

CITY OF ALBUQUERQUE



October 17, 2007

Wallace L. Bingham, P.E.
Bingham Engineering
6344 Belcher NE
Albuquerque, NM 87109

Re: Plaza Cuauhtemoc Phase II, Traffic Circulation Layout
Engineer's Stamp dated 10-16-07 (M-09/D024)

Dear Mr. Bingham,

The TCL submittal received 10-16-07 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.**

P.O. Box 1293

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.

Albuquerque

New Mexico 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.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

TRANSPORTATION INFORMATION SHEET

PROJECT TITLE: **PLAZA CUAUHEMOC PHASE TWO**
 DRB #: _____ PC#: **N/A**

ZONE MAP/DRG. FILE # **M9/0024**
 WORK ORDER#: _____

LEGAL DESCRIPTION: **TRACT B EXC. NELY PORTION, EXC. WLY PORTION WEST VIEW TOWNHOMES ADDITION**
 CITY ADDRESS: **N/A**

ENGINEERING FIRM: **BINGHAM ENGINEERING**
 ADDRESS: **6344 BELCHER NE**
 CITY, STATE: **Albuquerque, New Mexico**

CONTACT: **WALLACE L. BINGHAM**
 PHONE: **797 4699**
 ZIP CODE: **87109**

OWNER: **COSME JAQUEZ**
 ADDRESS: **809 98th STREET SW**
 CITY, STATE: **Albuquerque, NM 87121**

CONTACT: **Cosme**
 PHONE: **319 8005**
 ZIP CODE: _____

ARCHITECT: **Bill Burk III**
 ADDRESS: **9617 La Playa**
 CITY, STATE: **Albuquerque, NM 87111**

CONTACT: **Bill**
 PHONE: **292 6566**
 ZIP CODE: _____

SURVEYOR: **N/A**
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: **N/A**
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION
- CLOMR/LOMR
- TCL 3rd submittal**
- WAS A PRE-DESIGN CONFERENCE ATTENDED:
- YES
- NO
- COPY PROVIDED

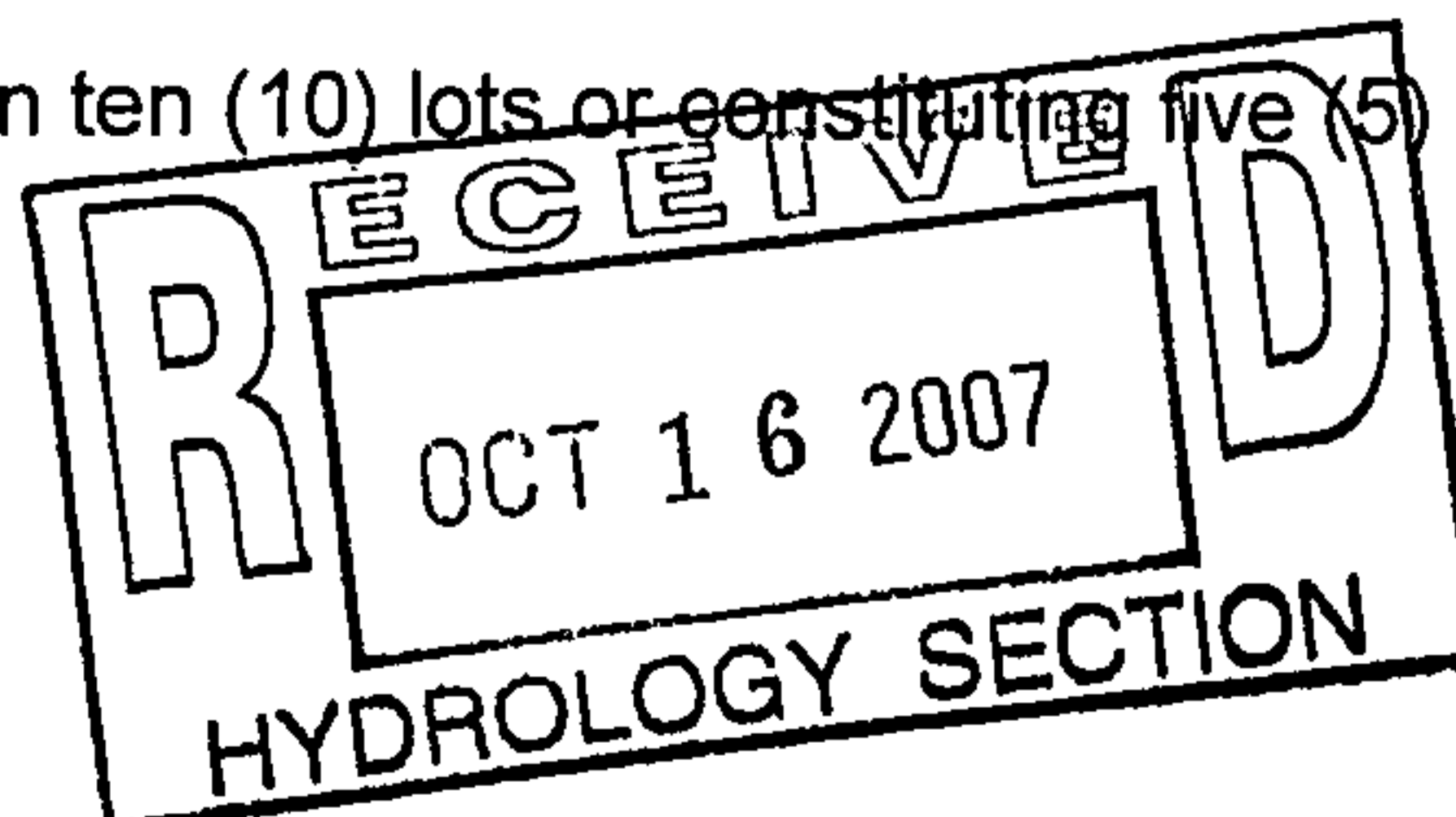
CHECK TYPE OF APPROVAL SOUGHT:

- 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) _____

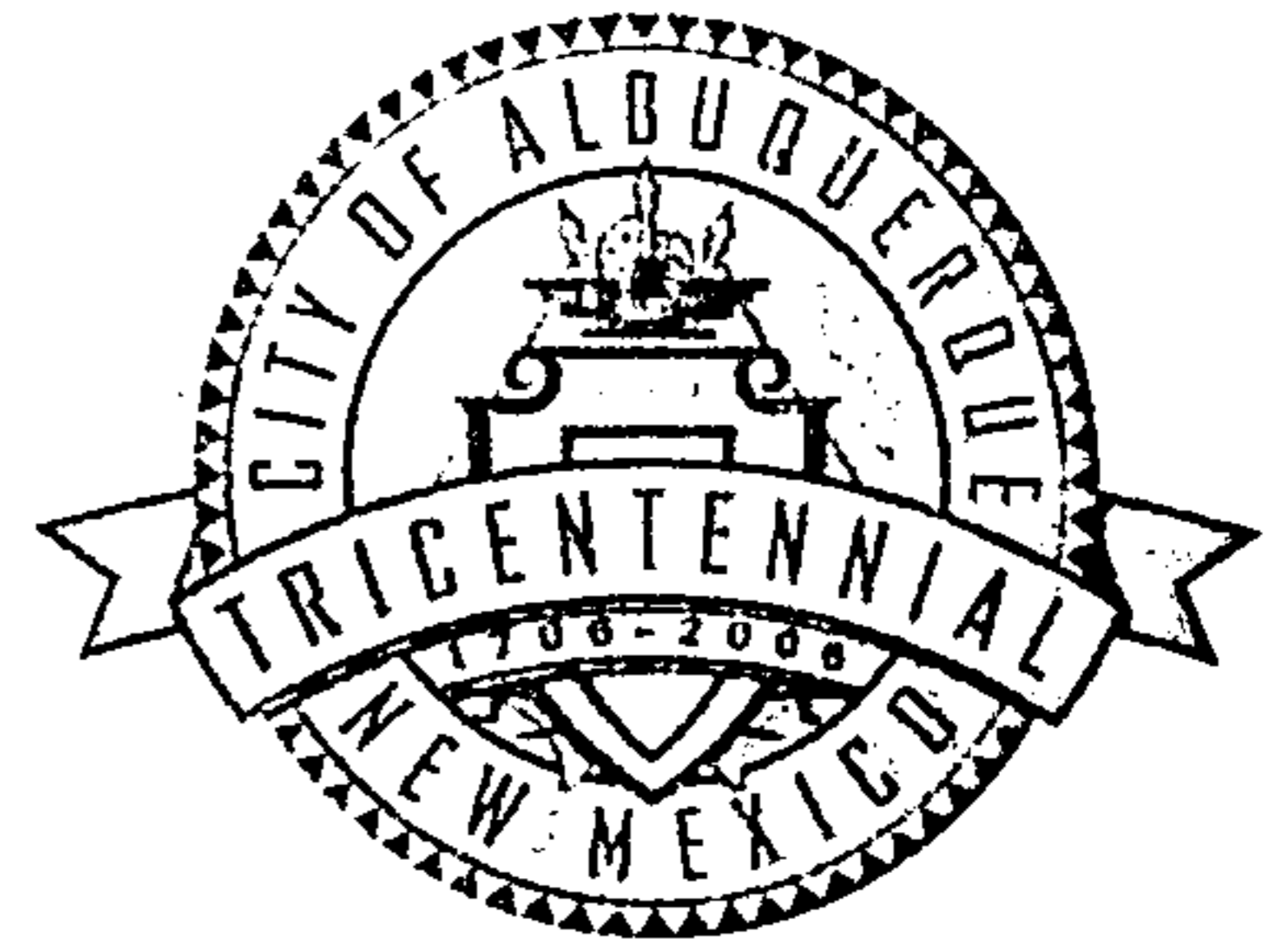
DATE SUBMITTED: **10/16/07** BY: **Wallace L. Bingham**

