



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

December 20, 2002

William Anthony Evanko, Registered Architect
317 Wellesley Place NE
Albuquerque, NM 87106

Re: Certification Submittal for Final Building Certificate of Occupancy for
Law Offices @ 111 Tulane Ave, [K-16 / D63]
111 Tulane Ave. SE
Architect's Stamp Dated 12/13/02

Dear Mr. Evanko:

The TCL / Letter of Certification submitted on December 19, 2002 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>
C.O. Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: LAW OFFICES @ 111 TULANE ZONE MAP/DRG. FILE #: 12-16D63
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 9 / LOT 9A BLOCK 48 UNIVERSITY HTS. ADDITION
 CITY ADDRESS: 111 TULANE SE

ENGINEERING FIRM: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: TULANE INVESTORS LTD. DEVELOPMENT CORP.
 ADDRESS: 111 TULANE SE
 CITY, STATE: ALB. N.M.

CONTACT: PIA SALAZAR
 PHONE: 247-2367
 ZIP CODE: 87106

ARCHITECT: W. ANTHONY EVANKO
 ADDRESS: 317 WELLESLEY PLACE NE
 CITY, STATE: ALB. N.M.

CONTACT: W. ANTHONY EVANKO
 PHONE: 255-3451
 ZIP CODE: 87106

SURVEYOR: DAVID GATTERMAN (HYDROLOGY)
 ADDRESS: BJM. DEVELOPMENT CONSULTANT
 CITY, STATE: 4409 KAROL RD. SW. ALB. N.M.

CONTACT: BERNIE MONTOYA
 PHONE: 877-4841
 ZIP CODE: _____

CONTRACTOR: HART DESIGN + CONSTRUCTION
 ADDRESS: 2919 SECOND ST. NW
 CITY, STATE: ALB. N.M.

CONTACT: ANDY HART
 PHONE: 345-4061
 ZIP CODE: 87107

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

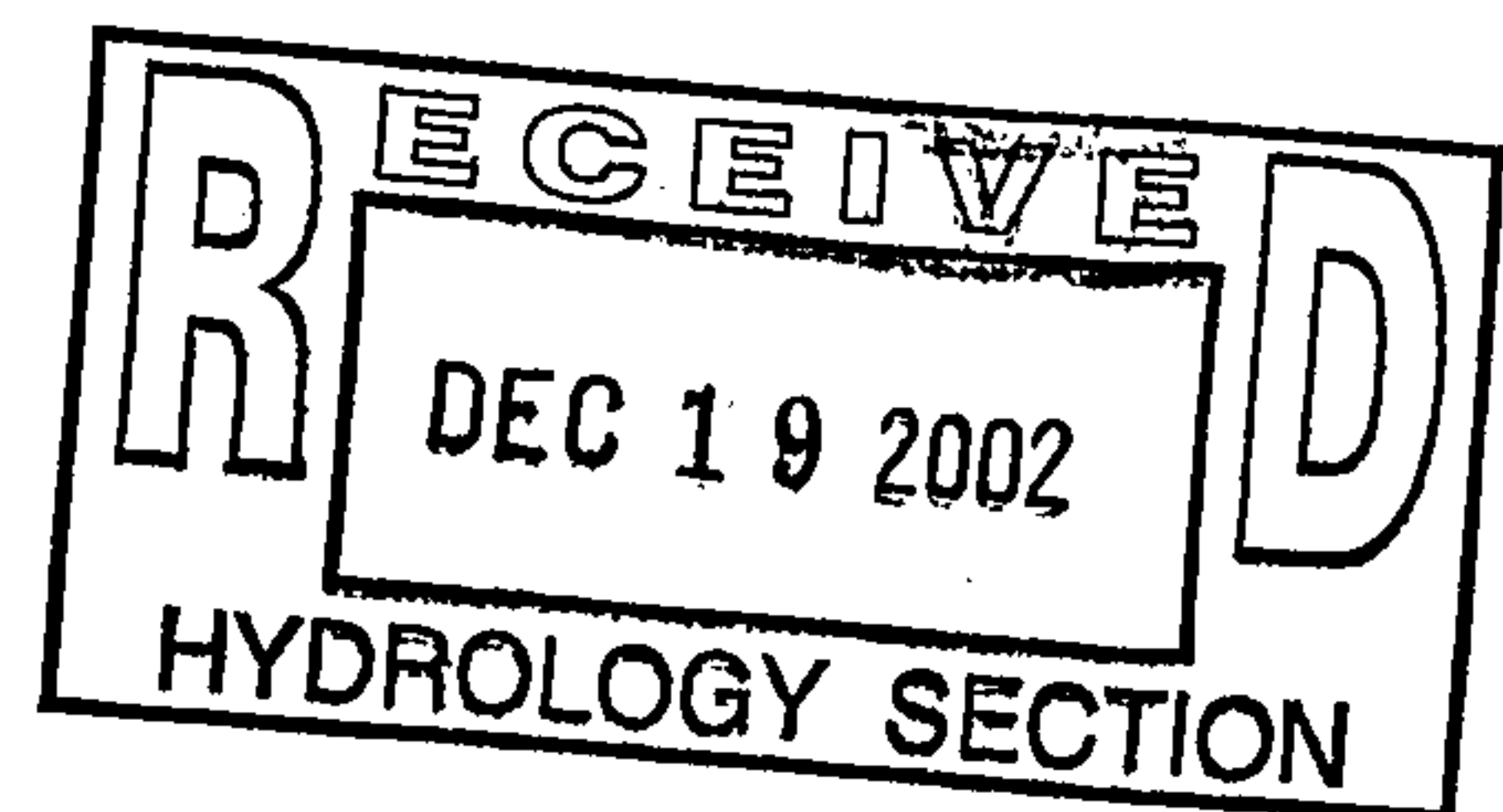
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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: 12/19/02 BY: Devin H



