

CITY OF ALBUQUERQUE



January 17, 2007

Philip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

Re: Roper Warehouse
115 Texas NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 04/15/2005 (K-19/D123)
Certification dated 1/12/2007

Based upon the information provided in your submittal received 1/16/2007, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

If you have any questions, you can contact me at 924-3695.

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 01/06 - KDM)

PROJECT TITLE: Roper Warehouse ZONE MAP: K-19/D123
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 115 TEXAS NE

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil
ADDRESS: 19 Ryan Road PHONE: 281-2444
CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____

OWNER: Paul Roper CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Briscoe CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYING FIRM: _____ LICENSED SURVEYOR: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO.	DATE
--	-------------	------

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

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
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ OTHER (SPECIFY) _____

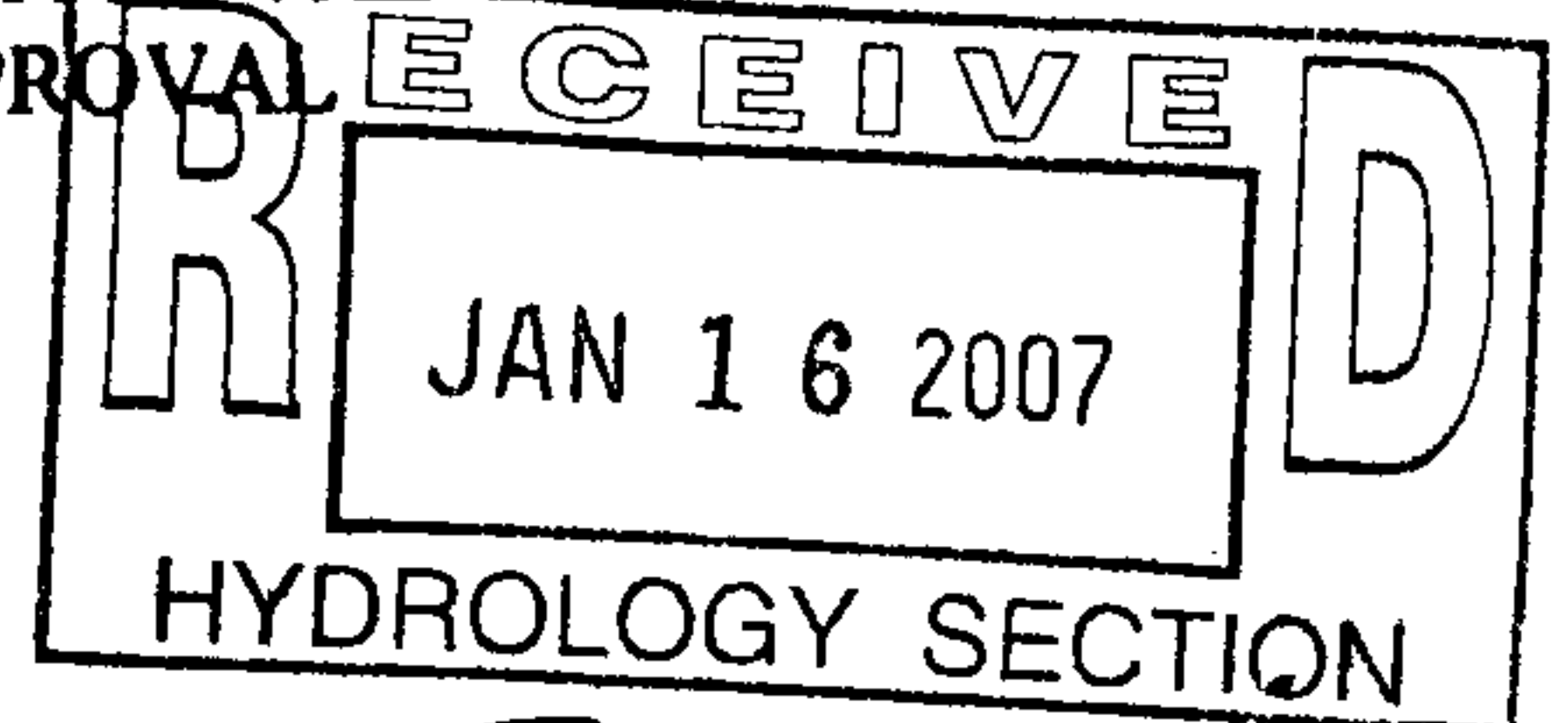
WAS A PRE-DESIGN CONFERENCE ATTENDED:

____ YES

N/A NO

COPY PROVIDED

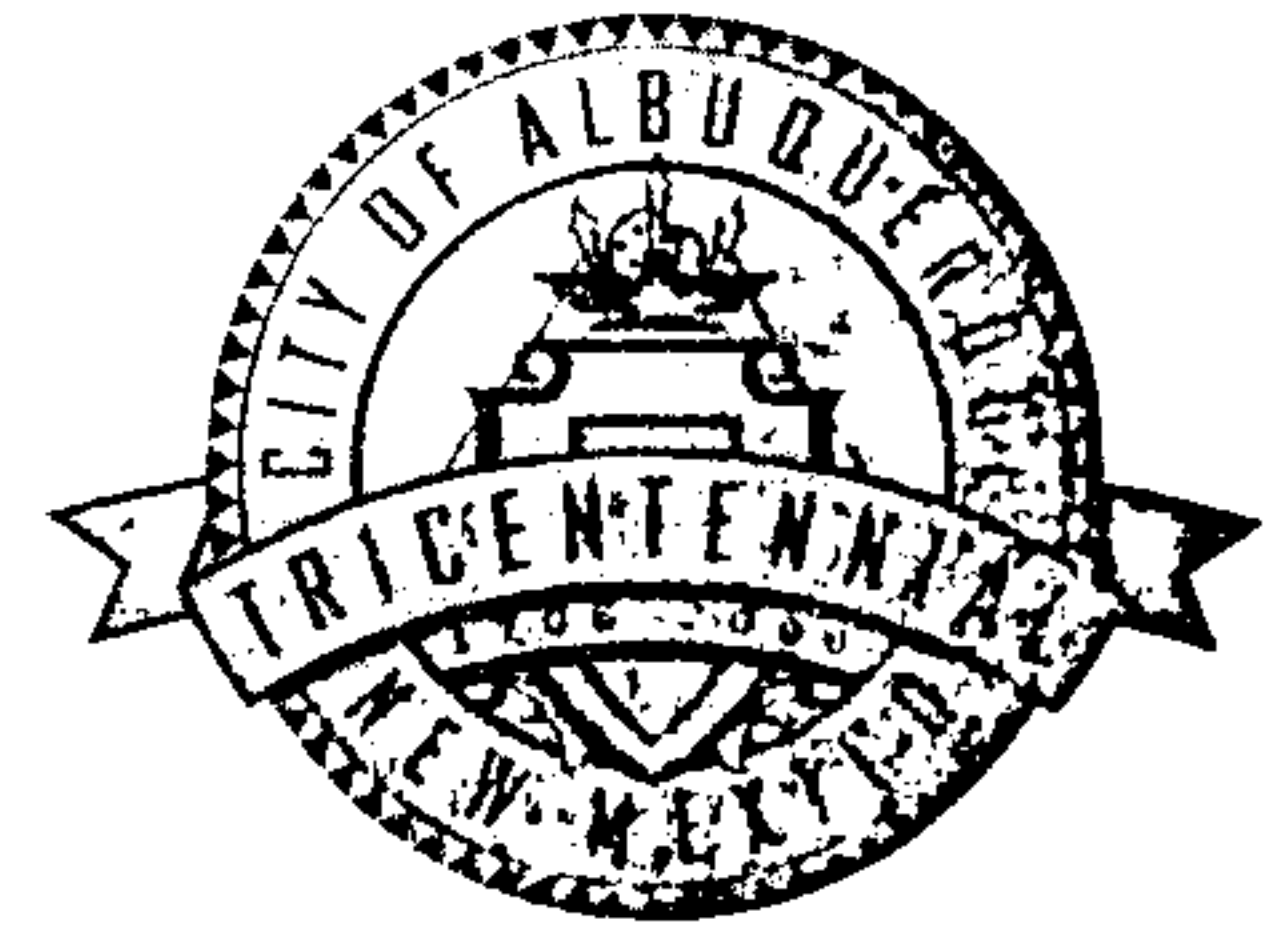
DATE SUBMITTED: 1/16/07 BY: Phil



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



**Planning Department
Transportation Development Services Section**

January 17, 2007

John A. Briscoe, Registered Architect
2001 Carlisle Blvd NE, Ste. A
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
Roper Warehouse, [K-19 / D123]
115 Texas NE
Architect's Stamp Dated 01/17/07

Dear Mr. Briscoe:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

The TCL / Letter of Certification submitted on January 17, 2007 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
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Paper Warehouse

(Rev. 12/05)

K-19/D123

PROJECT TITLE: 115 TEXAS NE ZONE MAP/DRG. FILE # K-19
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 115 TEXAS NE

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

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

ARCHITECT: Brinson Architects CONTACT: John
ADDRESS: 2801 CHAMBERLAIN NE SUITE A PHONE: 262-0193
CITY, STATE: ALBU. 87110 ZIP CODE: 87110

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

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

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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ 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) _____

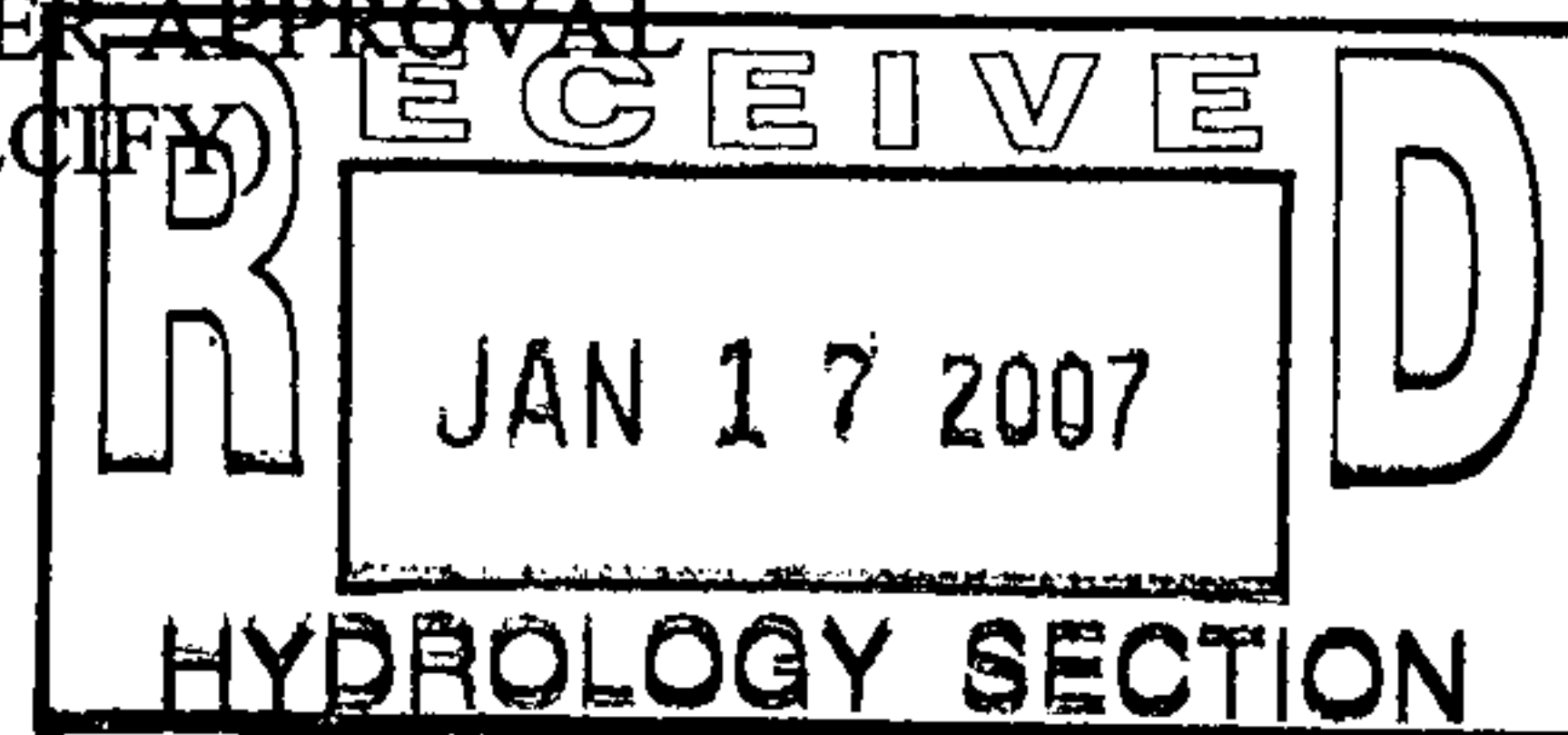
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: _____ DATE: 1.17.07

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 define 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.



Briscoe Architects, p.c.

