



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 19, 2001

Levi J. Valdez  
12800 San Juan NE  
Albuquerque, New Mexico 87123

**RE: Grading and Drainage Plan for Mr. B's Paint & Body Shop (L18-D64) Dated  
December 11, 2001**

Dear Mr. Valdez:

The above referenced grading and drainage plan received December 11, 2001 is approved for building permit. The plan is also approved for SO #19 permit for construction within the City Right-of-Way. An Engineer's Certification for completion of final site grading and drainage per the plan, and sign-off by the City's field inspector for the SO #19, is required for Hydrology final approval and Certificate of Occupancy.

I wanted to update you on the floodplain approval. Per the Floodplain Ordinance you need to have the finish floor two feet above the adjacent ground. The owner may need to pay a higher rate of flood insurance because the finish floor is at a lower elevation. You may still want to talk with the owner about his options. I did allow the lower finish floor because of three drainage systems built upstream of your site that are not reflected in the floodplain maps. I have attached three facility maps that show the systems. The existing drainage systems are the San Mateo storm drain, the Gibson storm drain, and the Kirtland Dam. These systems should remove the floodplain or reduce the depth of runoff. However, the maps still have not been changed.

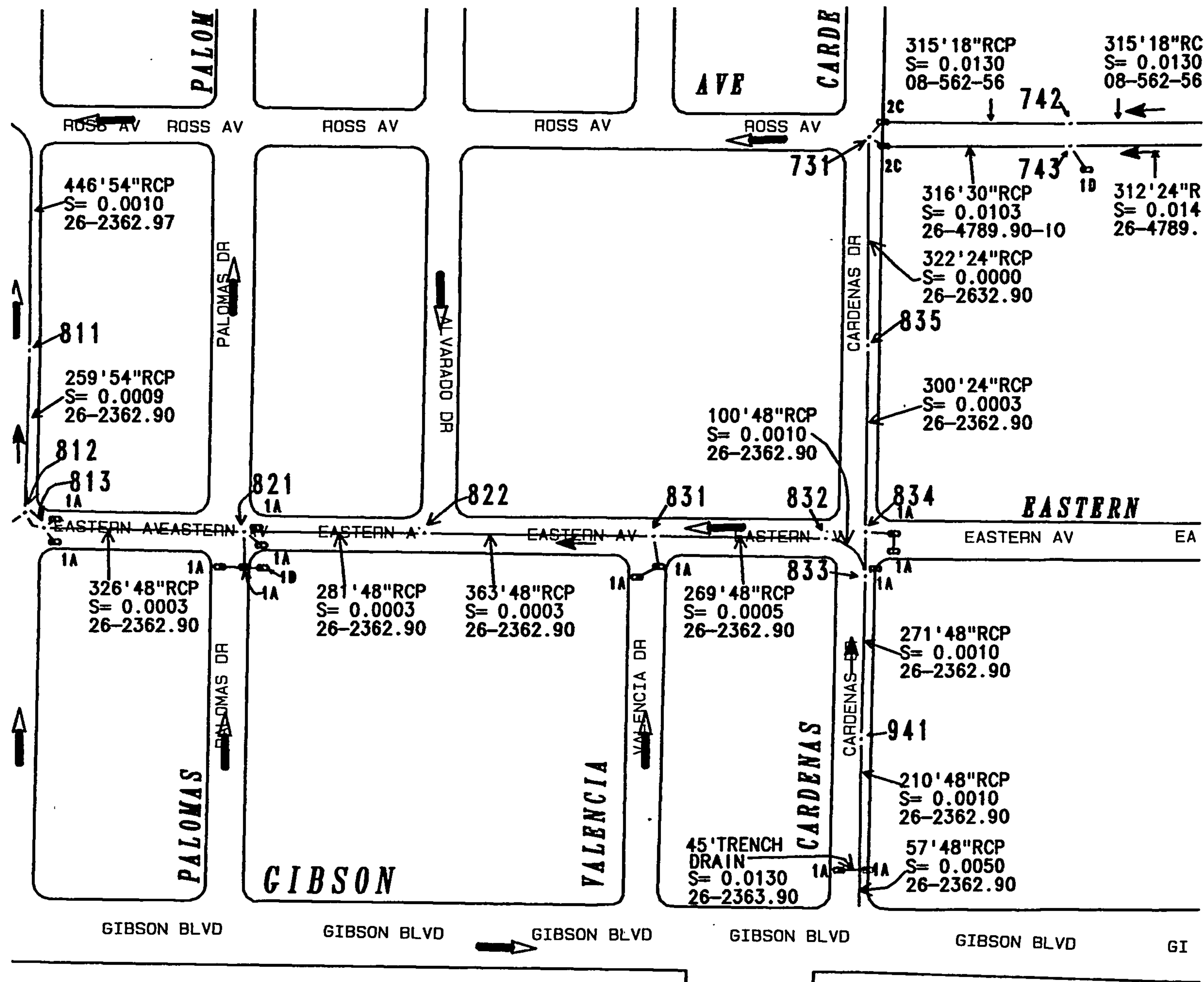
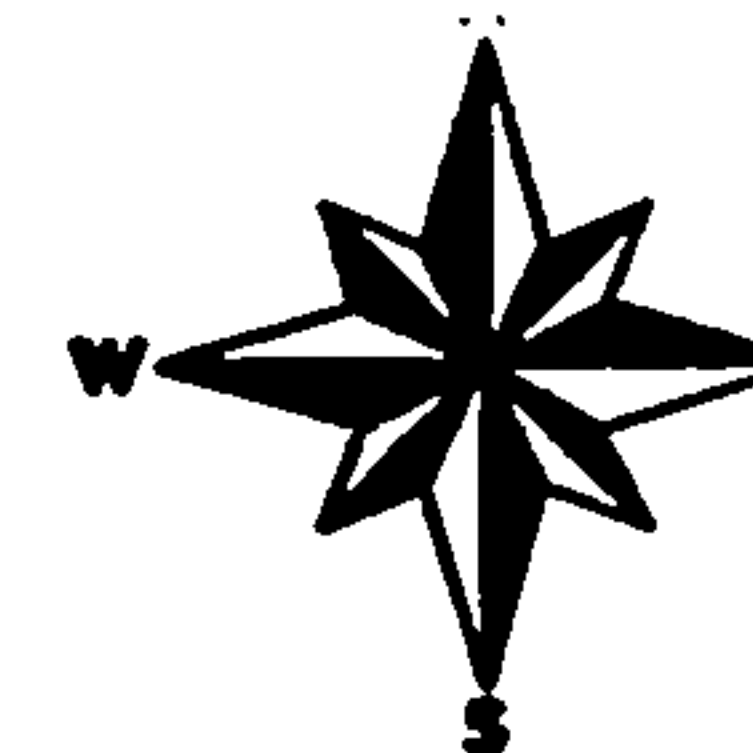
If you have any questions please call me a 924-3982.

