

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 14, 2010

Joseph F. Simons, Jr., Registered Architect
Simons Architecture.Com
PO Box 67408
Albuquerque, NM 87193-7408

Re: Certification Submittal for a Permanent Building Certificate of Occupancy
(C.O.) for Burger King, [K-09 / D033A]
111 98th St. NW
Engineer's Stamp Dated 12/13/10

Dear Mr. Simons:

Based upon the information provided in your submittal received 12-14-10, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

Sincerely,


Nijo 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



PO Box 67408
ALBUQUERQUE, NM 87193-7408
JFS @ SIMONSARCHITECTURE.COM

505.480.4796 VOICE

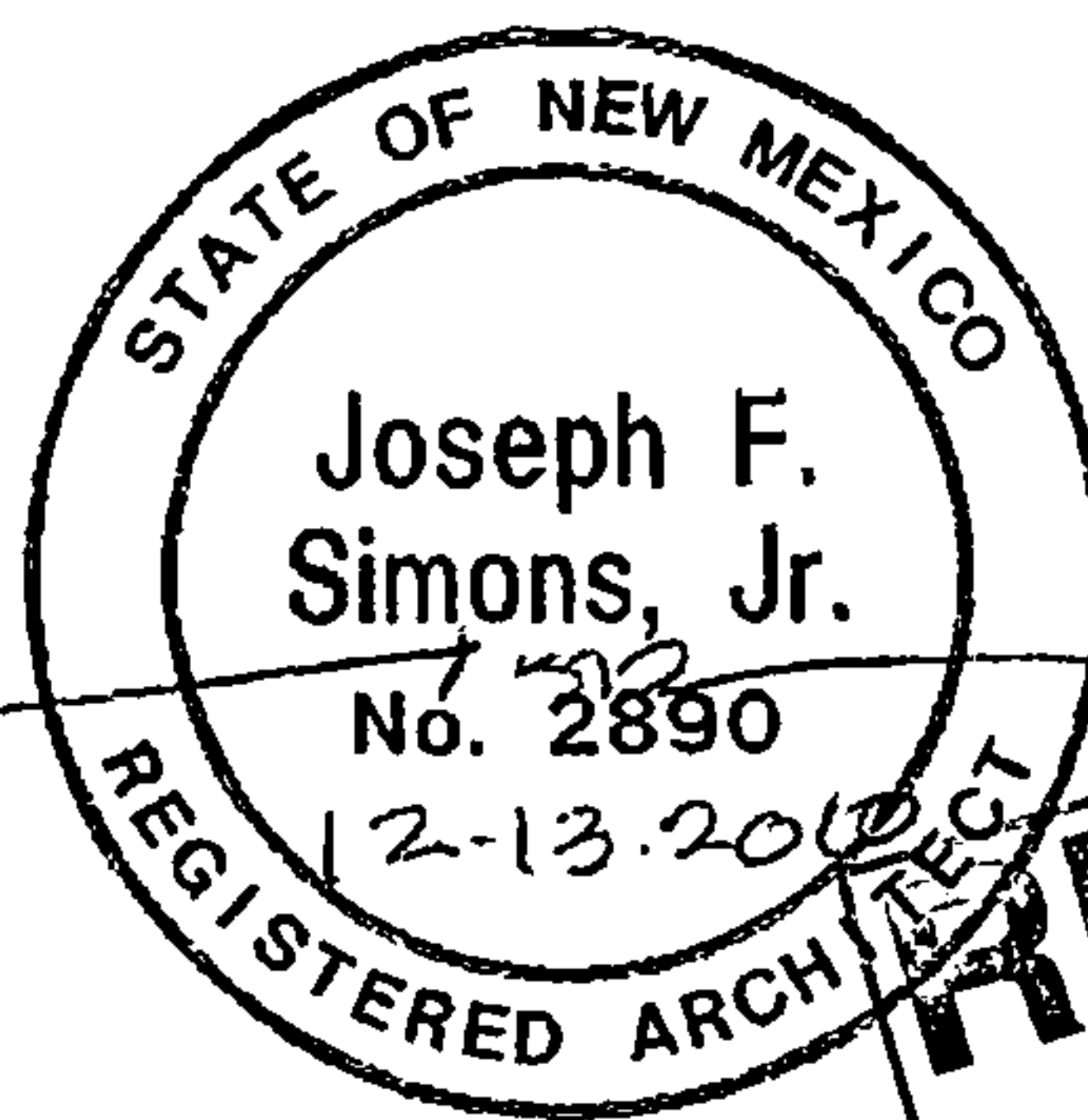
December 13, 2010

TRAFFIC CERTIFICATION

I, JOE SIMONS JR., NMRA 002890, OF THE FIRM SIMONS ARCHITECTURE PC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 7/01/2010. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOE SIMONS JR., OF THE FIRM SIMONS ARCHITECTURE. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/13/2010 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 (PERMANENT). ANY ALTERATIONS TO THE APPROVED TCL IS NOTED IN RED ON THE ATTACHED PLAN AND IS NOTED AS FOLLOWS:

