

CITY OF ALBUQUERQUE



Planning Department Transportation Development Services Section

May 18, 2011

Richard Rappuhn, Architect
Cauwels & Stuve Construction & Design
8814 Horizon Blvd. NE, Ste. 400
Albuquerque, NM 87113

Re: Certification Submittal for a Permanent Building Certificate of Occupancy (C.O.)
for First Financial Building [K-21/ D033]
831 Juan Tabo NE
Engineer's Stamp Dated 05/17/11

Dear Mr. Rappuhn:

Based upon the information provided in your submittal received 05-17-11, Transportation Development has no objection to the issuance of a **Permanent Certificate of Occupancy**. This letter serves as a "green tag" from Transportation Development for a **Permanent Certificate of Occupancy** to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact me at (505)924-3630.

Albuquerque

Sincerely,

NM 87103

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

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

Cauwels & Stuve Construction & Design

Traffic Certification; revised & resubmitted

To: Traffic Division
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, New Mexico 87102

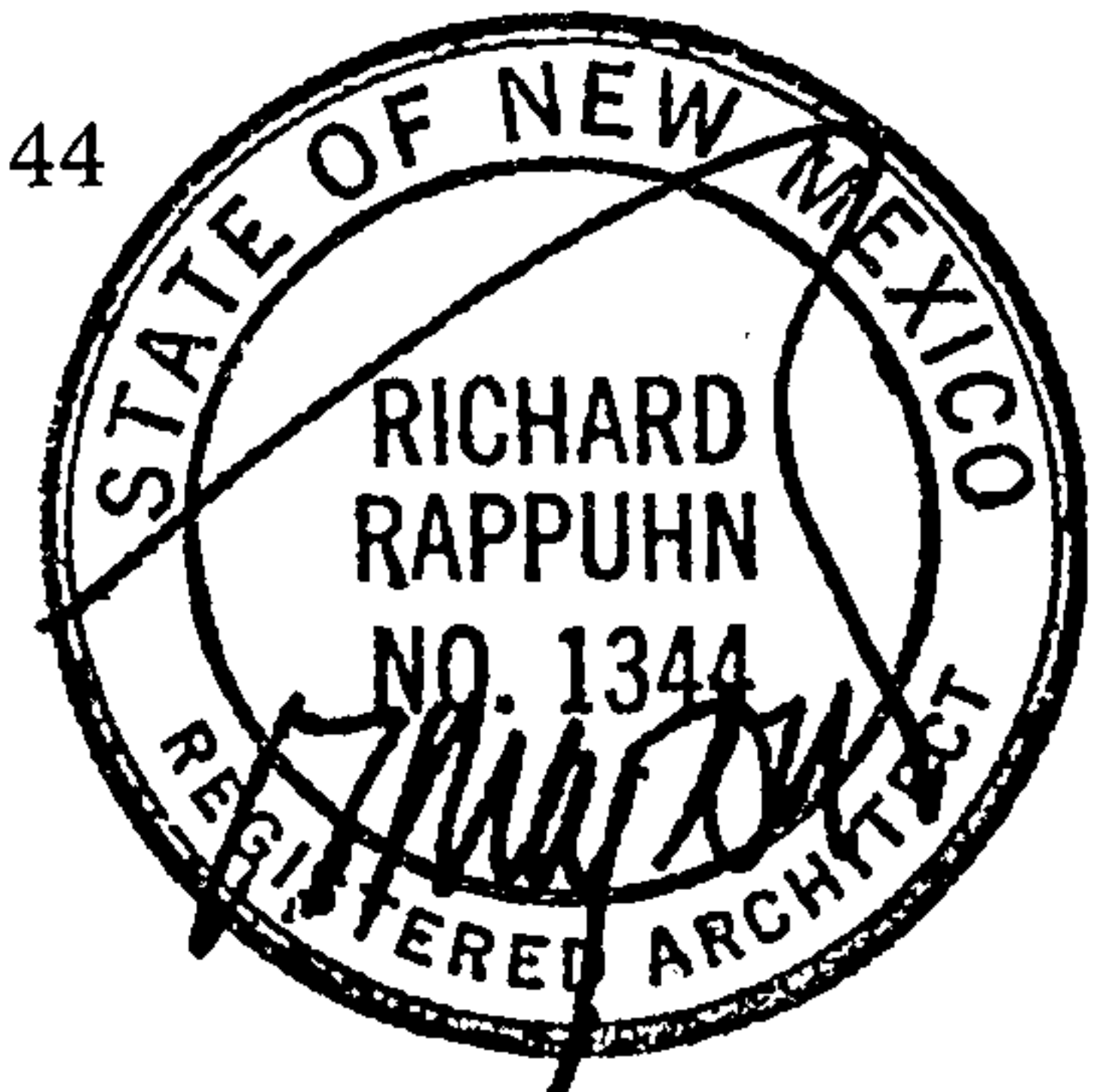
From: Richard Rappuhn, Architect NM Registration No. 1344

Subject: First Financial Juan Tabo Building
831 Juan Tabo Boulevard NE
Traffic Certification; revised & resubmitted

CC: Chris Baca
FF Juan Tabo Building; *Construction Administration File*

Date: 17 May 2011

Pages: 1



I, Richard J. Rappuhn, New Mexico Registered Architect No. 1344, of Cauwels & Stuve Construction & Design certify that this Project, titled:

831 Juan Tabo Boulevard NE
Albuquerque, New Mexico

is in substantial compliance with and in accordance with the Design Intent of the approved Traffic Circulation Plan dated 2 December 2010 and the revised Site Plan dated 29 April 2011.

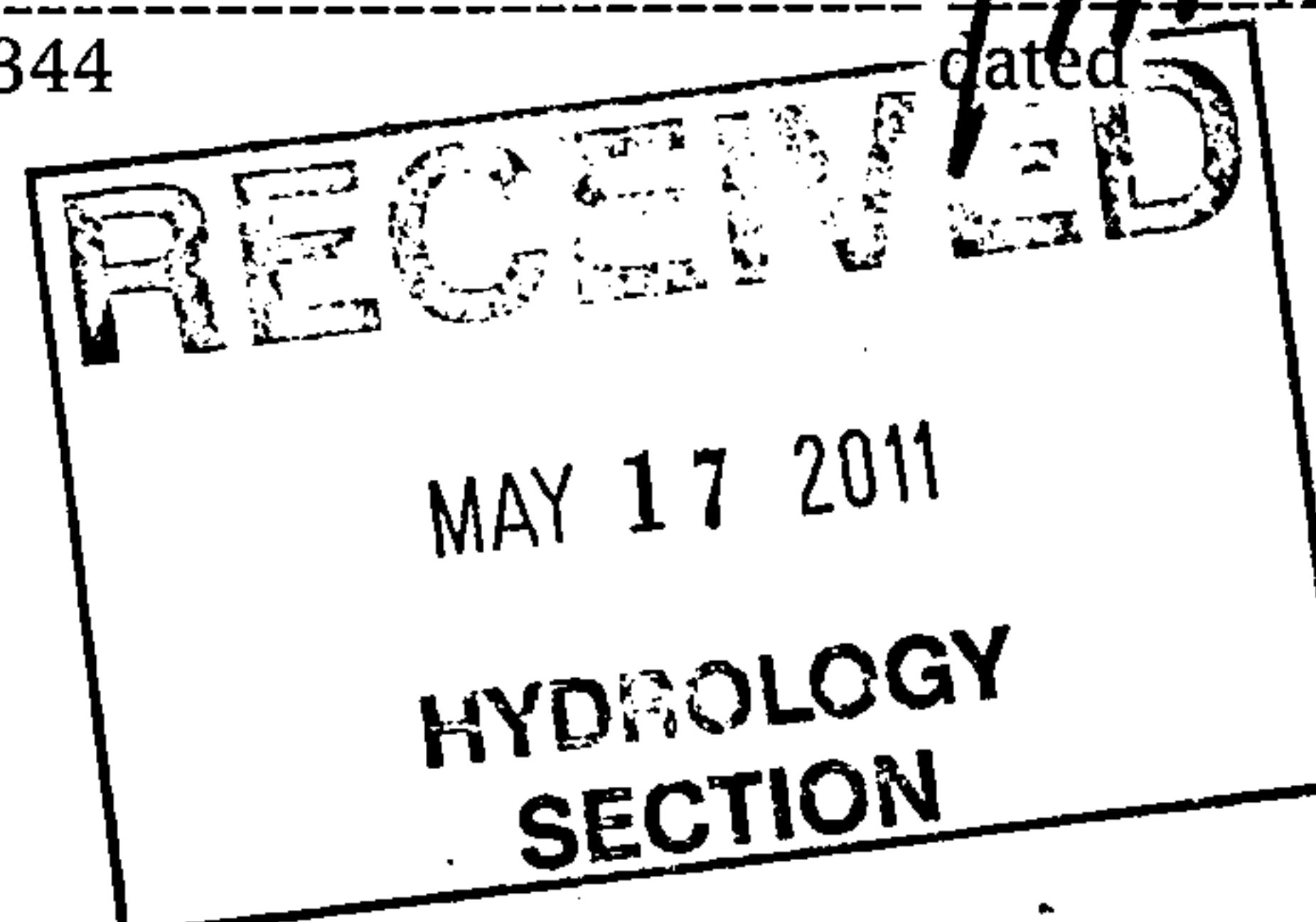
Furthermore, in response to the Transportation Development Services Section Letter of 6 April 2011, I completed field measurements of the existing PNM Transformer and Bollards location and found that only 1 (one) parking space is lost. I revised the Project Site Plan and the Parking Calculations and inserted this sheet into the City and the Contractor Sets. I received approval for these changes from both IBC Plan Review and Permit and the Zoning Departments.

