

George T. Rodriguez

Land Use & Development Consultant

12800 San Juan NE
Albuquerque, NM 87123

DATE: AUGUST 8, 2008

PROJECT: I HOP RESTAURANT

ADDRESS: 2020 BUENA VISTA S.E.

FILE NO. L15-D056

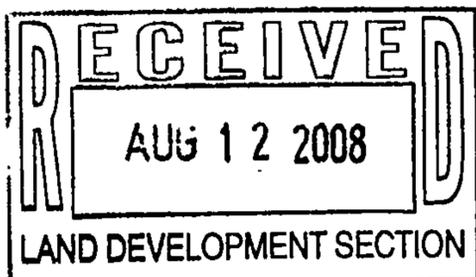
TRAFFIC CERTIFICATION

I, LEVI J. VALDEZ, NMPE NO. 5693, OF THE FIRM _____, HEREBY CERTIFY THAT THIS PROJECT HAS IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 04-13-08. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ANTHONY HARRIS OF THE FIRM HARRIS SURVEYING. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 08-08-08 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC LAYOUT ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Levi J. Valdez
NMPE

08-08-08
Date



Need
original
Not copy
8/8/08

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

August 11, 2008

Levi J. Valdez, P.E.
George Rodriguez Development Consultant
12800 San Juan NE
Albuquerque, NM 87123

Re: Certification Submittal for Final Building Certificate of Occupancy for
IHOP Restaurant, [L-15 / D056]
2020 Buena Vista Drive SE
Engineer's Stamp Dated 08/08/08

PO Box 1293

Dear Mr. Valdez:

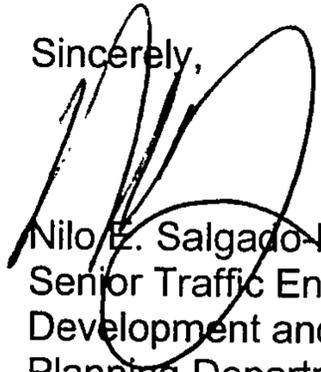
Albuquerque

The TCL / Letter of Certification submitted on August 8, 2008 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

NM 87103

Sincerely,

www.cabq.gov


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

(REV 12/2005)

PROJECT TITLE: IHOP RESTAURANT ZONE MAP: L15-D056
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT "20-A", BLOCK 13, CLAYTON HEIGHTS SUBDIVISION
CITY ADDRESS: 2020 BUENA VISTA DRIVE S.E.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: LEVI VALDEZ
GEORGE T. RODRIGUEZ-DEVEL. CONSULT. CONTACT: GEORGE RODRIGUEZ
ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: AZDEV PROPERTIES AND INVESTMENTS, LLC CONTACT: MIKE ROSE
ADDRESS: 6991 E. CAMELBACK RD. SUITE 210 PHONE: 480-945-2280
CITY, STATE: SCOTTSDALE, ARIZONA ZIP CODE: 85251

ARCHITECT: FRANK REDMOND ASSOCIATES CONTACT: DAN BOWERS
ADDRESS: 1815 E. INDIAN SCHOOL ROAD PHONE: 602-266-7333
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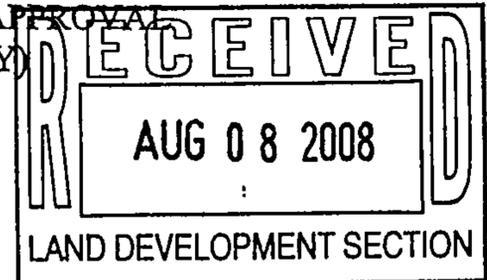
SURVEYOR: HARRIS SURVEYING CO. CONTACT: TONY HARRIS
ADDRESS: 2412 MONROE STREET N.E. PHONE: 889-8056
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

CONTRACTOR: SOUTH FORK CONSTRUCTION, INC. CONTACT: RANDY HAYDEN
ADDRESS: 6335 CAMP BULLIS ROAD, SUITE 26 PHONE: 210-858-6095
CITY, STATE: SAN ANTONIO, TEXAS ZIP CODE: 78257

- TYPE OF SUBMITTAL:**
- DRAINAGE REPORT
 - DRAINAGE PLAN 1st SUBMITTAL
 - DRAINAGE PLAN RESUBMITTAL
 - CONCEPTUAL G & D PLAN
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WAS A PRE-DESIGN CONFERENCE ATTENDED:
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 NO
 COPY PROVIDED



DATE SUBMITTED: 08-08-08 BY: G.T. RODRIGUEZ

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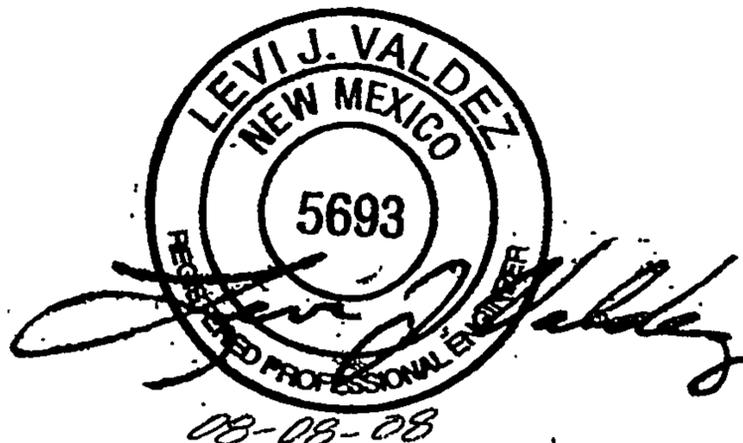
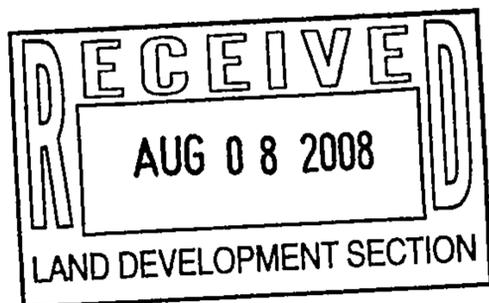
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Levi J. Valdez
Signature of Engineer