January 17, 2007

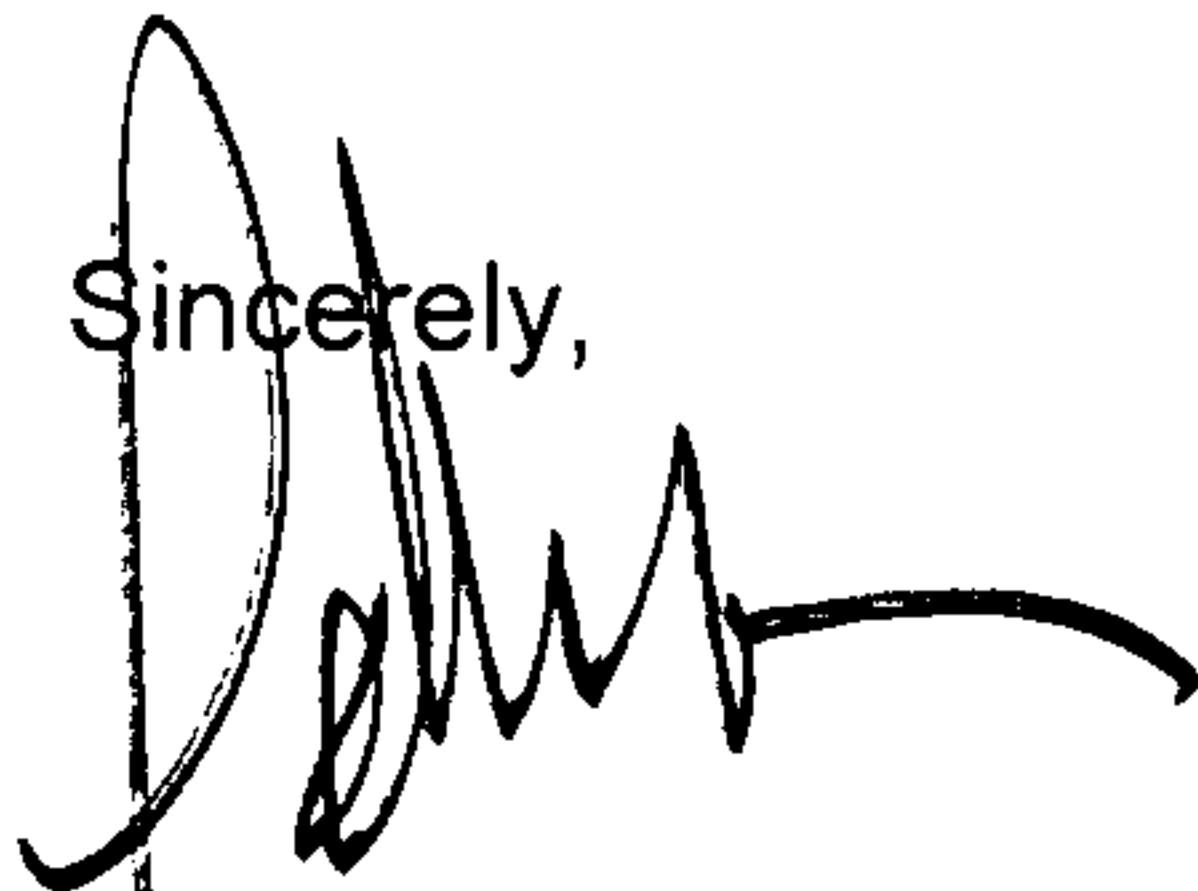
Wilfred Gallegos
City of Albuquerque
Traffic Engineering Department

Re 115 Texas Street NE

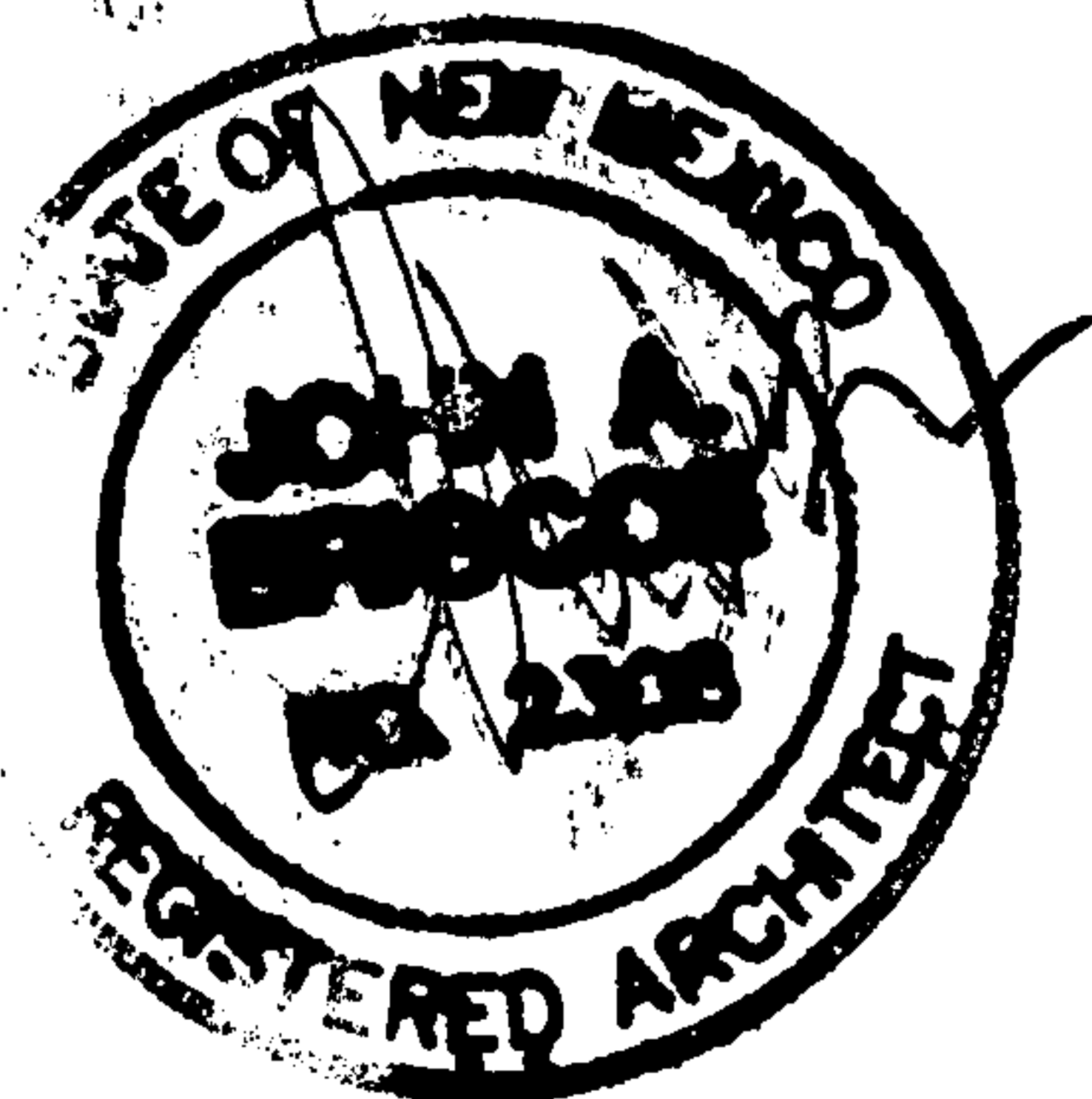
Mr. Gallegos

This letter is to certify that the work of the project has been completed and is in substantial compliance with Traffic Circulation Layout as approved on April 22, 2005.

