

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 2, 2004

Daniel Herr, R.A.

JLS Architects
1600 Rio Grande NW
Albuquerque, NM 87104

Re: 2300 Central Building Renovation, 2300 Central Ave. SE, Traffic Circulation

Layout

Architect's Stamp dated 3-30-04 (K16/D41)

Dear Mr. Herr,

Based upon the information provided in your submittal received 1-12-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

• The number of parking spaces required by the zoning code is greater than the proposed number of parking spaces. If zoning has allowed this project to have fewer than the required number of spaces, please include a copy of this waiver.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Wilfred A. Gallegos, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: file



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 13, 2004

Daniel Herr, R.A.

JLS Architects
1600 Rio Grande NW
Albuquerque, NM 87104

Re: 2300 Central Building Renovation, 2300 Central Ave. SE, Traffic Circulation Layout

Architect's Stamp dated 1-12-04 (K16/D41)

Dear Mr. Herr,

Based upon the information provided in your submittal received 1-12-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces. If zoning has allowed this project to have fewer than the required number of spaces, please include a copy of this waiver.
- 2. Please list the width for all parking spaces.
- 3. Show a detail of the proposed driveway to demonstrate its ADA compliance.
- 4. Define width of the proposed sidewalk.
- 5. What is the distance from the edge of the ramp to the edge of the sidewalk?
- 6. Work within the public right of way requires a work order with DRC approved plans.
- 7. List the width of the handicapped spaces (minimum of 8.5 feet in width).
- 8. Please call out which City Standards are to be used.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Wilfred A. Gallegos, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: file



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 19, 2004

Daniel Herr, R.A.

JLS Architects

1600 Rio Grande NW

Albuquerque, NM 87104

Re:

2300 Central Building Renovation, 2300 Central Ave SE, Traffic Circulation Layout

Architect's Stamp dated 4-13-04 (K16/D41)

Dear Mr. Herr,

The TCL submittal received 4-15-04 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.

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 <u>Drainage and Transportation Information Sheet</u> 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 <u>Drainage and Transportation</u> <u>Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal D. Metro

Engineering Associate, Planning Dept. Development and Building Services

9/25

cc:

file

DRAINAGE AND TRANSPORTATI		FORMATION SHEET
(REV. 1/28/20)03rd)	K-16/D41
PROJECT TITLE: 2300 Central Building Renovation DRB #: N/A EPC#:N/A		ZONE MAP/DRG. FÍLE #: <u>K-16</u> WORK ORDER#: <u>N/A</u>
LEGAL DESCRIPTION: Lots 1, 2 &3, Block 8,, University Heights Subdiv	<u>vision</u>	(Resubmittal)
ENGINEERING FIRM: N/A ADDRESS: CITY, STATE:		CONTACT: <u>N/A</u> PHONE: ZIP CODE:
OWNER: Harvard Mall Partners ADDRESS: 215 3 rd Street CITY, STATE: Albuquerque, NM	-	CONTACT: <u>Kino James</u> PHONE: <u>878-0007</u> ZIP CODE: <u>87103</u>
ARCHITECT: JLS Architects ADDRESS: 1600 Rio Grande Blvd NW CITY, STATE: Albuquerque, NM		CONTACT: <u>Dan Herr</u> PHONE: 246-0870 ZIP CODE: <u>87104</u>
SURVEYOR: Wayjohn Surveying ADDRESS: 330 Louisiana Blvd NE CITY, STATE: Albuquerque, NM		CONTACT: <u>Tom Johnston</u> PHONE: <u>255-2052</u> ZIP CODE: <u>87108</u>
CONTRACTOR: Enterprise Builders ADDRESS: PO Box 3987 CITY, STATE: Albuquerque, NM	•	CONTACT: <u>Damian Chimenti</u> PHONE: <u>857-0050</u> ZIP CODE: <u>87190</u>
CHECK TYPE OF SUBMITTAL:	CHEC	CK TYPE OF APPROVAL SOUGHT:
 □ DRAINAGE REPORT □ DRAINAGE PLAN 1st SUBMITTAL, <i>REQUIRES TCL or equal</i> □ DRAINAGE PLAN RESUBMITTAL □ 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 		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		D

DATE SUBMITTED:4-15-04

BY: Dan Herr

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 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 (5) acres and Sector Plans.
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)

acres.



City of Albuquerque P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 2, 2004

Daniel Herr, R.A.

JLS Architects
1600 Rio Grande NW
Albuquerque, NM 87104

Re:

2300 Central Building Renovation, 2300 Central Ave. SE, Traffic Circulation

Layout

Architect's Stamp dated 3-30-04 (K16/D41)

Dear Mr. Herr,

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If you have any questions, you can contact me at 924-3991.