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 more.

W . A n t h o n y E v a n k o A r c h i t e c t
317 Wellesley Pl. N.E. Albuquerque, New Mexico 87106 T: 505.255.3451 Fax 505.255.3868

December 13, 2002

City of Albuquerque
Public Works Department
Transportation Development Services Section

Attn.: Mr. Richard Dourte

Re.: Certification - Traffic Circulation Layout (TCL)
Law Offices, 111 Tulane SE (K16 / D063)
Architect's Stamp Dated 03/13/12

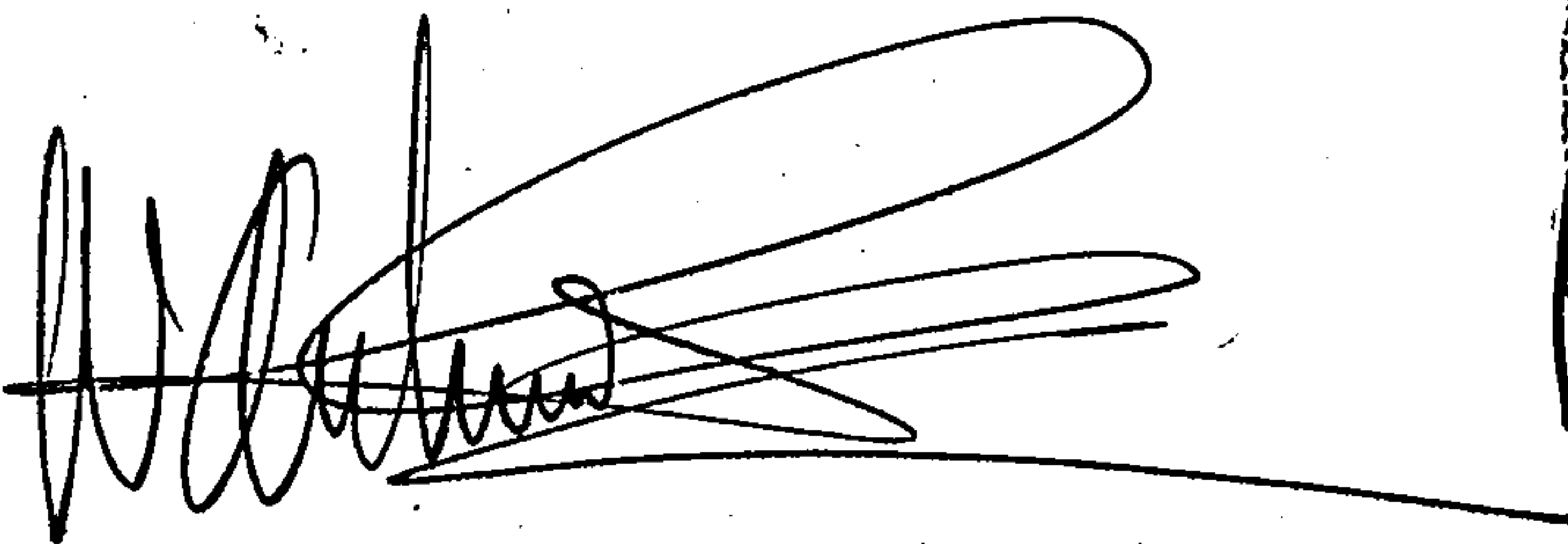
Dear Mr. Dourte:

As required, I am submitting Certification for the above project. The project has been constructed in substantial compliance with the approved plan.

