



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 12, 2002

Shahab Biazar, P.E.  
Advanced Engineering and Consulting  
10205 Snowflake Ct NW  
Albuquerque, New Mexico 87114

**RE: EXECUTIVE CLEANERS ADDN'- ALLEY PAVING (J-22/D25)**  
**(1214 Juan Tabo NE)**  
**ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY**  
**ENGINEERS STAMP DATED 1/26/2001**  
**ENGINEERS CERTIFICATION DATED 8/16/2002**

Dear Mr. Biazar:

Based upon the information provided in your Engineers Certification submittal dated 8/16/2002, and the Certificate of Work Order Completion dated 9/5/2002, the above referenced site is approved for Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin

*AM* Hydrology Plan Checker  
Development & Building Services Division

C: Certificate of Occupancy Clerk, COA  
✓ drainage file  
approval file



City of Albuquerque  
P.O. Box 1293 Albuquerque, NM 87103  
Public Works Department

September 5, 2002

**Certificate of Work Order Completion**

City Engineer  
600 Second St.  
Plaza Del Sol  
Albuquerque, NM 87102

**Re: Royal Heights Lots 13A, 15A, Block 3 Project No. 6769.81  
MAP J-22**

Dear Sir:

This is to certify that Project No.6769.81 has been completed according to approved plans and construction specifications. Please be advised this Certificate of Work-Order Completion does not constitute acceptance of the city infrastructure until all requirements of the subdivision improvements agreement have been satisfied and a Certificate of Completion and Acceptance is issued by the City Engineer.

The project is described as follows:

Paving, Valley Gutter, Header Curb for the following alley: (City of Albuquerque)

An extension of the alley paving with a concrete valley gutter for drainage. Site located behind Executive Cleaners, 1214 Juan Tabo Blvd. NE

The contractor's correction period will begin the date of the City Engineers Certificate of Completion and Acceptance letter and is effective for a period of one (1) year.

Sincerely,

Peter Chang, P.E.  
Chief Construction Engineer  
Public Works Department

c: Pioneer Paving  
Advanced Engineering  
Master Scheduler  
Project Administrator  
Martin Barker, Materials Testing Lab  
Orvis Bartow, Water Systems  
Dave Harmon, Traffic Engineering, PWD  
Terri Martin, Hydrology  
Josie Jaramillo, New Meter Sales, PWD  
George King, Maps & Records, PWD  
Project No. 6769.81  
Warranty:Contract



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 20, 2002

Shahab Biazar, P.E.  
Advanced Engineering  
10205 Snowflake Ct NW  
Albuquerque, New Mexico 87114

**RE: EXECUTIVE CLEANERS (J-22/D25)**  
**(1214 Juan Tabo NE)**  
**CERTIFICATE OF OCCUPANCY APPROVAL-*Temporary***  
**ENGINEERS CERTIFICATION DATED 8/16/2002**

Dear Mr. Biazar:

Based on the information provided in your submittal dated August 19, 2002, the above referenced project is approved for a **TEMPORARY** Certificate of Occupancy.

A Temporary Certificate of Occupancy has been issued for 30 days, allowing the contractor to complete the punch list items for the public alley improvements. (See attached letter dated 12/4/2001).

When the Letter of Completion is issued by the City's Construction Division and the Letter of Acceptance is issued by the City Engineer's office, then a Permanent Certificate of Occupancy can be issued.

*ISSUED WITHIN 30 DAYS OF LETTER OF COMPLETION.*

If I can be of further assistance, please feel free to contact me at 924-3981.

*[Signature]*  
9-12-02

Sincerely,

*Teresa A. Martin*

Teresa A. Martin  
Hydrology Plan Checker  
Development and Building Services Division  
*BW*

c: Certificate of Occupancy Clerk, COA  
Drainage file  
Approval file



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 4, 2001

Shahab Biazar  
Advanced Engineering and Consulting, LLC  
10205 Snowflake Court NW  
Albuquerque, New Mexico 87114

**RE: Grading and Drainage Plan for Executive Cleaners Addition (J22-D25) Dated  
November 7, 2001**

Dear Mr. Biazar:

The above referenced drainage plan received November 27, 2001 is approved for building permit. Upon completion of the project the engineer will need to certify the project. Prior to the release of the Certificate of Occupancy the public alley improvements will need to be accepted by the City. At present the alley grades are being reviewed at DRC.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya  
City Floodplain Administrator

# DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: EXECUTIVE CLEANERS ADDITION

ZONE ATLAS/DRG. FILE #: J-22 / D25

DRB #:

EPC #:

WORK ORDER #:

LEGAL DESCRIPTION: LOT 13A OF THE REPLAT OF ROYAL HEIGHTS

CITY ADDRESS: 1214 Juan Tabo Blvd.

ENGINEERING FIRM: Advanced Engineering and Consulting, LLC

ADDRESS: 10205 Snowflake Ct. NW

CITY, STATE: Albuquerque, New Mexico

CONTACT: Shahab Biazar

PHONE: (505) 899-5570

ZIP CODE: 87114

OWNER:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

ARCHITECT:

Cinelli & Associates, Inc.

ADDRESS: 1716 San Patricio Road, SW

CITY, STATE: Albuquerque, New Mexico

CONTACT: Roger Cinelli

PHONE: (505) 243-8211

ZIP CODE: 87105

SURVEYOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

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:

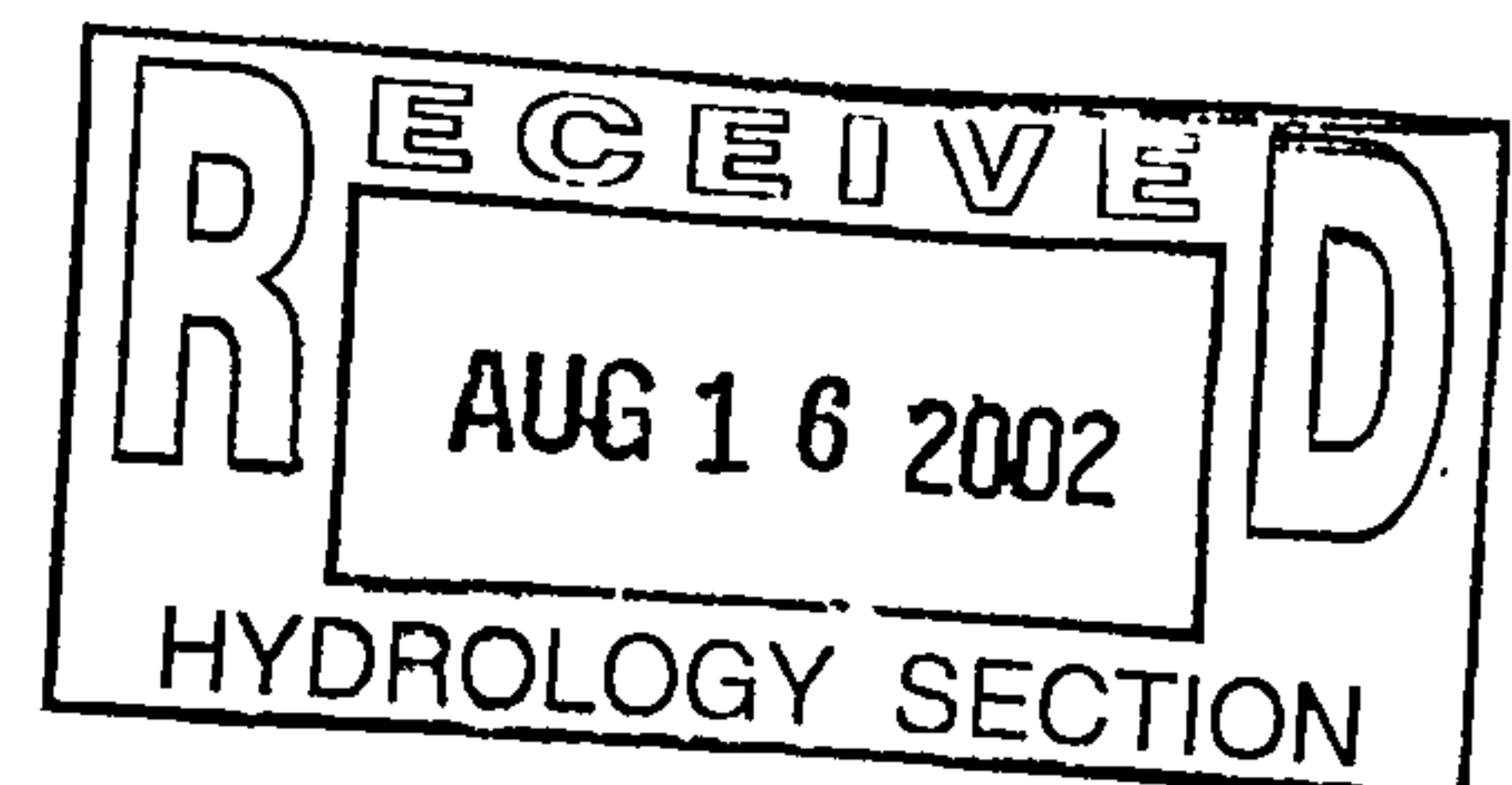
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

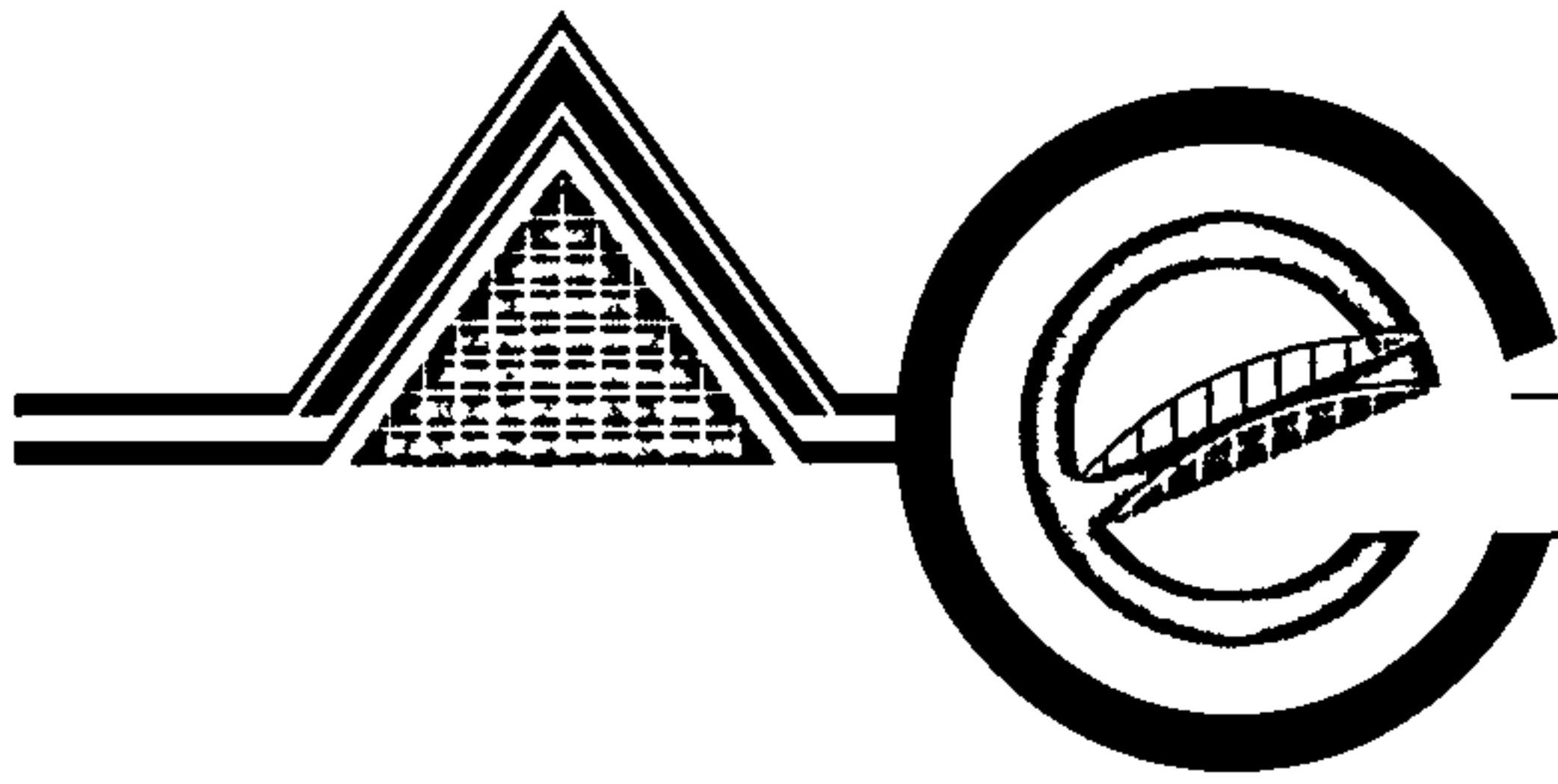
DATE SUBMITTED: 8/16/2002

BY: Shahab Biazar, 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 submittals may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5)
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 containing five (5) acres or



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ADVANCED ENGINEERING and CONSULTING, LLC

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*Consulting  
Design  
Development  
Management  
Inspection  
Surveying*

August 16, 2002

Mr. Carlos Montoya  
City Floodplain Administrator  
Plaza Del Sol-2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