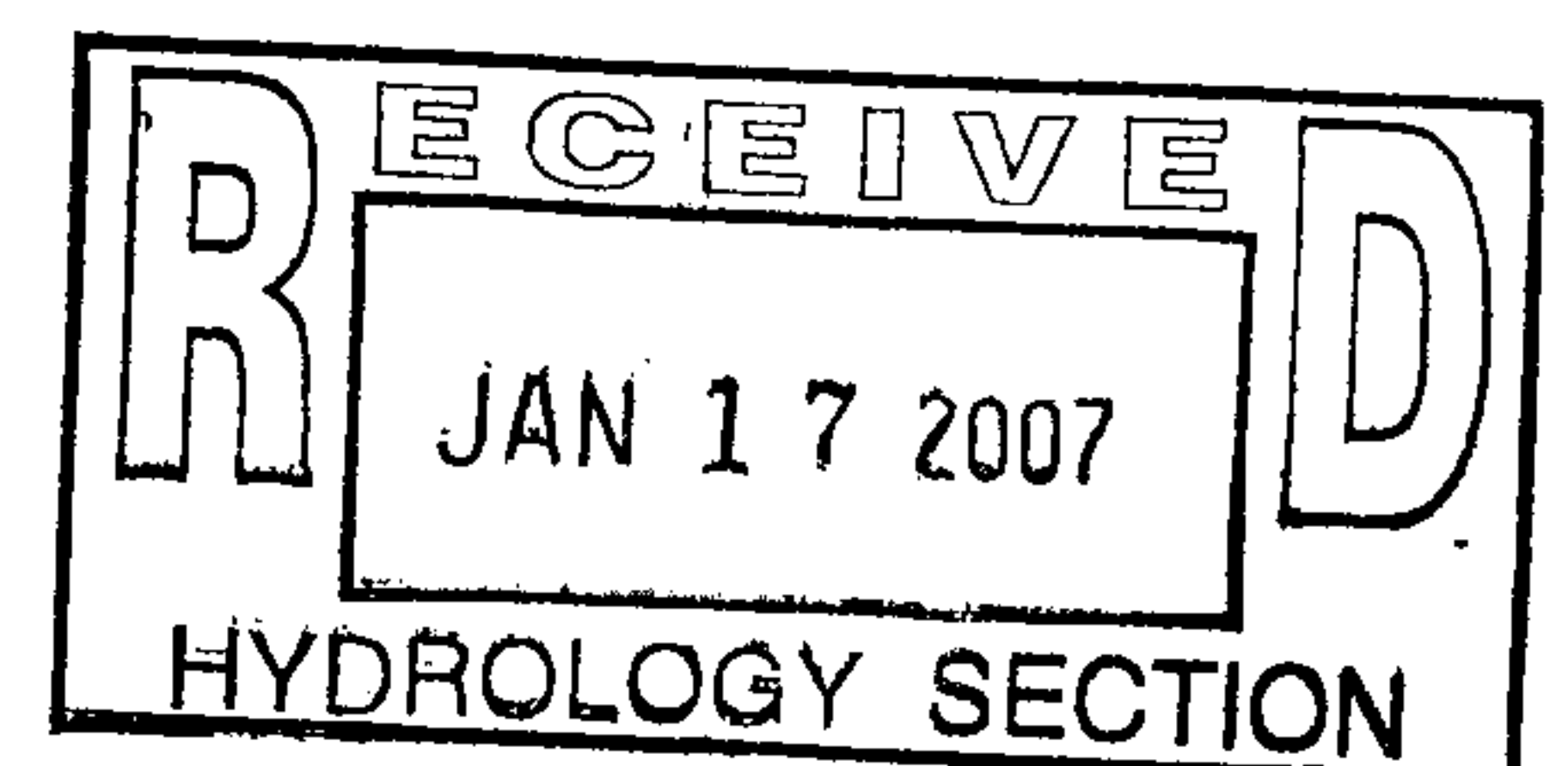
Sincerely,



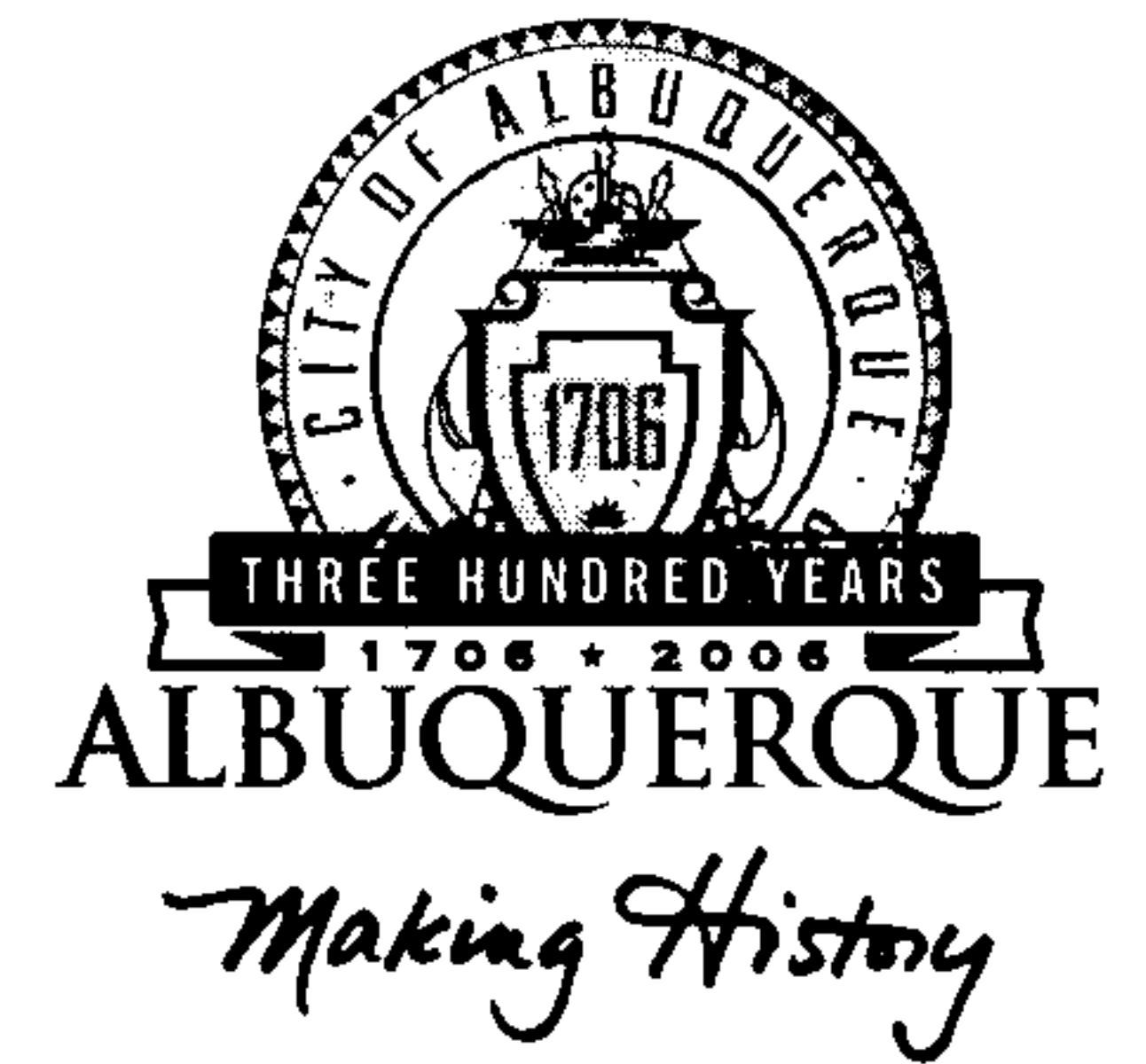
John Briscoe AIA



1. 17.07



CITY OF ALBUQUERQUE



April 22, 2005

John Briscoe, R.A.
Briscoe Architects
4100 Menaul Blvd. NE, Suite 2B
Albuquerque, NM 87110

Re: Roper Warehouse, 115 Texas Street NE, Traffic Circulation Layout
