

Planning Department Transportation Development Services Section

April 7, 2014

Sheldon Greer, P.E. GND, LLC 10224 Green River Pl. NW Albuquerque, NM 87114

Re:

Churches Chicken, 140 98th St.

Certificate of Occupancy – Transportation Development

Administrative Amendment dated 3-06-14 (K#9-D031B)

Certification dated 04-04-14

09

Dear Mr. Greer,

Based upon the information provided in your submittal received 04-04-14, Transportation Development has no objection to the issuance of a <u>Permanent Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>Permanent Certificate of Occupancy</u> to be issued by the Building and Safety Division.

PO Box 1293

Albuquerque

Transportation is asking for an electronic copy, in PDF format, of this certification for our records. This PDF file can be e-mailed to rmichel@cabq.gov. If you have any

questions, please contact me at (505)924-3630.

New Mexico 87103

Sincerely,

www.cabq.gov

Racquel M. Michel, P.E.

Senior Engineer, Planning Dept. Development and Building Services

C:

File

CO Clerk



APR 0 4 2014

LAND DEVELOPMENT SECTION

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

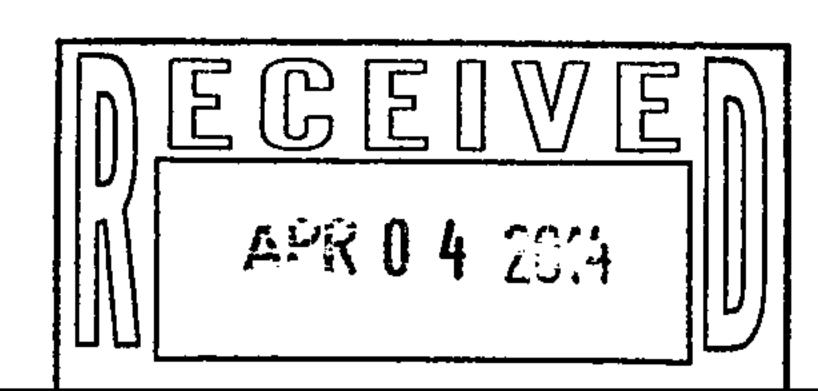
(REV 02/2013)

Project Title: Churches Charken Building Permit #:	
DRB#: 1004354 EPC#: BAA14AA-10005	Work Order!!: MA
Legal Description: LOT 3A KRANIA	
City Address: 140 98th 5t.	······································
Engineering Firm: GMD 12C	Contact: SHELDOW GREEK
Address: 10224 GREEN RIVER PL ALB 1814 87114	
Phone#: 505-264-0472 Fax#:	E-mail: Learecrocalas A. Com
	- 1:-mail: Begrecres surp.com Contact: Pefe Daskalos
Owner: Pete Daskalos KRANIA LLC	Contact: Pefe Daskalo 5
Address: 5321 Mouaul BLVP NE ALBIM 87110	2
Phone#: Fax#:	E-mail:
Architect: HAW ARCHITECTS	Contact:
Address: 2200 WILDER LAME MW ALB MM 87114	— — — — — — — — — — — — — — — — — — —
Phone#: 306-8238 Fax#:	E-mail: /
Surveyor: DAVID R VIGIL NORTH STAR BURV.	Contact: DAUID VIGIL
Address: 1240 Sunset Dr. 560	
Phone#: 877-5469 Fax#: —	E-mail:
Contractor:	Contact:
Address:	——————————————————————————————————————
Phone#: Fax#:	E-mail:
TYPE OF SUBMITTAL: CHECK TYPE OF APPROV	AL/ACCEPTANCE SOUGHT:
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DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D	
CONCEPTUAL G & D PLAN S. DEV. FOR BLDG. PERMI	
GRADING PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (ESC) FINAL PLAT APPROVAL	
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CLOMR/LOMR CERTIFICATE OF OCCUPA	
TRAFFIC CIRCULATION LAYOUT (TCL) FOUNDATION PERMIT AP	
ENGINEER'S CERT (TCL) BUILDING PERMIT APPRO	
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SO-19 WORK ORDER APPROVAL	
OTHER (SPECIFY) GRADING CERTIFICATION	
G_{ℓ}	
	py Provided
DATE SUBMITTED: 4/4/14 By: SHELDON SLEE!	
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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 followin

- Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- Draiuage Plans: Required for building permits, grading permits, paving pennits and site plans less than five (5) acres
- Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than I-acre than are part of a larger common plan of development





10224 Green River Pl. NW ◊ Albuquerque, New Mexico 87114

TRAFFIC CERTIFICATION LETTER

I, SHELDON GREER, NMPE 17154, OF THE FIRM GND LLC CONSULTING ENGINEERS, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 3-6-2014. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY DAVID R. VIGIL OF THE FIRM NORTH STAR SURVEYING. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4/3/14 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 THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER

PURPOSE.

