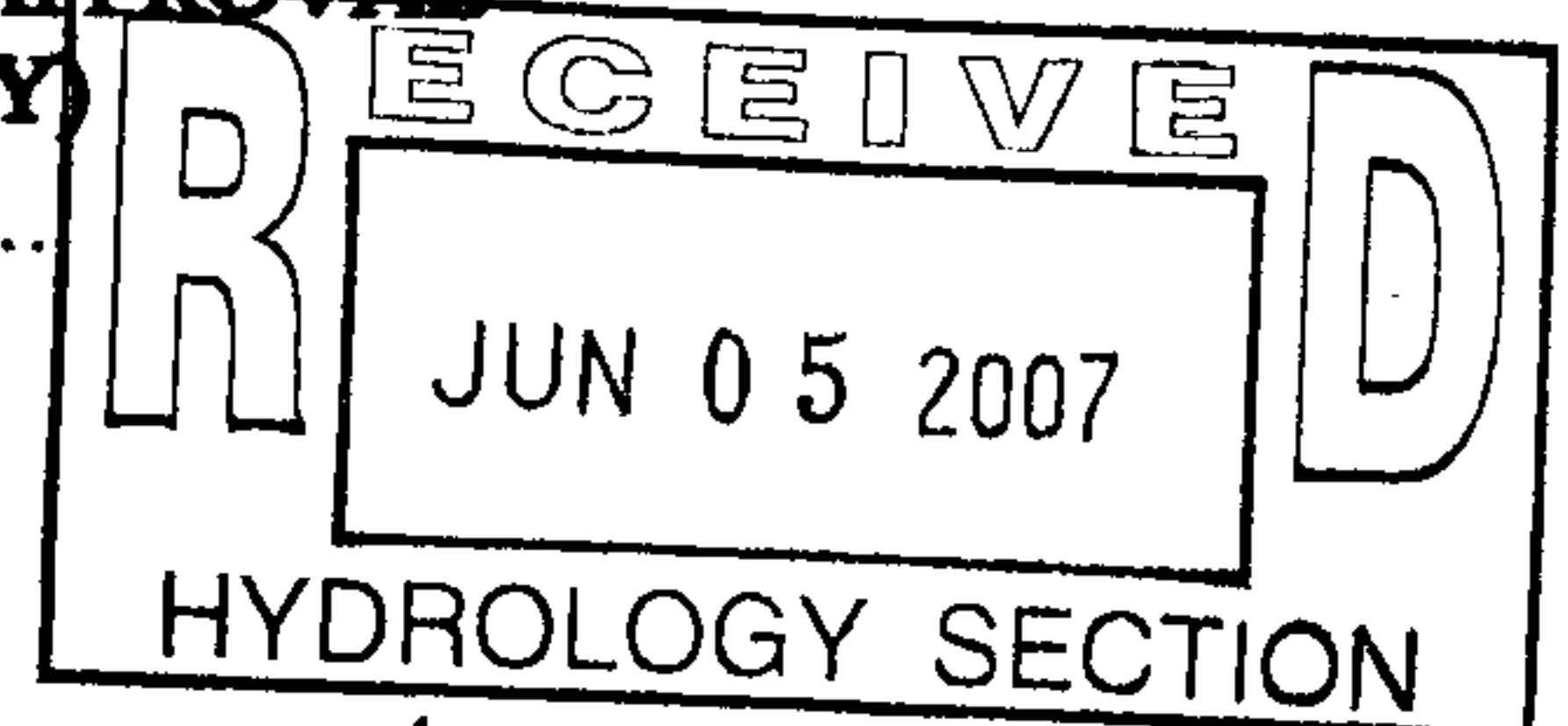
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER/ARCHITECT CERT (TCL)
- ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
- ☐ ENGINEER/ARCHITECT CERT (AA)
- ☐ 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
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- ☐ 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



SUBMITTED BY: [Signature] DATE: 6/5/07

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 define 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.

6/5/07

HYDRO HAS FILE

AS-

REQUEST FOR ON-STREET PARKING

Per Section 14-16-3-1(E)(6)(d) of the Zoning Code, where parking spaces are provided on a public street and about the property, one half of the parking may be counted toward the off-street parking requirement of a building or use on such property provided the on-street parking spaces are approved by the Traffic Engineer, in conjunction with a site plan approval for off-street parking.

Notification Requirement: The Planning Department, by regular mail, shall notify all property owners within 250 feet of the property for which on-street parking credit is sought. Such property owners may submit written comments to the Planning Director or his designee, regarding the request for on-street parking credit within 15 days from the date the notice was mailed.

Comments received by the Planning Director that meet the requirements of Section 14-16-3-1(E)(6)(d) shall be considered by the Traffic Engineer prior to the final determination of whether to grant credit for on-street parking.

Applicant/Agent DESIGN 2 FUNCTION, LLC (NICK PARK)

Site Address 800 LOMAS NW ALB, NM 87102

Project No. (if available) or other identifier _____

ROUTING

1. Initial Contact
(Building, Zoning, Planning)

David Kilpatrick
Name

2-23-07
Date

2. Initial Review and Determination by Traffic Engineer

Project ☒ does ☐ does not qualify for consideration of on-street parking.