I attest that during a Site Visit conducted Friday 23 April 2011, I determined by visual inspection that the revised Site Plan data provided represents the actual site conditions and is true and correct to the best of my knowledge and belief. I submit this certification and information in support of the request for this Project's Certificate of Occupancy.

The record information presented hereon does not necessarily constitute all the complete information and intends to verify substantial compliance with the 'Transportation' aspects of this Project. Those intending to rely on this record document must obtain independent verification of this document's accuracy prior to using the information for any further purpose.

Richard J. Rappuhn, Architect NM 1344

8814 Horizon Boulevard NE; Suite 400
Albuquerque, New Mexico 87113
tele. 505.266.5711 ext. 233
facs. 505.255.9922
email. rrappuhn@cauwels-stuve.com.



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

K21/DO3
K21.2/DO

PROJECT TITLE: First Financial Junitah Building ZONE MAP: K21.2/DO
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: _____

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

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

ARCHITECT: Richard Rappuhn CONTACT: Richard
 ADDRESS: 8814 Horizon Blvd. NE Ste 400 PHONE: 505 266 5711
 CITY, STATE: _____ ZIP CODE: 87113

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
- X ENGINEER'S CERT (TCL)
- _____ ENGINEER'S CERT (DRB SITE PLAN)
- ✓ OTHER (SPECIFY)

Traffic Certification

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

DATE SUBMITTED: 17 May 2011 BY: Richard Rappuhn

MAY 17 2011
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 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**

April 6, 2011

Richard Rappuhn, Architect
Cauwels & Stuve Construction & Design
8814 Horizon Blvd. NE, Ste. 400
Albuquerque, NM 87113

Re: Certification Submittal for a 120-day Temporary Building Certificate of
Occupancy (C.O.) for First Financial Building [K-21/ D033]
831 Juan Tabo NE
Engineer's Stamp Dated 03/30/11

Dear Mr. Rappuhn:

Based upon the information provided in your submittal received 03-30-11,
Transportation Development has downgraded your request from a Permanent to a
120-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from
Transportation Development for a **120-day Temporary Certificate of Occupancy** to be
issued by the Building and Safety Division.

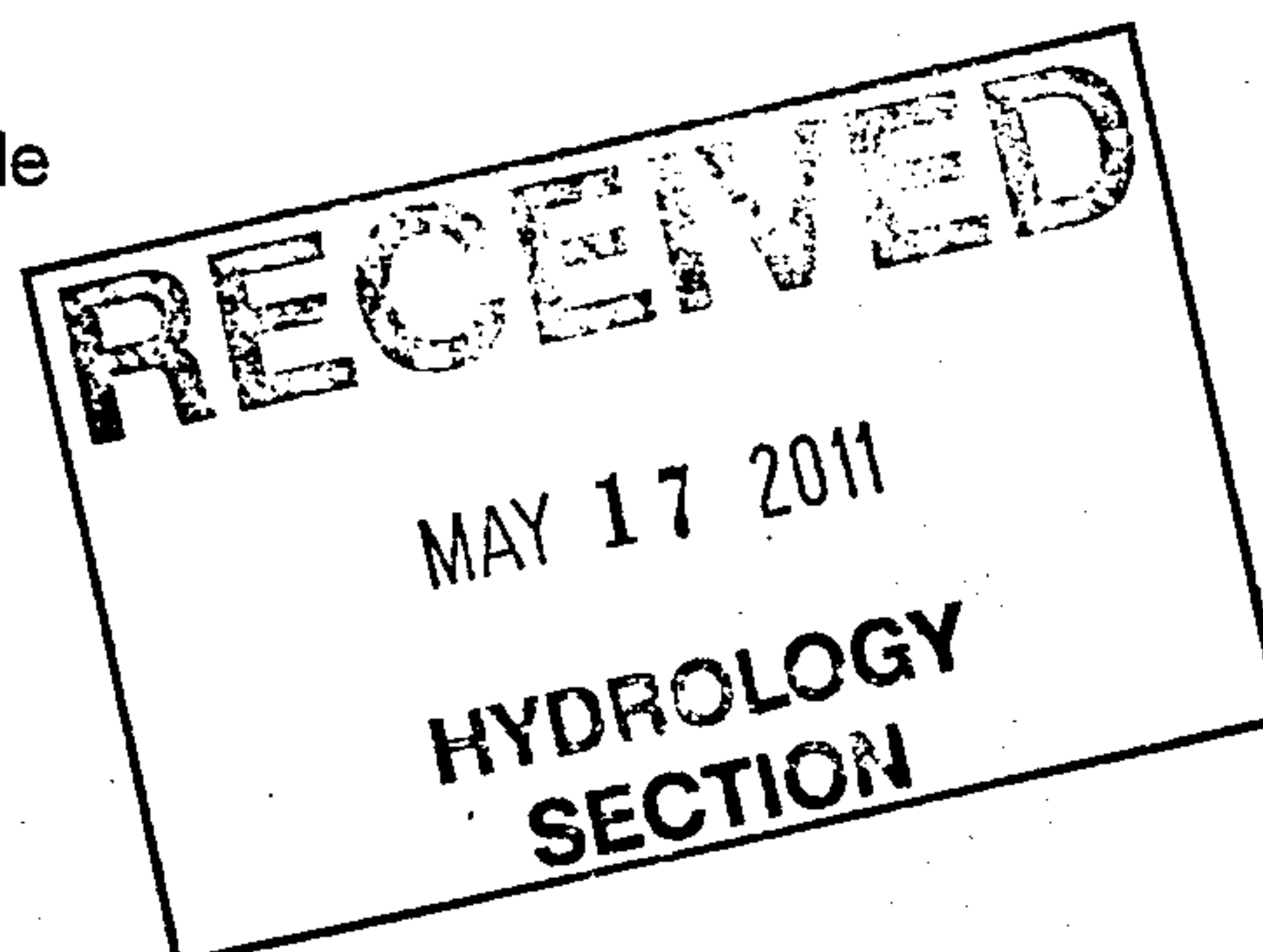
The following items will need to be addressed prior to issuance of a Permanent
Certificate of Occupancy (As a condition for Permanent CO approval): You have lost 2
parking stalls due to a utility box encompassing with bollards on the stalls (located at the
back of the building adjacent to Dumpster), please redline your changes and recalculate
your parking requirements on the Site Plan. Once these issues have been addressed
you'll need to re-submit the total package for Permanent C.O.

If you have any questions, please contact me at (505)924-3630.

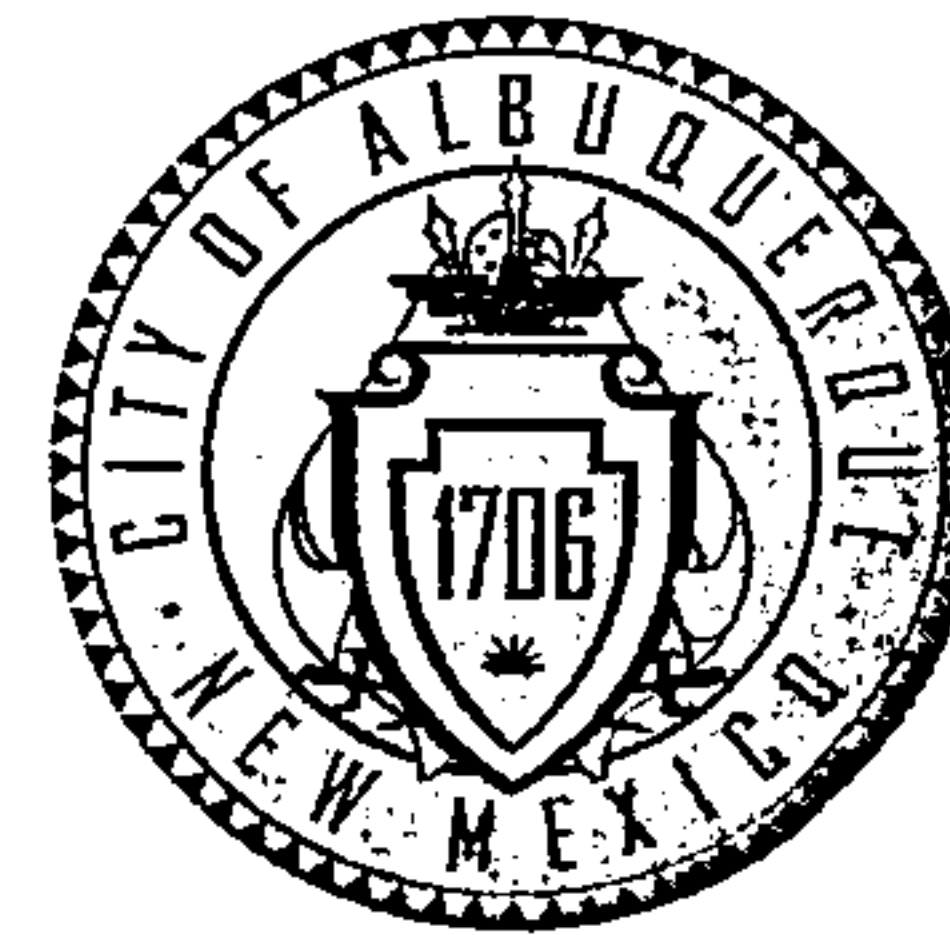
Sincerely,

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

c: Engineer
Hydrology file
CO Clerk



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

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Cauwels & Stuve Construction & Design
8814 Horizon Blvd. NE, Ste. 400
Albuquerque, NM 87113