THERE ARE NO ALTERATIONS FROM THE APPROVED DRB TCL FOR LOT 3, NORTHEAST CORNER OF 98TH STREET AND CENTRAL AVENUE, ADDRESS 111 98TH STREET, ALBUQUERQUE, NM.

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.



RECEIVED

DEC 14 2010

HYDROLOGY
SECTION

Signature of Engineer or Architect

12.13.2010

Date

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Burger King ZONE MAP: K-0910033A
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 3 Northeast corner of 98th Central
 CITY ADDRESS: 111 98th St NW

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

OWNER: Tom McCallum CONTACT: Tom
 ADDRESS: PO Box 14903 PHONE: 263-6965
 CITY, STATE: Alb NM 87191 ZIP CODE: 87191

ARCHITECT: Joe Simpson CONTACT: Joe
 ADDRESS: PO Box 67408 PHONE: 480-4796
 CITY, STATE: Alb NM 8 ZIP CODE: 87193

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

CONTRACTOR: PJ Developments Inc CONTACT: PJ
 ADDRESS: PO Box 14903 PHONE: 263-6965
 CITY, STATE: Alb NM ZIP CODE: 87191

TYPE OF SUBMITTAL:

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

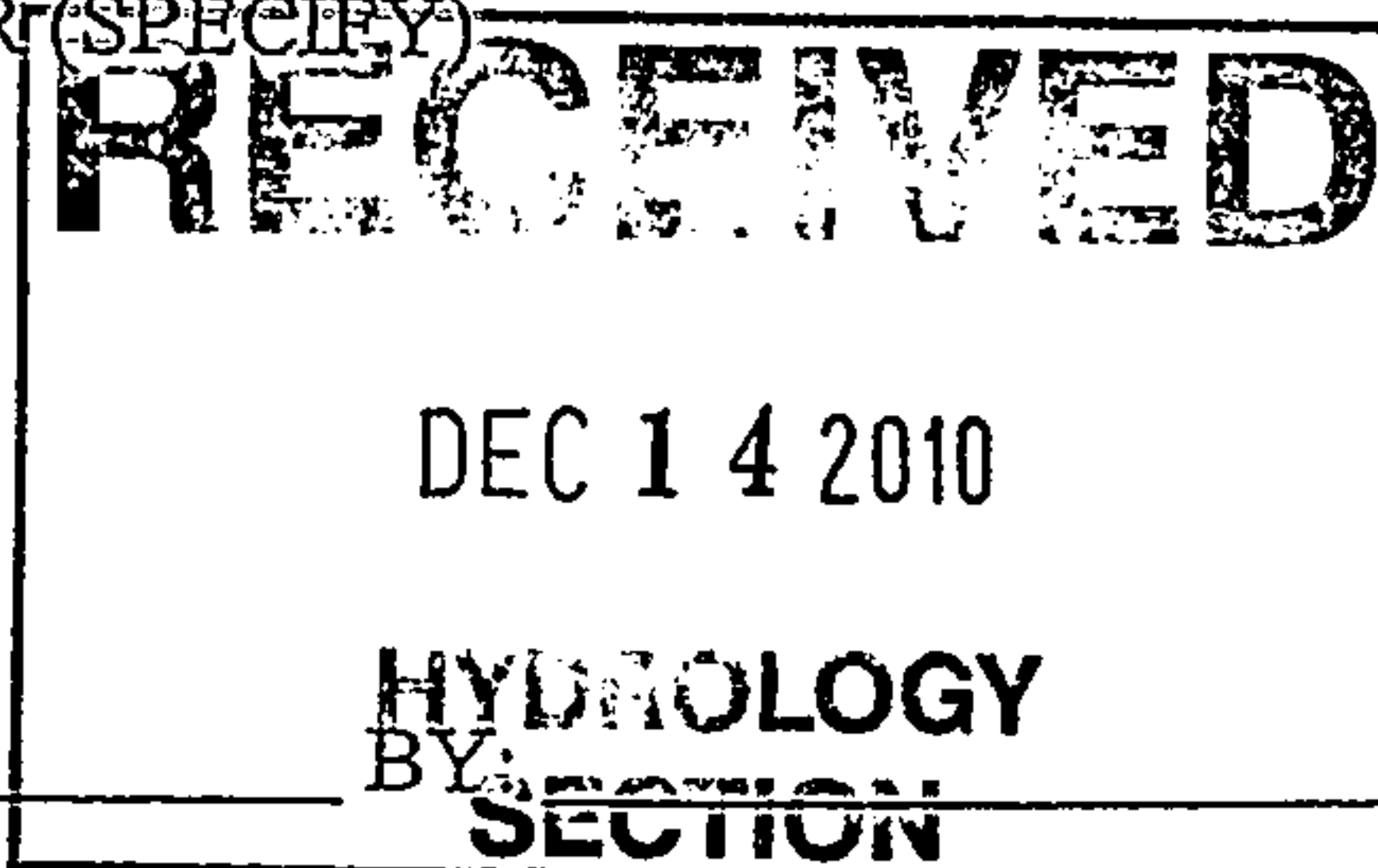
CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 12/14/10