-SHELDON GREER, NMPE 17154

Date



January 7, 2014

Sheldon E. Greer, P.E. GND LLC 10224 Green River Pl Albuquerque, NM 87114

Churches Chicken, 140 98th St NW Re:

Request for Permanent C.O.

Architect's Stamp Date: 06-04-13 (K-09/D031B)

Certification Date 12-27-13

Dear Mr. Greer,

Based on the Certification received 12/31/2013, the site is acceptable for release of 90 Day Temporary Certificate of Occupancy by Transportation. The following items have to be addressed prior to acceptance of Final Certification of Occupancy:

PO Box 1293

Albuquerque

• The entrance modifications deviated from the approved site plan which has created a safety issue. Drivers entering the shopping center can drive over the curb and over the landscaping area and possibly hit a fire hydrant. Some striping may help with this safety issue.

The trash enclosure was rotated in such a way where some parking spaces will be lost.

The ATM machine was located where it was designated for parking spaces which also created more elimination of parking spaces.

New Mexico 87103

- Some on-site parking orientation was changed.
- There originally approved site plan must be amended and approved to reflect the latest changes.

www.cabq.gov

If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.

Principal Engineer, Planning Dept. Development and Review Services

email



Planning Department

Development & Building Services Division

LAND DEVELOPMENT SECTION! DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Churches Chicken	Building Permit#: City Drainage #: <u> K64/D</u> 03/
DRB#: 1004354 EPC#: 13A	4-10224, 13AA-10223 Work Order#: N/A
Legal Description: LOT 3A Kran!	
City Address: 140 98 7h 54. 141)	······································
Engineering Firm: (5N) LLC	Contact: SHELDON SREER
Address: 10224 GREEN RIVER PL	
Phone#: 505-264-0472 Fax#:	E-mail: <u>segreer pswep.com</u>
Owner: Pete Daskalos	Contact: Pete Drs Lasos
	ALB MM 87110
Phone#: 305-480-1935 Fax#:	E-mail: Incomuniko has kalos,
Architect: Han Archofects	ALB WM 87114 Contact: <u>SCHARLES WILDER</u>
Address: 2200 Wilder Lane Nat Phone#: 305-306-8238 Fax#:	7425 ~~~ 0 717 7 E-mail:
	- MAR HURSEY WIG Contact: DAVID VIGII
	-B HM 8705
Phone#: 505 877 - 5469 Fax#:	E-mail:
Contractor: lete Oxx La 105	Contact: Pete Das Kalos
Address: Love A5 Above	
Phone#: Fax#:	E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPANCY (PERM)
CLOMR/LOMR	CERTIFICATE OF OCCUPANCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT APPROVAL
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPROVAL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVAL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes X No Copy Provided
DATE SUBMITTED: 12/31/3	
	By: SHELDON GREER

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 followin

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- Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



CONSULTING ENGINEERS

10224 Green River Pl. NW ◊ Albuquerque, New Mexico 87114 Phone: 505-264-0472 ◊ Email: segreer@swcp.com

TRAFFIC CERTIFICATION LETTER

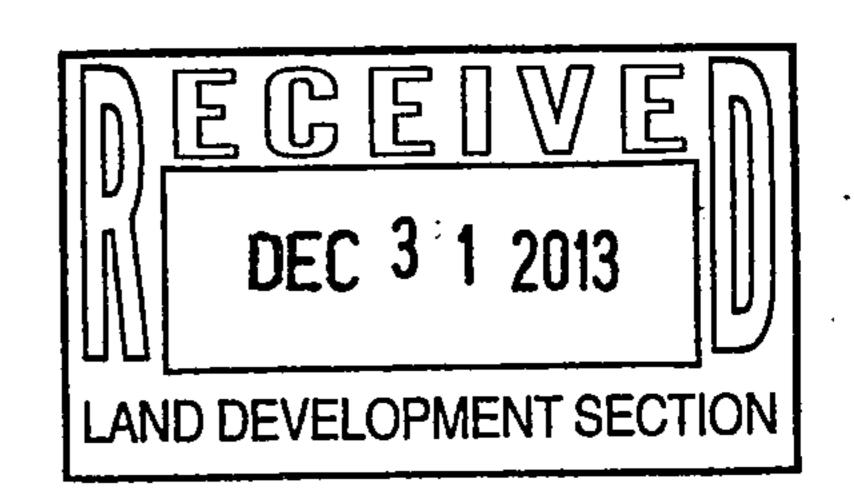
I, <u>SHELDON GREER</u>, NMPE <u>17154</u>, OF THE FIRM <u>GND LLC CONSULTING ENGINEERS</u>, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED ______. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY <u>DAVID R. VIGIL</u> OF THE FIRM <u>NORTH STAR SURVEYING</u>. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/27/13 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 <u>CERTIFICATE OF OCCUPANCY</u>.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

