



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 6, 2004

Mr. Larry Read, P.E.  
**LARRY READ & ASSOCIATES**  
4800 Juan Tabo Blvd. NE  
Suite C  
Albuquerque, NM 87111

**Re: Paika Shopping Center**  
**6522 Central Ave. SE**  
**Approval Of Temporary Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 05/03/2004 (K-18/D088)**  
**Certification dated 04/15/03**

Dear Larry,

Based upon the information provided in your submittal received 05/04/04, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

A Temporary C.O. has been issued for training and stocking only. Upon resolution of the SO-19 and other numerous exceptions, please resubmit an updated certification.

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

Sincerely,

Arlene V. Portillo  
Plan Checker, Planning Dept. - Hydrology  
Development and Building Services

*BLB*

C: Phyllis Villanueva  
file ✓

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Paika Shopping Center  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_

ZONE MAP/DRG. FILE #: K-18D88  
WORK ORDER#:

LEGAL DESCRIPTION: Lots 4, 5, and 6, Block 2, Fairgrounds Addition  
CITY ADDRESS: ~~423 Dallas NE~~

ENGINEERING FIRM: Larry Read & Associates, Inc.  
ADDRESS: 4800 Juan Tabo Blvd. NE Suite C  
CITY, STATE: Albuquerque, New Mexico

CONTACT: Larry Read  
PHONE: 237-8421  
ZIP CODE: 87111

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, **REQUIRES TCL or equal**
- ☐ 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

## CHECK TYPE OF APPROVAL SOUGHT:

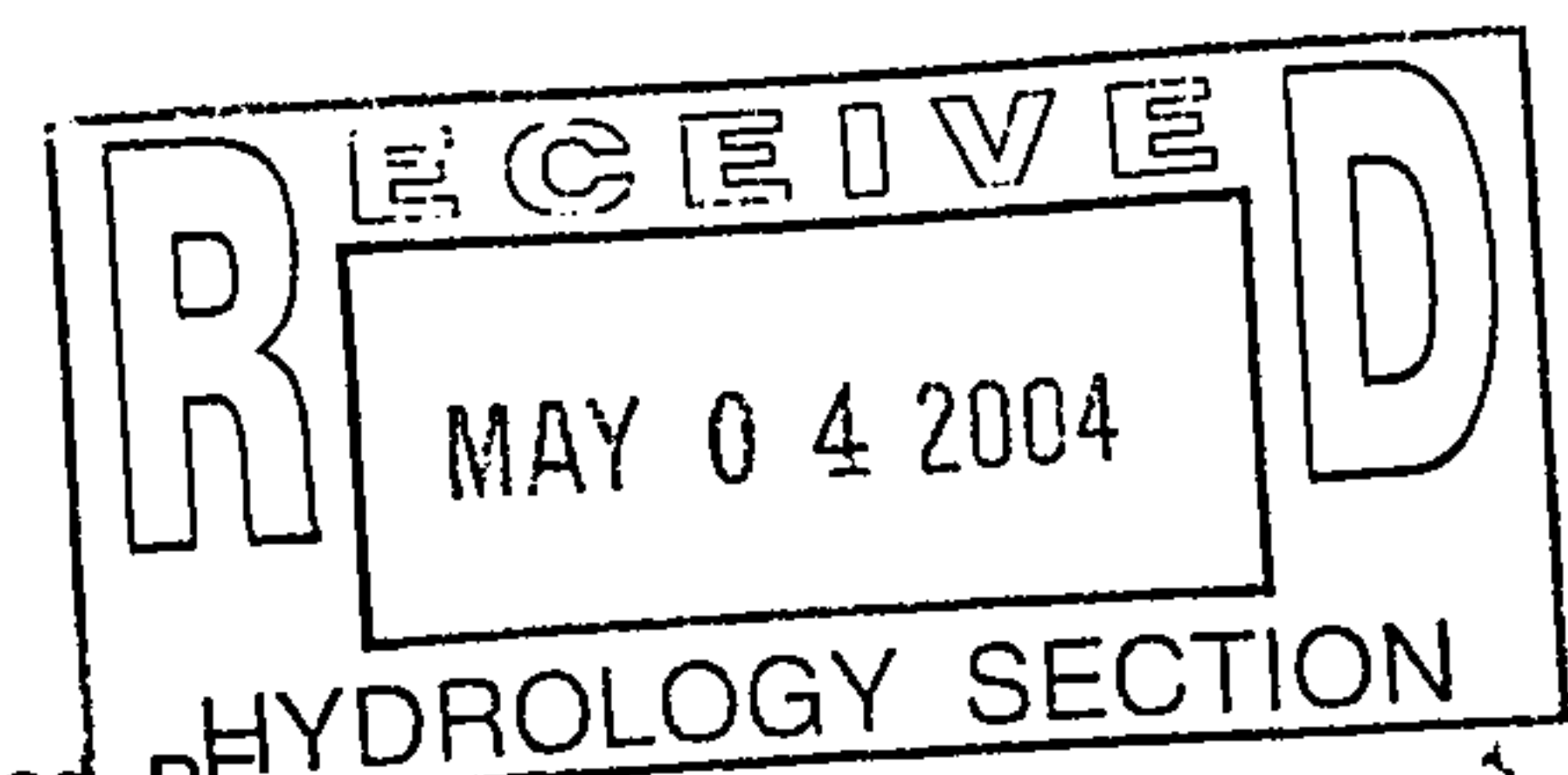
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☒ CERTIFICATE 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: May 3, 2004