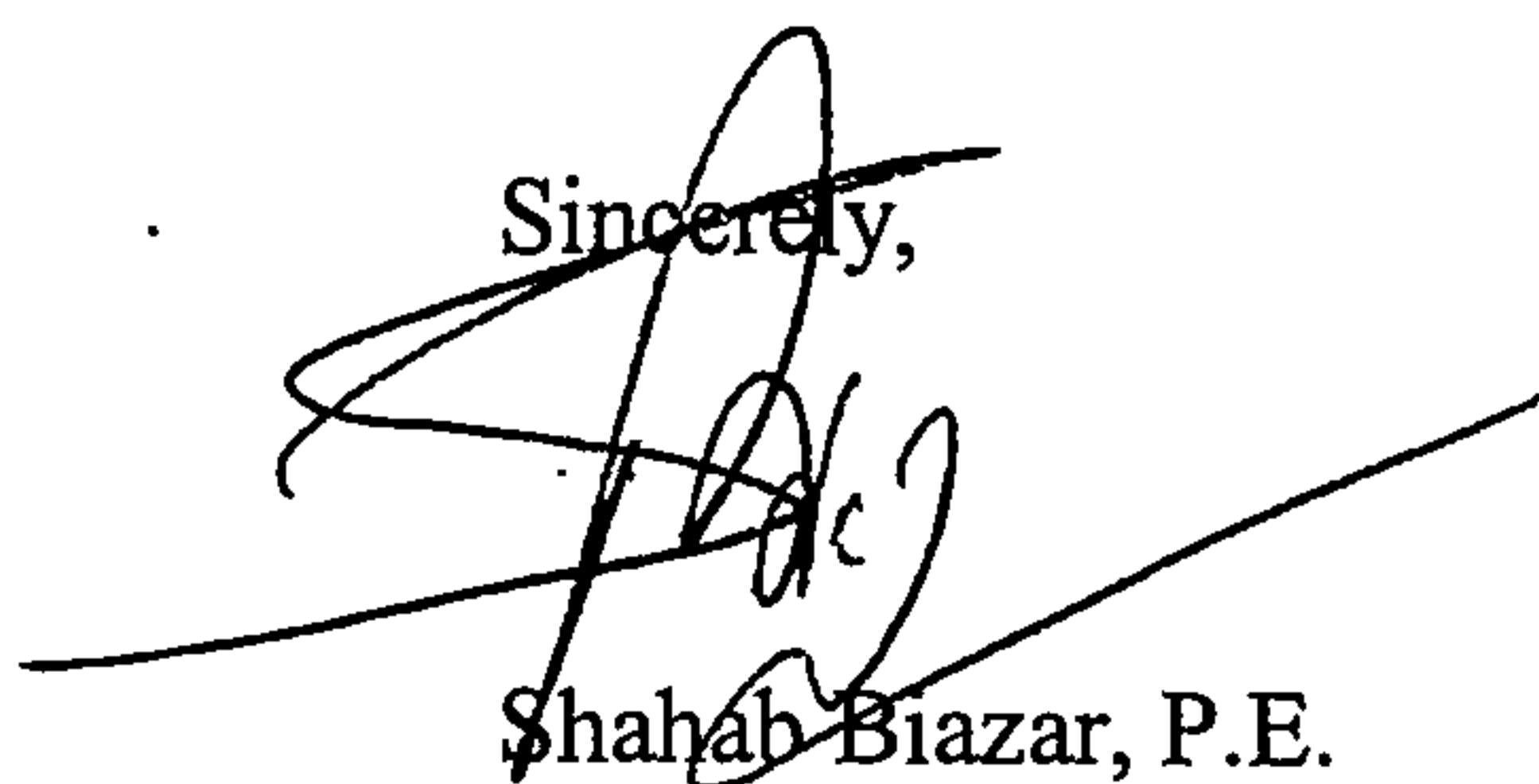
RE: Executive Cleaners Addition Located at 1214 Juan Tabo Blvd. NE (J22 / D25)

Dear Mr. Montoya:

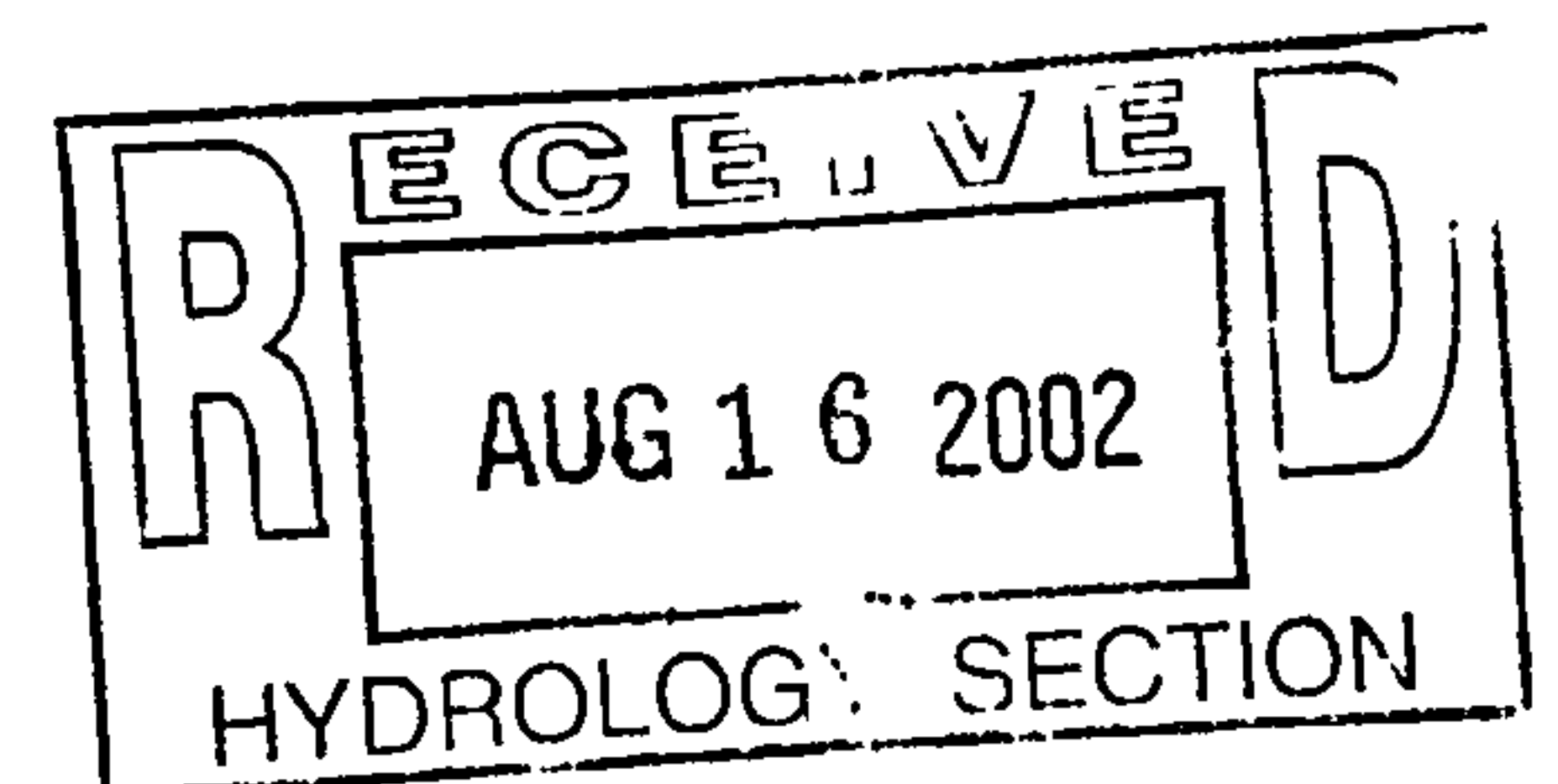
Enclosed please find one copy of the as-built Grading Plan for the above mentioned site. The grades are built according to the approved grading & drainage plan with engineering stamp date of November 26, 2001.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,



Shahab Biazar, P.E.





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 4, 2001

Shahab Biazar  
Advanced Engineering and Consulting, LLC  
10205 Snowflake Court NW  
Albuquerque, New Mexico 87114

**RE: Grading and Drainage Plan for Executive Cleaners Addition (J22-D25) Dated  
November 7, 2001**

Dear Mr. Biazar:

The above referenced drainage plan received November 27, 2001 is approved for building permit. Upon completion of the project the engineer will need to certify the project. Prior to the release of the Certificate of Occupancy the public alley improvements will need to be accepted by the City. At present the alley grades are being reviewed at DRC.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya  
City Floodplain Administrator

**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

J-22/D25

PROJECT TITLE: EXECUTIVE CLEANERS ADDITION ZONE ATLAS/DRG. FILE #: J-22-Z  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 13A OF THE REPLAT OF ROYAL HEIGHTS  
CITY ADDRESS: ~~1402 Broadway SE, Albuquerque NM~~ 1214 JUAN TABO NE

ENGINEERING FIRM: Advanced Engineering and Consulting, LLC  
ADDRESS: 10205 Snowflake Ct. NW  
CITY, STATE: Albuquerque, New Mexico

CONTACT: Shahab Biazar  
PHONE: (505) 899-5570  
ZIP CODE: 87114

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: Cinelli & Associates, Inc.  
ADDRESS: 1716 San Patricio Road, SW  
CITY, STATE: Albuquerque, New Mexico

CONTACT: Roger Cinelli  
PHONE: (505) 243-8211  
ZIP CODE: 87105

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

**CHECK TYPE OF SUBMITTAL:**

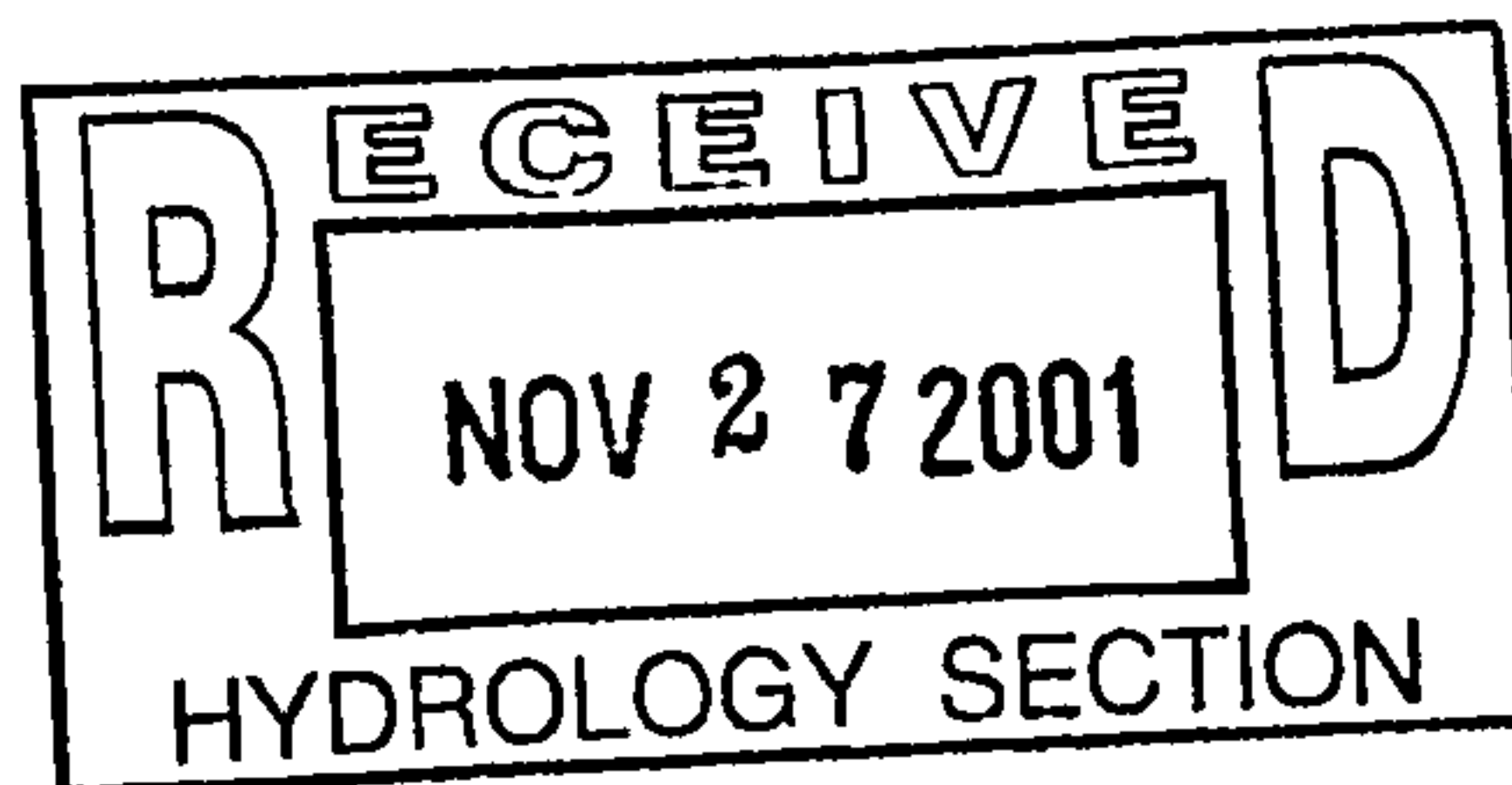
- ☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR / LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEER'S CERTIFICATION (TCL)  
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)  
☐ 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: 11/26/01 BY: Shahab Biazar, 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 submittals may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5)
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 containing five (5) acres or



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## ***Public Works Department Transportation Development Services Section***

January 10, 2002

Roger Cinelli, Registered Architect  
1716 San Patricio S.W.  
Albuquerque, NM 87104

Re: TCL Submittal for Building Permit Approval for  
Executive Cleaners, [J22 / D025]  
1214 Juan Tabo N.E.  
Architect's Stamp Dated 01/08/02

Dear Mr. Cinelli:

The location referenced above is not yet acceptable and requires added modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the red-lined TCL markup.

Please resubmit revised TCL after addressing marked up comments. Submit plan along with typed comments and all red-lined, mark-up copies.

Drainage Information Sheet needs to be completed with all information needed to help in contacting all parties as may be required.

