

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

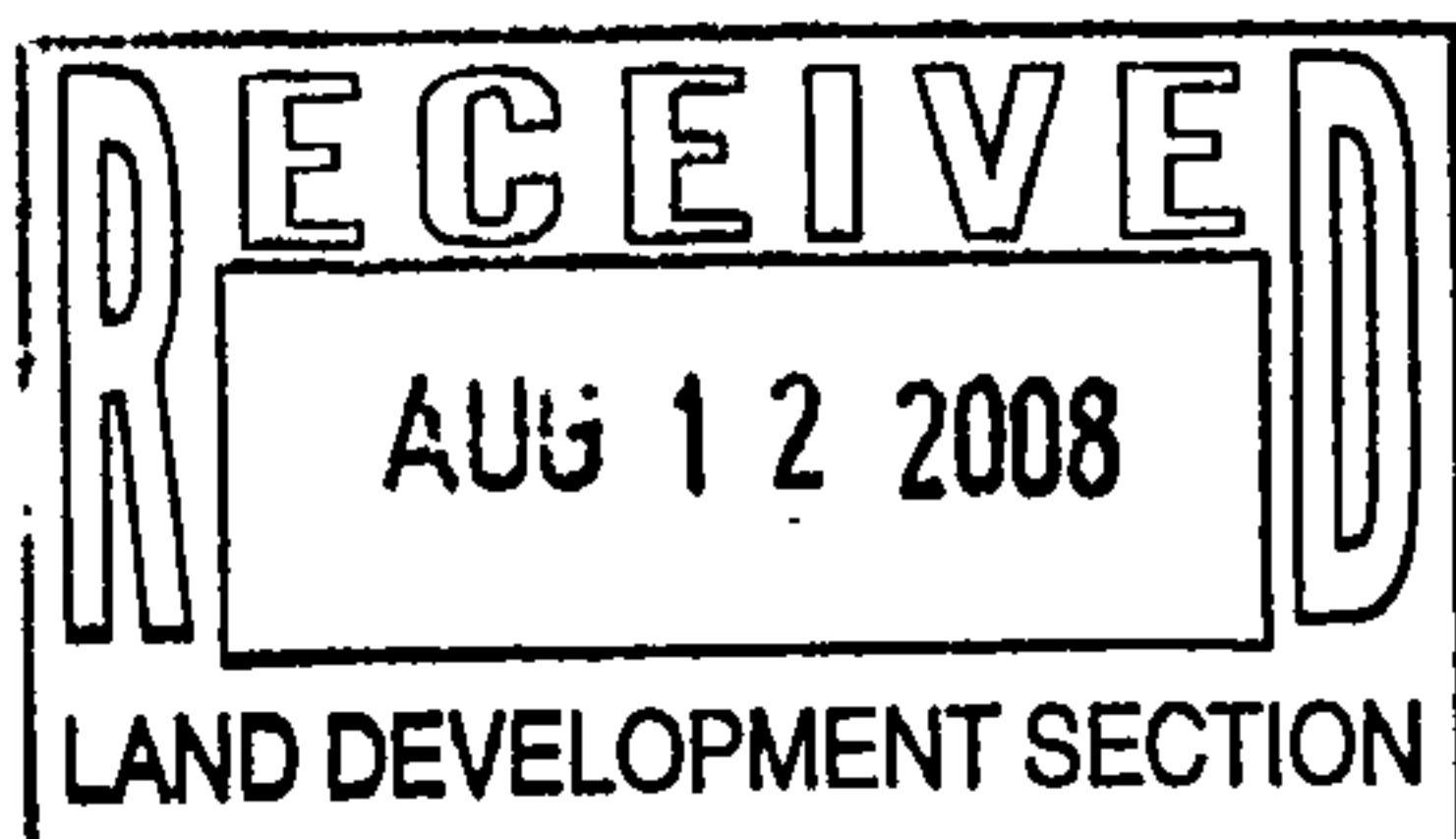
TRAFFIC CERTIFICATION

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.

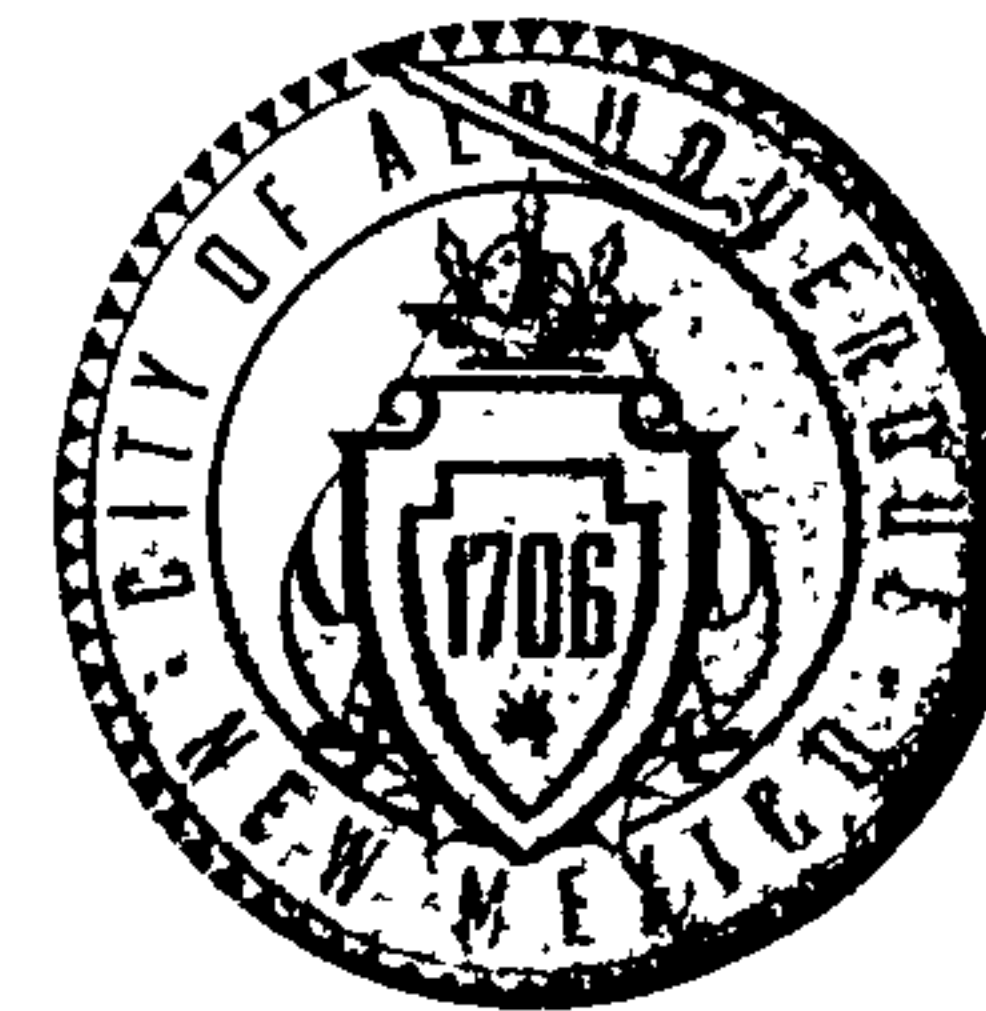
Levi J. Valdez
NMPE

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: 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. 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:

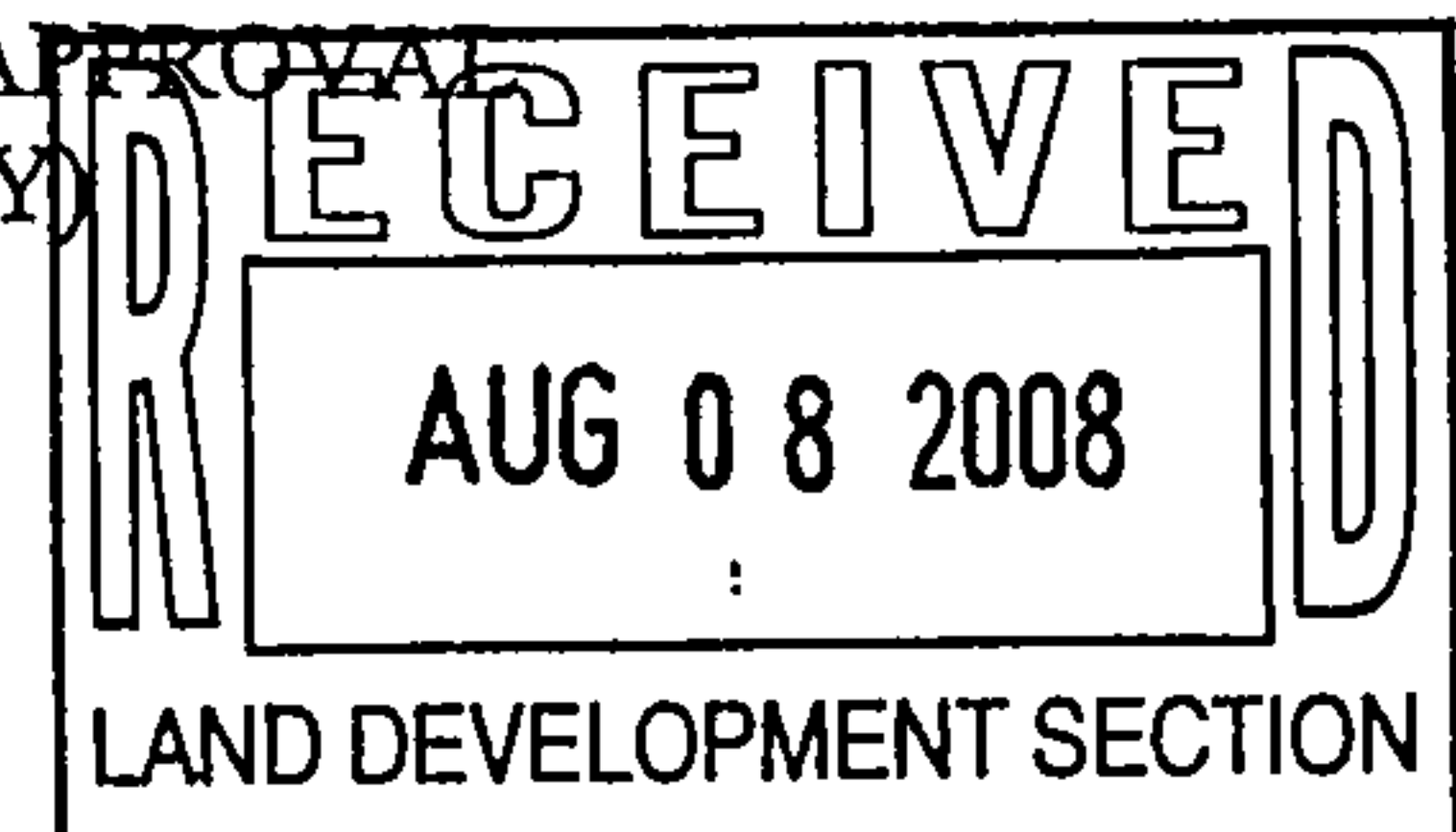
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- ☐ DRAINAGE PLAN 1st SUBMITTAL
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CHECK TYPE OF APPROVAL SOUGHT:

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WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



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

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Albuquerque, NM 87123

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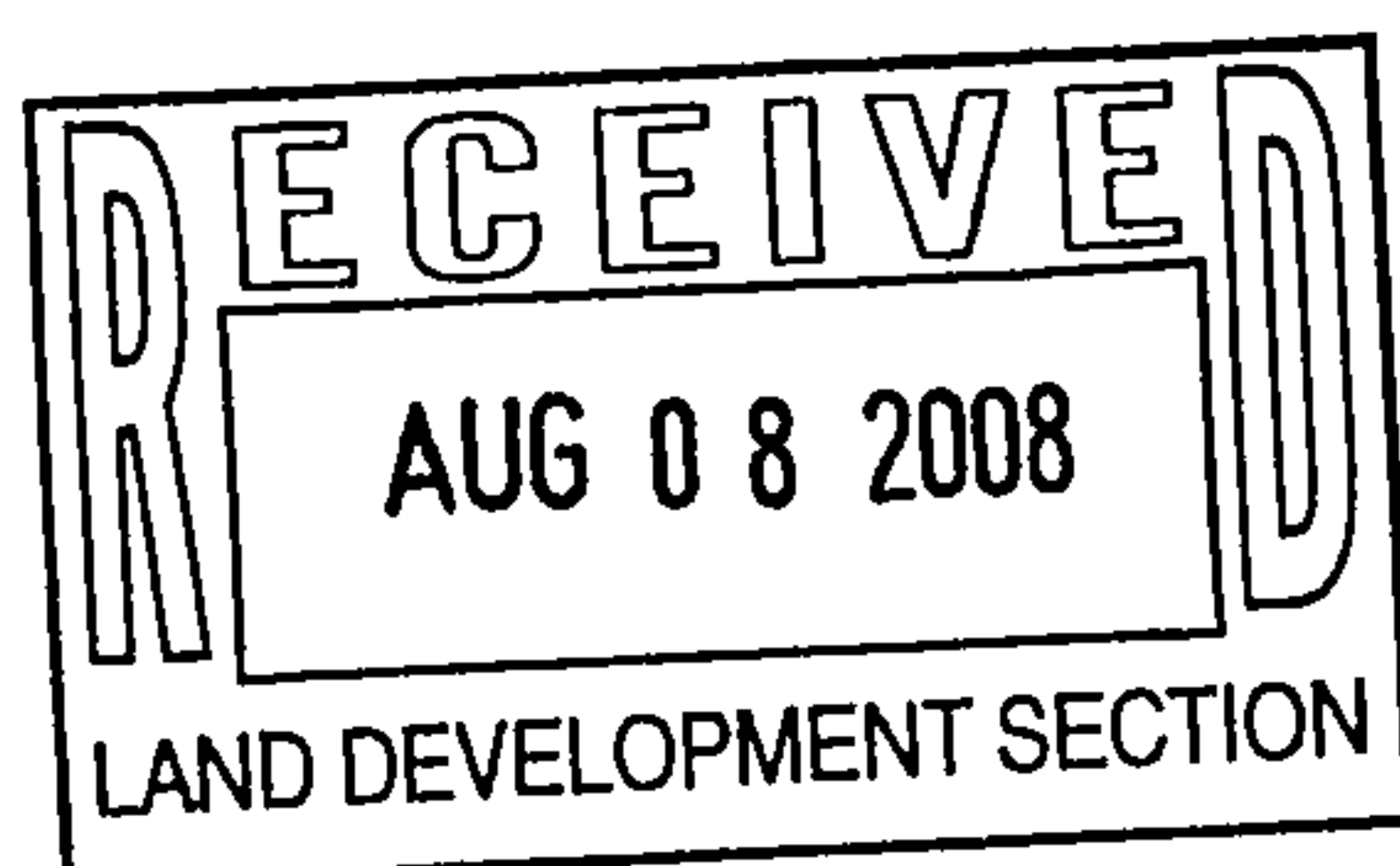
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Levi J. Valdez
Signature of Engineer

08-08-08
Date



ENGINEER'S STAMP



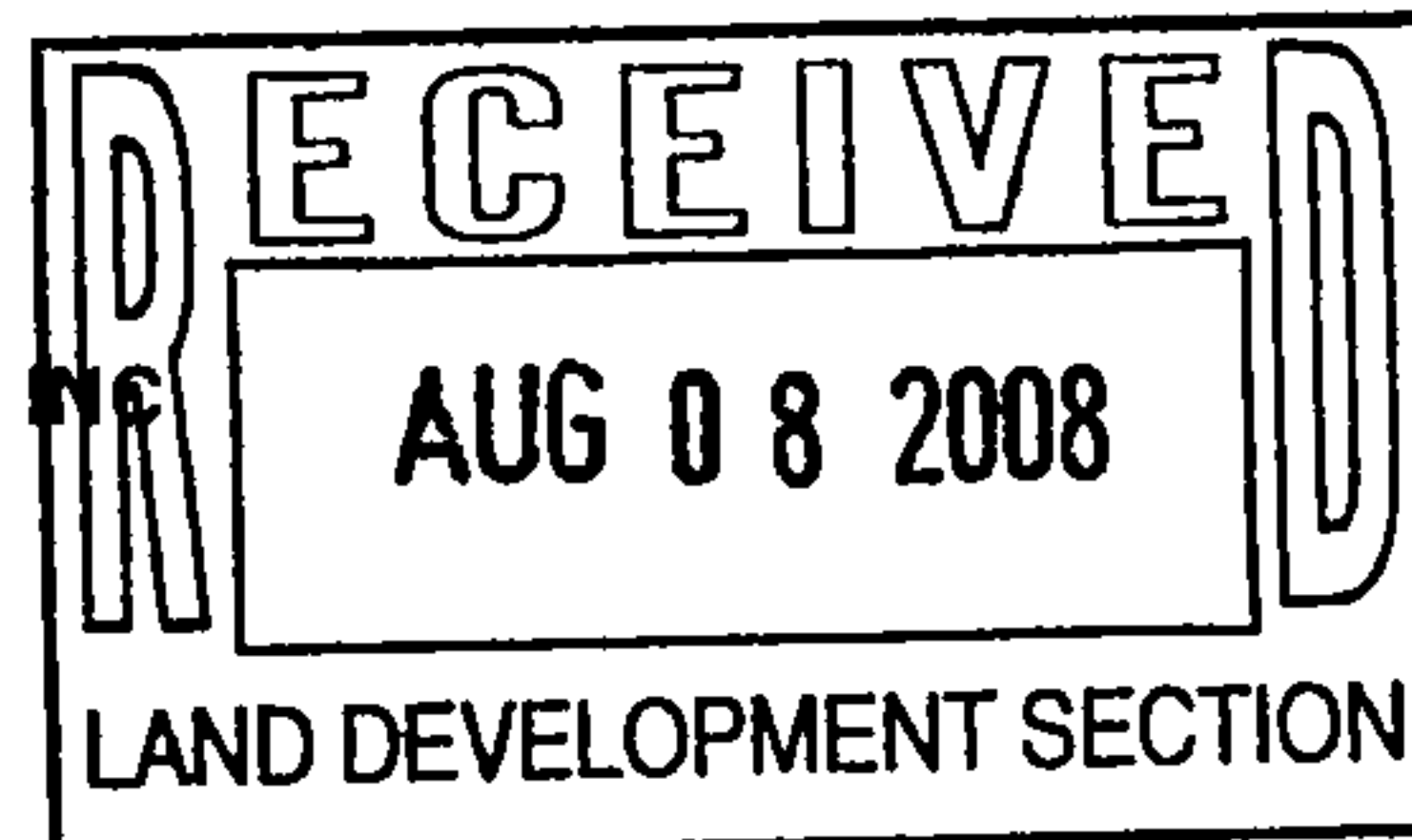


**Western
Technologies
Inc.**
The Quality People
Since 1955

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		SAMPLE PREPARATION: <input type="checkbox"/> WET <input type="checkbox"/> DRY	
					RAMMER USED:	
4					<input type="checkbox"/> 2 IN CIRCULAR FACE <input type="checkbox"/> OTHER	
3					<input type="checkbox"/> MECHANICAL <input type="checkbox"/> MANUAL	
2					MAXIMUM DENSITY, LBF/FT ³ →	
1 1/2					OPTIMUM MOISTURE CONTENT, % →	
1 1/4	100				OVERSIZE AGGREGATE :	
1	99				BULK SPECIFIC GRAVITY :	
3/4	97				ABSORPTION, % :	
1/2	93				% OVERSIZE IN LAB SAMPLE :	
3/8	92				SPECIFIC GRAVITY IN	
1/4	89				ZERO AIR VOID CURVE :	
No.4	88					
8	83					
10	82					
16	77					
30	70					
40	62					
50	53					
100	35					
200	21		MOISTURE, % DRY WEIGHT			