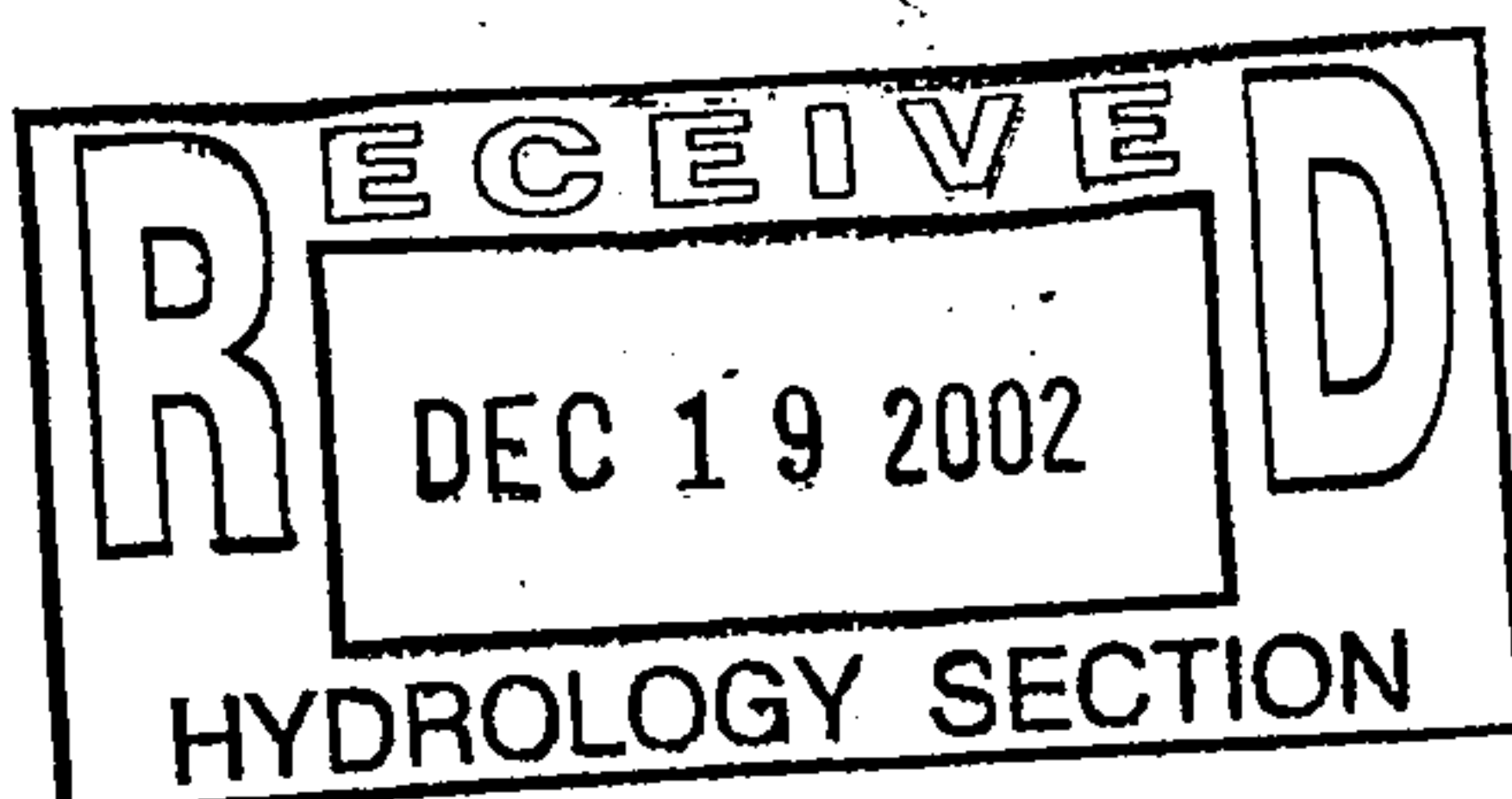
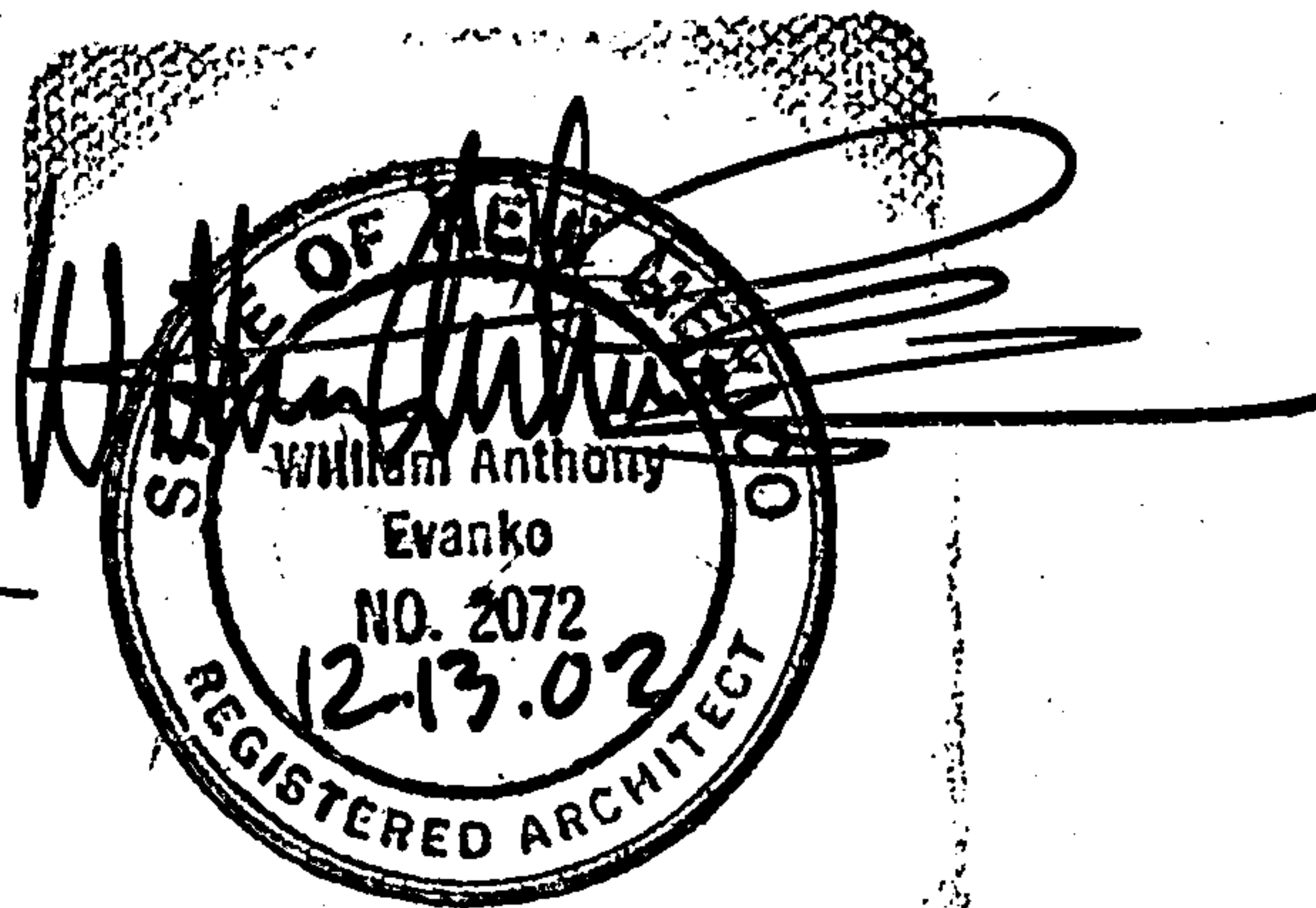
I am providing a stamped original TCL submittal approved by Mr. Mike Zamora and a revised Site Plan indicating the changes that were made during construction with my professional seal.