Sincerely,

Mike Zamora  
Commercial Plan Checker  
Development and Building Services  
Public Works Department

*Place on Stamp,  
App'l - App'd per [unclear]  
R. dourte / Fred Aguirre  
1/10/02*

c: Engineer  
Hydrology  
Mike Zamora

**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

PROJECT TITLE: EXECUTIVE CLEANERS

DRB #:

EPC#:

ZONE MAP/DRG. FILE #:

WORK ORDER#:

J22

#/ D025

LEGAL DESCRIPTION:

CITY ADDRESS:

1214 JUAN TABO NE.

ENGINEERING FIRM:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

OWNER:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

ARCHITECT:

ROGER CINELLI

ADDRESS:

CITY, STATE:

1716 SAN PATRICIO S.W.

CONTACT:

PHONE:

ZIP CODE:

SURVEYOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CONTRACTOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CHECK TYPE OF SUBMITTAL:

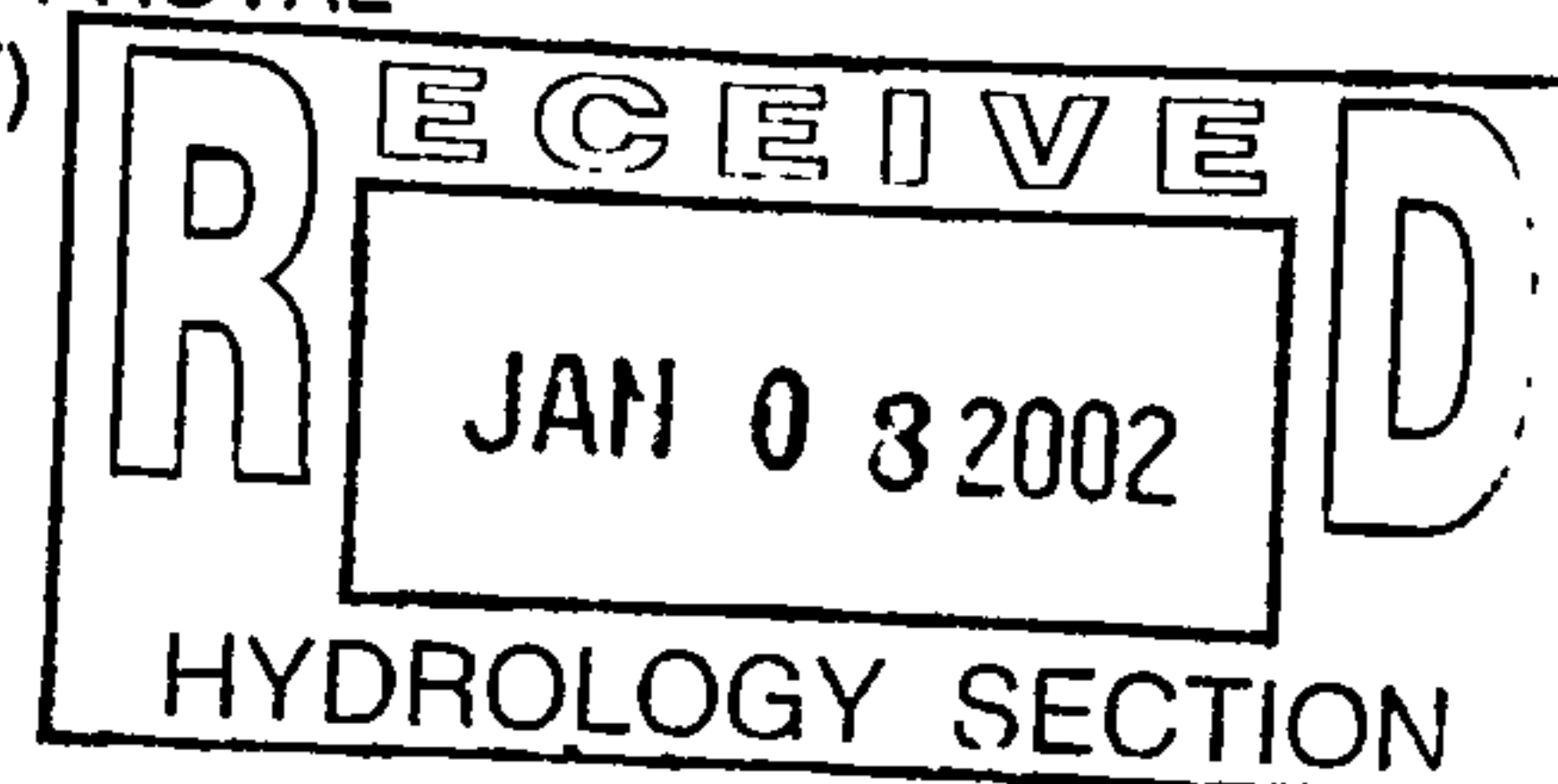
- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☒ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

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:

1/8/02

BY:

Roger Cinelli

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

EXISTING DUMPSTER &amp; PAD

STATE OF NEW MEXICO

BOSSER  
NEW MEXICO  
No. 1102  
ALBUQUERQUE  
N. M.

REGISTERED ARCHITECT

1/8/02

**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

PROJECT TITLE: ADDITION TO EXECUTIVE CLEANERS ZONE MAP/DRG. FILE #: J22/D025  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 13A OF THE REPLAT OF ROYAL HEIGHTS  
CITY ADDRESS: 1214 JUAN TABO N.E.

ENGINEERING FIRM: ADVANCED ENG. & CONSULTING  
ADDRESS: 10205 SHOWFLAKE CT NW  
CITY, STATE: ABQ NM

CONTACT: SHAWN  
PHONE: 899-5570  
ZIP CODE: 87114

OWNER: S&M PARK  
ADDRESS: 401A SAN PEDRO S.E.  
CITY, STATE: ABQ. N.M.

CONTACT: SAM  
PHONE: 266-3231  
ZIP CODE: 87108

ARCHITECT: ROGER CINELLI  
ADDRESS: 1716 SAN PATRICIO S.W.  
CITY, STATE: ABQ. NM. 87104

CONTACT: ROGER  
PHONE: 243-8211  
ZIP CODE: 87104

SURVEYOR: ADVANCED ENG. & CONSULTING  
ADDRESS: 10205 SHOWFLAKE CT NW  
CITY, STATE: ABQ NM

CONTACT: SHAWN  
PHONE: 899-5570  
ZIP CODE: 87114

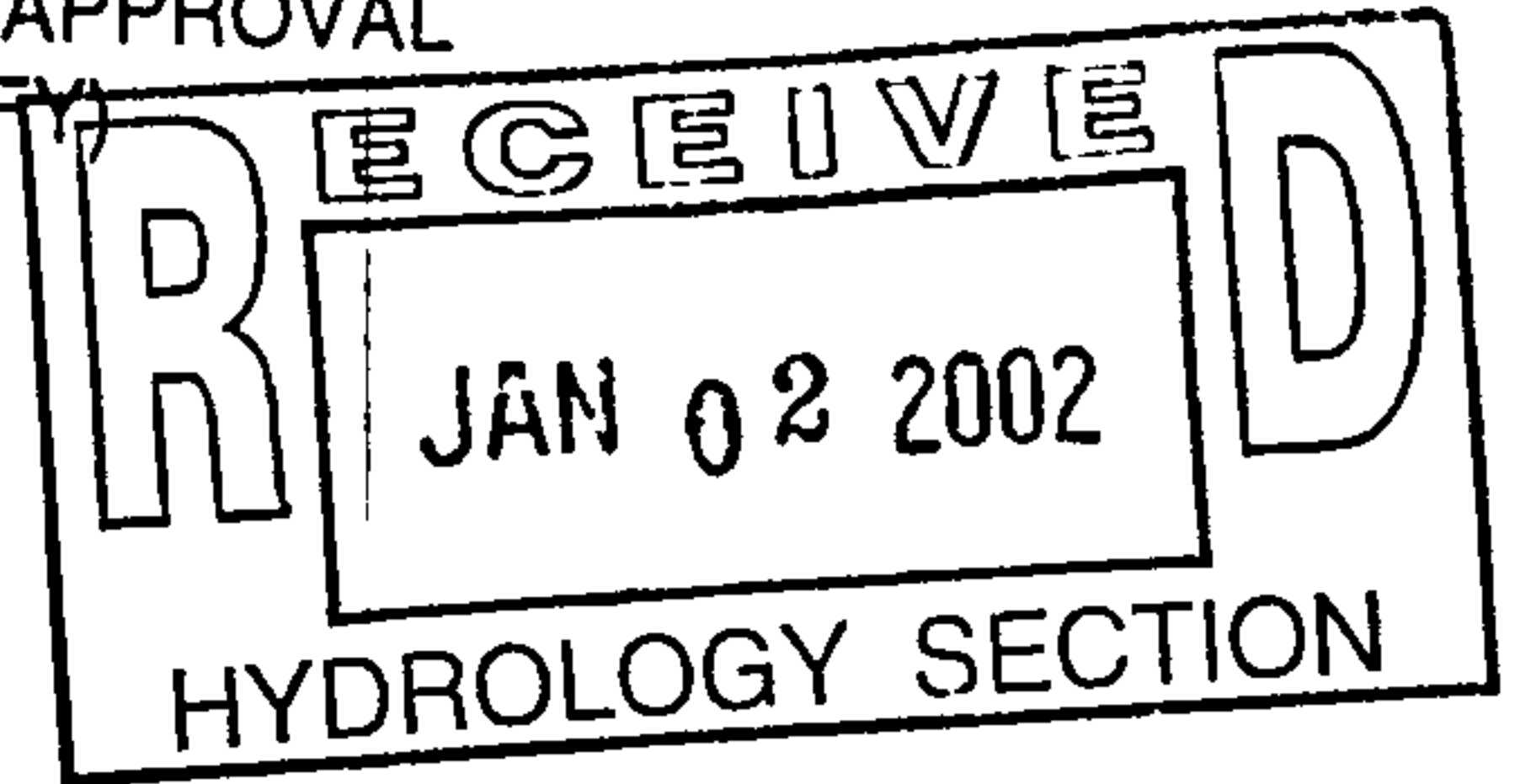
CONTRACTOR: TALON CORP.  
ADDRESS: P.O. DRAW 1000  
CITY, STATE: TUCAS, N.M.

CONTACT: JACK  
PHONE: 263-8958  
ZIP CODE: 87059

- 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)
  - ☐ ENGINEERS CERTIFICATION (TCL)
  - ☐ ENGINEERS 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: 1/2/02 BY: Roger Cinelli

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



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department  
Transportation Development Services Section***

January 7, 2002

Roger Cinelli, Registered Architect  
1716 San Patricio S.W.  
Albuquerque, NM 87104

Re: TCL Submittal for Building Permit Approval for  
Executive Cleaners -Addition, [J22/D025]  
1214 Juan Tabo N.E.  
Architect's Stamp Dated 12/28/01

Dear Mr. Cinelli:

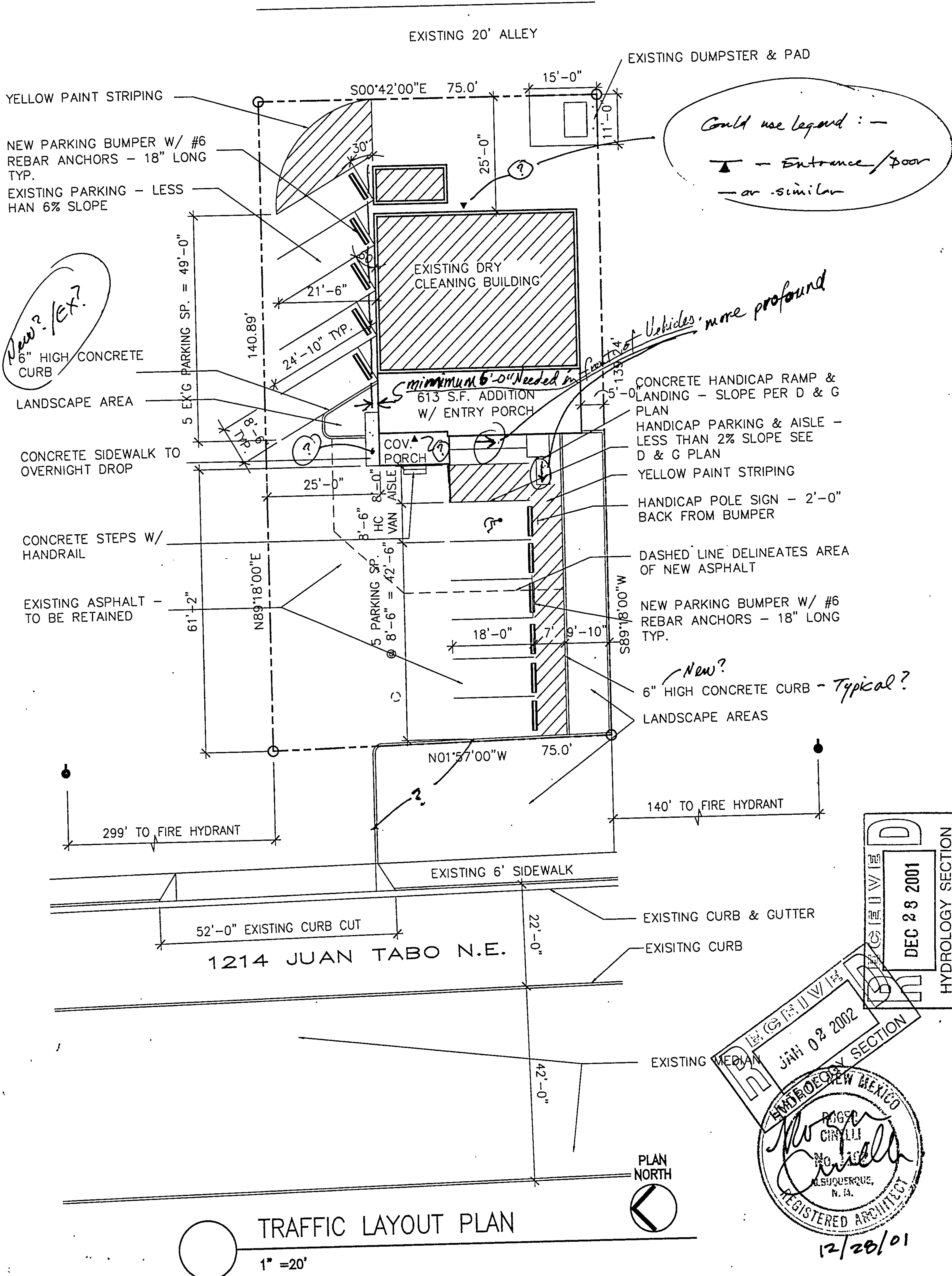
The location referenced above is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached TCL checklist, and red-lined TCL markup with comments.

Please resubmit revised TCL after addressing typed and marked up comments. Submit plan along with typed comments and all red-lined, mark-up copies.

