



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department  
Transportation Development Services Section***

January 31, 2002

Jake Bordenave, Registered Architect  
Bordenave Designs  
P.O. Box 91194  
Albuquerque, NM 87199

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Keeman Auto Detail, [L22 / D056]  
12101 Central Ave. N.E.  
Engineer's Stamp Dated 01/31/02

Dear Mr. Bordenave:

The TCL / Letter of Certification submitted on Jan. 31, 2002 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Mike Zamora, Commercial Plan Checker  
Development and Building Services  
Public Works Department

c: Hydrology file  
Mike Zamora

**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

PROJECT TITLE: KEEMAN ZONE MAP/DRG. FILE #: L-22  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: 12101 CENTRAL AVE. NE  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: BORDEN AVE DESIGNS  
ADDRESS: PO. 91194  
CITY, STATE: ALBUQ. NM

CONTACT: JAKE  
PHONE: 823-1341  
ZIP CODE: \_\_\_\_\_

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: R&D INDUSTRIES  
ADDRESS: \_\_\_\_\_  
CITY, STATE: ALBUQ. NM

CONTACT: RODDY  
PHONE: 220-1431  
ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

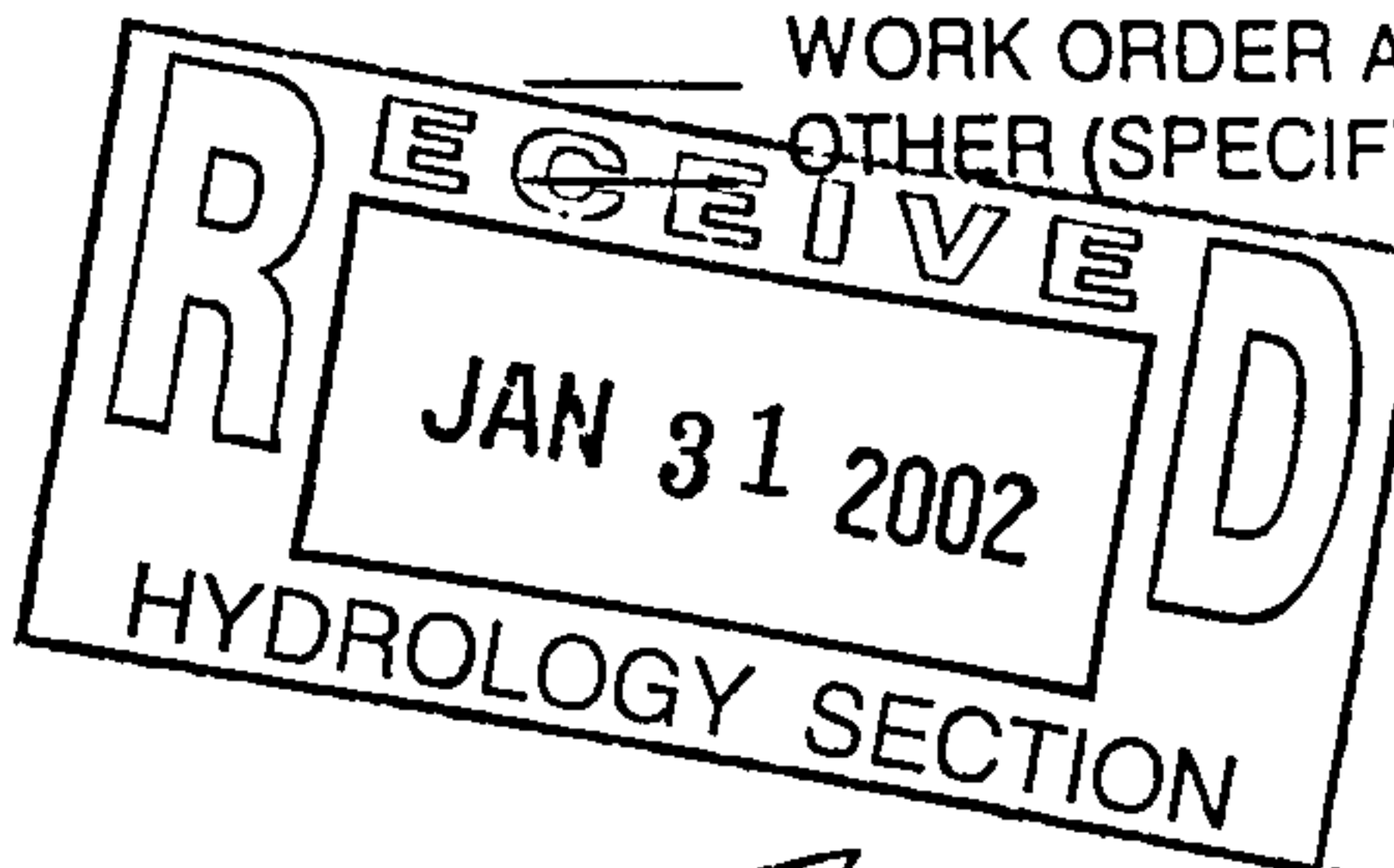
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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: FEB 3 2002 BY: [Signature]

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

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

1/31/02 - Gld in GT to Vicki (Krm); Sent letter dated 1/31; logged in 1/31



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 4, 2001

Jean J. Bordenave, P.E.  
Bordenave Designs  
P.O. Box 91194  
Albuquerque, New Mexico 87199

RE: KEENAN'S OFFICE WAREHOUSE (L-22/D56)  
(12101 Central Ave NE)  
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY  
ENGINEERS STAMP DATED 11/28/2001  
ENGINEERS CERTIFICATION DATED 11/28/2001

Dear Mr. Bordenave:

We are in receipt of your Engineers Certification dated 12/3/2001 for the above referenced site; However, a Certificate of Occupancy from City Hydrology **can not** be issued at this time.

Prior to acceptance of the Engineers Certification and issuance of the Certificate of Occupancy, the following issues need to be addressed:

- The SO19 on the Engineers Certification requires the City's storm drainage inspector's signature prior to approval of the Certificate of Occupancy as per the Design Process Manual (DPM) Chapter 17 "Private Storm Drain Facilities within a City Right-of-Way and/or Easement"
- The asbuilt information for the engineer's certification should be included on the grading and drainage plan which was approved for building permit. If any revisions were needed to be made to the grading and drainage plan which was already approved for building permit, then a revised plan needed to be submitted to the Hydrology Division for review prior to the Engineers Certification being submitted for Certificate of Occupancy. Submittal of a grading and drainage plan not approved by Hydrology will add additional time for review and consequently additional time for issuance of the Certificate of Occupancy. As time is of the essence in issuing Certificate of Occupancies, it would be advisable to include the the asbuilt information on the grading and drainage plan which was approved for building permit in order to facilitate the processing time of issuance of a Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 924-3981.