ENGINEER'S STAMP

08-08-08
Date

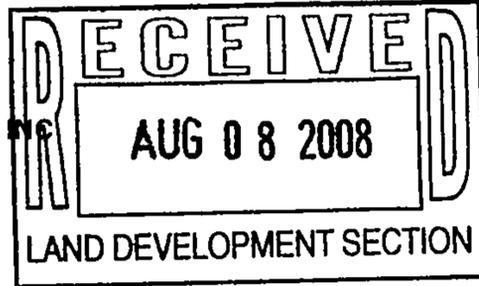




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Since 1955

8305 Washington Place N.E.
Albuquerque, New Mexico 87113-1670
(505) 823-4488 • fax 821-2963

PHYSICAL PROPERTIES OF SOILS & AGGREGATES



Client **SOUTHFORK CONSTRUCTION, INC**
6335 CAMP BULLIS ROAD
SAN ANTONIO, TX 78257

Date of Report **08-05-08**
Job No. **3248JA175**
Event / Invoice No. **8L638** Lab No. **8L638**
Authorized by **EDWARD HAYDEN** Date **08-04-08**
Sampled by **EDWARD HAYDEN** Date **08-04-08**
Submitted by **EMILIANO MARTINEZ** Date **08-04-08**

Project **ABQ IHOP**
Contractor **SOUTHFORK CONSTRUCTION, INC.**
Type / Use of Material **SUBGRADE / SIDEWALK**
Sample Source / Location **E END, N OF IHOP SIGN**
Testing Authorized : **S.A., P.I., EST. R-VALUE**
Special Instructions : **N/A**

Location **2020 BUENA VISTA SE**
Arch. / Engr. **N/A**
Supplier / Source **SOUTHFORK CONSTRUCTION**
Source / Location Desig. By **EDWARD HAYDEN** Date **08-04-08**

TEST RESULTS

SIEVE ANALYSIS : AASHTO T27 FINER THAN NO. 200 : AASHTO T11			LABORATORY COMPACTION CHARACTERISTICS :		METHOD		
SIEVE	ACCUMULATIVE % PASSING	SPECIFICATION	DRY UNIT WEIGHT, LBF/FT ³	MOISTURE, % DRY WEIGHT	SAMPLE PREPARATION: <input type="checkbox"/> WET <input type="checkbox"/> DRY RAMMER USED: <input type="checkbox"/> 2 IN CIRCULAR FACE <input type="checkbox"/> OTHER <input type="checkbox"/> MECHANICAL <input type="checkbox"/> MANUAL MAXIMUM DENSITY, LBF/FT ³ → OPTIMUM MOISTURE CONTENT, % → OVERSIZE AGGREGATE : BULK SPECIFIC GRAVITY : ABSORPTION, % : % OVERSIZE IN LAB SAMPLE : SPECIFIC GRAVITY IN ZERO AIR VOID CURVE :		
4							
3							
2							
1 1/2							
1 1/4	100						
1	99						
3/4	97						
1/2	93						
3/8	92						
1/4	89						
No.4	88						
8	83						
10	82						
16	77						
30	70						
40	62						
50	53						
100	35						
200	21						
TEST PROCEDURE			RESULT	SPECS	TEST PROCEDURE	RESULT	SPECS
LIQUID & PLASTIC PROPERTIES : AASHTO T89, 90 METHOD B LIQUID LIMIT → ESTIMATED % RETAINED ON NO 40 0 PLASTIC LIMIT → SAMPLE AIR DRIED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO PLASTICITY INDEX →			NP		RESISTANCE TO DEGRADATION OF SMALL-SIZE COARSE AGGREGATES BY ABRASION : GRADING 100 REV, % LOSS → GRADING 500 REV, % LOSS →		
MOISTURE CONTENT : AASHTO T265 PORTION TESTED % DRY WEIGHT →			3.1		SPECIFIC GRAVITY : MAX PARTICLE SIZE, IN. SPECIFIC GRAVITY @ 20°C →		
EXPANSION / COMPRESSION PROPERTIES OF COHESIVE SOIL : WT PROCEDURE <input type="checkbox"/> EXPANSION <input type="checkbox"/> COMPRESSION, % → MAXIMUM SWELL PRESSURE, KSF → SURCHARGE, KSF INITIAL WATER CONTENT, % DRY DENSITY, PCF					pH DETERMINATION : pH → SOLUBLE SALTS : PPM → MINIMUM RESISTIVITY : OHM-CM →		
SOIL CLASSIFICATION : AASHTO M145			GROUP SYMBOL: A-2-4(0) NAME: SILTY SAND				

Comments :EST. R-VALUE = 55

Copies to : CLIENT - (3)



THE SERVICES REFERRED TO HEREIN WERE PERFORMED IN ACCORDANCE WITH THE STANDARD OF CARE PRACTICED LOCALLY FOR THE REFERENCED METHOD(S) AND RELATE ONLY TO THE CONDITION(S) OR SAMPLE(S) TESTED AS STATED HEREIN. WESTERN TECHNOLOGIES INC MAKES NO OTHER WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, AND HAS NOT CONFIRMED INFORMATION INCLUDING SOURCE OF MATERIALS SUBMITTED BY OTHERS