Sincerely,

Mike Zamora  
Commercial Plan Checker  
Development and Building Services  
Public Works Department

c: Engineer  
Hydrology File  
Mike Zamora





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department  
Transportation Development Services Section***

January 02, 2002

Roger Cinelli, Registered Architect  
1716 San Patricio N.W.  
Albuquerque, NM 87104

Re: TCL Submittal for Building Permit Approval for  
Executive Cleaners - Addition [J22 / D025]  
1214 Juan Tabo N.E. 12  
Architect's Stamp Dated 11/28/2001

Dear Mr. Cinelli:

The location referenced above is not acceptable and requires that the package submitted to Hydrology must come with a completed Drainage Information Sheet. Sheet was submitted, but not filled out. Attach to the current TCL package previously submitted for review.

Sincerely,

Mike Zamora  
Commercial Plan Checker  
Development and Building Services  
Public Works Department

c: Engineer  
Terri Martin, Hydrology  
Mike Zamora

**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

PROJECT TITLE: \_\_\_\_\_  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ ZONE MAP/DRG. FILE #: \_\_\_\_\_  
WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_  
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_  
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_  
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_  
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

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)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS 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: \_\_\_\_\_ BY: \_\_\_\_\_

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

**ROGER CINELLI &  
ASSOCIATES**

**TRANSMITTAL**

**TO:** ALBUQ. TRANSPORTATION      **From:** ROGER CINELLI

---

**ATTN:** MIKE ZAMORA      **Date:** 12/28/01

---

**Re:** TCL RESUBMIT – BUILDING PERMIT APPROVAL FOR EXECUTIVE CLEANERS – ADDITION  
(J22/DO25) 1214 JUAN TABO N.E. – ARCHITECTS STAMP DATED 12/28/01

---

**We are sending:** YOUR REDLINED SET & OUR NEW TCL PLAN (11 X 17)

---

☒ **For your use**      ☐ **For Your Review**      ☐ **Please Comment**      ☐ **Please Reply**

● **Comments:**

---

**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

J-22/D25

PROJECT TITLE: ADDITION TO EXECUTIVE CLEANERS

DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ ZONE MAP/DRG. FILE #: J-22  
WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 13A BL 3 ROYAL HEIGHTS ADDITION  
CITY ADDRESS: 1214 JUAN TABO N.E.

ENGINEERING FIRM: ADVANCED ENGINEERING  
ADDRESS: 10205 SNOWFLAKE CT. N.W.  
CITY, STATE: ABQ. N.M. 87114

CONTACT: SHAHAB BIAZAR  
PHONE: 899-5570  
ZIP CODE: 87114

OWNER: SAM PARK  
ADDRESS: 1214 JUAN TABO NE  
CITY, STATE: ABQ

CONTACT: SAM PARK  
PHONE: 266-3231  
ZIP CODE: 87

ARCHITECT: ROGER CINELLI  
ADDRESS: 1716 SAN PATRICIO S.W.  
CITY, STATE: ABQ. N.M. 87104

CONTACT: ROGER  
PHONE: 243-8211  
ZIP CODE: 87104

SURVEYOR: ADVANCED ENGINEERING  
ADDRESS: 10205 SNOWFLAKE CT N.W.  
CITY, STATE: ABQ

CONTACT: SHAHAB BIAZAR  
PHONE: 899-5570  
ZIP CODE: 87114

CONTRACTOR: TO BE DETERMINED  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

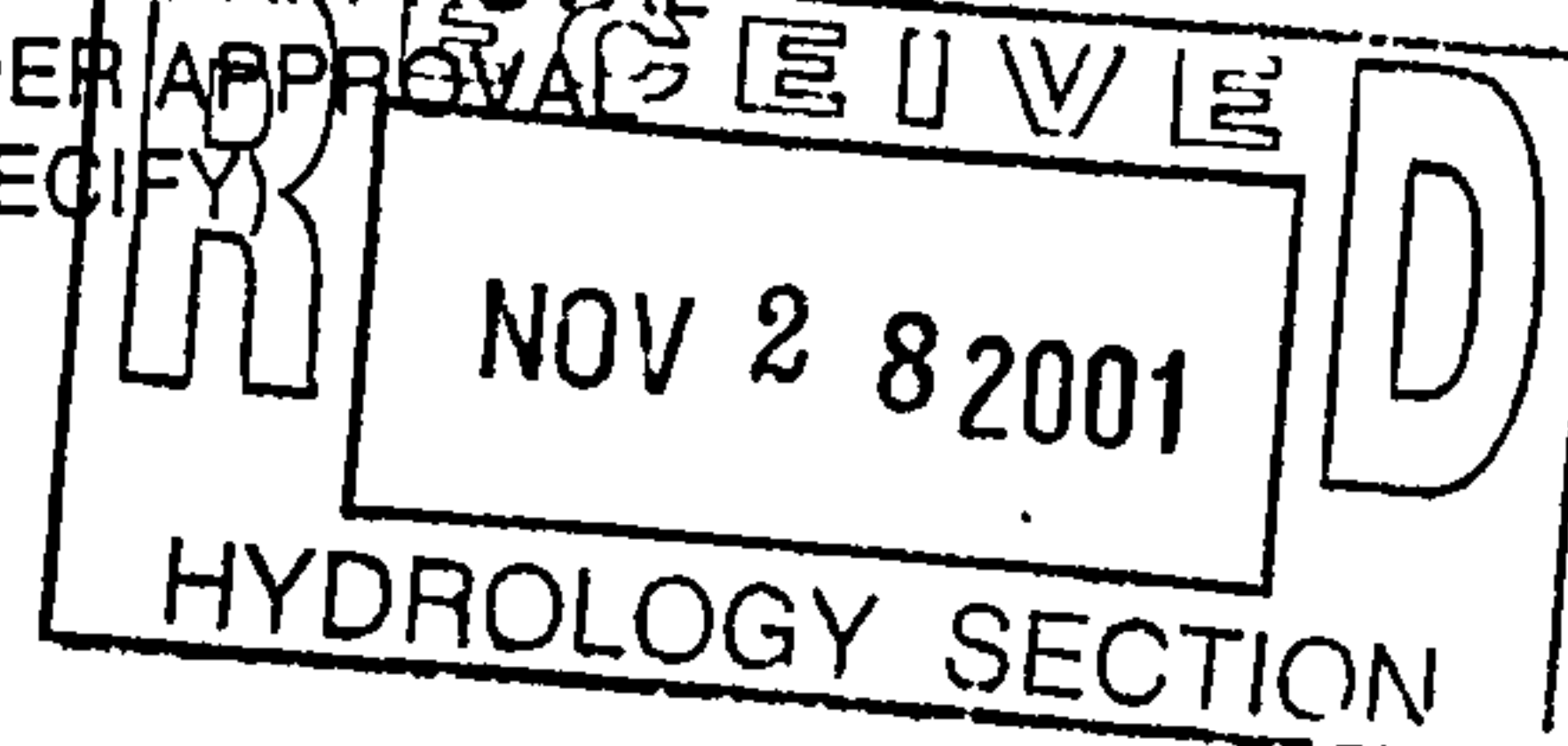
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CHECK TYPE OF APPROVAL SOUGHT:

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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 11/28/01 BY: Roger Cinelli

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# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department  
Transportation Development Services Section***

December 20, 2001

Roger Cinelli, Registered Architect  
1716 San Paticio N.W.  
Albuquerque, NM 87104

Re: TCL Submittal for Building Permit Approval for  
Executive Cleaners - Addition [J22 / D025]  
1214 Juan Tabo N.E.  
Architect's Stamp Dated 11/28/2001

Dear Mr. Cinelli:

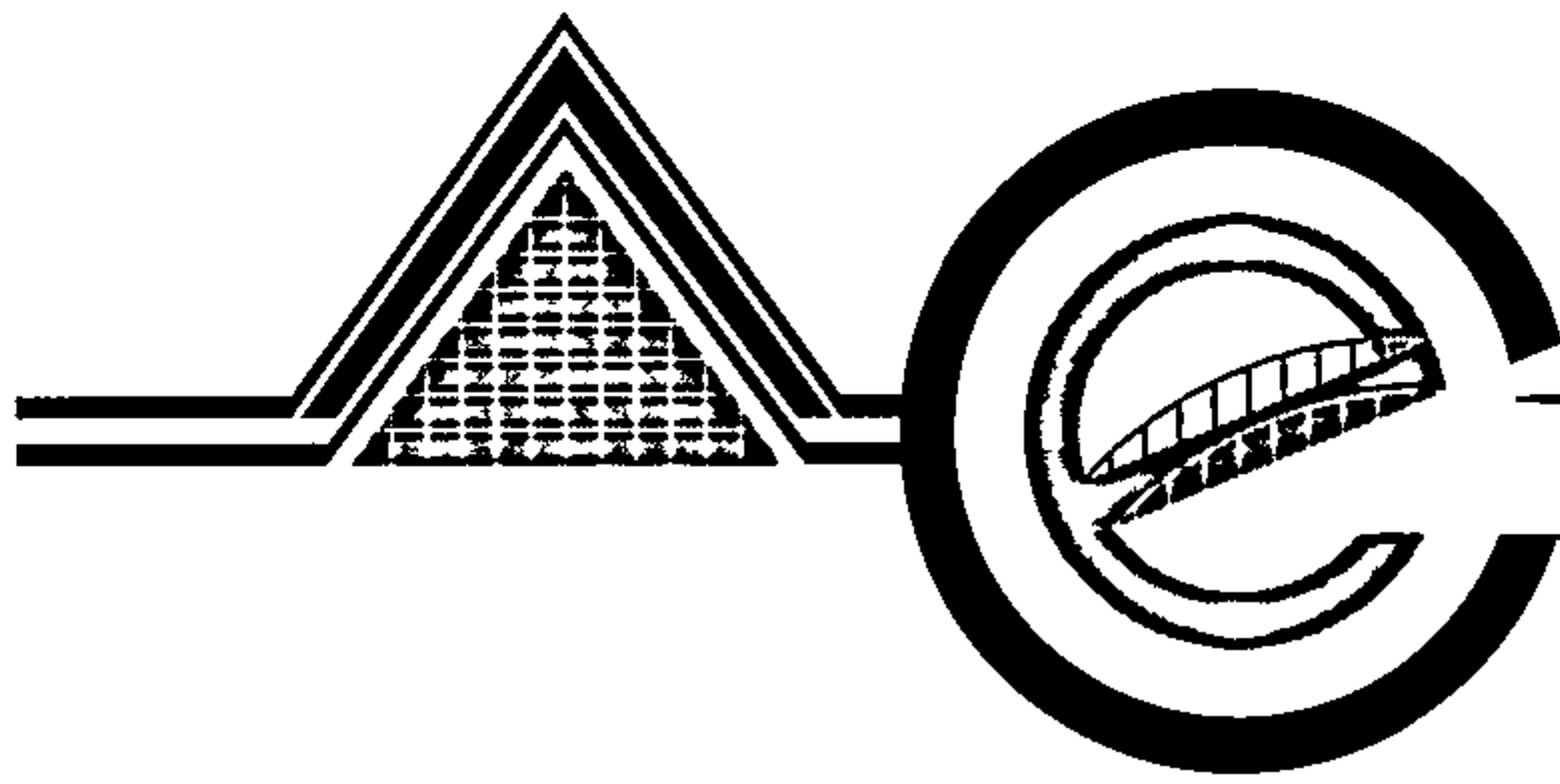
The location referenced above is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached PRELIMINARY TCL checklist, and red-lined TCL markup with comments.

Please resubmit revised TCL after addressing typed and marked up comments. Submit plan along with typed comments and all red-lined, mark-up copies.

Sincerely,

Mike Zamora  
Commercial Plan Checker  
Development and Building Services  
Public Works Department

c: Engineer  
Terri Martin, Hydrology  
Office File



---

ADVANCED ENGINEERING and CONSULTING, LLC

---

*Consulting  
Design  
Development  
Management  
Inspection*

November 26, 2001

Mr. Carlos Montoya  
City Floodplain Administrator  
Plaza Del Sol-2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: Executive Cleaners Addition (J-22-Z)

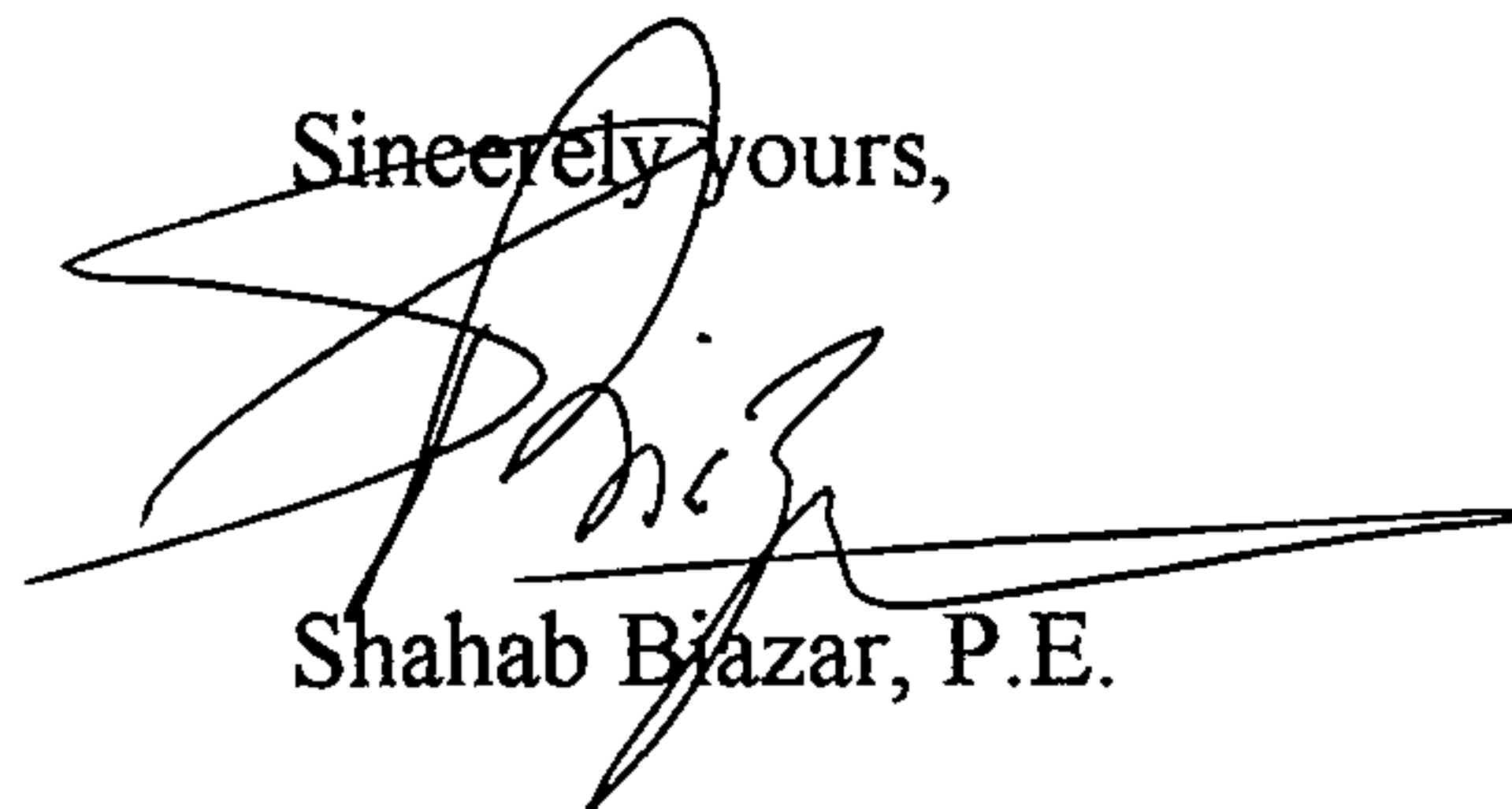
Dear Mr. Montoya:

This letter is in reference to the above mentioned project. The site is located at 1214 Juan Tabo Boulevard. I had discussed the alley behind this project previously with you. There are no offsite runoff that drains to this site. The alley drains north and south, the lots to the north and south drain west to Juan Tabo.