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831 Juan Tabo NE
Engineer's Stamp Dated 03/30/11

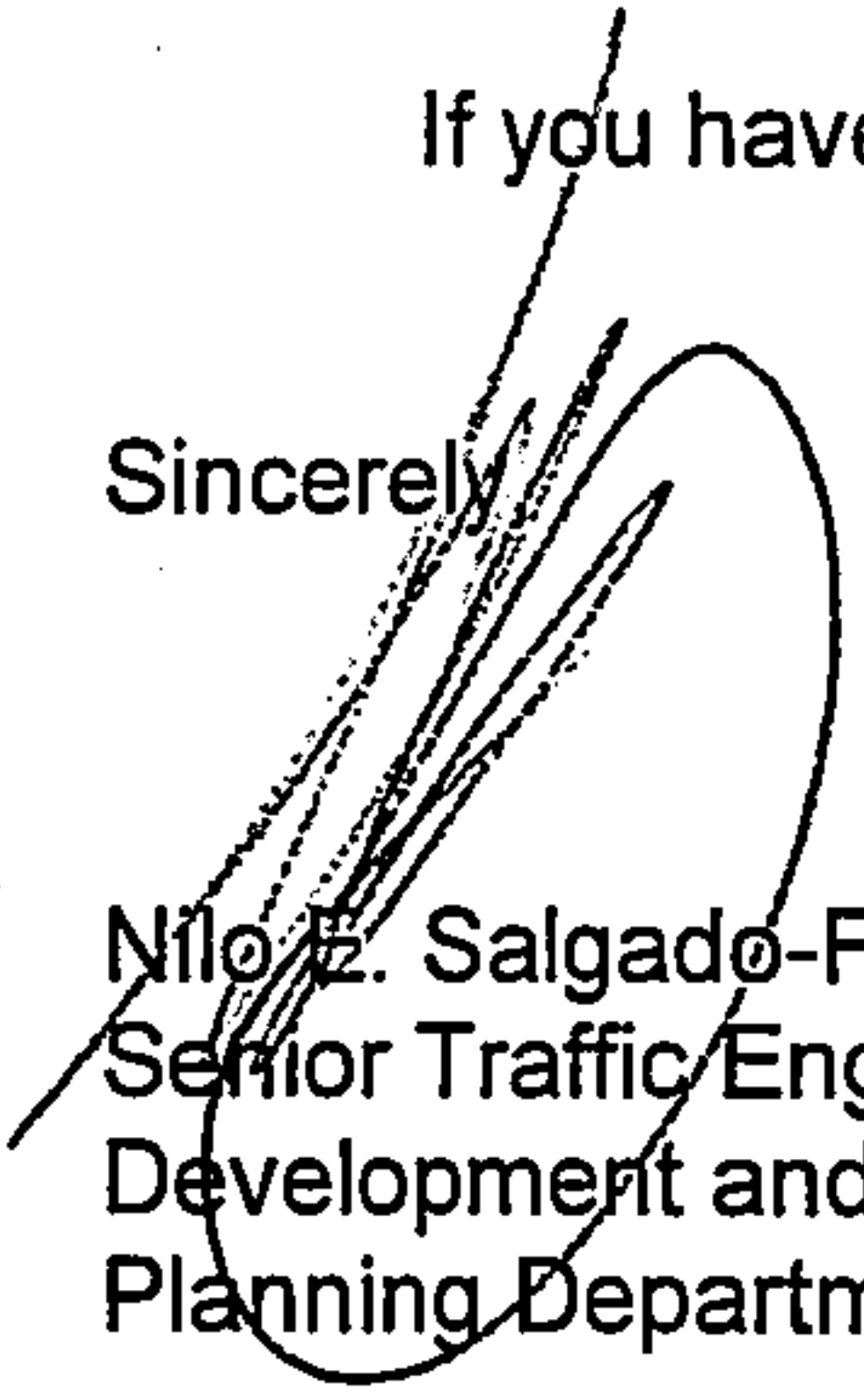
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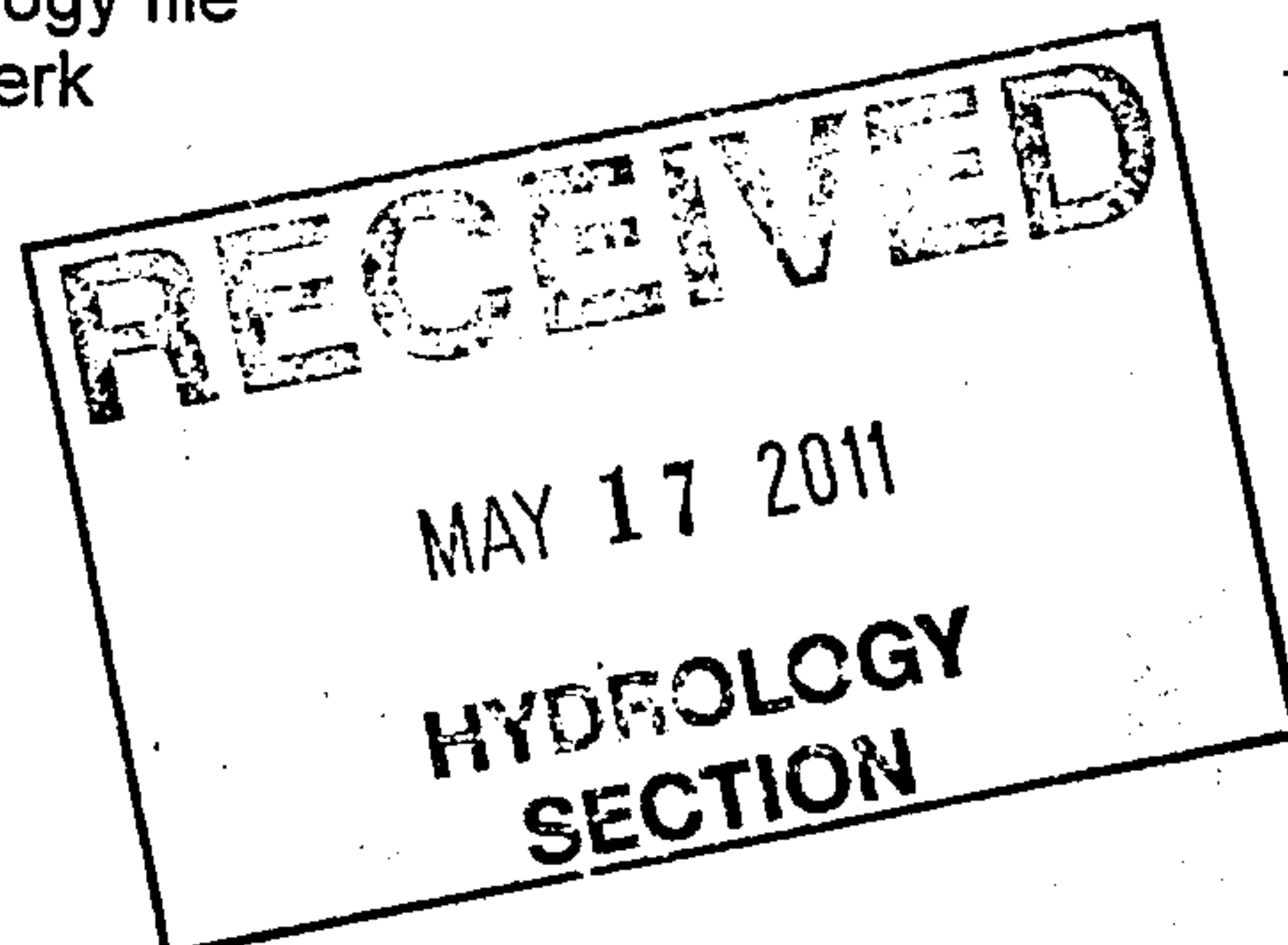
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If you have any questions, please contact me at (505)924-3630.