REVIEWED BY _____



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The Quality People
Since 1955

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Albuquerque, New Mexico 87113-1670
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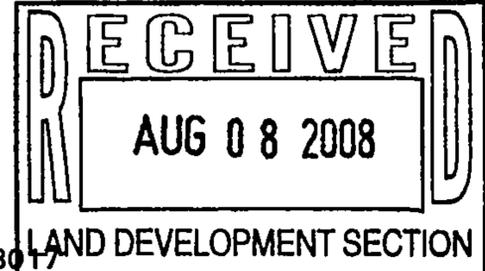
(FILE)

**SOIL / AGGREGATE
FIELD UNIT WEIGHT TESTS
(FIELD DENSITY)**

Client **SOUTHFORK CONSTRUCTION, INC.**
6335 CAMP BULLIS ROAD
SAN ANTONIO, TX 78257

Date of Report **08-05-08**
Job No. **3248JA175** Page 1 of 1
Event/Invoice No. **8JA175-2**
Authorized By **E. HAYDEN** Date **08-02-08**
Tested By **C. JARAMILLO** Date **08-02-08**

Client **SOUTHFORK CONSTRUCTION, INC.**
Project **ABQ IHOP**
Location **2020 BUENA VISTA SE, ALBUQUERQUE, NEW MEXICO**
Test Locations Designated By **C. JARAMILLO**



Test Procedures In-Place Unit Weight : ASTM D2922 Moisture Content : ASTM D3017
Gauge : Make **TROXLER** Model **3440** Serial No. **15179** Standard Count: Unit Weight **2402** H₂O **642**

TEST NO.	IN-PLACE CHARACTERISTICS				LAB CHARACTERISTICS			COMPACTION	REQUIREMENTS		CONFORMANCE INDICATED
	Hole Volume cu. ft.	Moisture % of Dry Unit Weight	Dry Unit Weight lbf / cu. ft.	Oversize %	ID	Maximum Dry Unit Weight lbf / cu. ft.	Optimum Moisture %	% of Maximum Dry Unit Weight	Moisture %	Compaction %	
1		7.6	123.4	0	1	129.5	8.0	95	6.0 TO 10.0	95	YES
2		7.9	124.2	0	1	129.5	8.0	96	6.0 TO 10.0	95	YES
3		9.2	123.1	0	1	129.5	8.0	95	6.0 TO 10.0	95	YES
4		7.6	125.7	0	1	129.5	8.0	97	6.0 TO 10.0	95	YES
5		8.5	124.0	0	1	129.5	8.0	96	6.0 TO 10.0	95	YES

TEST NO.	TEST LOCATION, HORIZONTAL	TEST LOCATION, VERTICAL		MATERIAL TESTED
		Approximate Fill Depth, ft.	Elevation *	
1	C&G SUBGRADE 21'N 1'E OF SWC OF GIBSON BLVD. & WILMOORE	0.6	100.0	SUBGRADE
2	C&G SUBGRADE 45'N 1'E OF SWC OF GIBSON BLVD. & WILMOORE	0.6	100.0	SUBGRADE
3	C&G SUBGRADE 66'N 1'E OF SWC OF GIBSON BLVD. & WILMOORE	0.6	100.0	SUBGRADE
4	C&G SUBGRADE 84'N 1'E OF SWC OF GIBSON BLVD. & WILMMORE	0.6	100.0	SUBGRADE
5	SIDEWALK SUBGRADE 89'N 3'W OF SWC OF GIBSON & WILMOORE	0.6	100.0	SUBGRADE

LABORATORY DATA & COMPACTION CHARACTERISTICS

LAB ID.	EVENT/ INVOICE NO.	DESCRIPTION OF MATERIAL	SOURCE OF MATERIAL	OPTIMUM MOISTURE, %	MAXIMUM DRY UNIT WEIGHT, lbf / cu. ft.	TEST METHOD
1	8L620	SILTY SAND W/GRAVEL	NW CORNER OF LOT	8.0	129.5	D1557-B

Comments: * DATUM 100' = FINAL GRADE

Distribution : CLIENT - (3)



TESTING WAS PERFORMED PER LOCAL INDUSTRY PRACTICES THAT MAY INCLUDE SLIGHT DEVIATIONS FROM THE STANDARDS
TESTS REPORTED HEREIN ARE INDICATIVE OF CONDITIONS FOUND AT THE EXACT LOCATION AND TIME OF TESTING ONLY. THE ABOVE SERVICES AND REPORT WERE PERFORMED PURSUANT TO THE TERMS AND CONDITIONS OF THE CONTRACT BETWEEN WT AND CLIENT. WT WARRANTS THAT THIS WAS PERFORMED UNDER THE STANDARD OF REASONABLE CARE APPLICABLE TO SUCH TESTING GENERALLY. NO OTHER WARRANTY GUARANTY, OR REPRESENTATION, EXPRESSED OR IMPLIED, IS INCLUDED OR INTENDED

REVIEWED BY _____

CITY OF ALBUQUERQUE



August 11, 2008

Levi J. Valdez, P.E.
c/o George T. Rodriguez
George T. Rodriguez - Development Consultant
12800 San Juan NE
Albuquerque, NM 87123

Re: IHOP Restaurant, 2020 Buena Vista Dr. SE, (L-15/D056)
Approval of Permanent Certificate of Occupancy,
Engineer's Stamp Date 04/15/2008
Certification date: 8-8-08

Mr. Valdez,

PO Box 1293

Based upon the information provided in your submittal received 8/08/08, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