Sincerely,

*Teresa A. Martin*  
Teresa Martin

Hydrology Plan Checker

Public Works Department/COA

*gub*

c: File



# DRAINAGE INFORMATION SHEET

## PROJECT DATA:

TITLE: KEEMAN'S OFFICE WAREHOUSE

DRNG. FILE #: L-22/D56

DRB #:

EPC #:

WORK ORDER #:

LEGAL DESCRIPTION: LOTS 1-4, BLOCK 2, HENDREN ADDITION

12/01  
CITY ADDRESS: CENTRAL AVE NE

ENGINEERING FIRM: BORDENAVE DESIGNS

CONTACT: J. BORDENAVE

ADDRESS: P.O. BOX 91194, 87199

PHONE: 823-1344

OWNER:

CONTACT: M. KEENAN

ADDRESS: 4600 SUNSET CANYON NE, 87111

PHONE: 856-9103

ARCHITECT: LABBATE

CONTACT: M. LABBATE

ADDRESS: 5128 RIO LAS VACAS, 87114

PHONE: 933-6542

SURVEYOR: RECORD DRWG DATA ONLY

CONTACT: J. BORDENAVE

ADDRESS: P.O. BOX 91194, 87199

PHONE: 823-1344

CONTRACTOR: R&D INDUSTRIES

CONTACT: R. HATCHER

ADDRESS: 148 VIRGINIA NE,

PHONE: 220-1439

## TYPE OF SUBMITTAL:

- ☐ CONCEPT GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION
- ☐ OTHER:

## PRE-DESIGN MEETING:

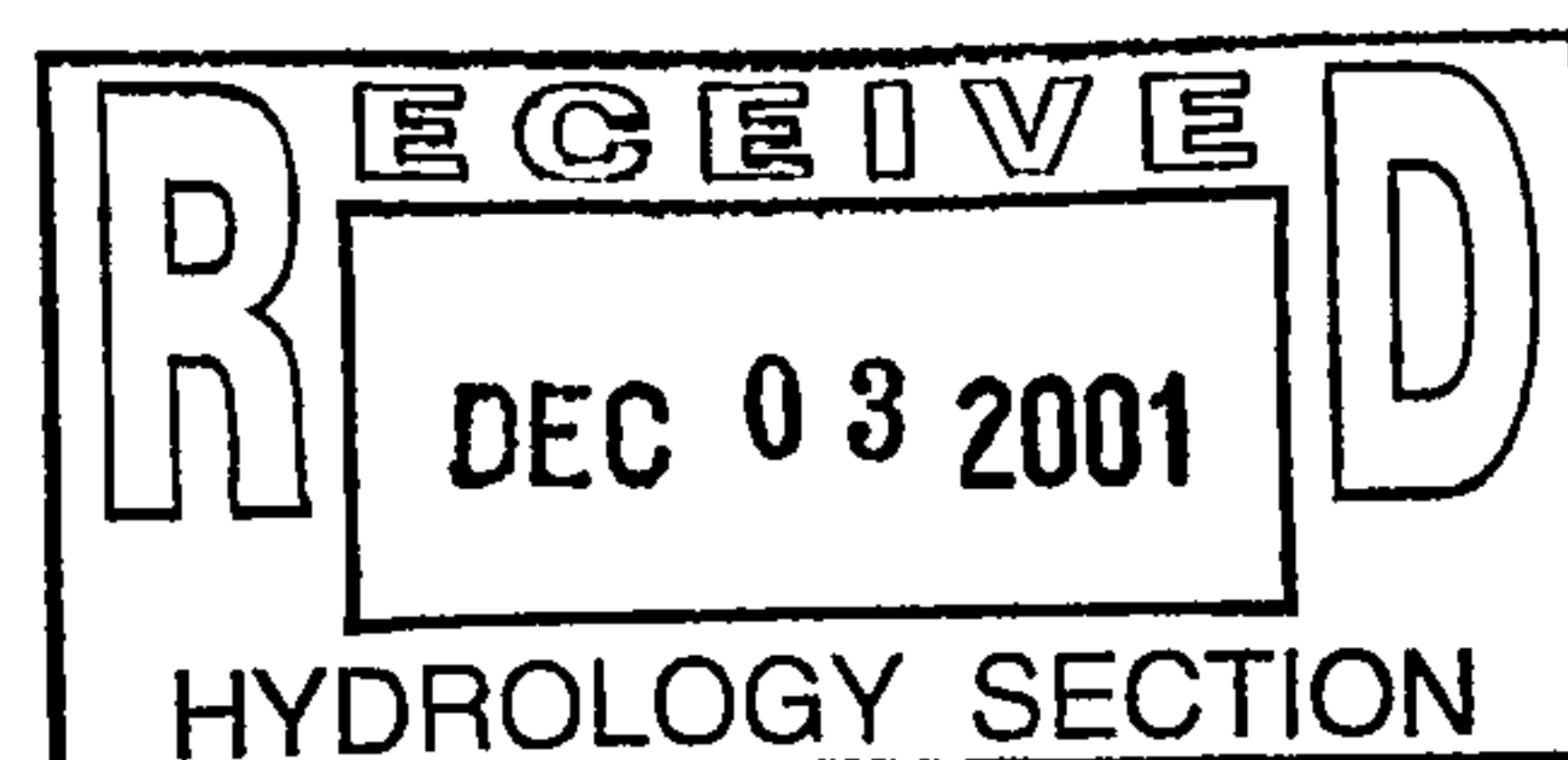
- ☐ YES
- ☐ NO
- ☐ COPY OF MINUTES PROVIDED

## TYPE OF APPROVAL SOUGHT:

- ☐ SECTOR PLAN
- ☐ SKETCH PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ SITE DEV. PLAN FOR SUBD.
- ☐ SITE DEV. PLAN FOR PERMIT
- ☐ GRADING PERMIT
- ☐ PAVING PERMIT
- ☐ FOUNDATION PERMIT
- ☐ BUILDING PERMIT
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER:

DATE SUBMITTED: 11/19/01

BY: [Signature]





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department  
Transportation Development Services Section***

December 5, 2001

Jake Bordenave, PE  
P.O. Box 91194  
Albuquerque, NM 87199-9105

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Keeman's Office/Warehouse, [L22 / D56]  
12101 Central Ave. NE  
Engineer's Stamp Dated 11/30/01

Dear Mr. Bordenave:

The TCL / Letter of Certification submitted on 11/19/01 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.).

The TCL (or DRB Site Plan) submitted for Final C.O. needs to be the latest copy showing the correct curb detail previously noted. Enclosed is the Grading and Drainage Plan that was submitted for review with the needed necessary changes for C.O. approval. Please submit the corrected version of the Site Plan (or Grading and Drainage Plan) with the certified engineer's stamp to comply.

Sincerely,

Leslie Romero  
Engineering Associate  
Development and Building Services  
Public Works Department

c: Architect  
Terri Martin, Hydrology  
Office File

# DRAINAGE INFORMATION SHEET

L-22/D56

## PROJECT DATA:

TITLE: KEEMAN'S OFFICE WAREHOUSE

DRNG. FILE #:

DRB #:

EPC #:

WORK ORDER #:

LEGAL DESCRIPTION: LOTS 1-4, BLOCK 2, HENDREN ADDITION

CITY ADDRESS: <sup>12/01</sup> CENTRAL AVE NE

ENGINEERING FIRM: BORDENAVE DESIGNS

CONTACT: J. BORDENAVE

ADDRESS: P.O. BOX 91194, 87199

PHONE: 823-1344

OWNER:

CONTACT: M. KEENAN

ADDRESS: 4600 SUNSET CANYON NE, 87111

PHONE: 856-9103

ARCHITECT: LABBATE

CONTACT: M. LABBATE

ADDRESS: 5128 RIO LAS VACAS, 87114

PHONE: 933-6542

SURVEYOR: RECORD DRWG DATA ONLY

CONTACT: J. BORDENAVE

ADDRESS: P.O. BOX 91194, 87199

PHONE: 823-1344

CONTRACTOR: R&D INDUSTRIES

CONTACT: R. HATCHER

ADDRESS: 148 VIRGINIA NE,

PHONE: 220-1439

## TYPE OF SUBMITTAL:

- ☐ CONCEPT GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION
- ☒ OTHER: T.C.L.