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



December 13, 2010

Jean J. Bordenave, P.E.
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87199

**Re: Burger King – lot 3 Volcano Point, 111 98th St. NW,
Request for Permanent Certificate of Occupancy - Approved
Engineer's Stamp dated 5-26-10, (K-09/D033A)
Certification dated 12-13-10**

Dear Mr. Bordenave,

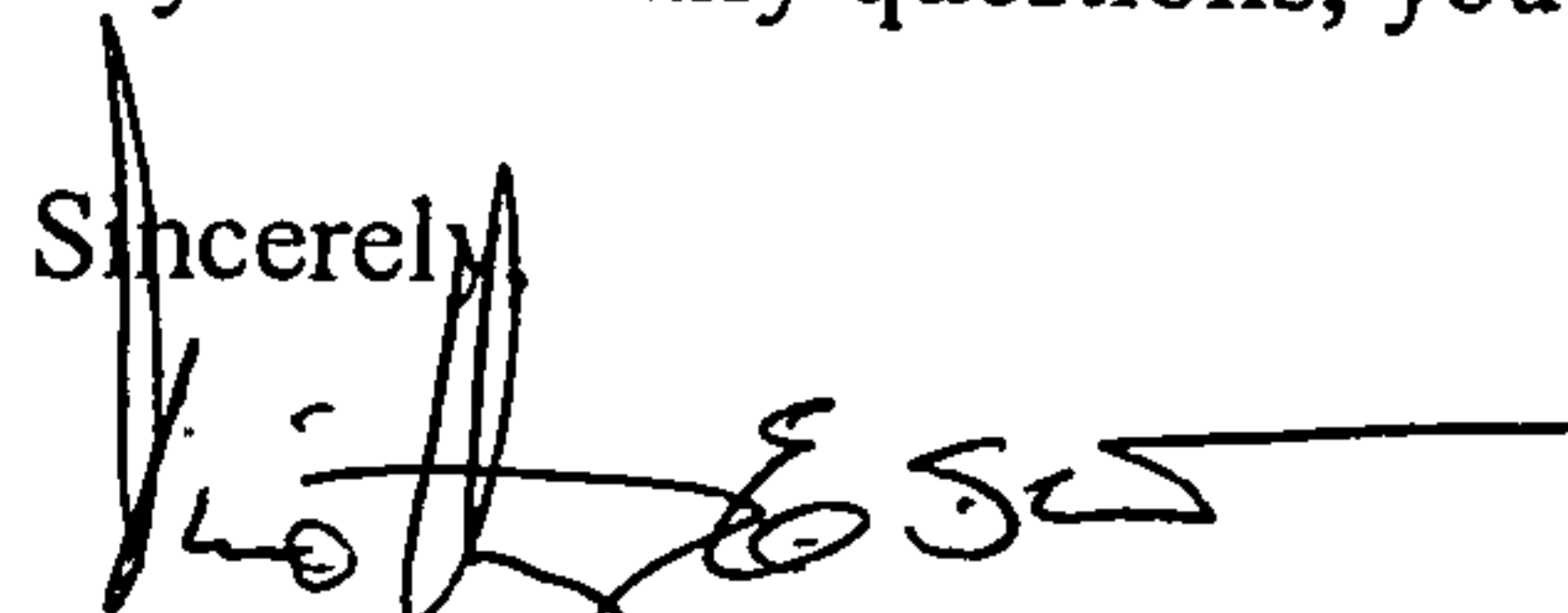
Based upon the information provided in the Certification received 12-13-10, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

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

Sincerely,

Albuquerque


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

NM 87103

www.cabq.gov

C: CO Clerk—Katrina Sigala
bb Bradley L. Bingham
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: Burger King ZONE MAP: K09/D-33A
DRB#: 1003794 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 1B-5, Paradise North Subdivision
CITY ADDRESS: 111 98th St NW