Sincerely,

Carlos A. Montoya

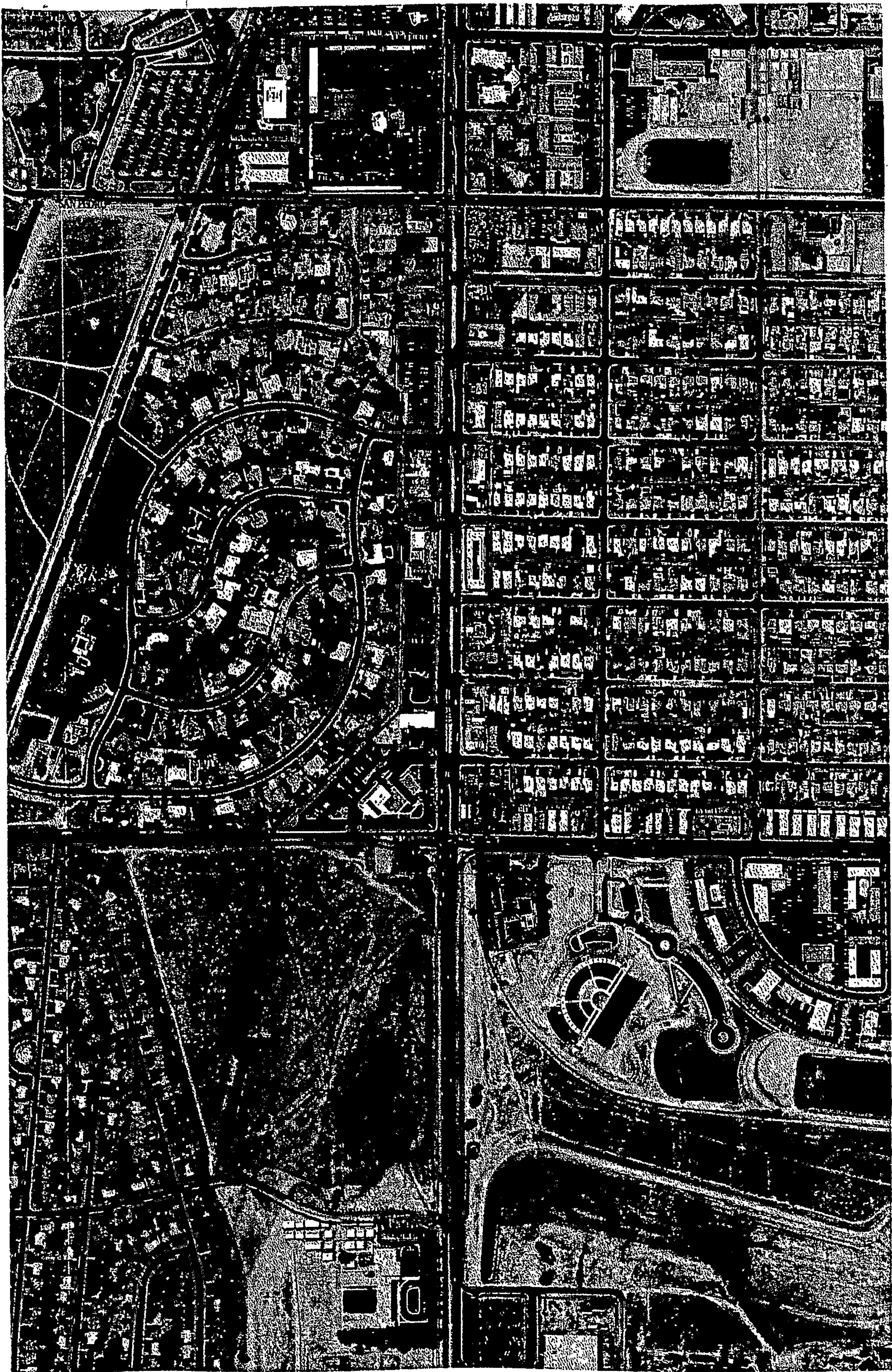
City Floodplain Administrator

C: Mat Cline, Arroyo Maintenance w/attached plan  
Pam Lujan, Excavation Permits













# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department***

***Transportation Development Services Section***

May 2, 2003

William McConnell, Registered Architect  
3011 Jane Place NE  
Albuquerque, NM  
87111

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for  
Mr. B's Paint and Body [L-18/D64]  
1410 Valencia, Albuquerque, NM  
Received May 2, 2003 (no copy in file)

Dear Mr. McConnell:

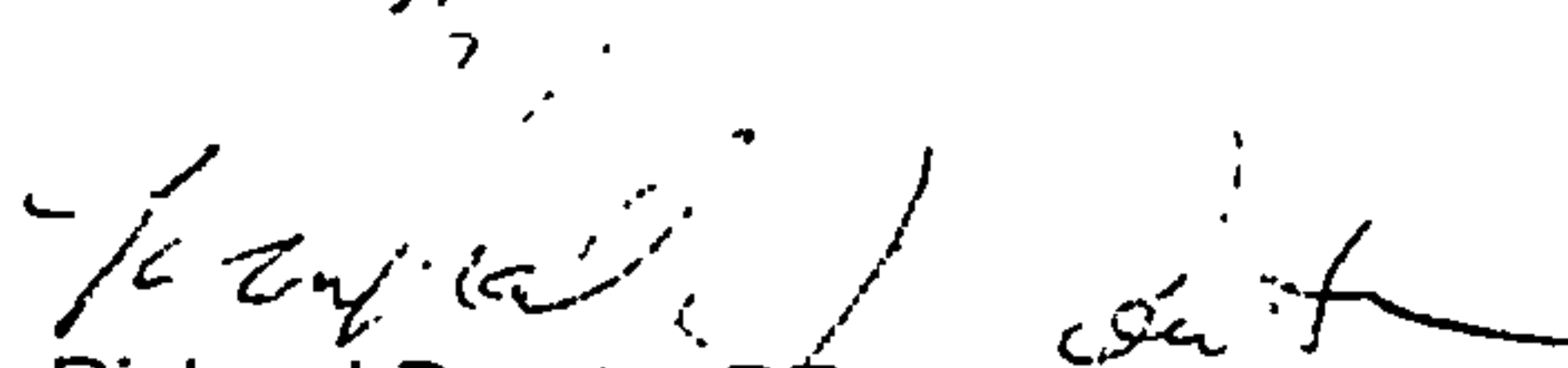
The TCL submittal dated May 2, 2003 is approved, stamped and signed as such. Two copies will be required: one for each of the building permit plans and the original to be kept by you to be used for certification of the site for final C.O. for Transportation.

If a temporary CO is needed then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. 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 needs stamp 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,

  
Richard Dourte, PE  
Traffic Engineer  
Development and Building Services

cc: Hydrology file  
file



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

**Public Works Department  
Transportation Development Services Section**

December 11, 2001

William McConnell, Registered Architect  
Jane Place NE  
Albuquerque, NM

Re: TCL Submittal for Building Permit Approval for Virginia Place Addition, Tract B  
Mr. B's Paint & Body Shop, [L18 / D64]  
1410 Valencia Dr. SE  
Architect's Stamp Dated (Need Registered Stamp and Date)

Dear Mr. McConnell:

The location referenced above is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached TCL preliminary checklist, Development Process Manuel (DPM) chapter 23, and red-lined TCL markup with comments.

Please resubmit revised TCL after addressing typed and marked up comments. Submit a registered stamped, signed and dated site plan along with typed comments and all red-lined, mark-up copies.

Sincerely,

Leslie Romero  
Engineering Associate  
Development and Building Services  
Public Works Department

c: Engineer  
Terri Martin, Hydrology  
Mike Zamora, Plan Checker

Given mark-ups  
4-24-03

NEED TCU  
Approval  
Letter.

12/12/01  
MR. Rodriguez called  
to verify comments  
sent on 12/11/01.  
per Mike, requesting a  
list of starting  
whet Joe David  
Approved.

At.

Approved

May 2.



## DRAINAGE INFORMATION SHEET

L-18/D64

PROJECT TITLE: MR. B'S PAINT & BODY SHOP ZONE MAP/DRG. FILE #: L-18-2/  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_  
 LEGAL DESCRIPTION: TRACT "B", AND THE S 1/2 NW 1/4 S 1/2 OF BLOCK 30,  
VIRGINIA PLACE ADDITION  
 CITY ADDRESS: 1410 VALENCIA DRIVE S.E., ALBUQUERQUE, NEW MEXICO 87108  
 ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: MR. VALDEZ / MR. RODRIGUEZ  
GEORGE T. RODRIGUEZ - CONSULTANT PHONE: 294-0320  
 ADDRESS: 12800 SAN JUAN N.E. ZIP CODE: 87123  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO  
 OWNER: MR. RAY BENAVIDEZ CONTACT: OWNER  
 ADDRESS: 1410 VALENCIA DRIVE S.E. PHONE: 255-7022  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108  
 ARCHITECT: WILLIAM MC CONNELL CONTACT: MR. MC CONNELL  
 ADDRESS: 3011 JANE PLACE N.E. PHONE: 293-8777  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87111  
 SURVEYOR: WAY JOHN SURVEYING CO. CONTACT: THOMAS JOHNSTON  
 ADDRESS: 330 LOUISIANA BLVD. N.E. PHONE: 255-2052  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108  
 CONTRACTOR: ? (TO BE DECIDED) CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION  
☐ CLOMP/LOMP  
☒ OTHER T.I.L.

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☒ NO  
☐ COPY PROVIDED

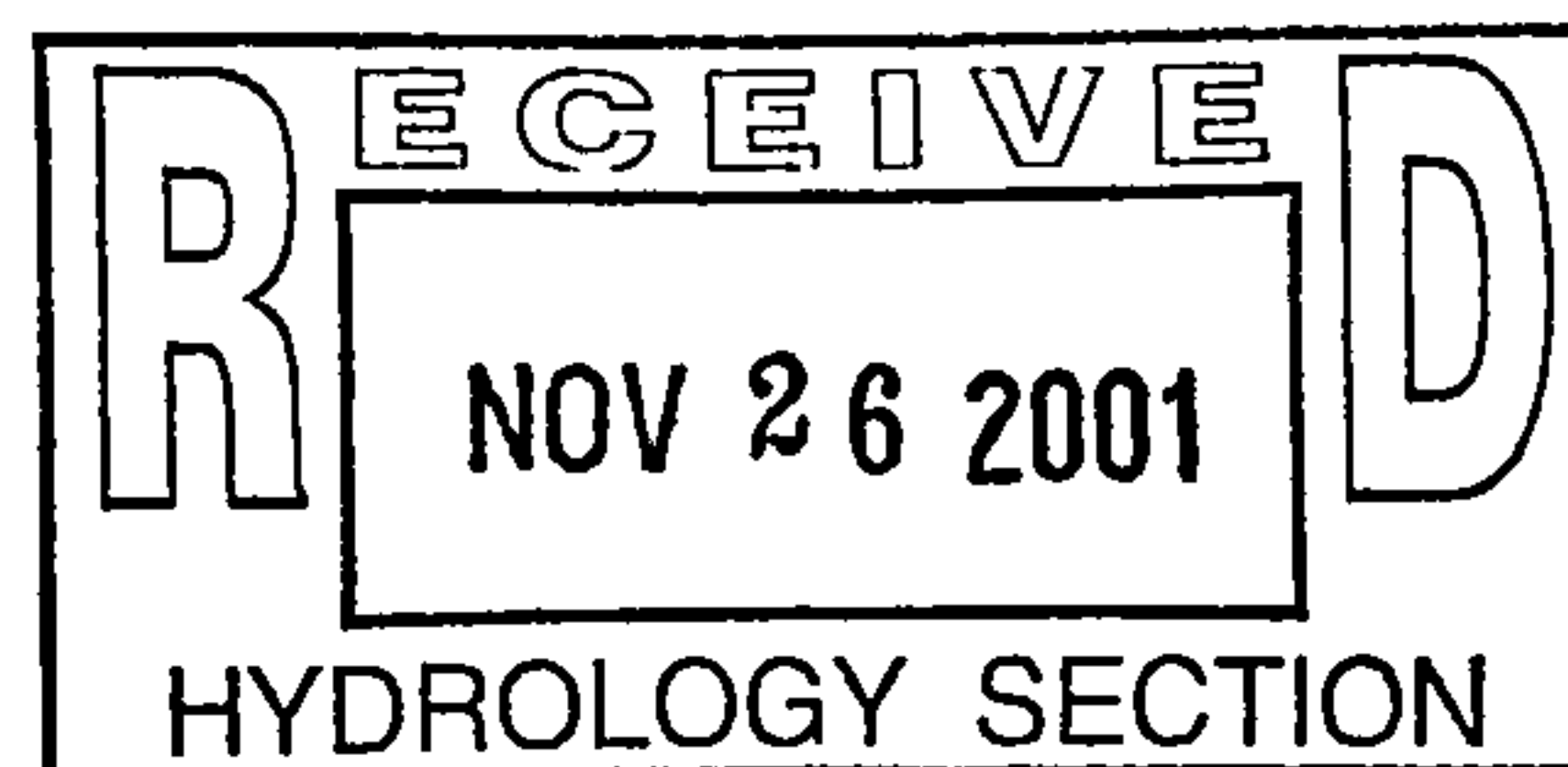
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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 APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☒ OTHER (SPECIFY) T.I.L.