## PRE-DESIGN MEETING:

- ☐ YES
- ☐ NO
- ☐ COPY OF MINUTES PROVIDED

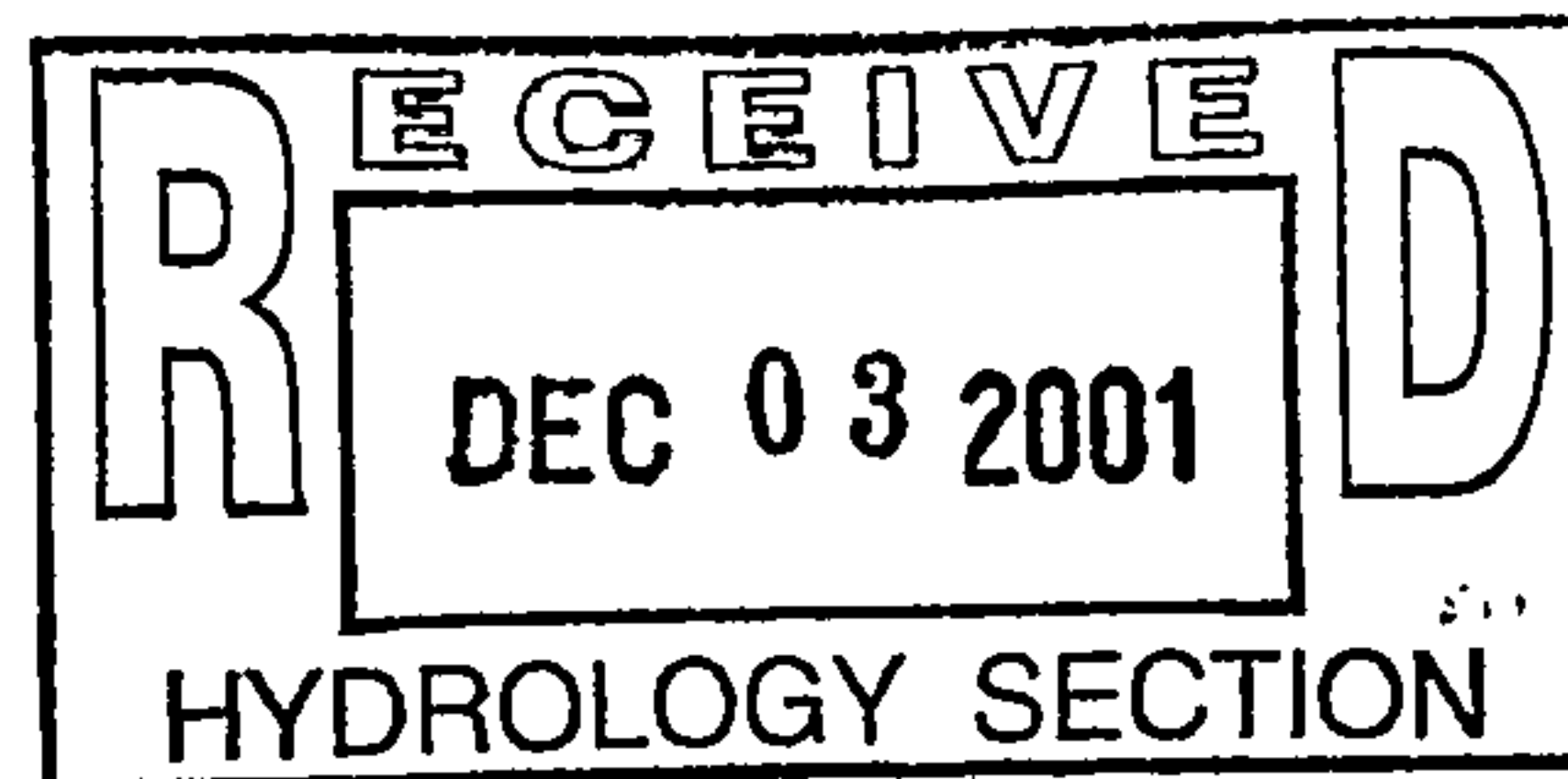
DATE SUBMITTED: 11/19/01

BY: 

## TYPE OF APPROVAL SOUGHT:

- ☐ SECTOR PLAN
- ☐ SKETCH PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ SITE DEV. PLAN FOR SUBD.
- ☐ SITE DEV. PLAN FOR PERMIT
- ☐ GRADING PERMIT
- ☐ PAVING PERMIT
- ☐ FOUNDATION PERMIT
- ☐ BUILDING PERMIT
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER:

DISAPPEARED - need correct CURB DETAIL



**BORDENAVE DESIGNS**  
P.O. BOX 91194  
ALBUQUERQUE, NM 87199-1194  
(505) 823-1344, FAX (505) 821-9105

## LETTER OF TRANSMITTAL

|   |  |                     |
|---|--|---------------------|
| TO:<br>CITY OF ALBUQUERQUE<br>PWD/TRAFFIC | DATE:<br>11/30/01                          | PROJECT NO:<br>0101 |
|   | PROJECT NAME:<br>KEEMAN'S OFFICE/WAREHOUSE |                     |

**ATTN: MIKE ZAMORA**

**TRANSMITTED:**

- ☒ HEREWITH  
☐ UNDER SEPARATE COVER VIA

**FOR YOUR:**

- |  |  |                                      |
|--|--|--------------------------------------|
| <input type="checkbox"/> DISTRIBUTION TO PARTIES | <input checked="" type="checkbox"/> APPROVAL | <input type="checkbox"/> INFORMATION |
| <input type="checkbox"/> REVIEW AND COMMENT      | <input type="checkbox"/> USE                 | <input type="checkbox"/> RECORD      |
| <input type="checkbox"/> RECORDATION             |  |                                      |