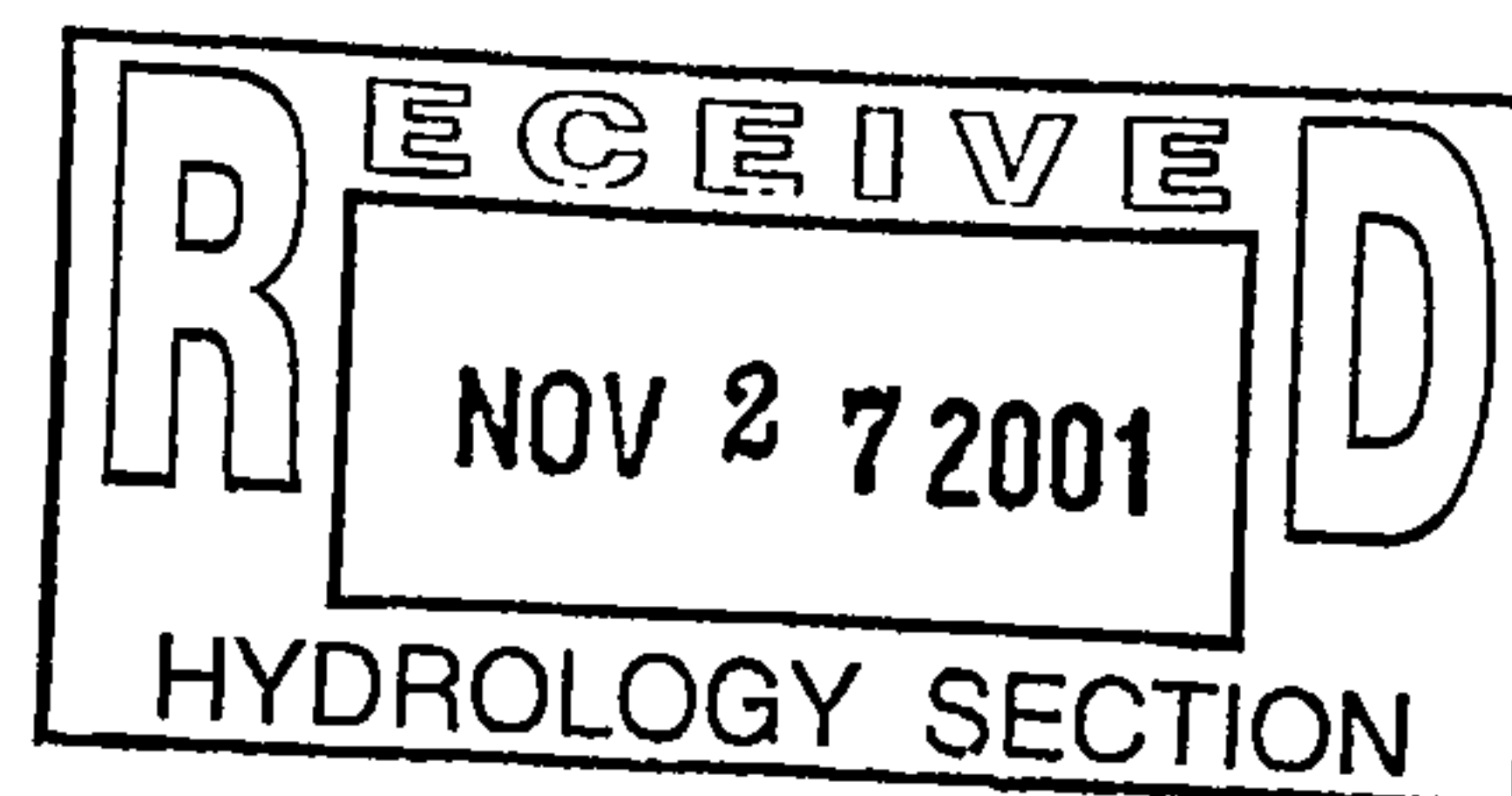
The addition for the building will be over the existing pavement. Therefore, no additional runoff will be created with this addition. The runoff from the site drains from east to west to Juan Tabo Boulevard at a flow rate of 1.25 cfs. The site does not fall within a 100-year floodplain. Attached please find the runoff calculations. The grades shown are just for the immediate areas around the building. Copy of the Plan and Profile sheet, which was submitted to DRC, is enclosed with this submittal as well.

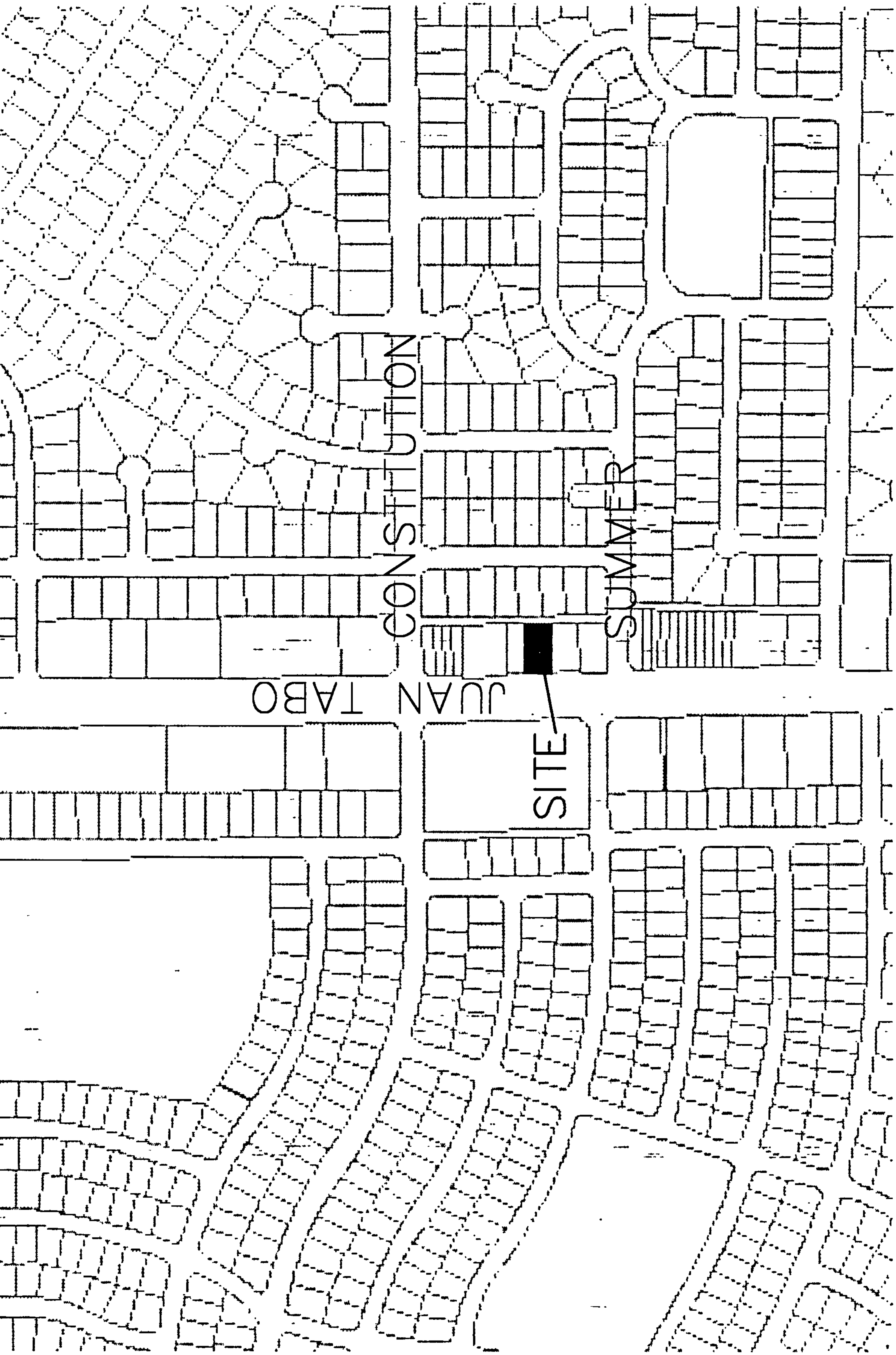
Please contact me if there are any questions or concerns regarding this submittal.

Sincerely yours,



Shahab Biazar, P.E.





VICINITY MAP:

J-22-Z

# RUNOFF CALCULATION RESULTS

## ON-SITE BASIN

### BASIN AREA

ON-SITE	AREA (SF)	AREA (AC)	AREA (MI <sup>2</sup> )
LOT 13A	10,502.64	0.2411	0.000377

### PROPOSED / EXISTING

ON-SITE	Q-100 CFS	Q-10 CFS
LOT 13A	1.25	0.83

# SUMMARY OUTPUT FILE

AHYMO PROGRAM SUMMARY TABLE (AHYMO\_97) -  
INPUT FILE = 200146

- VERSION: 1997.02d

RUN DATE (MON/DAY/YR) =11/26/2001  
USER NO.= AHYMO-I-9702c01000R31-AH

[illegible]

# AHYMO INPUT FILE

\*

\* ZONE 4

\*

\*\*\*\*\*

\* 100-YEAR, 6-HR STORM (UNDER PROPOSED / EXISTING CONDITIONS) \* \*

\*\*\*\*\*

\*

START

RAINFALL

TYPE=1 RAIN QUARTER=0.0 IN

RAIN ONE=2.23 IN RAIN SIX=2.90 IN

RAIN DELAY=3.65 IN DT=0.03333 HR

\* LOT 13A

COMPUTE NM HYD

ID=1 HYD NO=101.1 AREA=0.000377 SQ MI

PER A=0.00 PER B=3.00 PER C=3.00 PER D=94.00

TP=0.1333 HR MASS RAINFALL=-1

\*

\*\*\*\*\*

\* 10-YEAR, 6-HR STORM (UNDER PROPOSED / EXISTING CONDITIONS) \* \*

\*\*\*\*\*

\*

START

RAINFALL

TYPE=1 RAIN QUARTER=0.0 IN

RAIN ONE=1.49 IN RAIN SIX=1.93 IN

RAIN DELAY=2.43 IN DT=0.03333 HR

\* LOT 13A

COMPUTE NM HYD

ID=1 HYD NO=111.1 AREA=0.000377 SQ MI

PER A=0.00 PER B=3.00 PER C=3.00 PER D=94.00

TP=0.1333 HR MASS RAINFALL=-1

\*

\*\*\*\*\*

FINISH



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department  
Transportation Development Services Section***

January 15, 2002

Roger Cinelli, Registered Architect  
1716 San Patricio S.W.  
Albuquerque, NM 87104

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for  
Executive Cleaners, [J22/D025]  
1214 Juan Tabo N.E.  
Architect's Stamp Dated 01/11/02

Dear Mr. Cinelli:

The TCL submittal, dated 01/11/2002, is sufficient for acceptance by this office and is stamped and signed as such. Four copies were stamped, to be used as such: two for submittal of building permit plans, one for this office and one to be kept by you to be used for certification of the site for final C.O. for Hydrology/Transportation.

When superintendent of project is ready to call for a Temporary C.O. immediate issuance is no longer possible at that time. An exact copy of the approved TCL, marked up, showing incomplete work remaining, along with a letter of certification is required prior to issuance of Temporary C.O.

When site is complete and a Final C.O. is needed, a Letter of Certification, stating site was built in substantial compliance, needs to be attached to your stamped, approved TCL. All documentation must be submitted with a completed Drainage Information Application sheet also used for the Grading and Drainage submittal to Hydrology at the Development Services Center of Plaza Del Sol Building.

Sincerely,

Mike Zamora  
Commercial Plan Checker  
Development and Building Services  
Public Works Department

c: Engineer  
Hydrology File  
Mike Zamora

**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

PROJECT TITLE: EXECUTIVE CLEANERS ZONE MAP/DRG. FILE #: J 22/0025  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 13A OF REPLAT OF ROYAL HEIGHTS  
CITY ADDRESS: 1214 JUAN TABO NE

**ENGINEERING FIRM:**

PRIME DESIGN PROFESSIONAL & ARCHITECT; ROGER CINELLI & ASSOC. INC PH#  
243-8211 1716 SAN PATRICIO S.W., ABQ., N.M. 87104

STRUCTURAL ENGINEER: JJK GROUP 296-5706 9808 DOROTHY PLACE N.E. ABQ.,  
N.M. - ( STRUCTURAL HEADER ONLY )

MECHANICAL ENGINEER: WALKER ENGINEERING CO. 856-1783 1172 LAUREL LOOP N.E.  
ABQ., N.M.