Architect's Stamp dated 4-21-05 (K19-D123)

Dear Mr. Briscoe,

The TCL submittal received 4-21-05 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 Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

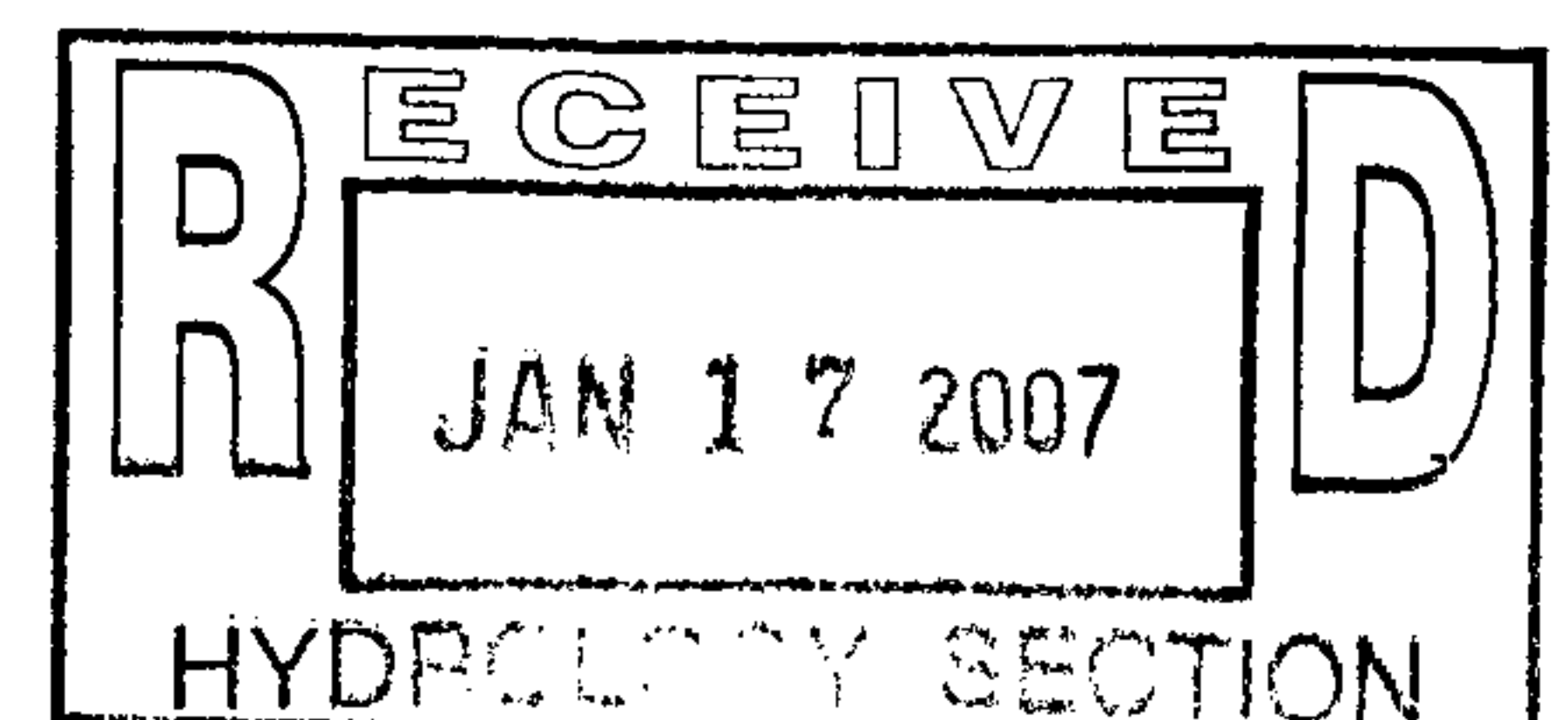
When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet 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.