PROFESS!

SHELDON GREER, NMPE 17154

12/27/13 Date



January 2, 2014



Sheldon E. Greer, P.E. GND LLC 10224 Green River Pl Albuquerque, NM 87114

Re: Churches Chicken, 140 98th St NW

Request for Permanent C.O. - Accepted

Engineer's Stamp dated: 08-22-13 (K-09/D031B)

Certification dated: 12-27-13

Dear Mr. Greer,

Based on the Certification received 12/31/2013, the site is acceptable for release of Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to: rrael@cabq.gov.

PO Box 1293

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Shahab Biazar, P.E.

Principal Engineer, Planning Dept. Development and Review Services

RR/SB

C: CO Clerk—Katrina Sigala

email



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

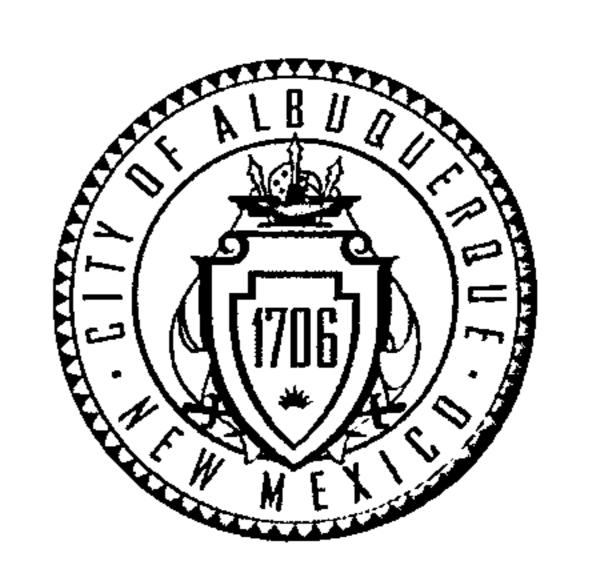
(REV 02/2013)

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DEC 3 1 2013		
LANE	DEVELOPMENT SECTION	

Project Title: Churche 5 Chicken	Building Permit#: City Drainage #: K09/1003/2
	14A-10224, 134x-10223 Work Order#: N/A
Legal Description: 40T 3A Krania	
City Address: 140 984 3t. NW	
Engineering Firm: しんり ムレC	Contact: SHELDON GREEK
Address: 10224 GREEN RIVER PL	ALB NM 87114
Phone#: 505-264-0472 Fax#: c	E-mail: <u>segreor a swep, con</u>
Owner: Peter Daskalos KRAMI	A 22C Contact: Pete Das Kalos
Address: <u>5321 Menant BLVD.</u>	
Phone#: 505-480-1935 Fax#:	E-mail: Imocor wick @ Los Kalos di.
Architect: Ht 20 Arch: Facts	Contact: SCHARLES 1312 DER
Address: 2200 Wilder Lame NW) Phone#: 505-306-8238 Fax#:	1425 194 87114 E-mail:
Surveyor: David RVigil HORTH	STAR SULVEYING Contact: DAVID VIGIT .
Phone#: 505 - 877 - 5469 Fax#:	#UB X/M 87705 E-mail:
Contractor: Pete Diskalos Address: 5321 Henaul BIVD NE	ALB MM 87110 Contact: Pote Daskalos
Phone#: 505 - 480 - 1935 Fax#:	E-mail:
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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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August 27, 2013

Sheldon Greer, P.E.
GND, LLC Consulting Engineers
10224 Green River Place. NW.
Albuquerque, NM 87114

Re: Lot 3, KRANIA, 140 98TH St.
Grading and Drainage Plan
Engineer's Stamp dated 8-22-13 (K09/D031B)

Dear Mr. Greer,

Based upon the information provided in your submittal received 8-22-13, the above referenced Grading and Drainage Plan is approved for Building Permit based on the following conditions:

PO Box 1293

Albuquerque

- Curb opening may be needed north of the depressed landscaping area near the sidewalk.
- Trash enclosure should drain to the center of the enclosure to a floor drain. From there the runoff should drain to an oil water separator and then to the sewer system.
- Handicap parking must be constructed with a maximum cross slope of 2%.