NM 87103

Sincerely,

Timothy E. Sims
Plan Checker-Hydrology, Planning Dept
Development and Building Services

www.cabq.gov

C: CO Clerk—Katrina Sigala
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: IHOP RESTAURANT ZONE MAP: L15-D056
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT "20-A", BLOCK 13, CLAYTON HEIGHTS SUBDIVISION
 CITY ADDRESS: 2020 BUENA VISTA DRIVE S.E.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: LEVI VALDEZ
GEORGE T. RODRIGUEZ-DEVEL. CONSULT. CONTACT: GEORGE RODRIGUEZ
 ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

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 ADDRESS: 6991 E. CAMELBACK RD., SUITE 210 PHONE: 480-945-2280
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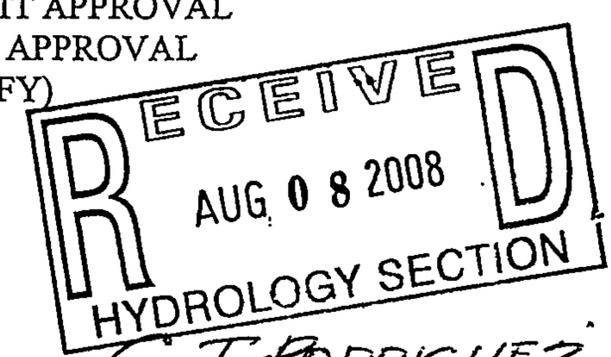
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- TYPE OF SUBMITTAL:**
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 - DRAINAGE PLAN 1st SUBMITTAL
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WAS A PRE-DESIGN CONFERENCE ATTENDED:
 YES
 NO
 COPY PROVIDED

*6-11
D. S. K.*



DATE SUBMITTED: 08-08-08 BY: G.T. RODRIGUEZ

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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CITY OF ALBUQUERQUE



August 5, 2008

Levi J. Valdez, P.E.
c/o George T. Rodriguez
George T. Rodriguez - Development Consultant
12800 San Juan NE
Albuquerque, NM 87123

**Re: I HOP Restaurant, 2020 Buena Vista Dr. SE,
(L-15/D056)**

**Approval of 90-Day Temporary Certificate of Occupancy (C.O.),
Engineer's Stamp Date 4/18/08
Certification dated 8/5/08**

Mr. Valdez,

PO Box 1293

Based upon the information provided in your submittal received 8/5/08, the above referenced certification is approved for release of 90-day Temporary Certificate of Occupancy by Hydrology.

Albuquerque

Upon final Engineer Certification of project site, please resubmit an updated Certification for Permanent C.O.

NM 87103

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

www.cabq.gov

Sincerely,

Timothy E. Sims
Plan Checker-Hydrology, Planning Dept
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C: CO Clerk -- Katrina Sigala
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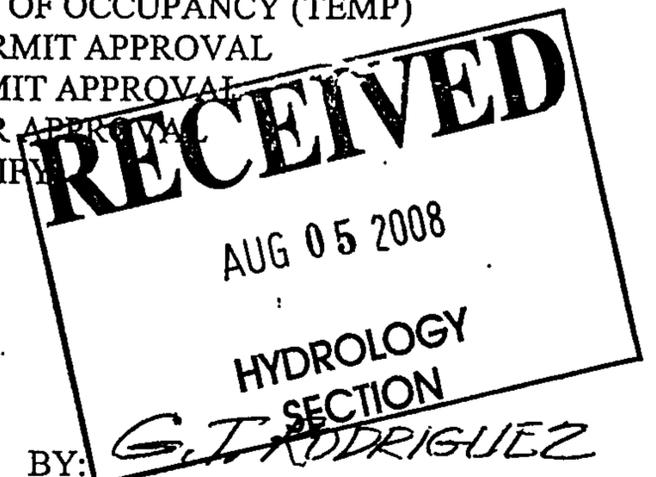
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BY: G.T. RODRIGUEZ



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**Planning Department
Transportation Development Services Section**

August 5, 2008

Levi J. Valdez, P.E.,
George Rodriguez Development Consultant
12800 San Juan NE
Albuquerque, NM 87123

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
IHOP Restaurant, [L-15 / D056]
2020 Buena Vista Drive SE
Engineer's Stamp Dated 08/05/08

Dear Mr. Valdez:

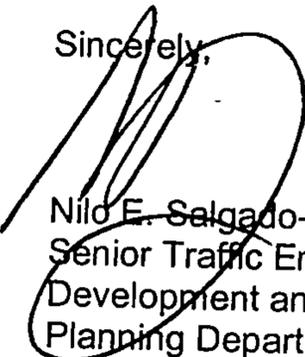
Based on the information provided on your submittal dated August 5, 2008, the above referenced project is approved for a 90-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding Engineer Stamp (will need it on the test results for the subgrade and Rvalue soil) on test results 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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: I HOP RESTAURANT ZONE MAP: L15-D056
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT "20-A", BLOCK 13, CLAYTON HEIGHTS SUBDIVISION
 CITY ADDRESS: 2020 BUENA VISTA DRIVE S.E.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: LEVI VALDEZ
GEORGE T. RODRIGUEZ-DEVEL. CONSULT. CONTACT: GEORGE RODRIGUEZ
 ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: AZDEV PROPERTIES AND INVESTMENTS, LLC CONTACT: MIKE ROSE
 ADDRESS: 6991 E. CAMELBACK RD., SUITE 210 PHONE: 480-945-2280
 CITY, STATE: SCOTTSDALE, ARIZONA ZIP CODE: 85251