TEST PROCEDURE	RESULT	SPECS	TEST PROCEDURE	RESULT	SPECS
LIQUID & PLASTIC PROPERTIES : AASHTO T89, 90			RESISTANCE TO DEGRADATION OF SMALL-SIZE COARSE AGGREGATES BY ABRASION :		
METHOD B			GRADING 100 REV, % LOSS →		
ESTIMATED % RETAINED ON NO 40 0	NP		GRADING 500 REV, % LOSS →		
SAMPLE AIR DRIED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			SPECIFIC GRAVITY :		
PLASTIC LIMIT →			MAX PARTICLE SIZE, IN. SPECIFIC GRAVITY @ 20°C →		
PLASTICITY INDEX →			pH DETERMINATION :		
MOISTURE CONTENT : AASHTO T265			pH →		
PORTION TESTED	3.1		SOLUBLE SALTS :		
% DRY WEIGHT →			PPM →		
EXPANSION / COMPRESSION PROPERTIES OF COHESIVE SOIL :			MINIMUM RESISTIVITY :		
WT PROCEDURE			OHM-CM →		
<input type="checkbox"/> EXPANSION <input type="checkbox"/> COMPRESSION, % →					
MAXIMUM SWELL PRESSURE, KSF →					
SURCHARGE, KSF					
INITIAL WATER CONTENT, %					
DRY DENSITY, PCF					

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





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

(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

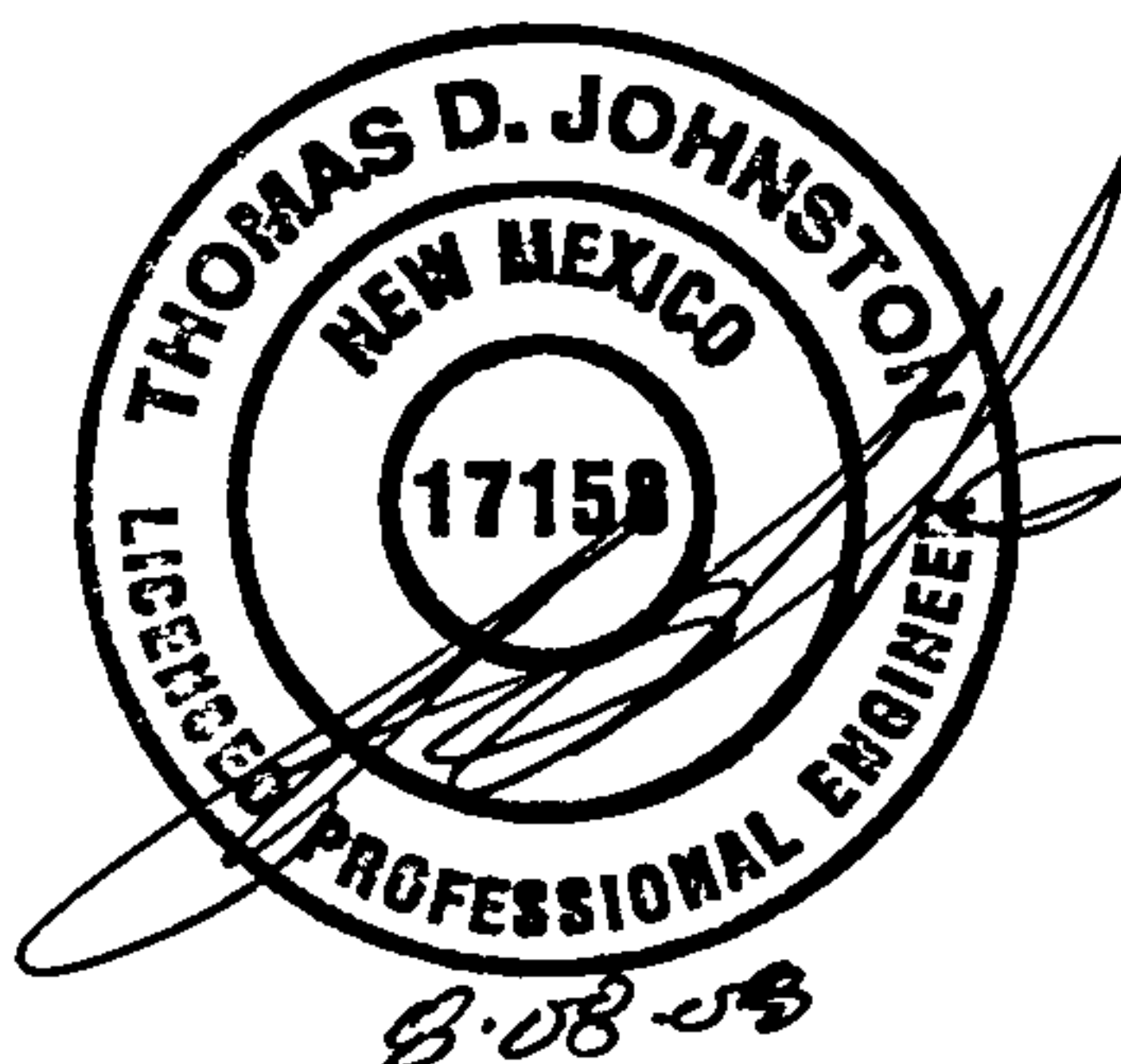
Date 08-02-08

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 C
Gauge : **Make TROXLER** Model **3440** Serial No. **15179**

RECEIVED
AUG 08 2008
LAND DEVELOPMENT SECTION

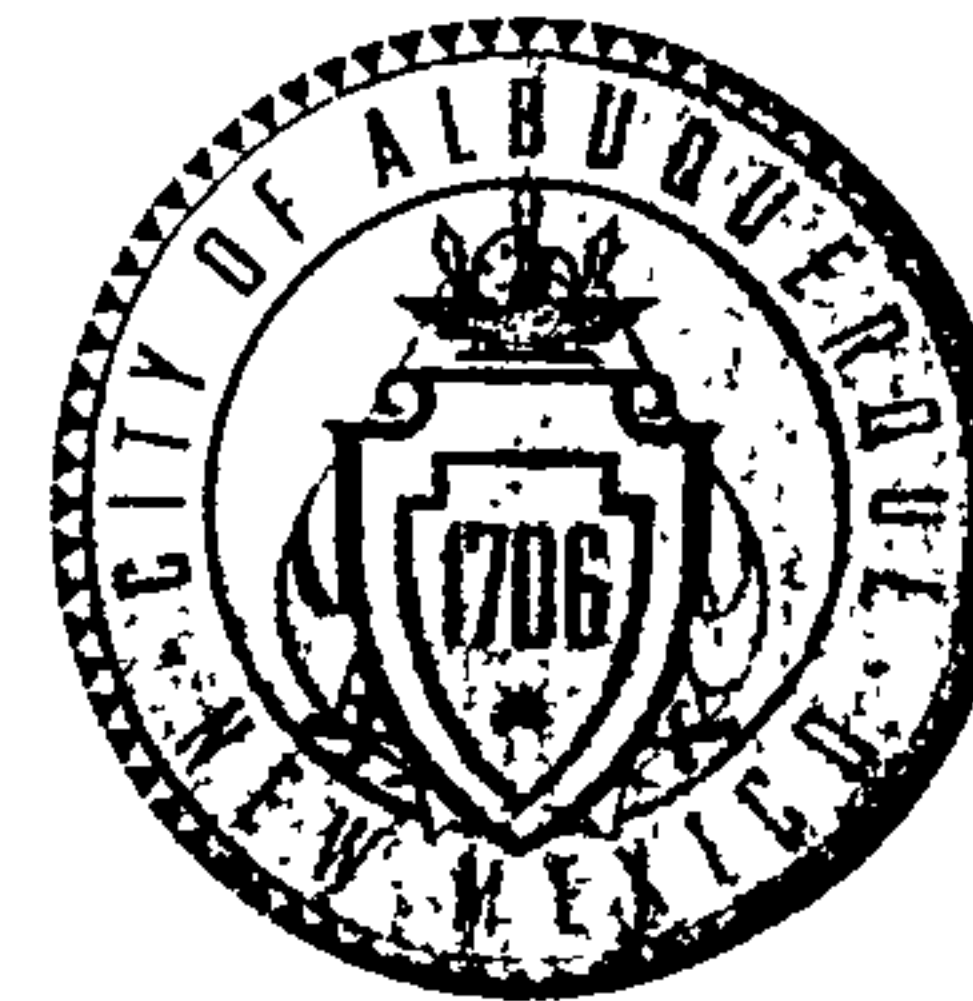


TESTING WAS PERFORMED PER LOCAL INDUSTRY PRACTICES THAT MAY INCLUDE SLIGHT DEVIATIONS FROM THE STANDARDS

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

www.cabq.gov

Plan Checker-Hydrology, Planning Dept
Development and Building Services

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. 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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CITY, STATE: SCOTTSDALE, ARIZONA ZIP CODE: 85251