Sincerely,


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

c: Engineer
Hydrology file
CO Clerk



CITY OF ALBUQUERQUE



Planning Department Transportation Development Services Section

April 6, 2011

Richard Rappuhn, Architect
Cauwels & Stuve Construction & Design
8814 Horizon Blvd. NE, Ste. 400
Albuquerque, NM 87113

Re: Certification Submittal for a 120-day Temporary Building Certificate of
Occupancy (C.O.) for First Financial Building [K-21/ D033]
831 Juan Tabo NE
Engineer's Stamp Dated 03/30/11

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If you have any questions, please contact me at (505)924-3630.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

K21/D033

PROJECT TITLE: First Financial Juan Tabo Building ZONE MAP: K.2.2
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: 831 Juan Tabo Blvd NE

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

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

ARCHITECT: Carruthers' Shuck Const. & Design CONTACT: Richard Rappuhn
 ADDRESS: 8814 Horizon Blvd. NE Suite 400 PHONE: 246.5711
 CITY, STATE: Albuquerque, NM 87113 ZIP CODE: _____

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'S CERT (TCL)
☒ ENGINEER'S CERT (DRB SITE PLAN)
☒ OTHER (SPECIFY)

Traffic Certification

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

DATE SUBMITTED: 30 March 2011

MAR 30 2011

HYDROLOGY
SECTIONBY: Richard Rappuhn

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.

Cauwels & Stuve Construction & Design

Traffic Certification

To: Traffic Division
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, New Mexico 87102

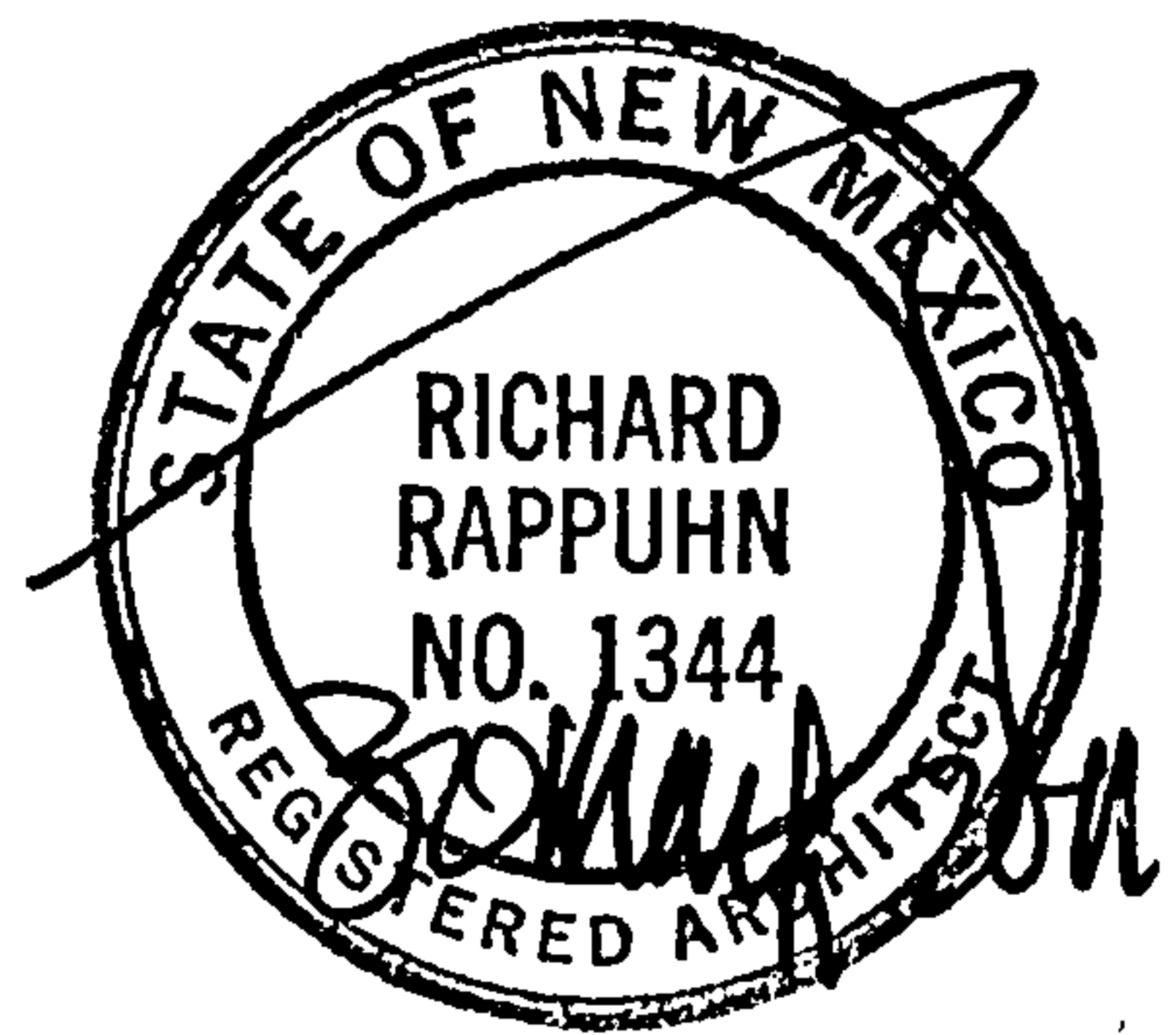
From: Richard Rappuhn, Architect NM Registration No. 1344

Subject: First Financial Juan Tabo Building
831 Juan Tabo Boulevard NE
Traffic Certification

CC: Chris Baca
FF Juan Tabo Building; *Construction Administration File*

Date: 30 March 2011

Pages: 1



I, Richard J. Rappuhn, New Mexico Registered Architect No. 1344, of Cauwels & Stuve Construction & Design certify that this Project, titled:

831 Juan Tabo Boulevard NE
Albuquerque, New Mexico

is in substantial compliance with and in accordance with the Design Intent of the approved Traffic Circulation Plan dated 2 December 2010.

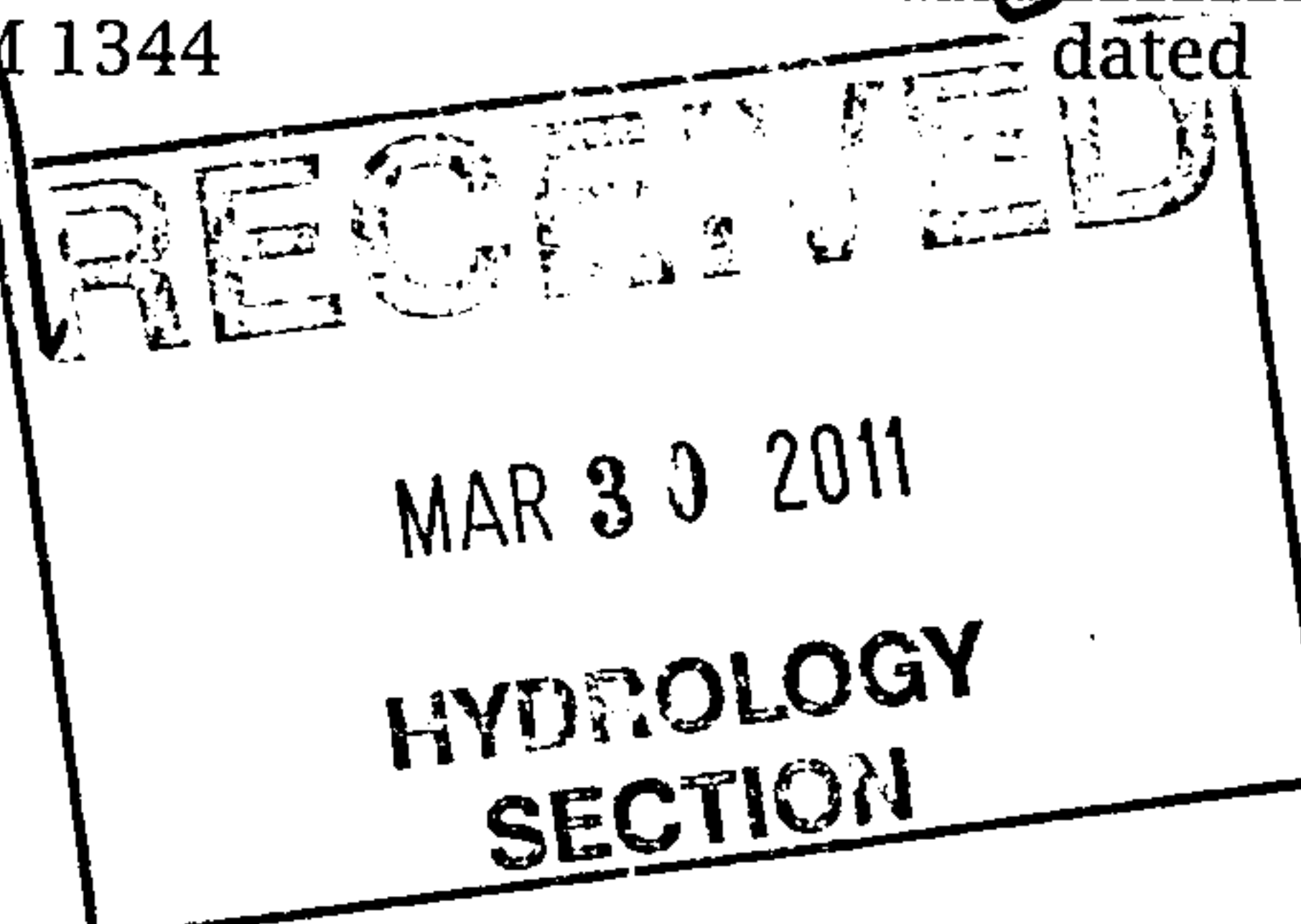
I attest that during a Site Visit conducted Wednesday 30 March 2011, I determined by visual inspection that the survey data provided represents the actual site conditions and is true and correct to the best of my knowledge and belief. I submit this certification and information in support of the request for this Project's Certificate of Occupancy.