ARCHITECT: FRANK REDMOND ASSOCIATES CONTACT: DAN BOWERS
 ADDRESS: 1815 E. INDIAN SCHOOL ROAD PHONE: 602-266-7333
 CITY, STATE: PHOENIX, ARIZONA ZIP CODE: 85016

SURVEYOR: HARRIS SURVEYING CO. CONTACT: TONY HARRIS
 ADDRESS: 2412 MONROE STREET N.E. PHONE: 889-8056
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

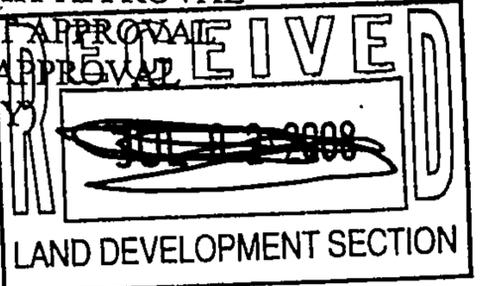
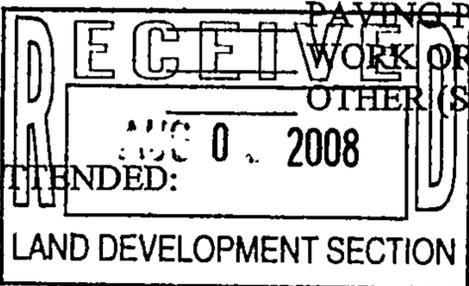
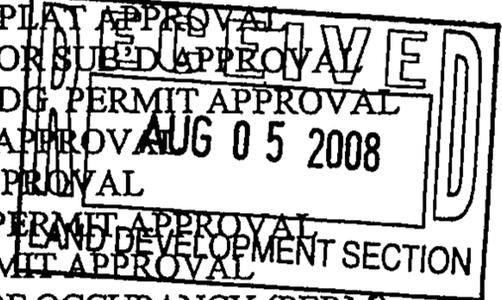
CONTRACTOR: SOUTH FORK CONSTRUCTION, INC. CONTACT: RANDY HAYDEN
 ADDRESS: 6335 CAMP BULLIS ROAD, SUITE 26 PHONE: 210-858-6095
 CITY, STATE: SAN ANTONIO, TEXAS ZIP CODE: 78257

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 SUBD 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: 08-05-08 BY: G.T. RODRIGUEZ

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



May 13, 2008

Levi Valdez, P.E.
George T. Rodriguez Development Consultants
12800 San Juan NE
Albuquerque, NM 87123

Re: IHOP Restaurant, 2020 Buena Vista Drive SE, Traffic Circulation Layout
Engineer's Stamp dated 4-18-08 (L15-D056)

Dear Mr. Valdez,

The TCL submittal received 5-13-08 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.**

PO Box 1293

Albuquerque

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.

NM 87103

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.

www.cabq.gov

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: IHOP RESTAURANT ZONE MAP: L-15/D05G
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 20-A, BLOCK 13, CLAYTON HEIGHTS SUBD.
 CITY ADDRESS: 2020 BUENA VISTA DRIVE S.E.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. - LEVI VALDEZ
GEORGE T. RODRIGUEZ-DEVEL. CONSULT. CONTACT: GEORGE RODRIGUEZ
 ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: ESTERRA DEVELOPMENT CONTACT: MIKE ROSE
 ADDRESS: 6991 EAST CAMELBACK ROAD, ST. B-210 PHONE: 480-945-2280
 CITY, STATE: SCOTTSDALE, AZ. ZIP CODE: 85251

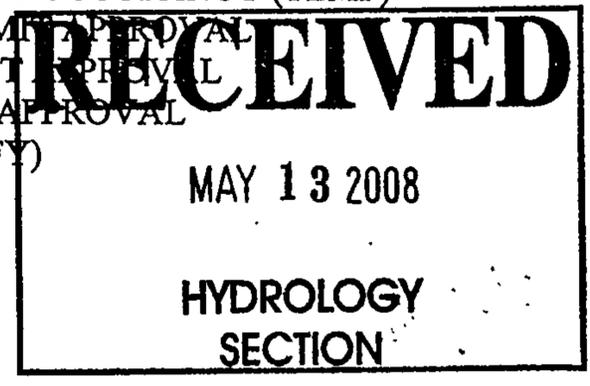
ARCHITECT: FRANK REDMOND ASSOCIATES CONTACT: DAN BOWERS
 ADDRESS: 1815 INDIAN SCHOOL ROAD PHONE: 602-266-7333
 CITY, STATE: PHOENIX, AZ. ZIP CODE: 85016

SURVEYOR: HARRIS SURVEYING CONTACT: TONY HARRIS
 ADDRESS: _____ PHONE: 889-8056
 CITY, STATE: ALBUQ., N.M. ZIP CODE: _____

CONTRACTOR: SOUTH FORK CONSTRUCTION CONTACT: RANDY HAYDEN
 ADDRESS: 6335 CAMP BULLIS ROAD, ST. 26 PHONE: 210-858-6095
 CITY, STATE: SAN ANTONIO, TX. ZIP CODE: 78257

- 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: 05-13-08 BY: GEORGE T. RODRIGUEZ

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:

- Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

dated
4-18-08

CITY OF ALBUQUERQUE



TO: Nick
873-2634
From: Curtis
Hydrology
COA

May 14, 2008

Levi J. Valdez, P.E.
George T. Rodriguez-Consulting
12800 San Juan NE
Albuquerque, NM 87123

**Re: IHOP Restaurant Grading and Drainage Plan
Engineer's Stamp dated 4-18-08 (L15/D056)**

Dear Mr. Valdez,

Based upon the information provided in your submittal received 5-13-08, 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. To obtain a temporary or permanent CO, the sidewalk culvert must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

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 924-3695.