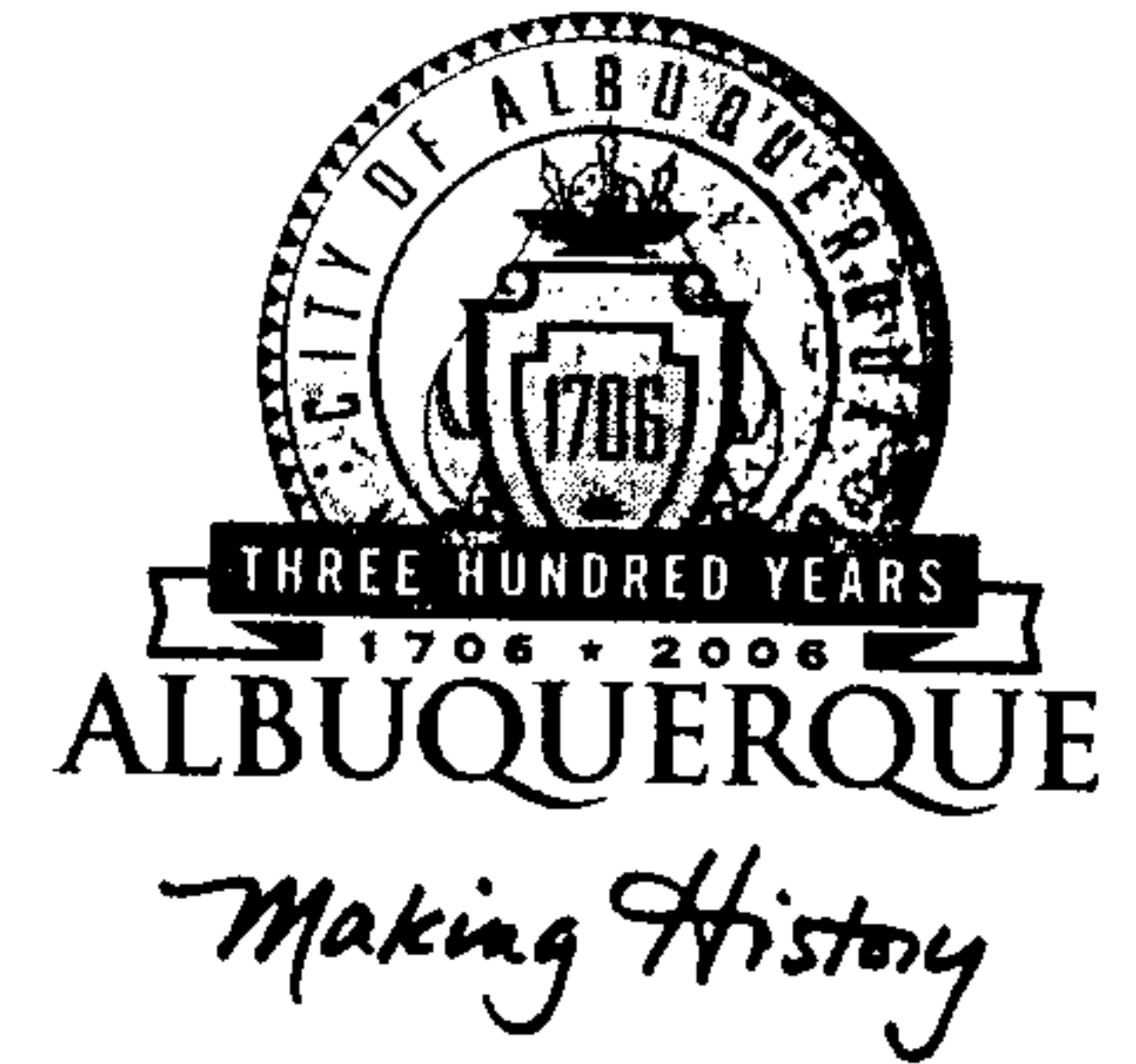
Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

cc: file



CITY OF ALBUQUERQUE



April 21, 2005

Philip Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**Re: Roper Warehouse, 115 Texas St NE, Grading and Drainage Plan
Engineer's Stamp dated 4-15-05 (K19-D123)**

Dear Mr. Clark,

Based upon the information provided in your submittal received 4-19-05, 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. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

P.O. Box 1293

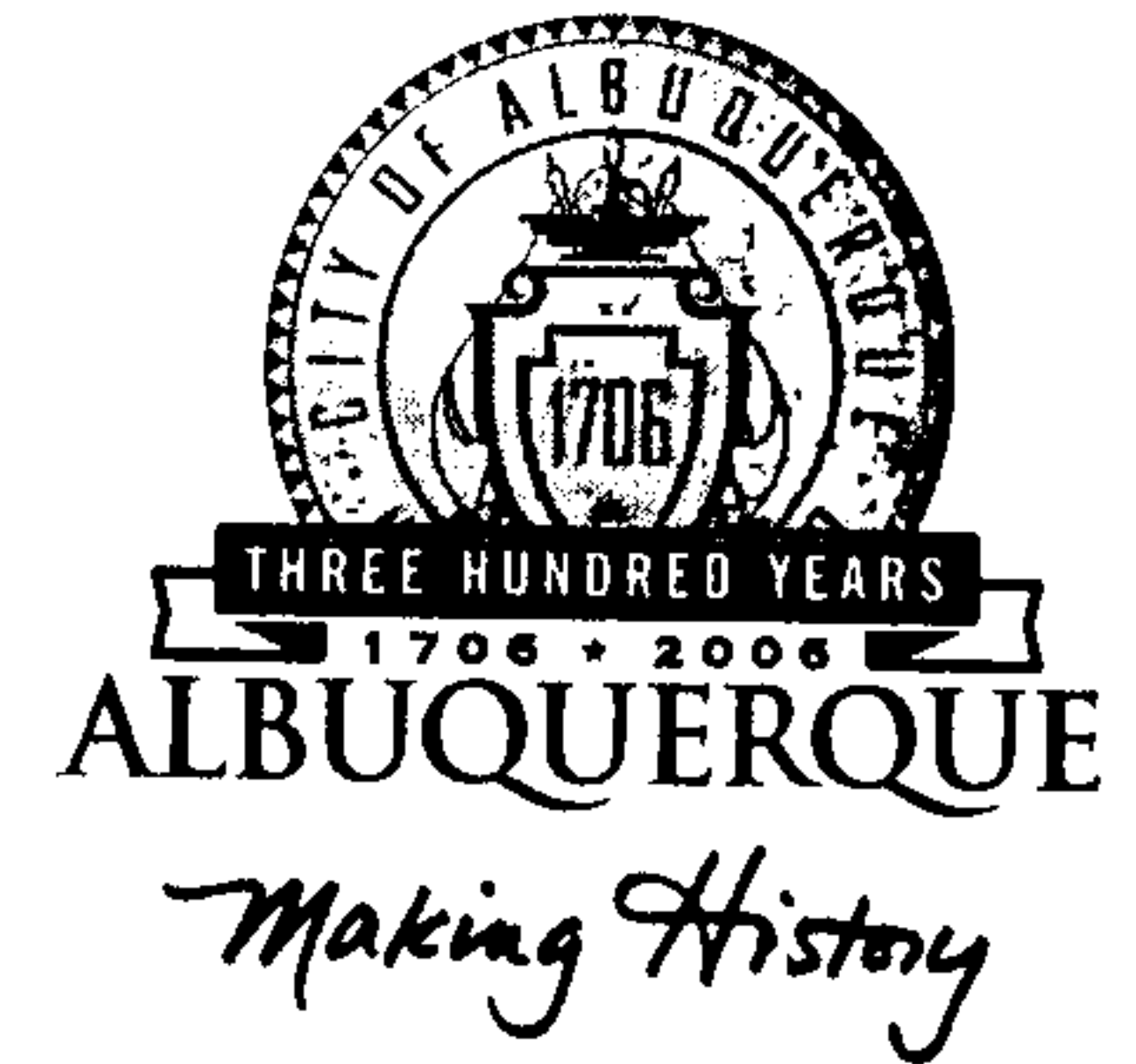
Albuquerque

New Mexico 87103

www.cabq.gov

C: File

CITY OF ALBUQUERQUE



March 22, 2005

John Briscoe, R.A.
Briscoe Architects
4100 Menaul Blvd. NE, Suite 2B
Albuquerque, NM 87110

Philip Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**Re: Roper Warehouse, 115 Texas Street NE, Traffic Circulation Layout
(K19-D123)**

Dear Mr. Brisco and Mr. Clark,

P.O. Box 1293

Albuquerque

New Mexico 87103

Each of you submitted a Traffic Circulation Layout for the above referenced project. While Mr. Clark's plan matches with the proposed grading, there are significant differences between the two site layouts. I recommend a meeting be held to determine the exact, specific layout of the above referenced site. You must also decide which of you will be responsible for getting building permit approval from Transportation, as well as providing the final certification. Once this has been determined, please resubmit the Traffic Circulation Layout for Building Permit approval.