DATE SUBMITTED: 11-26-01BY: 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 of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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





# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: MR. "B'S" PRINT & BODY SHOP ZONE MAP/DRG. FILE #: L-182/D64  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_  
LEGAL DESCRIPTION: TRACT "B-1", BLOCK 30,  
VIRGINIA PLACE ADDITION  
CITY ADDRESS: 1410 VALENCIA DRIVE, S.E., ALBUQUERQUE, NEW MEXICO 87108  
ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: MR. RODRIGUEZ  
GEORGE T. RODRIGUEZ, DEVEL. CONSULT. PHONE: MR. VALDEZ  
ADDRESS: 12800 SAN JUAN N.E. PHONE: 275-7606  
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123  
OWNER: MR. RAY BENAVIDEZ CONTACT: MR. BENAVIDEZ  
ADDRESS: 1410 VALENCIA S.E. PHONE: 255-7022  
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108  
ARCHITECT: WILLIAM A. MCCONNELL CONTACT: MR. MCCONNELL  
ADDRESS: JANE PLACE N.E. PHONE: 293-8777  
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87111  
SURVEYOR: WAYJOHN SURVEYING CO. CONTACT: TOM JOHNSON  
ADDRESS: 330 LOUISIANA BLVD. N.E. PHONE: 255-2052  
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108  
CONTRACTOR: PERFORMANCE TOOL & EQUIPMENT INC. CONTACT: SHAWN BASS  
ADDRESS: 2701 FOURTH STREET NW PHONE: 255-5018  
CITY, STATE: ALBUQUERQUE, NEW MEXICO 87107 ZIP CODE: 87107

## CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: \_\_\_\_\_ 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 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.



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

February 12, 2004

William A. McConnell, Registered Architect  
3011 Jane Place NE  
Albuquerque, NM 87111

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Mr. B's Paint and Body Shop, [L-18 / D64]  
1410 Valencia

Dear Mr. McConnell:

The TCL / Letter of Certification submitted on February 9, 2004 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). The following information will be needed for processing:

- An approved Site Plan (per requirements mentioned below)
- A letter of Certification with the words "substantial compliance".
- An Architect Stamp with date and signature on the letter of Certification.

The TCL (or DRB Site Plan) submitted for *Final C.O.* needs to be the exact copy of the approved TCL in the plan set approved for building permit. This will be the latest edition, which may have redlined comments, initialled and dated by the designer-of-record.

Resubmit acceptable package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

Sincerely,

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

c: Engineer \_\_\_\_\_  
Hydrology file



# DRAINAGE INFORMATION SHEET

PROJECT TITLE: MR. B'S PAINT & BODY SHOP ZONE MAP/DRG. FILE #: L-18-2 / DGA  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT "B" AND THE S 1/2 NW 1/4 S 1/2 OF BLOCK 30,  
VIRGINIA PLACE ADDITION  
 CITY ADDRESS: 1410 VALENCIA DRIVE S.E., ALBUQUERQUE, NEW MEXICO 87108

ENGINEERING FIRM: LEVI J. VALDEZ, P.E.  
GEORGE T. RODRIGUEZ - CONSULTANT CONTACT: MR. VALDEZ / MR. RODRIGUEZ  
 ADDRESS: 12800 SAN JUAN N.E. PHONE: 505-291-0320  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: MR. RAY BENAVIDEZ CONTACT: OWNER  
 ADDRESS: 1410 VALENCIA DRIVE S.E. PHONE: 255-7022  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108

ARCHITECT: WILLIAM A. MCCONNELL CONTACT: MR. MCCONNELL  
 ADDRESS: 3011 JANE PLACE N.E. PHONE: 505-293-8777  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: \_\_\_\_\_

SURVEYOR: WAYJOHN SURVEYING CO. 87111 CONTACT: THOMAS JOHNSON  
 ADDRESS: 330 LOUISIANA BLVD. N.E. PHONE: 505-255-2052  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108

CONTRACTOR: PERFORMANCE TOOL & EQUIPMENT INC. CONTACT: SHAWN BASS 235-1922  
 ADDRESS: 2701 FOURTH STREET NW PHONE: 345-5108  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87107

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ CLOMP/LOMR
- \* TCL ☒ OTHER
- ☐ WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