Sincerely,

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

C: file
Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance

CITY OF ALBUQUERQUE



April 4, 2008

Levi J. Valdez, P.E.
George T. Rodriguez-Consulting
12800 San Juan NE
Albuquerque, NM 87123

Re: IHOP Restaurant Grading and Drainage Plan
Engineer's Stamp dated 2-29-08 (L15/D056)

Dear Mr. Valdez,

Based upon the information provided in your submittal received 3-11-08, the above referenced plan is approved for Grading Permit and Foundation Permit. However, the above referenced plan cannot be approved for Building Permit or SO 19 Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

- Since this building is a restaurant, runoff from the trash enclosure pad is required to drain to the sanitary sewer after passing through the grease trap. Provide spot elevations and a grate elevation in the trash enclosure pad.
- Provide an invert where the 6" storm drain daylights as well as the upstream invert of the rundown.
- Is the 6" hole in the wall, 6 inches by 6 inches? The rundown should extend to the wall.
- Inlet capacity was calculated to be about 2 cfs. The hole in the wall maybe another 1 cfs. This is less than the 4.3 cfs produced. Provide more capacity or show the limits of ponding. Is the 2' wide curb cut large enough to pass 4.3 cfs?
- The new sidewalk should be at the property line.

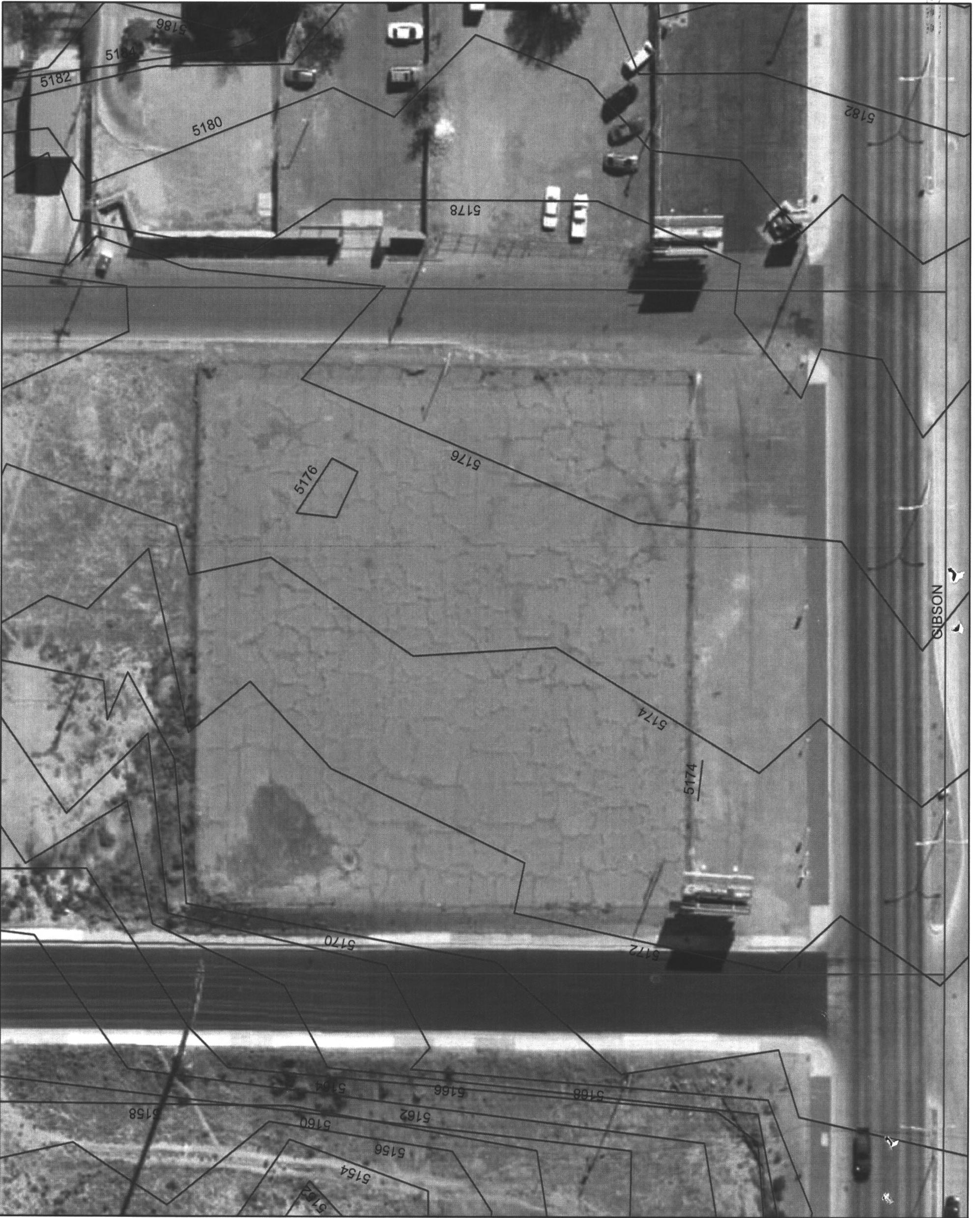
If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.