Call if you have any questions about this project.

Sincerely.



W. Anthony Evanko AIA





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 17, 2002

David Gatterman, P.E.
C/O BJM Development Consultant
4409 Karrol Rd SW
Albuquerque, New Mexico 87121

RE: LAW OFFICES @ 111 TULANE AVE SE (K-16/D63)
(111Tulane Ave SE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 12/16/2002
ENGINEERS CERTIFICATION DATED 12/16/2002

Dear David:

Based upon the information provided in your Engineers Certification submittal dated 12/17/2002, 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
Hydrology Plan Checker
Development & Bldg. Services Division
BEB

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

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Low offices c. 111 Tulane Ave. S.E. ZONE MAP/DRG. FILE #: K16-D63
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 9-A Block 48 University Heights Addition
CITY ADDRESS: 111 Tulane Ave. S.E.

ENGINEERING FIRM: BJM DEVELOPMENT CONSULTANT
ADDRESS: 4409 Karrol Rd. S.W.
CITY, STATE: Albuquerque, New Mexico 87121

CONTACT: Bernie J. Montoya
PHONE: 877-4841
ZIP CODE: _____

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Anthony Evanko
ADDRESS: 317 W. C. Wesley Place N.E.
CITY, STATE: Albuquerque, New Mexico

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: HART CONSTRUCTION
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
- ☐ CLOMR/LOMR
- ☐ OTHER

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)

DATE SUBMITTED: 12/17/2002 BY: Bernie J. 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 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 30, 2001

R. G. Lee, Jr., P.E.
BJM Development Consultant
4409 Karrol Road SW
Albuquerque, NM 87121

***RE: LAW OFFICES @ 111 TULANE AVE. SE (K16-D63). DRAINAGE PLAN FOR
FOUNDATION PERMIT AND BUILDING PERMIT APPROVALS. ENGINEER'S
STAMP DATED NOVEMBER 28, 2001.***

Dear Mr. Lee:

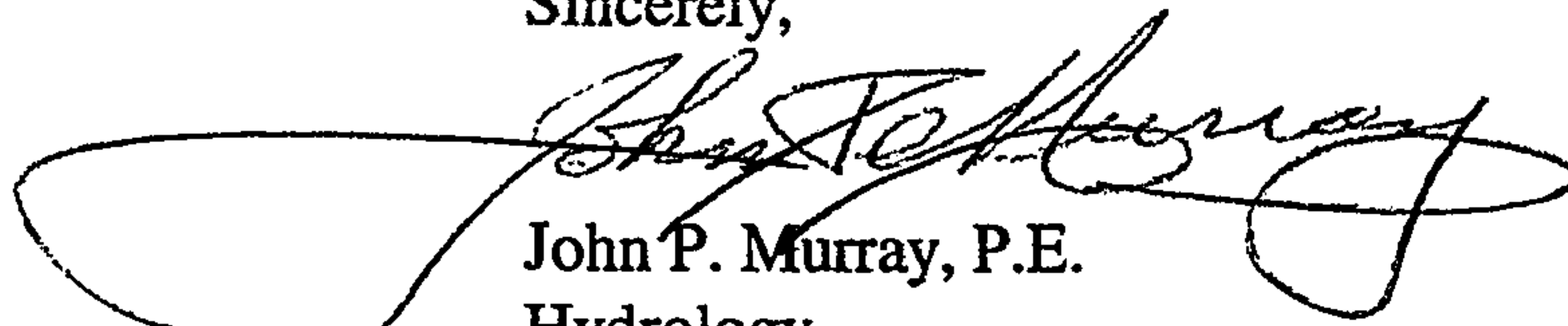
Based on the information provided on your November 28, 2001 submittal, the above referenced project is approved for Foundation Permit and for Building Permit. Note that Building Permit covers Foundation Permit. This is an infill site.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

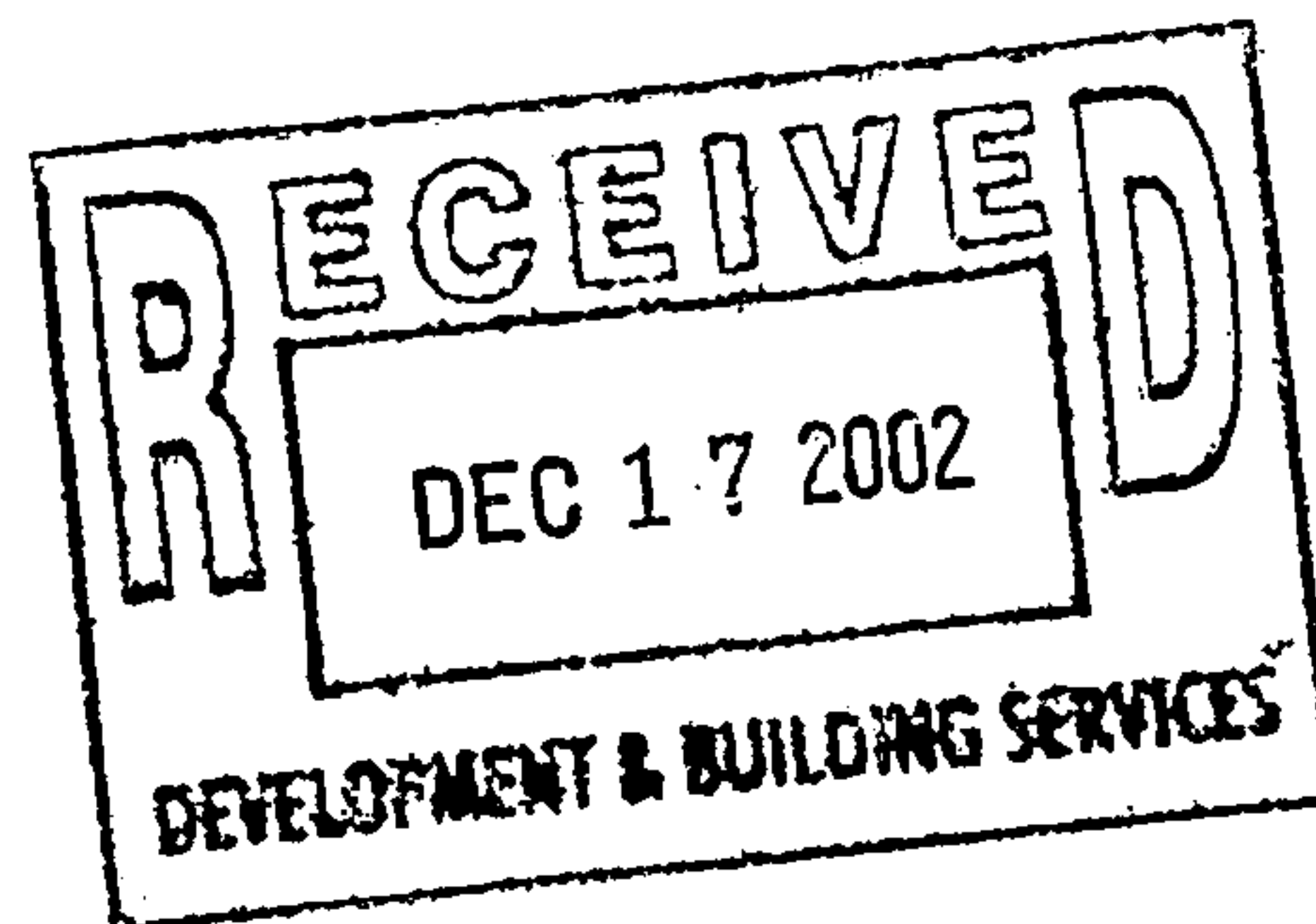
If I can be of further assistance, please feel free to contact me at 924-3984.