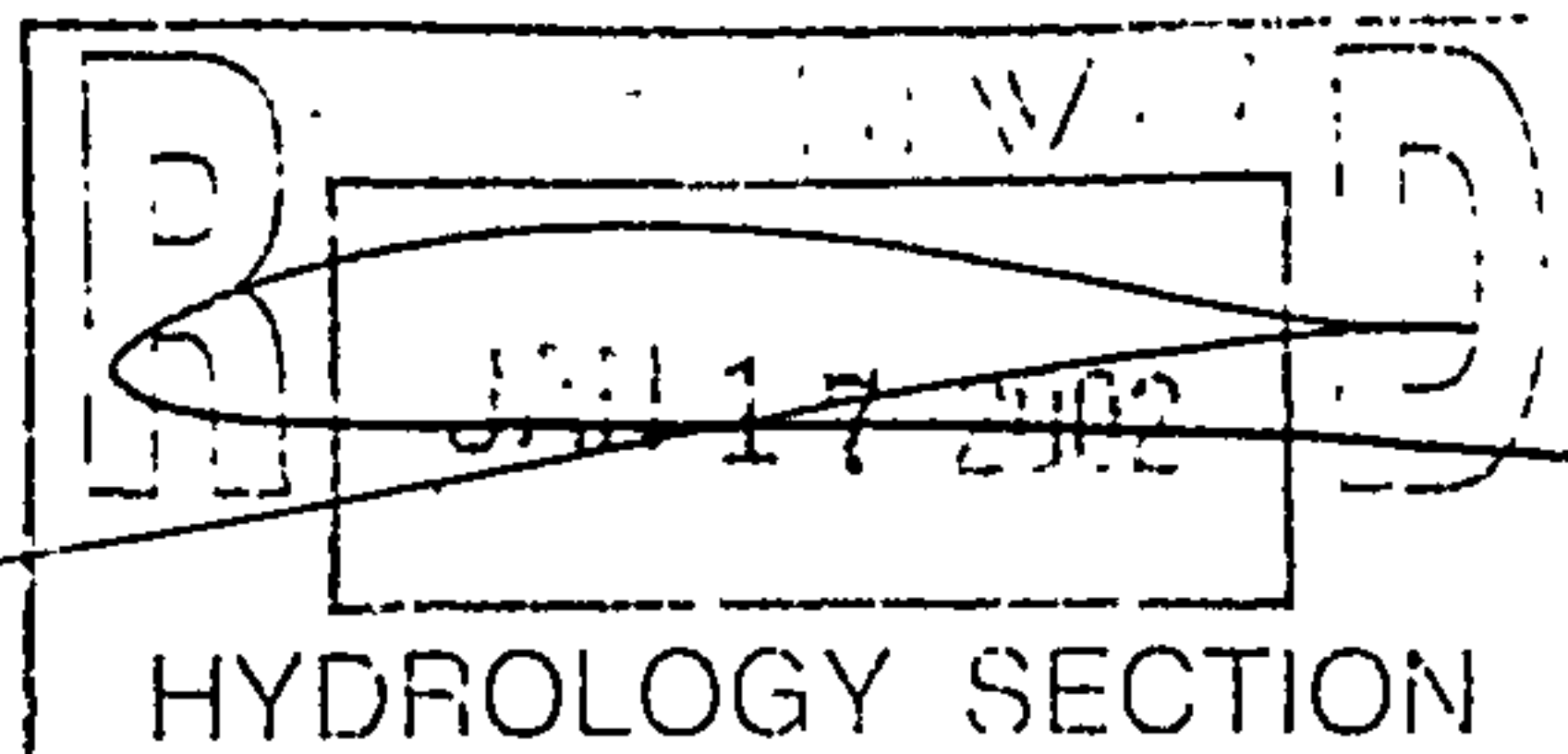
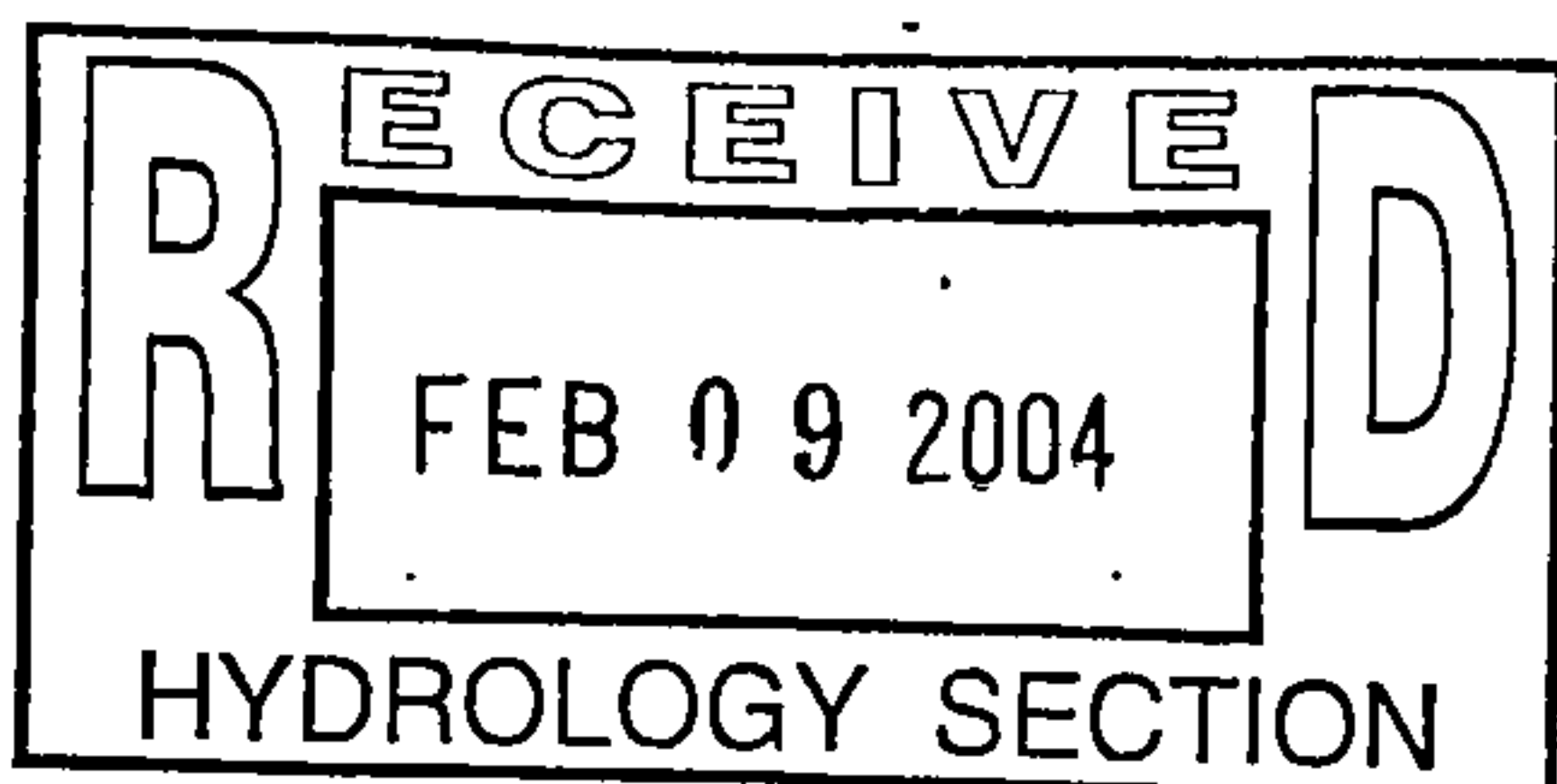
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- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- \* TCL ☒ OTHER (SPECIFY) TCL

DATE SUBMITTED: 01-17-02 BY: WILLIAM A. MCCONNELL

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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2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
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~~10:20~~

2:08 pm 2/9/04

Spoke w/ William A.  
McConnell

- Need an approved TEL per letter
- Need a letter of Cert.
- need words "substantial,"  
compliance





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department

Transportation Development Services Section

May 2, 2003

William McConnell, Registered Architect  
3011 Jane Place NE  
Albuquerque, NM  
87111

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for  
Mr. B's Paint and Body [L-18/D64]  
1410 Valencia, Albuquerque, NM  
Received May 2, 2003 (no copy in file)

Dear Mr. Rogers:

The TCL submittal dated May 2, 2003 is approved, stamped and signed as such. Two copies will be required: one for each of the building permit plans and the original to be kept by you to be used for certification of the site for final C.O. for Transportation.

If a temporary CO is needed then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

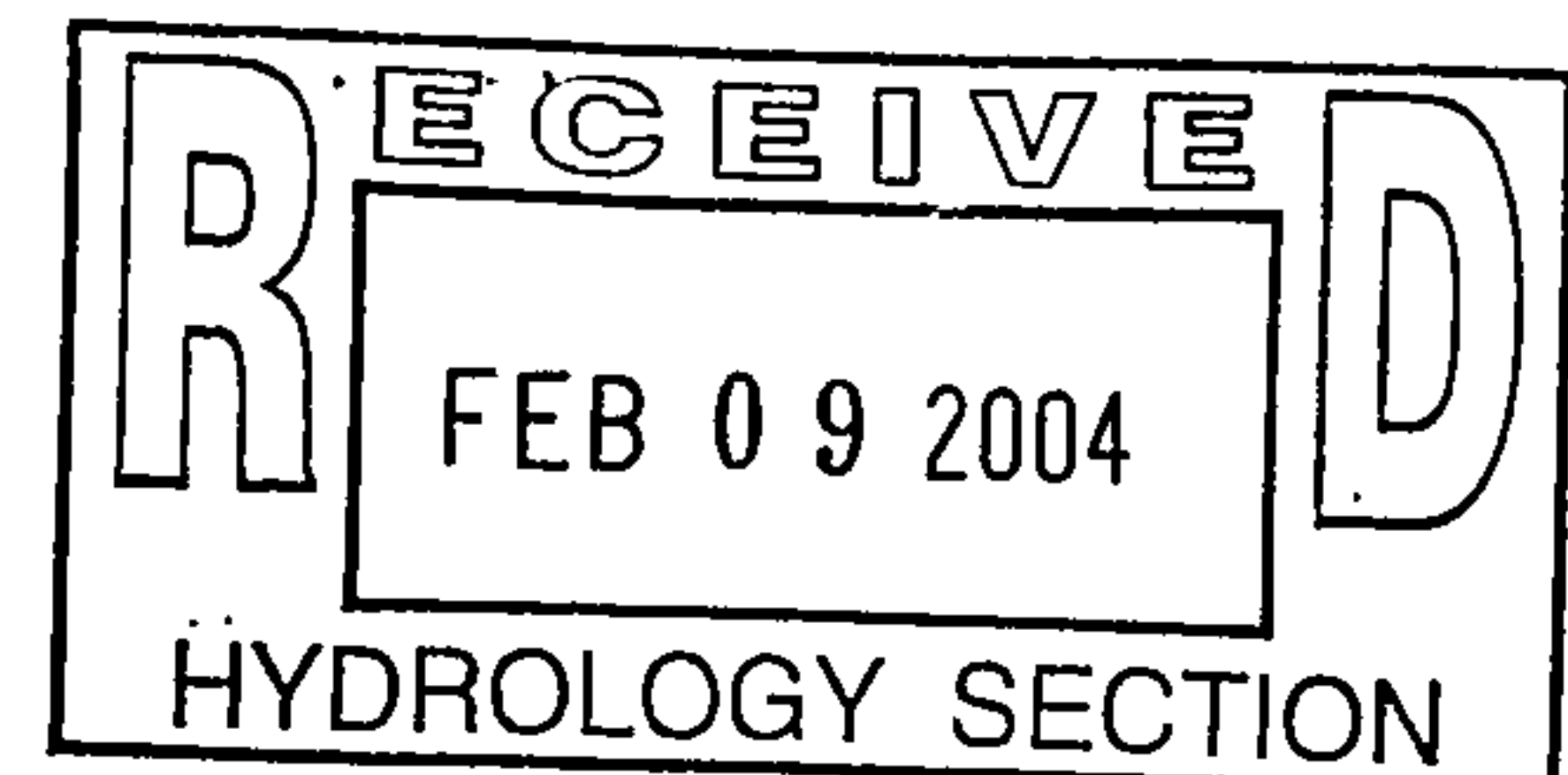
When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer needs stamp and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit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

Richard Dourte, PE  
Traffic Engineer  
Development and Building Services

cc: Hydrology file  
file





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

**Planning Department  
Transportation Development Services Section**

February 25, 2004

William A. McConnell, Registered Architect  
3011 Jane Place NE (205)  
Albuquerque, NM 87111

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Mr. B's Paint & Body Shop, [L-18 / D64]  
1410 Valencia Dr. SE  
Architect's Stamp Dated 02/25/04

Dear Mr. McConnell:

The TCL / Letter of Certification submitted on February 25, 2004 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