2 HA PARKING MOTIF LOMAS WILL BE APPROVED

[Signature]
Traffic Engineer

3-8-07
Date

3. Notification

3-8-07

Date notices were mailed out

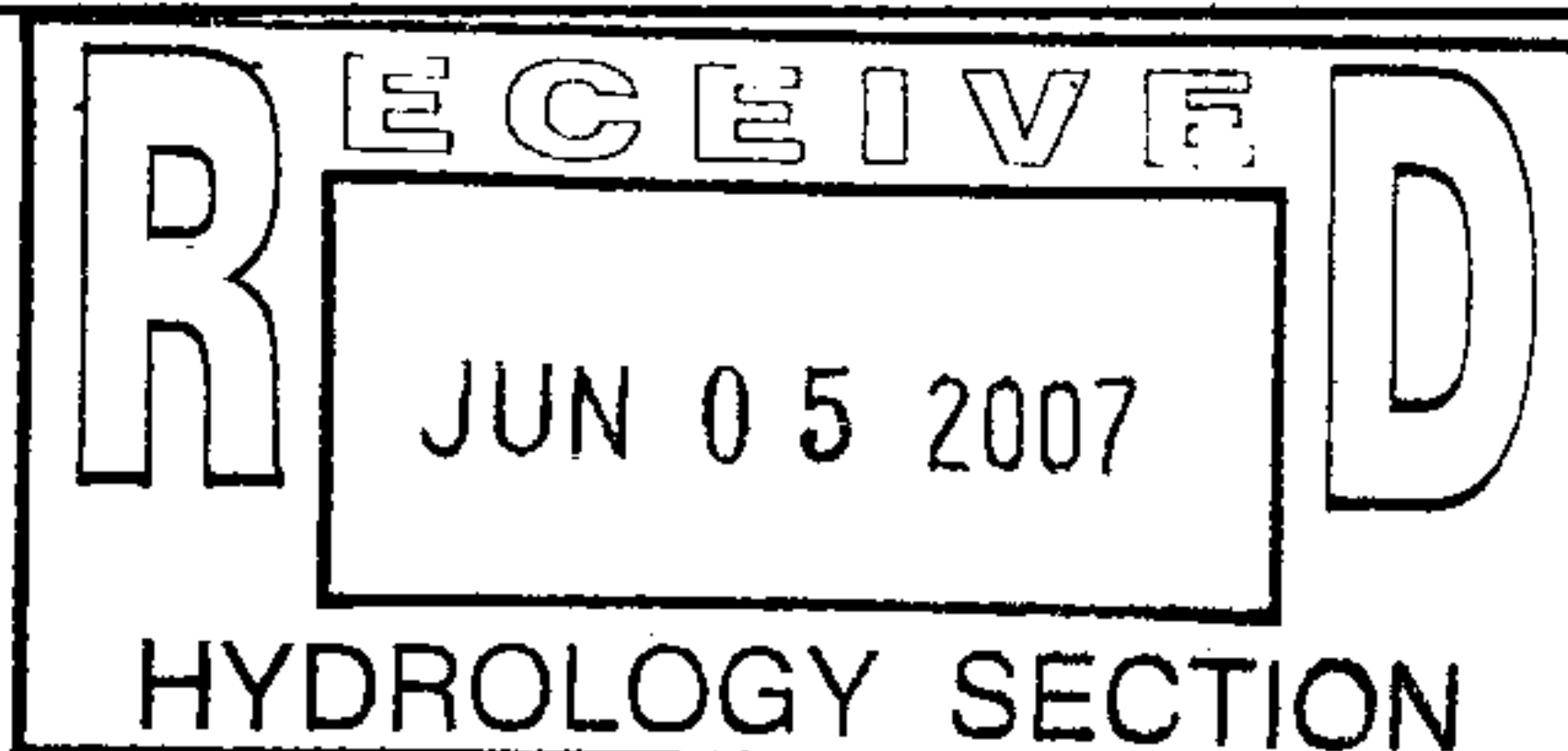
[Signature]
Property Researcher

4. Final Action by Traffic Engineer

The request for credit for 3 on-street parking spaces is ☒ Approved ☐ Denied.

SIX SPACES ARE AVAILABLE ON LOMAS \Rightarrow 3 APPROVED

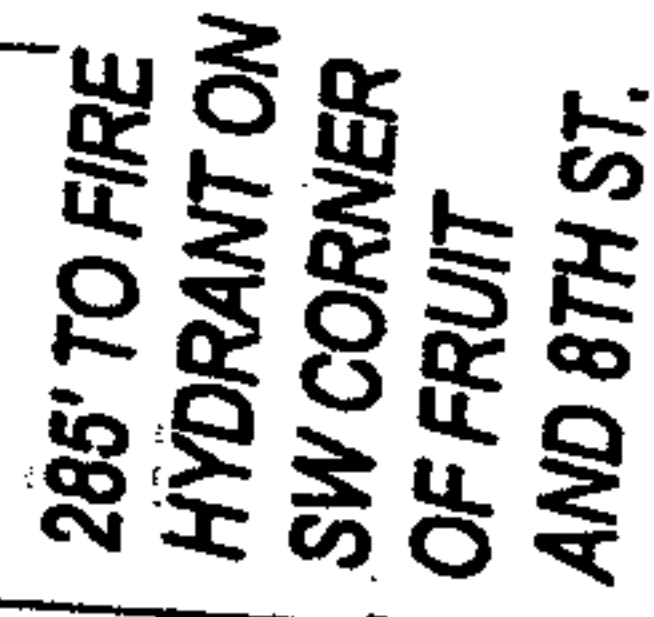
NO LETTERS WERE REC'D APPROX. 7 PHONE CALLS REC'D. NO OPPOSITION



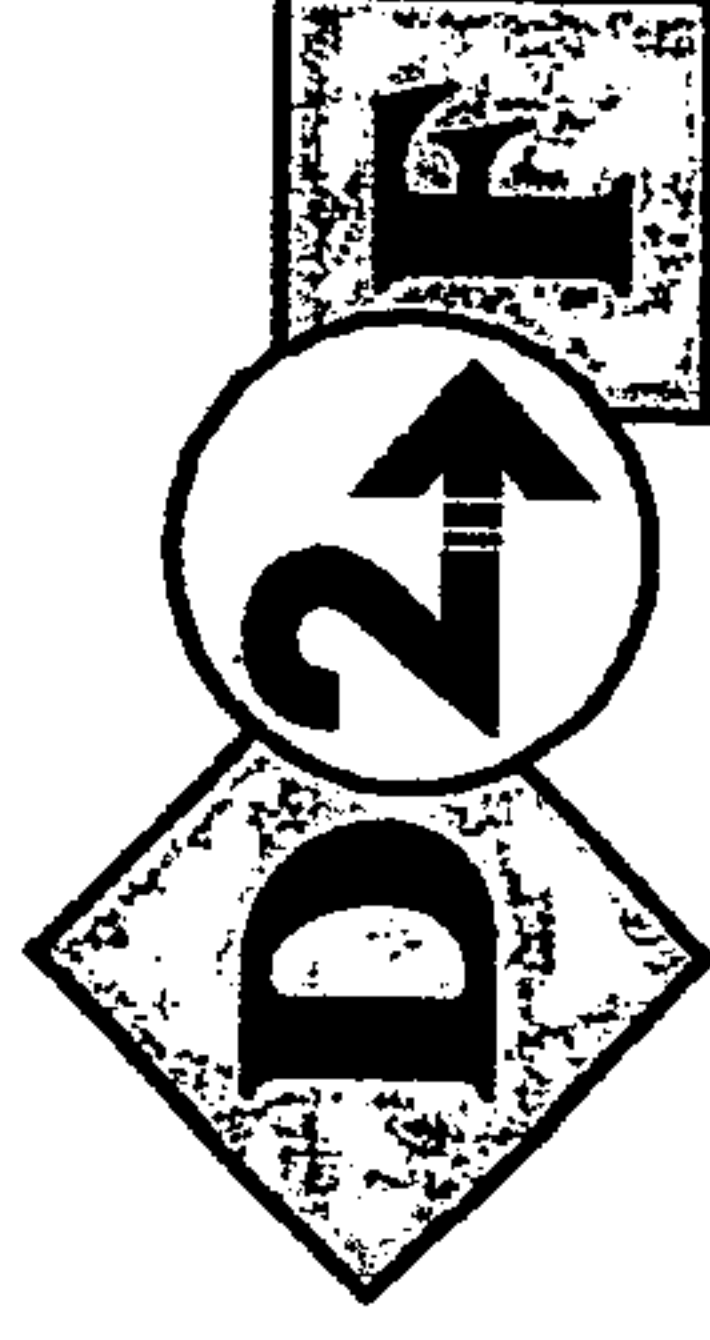
[Signature]
Traffic Engineer

3-27-07
Date

NOTE:
EXISTING PARKING ON LOMAS IS
"2-HR PARKING FROM 8 am - 6 pm."



