



# *City of Albuquerque*

July 21, 2000

Edward Losinski, P.E.  
JEL & Associates  
6605 Harper Drive NE  
Albuquerque, NM 87109

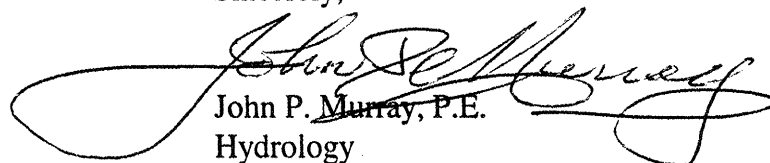
**RE: IMPROVEMENTS TO 417 ADAMS SE (K17-D85). ENGINEER'S CERTIFICATION  
FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S STAMP  
DATED JUNE 8, 2000.**

Dear Mr. Losinski:

Based on the information provided on your July 18, 2000 resubmittal, the above referenced project is approved for Certificate of Occupancy. Thank you for furnishing the proper certification so that we could issue the FINAL C.O.

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

Sincerely,

  
John P. Murray, P.E.  
Hydrology

c: Whitney Reiersen  
✓ File

K-17/D085

**JEL & ASSOCIATES**

6605 HARPER NE  
ALBUQUERQUE, NM 87109  
(505) 823-1556

Mr. Fred Aguirre, P.E.  
City of Albuquerque, Hydrology Division Director  
P.O. Box 1293  
Albuquerque, NM 87103

June 8, 2000

**RE: IMPROVEMENTS TO 417 ADAMS SE, ALBUQUERQUE, NM.**

Mr. Aguirre:

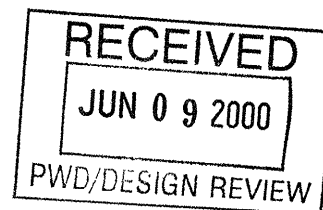
JEL and Associates has inspected the property at the above location and found that the drainage improvements have been completed in compliance with the established designs for the property. Elevations meet those specified. This letter serves as official certification for drainage improvements.

Should you have any questions please feel free to phone me at 823-1556.

Sincerely,



Edward J. Losinski, P.E.  
JEL & Associates



**JEL & ASSOCIATES**

6605 HARPER NE  
ALBUQUERQUE, NM 87109  
(505) 823-1556

1C-17/085

January 31, 2000

Mr. Fred Aguirre, P.E.  
City of Albuquerque, Hydrology Division Director  
P.O. Box 1293  
Albuquerque, NM 87103

K-17

**RE: IMPROVEMENTS TO 417 ADAMS S.E., ALBUQUERQUE, NM.**

Signed Plg  
3/1/00

Mr. Aguirre:

In response to your request of Mr. Daniel Denton concerning drainage on the above noted parcel this letter outlines the existing and proposed drainage of the site. Attached for your use is the site layout and building configuration drawings for the project. At present the site is 100% impervious with surfaces covered by buildings or asphalt. The asphalt extends to the back of the sidewalk and flows are conveyed via sheet flow eastward to Adams and then via curb and gutter to the north, to an inlet located at the intersection of Adams and Zuni. A distance of approximately 250 feet. As can be seen from the attached documents, the proposed configuration actually removes some of the asphalt and incorporates landscaping treatments in compliance with current COA codes. Although these landscaping areas do not allow for a significant reduction in the generated storm runoff they do reduce the total discharge slightly.

It is my opinion that this project does not alter the current discharge significantly and that this project should move forward without further analysis. The downstream capacity of the storm drainage system is accepting the current runoff and due to the slight reduction in flows this project should not require a complete drainage analysis and report. Your concurrence to this matter is greatly appreciated.

Should you have any questions please feel free to phone me at 823-1556.

Sincerely,

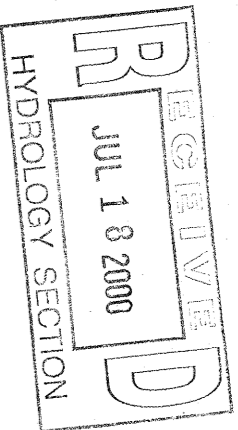
*Eddy Losinski*

Eddy Losinski, P.E.  
J.E.L. & Associates

attachments:

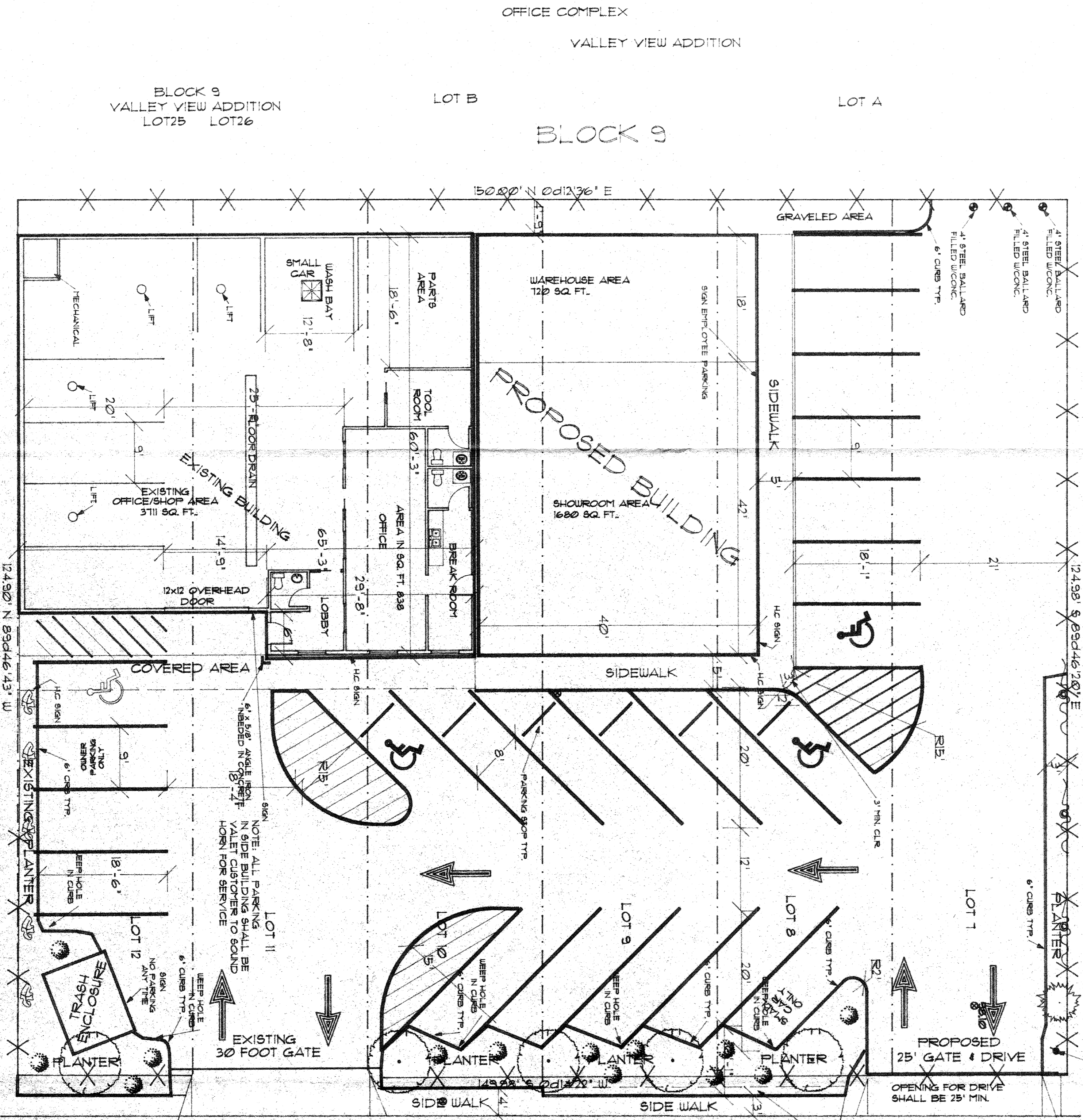
ALBUQUERQUE  
BLDG. DEPT  
FEB 24 2000  
U.B.C.  
PLAN CHECK  
SECTION





For John Murray  
K-17-10085

BLAKE'S LOTTA BURGER  
LOT 6, BLOCK 9  
VALLEY VIEW ADDITION  
LOT 6



EXISTING GRADING PLAN  
Scale: 1"=10'-0"  
ATTENDED SITE PLAN 03/12/2000  
Scale: 1"=10'-0"  
LOT 13 BLOCK 9  
VALLEY VIEW ADDITION  
CHINESE CULTURAL CENTER

DESIGN DATA:  
OCCUPANCY GROUP

PROPOSED B  
EXISTING H-4  
CONSTRUCTION TYPE V N  
ROOF LIVE LOAD 20PSF  
SEISMIC ZONE 2B  
CURRENT ZONING C-2  
ZONE ATLAS : K-17-Z

PARKING:

NEW SHOW ROOM/OFFICE 2400/200 = 12 SPACES  
EXISTING 2873 sq. ft. 14.36 SPACES  
REQUIRED PARKING 27 SPACES  
PROVIDED PARKING 27 SPACES  
PROVIDED TOTAL PARKING 27 SPACES  
PROVIDED OFF STREET PARKING 22 SPACES  
PROVIDED SHOP AREA PARKING 4 SPACES  
PROVIDED ONE SPACE BY BUS ROUTE REDUCTION

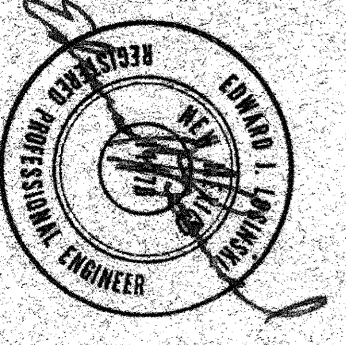
LANDSCAPING

- MODERATO 4-4 1/2" CALIPER
- PIPIN PINE 2" CALIPER
- EXISTING PIEROCANTHA
- ONE GAL. PLANT ( LIKE BAR BARRY OR NATIVE GRASS )
- CLIMBING VINE OR HONEY SUCKLE
- GROUND COVER BARK AND/OR SANTA FE BROWN GRAVEL
- IRRIGATION BY DRIP AND SPRINKLER
- MAINTENANCE BY OWNER

**JEL & Associates**  
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P.O. Box 1293  
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June 8, 2000  
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Should you have any questions please feel free to phone me at 823-1556.

Sincerely,  
*Edward J. Lomnick*  
Edward J. Lomnick, P.E.  
JEL & Associates



**GORDON ALLAN HALL**  
ARCHITECT  
1100 SAN SERAFINO NE  
ALBUQUERQUE, NEW MEXICO  
87103-3293  
Office (505) 268-2153  
Fax (505) 268-2750  
Mobile (505) 268-1101  
e-mail: gahall@earthlink.net

Additions and Alterations  
For  
**HIGHLAND CONVERSIONS LLC**  
417 ADAMS SE  
Albuquerque, New Mexico

**Mule Barn Enterprises**  
• Construction Management Consulting  
• CAD Drafting Services  
• ADA & Accessibility Consulting  
• 3D Modeling & Rendering  
• NM Lic. GB 98 • 81132  
Daniel Denton (505)-871-2402  
2303 El Centro Dr. SE  
Albuquerque, New Mexico 87105-5625