The record information presented hereon does not necessarily constitute all the complete information and intends to verify substantial compliance with the 'Transportation' aspects of this Project. Those intending to rely on this record document must obtain independent verification of this document's accuracy prior to using the information for any further purpose.

Richard J. Rappuhn, Architect NM 1344

dated

30 March 2011



8814 Horizon Boulevard NE; Suite 400
Albuquerque, New Mexico 87113
tele. 505.266.5711 ext. 233
facs. 505.255.9922
email. rrappuhn@cauwels-stuve.com.

CITY OF ALBUQUERQUE



December 2, 2010

Richard Rappuhn, R.A.
Cauwels & Stuve Construction & Design
6001 Indian School Rd NE, Suite 400
Albuquerque, NM 87110

Re: First Financial Building, 831 Juan Tabo Boulevard NE, Traffic Circulation Layout
Architect's Stamp dated 10-04-10 (K21-D033)

Dear Mr. Rappuhn,

The TCL submittal received 11-30-10 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. Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.

Prior to any certificate of occupancy approval, the following item must be completed:

- **Provide a copy of the cross access easement between lots D1 and 4. If an easement does not exist, one must be provided. Please refer to Figure 23.6.3 of the *Development Process Manual*.**

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: First Financial Building ZONE MAP: K-211D033
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: 831 Juan Tabo NE

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

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

ARCHITECT: Richard Rappuhn CONTACT: _____
 ADDRESS: 8814 Horizon Blvd NE Suite 400 PHONE: 246 5111 ext. 233
 CITY, STATE: Albuquerque NM ZIP CODE: 87113

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

CONTRACTOR: EB CONTACT: _____
 ADDRESS: 8814 Horizon Blvd NE Ste 300 PHONE: _____
 CITY, STATE: _____ ZIP CODE: 87113

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 (PERM)
 ____ CERTIFICATE OF OCCUPANCY (TEMP)
 ____ GRADING PERMIT APPROVAL
 ____ PAVING PERMIT APPROVAL
 ____ WORK ORDER APPROVAL
 ____ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

____ YES

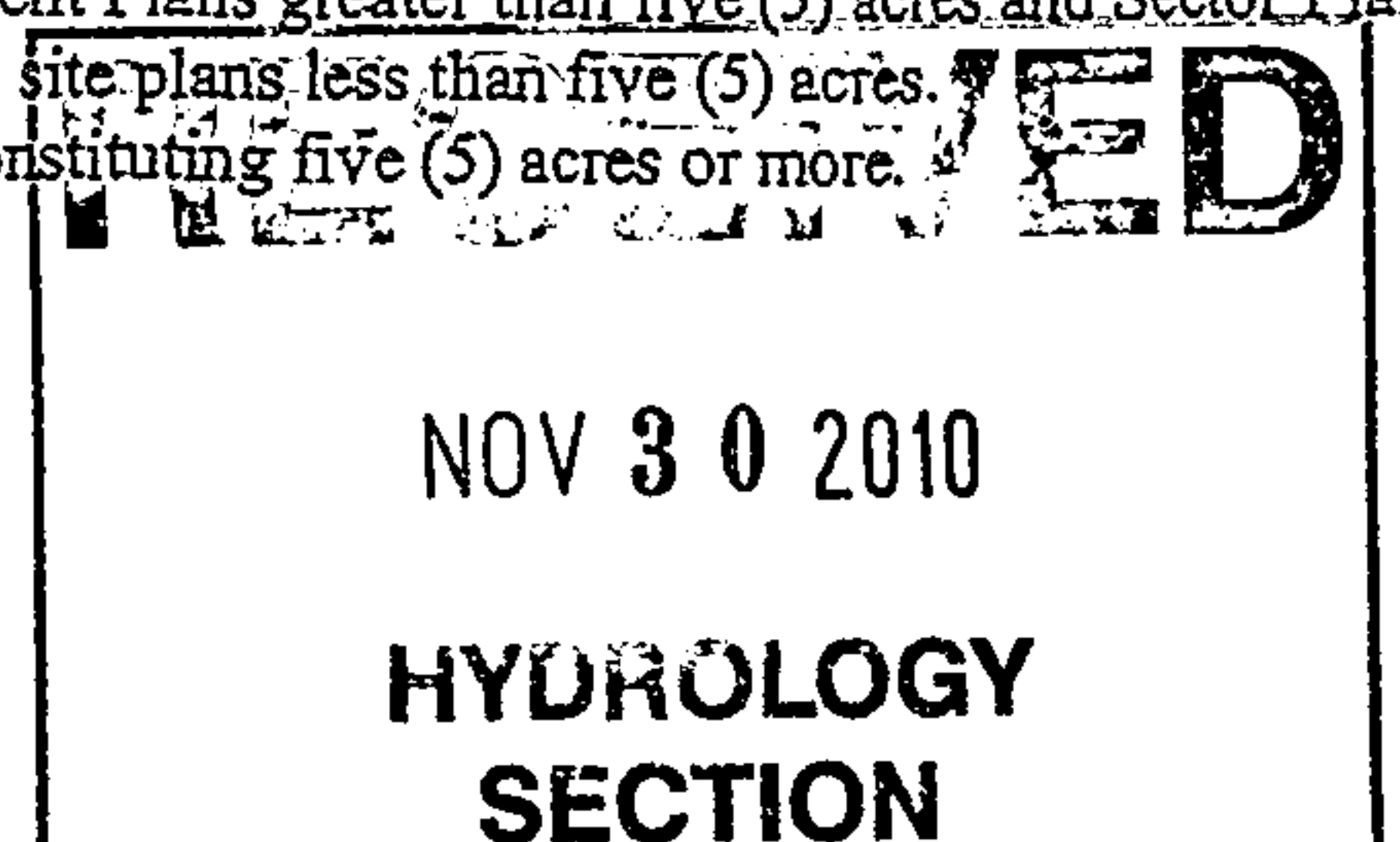
____ NO

____ COPY PROVIDED

DATE SUBMITTED: 30 Nov 2010 BY: _____

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:

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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.



Metro, Kristal D.

From: Anaya, Michael A.
Sent: Tuesday, November 30, 2010 10:18 AM
To: Metro, Kristal D.
Subject: 831 Juan Tabo Blvd NE

Kristal Metro

831 Juan tabo Blvd NE parking and proposed landscaping has been approved. The property has been improved from previous state stripping, HC spaces, Motorcycle spaces, Bicycle spaces & signage has been added. In addition Landscaping and street trees have been added upon request.

Michael Anaya
Zoning Enforcement Inspector
Planning Department

Lat 38°, 5.4 minutes North

Long 106°, 8.3 minutes West

Elevation 7716.5ft

CITY OF ALBUQUERQUE



March 30, 2011

Mike J. Walla, P.E.
Walla Engineering LTD.
6100 Indian School Rd. NE
Albuquerque, NM 87110