PARKING CALCULATIONS:
GROUND FLOOR 5,254
S.F. GROSS, 4,166 S.F.
NET (21 SPACES REQ'D.)
UPPER FLOOR 6,677 S.F.
GROSS, 5,767 S.F. NET
(20 SPACES REQ'D.)
(TOTAL GFA 11,931 S.F.)
TOTAL PARKING
REQUIRED = 41 SPACES
LESS 10% DISCOUNT FOR
TRANSIT = 37 SPACES
REQUIRED. PROVIDED 35
ONSITE & 3 ON STREET
(1/2 OF TOTAL).

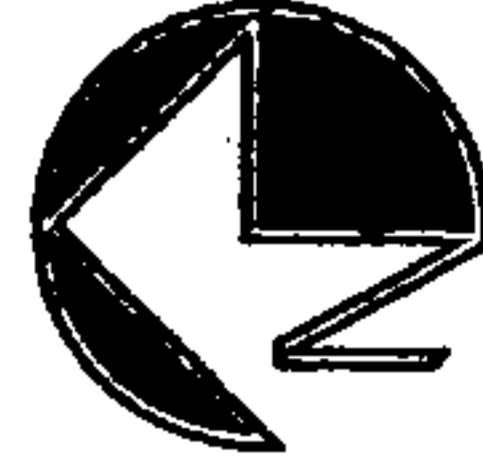


DESIGN 2 FUNCTION, LLC
F.O. BOX 93368
ALBUQUERQUE
NEW MEXICO 87199-3368
design2function@msn.com
505-823-6481, 505-934-0474 MOB
© 2006 Design 2 Function, LLC

LANDSCAPING CALCULATIONS:
SITE = 22,150 S.F.
BUILDING COVERAGE = 6,890 S.F.
NET LOT = 15,260
LANDSCAPING REQ'D. = 2,289 S.F.
LANDSCAPING PROVIDED = 4,111 S.F.

800 LOMAS SITE PLAN

SCALE: 1"=30'-0"



DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: 800 LOMAS OFFICE BUILDING ZONE MAP/DRG. FILE # J-14 DO 9A
DRB#: — EPC#: — WORK ORDER#: —

LEGAL DESCRIPTION: LOT 15A, NICHOLS & BOWDEN ADDITION
CITY ADDRESS: 800 LOMAS BLVD NW, 87102

ENGINEERING FIRM: O. P. E. C. CONTACT: RICHARD PFEEFFER
ADDRESS: 6100 SEAGULL LANE NE, Suite B210 PHONE: 858-1456
CITY, STATE: ALB, NM ZIP CODE: 87109

OWNER: KEITH LEE, LLC CONTACT: BILL BURGETT
ADDRESS: 920 LOMAS BLVD NW PHONE: 765-5888
CITY, STATE: ALB, NM ZIP CODE: 87102

ARCHITECT: DESIGN 2 FUNCTION, LLC CONTACT: NICK PIRAL
ADDRESS: P.O. Box 93368 PHONE: 823-6481
CITY, STATE: ALB, NM ZIP CODE: 87199-3368

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

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

TYPE OF SUBMITTAL:

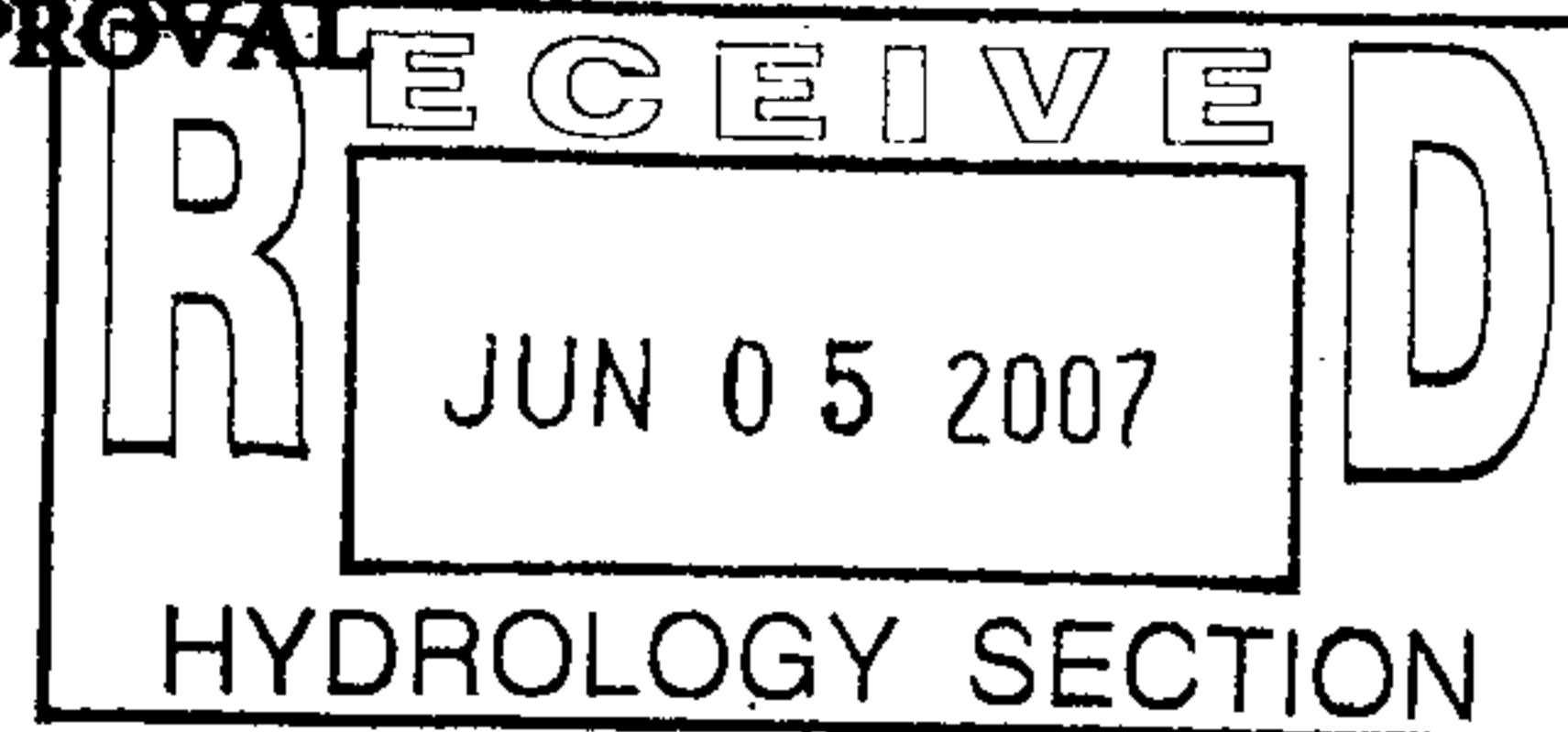
- ☒ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ 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
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED



SUBMITTED BY: [Signature] DATE: 6/8/07

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

PAID RECEIPT

APPLICANT NAME

Design 2 Function LLC

AGENT

ADDRESS

P.O. BOX 93368

PROJECT & APP #

PROJECT NAME

\$ _____ 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 () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 50.00 TOTAL AMOUNT DUE

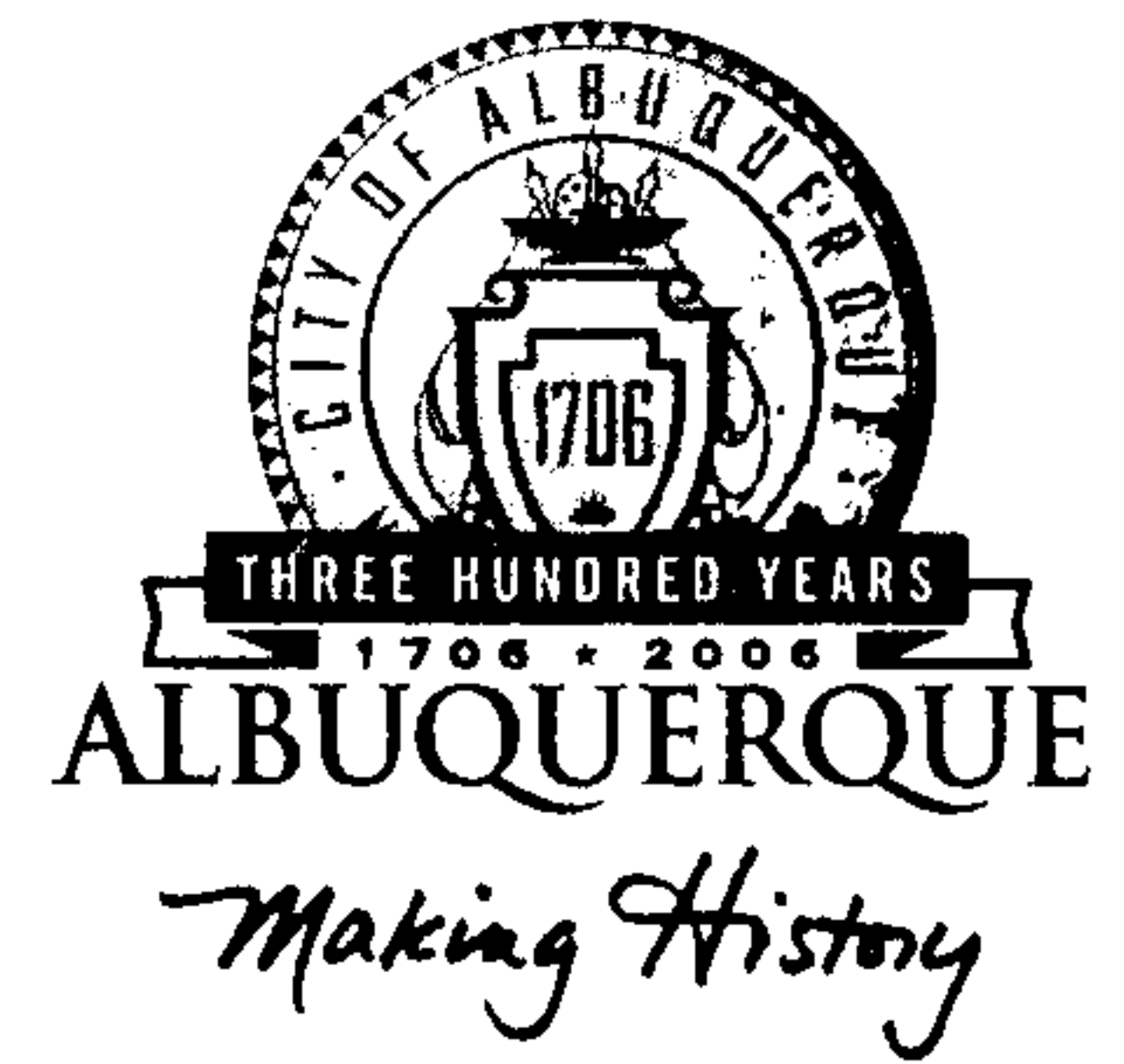
***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

DUPLICATE

City Of Albuquerque
Treasury Division

6/5/2007 11:21AM LOC: ANX
RECEIPT# 00083017 WSH 007 TRANS# 0018
Account: 441006 Fund 0210
Activity: 4983000 TRFMS
Trans Amt \$50.00
J24 Misc \$50.00
VI \$50.00
CHANGE \$0.00

CITY OF ALBUQUERQUE



July 7, 2005

Eufracio Sabay, P.E.
BJM Development Consultant
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

**Re: Office Building Facility, 800 Lomas Blvd. NW, Grading & Drainage Plan
Engineer's Stamp dated 6-17-05 (J14-D94)**

Dear Mr. Sabay,

Based upon the information provided in your submittal dated 6-17-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

- Provide inverts for the proposed sidewalk culvert. ✓
- Call out City of Albuquerque Standard Drawings for the proposed sidewalk culvert, sidewalk and curb and gutter. ✓
- Verify flow direction along Kelleher Avenue. ✓

Albuquerque

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

New Mexico 87103

Sincerely,

Bradley L. Bingham, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

Cc: file

DRAINAGE INFORMATION SHEET

J-14/D94

PROJECT TITLE: **Office Building Facility**

ZONE MAP/DRG. FILE # **J14**

DRB #:

PC#:

WORK ORDER#:

LEGAL DESCRIPTION: **Lot 15-A, Nichols & Bowden Addition**
CITY ADDRESS: **800 Lomas Blvd., NW, Albuquerque, NM**

ENGINEERING FIRM: **BJM Development Consultant**
ADDRESS: **8624 Casa Verde Ave, NW**
CITY, STATE: **Albuquerque, New Mexico**

CONTACT: **Bernie Montoya**
PHONE: **505-250-7719**
ZIP CODE: **87120**

OWNER:
ADDRESS:
CITY, STATE: **Albuquerque, New Mexico**

CONTACT:
PHONE:
ZIP CODE: **87120**

ARCHITECT: **Ken Kovey**
ADDRESS: **3808 Simms Ave SE**
CITY, STATE: **Albuquerque, New Mexico**