BY: Larry D. Read, 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 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.

for training & stocking

Only

Upon resolution of SO-19<sup>+</sup> <sup>minor</sup> other exceptions acceptance,  
please resubmit an updated Cert.

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# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Paika Shoppiong Center

DRB #: \_\_\_\_\_

EPC#: \_\_\_\_\_

ZONE MAP/DRG. FILE #: K-18D88

WORK ORDER#:

LEGAL DESCRIPTION: Lots 4, 5, and 6, Block 2, Fairgrounds Addition

CITY ADDRESS: 123 Dallas NE

ENGINEERING FIRM: Larry Read & Associates, Inc.

ADDRESS: 4800 Juan Tabo Blvd. NE Suite C

CITY, STATE: Albuquerque, New Mexico

CONTACT: Larry Read

PHONE: 237-8421

ZIP CODE: 87111

OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

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- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, **REQUIRES TCL or equal**
- ☐ 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

## CHECK TYPE OF APPROVAL SOUGHT:

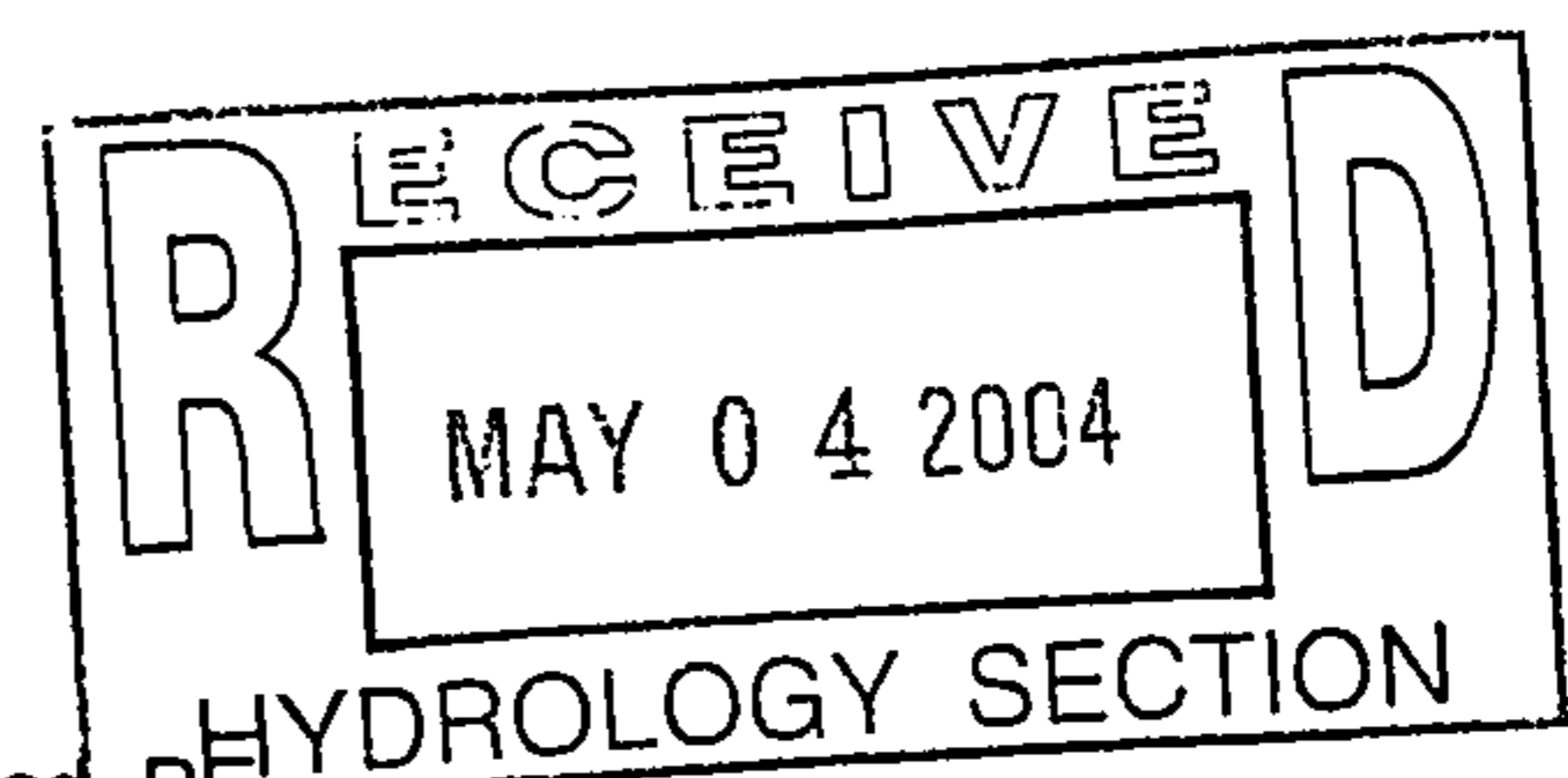
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☒ CERTIFICATE 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: May 3, 2004

BY: Larry D. Read, PE



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

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

May 3, 2004

Tafazzul Hussain, Registered Architect  
AFRA Construction, LLC  
7004 Avenida La Costa, NE  
Albuquerque, NM 87109

Re: Approval of Temporary Certificate of Occupancy (C.O.) for  
Paika Plaza, [K-18 / D88]  
6522 Central Ave SE  
Architect's Stamp Dated 04/30/04

Dear Mr. Hussain:

Based on the information provided on your submittal dated May 3, 2004, the above referenced project is approved for a 30-day Temporary C.O. for moving in furniture and training personnel only.

A Temporary C.O. has been issued allowing the outstanding wheel chair ramp (west ramp at entrance needs to be modified to reflect City Standards), van accessible stall needs to have access to sidewalk and building (obstructed by building column) ,and parking bumpers need to be provided (per approved site plan) issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead- stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

c: Engineer  
Hydrology file  
CO Clerk

# AFRA CONSTRUCTION, LLC

7004 AVENIDA LA COSTA, NE

ALBUQUERQUE, NM 87109

PHONE: 243-9093

FAX: 243-1561

April 30, 2004.