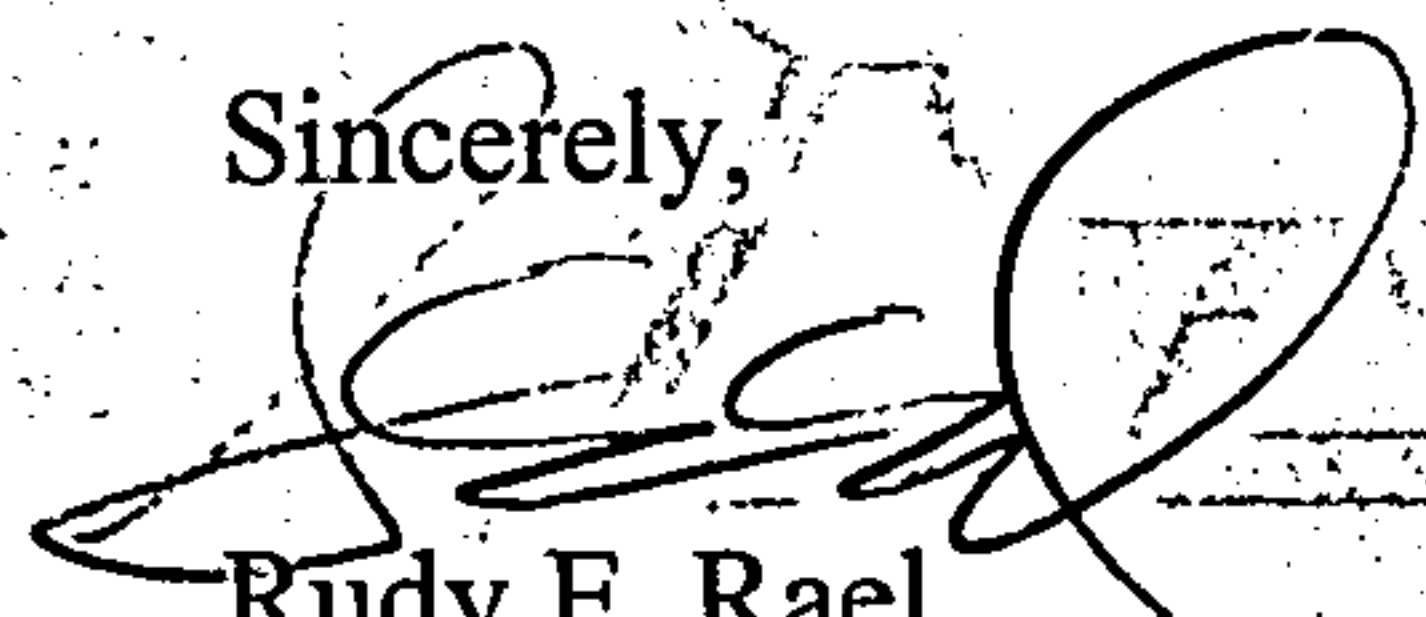
Re: First Financial Renovation, 831 Juan Tabo NE
Request for Permanent C.O. - Approved
Engineer's Stamp dated: 10-04-10 (K-21/D033)
Certification dated: 03-24-11

Dear Mr. Walla,

Based upon the information provided in the Certification received 03-24-11, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3977.

Sincerely,


Rudy E. Rael,
Engineer Assistant, Planning Dept.
Development and Building Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

C: CO Clerk—Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: FIRST FINANCIAL RENOVATION ZONE MAP/DRG. FILE #: K-21/1033
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT B-2-B, BLOCK 124, DALE J. BELLAMANT'S PRINCESS JEANNE PARK
CITY ADDRESS: 831 JUAN TABO NE, ALB, NM

ENGINEERING FIRM: WALLA ENGINEERING, LTD CONTACT: MIKE J. WALLA
ADDRESS: 6100 INDIAN SCHOOL RD. NE PHONE: 881-3008
CITY, STATE: ALBUQ, NM ZIP CODE: 87110

OWNER: FIRST FINANCIAL CREDIT UNION CONTACT: BOBBY MILLER
ADDRESS: 601 TIJERAS NW PHONE: 342-8298
CITY, STATE: P.O. BOX 25587, ALB, NM ZIP CODE: 87125-0587

ARCHITECT: RICHARD RAPPUNN - CUNNELLS & STUVE CONTACT: RICHARD RAPPUNN
ADDRESS: 6001 INDIAN SCHOOL RD. NE PHONE: 266-5711
CITY, STATE: ALBUQ, NM ZIP CODE: 87110

SURVEYOR: PRECISION SURVEYS, NC CONTACT: LARRY MEDRANO
ADDRESS: 5571 MINNIE PARK PL. NE PHONE: 856-5700
CITY, STATE: ALB, NM ZIP CODE: 87109

CONTRACTOR: ENTERPRISE BUILDERS CONTACT: CHRIS J. BACA
ADDRESS: PO BOX 3987 PHONE: 857-0050
CITY, STATE: ALBUQ, NM ZIP CODE: 87190

CHECK TYPE OF SUBMITTAL:

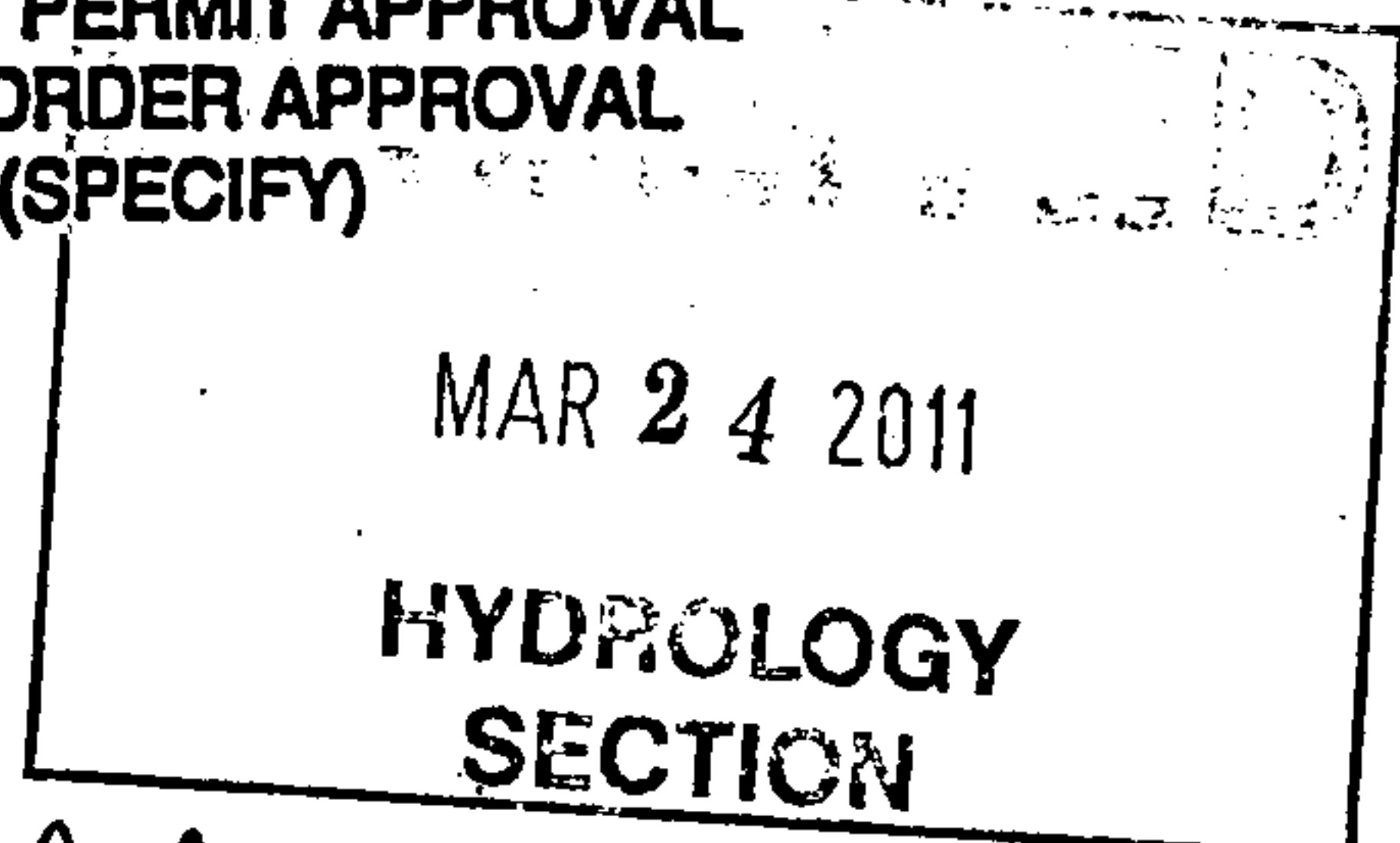
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☒ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS 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: 3/24/11 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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3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

1. 881-3008 11:40 AM

Mike Walla

1st Financial bank

Dear John

Submittal Cont

Call Mike

2 sub cont

Garden Park LLC

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1008735

AGENDA ITEM NO: 8

SUBJECT:

Sketch Plat

ENGINEERING COMMENTS:

The existing lot appears to be 0.6 ac, not 0.8 ac.
The proposed Lot B at 8568 sq ft. is smaller than
other lots in the area.
An approved Grading and Drainage Plan will be
required for Building Permit. This note will need to
be added to the plat.

RESOLUTION:

APPROVED ____; DENIED ____; COMMENTS PROVIDED ____; WITHDRAWN ____
DEFERRED TO: _____

SIGNED: (UD) (CE) (TRANS) (PKS) (PLNG)
DELEGATED TO: (UD) (CE) (TRANS) (PKS) (PLNG)

COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3695

DATE: 3-30-11

CITY OF ALBUQUERQUE



October 14, 2010

Mike J. Walla, P.E.
Walla Engineering, LTD
6100 Indian School NE, Suite 105
Albuquerque, NM 87110

**Re: First Financial Building
Grading and Drainage Plan
Engineer's Stamp dated 10/04/2010 (K21/D033)**

Dear Mr. Walla,

Based upon the information provided in your submittal received 10/04/2010, the above referenced plan is approved for Grading Permit and Paving Permit.

Upon completion of the project, provide an Engineer Certification for our files.