**THE FOLLOWING:**

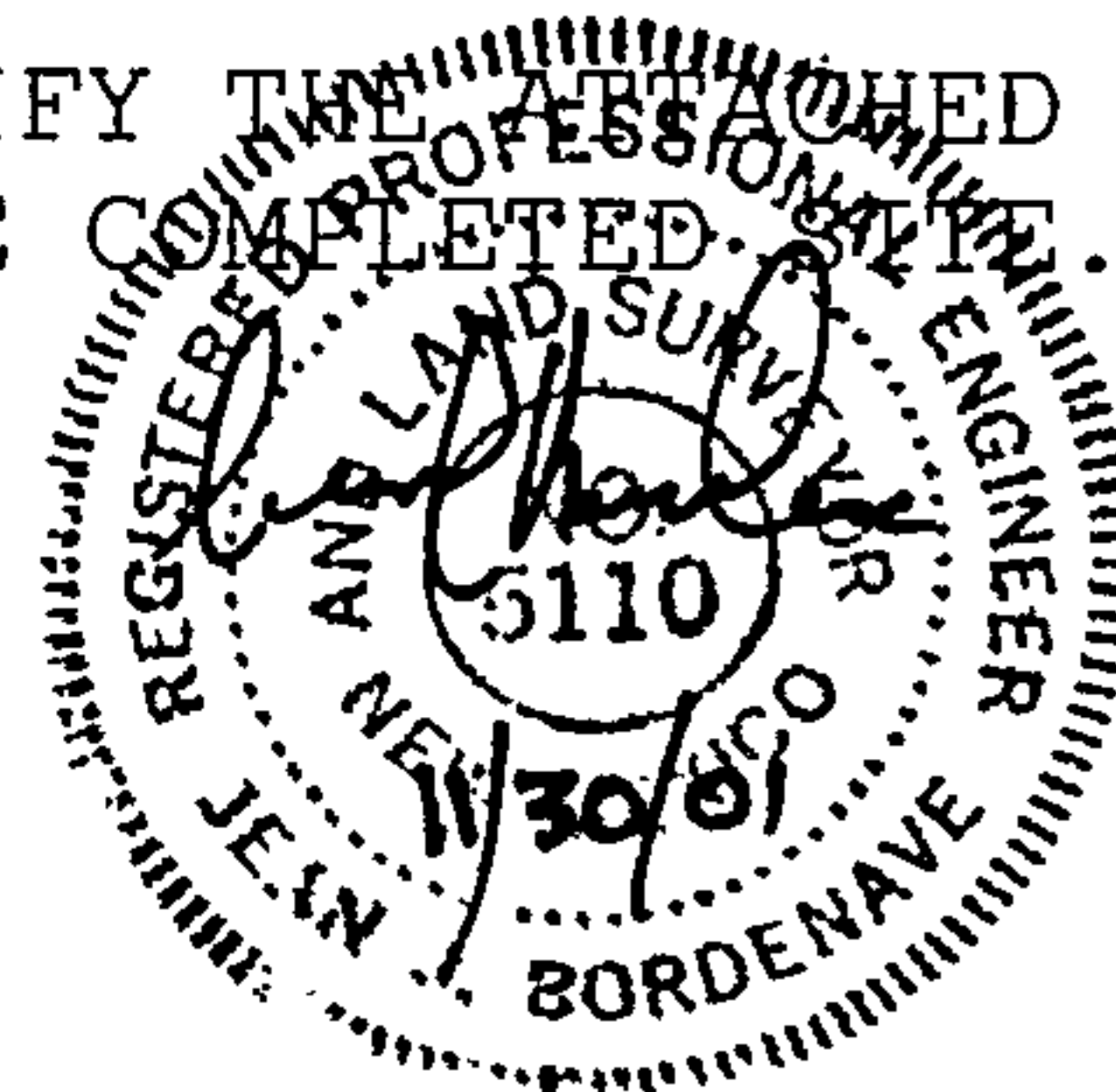
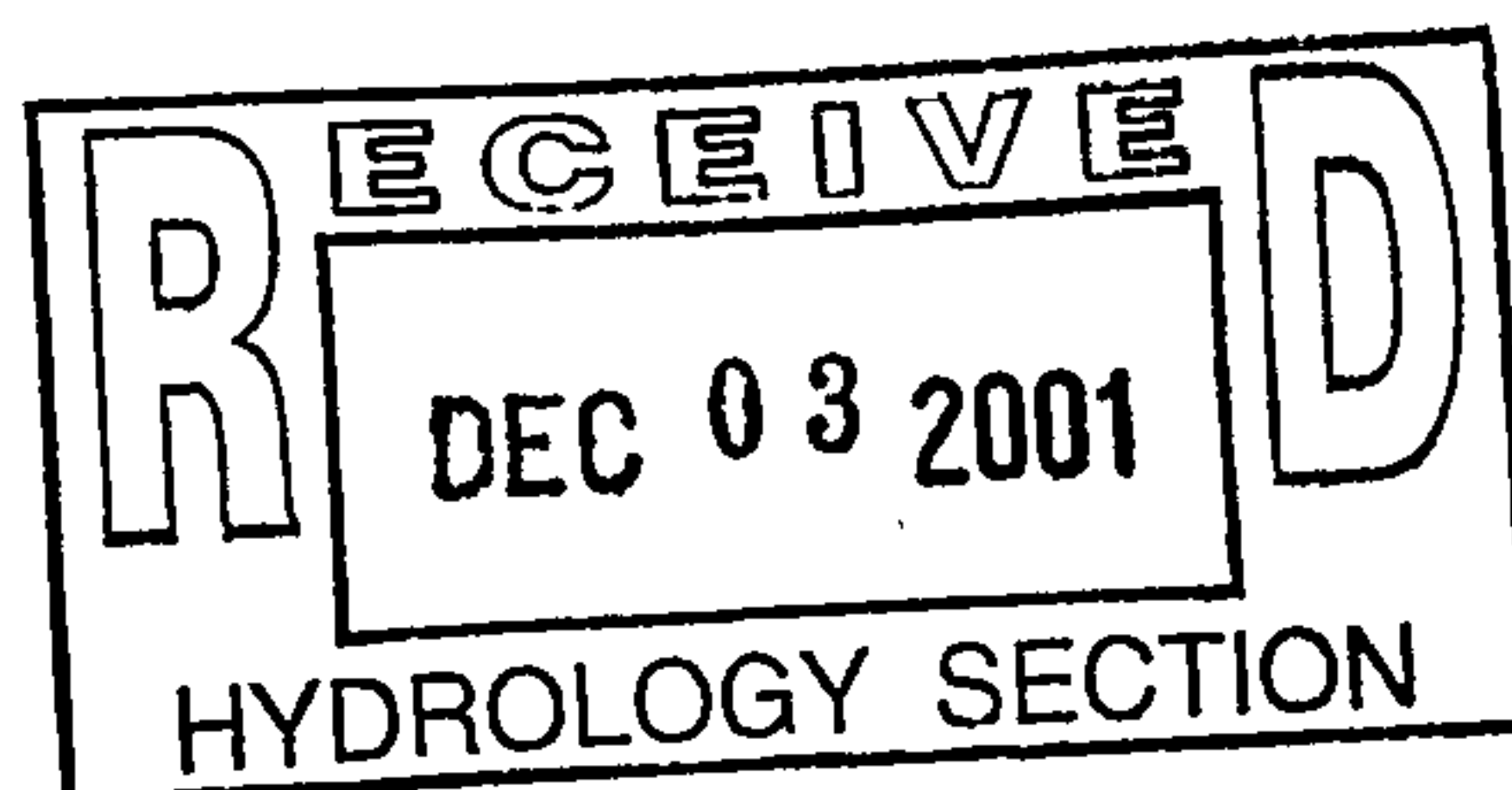
- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> DRAWING(S) | <input type="checkbox"/> SHOP DRAWING(S) | <input type="checkbox"/> SEE BELOW      |
| <input type="checkbox"/> COPY OF LETTER        | <input type="checkbox"/> CALCULATIONS    | <input type="checkbox"/> SPECIFICATIONS |

| COPIES | DATE     | DESCRIPTION   | ACTION CODE |
|--------|----------|---|-------------|
| 1      | 11/28/01 | GRADING AND DRAINAGE PLAN/SHOWING PARKING AND CIRCULATION | E           |
|        |          |   |             |
|        |          |   |             |
|        |          |   |             |
|        |          |   |             |

ACTION CODES: A. Action indicated on item transmitted  
B. No action required  
C. Sign and return to this office  
D. Sign and forward as directed under remarks  
E. See remarks below

**REMARKS:**

I, JEAN J. BORDENAVE, HEREBY CERTIFY THE ATTACHED PLAN WAS PREPARED FROM MY PERSONAL OBSERVATIONS OF THE COMPLETED SITE.



|                    |  |
|--------------------|--|
| COPIES TO:<br>FILE | IF ENCLOSURE IS NOT AS NOTED, PLEASE NOTIFY ME |
|                    | FROM: JAKE BORDENAVE                           |



**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

L-22/056

PROJECT TITLE: KEEMAN  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ ZONE MAP/DRG. FILE #: L-22  
WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_  
CITY ADDRESS: 12101 CENTRAL AVE NE.

ENGINEERING FIRM: Bordenave Designs  
ADDRESS: 20. 91194  
CITY, STATE: Albuquerque, NM

CONTACT: Jake  
PHONE: 823-1344  
ZIP CODE: 87199-1194

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: R & D Industries  
ADDRESS: 148 Virginia NE.  
CITY, STATE: Albuquerque, NM