New Mexico 87103

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certi`fication per the DPM checklist will be required.

www.cabq.gov

If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C: e-mail



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

	(REV 02/2013)	
Project Title: Lot 34-3B-4A CH	#XCHES CH (CKEN) Building Permit #:	City Drainage #: K09 D0 3
, laura	<u>C</u> #;	Work Order#:
Legal Description: LOTS 3A 3-B	LND H-A KRANIA B	EINIGE A REPLAT OF
City Address: 1075 3 AND 4		
Engineering Firm: (311), LLC		
Address: 10224 GREEN LIVER		
Phone#: 505 Z64 0472 Far	x#:	E-mail: BEGSEER B STUCK COM
Owner: Pete Daskalos		Contact:
Address: 5319 Mennel BlV	D. NE	
Phone#: 883-4131 Fax	x#: 883-4134	E-mail: Dete daskalas
Architect: # Hall + Wilde		Contact: Scharles Wilder
Address:		
Phone#: Fax	x#:	E-mail: holpusvider egua: 1.
Surveyor: Surveyor:		Contact: Russ Augg
Address: 9384 Valley View	Dr. Albuquerque MM	87114
Phone#: 505-897-3366 Fax		E-mail: russhuggeswortek.com
Contractor:		Contact:
Address:		-
	x#:	E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROV	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	TEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APP	ROVAL 同同了VIED
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	APPROMALE US LE LI VI LE IIII
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERM	IT APPROMAL AUG 2 2 2013
K GRADING PLAN	SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPA	ANCY (PILIAM) DEVELOPMENT SECTION
CLOMR/LOMR	CERTIFICATE OF OCCUPA	ANCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT AP	PROVAL
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPRO	DVAL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROV	AL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAI	L ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION	NOTHER (SPECIFY)
THE A DEED TO TOTAL ACTIONS TO A TOTAL ACTIONS		ana Duanidad
WAS A PRE-DESIGN CONFERENCE ATTENDED		opy Provided
DATE SUBMITTED: 8/22/13	By: 54ELDON SE	LEER 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 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
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

	(REV 02/2013)
Project Title: Churches Chicke	Building Permit #: City Drainage #: 40900318
DRB#: 1004354 EPC#: 13A	4-10224 , 13AA -10223 Work Order#:
Legal Description: LOT 34, Krania	
City Address: 140 98 4 54. MW	
Engineering Firm: SHD, LLC	Contact: SIFELD ON GREER
Address: 10224 62EE2/ RIVER P	2 ALB NH 87114
Phone#: <u>505-264-0472</u> Fax#:	E-mail: <u>Segreer Buch.co</u> w
Owner: Pefe Daskalos KRAN	Contact: Pete Das Kalos
Address: 5321 MENAUL BLVD NE	ALB NH 87/10
Phone#: 505-410-1935 Fax#:	E-mail: moormieke hekales.
Architect: HIW Architects	Contact: Béliarles Wilder
Address: 2200 Bilder Lane NW	
Phone#: 505-306-8238 Fax#:	E-mail:
Surveyor: Burtek Inc.	Contact: Russ Huss
Address: 9384 Valley View Dr	ALB BAH \$7114
Phone#: 897-3366 Fax#:	E-mail:
Contractor:	Contact:
Address:	
Phone#: Fax#:	E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	
M DRAINAGE PLAN 1st SUBMITTAL	SIA/FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	AZO DEV COD DI DO DEDIVIT ADDDOVIA (=) (=) (=) (-)
X GRADING PLAN	SECTOR PLAN APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPANCY (PERM) JUN 2 5 2013
CLOMR/LOMR	CERTIFICATE OF OCCUPANCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT APPROVAL
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPROVAL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVAL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes X No Copy Provided
DATE SUBMITTED: 6-25-13	By: SHELDON GREER V.E.

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