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

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Copy: file



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: FIRST FINANCIAL RENOVATION ZONE MAP/DRG. FILE #: K-21/0033
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT B-2-B, BLOCK 124, DALE J. BELLAMANT'S PRINCESS JEWEL PARK
 CITY ADDRESS: 831 JUAN TABO NE, ALB, NM

ENGINEERING FIRM: WALLA ENGINEERING, LTD
 ADDRESS: 6100 INDIAN SCHOOL RD. NE
 CITY, STATE: ALBUQ, NM

CONTACT: MIKE J. WALLA
 PHONE: 881-3008
 ZIP CODE: 87110

OWNER: FIRST FINANCIAL CREDIT UNION
 ADDRESS: 601 TIERRAS NW
 CITY, STATE: P.O. BOX 25587, ALB, NM

CONTACT: BOBBY MILLER
 PHONE: 342-8298
 ZIP CODE: 87125-0587

ARCHITECT: RICHARD RAPPUNN - CUNNELLS & STUVE
 ADDRESS: 6001 INDIAN SCHOOL RD. NE
 CITY, STATE: ALBUQ, NM

CONTACT: RICHARD RAPPUNN
 PHONE: 266-5711
 ZIP CODE: 87110

SURVEYOR: PRECISION SURVEYS, NC
 ADDRESS: 5571 MINWAY PARK PL. NE
 CITY, STATE: ALB, NM

CONTACT: LARRY MEDRANO
 PHONE: 856-5700
 ZIP CODE: 87109

CONTRACTOR: ENTERPRISE BUILDERS
 ADDRESS: PO BOX 3987
 CITY, STATE: ALBUQ, NM

CONTACT: CHRIS J. BACA
 PHONE: 857-0050
 ZIP CODE: 87190

CHECK TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st 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: 10/4/10 BY: [Signature]

RECEIVED

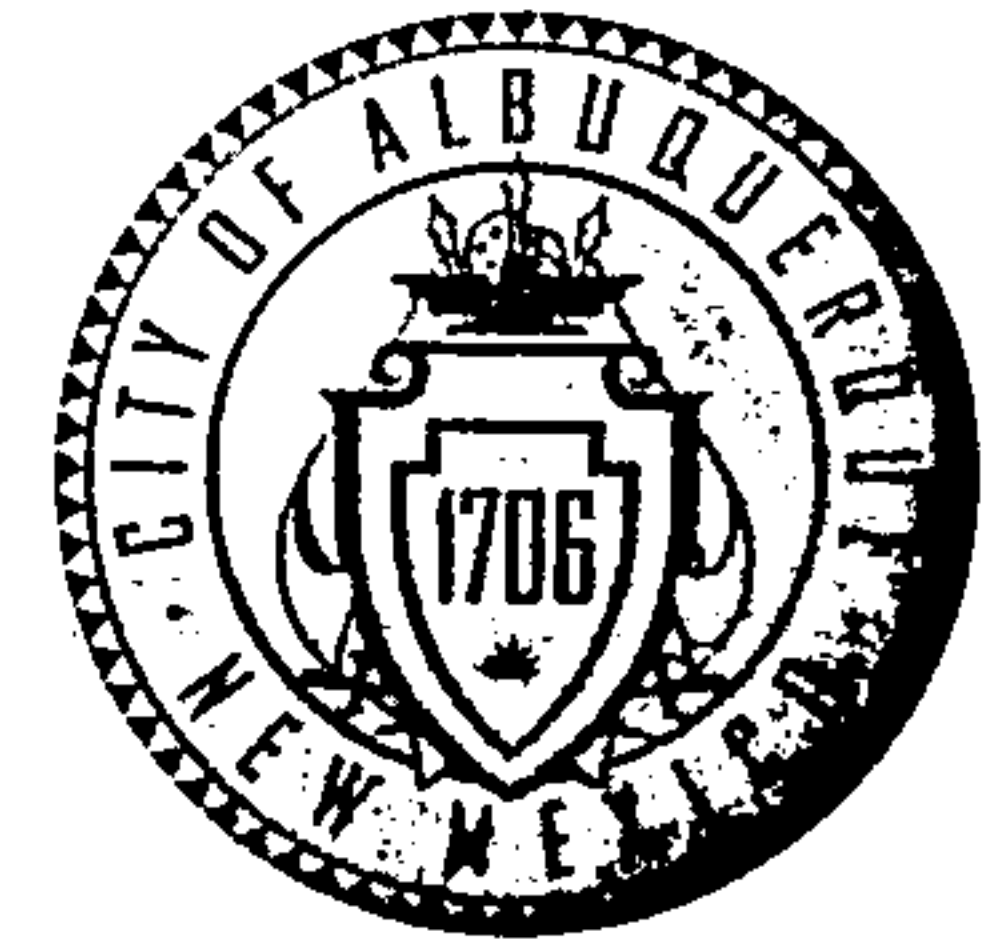
OCT 04 2010

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:

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CITY OF ALBUQUERQUE



11. Please include a copy of your shared access agreement with the adjacent property owner.
12. List the width and length for all parking spaces.
13. All parking spaces must have end of aisle islands. The end of aisle islands must comply with Figure 23.7.2 of the *Development Process Manual*.
14. Clarify the location of all handicapped parking stalls; is the "Van Space" shown in the southeast corner of the site a handicapped parking stall? Show all necessary striping and signing. The handicapped spaces must include one 8-foot wide van access aisle; all other aisles should be 5 feet in width.
15. Is the sidewalk adjacent to the proposed parking stalls flush with the pavement? If not, a ramp will be required.

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

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



November 18, 2010

Richard Rappuhn, R.A.
Cauwels & Stuve Construction & Design
6001 Indian School Rd NE, Suite 400
Albuquerque, NM 87110

**Re: First Financial Building, 831 Juan Tabo Boulevard NE,
Traffic Circulation Layout
Architect's Stamp dated 10-04-10 (K21-D033)**

Dear Mr. Rappuhn,

Based upon the information provided in your submittal received 11-10-10, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map.
2. Per the *Development Process Manual*, Chapter 27, Section 2, Part B.1, only the following scales may be used:
 - 1" = 50'
 - 1" = 40'
 - 1" = 20'
 - 1" = 10'
 - 1" = 100' (for overall layouts only)
3. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
4. Compact parking spaces must be a minimum of 8 feet wide. Label the compact parking spaces by placing the words "compact" on the pavement of each space.
5. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.
6. Label Juan Tabo Boulevard on the plan.
7. A 6-foot wide, ADA accessible, pedestrian pathway is required from the roadway to the building.
8. A five-foot keyway is required for deadend parking aisles.
9. Clarify where sidewalk is flush with pavement. In areas where sidewalk is flush with pavement and adjacent to parking stalls, concrete bumpers must be provided.
10. All internal sidewalk should be 6 feet in width.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

K-21/PD033

PROJECT TITLE: First Financial Credit Union Bldg & Site ZONE MAP: K-21.7
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract B.2.B. Block 124 Dale J. Bellamah's Pr. de Ann Park
 CITY ADDRESS: 831 Juan Labo Blvd. NE

ENGINEERING FIRM: Walla Engineering CONTACT: Mika Walla
 ADDRESS: _____ PHONE: 881.3008
 CITY, STATE: _____ ZIP CODE: _____

OWNER: First Financial Credit Union c/o EB CONTACT: Chris Baca
 ADDRESS: 8814 Horizon Blvd NE PHONE: 857.0050
 CITY, STATE: Albuquerque ZIP CODE: 87113

ARCHITECT: Richard Rappuhn CONTACT: Richard Rappuhn
 ADDRESS: 8814 Horizon Blvd. NE Suite 400 PHONE: 266.5711 ext 253
 CITY, STATE: Albuquerque ZIP CODE: 87113

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

CONTRACTOR: EB CONTACT: Chris Baca
 ADDRESS: 8814 Horizon Blvd. NE Suite 300 PHONE: 857.0050
 CITY, STATE: Albuquerque ZIP CODE: 87113

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:

____ SLA/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

DATE SUBMITTED: 10 Nov. 2010**RECEIVED**

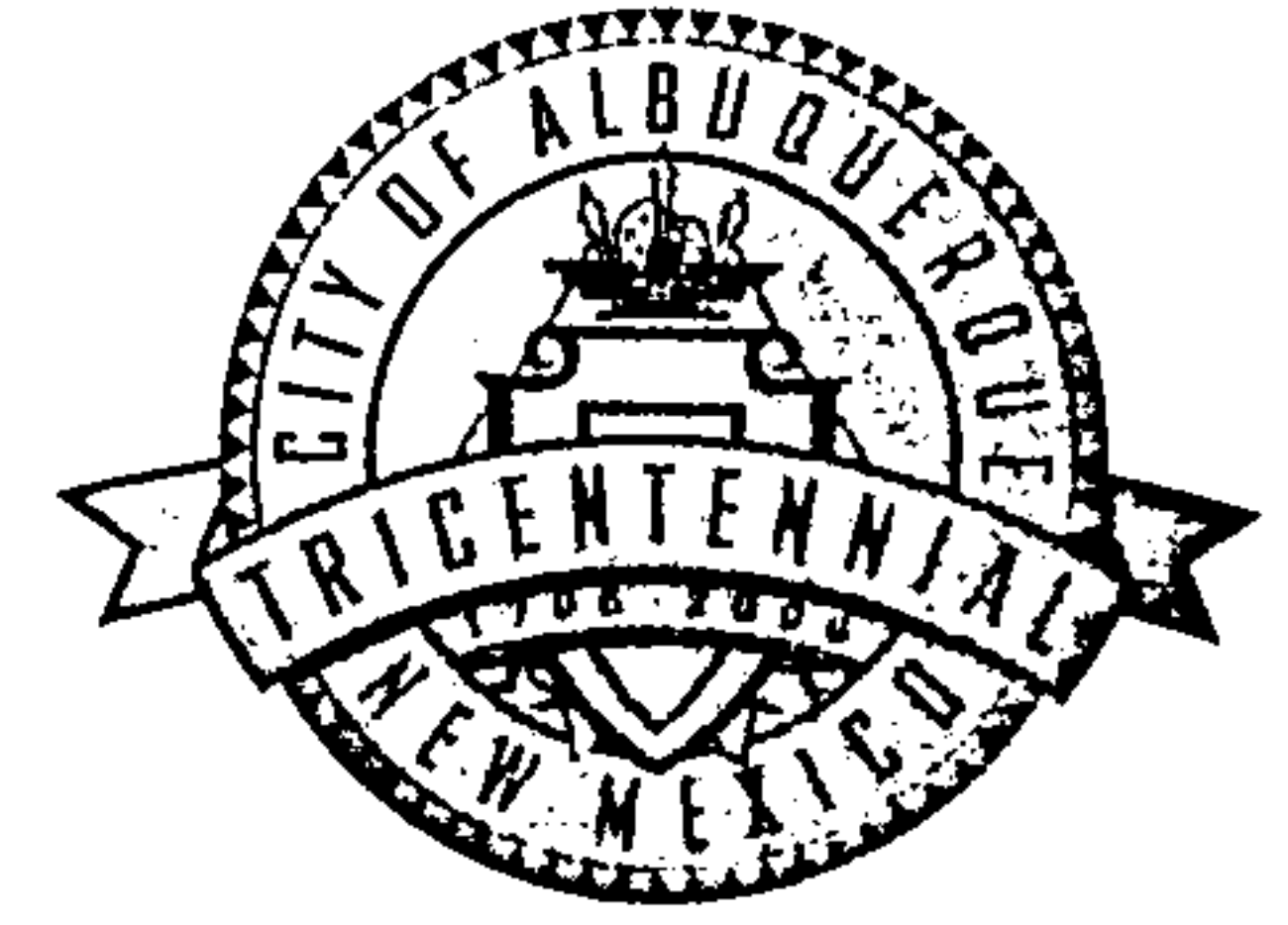
NOV 10 2010

BY: Richard Rappuhn

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CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

January 3, 2008

John Baker, Registered Architect
Woods-Associates, Inc.
757 N. Broadway, Ste. 700
Milwaukee, MI 53202

Re: TCL Submittal for Building Permit Approval for First Financial Credit Union
821 Juan Tabo Blvd NE, [K-21 / D033]
No Stamp with signature provided

Dear Mr. Baker:

P.O. Box 1293

Albuquerque

The location referenced above, dated December 3, 2007, is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached Site Plan, and red-lined TCL markup with comments. Public infrastructure or work required within City of Albuquerque Right-of-way shown on these plans is for information only and will need a separate DRC work order to construct these items.

New Mexico 87103

Please resubmit revised TCL after addressing typed and marked up comments. Submit plan along with checklist and all current and past red-lined, mark-up copies. Contact me at (505)924-3630 if you need any further instruction for resubmittal.

www.cabq.gov

Sincerely,

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

c: Engineer
Hydrology file
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: FIRST Financial Credit Union ZONE MAP/DRG. FILE # K-21 / D033
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT D-1, BLOCK 124, Dale J. Bellamah's Process Jeanne Paric
 CITY ADDRESS: 821 JUAN TABO Blvd.

ENGINEERING FIRM: NATIONAL SURVEY & ENGINEERING
 ADDRESS: 16745 W. BLUEMOUND Rd.
 CITY, STATE: BROOKFIELD, WI

CONTACT: Jeff Grunsel
 PHONE: 262-281-1000
 ZIP CODE: 53005

OWNER: FIRST Financial Credit Union
 ADDRESS: 601 THERAS AVE NW
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: MARIE SHRAGE, CFO
 PHONE: 505-462-1102
 ZIP CODE: 87102

ARCHITECT: WOODS-ASSOCIATES, INC.
 ADDRESS: 757 N. BROADWAY STE 700
 CITY, STATE: MILWAUKEE, WI

CONTACT: John Bayn
 PHONE: 414-291-0772
 ZIP CODE: 53202

SURVEYOR: CARTESIAN SURVEYS INC
 ADDRESS: P.O. Box 44414 Bo RANCHO
 CITY, STATE: Bo RANCHO NM

CONTACT: _____
 PHONE: 505-896-3050
 ZIP CODE: 87174

CONTRACTOR: Building Committee, INC (BCI)
 ADDRESS: 757 N. BROADWAY STE 700
 CITY, STATE: MILWAUKEE, WI

CONTACT: BOB WINKELMANN
 PHONE: 414-273-6676
 ZIP CODE: 53202

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) _____

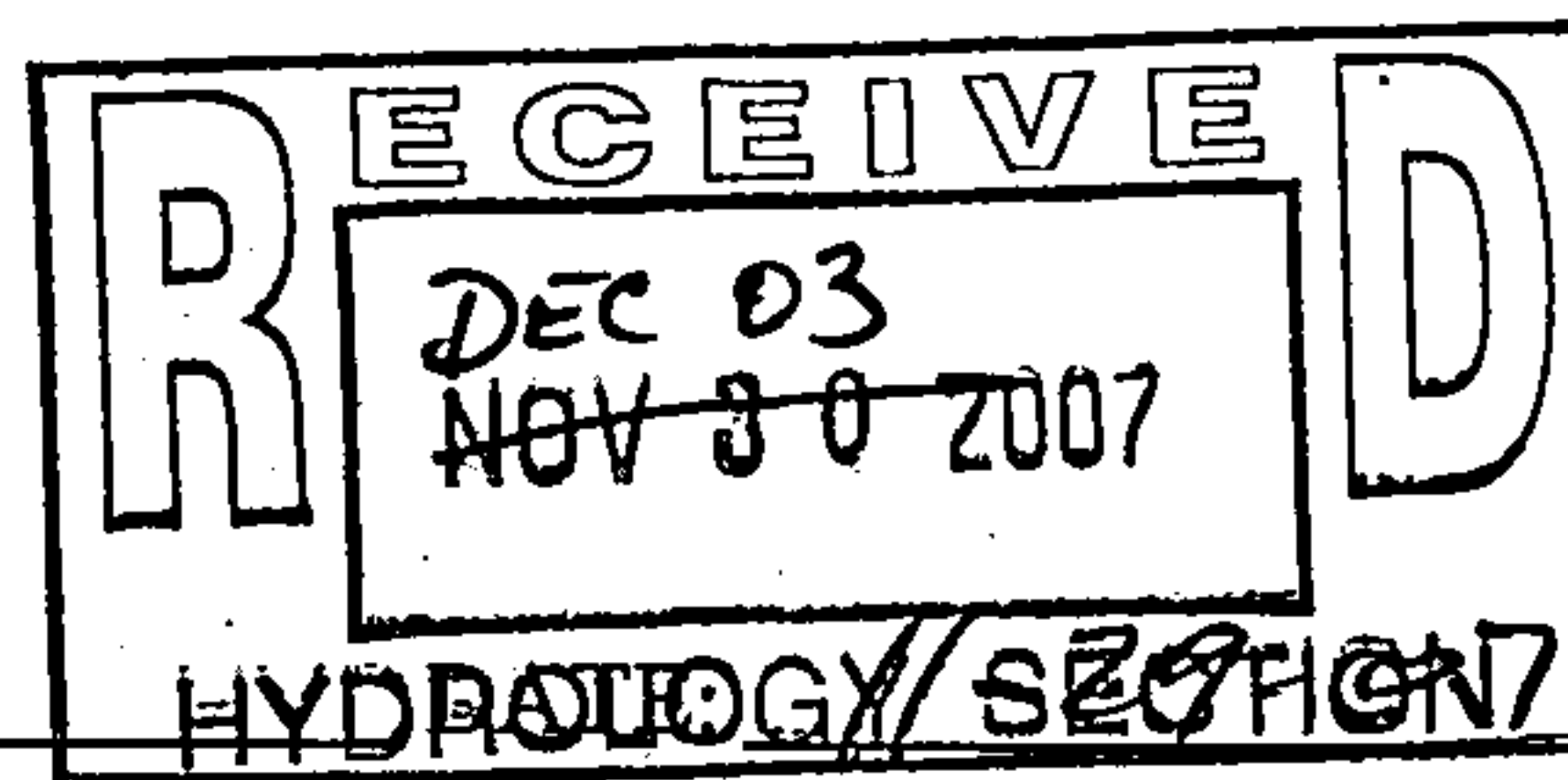
CHECK TYPE OF APPROVAL SOUGHT:

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- ☐ 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)
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

SUBMITTED BY: John Bayn



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