Senior Engineer, Planning Dept.
Development and Building Services

C: file



DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: I HOP RESTAURANT ZONE MAP: L-15/0056
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT "20-A", BLOCK 13, CLAYTON HEIGHTS SUBD.
 CITY ADDRESS: 2020 BUENA VISTA DRIVE S.E.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. GEORGE T. RODRIGUEZ - DEVEL. CONS. CONTACT: LEVI VALDEZ GEORGE T. RODRIGUEZ
 ADDRESS: 12800 SAN JUAN N.E. PHONE: 889 610-0593
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: AZDEY PROPERTIES AND INVESTMENTS, LLC CONTACT: MIKE ROSE
 ADDRESS: 6991 E. CAMELBACK RD. ST. B-210 PHONE: 480-945-2280
 CITY, STATE: SCOTTSDALE, ARIZONA ZIP CODE: 85251

ARCHITECT: RAM GROUP ARCHITECTS CONTACT: RICHARD MISKIEL
 ADDRESS: 919 E. HARWELL ROAD PHONE: 602-266-7333
 CITY, STATE: PHOENIX, ARIZONA ZIP CODE: 85042

SURVEYOR: HARRIS SURVEYING CO. CONTACT: TONY HARRIS
 ADDRESS: _____ PHONE: 889-8056
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: _____

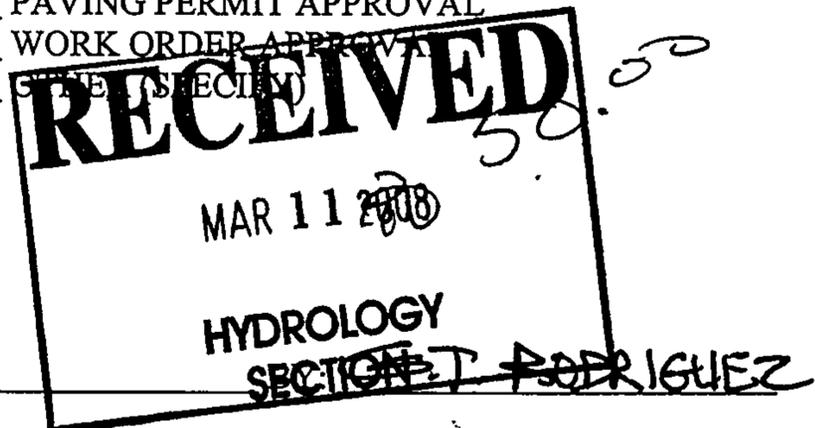
CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

- 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)

- 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
 - SITE SPECIFY

WAS A PRE-DESIGN CONFERENCE ATTENDED:
 YES
 NO
 COPY PROVIDED

DATE SUBMITTED: 03-11-08



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.

CITY OF ALBUQUERQUE



May 14, 2008

Levi J. Valdez, P.E.
George T. Rodriguez-Consulting
12800 San Juan NE
Albuquerque, NM 87123

**Re: IHOP Restaurant Grading and Drainage Plan
Engineer's Stamp dated 4-18-08 (L15/D056)**

Dear Mr. Valdez,

Based upon the information provided in your submittal received 5-13-08, 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. To obtain a temporary or permanent CO, the sidewalk culvert must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

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 924-3695.

Sincerely,

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

C: file
Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: I HOP RESTAURANT ZONE MAP: L-15/D05G
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 20-A, BLOCK 13, CLAYTON HEIGHTS SUBD.
 CITY ADDRESS: 2020 BUENA VISTA DRIVE S.E.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. - GEORGE T. RODRIGUEZ-DEVEL. CONSULT. CONTACT: LEVI VALDEZ
 ADDRESS: 12800 SAN JUAN H.E. PHONE: 610-0593
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: ESTERRA DEVELOPMENT CONTACT: MIKE ROSE
 ADDRESS: 6991 EAST CAMELBACK ROAD, ST. B-210 PHONE: 480-945-2280
 CITY, STATE: SCOTTSDALE, AZ. ZIP CODE: 85251

ARCHITECT: FRANK REDMOND ASSOCIATES CONTACT: DAN BOWERS
 ADDRESS: 1815 INDIAN SCHOOL ROAD PHONE: 602-266-7333
 CITY, STATE: PHOENIX, AZ. ZIP CODE: 85016

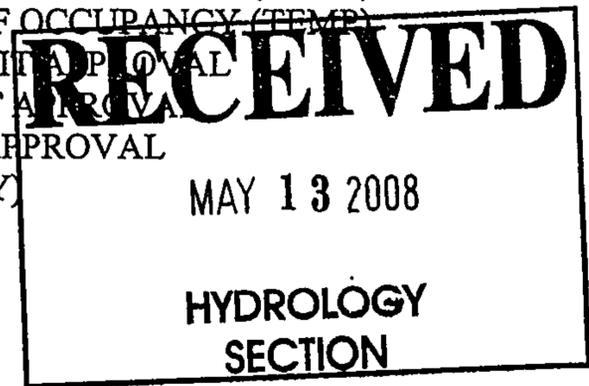
SURVEYOR: HARRIS SURVEYING CONTACT: TONY HARRIS
 ADDRESS: _____ PHONE: 889-8056
 CITY, STATE: ALBUQ., N.M. ZIP CODE: _____

CONTRACTOR: SOUTH FORK CONSTRUCTION CONTACT: RANDY HAYDEN
 ADDRESS: 6335 CAMP BULLIS ROAD, ST. 26 PHONE: 210-858-6095
 CITY, STATE: SAN ANTONIO, TX. ZIP CODE: 78257

- 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)

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 - CERTIFICATE OF OCCUPANCY (TEMP)
 - GRADING PERMIT APPROVAL
 - PAVING PERMIT APPROVAL
 - WORK ORDER APPROVAL
 - OTHER (SPECIFY)