CONTACT: **Ken Hovey**
PHONE: **259-8458**
ZIP CODE:

SURVEYOR: **N/A**
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ PAVING PLAN
☐ TCL CERTIFICATION
☐ RESUBMITTAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ Yes
☒ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

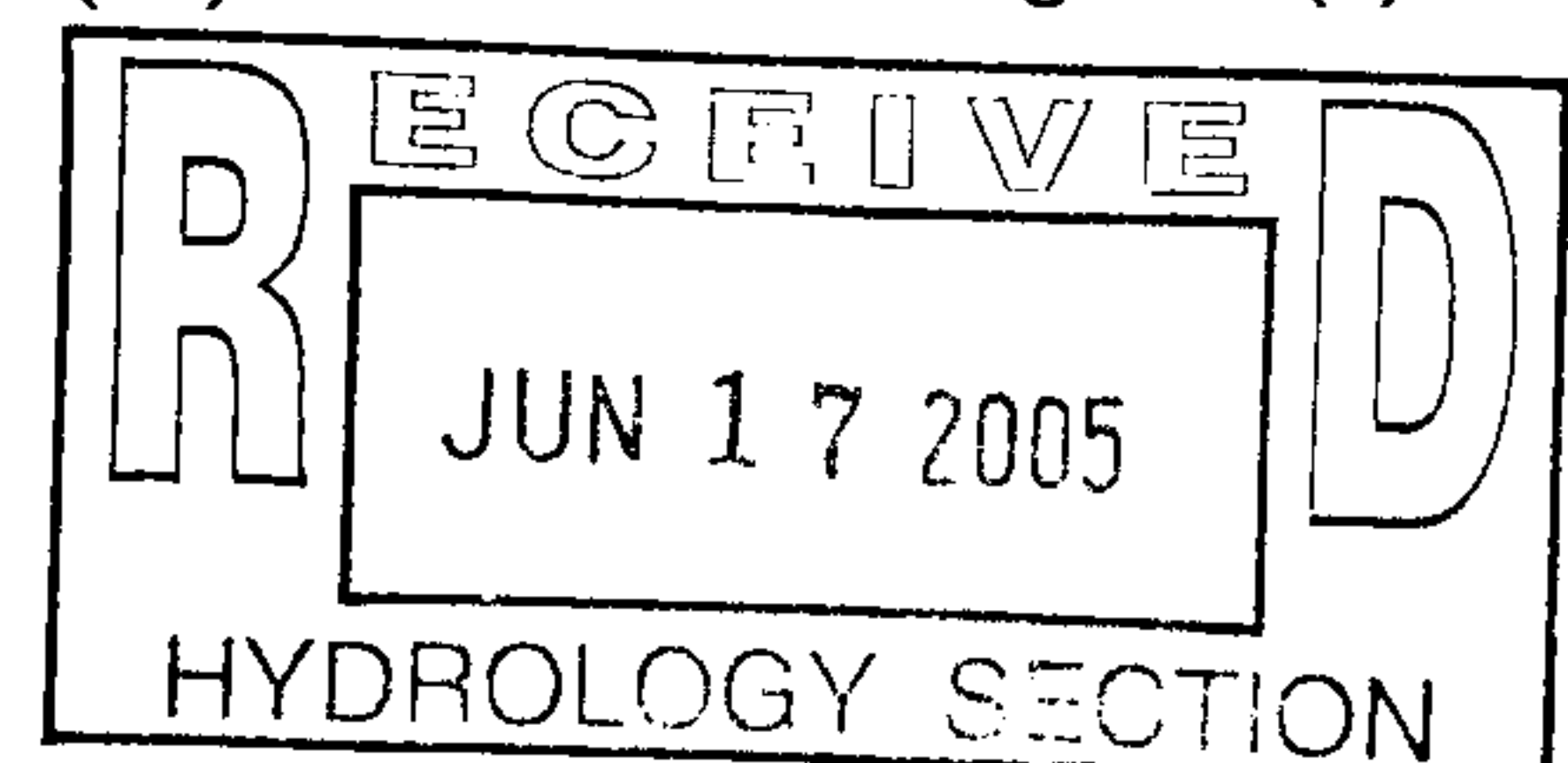
☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
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☒ FOUNDATION PERMIT APPROVAL

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☒ OTHER (SPECIFY) **CERTIFICATION**

DATE SUBMITTED: **06-17-2005** BY: **Herman Hood**

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

PAID RECEIPT

APPLICANT NAME OFFICE BUILDING FACILITY
AGENT BJM Dev. Consultant
ADDRESS 8624 Casa Verde Ave NW
PROJECT & APP # grading plan
PROJECT NAME _____

\$ _____ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

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\$ 50.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan (☒) 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.

City Of Albuquerque
Treasury Division

Counterreceipt.doc 6/21/04

6/17/2005 11:16AM LOC: ANNX
RECEIPT# 00044636 WSH 007 TRANSH 0016
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$50.00
J24 Misc \$50.00
MC \$50.00
CHANGE \$0.00

Thank You

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 29, 1990

Richard Catanach
Tierra Engineering
105 Sixth Street, SW
Albuquerque, New Mexico 87102

RE: DRAINAGE PLAN FOR ALBUQUERQUE FAMILY HEALTH CENTER
(J-14/D94) RECEIVED NOVEMBER 19, 1990 STAMPED NOVEMBER 16, 1990

Dear Mr. Catanach:

Based on the information provided on your submittal of November 19, 1990, listed are certain items of concern that must be addressed prior to approval.

1. Elevation at property line must be 1' above flow line.
2. Proposed concrete channel must tie into a sidewalk culvert. S.O. #19 process must be used. Please include the six notes to contractor along with the sign-off block from the S.O. #19 format within the plan drawing. You must reference the spec number for the culverts.
3. Please include the hydraulics for the sidewalk culvert and channel. Use the weir and orifice equations.
4. Finish floor elevation must be to full mean sea level designation.
5. Please include the elevation for B.M. 17-J14.
6. Need top of curb and flowline elevations on Keleher, Lomas and Eighth.
7. Please include location of roof drains.
8. All developed runoff from the roof areas must be directed to the asphalt area. No developed runoff will be allowed across the public sidewalks.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya
for Fred J. Aguirre, P.E.
Hydrologist