ELECTRICAL ENGINEER (CONSULTANT ONLY) : AQUILA ENGINEERS 890-2990  
5200 APOLLO DR. N.W. ABQ., N.M.

DRAINAGE ENGINEER: ADVANCED ENGINEERING & CONSULTING 899-5570  
10,205 SNOWFLAKE CT. N.W. ABQ, N.M. 87014

**CHECK TYPE OF SUBMITTAL:**

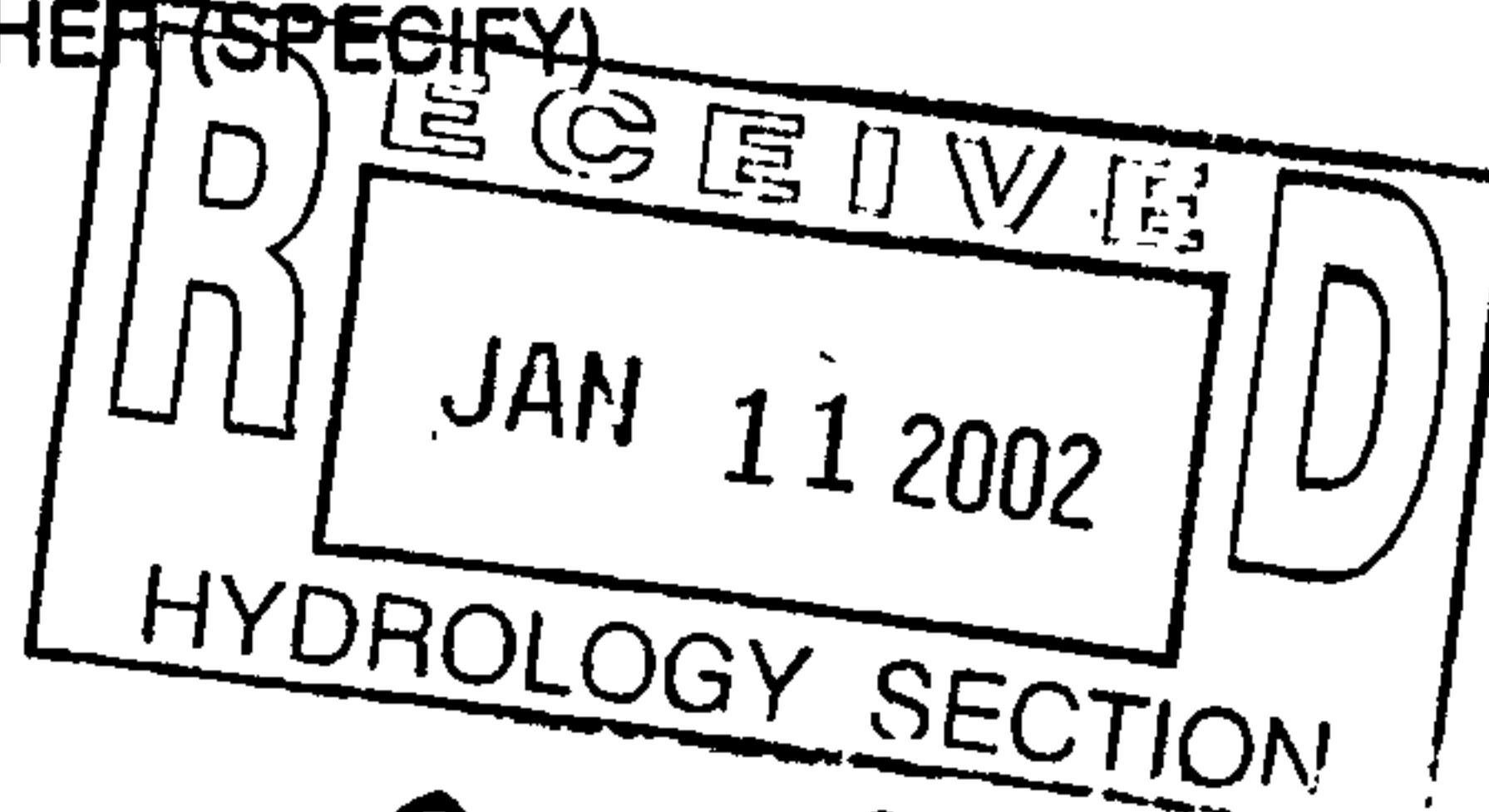
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
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- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

**CHECK TYPE OF APPROVAL SOUGHT:**

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- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 1/11/02 BY: Roger Cinelli

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:

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1/11/02 - T.C.L. App'd  
2

EXISTING DUMPSTER & PAD

YELLOW PAINT STRIPING

NEW PARKING BUMPER W/ #6  
REBAR ANCHORS - 18" LONG  
TYP.

EXISTING PARKING - LESS  
THAN 6% SLOPE

NEW 6" HIGH  
CONCRETE CURB

LANDSCAPE AREA

CONCRETE SIDEWALK TO  
OVERNIGHT DROP

CONCRETE STEPS W/  
HANDRAIL

EXISTING ASPHALT -  
TO BE RETAINED

POLE MOUNTED SIGN  
TO BE REMOVED - THIS  
CONSTRUCTION

### LEGEND

▲ BUILDING ENTRANCE

EXISTING DRY  
CLEANING BUILDING

613 S.F. ADDITION  
W/ ENTRY PORCH

CONCRETE HANDICAP RAMP &  
LANDING - SLOPE PER D & G  
PLAN

HANDICAP PARKING & AISLE —  
LESS THAN 2% SLOPE SEE  
D & G PLAN

YELLOW PAINT STRIPING

HANDICAP POLE SIGN - 2'-0"  
BACK FROM BUMPER

DASHED LINE DELINEATES AREA  
OF NEW ASPHALT

NEW PARKING BUMPER W/ #6  
REBAR ANCHORS - 18" LONG  
TYP.

NEW 6" HIGH CONCRETE CURB  
LANDSCAPE AREAS

299' TO FIRE HYDRANT

140' TO FIRE HYDRANT

EXISTING 6' SIDEWALK

52'-0" EXISTING CURB CUT

1214 JUAN TABO N.E.

EXISTING CURB & GUTTER

-EXISTING CURB

EXISTING MEDIAN

**TRAFFIC CIRCULATION LAYOUT  
APPROVED**

Signed

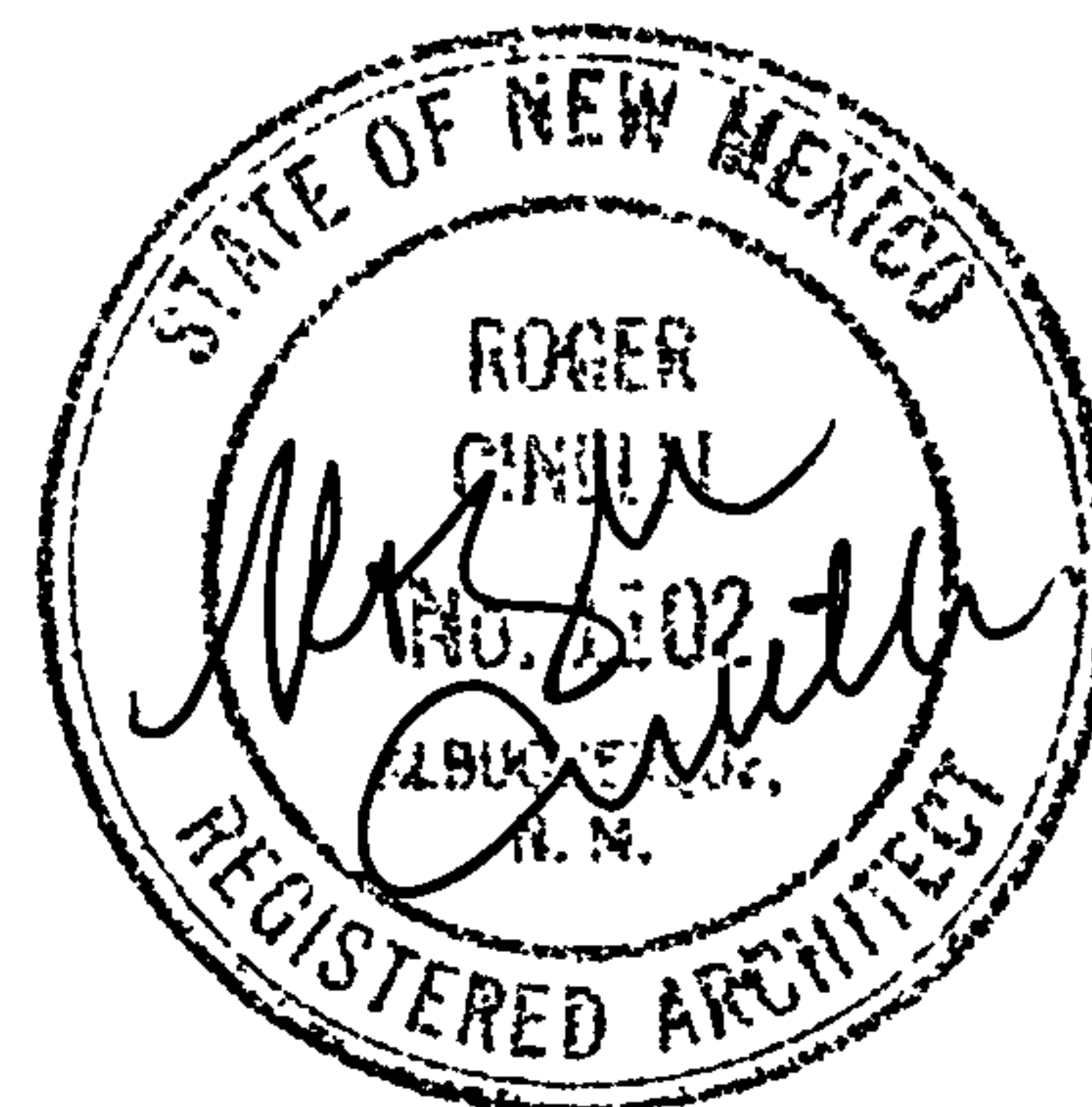
Date

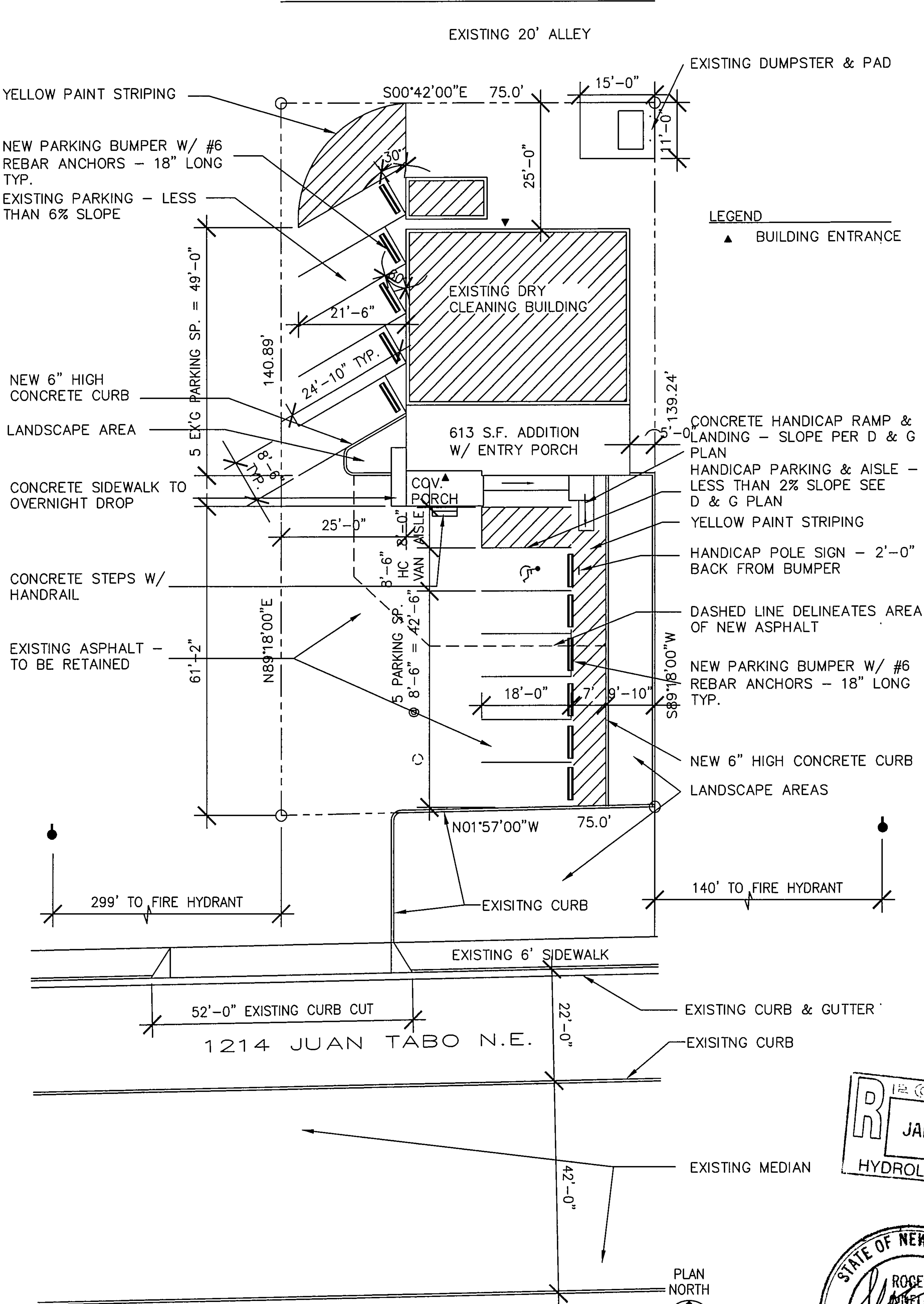
PLAN  
NORTH

# TRAFFIC LAYOUT PLAN

$$1'' = 20'$$

1-11-02





LEGEND

▲ BUILDING ENTRANCE

TRAFFIC LAYOUT PLAN

1" = 20'