Call when complete



WAS A PRE-DESIGN CONFERENCE ATTENDED:
 YES
 NO
 COPY PROVIDED

DATE SUBMITTED: 05-13-08 BY: GEORGE T. RODRIGUEZ

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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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

TRANSMISSION VERIFICATION REPORT

TIME : 06/03/2008 12:27
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BROL6J570919

DATE, TIME : 06/03 12:27
FAX NO./NAME : 98732634
DURATION : 00:00:23
PAGE(S) : 01
RESULT : OK
MODE : STANDARD
ECM

CITY OF ALBUQUERQUE



*To: Nick
873-2634
From: Curtis
Hydrology
COB*

May 14, 2008

Levi J. Valdez, P.E.
George T. Rodriguez-Consulting
12800 San Juan NE
Albuquerque, NM 87123

**Re: IHOP Restaurant Grading and Drainage Plan
Engineer's Stamp dated 4-18-08 (L15/D056)**

Dear Mr. Valdez,

Based upon the information provided in your submittal received 5-13-08, 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. To obtain a temporary or permanent CO, the sidewalk culvert must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

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 924-3695.

Sincerely

PO Box 1293

Albuquerque

NM 87103

CITY OF ALBUQUERQUE



April 3, 2008

Levi J. Valdez, P.E.
George T. Rodriguez - Development Consultant
12800 San Juan NE
Albuquerque, NM 87123

**Re: IHOP Restaurant Phase I, 2020 Buena Vista Dr. SE, Traffic Circulation Layout
Engineer's Stamp dated 2-29-08 (L-15-D056)**

Mr. Valdez,

Based upon the information provided in your submittal received 3-11-08, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please place all proposed sidewalk at the property line, not the back of curb.
2. Verify the ramps at Gibson and Wilmore, Gibson and Buena Vista meet current ADA criteria; if not the ramps must be rebuilt.
3. A five-foot keyway is required for deadend parking aisles.
4. For passenger vehicles, the minimum end island radius is 15 feet.
5. The entrance will need to be built per COA Standard 2426.
6. Show a 6' wide ADA accessible pedestrian pathway from the sidewalk to the site.
7. The vehicle's two feet (2') over-hang cannot encroach on the required 6' width of sidewalk. Is the parking along the building flush with the sidewalk? If so, bumpers will be required.
8. Details are needed for all ramps and ADA spaces. This is to include all R-values and geometric data.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: IHOP RESTAURANT - Phase 1 ZONE MAP: L-15/D050
DRB#: EPC#: WORK ORDER#:

LEGAL DESCRIPTION: LOT "20-A", BLOCK 13, CLAYTON HEIGHTS SUBD.
CITY ADDRESS: 2020 BUENA VISTA DRIVE S.E.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. / GEORGE T. RODRIGUEZ - DEVEL. CONS. CONTACT: LEVI VALDEZ / GEORGE T. RODRIGUEZ
ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: AZDEY PROPERTIES AND INVESTMENTS, LLC CONTACT: MIKE ROSE
ADDRESS: 6991 E. CAMELBACK RD., ST. B-210 PHONE: 480-945-2280
CITY, STATE: SCOTTSDALE, ARIZONA ZIP CODE: 85251

ARCHITECT: RAM GROUP ARCHITECTS CONTACT: RICHARD MISKIEL
ADDRESS: 919 E. HARWELL ROAD PHONE: 602-266-7333
CITY, STATE: PHOENIX, ARIZONA ZIP CODE: 85042

SURVEYOR: HARRIS SURVEYING CO. CONTACT: TONY HARRIS
ADDRESS: PHONE: 889-8056
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE:

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

TYPE OF SUBMITTAL:

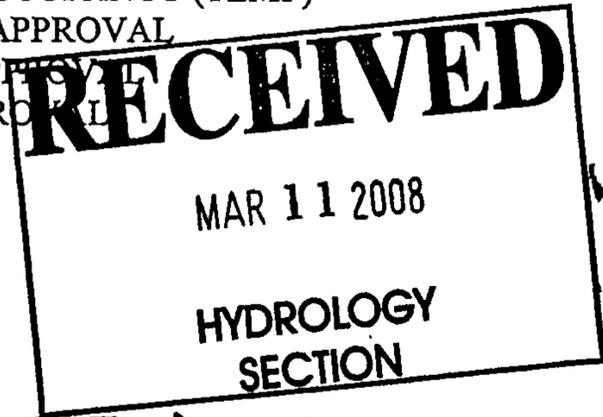
- DRAINAGE REPORT
DRAINAGE PLAN 1st SUBMITTAL
DRAINAGE PLAN RESUBMITTAL
CONCEPTUAL G & D PLAN
GRADING PLAN
EROSION CONTROL PLAN
ENGINEER'S CERT (HYDROLOGY)
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT
ENGINEER'S CERT (TCL)
ENGINEER'S CERT (DRB SITE PLAN)
OTHER (SPECIFY)

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: 03-11-08 BY: G.T. RODRIGUEZ

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.

✓ all proposed SW should be at the FL ✓

✓ verify if ramps at Gibson/Wilmore and

Gibson/Buena Vista
meet current ADA criteria; ✓

if not, must be revised

✓ call out keyway at deadend parking aisle ✓

✓ entrance to be built per CoA Std 2426 ✓

✓ show 6' wide ADA accessible ped

pathway ✓

✓ 2' overhang cannot encroach on 6'
req width of SW ✓

✓ no parking along bld flush w/ the SW?
need bumpers. ✓

✓ 15' min R for passenger veh. ✓

✓ need detail for all ramps, ADA
space (clearances, geometry detail)

HYDRO HAS
FILE 3/11/08