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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:

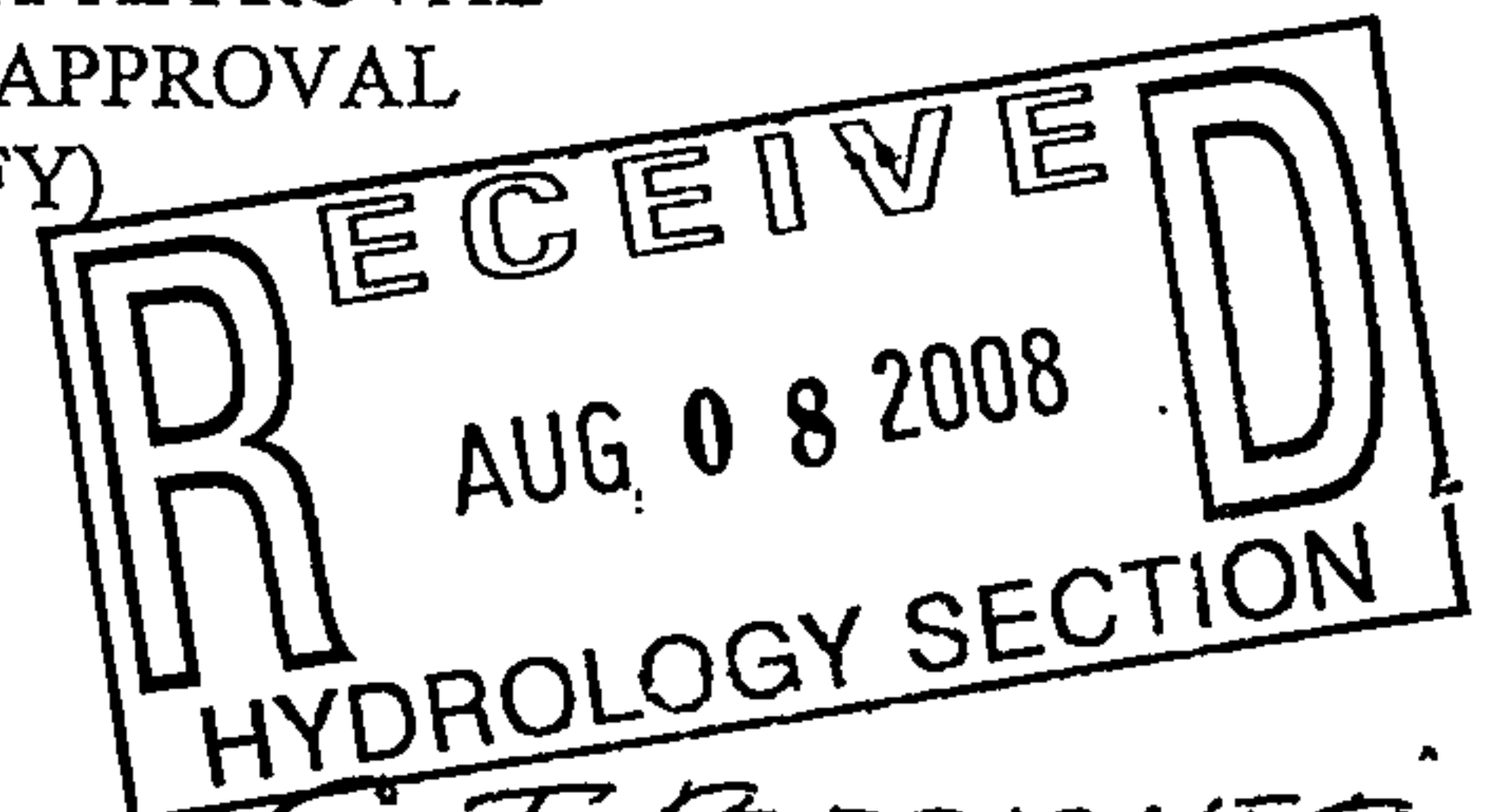
- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

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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6-11
D. S. O. K.

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
Development and Building Services

C: CO Clerk -- Katrina Sigala
file

City of Albuquerque Department of Municipal Development

Permit for Excavation, Construction, and Barricading

08-05-2008 Issued By: DMLARB

Permit Number: 2008 005 676
 Permit Type: Concrete (Excavation & Barricading) Uniform Prep Code: 10150505002740101
 Description of Work: SO19 PERMIT so 19 permit. thep
 Construction Address: 2020 BUENA VISTA DR SE, ,
 Location Description:
 Alternate Route: TRAFFIC WILL RUN SMOOTHLY

Start Work Date:	08/05/2008	End Work Date:	08/10/2008
------------------	------------	----------------	------------

Project Number: Barricading:
 Bond Expiration Date: 12/31/2020 Blue Stake Number:
 Insurance Expiration Date: 11/22/2008 Last Resurface Year:

Concrete Details: Barricade Details
 1 SIDEWALK CULVERT(S)

Contractor / Applicant: Owner
 A.P. Concrete
 Antonio Rodriguez
 505 550-1430

PERMIT FEES

300443008	Excavation Fees	\$42.00
301443012	Sidewalk Fees	\$25.00
302443011	Driveway Fees	
303443010	Curb / Gutter Fees	
304443009	Barricading Fees	
305443017	Restoration Fees	

TOTAL: \$67.00

Permittee agrees to ensure all utility lines are properly marked and to be responsible for any damage to utility lines or property. The permittee shall be responsible for obtaining all necessary permits from the appropriate agencies and for obtaining all necessary insurance. The permittee shall be responsible for obtaining all necessary permits from the appropriate agencies and for obtaining all necessary insurance. The permittee shall be responsible for obtaining all necessary permits from the appropriate agencies and for obtaining all necessary insurance.

CAUTION: PROTECTIVE WORK REQUIRED. CALL 311 FOR ASSISTANCE.

NOTICE - THIS PERMIT NOT VALID UNTIL FEE IS PAID

X

Signature of Applicant

City of Albuquerque
 Department of Municipal Development

RECEIVED

AUG 05 2008

**HYDROLOGY
 SECTION**

City of Albuquerque
 Department of Municipal Development
 1001 12th Ave SW, Suite 100
 Albuquerque, NM 87102
 Phone: 505-243-1000
 Fax: 505-243-1001
 Email: dmdev@ci.albuquerque.nm.us
 Website: www.ci.albuquerque.nm.us

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

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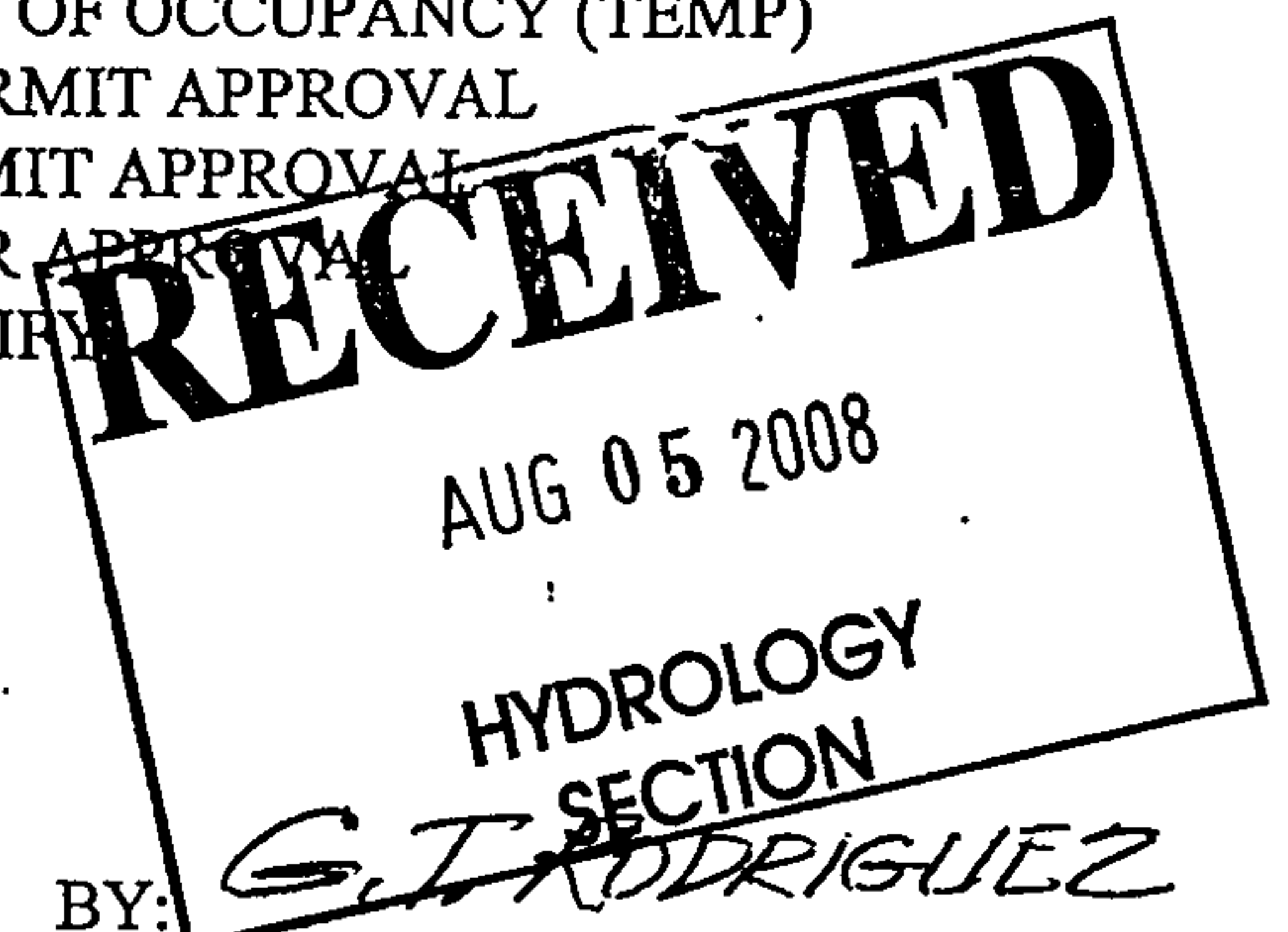
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2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