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

c: Engineer  
Hydrology file.  
CO Clerk

original  
bldg set has  
been lost  
So, this is  
what has been  
built per Mr.  
McConnell's C.O.  
N.S.F. 2/25/04 1:15pm



**WILLIAM A. MC CONNELL • ARCHITECT**

February 25, 2004

**HAND CARRIED:**

**MEMO TO:** CITY OF ALBUQUERQUE  
DEVELOPMENT AND BUILDING SERVICES  
PLANNING DEPARTMENT

**ATTENTION:** NILO E. SALGADO-FERNANDEZ PE

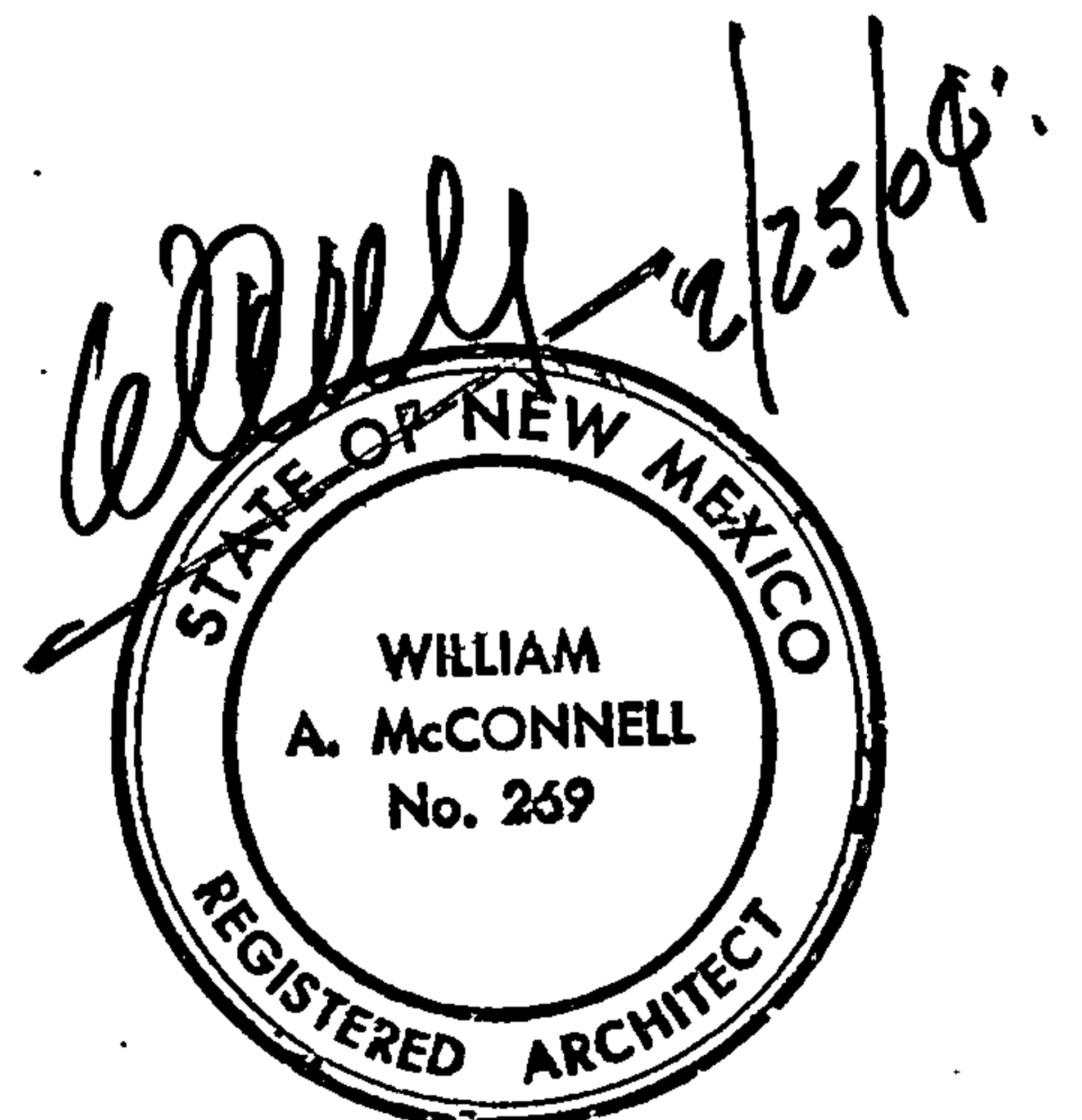
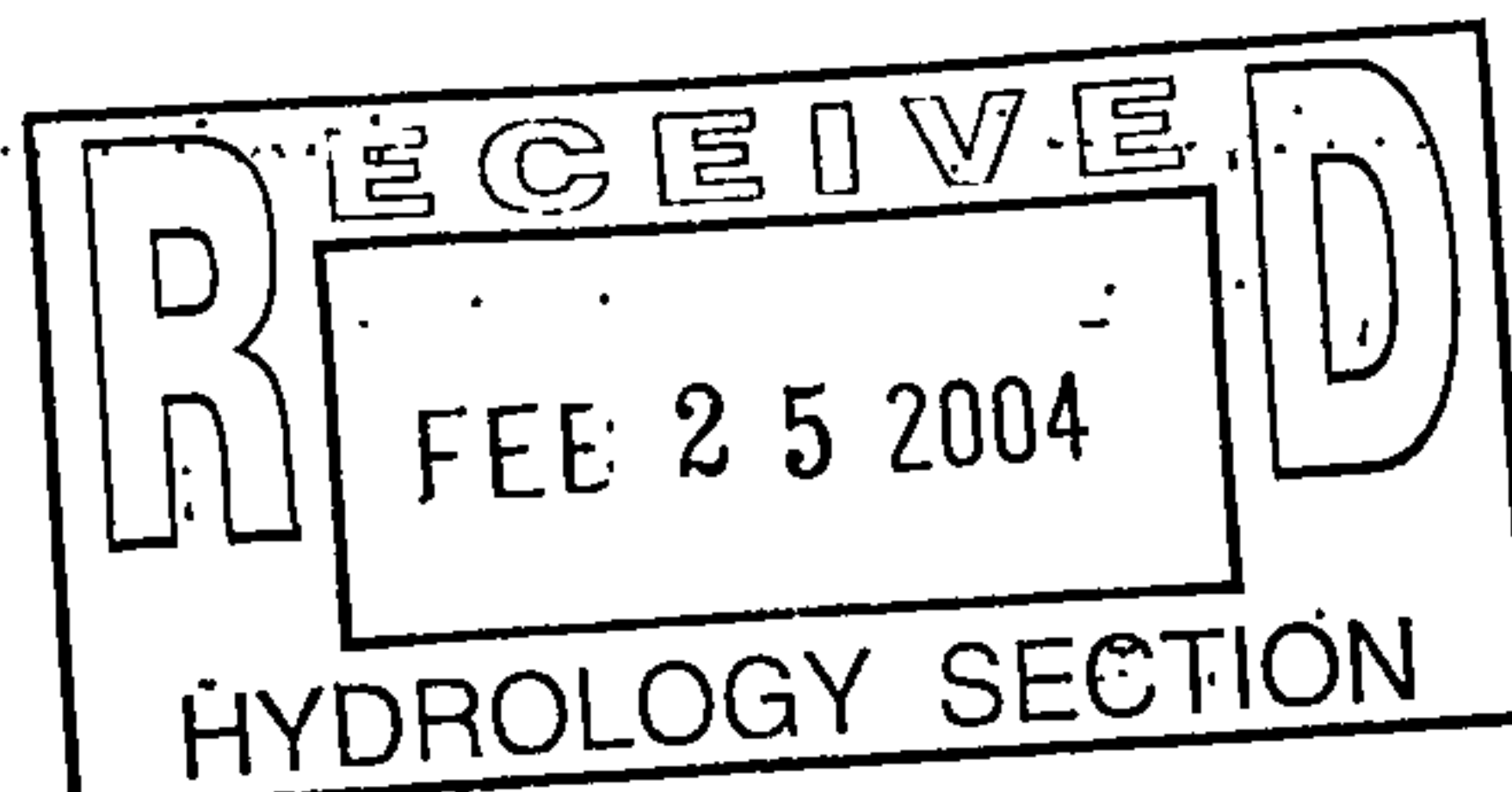
**PROJECT:** MR. B'S PAINT AND BODY SHOP  
LOCATED AT: 1410 VALENCIA DRIVE SE  
ALBUQUERQUE, NEW MEXICO

- This is to certify that the Project as completed is in "substantial compliance" with the Permit Construction Documents / TCL approved Site Plan.
- The following are attached:
  - Letter from Richard Duarte PE, dated 5/2/03, noting the TCL submittal is approved, stamped and signed.
  - Drainage and Transportation Information Sheet.
  - Letter from Kristal D. Metro, dated 2/9/04, stating certifications approved for permanent CO by Hydrology.
- Two (2) copies of the approved TCL Site Plan for Building Permit was submitted on 2/9/04 by George Rodriguez for this office.
- Contact me at 293-8777 if there any questions or any other items are required.