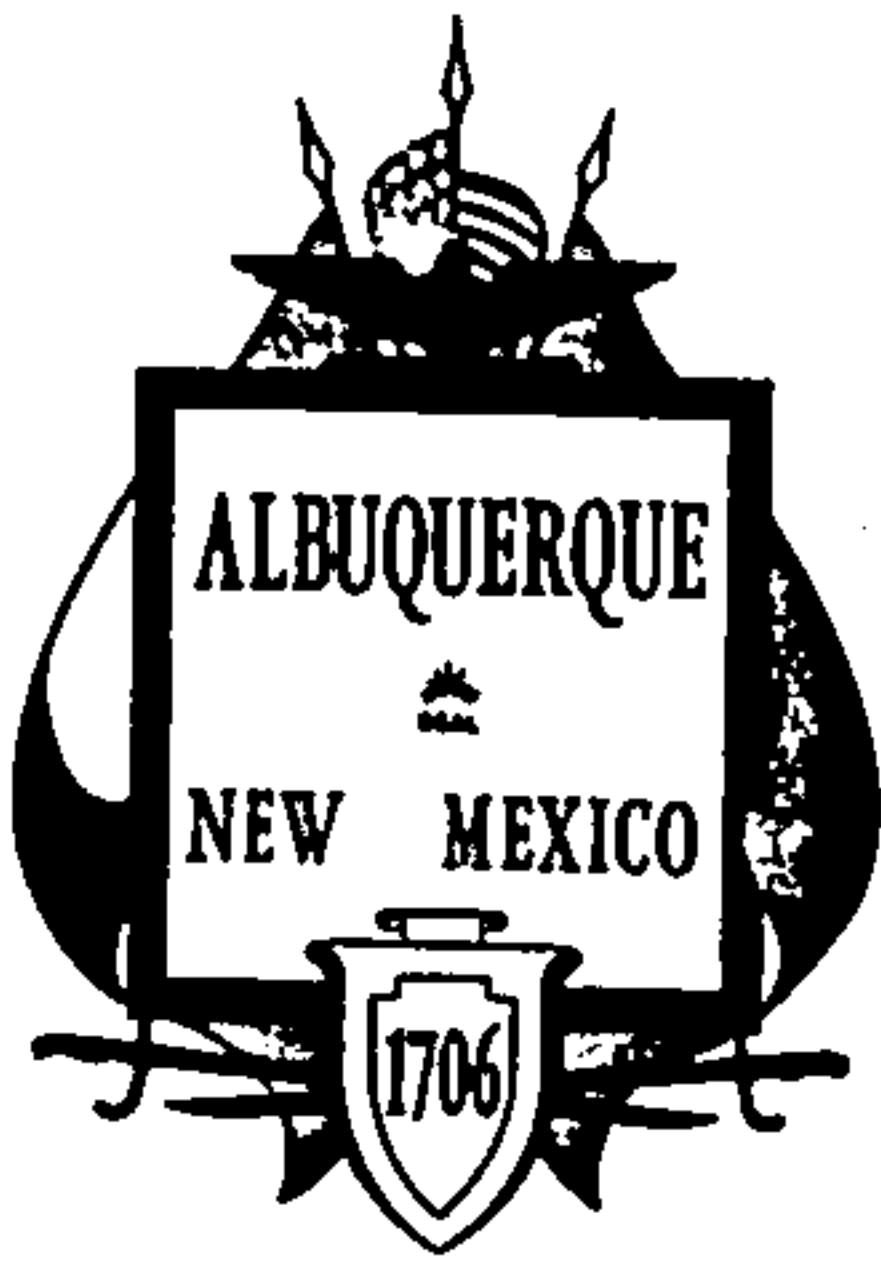
Sincerely,



John P. Murray, P.E.
Hydrology

c: Terri Martin
File





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

March 25, 2002

Tony Evanko, Reg. Architect
Anthony Evanko, Architect
317 Wellesley Pl. N.E.
Albuquerque, NM 87106

Re: TCL Submittal for Building Permit Approval for Law Offices
111 Tulane Dr. S.E., [K16 / D063]
Architect's Stamp Dated 03/13/02

Dear Mr. Evanko:

The location referenced above, dated March 14, 2002, is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the red-lined TCL markup with comments. Included is a PRELIMINARY TCL checklist for future reference.

Included is a copy of Chapter 23, Sections 6 & 7 of the Development Process Manual (D.P.M.) for future projects from your office.

Please resubmit revised TCL after addressing typed and marked up comments. Submit with red-lined, mark-up. When here, at Planning counter, to submit the revised TCL, call me up front to look at the resubmittal with you to prepare the plan for stamping and approval, if possible. This is being done only for this project to help designer through this particular problem situation, which was described to this office previous to first submittal.

Sincerely,

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

c: Engineer
Hydrology file
Mike Zamora

DRAINAGE INFORMATION SHEET

K-16/D63

PROJECT TITLE: LAW OFFICES ZONE MAP/DRG. FILE #: K16
 DRE #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 9-A Block 48 University Heights Addition
 CITY ADDRESS: 111 Tulane S.E.