BJM:FJA/bsj

PUBLIC WORKS DEPARTMENT

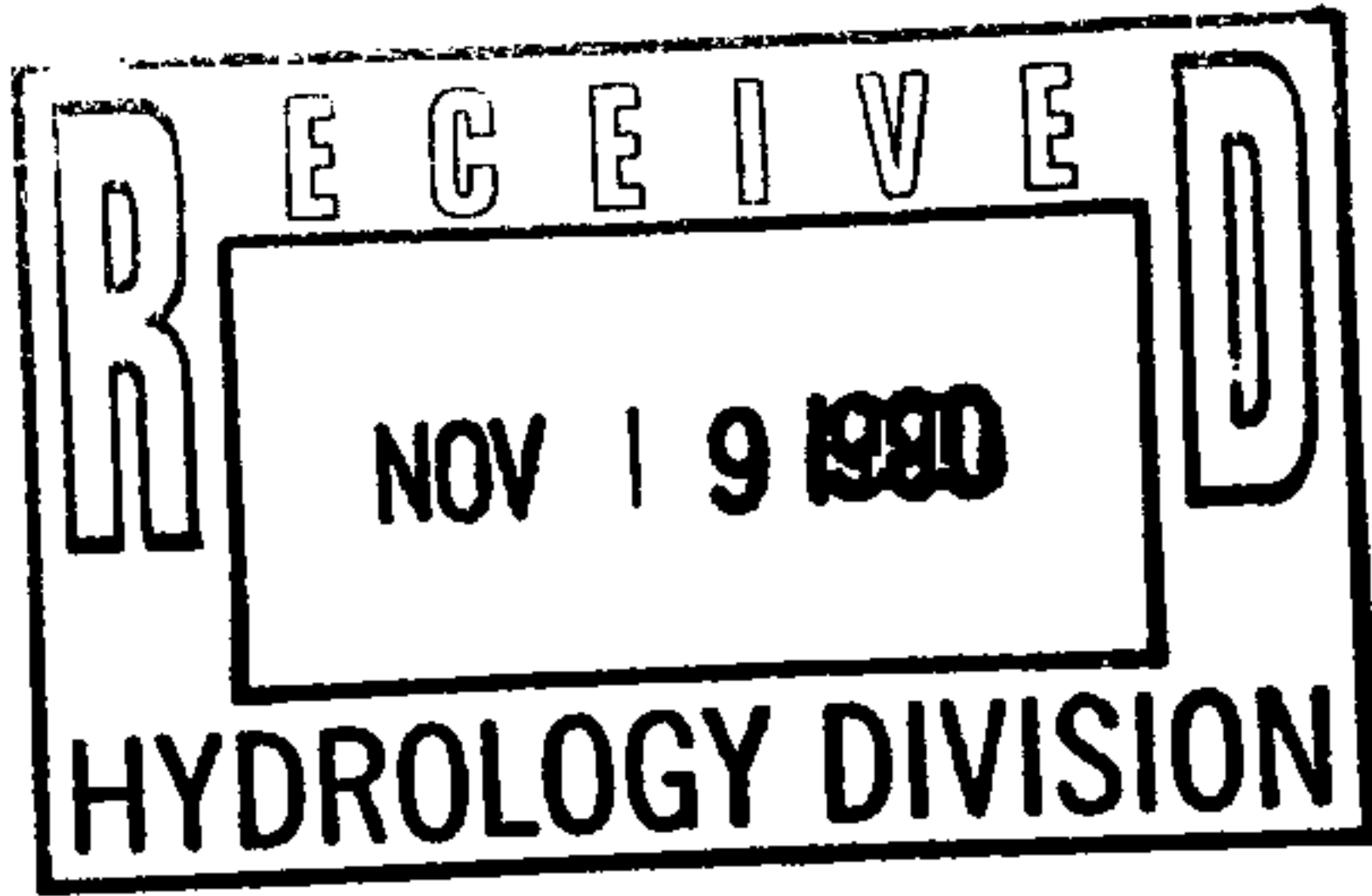
(WP+2320)

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER



CIVIL AND SOILS
ENGINEERING
LAND SURVEYS AND
DEVELOPMENTS

TIERRA
ENGINEERING
CONSULTANTS,
INC.

632 PASEO DE PERALTA
SANTA FE, NEW MEXICO 87501

505/982-2845

105 6th STREET S.W. • SUITE 202
ALBUQUERQUE, NEW MEXICO 87102

505/242-2270

November 14, 1990

Mr. Fred Aquirre P.E.
Hydrology, Department
City of Albuquerque

RE: GRADING & DRAINAGE PLAN FOR ALBUQUERQUE FAMILY HEALTH CENTER

Dear Mr. Aquirre:

The County of Bernalillo bought the land site for the project reference above. The lots are 15, 16 and portions of 17 and 18 of the Nichols and Bowden addition. The site is zoned SU-2/RC.

Attached is a copy of the approved decision with conditions from the Zoning and Code Enforcement Department. On the pre-meeting with Mr. Montoya, he requested that if drainage was to cross lot-lines that we needed a replat or easements. The County of Bernalillo bought this piece of land with the intentions of building a Health Center and to never sell the property. The buildings will be straddling the lot-lines.

If you have any questions or desire additional information, please do not hesitate to contact me at 242-2270.

Sincerely,

A handwritten signature in cursive script that reads "Carlos Castenada".

Carlos Castenada, Project Manager
Tierra Engineering Consultants, Inc.

CC/vm

Copy File
Bandi Engineering

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Albuquerque Family Health Center ZONE ATLAS/DRNG. FILE #: 2-14-#094

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Lot 15, 16 & Portions of 17 & 18, Nichols and Bowden Addition

CITY ADDRESS: 715 8th Street N.W.

ENGINEERING FIRM: Tierra Engineering Consult. Inc. CONTACT: Carlos Castañeda

ADDRESS: 105 6th Street S.W. PHONE: 242-2270

OWNER: Bernalillo County CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: BA Wayne Usiak & Associates CONTACT: Randy Hawk

ADDRESS: 1720 Louisiana PHONE: 266-0593

SURVEYOR: Lynn Engineering & Surveying Co. CONTACT: Dennis D. Lynn

ADDRESS: 02 Chaparral Lane PHONE: 869-3548
Peralta, N. Mexico

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER

PRE-DESIGN MEETING:

- ☒ YES
- ☐ NO
- yes COPY PROVIDED

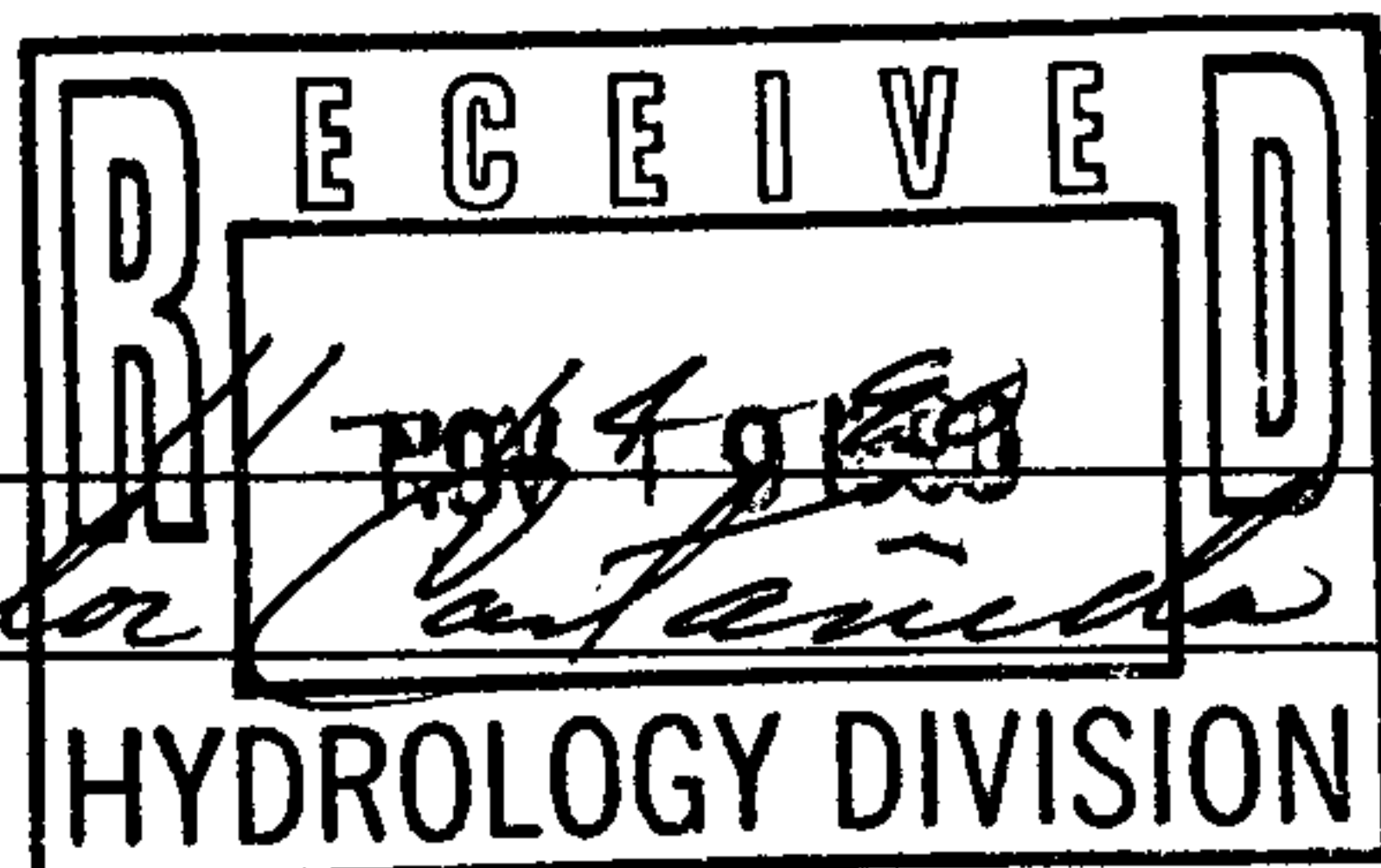
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ 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 APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER _____ (SPECIFY)

See Attached Letter

DATE SUBMITTED: _____

BY: _____



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: J-14 DATE: 11/9/90
EPC NO.: _____ DRB NO.: _____ ZONE: _____
SUBJECT: _____
STREET ADDRESS: 8th & Lomas
LEGAL DESCRIPTION: Lots 15 & 16

APPROVAL REQUESTED: _____ PRELIMINARY PLAT _____ FINAL PLAT
_____ SITE DEVELOPMENT PLAN ☒ BUILDING PERMIT
☒ GRADING/PAVING PERMIT _____ OTHER _____

ATTENDANCE: WHO REPRESENTING
Bernie J. Montoya City of Albuquerque
Carlos Castaneda Tierra Engineering

FINDINGS:

1. Drainage Plan per D.P.M. guidelines required prior to Building Permit release.
2. Site is not located within a designated 100 year floodzone, nor does it contribute to downstream flooding.
3. Existing 72" R.C.P. on 8th Street Existing 24" R.C.P. on Keeler St.
4. Cross-Pot-line drainage will require either a roplot or an easement.
5. S.O.I.S process for the sidewalk culvert.
6. List the six notes to contractor from the D.P.M. along with the sign off block.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

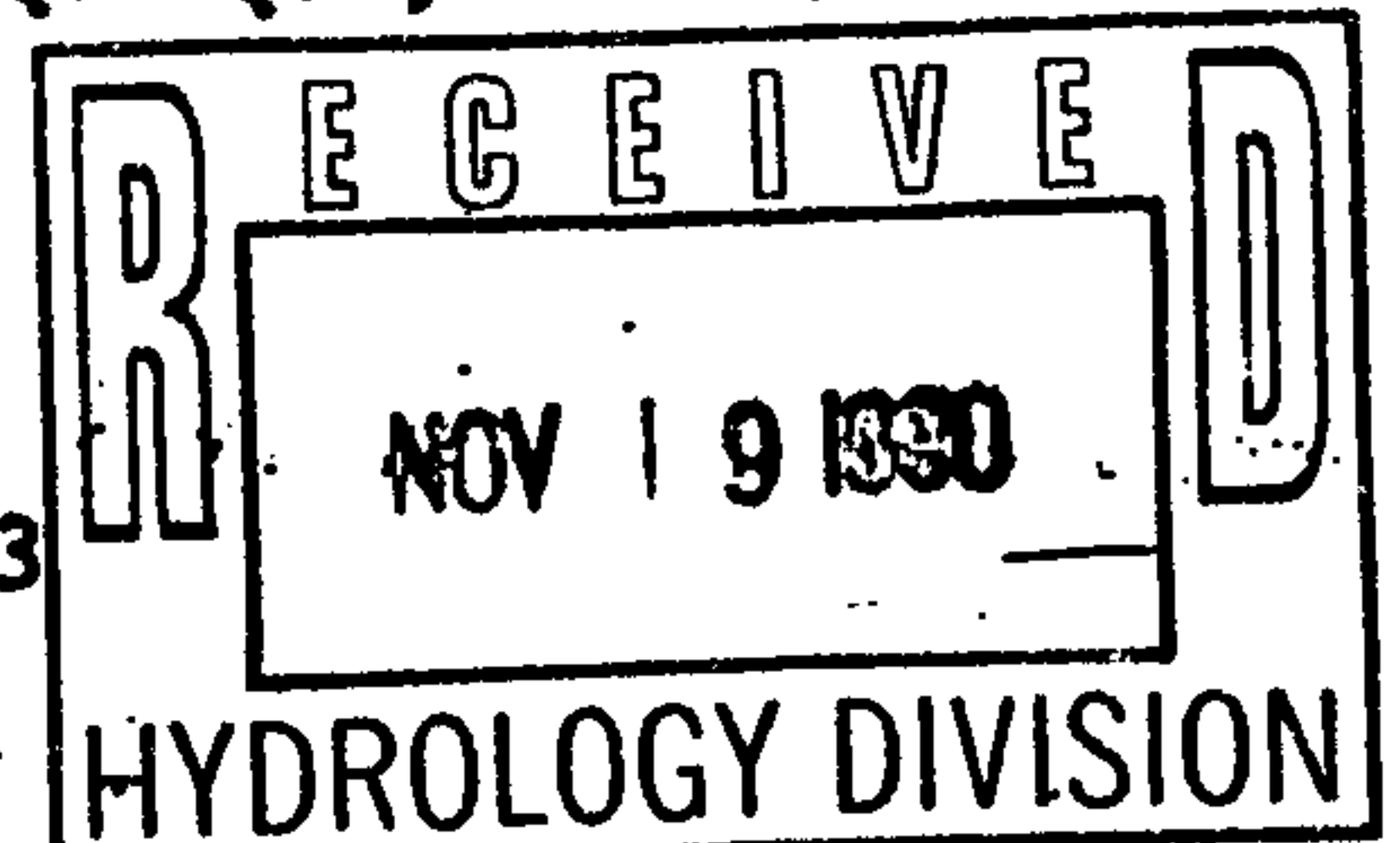
SIGNED: Bernie J. Montoya SIGNED: Carlos Castaneda
TITLE: Engineering Assistant TITLE: Proj. Manager
DATE: 11/9/90 DATE: 11-9-90