Sincerely,

  
WILLIAM A. McCONNELL

WAM:we



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: MB. B'S PAINT & BODY SHOP ZONE MAP/DRG. FILE #: L-18-2 / 064  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT "B-1", BLOCK 10, VIRGINIA PLACE ADDITION  
 CITY ADDRESS: 1410 VALENCIA DRIVE SE, ALBUQUERQUE, NEW MEXICO 87108

ENGINEERING FIRM: LEVI L. VADEZ PE / GEORGE RODRIGUEZ CONTACT: GEORGE RODRIGUEZ  
 ADDRESS: 12800 SAN JUAN NE PHONE: (505) 610-0593  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: RAYMOND BENAVIDEZ CONTACT: RAYMOND BENAVIDEZ  
 ADDRESS: 1410 VALENCIA DRIVE SE PHONE: (505) 255-7022  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108

ARCHITECT: WILLIAM A. MCCONNELL CONTACT: WILLIAM A. MCCONNELL  
 ADDRESS: 301 JANE PLACE NE (205) PHONE: (505) 293-8777  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87111

SURVEYOR: VAL JOHN SURVEYING COMPANY CONTACT: THOMAS JOHNSON  
 ADDRESS: 330 LOUISIANA BOULEVARD NE PHONE: (505) 255-2052  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108

CONTRACTOR: PERFORMANCE TOOL & EQUIPMENT INC. CONTACT: SHAWN BASS  
 ADDRESS: 2701 FOURTH STREET NW PHONE: (505) 345-5108  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

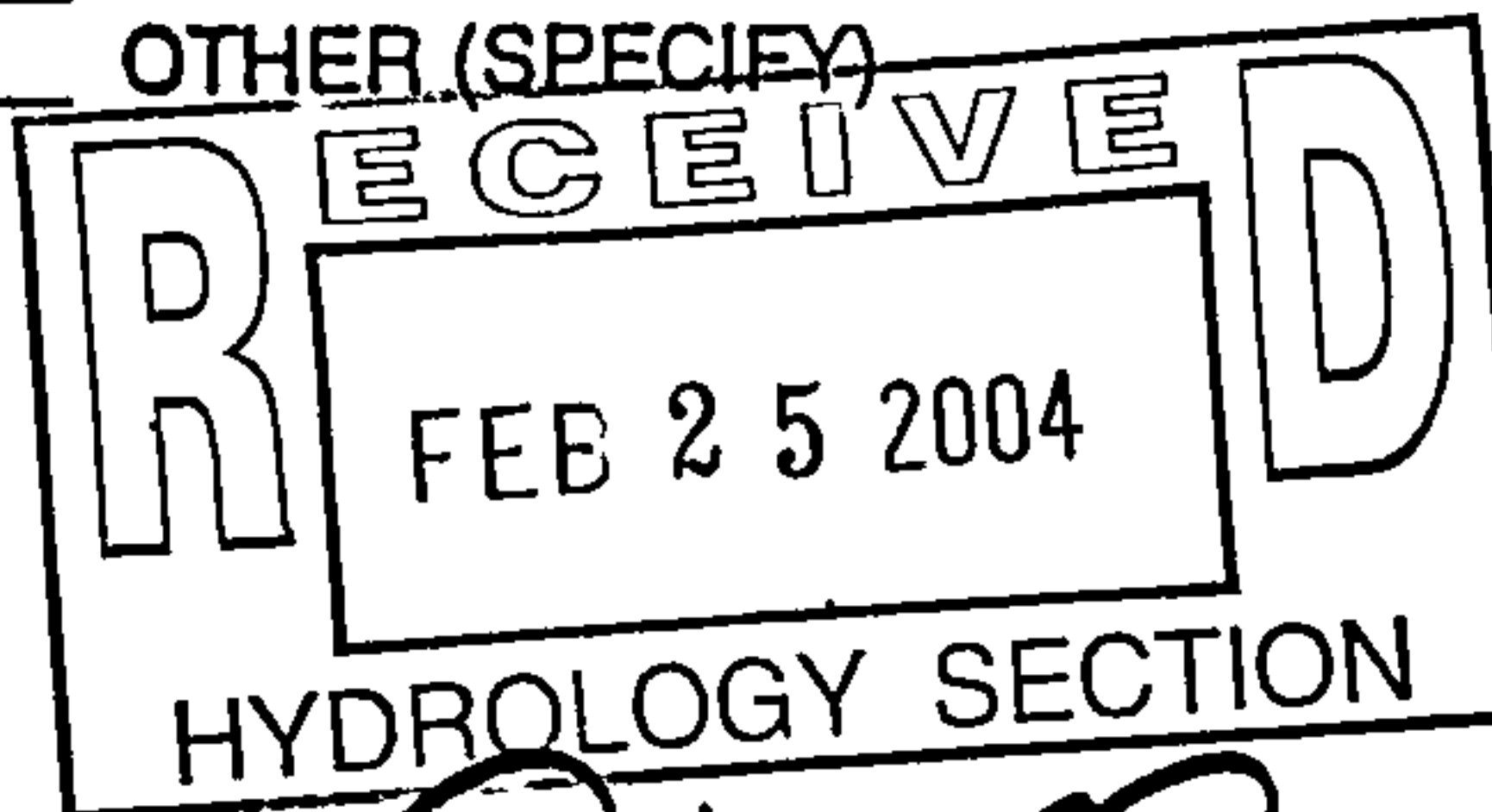
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☒ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 2/25/04 BY: William A. McConnell  
WILLIAM A. MCCONNELL

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
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3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department***

***Transportation Development Services Section***

May 2, 2003

William McConnell, Registered Architect  
3011 Jane Place NE  
Albuquerque, NM  
87111

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for  
Mr. B's Paint and Body [L-18/D64] -  
1410 Valencia, Albuquerque, NM  
Received May 2, 2003 (no copy in file)

Dear Mr. Rogers:

The TCL submittal dated May 2, 2003 is approved, stamped and signed as such. Two copies will be required: one for each of the building permit plans and the original to be kept by you to be used for certification of the site for final C.O. for Transportation.

If a temporary CO is needed then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. 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 needs stamp 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,

Richard Dourte, PE  
Traffic Engineer  
Development and Building Services

cc: Hydrology file  
file



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 9, 2004

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

**Re: Mr. B's Paint and Body Shop, 1410 Valencia Dr. SE, Certificate of  
Occupancy  
Engineer's Stamp dated 12-11-01 (L18/D64)  
Certification dated 2-02-04**

Dear Mr. Valdez,

Based upon the information provided in your submittal received 2-06-04, the  
above referenced certification is approved for release of permanent Certificate of  
Occupancy by Hydrology.

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

Sincerely,

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

C: Phyllis Villanueva  
file



# DRAINAGE INFORMATION SHEET

PROJECT TITLE: MR. B'S PAINT & BODY SHOP ZONE MAP/DRG. FILE #: L-18-2/DG4  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_  
 LEGAL DESCRIPTION: TRACT "B", AND THE S 1/2 NW 1/4 S 1/2 OF BLOCK 30,  
VIRGINIA PLACE ADDITION  
 CITY ADDRESS: 1410 VALENCIA DRIVE S.E., ALBUQUERQUE, NEW MEXICO 87108  
 ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: MR. VALDEZ / MR. RODRIGUEZ  
GEORGE T. RODRIGUEZ - CONSULTANT PHONE: 294-0320  
 ADDRESS: 12800 SAN JUAN N.E. ZIP CODE: 87123  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO  
 OWNER: MR. RAY BENAVIDEZ CONTACT: OWNER  
 ADDRESS: 1410 VALENCIA DRIVE S.E. PHONE: 255-7022  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108  
 ARCHITECT: WILLIAM MC CONNELL CONTACT: MR. MC CONNELL  
 ADDRESS: JANE PLACE N.E. PHONE: 293-8777  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: \_\_\_\_\_  
 SURVEYOR: WAY JOHN SURVEYING CO. CONTACT: THOMAS JOHNSTON  
 ADDRESS: 330 LOUISIANA BLVD. N.E. PHONE: 255-2052  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108  
 CONTRACTOR: ? (TO BE DECIDED) CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION  
☐ CLOMR/LOMR  
☐ OTHER  
 WAS A PRE-DESIGN CONFERENCE ATTENDED:  
☐ YES  
☒ NO  
☐ COPY PROVIDED

## 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 APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 12-11-01 BY: GEORGE T. RODRIGUEZ

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

RECEIVED  
 DEC 11 2001  
 HYDROLOGY SECTION



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 4, 2001

Levi J. Valdez  
12800 San Juan NE  
Albuquerque, New Mexico 87123

**RE: Grading and Drainage Plan for Mr. B's Paint & Body Shop (L18-D64) Dated  
November 14, 2001**

Dear Mr. Valdez:

I have reviewed the referenced drainage plan received November 26, 2001 and forward the following comments.

The 100-year floodplain shown on the FEMA map indicates that this runoff is a combination of street flow and overland flow. This runoff appears to travel around the existing and proposed buildings. Therefore, the finish floor of the proposed building should be two feet above the proposed ground elevations around the building.

If you have any questions please call me a 924-3982.