ENGINEERING FIRM: BJM Development Consultant
 ADDRESS: 4409 Karrol Rd SW
 CITY, STATE: Albuquerque, New Mexico

CONTACT: Bernie J. Montoya
 PHONE: 877-4841
 ZIP CODE: 87121

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: Anthony Evanko
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: Tony
 PHONE: 245-13461
 ZIP CODE: _____

SURVEYOR: _____
 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
- ☐ CLOMP/LOMP
- ☐ OTHER

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)

DATE SUBMITTED: 11/27/2001 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 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

R E C E I V E D

NOV 28 2001

HYDROLOGY SECTION

[Signature]



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 30, 2001

R. G. Lee, Jr., P.E.
BJM Development Consultant
4409 Karrol Road SW
Albuquerque, NM 87121

***RE: LAW OFFICES @ 111 TULANE AVE. SE (K16-D63). DRAINAGE PLAN FOR
FOUNDATION PERMIT AND BUILDING PERMIT APPROVALS. ENGINEER'S
STAMP DATED NOVEMBER 28, 2001.***

Dear Mr. Lee:

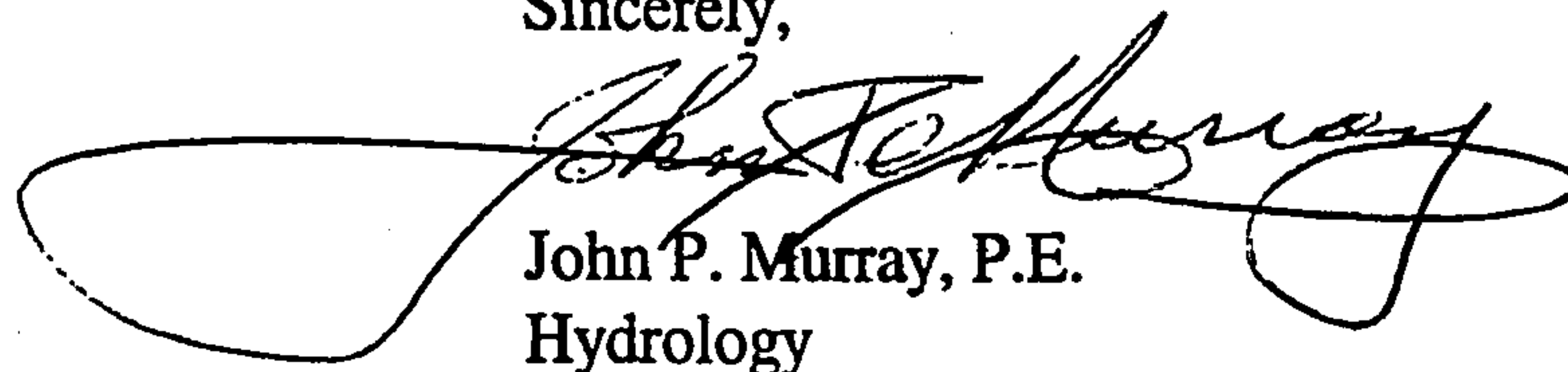
Based on the information provided on your November 28, 2001 submittal, the above referenced project is approved for Foundation Permit and for Building Permit. Note that Building Permit covers Foundation Permit. This is an infill site.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



John P. Murray, P.E.
Hydrology

c: Terri Martin
✓ File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department
Transportation Development Services Section

April 4, 2002

Tony Evanko, Registered Architect
317 Wellesley Pl. N.E.
Albuquerque, NM 87106

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Law Offices on Tulane, [K16 / D063]
111 Tulane S.E.
Architect's Stamp Dated 03/13/02

Dear Mr. Evanko:

The TCL submittal, dated April 04, 2002, is sufficient for acceptance by this office and is stamped and signed as such. Four copies have been made as required: 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 the superintendent of this project calls for a Temporary C.O. immediate issuance is no longer possible at that time. An exact copy of the approved TCL is required, with mark ups (preferably in red) showing incomplete work remaining, along with a letter of certification, prior to issuance of Temporary C.O.

When site is complete and a Final C.O. is needed, a Letter of Certification (specifically stating "Certification"), stating that the site was built in substantial compliance with the approved plan, needs to be included with your copy of the TCL. A second option would be to place a typed or stamped Statement of Certification on the approved TCL copy. Letter and/or TCL must be stamped with the designer's seal, signed and dated for that certification. All documentation must be submitted with a completed Drainage and Transportation Information Sheet (also used for the Grading and Drainage submittal) to Hydrology at the Development Services Center.