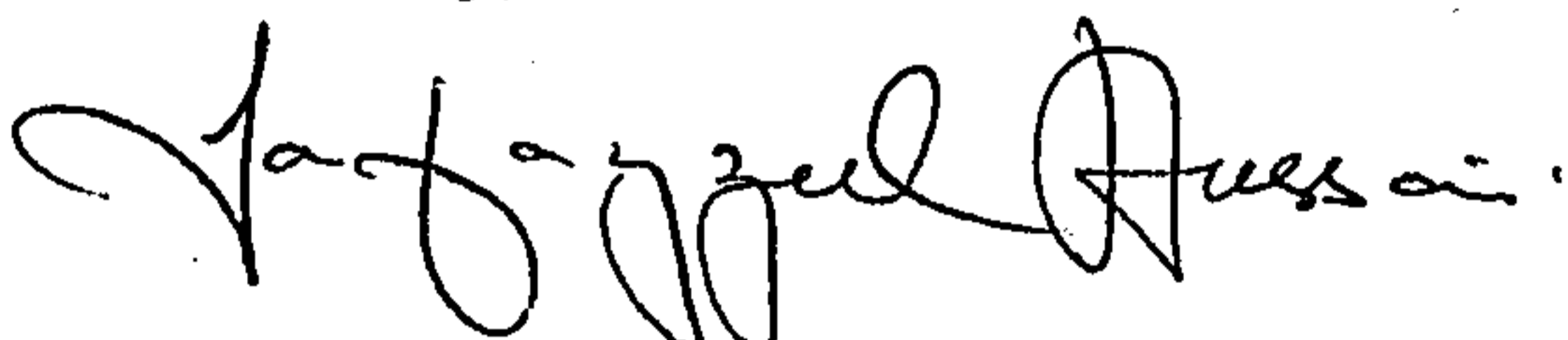
Mr. Brad Bingham  
Hydrology  
City of Albuquerque  
Plaza Del Sol  
Albuquerque, NM