Sincerely,

Carlos A. Montoya  
City Floodplain Administrator





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 9, 2004

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

**Re: Mr. B's Paint and Body Shop, 1410 Valencia Dr. SE, Certificate of  
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**Engineer's Stamp dated 12-11-01 (L18/D64)**

**Certification dated 2-02-04**

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Sincerely,

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

C: Phyllis Villanueva  
file



# ***City of Albuquerque***

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December 4, 2001

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12800 San Juan NE  
Albuquerque, New Mexico 87123

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Sincerely,

Carlos A. Montoya  
City Floodplain Administrator



# DRAINAGE INFORMATION SHEET

L-18/D64

PROJECT TITLE: MR. B'S PAINT & BODY SHOP ZONE MAP/DRG. FILE #: L-18-2/  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_  
 LEGAL DESCRIPTION: TRACT "B", AND THE S 1/2 NW 1/4 S 1/2 OF BLOCK 30,  
VIRGINIA PLACE ADDITION  
 CITY ADDRESS: 1410 VALENCIA DRIVE S.E., ALBUQUERQUE, NEW MEXICO 87108  
 ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: MR. VALDEZ / MR. RODRIGUEZ  
GEORGE T. RODRIGUEZ - CONSULTANT PHONE: 294-0320  
 ADDRESS: 12800 SAN JUAN N.E. ZIP CODE: 87123  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO  
 OWNER: MR. RAY BENAVIDEZ CONTACT: OWNER  
 ADDRESS: 1410 VALENCIA DRIVE S.E. PHONE: 255-7022  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108  
 ARCHITECT: WILLIAM MCCONNELL CONTACT: MR. MCCONNELL  
 ADDRESS: JANE PLACE N.E. PHONE: 293-8777  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: \_\_\_\_\_  
 SURVEYOR: WAYJOHN SURVEYING CO. CONTACT: THOMAS JOHNSTON  
 ADDRESS: 330 LOUISIANA BLVD N.E. PHONE: 255-2052  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108  
 CONTRACTOR: ? (TO BE DECIDED) CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

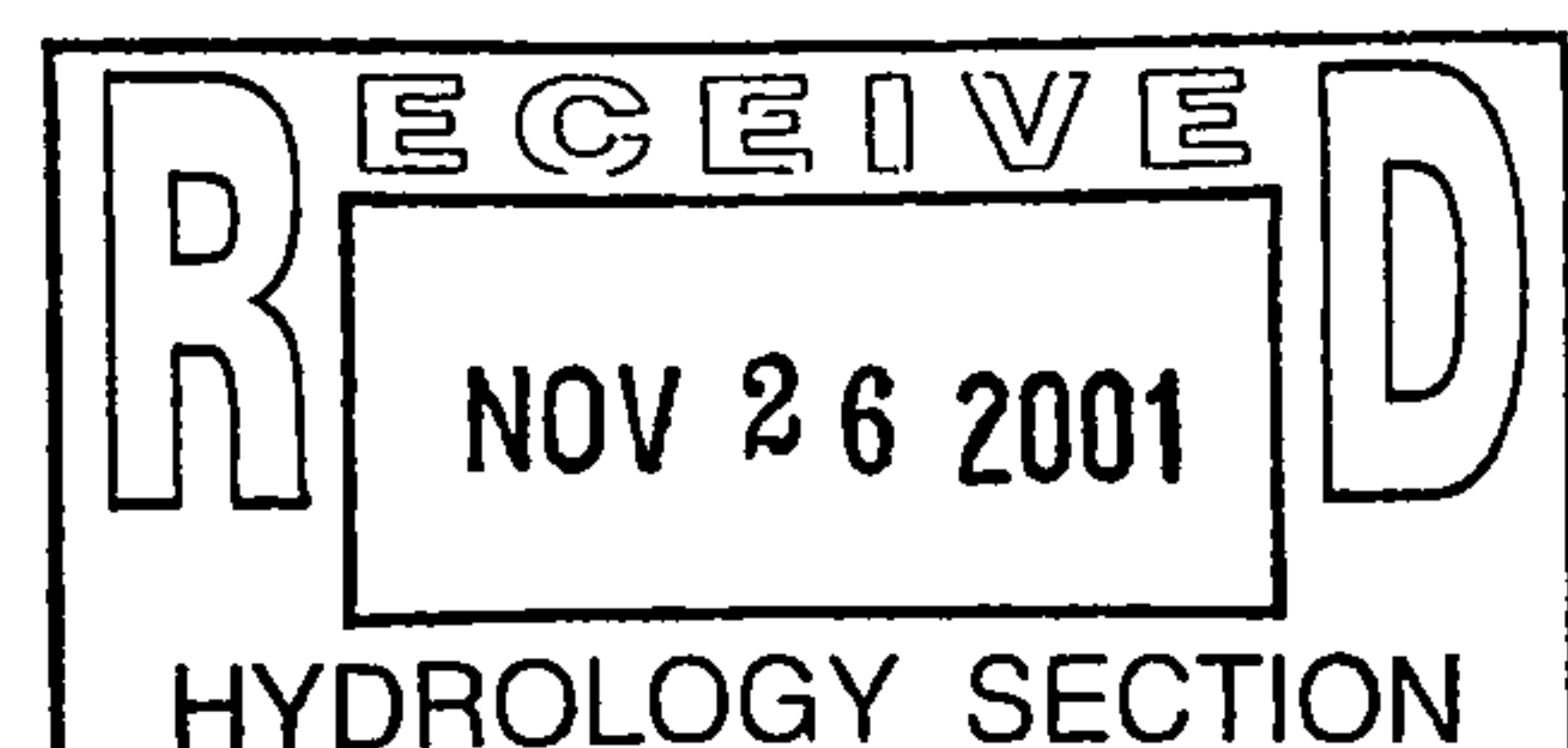
TYPE OF SUBMITTAL:  
☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION  
☐ CLOMR/LOMR  
☐ OTHER  
 WAS A PRE-DESIGN CONFERENCE ATTENDED:  
☐ YES  
☒ NO  
☐ COPY PROVIDED

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 APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY)

DATE SUBMITTED: 11-26-01 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 of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

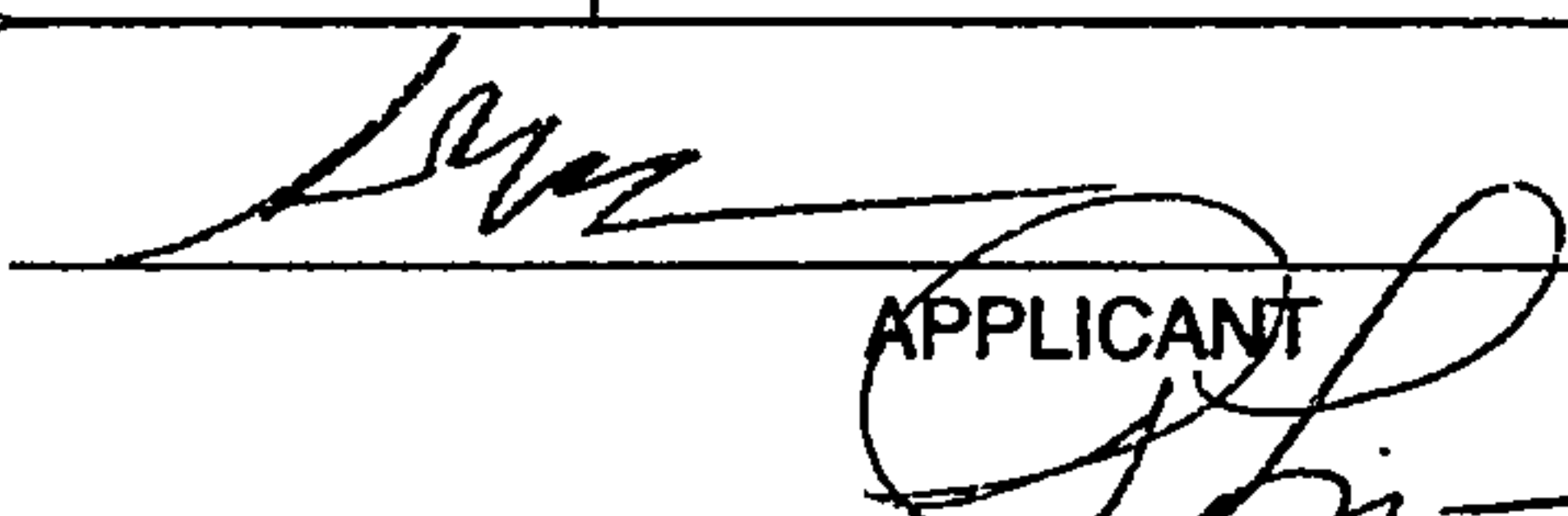
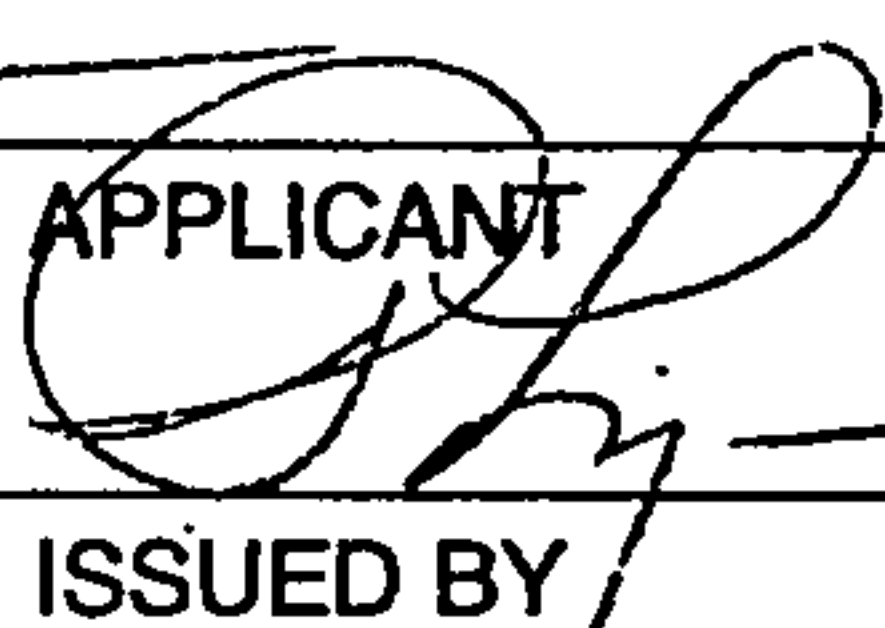
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
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L-18/064