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

Sincerely,

Mike Zamora, Commercial Plan Checker
Development and Building Services
Planning Department

c: Engineer
Hydrology file
Mike Zamora

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: LAW OFFICES ZONE MAP/DRG. FILE #: K16/D063
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 9A BLOCK 48 UNIVERSITY HEIGHTS ADDITION
 CITY ADDRESS: 111 TULANE SE

ENGINEERING FIRM: RJM Development Co. CONTACT: R. G. LEE
 ADDRESS: 409 Karrol Rd. S.W. PHONE: _____
 CITY, STATE: _____ ZIP CODE: 87121

OWNER: TULANE INVESTORS LTD. CO CONTACT: PIA SALAZAR
 ADDRESS: 412 11TH ST. NW PHONE: 247-2367
 CITY, STATE: ALBUQUERQUE, NM 87102 ZIP CODE: 87102

ARCHITECT: W. ANTHONY EVANKO CONTACT: TONY EVANKO
 ADDRESS: 317 WHESTEY PL NE PHONE: 255-1345
 CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87106

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

CONTRACTOR: HART CONSTRUCTION CONTACT: ANDY HART
 ADDRESS: 2919 2ND ST NW PHONE: 345-1400
 CITY, STATE: ALBUQ. NM ZIP CODE: 87102

CHECK TYPE OF SUBMITTAL:

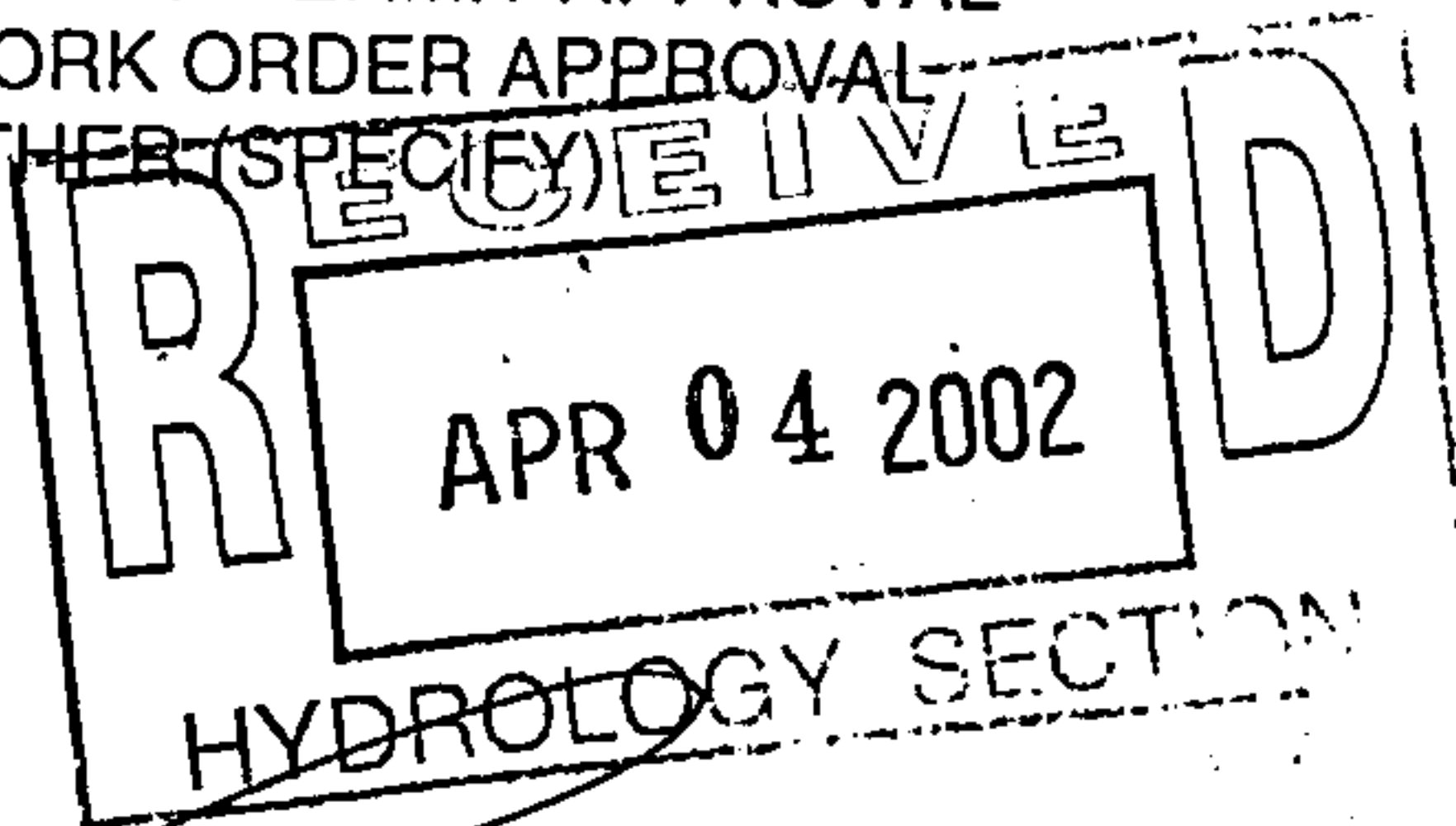
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- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 4/4/02 BY: [Signature]

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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4/4/02 - Appld T.C.L (Permit Set); 4/8/02 - Sent letter of App'l; ✓ - logged in
 (Need Copy for Me & He Needs one)
 He will also generate deam Copy for Me to stamp also.