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave
ADDRESS: PO Box 91194 PHONE: 823-1344
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Burger King CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Simons Architecture CONTACT: J. Simons
ADDRESS: PO Box 67408 PHONE: 243-8100
CITY, STATE: Albuquerque, NM ZIP CODE: 87193-7408

SURVEYOR: B&C Lay-out Services CONTACT: C. Scannell
ADDRESS: 217 Valley High SW PHONE: 889-8056
CITY, STATE: Albuquerque, NM ZIP CODE: 87105

CONTRACTOR: P J Development CONTACT: P. Joseph
ADDRESS: PO Box 14903 PHONE: 263-6965
CITY, STATE: Albuquerque, NM ZIP CODE: 87191

TYPE OF SUBMITTAL:

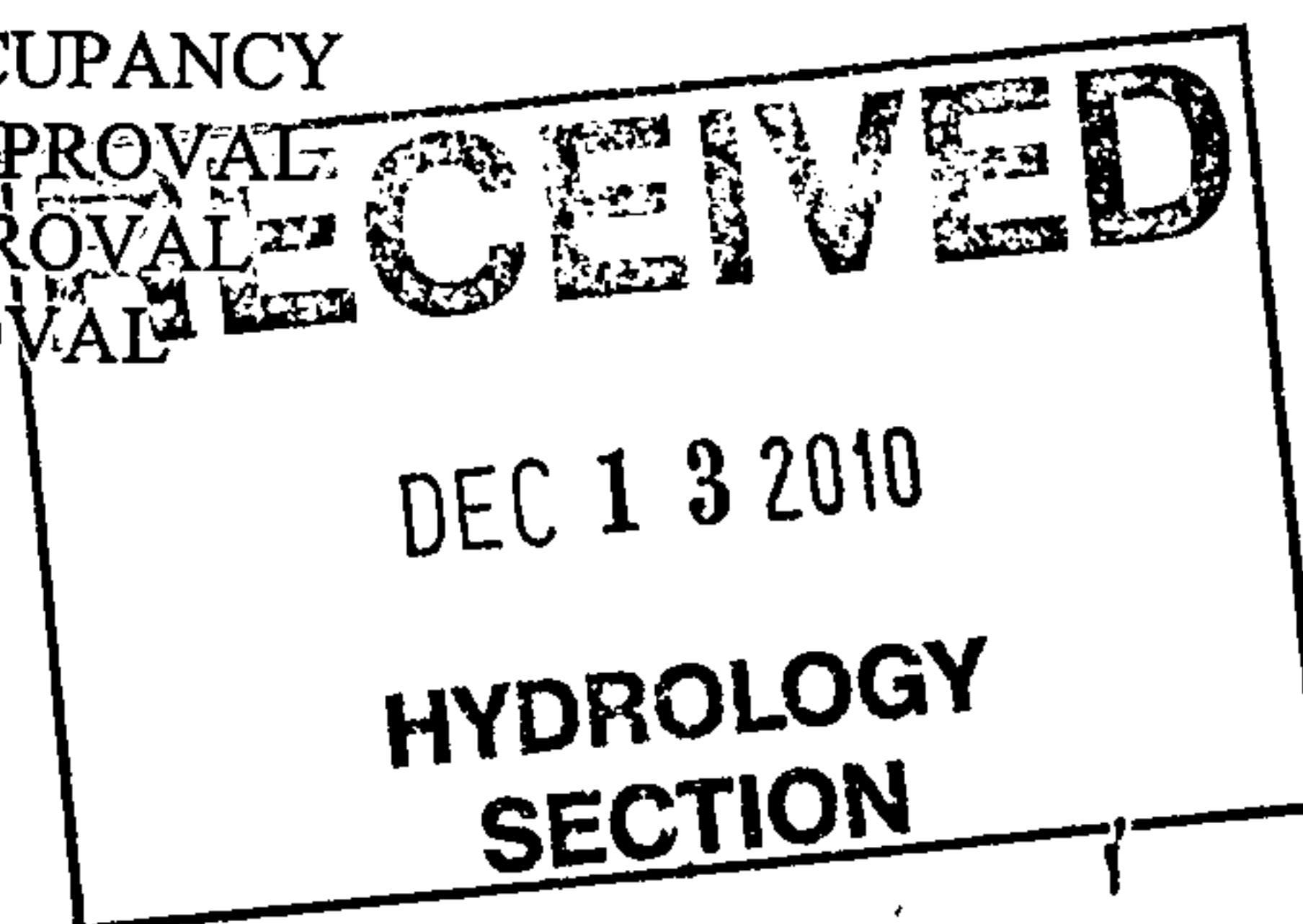
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