CONTACT: Roddy  
PHONE: 220-1439  
ZIP CODE: \_\_\_\_\_

**CHECK TYPE OF SUBMITTAL:**

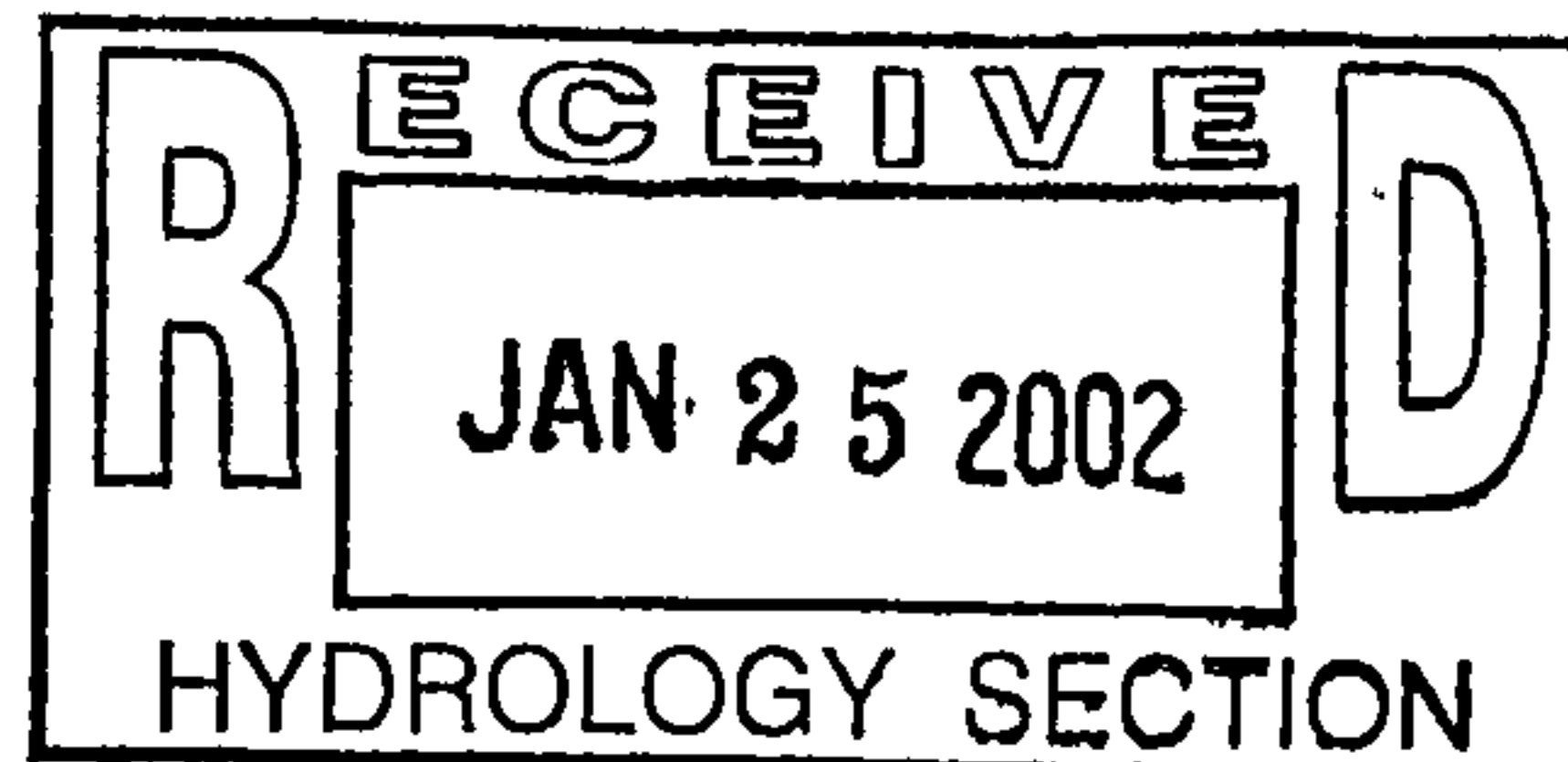
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

**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: JAN 25 BY: 2002

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

~~1/22/02~~ - C'd in G.T. to Vicki  
Current date & signature Not on Seal of Cert.

- Sent Letter (dated 1/25/02) : Logged in -



**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

(KEEMAN'S WAREHOUSE)

L-22/D56

PROJECT TITLE: Keeman Auto Detail ZONE MAP/DRG. FILE #: L-22  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: JAKE Bordenave  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: JAKE  
PHONE: \_\_\_\_\_  
ZIP CODE: 823-1344

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: JAKE Bordenave  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: R&D Industries  
ADDRESS: 148 Virginia NE.  
CITY, STATE: Albany, NM 87108

CONTACT: Roddy Hatcher  
PHONE: 220-1439  
ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

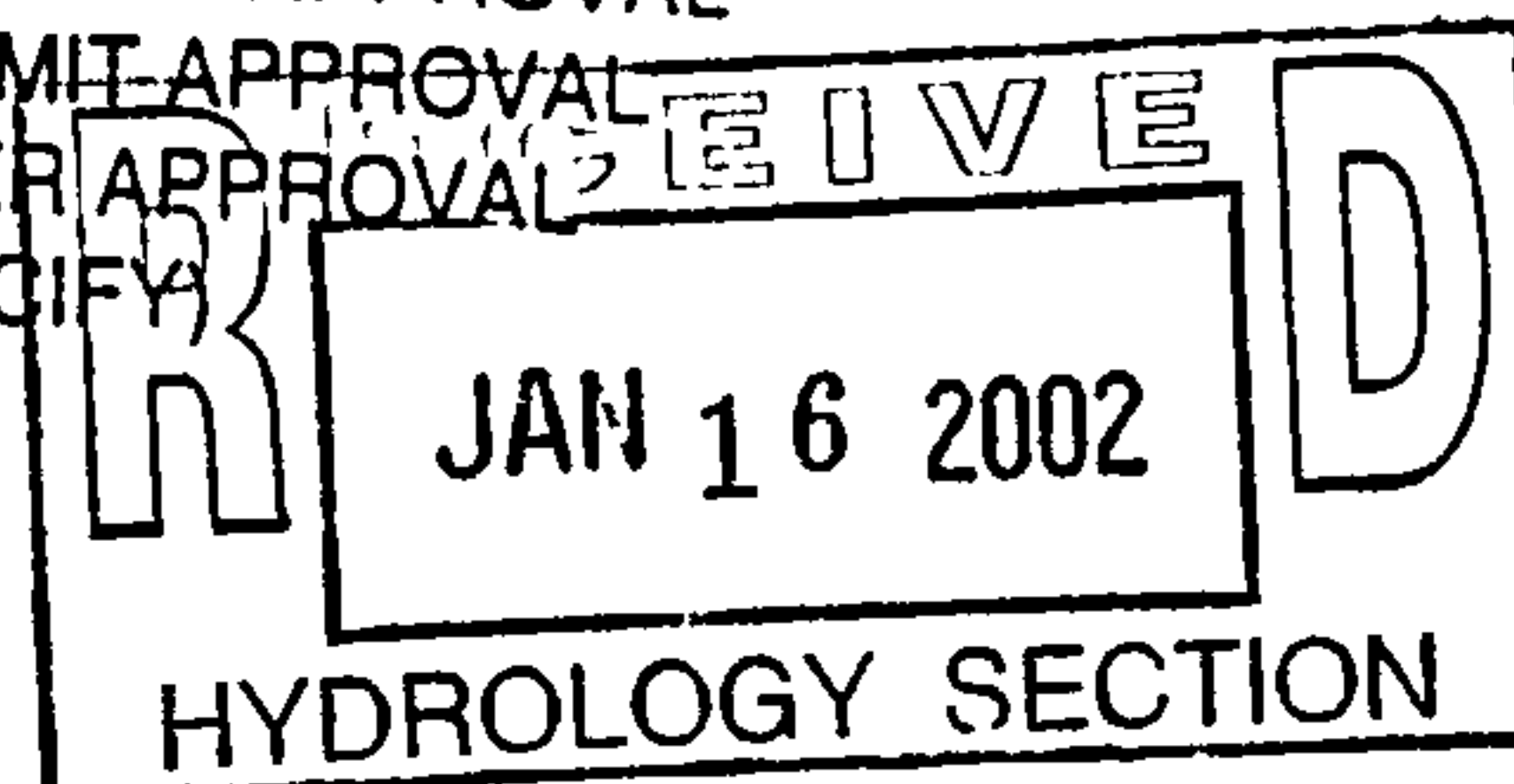
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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: Jan. 16, 2001 BY: Roddy Hatcher

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

a.e. 1/16/02 - No GT issued, Need Copy of T.C.L. or dimension plan submitted  
1/17/02 - Cld. Eng. "Need Dimensioned Plans" He'll print in let him know F.R. - Submitted D.I. Sheet



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 17, 2002

Jake Bordenave, P.E.  
Bordenave Designs  
P.O. Box 91194  
Albuquerque, New Mexico 87199

RE: KEEMAN'S OFFICE WAREHOUSE (L-22/D56)  
(12000 Block of Central NE)  
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY  
ENGINEERS STAMP DATED 11/28/2001  
ENGINEERS CERTIFICATION DATED 11/28/2001