Re: 6522 Central SE Albuquerque, Nm 87108      TCL-AS BUILT

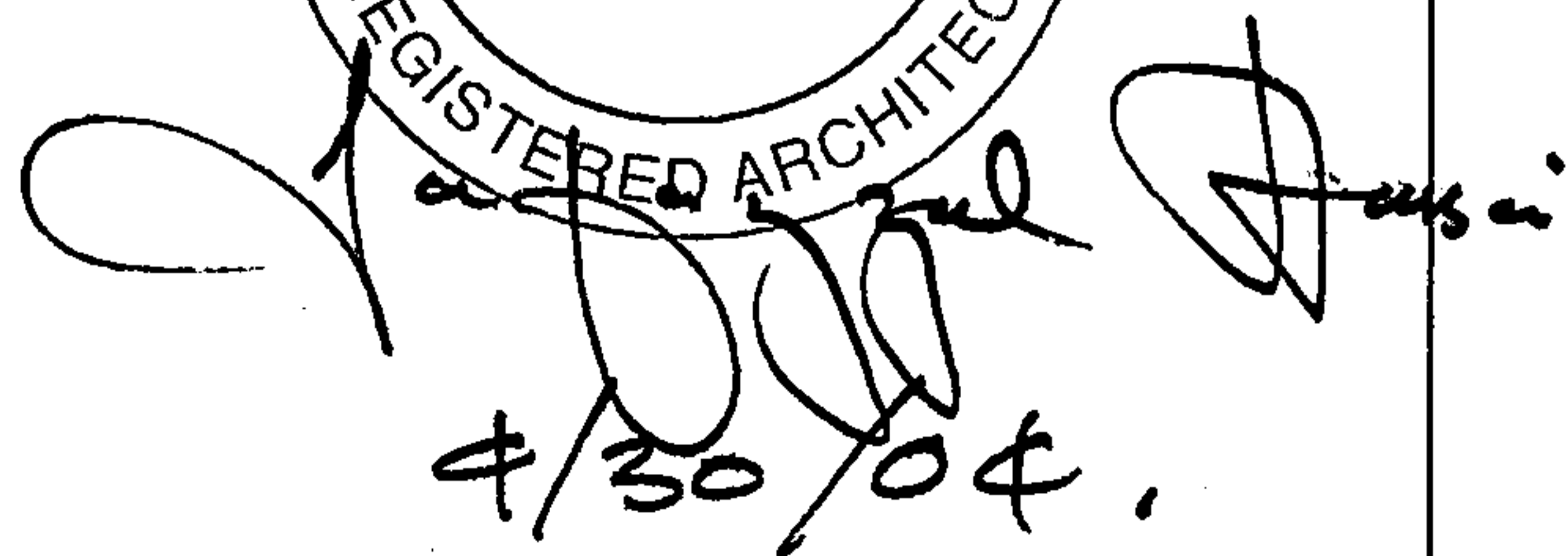
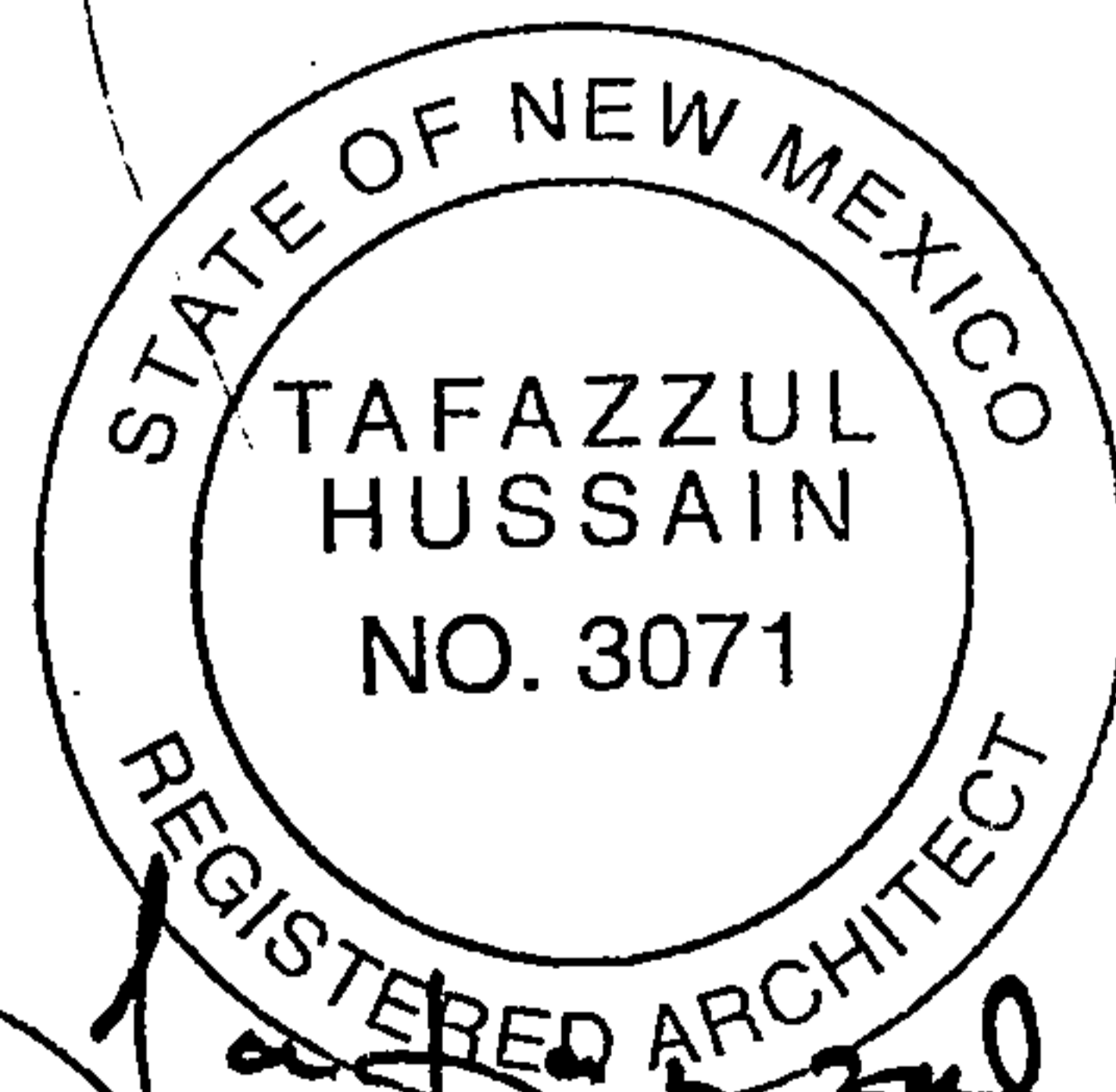