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☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
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☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

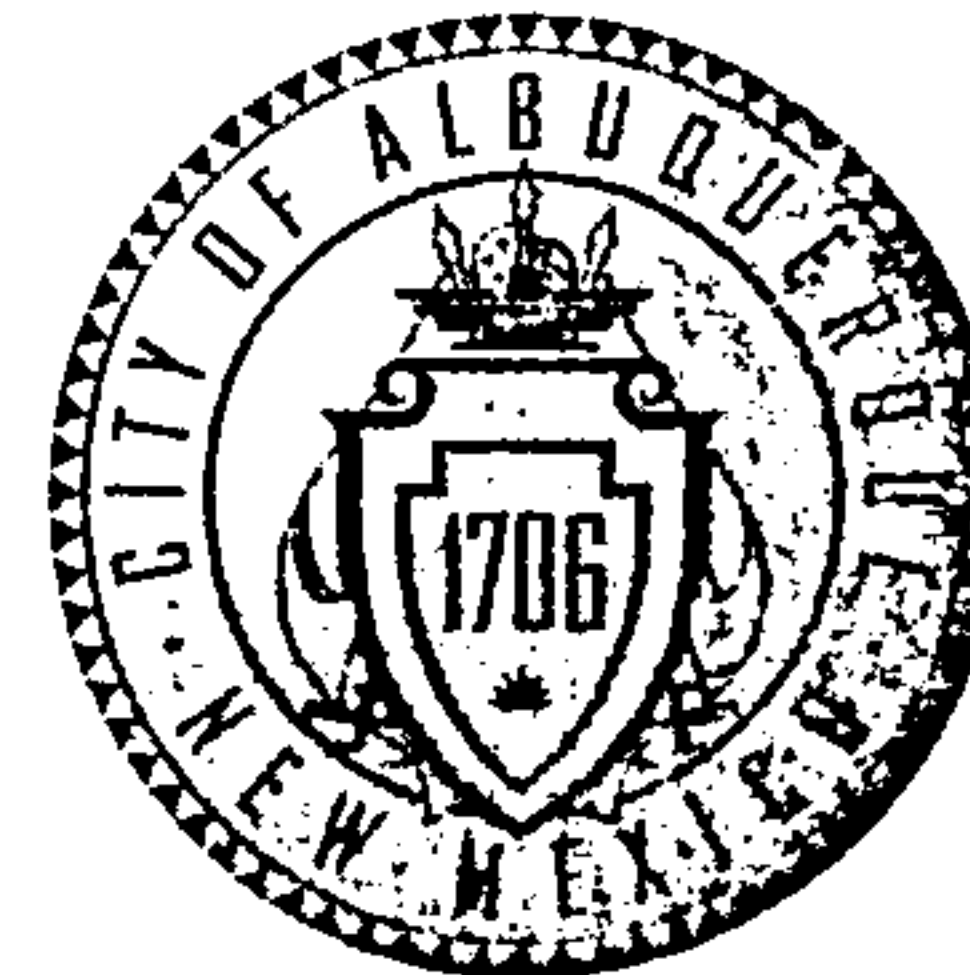


DATE SUBMITTED: December 13, 2010 BY: Jake Bordenave

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CITY OF ALBUQUERQUE



December 10, 2008

Ronald R. Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**Re: Lot 3, Volcano Point Shopping Center Grading and Drainage Plan
Engineer's Stamp dated 11-18-08 (K9-D33A)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 11-18-08, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, prior to Certificate of Occupancy release, Engineer Certification of the grading plan per the DPM checklist will be required.

PO Box 1293

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

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

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

C: file

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TIERRA WEST, LLC

November 18, 2008

Mr. Bradley Bingham, PE
Senior Engineer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: VOLCANO POINT SHOPPING CENTER – LOT 3

Dear Mr. Bingham:

Attached is the Grading and Drainage Plan for Lot 3 of the Volcano Point Shopping Center located at the northwest Corner of 98th and Central. Lot 3 is not affected by the emergency outfall from the pond located directly west of Lot 4, therefore we are submitting it separate from Lot 4. Proposed grading information for Lot 4 is being shown for reference only. A detailed report for Lot 4 will be submitted at a later time addressing the grading and drainage for the Lot along with updated analysis of the pond. Lot 3 is in compliance with and follows the allowed discharge for the overall center. This submittal provides additional grading detail for the pad for Building Permit.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Douglas Peterson

JN: 28065
RRB/JC/cla