Dear Mr. Bordenave:

Based upon the information provided in your Engineers Certification submittal dated 12/3/2001, and the approval of the SO19 by the City's Storm Drainage Maintenance Inspector dated 1/14/2002, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin  
Hydrology Plan Checker  
Public Works Department  
BLB

C: Vickie Chavez, COA  
drainage file  
approval file

**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

L-22/D56

PROJECT TITLE: Keemcu's Auto Detail ZONE MAP/DRG. FILE #: L-22  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Jake Bordenave  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: Jake  
PHONE: 823-1341  
ZIP CODE: \_\_\_\_\_

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: R&D Industries  
ADDRESS: 148 Virginia NE  
CITY, STATE: Albuquerque NM

CONTACT: Roddy  
PHONE: 220-1439  
ZIP CODE: \_\_\_\_\_

**CHECK TYPE OF SUBMITTAL:**

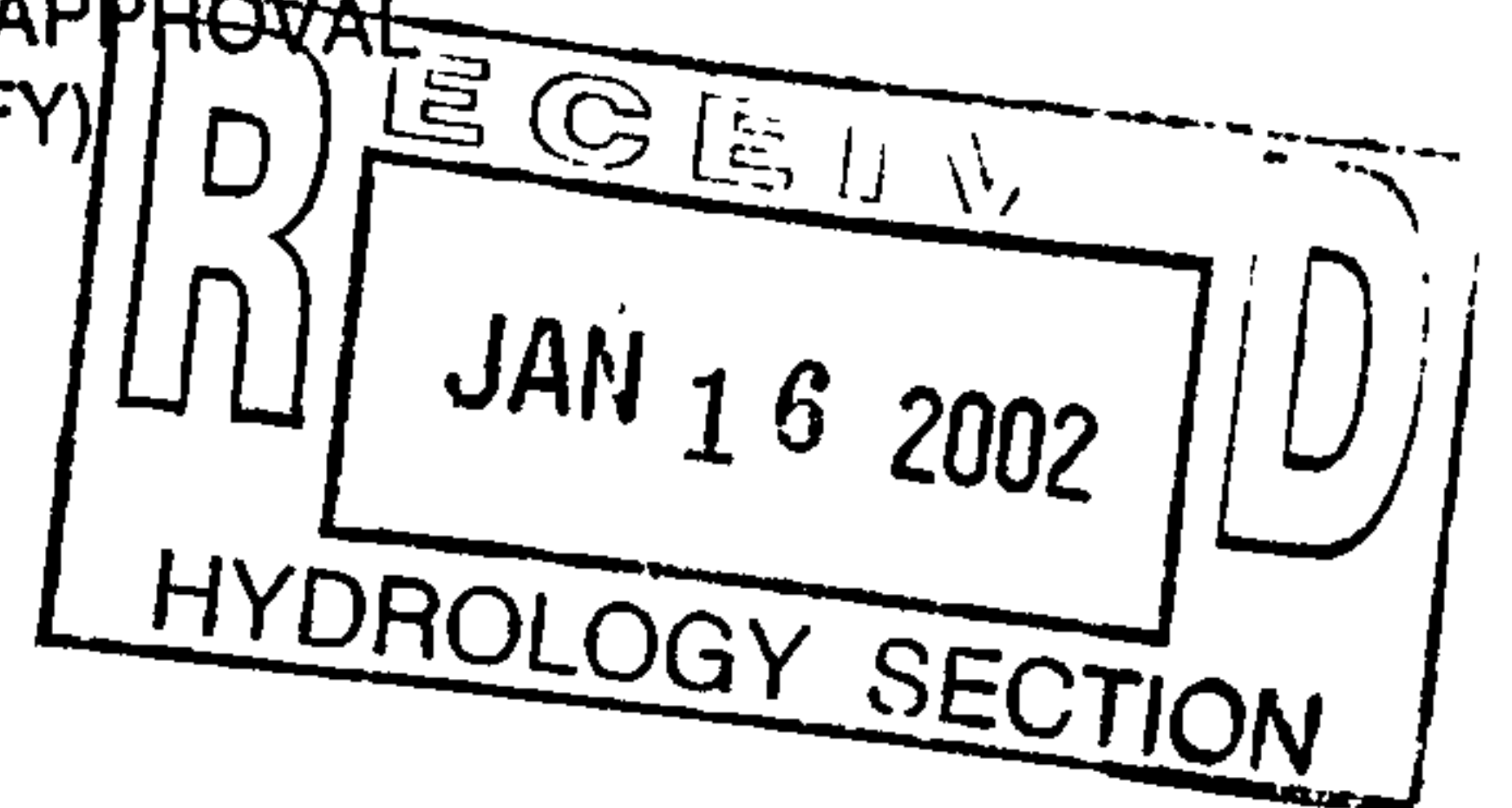
- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

**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

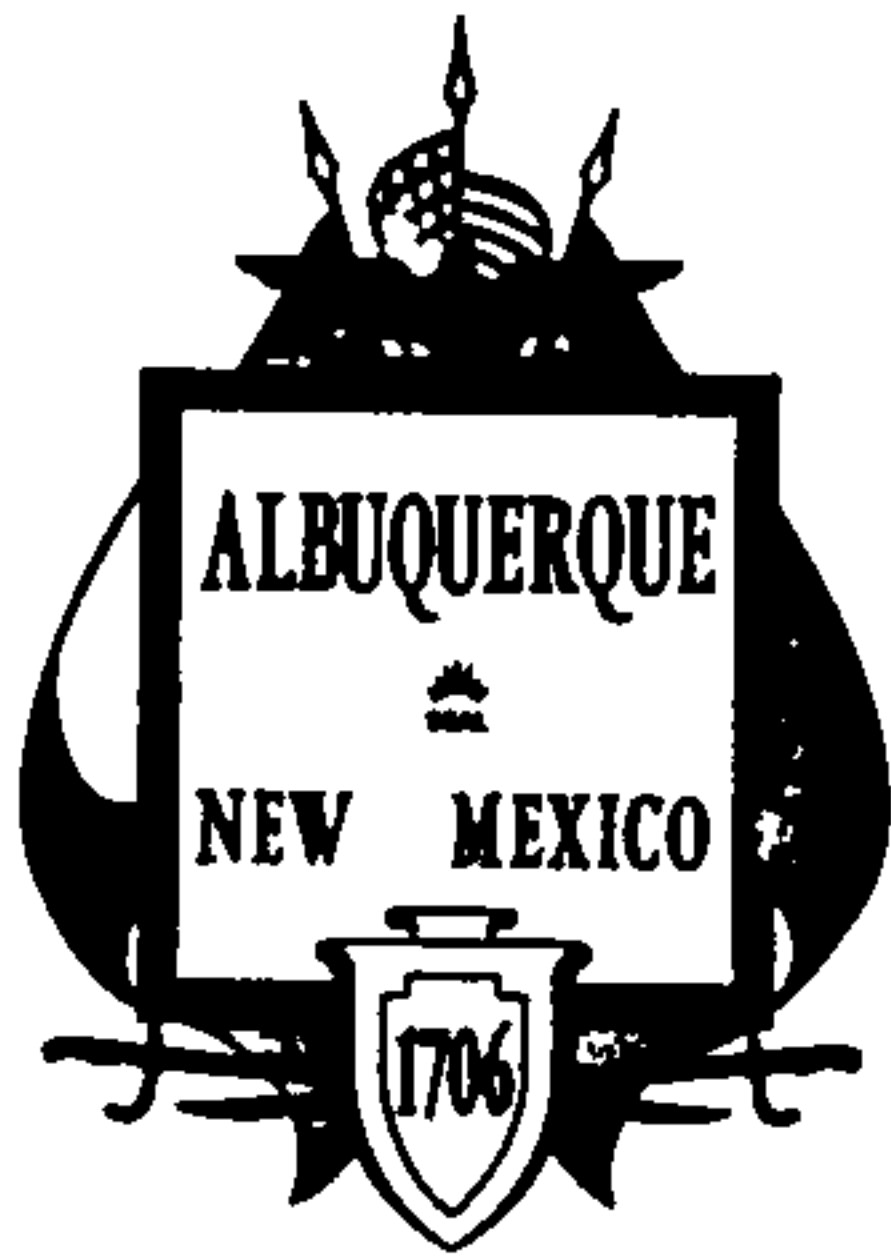


DATE SUBMITTED: JAN. 16, 01 BY: Roddy Hatch

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





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 11, 2001

Jean J, Bordenave, P.E.  
Bordenave Designs  
P.O. Box 91194  
Albuquerque, NM 87199