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

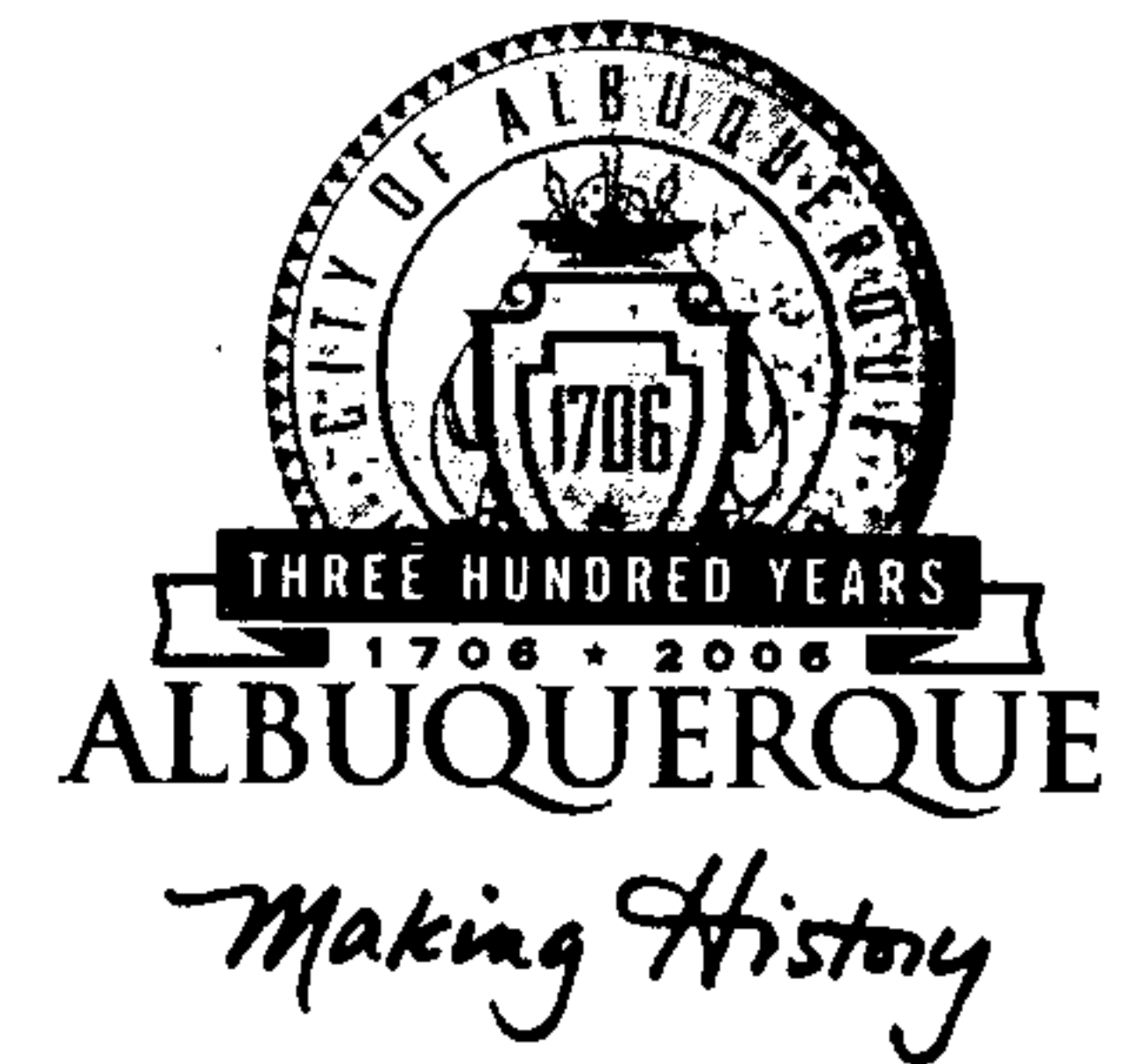
www.cabq.gov

Sincerely,

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

C: file

CITY OF ALBUQUERQUE



March 15, 2005

Philip Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**Re: Roper Warehouse, 115 Texas St. NE, Grading and Drainage Plan
Engineers's Stamp dated 1-07-05 (K19 - D123)**

Dear Mr. Clark,

Based upon the information provided in your submittal dated 1-07-05, 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.

If you have any questions, you can contact me at 924-3990.

Sincerely,

Phillip J. Lovato, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

PL

C: file

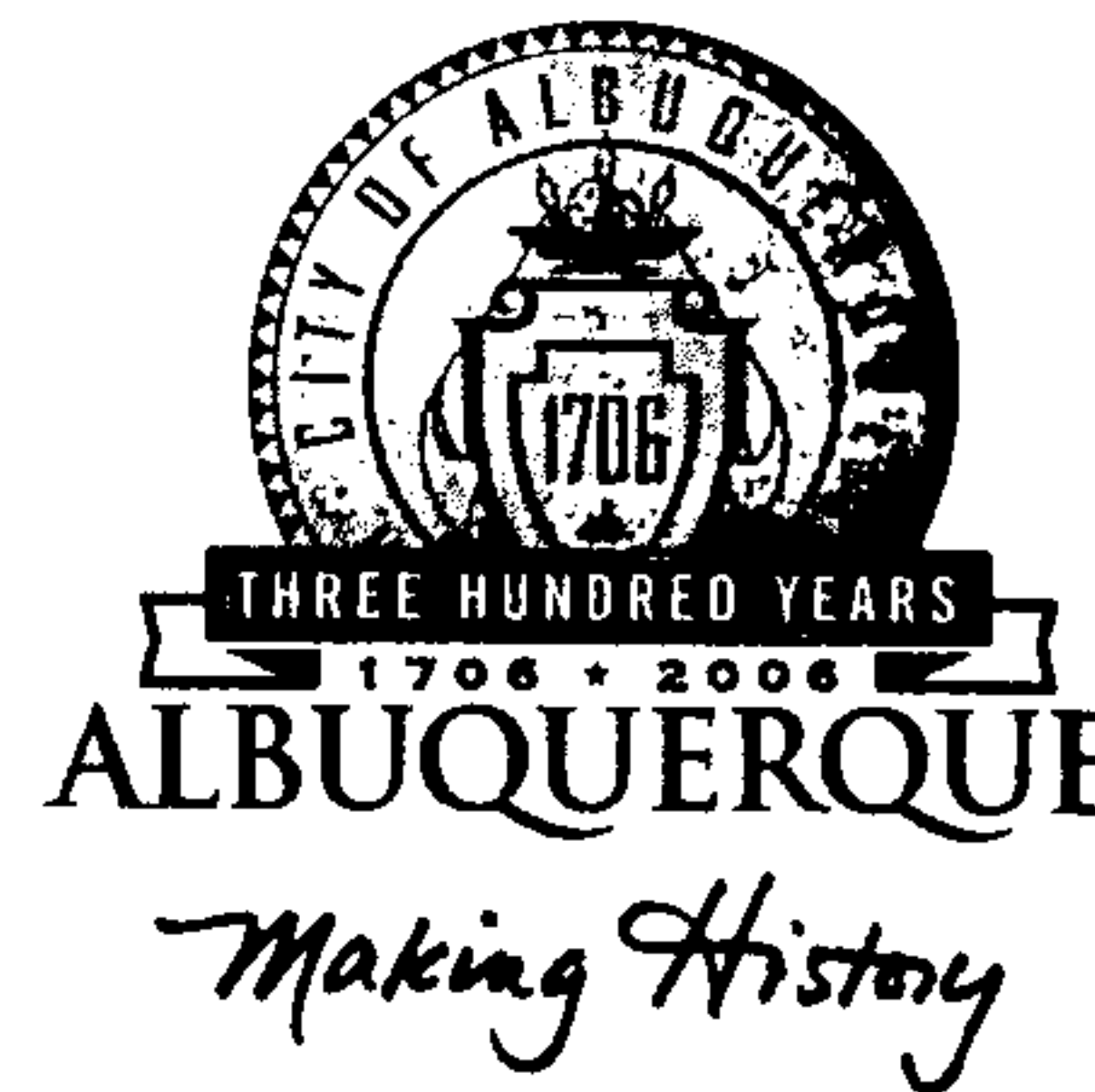
P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