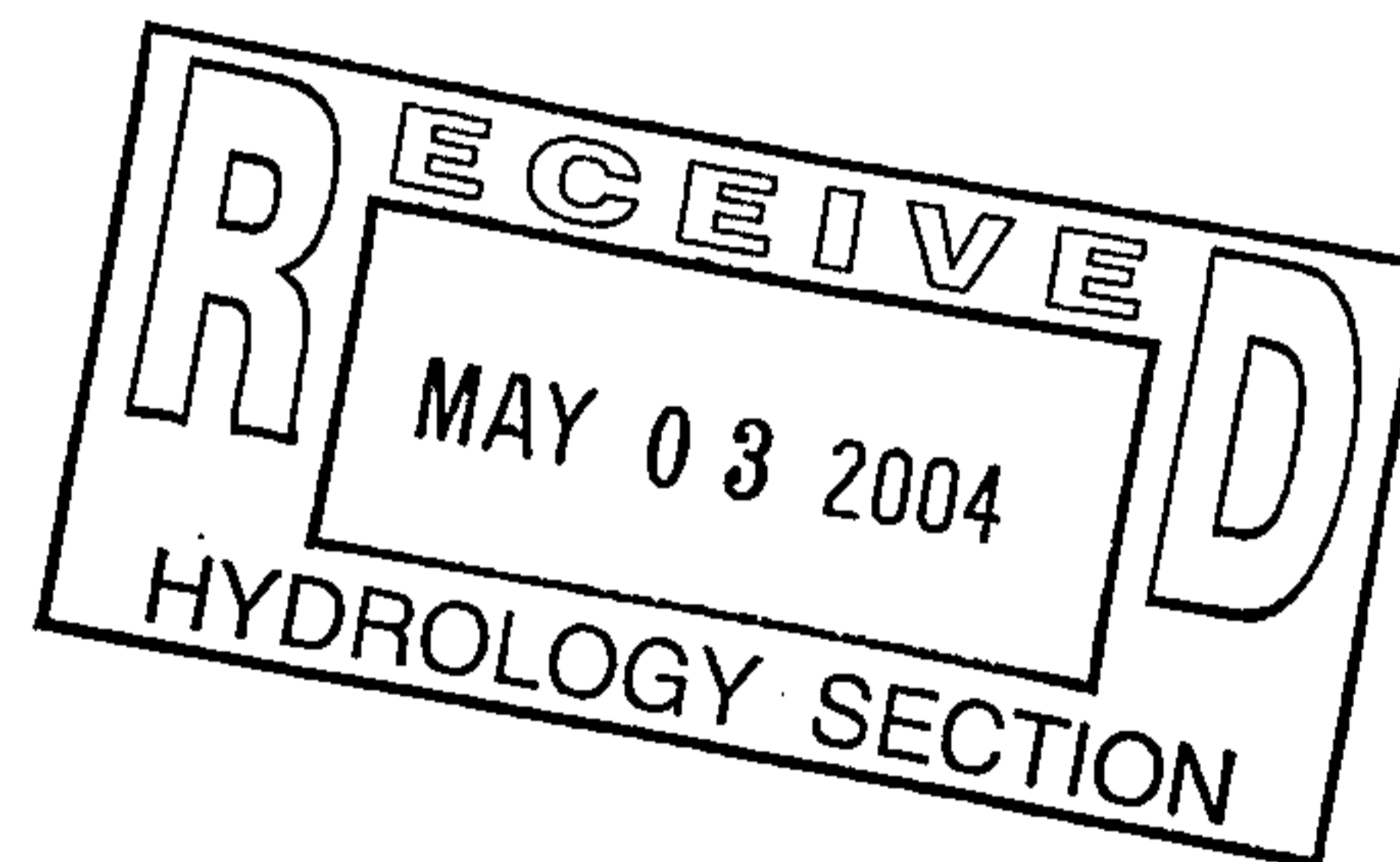
Dear Mr. Bingham:

I, Tafazzul Hussain, architect for the above referenced project certify that the site is in substantial compliance for traffic and parking requirements. There is no change in the number of parking spaces provided. The trash enclosure orientation has changed from 45° to 90°. This is the only change.

Sincerely,



Tafazzul Hussain  
Architect



4/30/04.

**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

K-18/D88

PROJECT TITLE: Paika Plaza ZONE MAP/DRG. FILE #: K-18  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 4,5 and 6 Block 2, Fairgrounds addition of Bernalillo County

CITY ADDRESS: 6522 Central

ENGINEERING FIRM: LARRY READ & ASSOCIATES, INC.  
ADDRESS: 4800 Juan Tabo NE, Suite C  
CITY, STATE: Albuquerque, NM

CONTACT: LARRY READ  
PHONE: 237-8421  
ZIP CODE: 87111

OWNER:  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: Tafazzul Hussain  
ADDRESS: 2501 Yale Blvd. SE  
CITY, STATE: Albuquerque, NM

CONTACT: Tafazzul Hussain  
PHONE: 315-1482  
ZIP CODE: 87112

SURVEYOR:  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR:  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

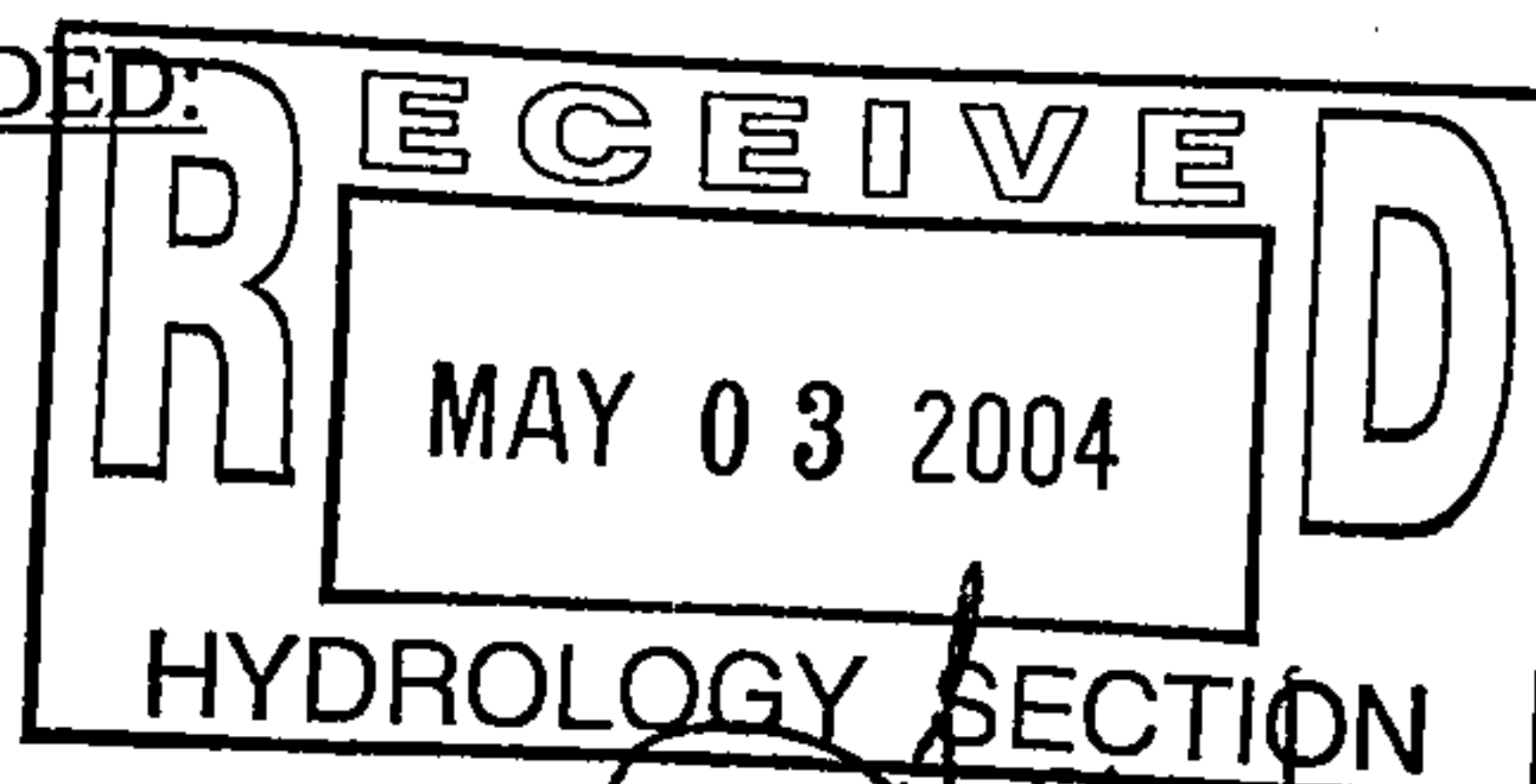
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ **TRAFFIC CIRCULATION LAYOUT (TCL)**
- ☐ ENGINEER'S CERTIFICATION(TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ 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) – Rough Grading Approval

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: April 16, 2003 BY: Tafazzul Hussain

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 acres
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



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 11, 2003

Tafazzul Hussain RA  
7004 Avenida La Costa NE  
Albuquerque, NM 87109

**Re: Paika Shopping Center Site Plan submitted for Traffic Circulation Layout  
6522 Central SE  
Architect's Stamp dated 4-16-03, (K18/D88)**

Dear Mr. Hussain,