CITY OF ALBUQUERQUE



**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

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. 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:

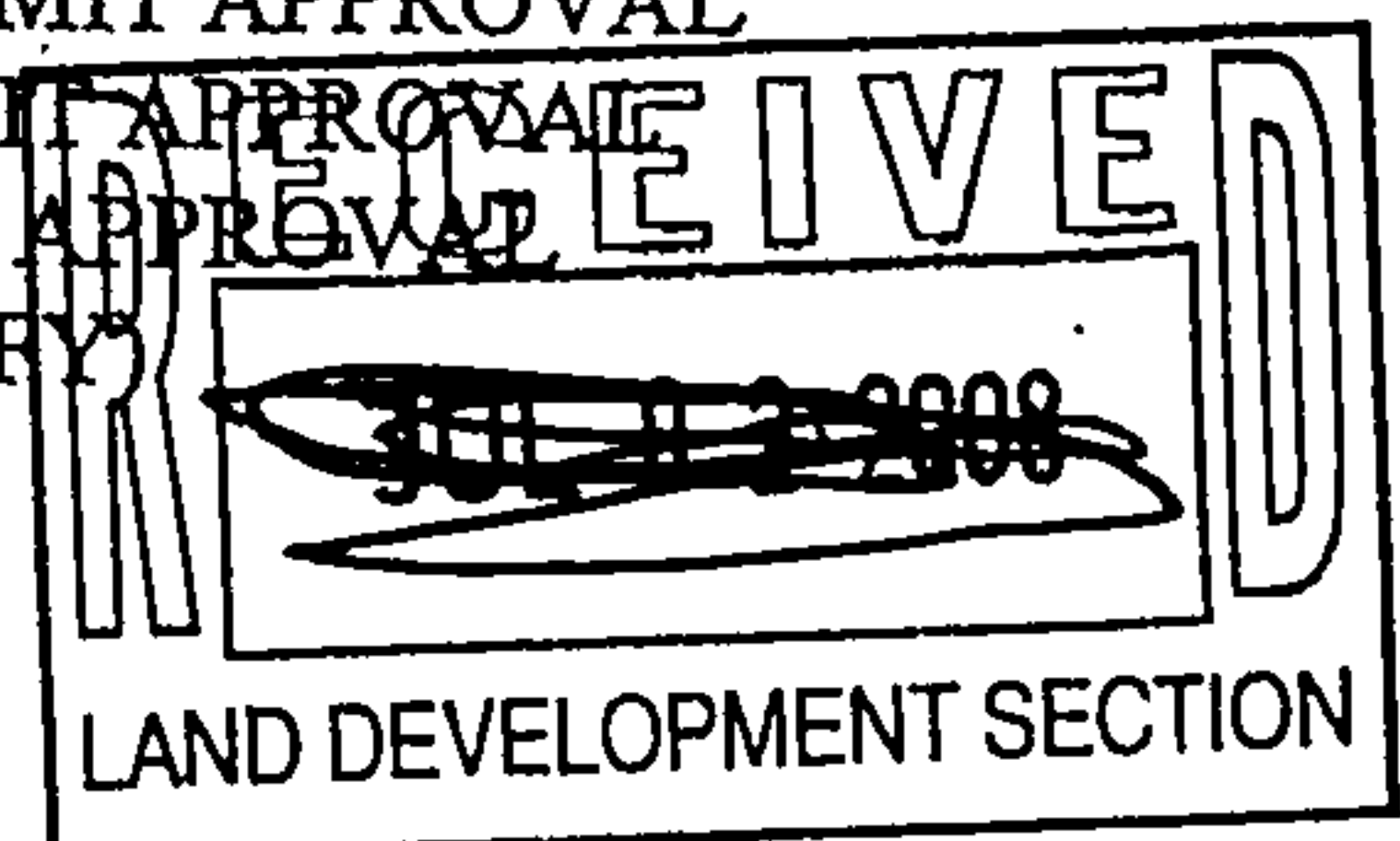
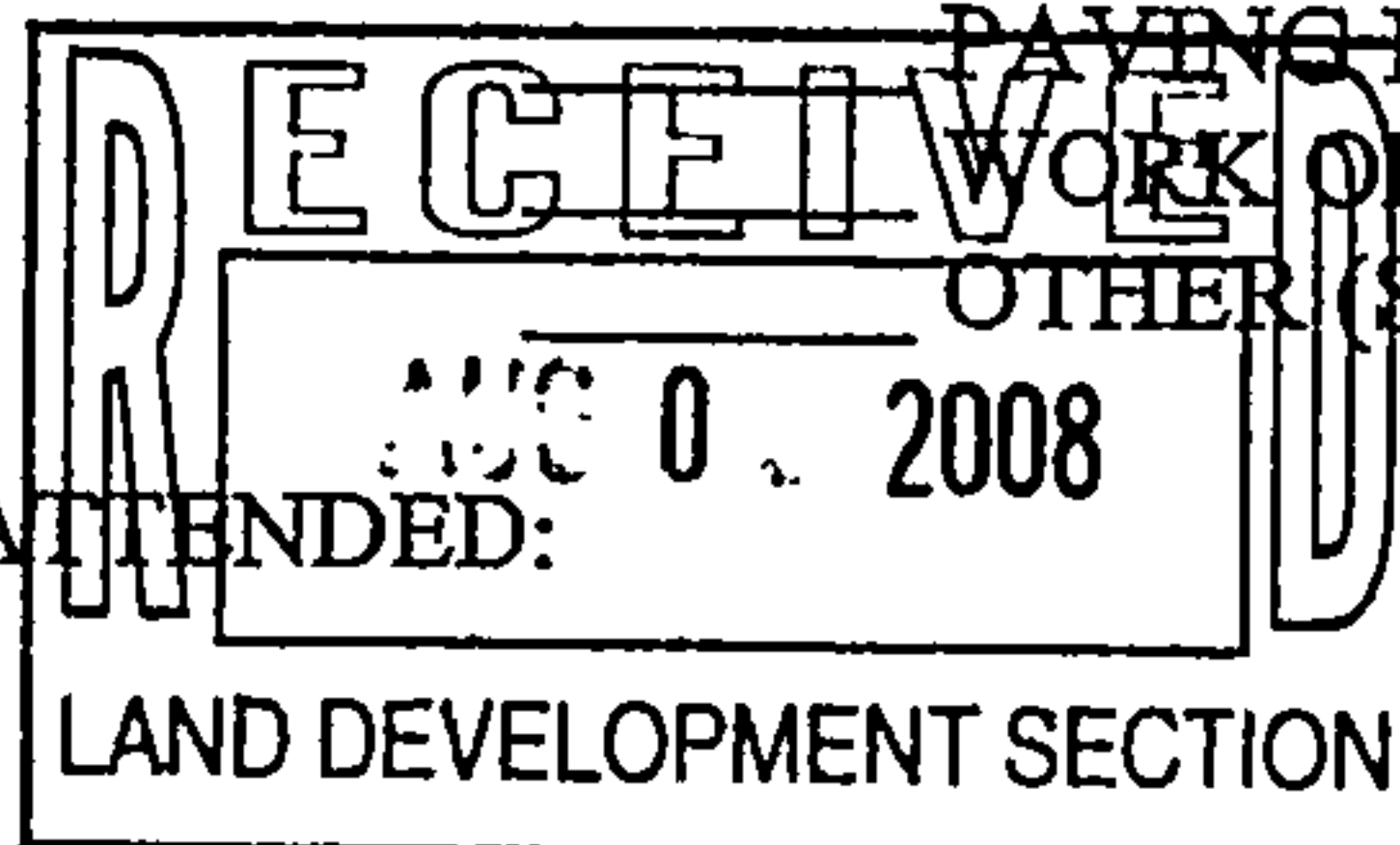
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUBD APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☒ CERTIFICATE OF 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.
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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. - GEORGE T. RODRIGUEZ-DEVEL. CONSULT. CONTACT: LEVI VALDEZ
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:

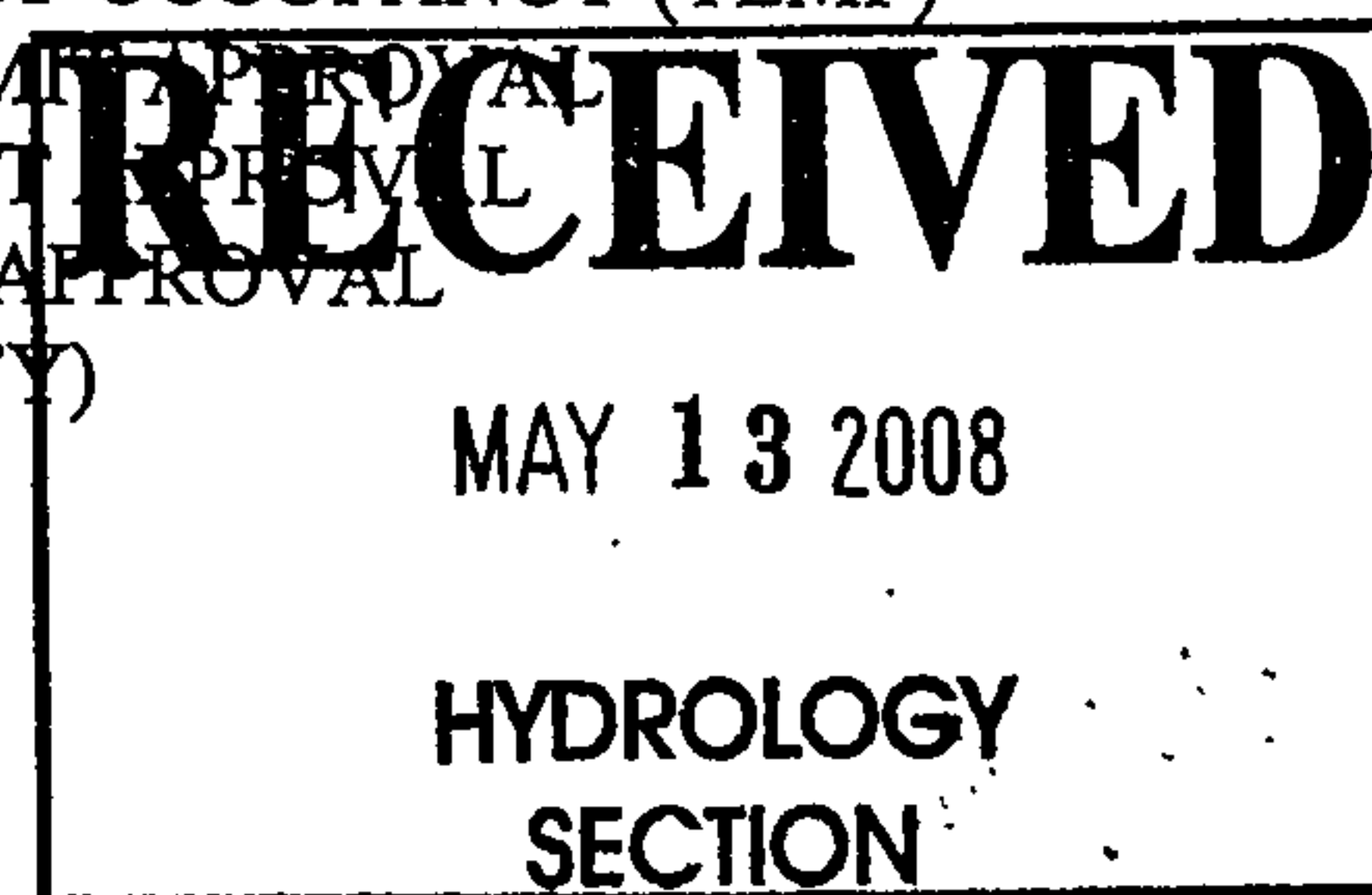
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY)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

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

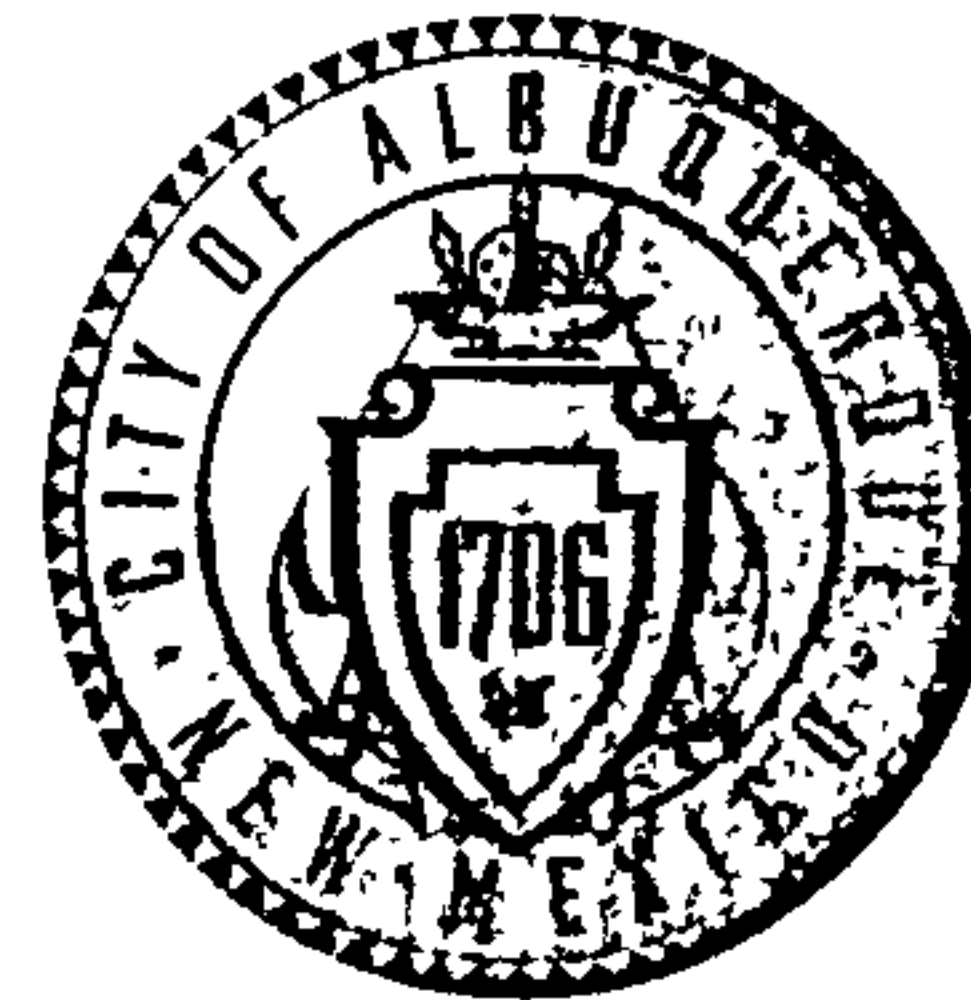


DATE SUBMITTED: 05-13-08 BY: GEORGE T. RODRIGUEZ

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:

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



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,

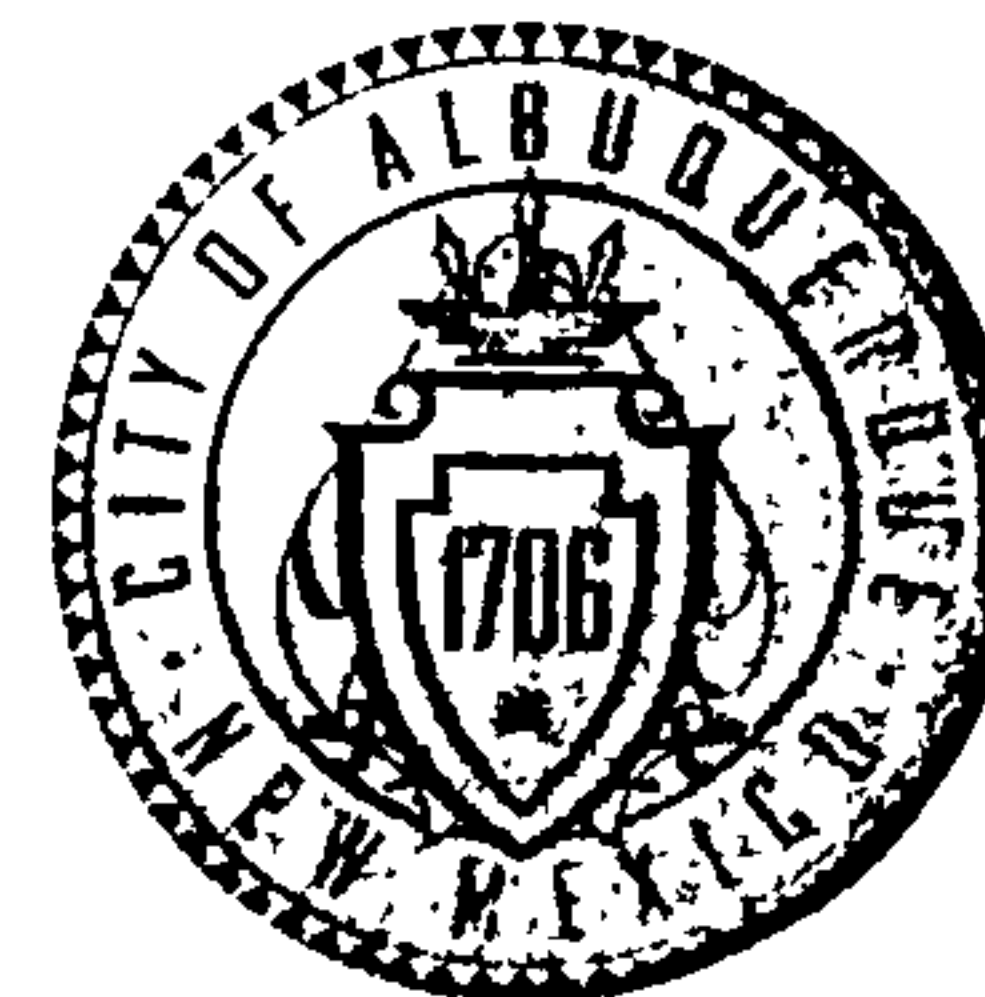
Curtis A. Cherne, P.E.

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.