****NOTE**** PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.

DECISION ON A REQUESTED SPECIAL EXCEPTION
AS PROVIDED BY THE COMPREHENSIVE CITY ZONING CODE
CHAPTER . . . ARTICLE XIV, REVISED ORDINANCES OF ALBUQUERQUE, NM 1974

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PLANNING DIVISION

PO BOX 1293, ALBUQUERQUE, NM 87103



Albuquerque Family Health Center re-
quests a conditional use to allow 100%
office use on Lots 15, 16, and portions
of 17 and 18, Nichols and Bowden Addition,
zoned SU-2/RC, and located at 802 Lomas
Blvd., NW. (J-14)

Decision No: ZA-89-385
Hearing Date: 01-24-90
Decision Date: 01-25-90

TERESA - 3/2/90 - APPROVED - NO APPEALS FILED, THEREFORE DECISION STANDS
AS LISTED BELOW.

FINDINGS: Albuquerque Family Health Center requests a conditional use to allow 100%
office use on Lots 15, 16, and portions of 17 and 18, Nichols and Bowden Addition, zoned
SU-2/RC, and located at 802 Lomas Blvd., NW. The requested conditional use will not be
injurious to the adjacent property, neighborhood, or the community.

DECISION: Approved with the following conditions:

Conditions:

1. 715 8th Street remains a residence under the current SU-2/RC zone;
2. 810 Lomas NW, may be expanded up to 75% of its current square footage with the
architecture of the expansion to be in conformity with the existing building.

The current square footage is estimated to 1,600 square feet.
3. Medical services that will be prohibited:
 - a. Blood and Plasma Center;
 - b. Substance Abuse and Treatment Centers, including, but not limited to heroin,
cocaine, crack, etc.;
 - c. Alcoholic Treatment Centers;
 - d. Mental Health Treatment Centers;
4. Ingress and Egress on Keleher will be omitted;
5. Service hours will be limited from 8:00 a.m. to 5:00 p.m.;
6. There will be no Emergency Room treatment facilities including but not limited to
ambulance access and services related to ambulance use.
7. Landscaping of the parking lot including street trees.
8. The Albuquerque Family Health Center will take all necessary measures to assure that
traffic and parking does not create problems.

February 25, 1990

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If you wish to appeal this decision you may do so by February 9, 1990 in the manner described below.

Appeal is to the Environmental Planning Commission within 15 days of the decision.

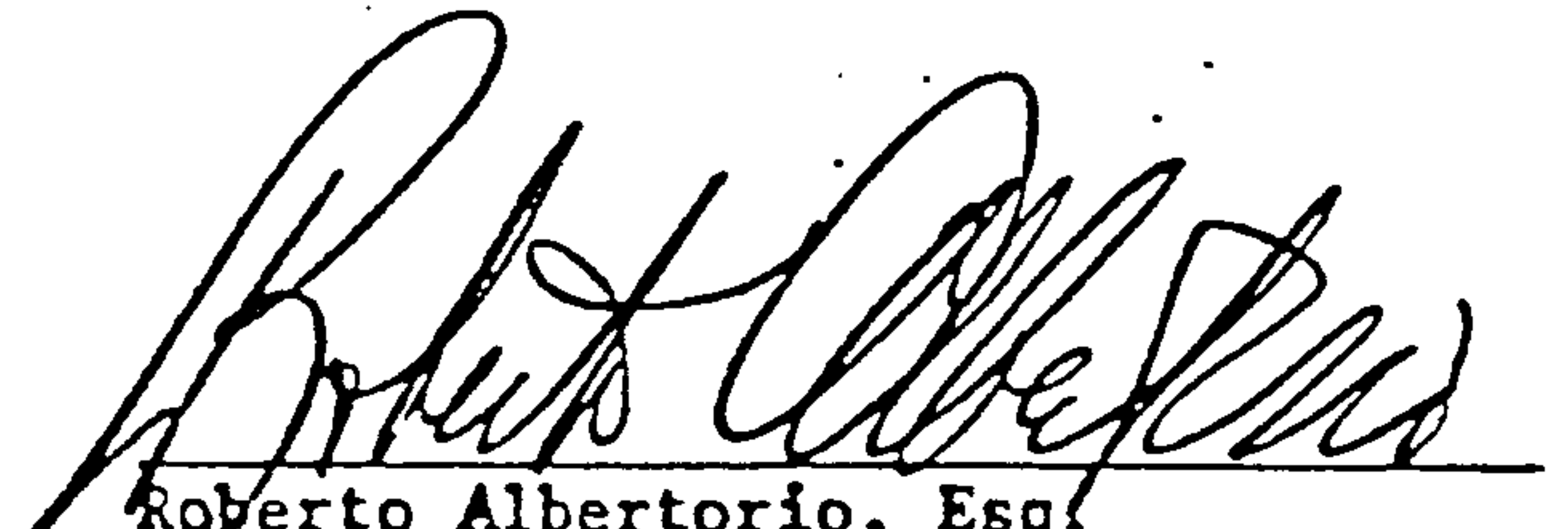
A filing fee of \$50.00 shall accompany each appeal application. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Environmental Planning Commission within 60 days of its filing. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to approval of an application. To receive this approval the applicant agrees in writing to return building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number.

Approval of a conditional use or variance application is void after one year from date of approval if the rights and privileges granted thereby have not been executed or utilized.


Roberto Albertorio, Esq.
Zoning Hearing Examiner

tc:WPPPLN411095

cc: Robert E. Romero, Zoning Enforcement Officer
Linda Dietz, Downtown Neighborhood Association, 407 7th St., NW; 87102