January 11, 2005

Philip Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**Re: Roper Warehouse, 115 Texas Street NE, Traffic Circulation Layout
Engineer's Stamp dated 1-07-05 (K19-D123)**

Dear Mr. Clark,

Based upon the information provided in your submittal received 1-10-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- ✓ 1. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
2. Has solid waste approved the positioning of the trash dumpster behind the gate?
- ✓ 3. Please list the width and length of the handicapped space and the van access aisle.

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



City of Albuquerque

July 12, 2000

Mike Walla, P.E.
Walla Engineering, Ltd.
6100 Indian School, NE, Ste. 210
Albuquerque, NM 87110

RE: GRADING & DRAINAGE PLAN FOR CUMBRE CONSTRUCTION, INC. OFFICES
(K-19/D123) ENGINEERS STAMP DATED JULY 10, 2000 SUBMITTED FOR
BUILDING PERMIT APPROVAL AND SO 19

Dear Mr. Walla,

Based upon the information provided in your July 11, 2000, submittal, the project, referred to above, is approved for Building 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 the city right-of-way. A copy of this approval letter must be on hand when applying for the excavation permit.

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

If you have any questions, please call me at 924-3988.

Sincerely,

Stuart Reeder, P.E.

Stuart Reeder, P.E.
Hydrology Division

xc: Pam Lujan, Permits w/attachment
Whitney Reiersen
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 16, 2000

Mike Walla, P.E.
Walla Engineering Ltd.
6100 Indian School Rd. NE, Suite 210
Albuquerque, NM 87110

RE: CUMBRE CONSTRUCTION OFFICE BUILDING (K19-D123). GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED MAY 23, 2000.

Dear Mr. Walla:

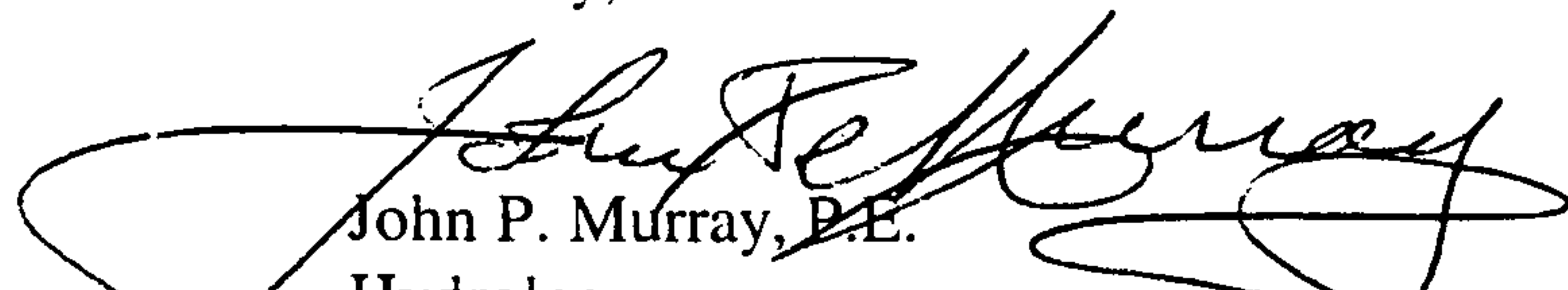
Based on the information provided on your May 23, 2000 submittal, City Hydrology has the following comments:

C.O.A. Letter dated May 16, 2000 requested more detailed information on drainage conditions for project. Include portion of FIRM Panel 358 to show flood hazard areas. Avoid use of term "assumed" in evaluating existing and proposed conditions. Describe/show existing storm drains that will pick up runoff from this site, Show an enlarged section of K-19-Z to identify streets and inlet locations.

Add Standard SO#19 notes and single signature block. Provide a second set of plans for that process.

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

Sincerely,


John P. Murray, P.E.
Hydrology

Encl: Portion FIRM Panel 358; Drainage Facilities Map K-19-S.

c: Whitney Reiersen
✓ File

6/16

SO #19

(follow-up)
req'd

UNDER L15/D41



City of Albuquerque

May 16, 2000

Mike Walla, P.E.
Walla Engineering, Ltd.
6100 Indian School Road, NE, Suite 210
Albuquerque, NM 87110

RE: GRADING & DRAINAGE PLAN FOR CUMBRE CONSTRUCTION, INC. OFFICES
(K-19/D123) ENGINEERS STAMP DATED 5/2/00 SUBMITTED FOR
BUILDING PERMIT APPROVAL

Dear Mr. Walla,

Please refer to the Drainage Submittal format in the DPM. Your submittal lacks various components among which are a Flood Hazard Map, identification of offsite flows which enter the site and how they will be handled by this project, downstream capacities and how they will be affected by the increased runoff from this site, the identification of the drainage basin containing this site and the site's effect on that drainage basin.

Kindly give serious consideration to the use of a sidewalk culvert. The sidewalk section and curb section will crack if penetrated by a four-inch PVC pipe.

If you have any questions, please call me at 924-3988.

Sincerely,

Stuart Reeder, P.E.

Stuart Reeder, P.E.
Hydrology Division

xc: Whitney Reiersen
✓File