RECEIVED

JAN 03 2002

HYDROLOGY SECTION

STATE OF NEW MEXICO

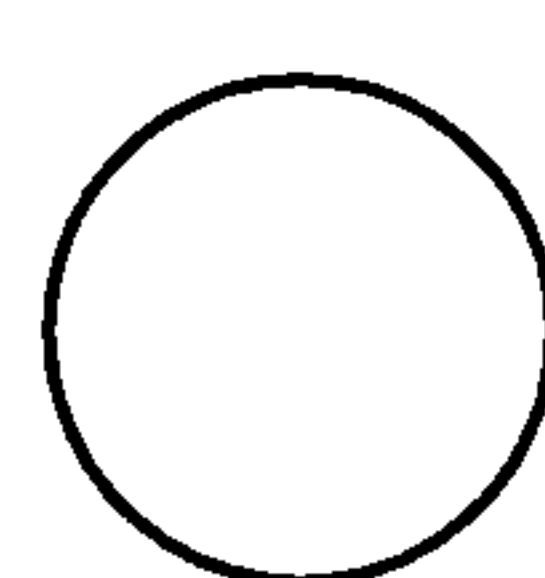
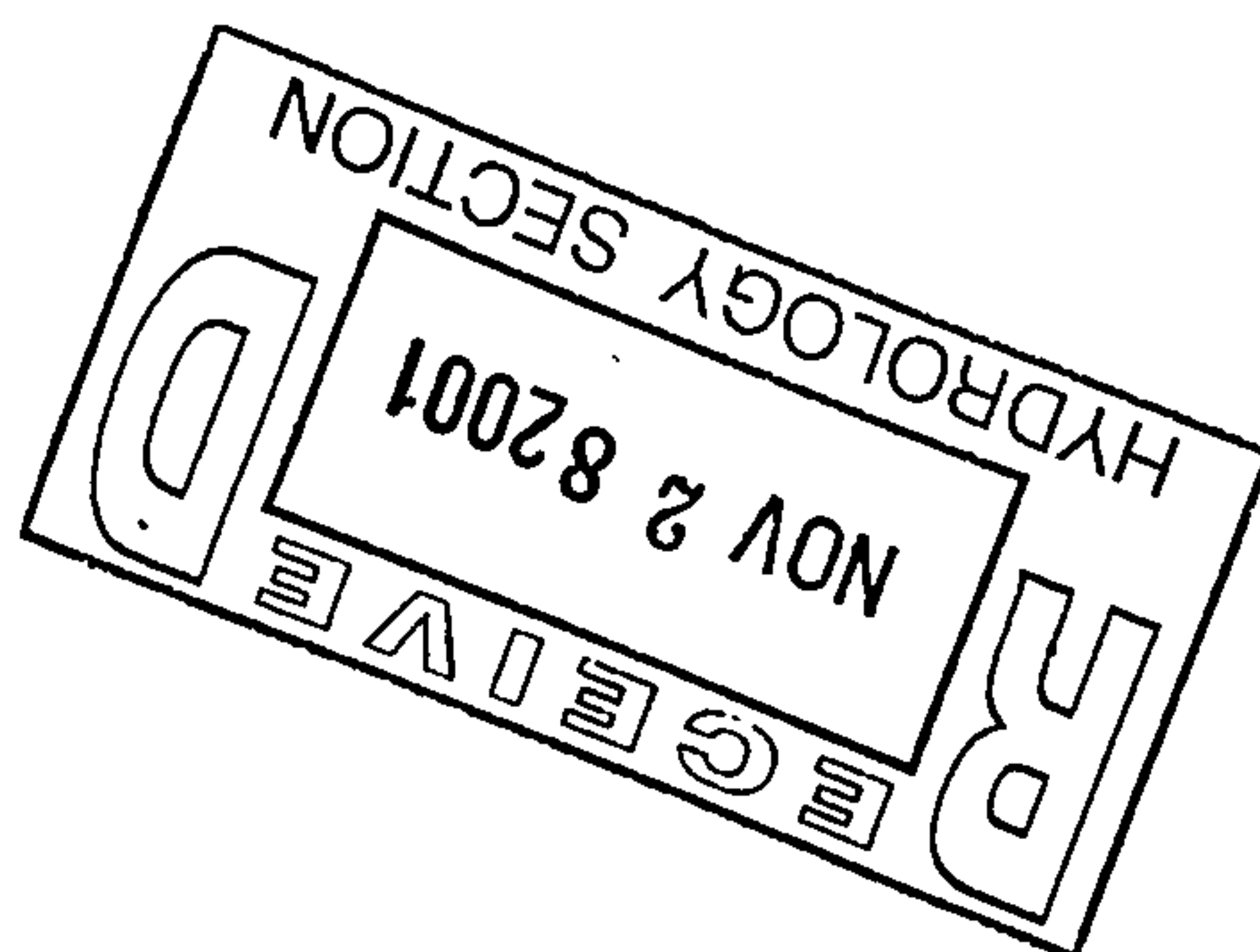
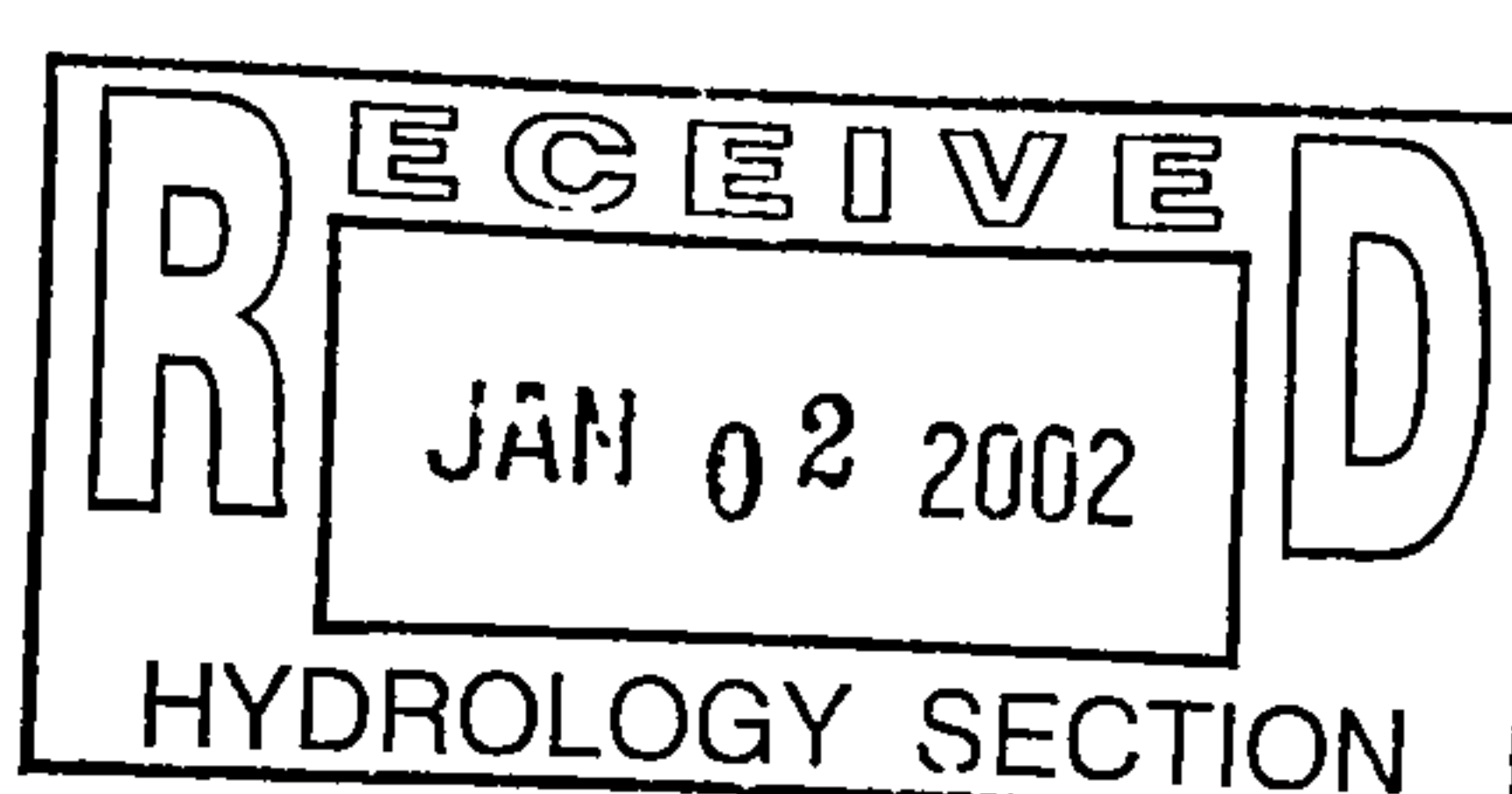
ROGER PINELL

No. 1102

ALBUQUERQUE, N. M.

REGISTERED ARCHITECT

1/8/02


$$1'' = 20'$$


11/28/01



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department  
Transportation Development Services Section***

May 15, 2003

Roger Cinelli, Registered Architect  
1716 San Patricio SW  
Albuquerque, NM 87104-1050

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Addition to Executive Drycleaners, [J-22/D25]  
1214 Juan Tabo NE  
Architect's Stamp Dated 05/08/03

Dear Mr. Cinelli:

The TCL / Letter of Certification submitted on May 12, 2003 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,

Nilo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

c: Engineer  
— Hydrology file —  
CO Clerk

**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

J-22/D25

**EXECUTIVE**

PROJECT TITLE: ADDITION TO DRY CLEANERS

DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ ZONE MAP/DRG. FILE #: J-22

WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 13A OF THE REPLAT OF ROYAL HEIGHTS

CITY ADDRESS: 1214 JUAN TABO N.E.

ENGINEERING FIRM: ADVANCED ENGINEERING

ADDRESS: 10205 SNOWFLAKE CT. N.W.

CITY, STATE: ABQ. N.M.

CONTACT: SHAHAB

PHONE: 899-5570

ZIP CODE: 87014

OWNER: SAM PARK

ADDRESS: 1214 JUAN TABO NE.

CITY, STATE: ABQ. N.M.

CONTACT: SAM

PHONE: 266-3231

ZIP CODE: 87112

ARCHITECT: ROGER CINELLI

ADDRESS: 1716 SAN PATRICIO S.W.

CITY, STATE: ABQ N.M.

CONTACT: ROGER

PHONE: 243-8211

ZIP CODE: 87104

SURVEYOR: ADVANCED ENGINEERING

ADDRESS \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: SHAHAB

PHONE: 899-5570

ZIP CODE: \_\_\_\_\_

CONTRACTOR: TALON CORP

ADDRESS: PO BOX 1000

CITY, STATE: TUCERAS, NM

CONTACT: JACK

PHONE: 281-1245

ZIP CODE: 87059

**CHECK TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT
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- ☐ CLOMR/LOMR
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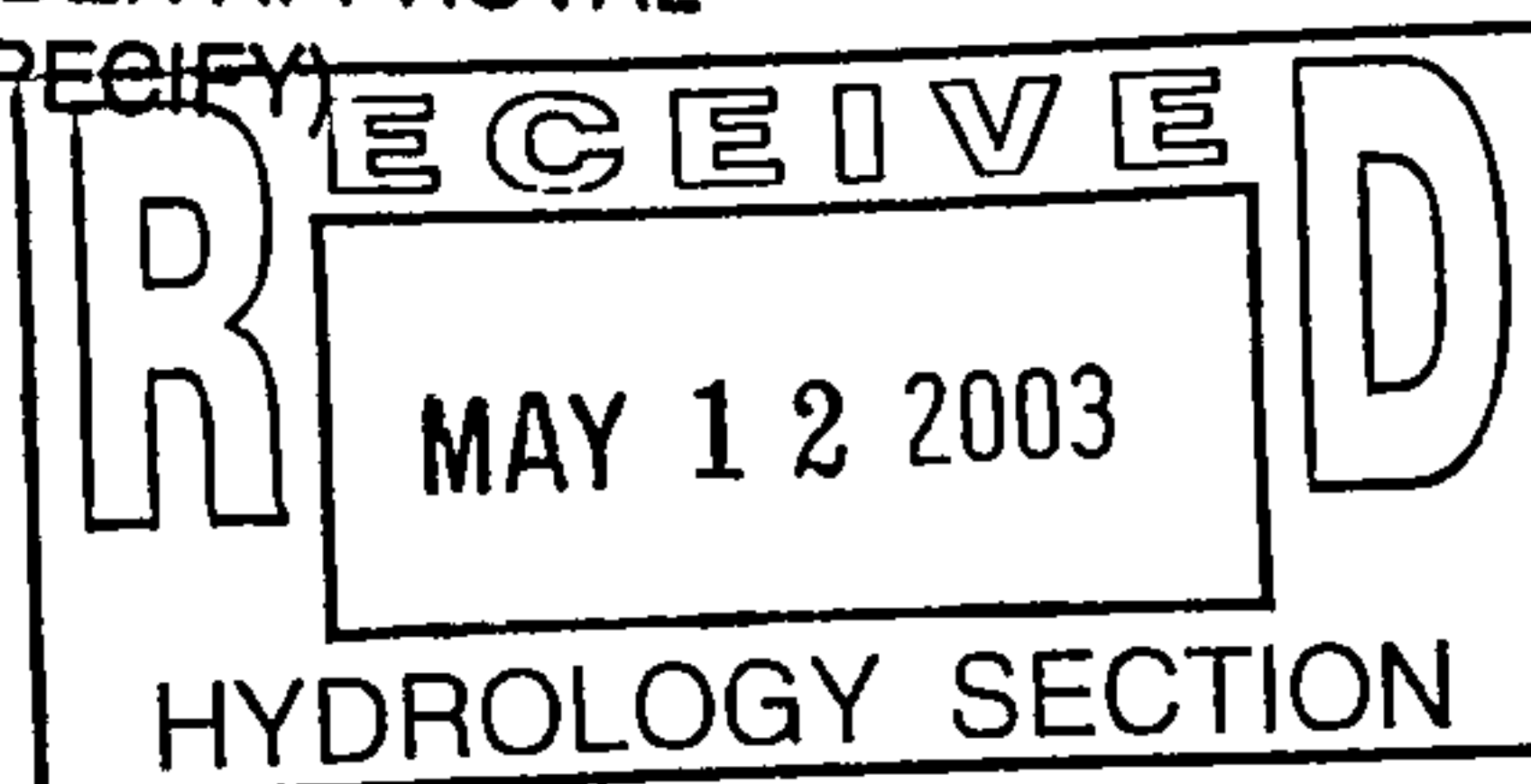
**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

5/12/03

DATE SUBMITTED: 5/9/03

BY: Roger Cinelli



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:

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# Cinelli

---

## ARCHITECTS

OFFICE (505) 243-8211 FAX (505) 243-8196

ROGER CINELLI & ASSOCIATES, INC. 1716 SAN PATRICIO S.W. ALBUQUERQUE, NEW MEXICO 87104-1050

5/8/03

CITY OF ALBUQUERQUE  
TRAFFIC ENGINEERING DEPARTMENT  
600 2<sup>ND</sup> ST. N.W.  
ABQ., N.M. 87102

RE: ADDITION TO EXECUTIVE DRY CLEANERS -1214 JUAN TABO N.E. – ABQ., N.M.