Sincerely,

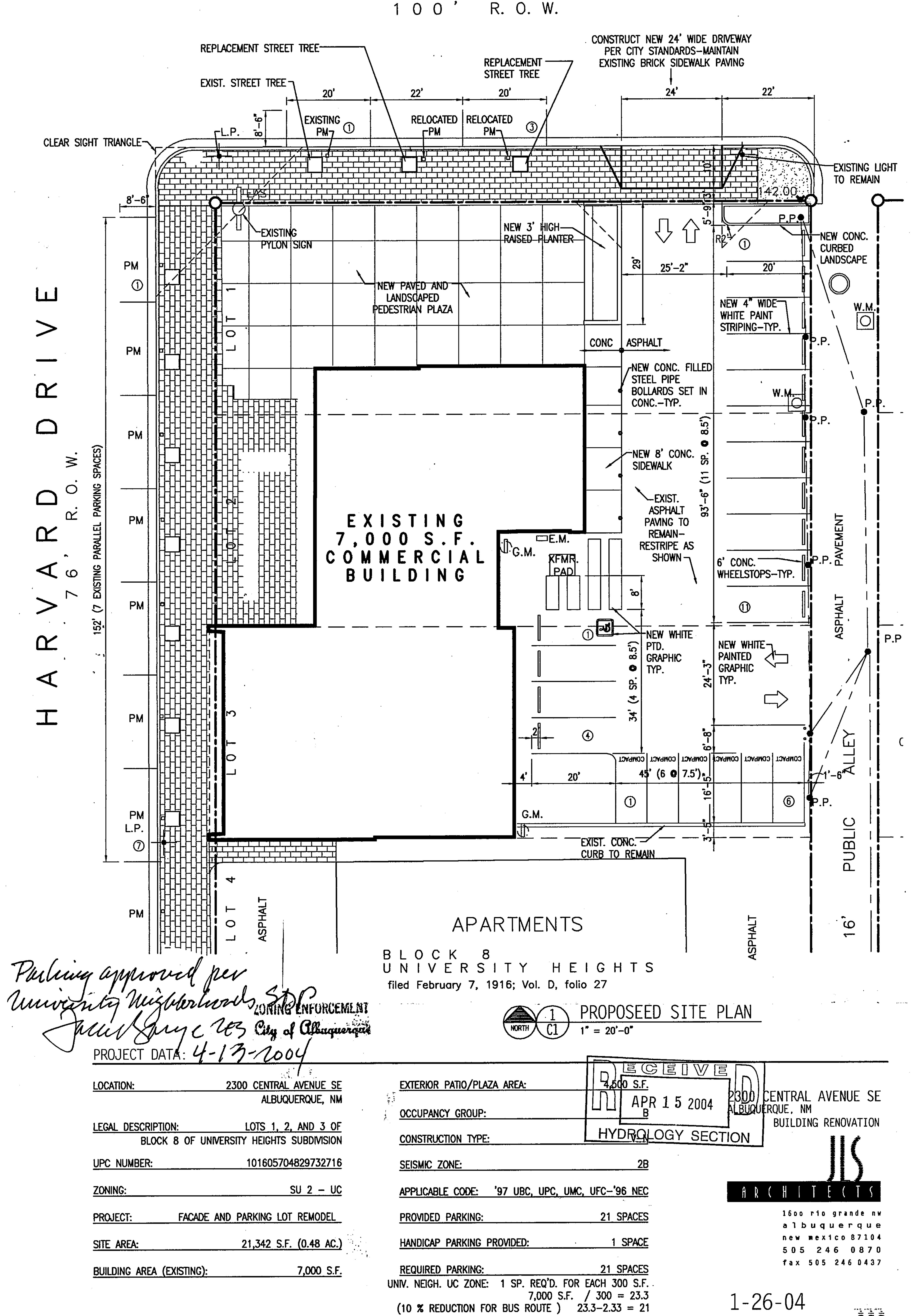
Wilfred A. Gallegos, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: file

CENTRAL AVENUE





P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 29, 1991

Jeff Mortensen Jeff Mortensen & Associates, Inc. 6010-B Midway Park Boulevard, NE Albuquerque, New Mexico 87109

RE: GRADING/PAVING PLAN FOR 2300 CENTRAL AVENUE, SE (K-16/D41) ENGINEER'S STAMP DATED MARCH 22, 1991

Dear Mr. Mortensen:

Based on the information provided on your submittal of March 25, 1991, the above referenced plan is approved for Grading/Paving.

Upon completion of project, a field inspection must be requested. Please provide the file number when calling for the inspection.

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

Cordially,

Denne Montaya Bernie J. Montoya, C.E. Engineering Assistant

xc: Alan Martinez Larry Caudill

BJM/bsj

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.

Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

PROJECT TITLE: 2300 CENTRAL 55	ZONE ATLAS/DRNG. FILE #: /
DRB #: EPC #:	WORK ORDER #:
LEGAL DESCRIPTION: 675 1,2,3 , BC	L8, UNIV. HTS ADDN.
CITY ADDRESS: 2300 (=37/	5.5-
ENGINEERING FIRM: JEFF MOETENSEN & AS	SOC. CONTACT: SEF MORTENSEN
ADDRESS: 6010-B, MIDWAY PARK BLVO	
OWNER: GARY HURBANSR	
ADDRESS:	PHONE: 247-044
ARCHITECT:	CONTACT:
ADDRESS:	PHONE:
SURVEYOR: JEFE MORTENSEN & ASSOC	CONTACT: JEFF MORTENSEN
ADDRESS: 4010-B MIDWAY PARK BLUS	NG PHONE: 345-4250
CONTRACTOR: TRANSCE PAVI	S CONTACT:
ADDRESS:	PHONE:
	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SKETCH PLAT APPROVAL
DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
	S. DEV. PLAN FOR SUB'D. APPROVAL
CRADING PLAN	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
EROSION CONTROL PLAN	SECTOR PLAN APPROVAL
ENGINEER'S CERTIFICATION	FINAL PLAT APPROVAL
OTHER	FOUNDATION PERMIT APPROVAL
	BUILDING PERMIT APPROVAL
PRE-DESIGN MEETING:	CERTIFICATE OF OCCUPANCY APPROVAL
YES	GRADING PERMIT APPROVAL
X NO	PAVING PERMIT APPROVAL
COPY PROVIDED E E E WE	S.A.D. DRAINAGE REPORT
DEGEVE	DRAINAGE REQUIREMENTS
MAR 2 5 1991	OTHER (SPECIFY)
HYUKUL	
SUBMITTED:	
BY: ASTERSY CS: MORTE	