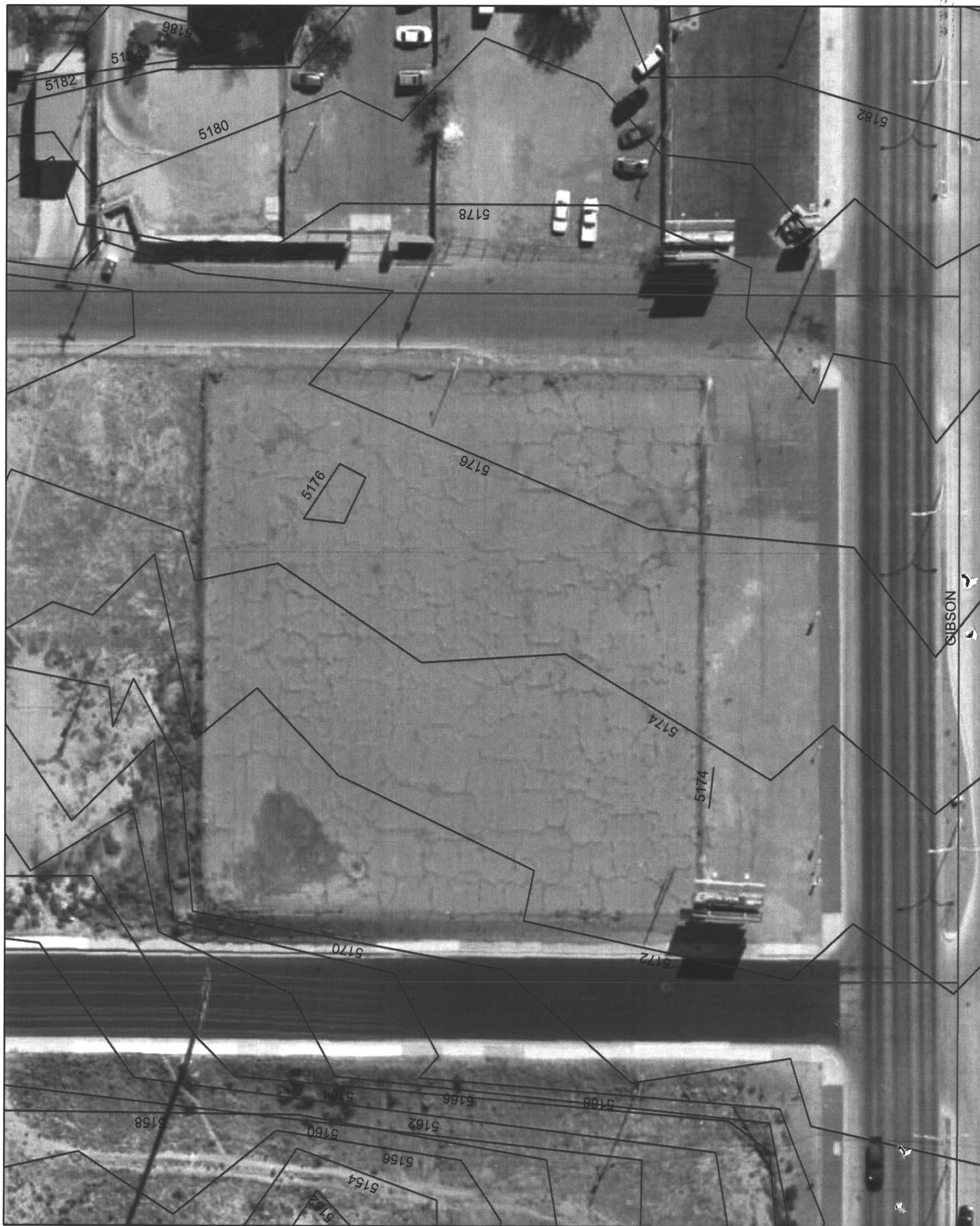
Sincerely,

Curtis A. Cherne, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C: file



91
91
91
91

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. CONTACT: LEVI VALDEZ
GEORGE T. RODRIGUEZ - DEVEL. CONS. 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) _____

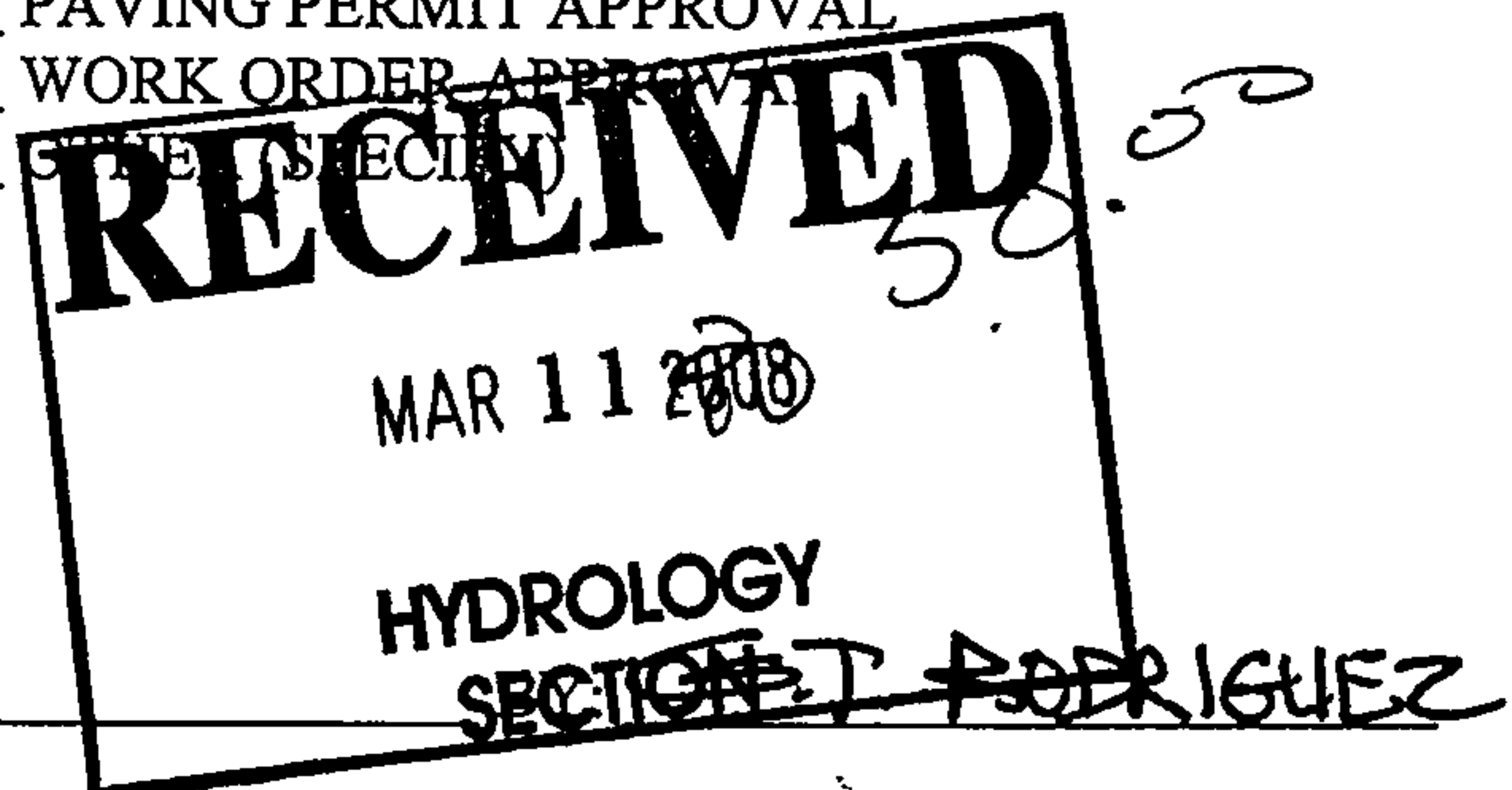
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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 SPECIFIC

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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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) _____

CHECK TYPE OF APPROVAL SOUGHT:

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- ☐ PRELIMINARY PLAT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

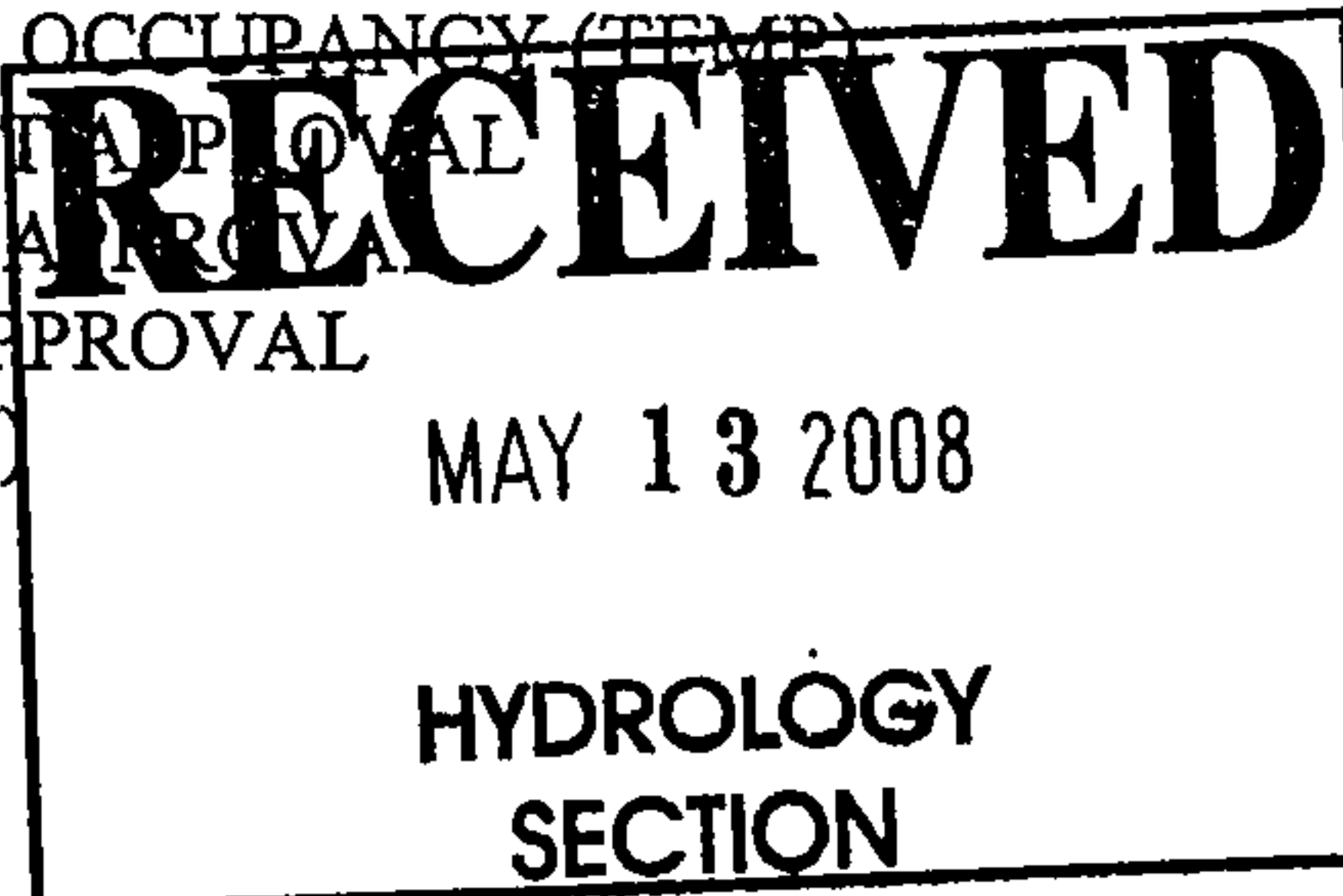
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ 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:

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TRANSMISSION VERIFICATION REPORT

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

DATE, TIME
FAX NO./NAME
DURATION
PAGE(S)
RESULT
MODE

06/03 12:27
98732634
00:00:23
01
OK
STANDARD
ECM

CITY OF ALBUQUERQUE



To: Nick

873-2634

May 14, 2008

*from: Curtis
Hydrology
COB*

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.

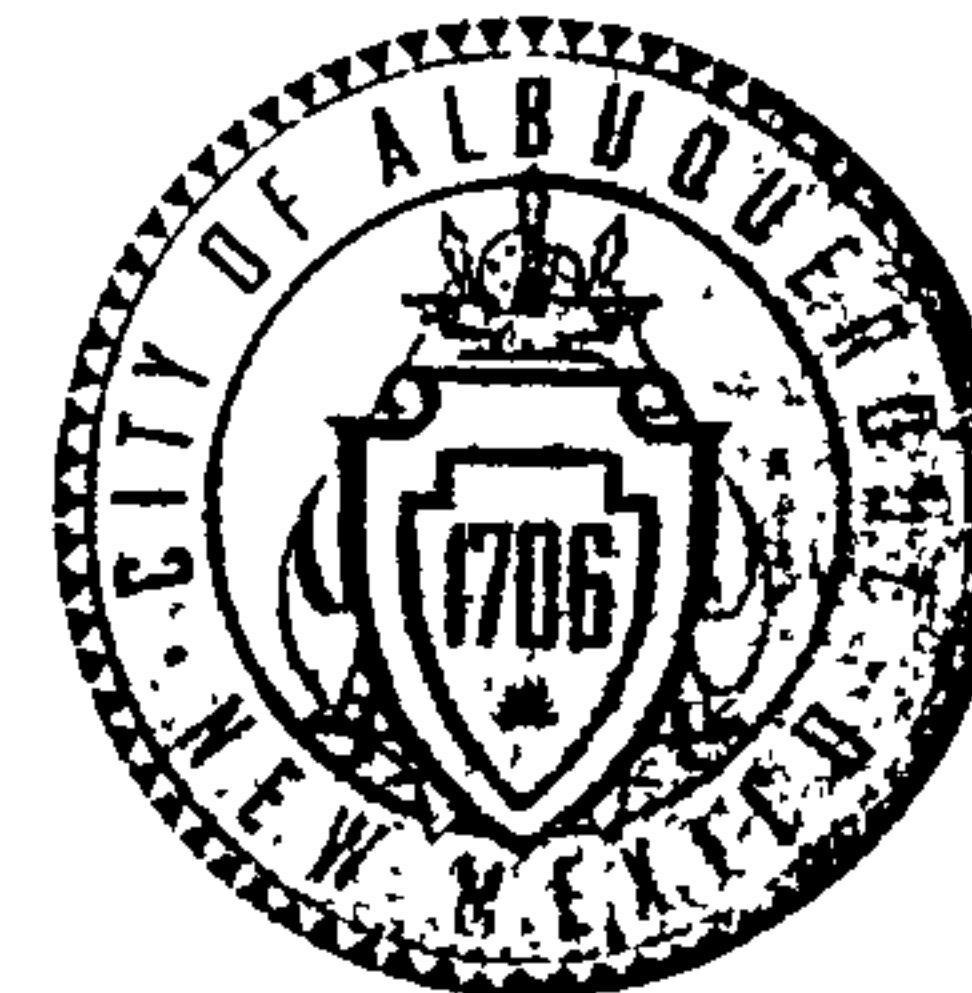
Sincerely,

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: I HOP 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. CONTACT: LEVI VALDEZ
GEORGE T. RODRIGUEZ - DEVEL. CONS. GEORGE T. RODRIGUEZ
 ADDRESS: 12800 SAN JUAN N.E. PHONE: 275 610-0593
 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) _____

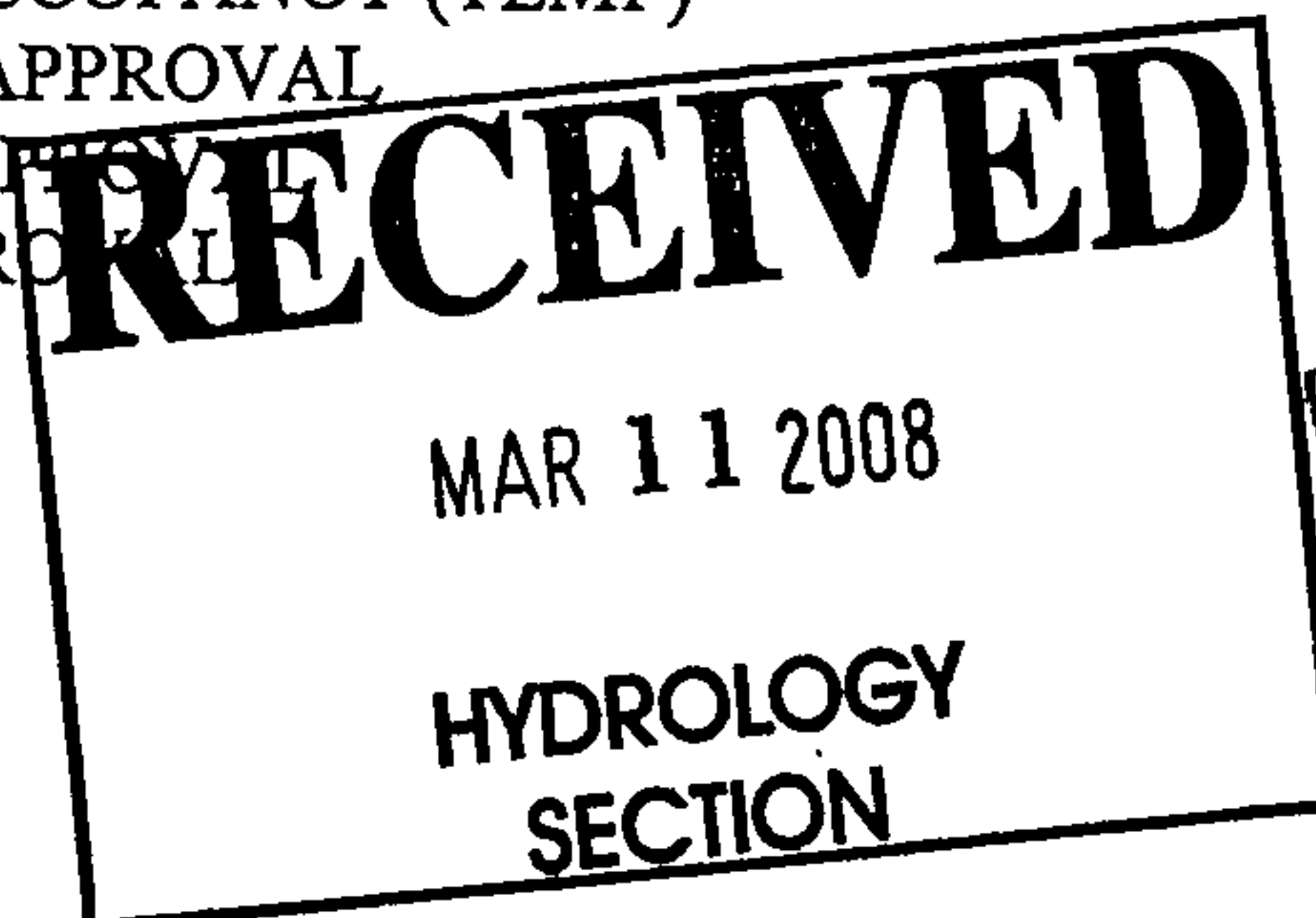
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ 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 PL ✓
✓ verify if ramp 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 bldg front w/ the SW? ✓
need bumpers.

✓ 15' min R for passenger veh. ✓

{ need details for all ramps, ADA
space (R values, geometry details)

HYDRO HAS
FILE 3/11/08