DEAR SIRs,

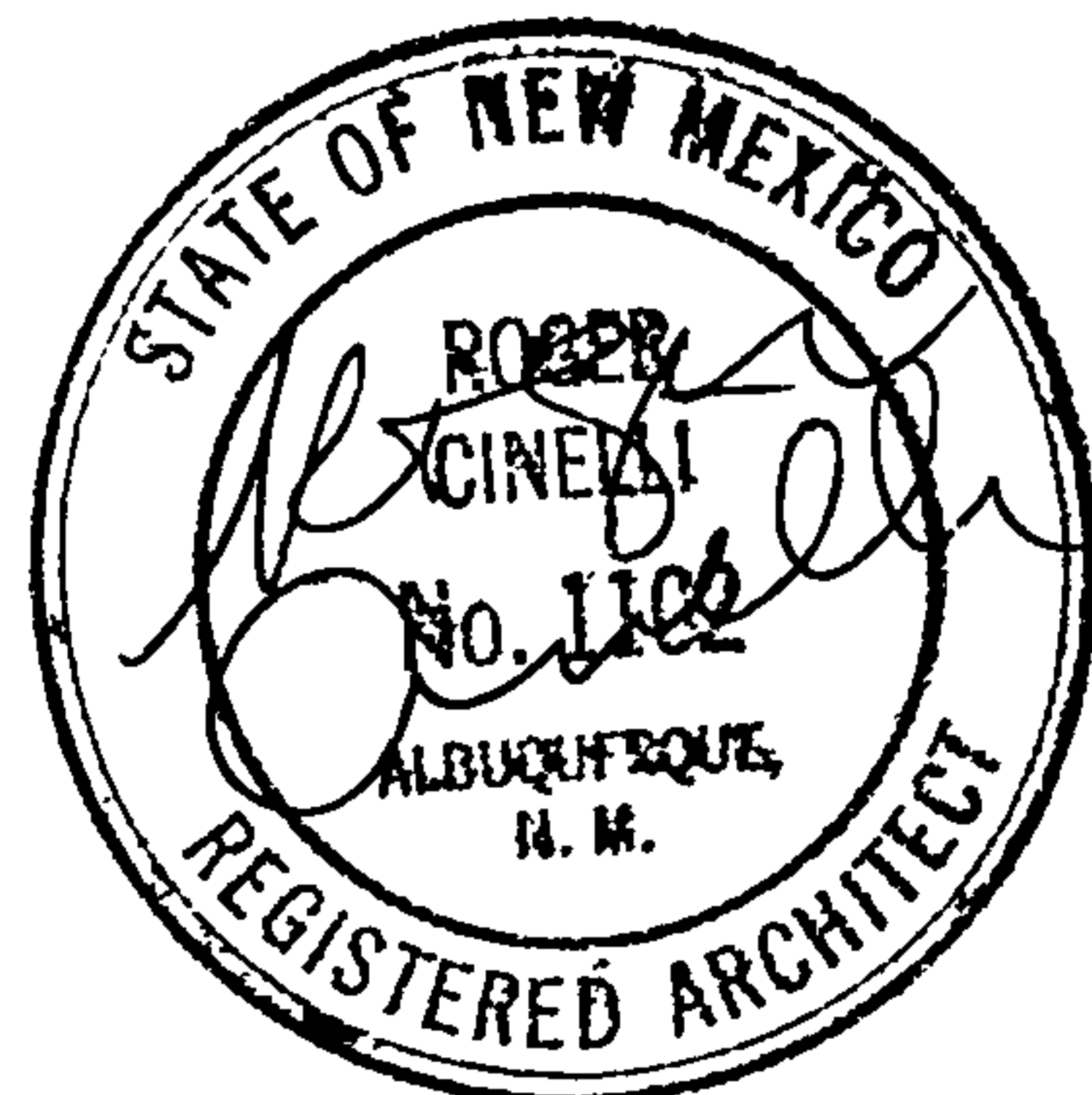
I HAVE REVIEWED THE REFERENCED SITE FOR COMPLIANCE TO THE APPROVED TRAFFIC CIRCULATION LAYOUT DATED 1/11/02.

I FIND THE SITE TO BE IN SUBSTANTIAL COMPLIANCE.

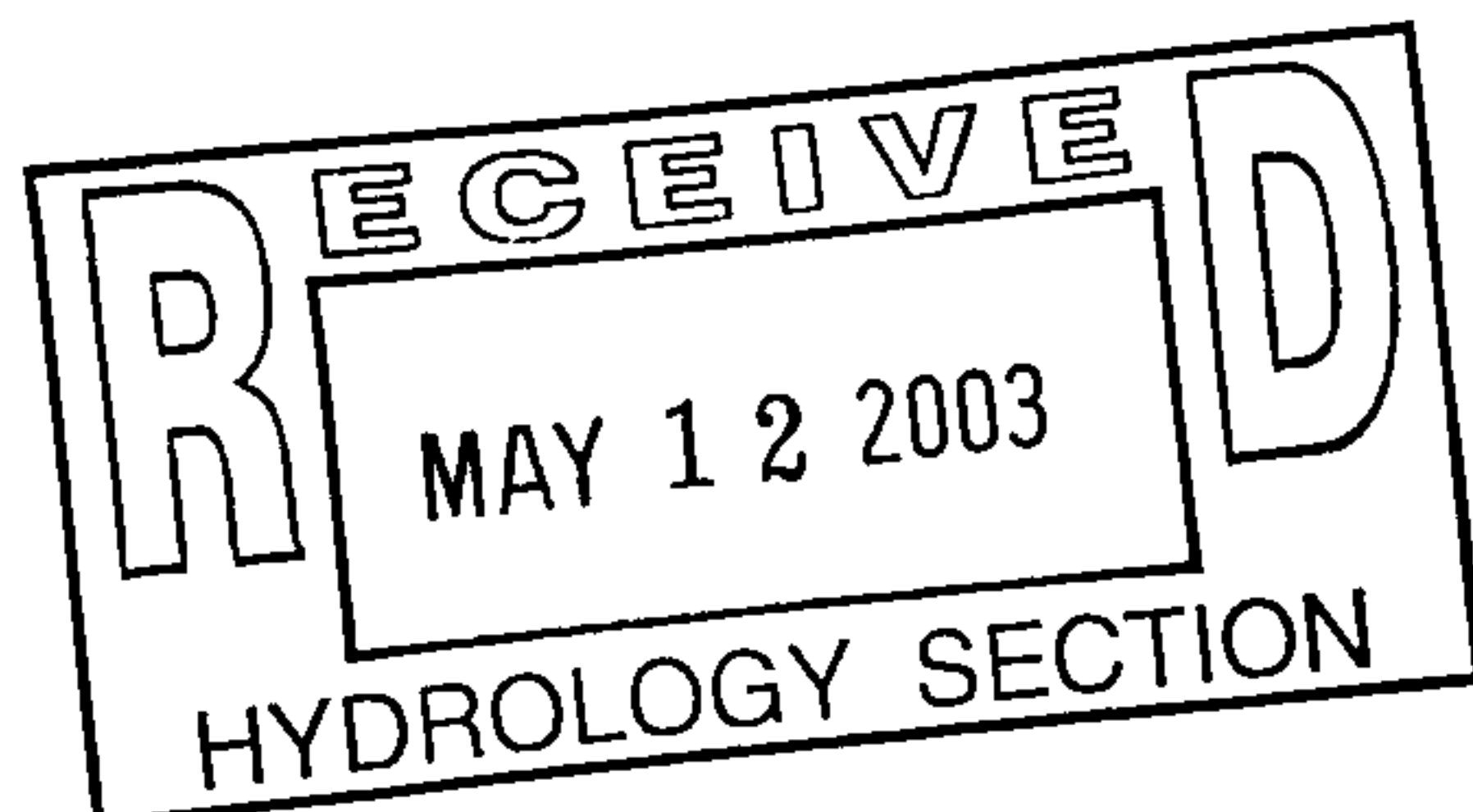
DO NOT HESITATE TO CONTACT ME IF YOU HAVE ANY QUESTIONS.

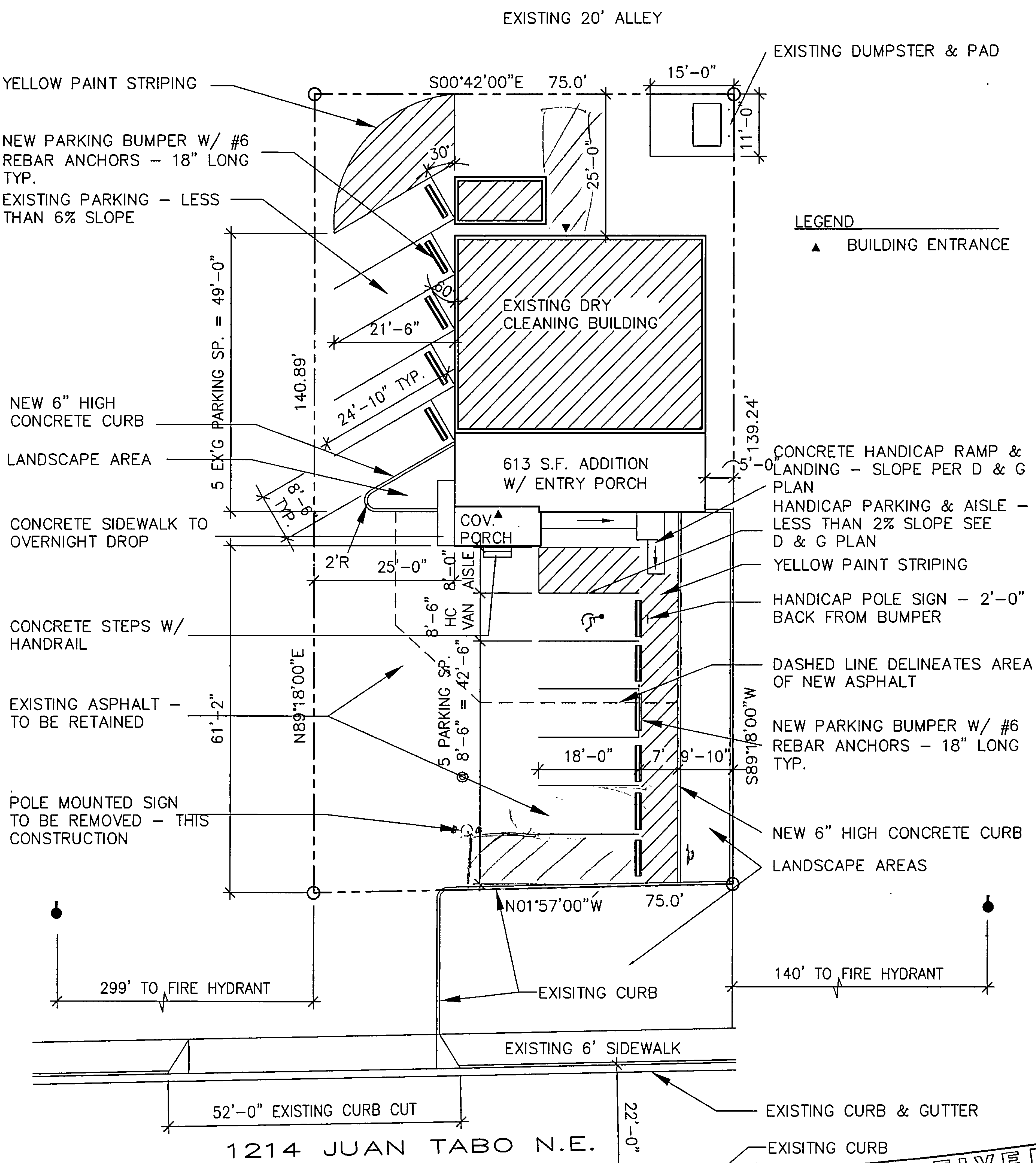
  
\_\_\_\_\_  
ROGER CINELLI  
ROGER CINELLI & ASSOCIATES INC.

CC: Sam Park



5-8-03





LEGEND  
▲ BUILDING ENTRANCE

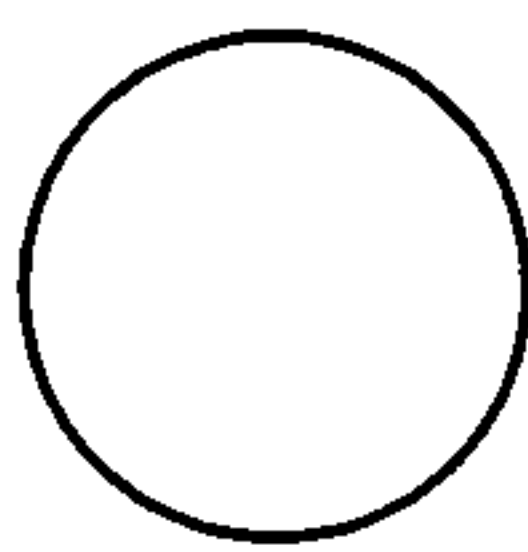
**TRAFFIC CIRCULATION LAYOUT  
APPROVED**

*[Signature]*  
Signed

1/11/02  
Date

**RECEIVED**  
MAY 12 2003  
HYDROLOGY SECTION

STATE OF NEW MEXICO  
ROGER KINLEY  
No. 1102  
ALBUQUERQUE, N. M.  
REGISTERED ARCHITECT



TRAFFIC LAYOUT PLAN

1" = 20'



1-11-02