# CITY OF ALBUQUERQUE PERMIT FOR EXCAVATION, CONSTRUCTION AND BARRICADING

<b>CONTRACTOR LICENSE ADDRESS</b>	MIMBELLA CONSTRUCTION	<b>PERMIT NUMBER</b>	2078890	
	GA98 4411 APOLLO EL PASO, TEXAS 79904 PH: 235-1922	<b>PROJECT NUMBER</b>		
<b>SITE</b>	1410 VALENCIA DR SE	<b>PERMIT ISSUE DATE</b>	02/09/2004	
		<b>BARRICADED BY</b>	CON	
<b>PERMIT AND DETOUR PLAN COMMENTS</b>	SD#19 LETTER ON FILE, 12/19/01 MR. B'S PAINT & BODY SHOP (L18-D64)	<b>PAVING BY</b>		
		EXCAVATION 443008-5810000	42.00	EX
		SIDEWALK 443012-5810000	0.00	SW
		DRIVEPAD 443011-5810000	0.00	DP
		CURB/GUTTER 443010-5810000	0.00	CG
		BARRICADING 443009-5810000	25.00	BR
	RESTORATION 443017-5810000	0.00	RS	
	<b>TOTAL FEE</b>	67.00		

<b>START DATE</b>	<b>COMPLETION DATE</b>	<b>PERMIT EXPIRES</b>	<b>INSURANCE EXPIRES</b>	<b>BOND EXPIRES</b>	<b>ZONE ATLAS</b>
02/09/2004	02/19/2004	02/19/2004	11/04/2004	12/31/2004	
			Treasury Division		
			02/09/2004 2:57PM	LOC: ANNEX	
 APPLICANT		<b>VOID UNTIL VALIDATED BY CITY TREASURER</b>			
 ISSUED BY		RECEIPT# 00018845-00018845			
		PERMIT# 2078890 TRSEJA			
		Trans Amt \$67.00			
		Excavation \$42.00			
		Barricade \$25.00			

PERMITTEE AGREES TO ASSUME ALL LIABILITY, INCLUDING INDEMNIFYING, DEFENDING AND HOLDING THE CITY HARMLESS FOR ALL DAMAGES OR INJURY TO PERSONS OR PROPERTY RESULTING FROM PERMITTEE'S EXCAVATION AND/OR BARRICADE WORK. THIS PERMIT IS GRANTED IN CONSIDERATION OF PERMITTEE ASSUMING SAID LIABILITY AND IS APPROVED FOR THE WORK DESCRIBED ABOVE. IN ACCORDANCE WITH SECTION 6-5-2-1 ET SEQ. R.O. (1994), PERMITTEE AGREES TO COMPLY WITH ALL APPLICABLE CITY RULES, REGULATIONS AND ORDINANCES, AND WHEN EXCAVATING, TO PATCH OR PLATE PRIOR TO OPENING TO TRAFFIC IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES. PLEASE CALL 924-3400 FOR ADDITIONAL INFORMATION.

CAUTION: PROTECT UNDERGROUND UTILITIES CALL 260-1990, 48 HOURS IN ADVANCE FOR LINE STAKING

PWD 003 REV 04/03



## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

L-18/D64

PROJECT TITLE: MR. B'S PAINT & BODY SHOP ZONE MAP/DRG. FILE #: L-18-2/D64  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_  
 LEGAL DESCRIPTION: TRACT "B", AND S 1/2 NW 1/4 S 1/2 OF BLOCK 30,  
VIRGINIA PLACE ADDITION  
 CITY ADDRESS: 1410 VALENCIA DRIVE S.E., ALBUQUERQUE, NEW MEXICO 87108  
 ENGINEERING FIRM: LEVI J. VALDEZ, P.E.  
GEORGE T. RODRIGUEZ - CONSULTANT CONTACT: MR. VALDEZ/MR. RODRIGUEZ  
 ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123  
 OWNER: RAY BENAVIDEZ CONTACT: OWNER  
 ADDRESS: 1410 VALENCIA DRIVE S.E. PHONE: 255-7022  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108  
 ARCHITECT: WILLIAM A. MCCONNELL CONTACT: BILL MCCONNELL  
 ADDRESS: JANE PLACE N.E. PHONE: 293-8777  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: \_\_\_\_\_  
 SURVEYOR: WAYTOWN SURVEYING CO. CONTACT: THOMAS JOHNSON  
 ADDRESS: 330 LOUISIANA N.E. PHONE: 255-2052  
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108  
 CONTRACTOR: Membella Court - Sean Bass CONTACT: 235-1922  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☒ EROSION CONTROL PLAN  
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

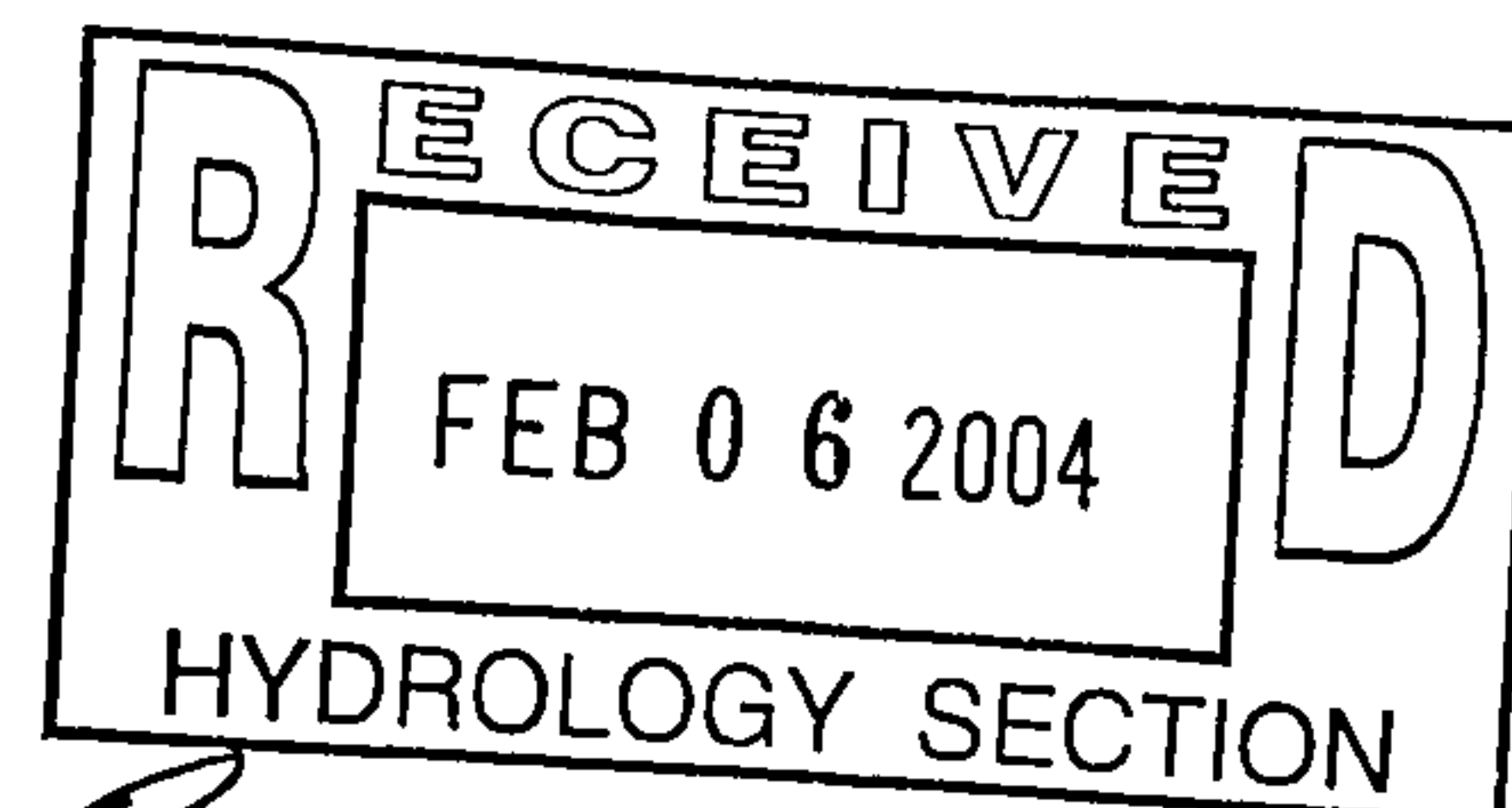
- ☐ SIA / FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D. APPROVAL  
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY (PERM.)  
☐ CERTIFICATE OF OCCUPANCY (TEMP.)  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY)

Need Stamp date 12/11/01 ✓

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES  
☐ NO  
☐ COPY PROVIDED

SO19 received? No SO19  
 Orlando inspected Permit #2074205  
 filed 1/16/04

DATE SUBMITTED: 02-05-04 BY: GEORGE T. RODRIGUEZ

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