**RE: KEENAN'S OFFICE WAREHOUSE, 12000 Block Central Ave NE (L22-D56).  
GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL.  
ENGINEER'S STAMP DATED MARCH 19, 2001.**

*Dear Mr. Bordenave:*

Based on the information provided on your March 22, 2001 submittal, the above referenced project is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

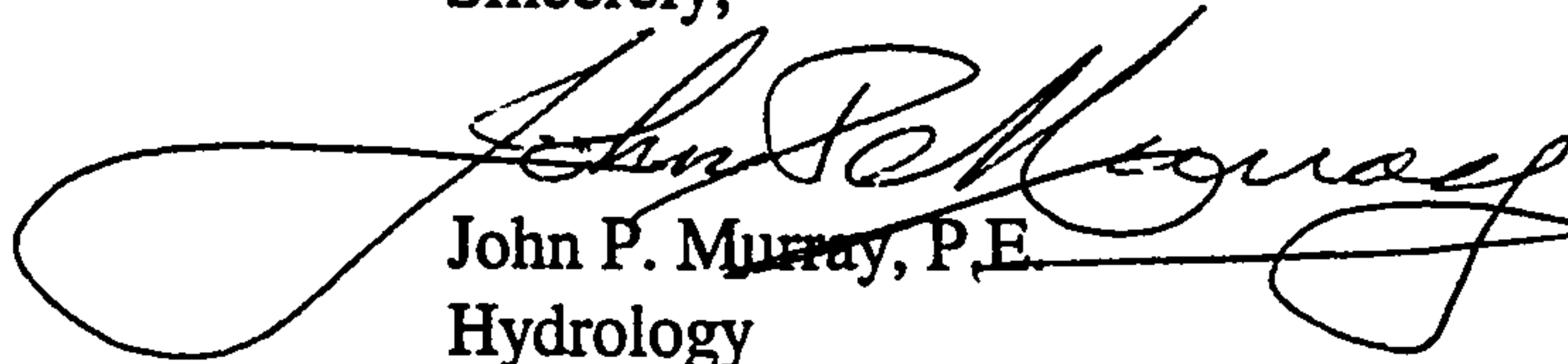
A separate permit is required for construction within the City right-of-way. A copy of this approval letter must be on hand when applying for the excavation permit. NOTE that only the Inspector's signature is now required for the SO#19.

\*\*\*Please furnish a second copy of the G&D Plan for the SO#19 process.

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

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

Sincerely,

  
John P. Murray, P.E.  
Hydrology

c: Pam Lujan  
Terri Martin  
✓ File

# PUBLIC WORKS DEPARTMENT

APRIL 11, 2001

INTEROFFICE CORRESPONDENCE

HYDROLOGY DIVISION

TO: Pam Lujan, Permits

FROM: John Murray, Hydrology, PWD

SUBJECT: **PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY  
DRAINAGE FILE NUMBER (L22-D56). KEENAN'S OFFICE WAREHOUSE,  
12000 Block Central Ave NE.**

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Transmitted herewith is a copy of the approved drainage plan for the referenced project incorporating the SO #19 design.

This plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed off SO #19 is required by this office for Certificate of Occupancy release; therefore your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation and if you should have any questions and/or comments, please feel free to call me at 924-3984.

Attachment

## DRAINAGE INFORMATION SHEET

**PROJECT DATA:**

TITLE: KEENAN'S OFFICE WAREHOUSE

DRNG. FILE #: L22/DS6

DRB #:

EPC #:

WORK ORDER #:

LEGAL DESCRIPTION: LOTS 1-4, BLOCK 2, HENDREN ADDITION

CITY ADDRESS: CENTRAL AVE NE

**ENGINEERING FIRM:** BORDENAVE DESIGNS

CONTACT: J. BORDENAVE

ADDRESS: P.O. BOX 91194, 87199

PHONE: 823-1344

**OWNER:**

CONTACT: M. KEENAN

ADDRESS: 4600 SUNSET CANYON NE, 87111

PHONE: 856-9103

**ARCHITECT:** LABBATE

CONTACT: M. LABBATE

ADDRESS: 5128 RIO LAS VACAS, 87114

PHONE: 933-6542

**SURVEYOR:** UNKNOWN

CONTACT:

ADDRESS:

PHONE:

**CONTRACTOR:** R&D INDUSTRIES

CONTACT: R. HATCHER

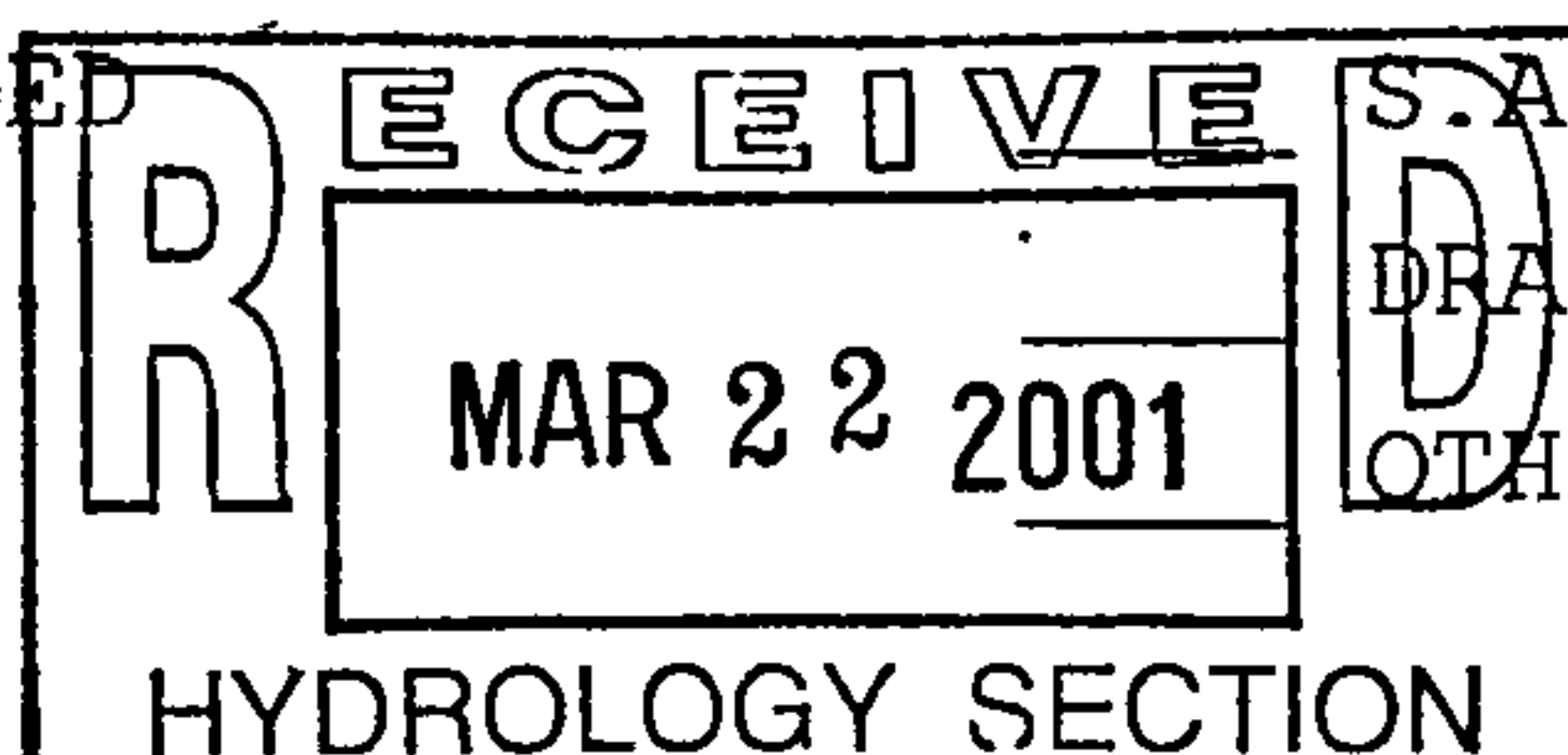
ADDRESS: 148 VIRGINIA NE,

PHONE: 220-1439

**TYPE OF SUBMITTAL:**☐ CONCEPT GRADING & DRAINAGE PLAN☐ GRADING PLAN☒ DRAINAGE PLAN☒ DRAINAGE REPORT☐ EROSION CONTROL PLAN☐ ENGINEER'S CERTIFICATION☐ OTHER:**PRE-DESIGN MEETING:**☐ YES☐ NO☐ COPY OF MINUTES PROVIDED**TYPE OF APPROVAL SOUGHT:**☐ SECTOR PLAN☐ SKETCH PLAT☐ PRELIMINARY PLAT☐ FINAL PLAT☐ SITE DEV. PLAN FOR SUBD.☐ SITE DEV. PLAN FOR PERMIT☐ GRADING PERMIT☐ PAVING PERMIT☐ FOUNDATION PERMIT☒ BUILDING PERMIT☐ CERTIFICATE OF OCCUPANCY☐ S.A.D. DRAINAGE REPORT☐ DRAINAGE REQUIREMENTS☐ OTHER:

DATE SUBMITTED: 03/20/01

BY: \_\_\_\_\_





**BORDENAVE DESIGNS**  
P.O. BOX 91194  
ALBUQUERQUE, NM 87199-1194  
(505) 823-1344, FAX (505) 821-9105

**LETTER OF TRANSMITTAL**

|   |  |                     |
|---|--|---------------------|
| TO:<br>CITY OF ALBUQUERQUE<br>PWD/HYDROLOGY | DATE:<br>04/13/01                          | PROJECT NO:<br>0101 |
|   | PROJECT NAME:<br>KEENAN'S OFFICE WAREHOUSE |                     |

**ATTN: JOHN MURRAY, P.E.**

**TRANSMITTED:**

- ☒ HEREWITH  
☐ UNDER SEPARATE COVER VIA

**FOR YOUR:**

- ☐ DISTRIBUTION TO PARTIES      ☐ APPROVAL      ☐ INFORMATION  
☐ REVIEW AND COMMENT      ☐ USE      ☒ RECORD  
☐ RECORDATION

**THE FOLLOWING:**

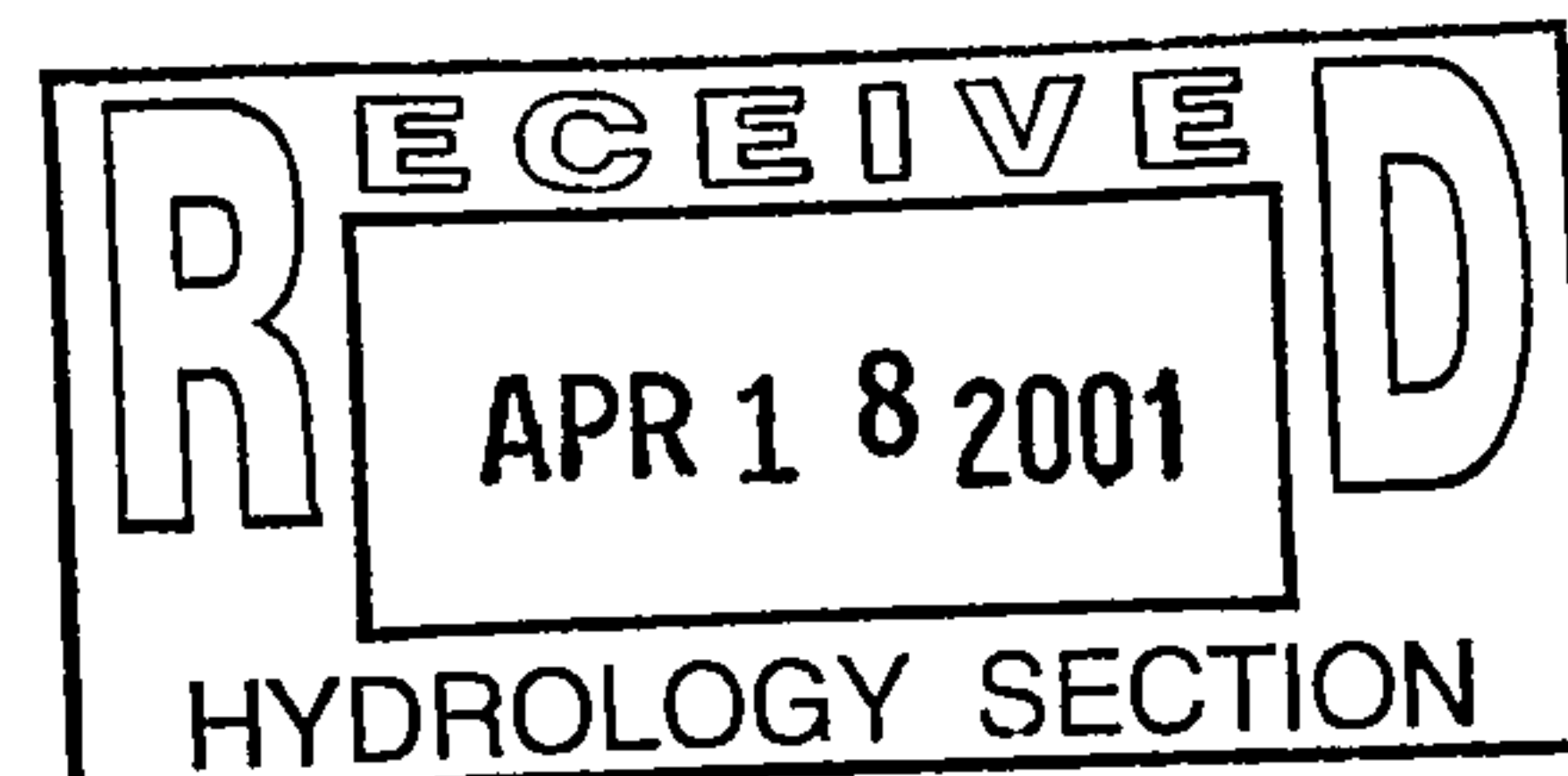
- ☒ DRAWING(S)      ☐ SHOP DRAWING(S)      ☐ SEE BELOW  
☐ COPY OF LETTER      ☐ CALCULATIONS      ☐ SPECIFICATIONS

| COPIES | DATE     | DESCRIPTION                       | ACTION CODE |
|--------|----------|-----------------------------------|-------------|
| 1      | 03/19/01 | GRADING AND DRAINAGE PLAN L22-D56 | E           |
|        |          |                                   |             |
|        |          |                                   |             |
|        |          |                                   |             |
|        |          |                                   |             |

ACTION CODES: A. Action indicated on item transmitted  
B. No action required  
C. Sign and return to this office  
D. Sign and forward as directed under remarks  
E. See remarks below

**REMARKS:**

FILE COPY AS REQUESTED



|                    |  |
|--------------------|--|
| COPIES TO:<br>FILE | IF ENCLOSURE IS NOT AS NOTED, PLEASE NOTIFY ME |
|                    | FROM: JAKE BORDENAVE                           |