Based upon the information provided in your submittal dated 6-20-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed

- Please dimension the 5' keyway on the north side of the parking lot.
- New zoning regulations require that a sidewalk, which adjoins a building and has vehicles overhanging it, must be 8' in width. Please dimension the sidewalk and provide curb stops if necessary.
- Please include curb radius dimensions, especially at the entrance.

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

Sincerely,

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

C: file



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 25, 2003

Tafazzul Hussain RA  
7004 Avenida La Costa NE  
Albuquerque, NM 87109

**Re: Paika Shopping Center Site Plan submitted for Traffic Circulation Layout  
6522 Central SE  
Architect's Stamp dated 7-17-03, (K18/D88)**

Dear Mr. Hussain,

Based upon the information provided in your submittal dated 7-18-03, 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 Transportation.

Prior to Certificate of Occupancy release, Architect Certification of this plan will be required.

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

Sincerely,

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

C: file



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 11, 2003

Larry D. Read, PE  
Larry Read & Associates  
4800-C Juan Tabo NE  
Albuquerque, NM 87111

**Re: Paika Shopping Center Grading and Drainage Plan**  
**6522 Central SE**  
**Engineer's Stamp dated 4-15-03, (K18/D88)**

Dear Mr. Read,

Based upon the information provided in your submittal dated 6-20-03, the above referenced plan is approved for Building Permit and SO#19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

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

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

Sincerely,

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

C: Pam Lujan, CoA  
file