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 define 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.



CITY OF ALBUQUERQUE



October 9, 2007

Wallace L. Bingham, P.E.
Bingham Engineering
6344 Belcher NE
Albuquerque, NM 87121

**Re: Plaza Cuauhtemoc 2nd phase, Tract B Exc. Nely Portion,
Grading and Drainage Plan
Engineer's Stamp dated 10-05-07 (M9-D024)**

Dear Mr. Bingham,

Based upon the information provided in your submittal received X-XX-05, the above referenced plan is approved for Building Permit. Please attach a copy of this letter and the approved plan to the construction sets to obtain sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

P.O.Box 1293

Albuquerque

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

New Mexico 87103

Sincerely,

Rudy E. Rael Associate Engineer
Planning Department.
Development and Building Services

www.cabq.gov

C: File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: **PLAZA CUAUHEMOC PHASE TWO**
 DRB #: _____ PC#: **N/A**

ZONE MAP/DRG. FILE # **M9/D024**
 WORK ORDER#: _____

LEGAL DESCRIPTION: **TRACT B EXC. NELY PORTION, EXC. WLY PORTION WEST VIEW TOWNHOMES ADDITION**
 CITY ADDRESS: **N/A**

ENGINEERING FIRM: **BINGHAM ENGINEERING**
 ADDRESS: **6344 BELCHER NE**
 CITY, STATE: **Albuquerque, New Mexico**

CONTACT: **WALLACE L. BINGHAM**
 PHONE: **797 4699**
 ZIP CODE: **87109**

OWNER: **COSME JAQUEZ**
 ADDRESS: **809 98th STREET SW**
 CITY, STATE: **Albuquerque, NM 87121**

CONTACT:
 PHONE: **319 8005**
 ZIP CODE: _____

ARCHITECT: **Bill Burk III**
 ADDRESS: **9617 La Playa**
 CITY, STATE: **Albuquerque, NM 87111**

CONTACT:
 PHONE: **292 6566**
 ZIP CODE: _____

SURVEYOR: **N/A**
 ADDRESS: _____
 CITY, STATE: _____

CONTACT:
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: **N/A**
 ADDRESS: _____
 CITY, STATE: _____

CONTACT:
 PHONE: _____
 ZIP CODE: _____

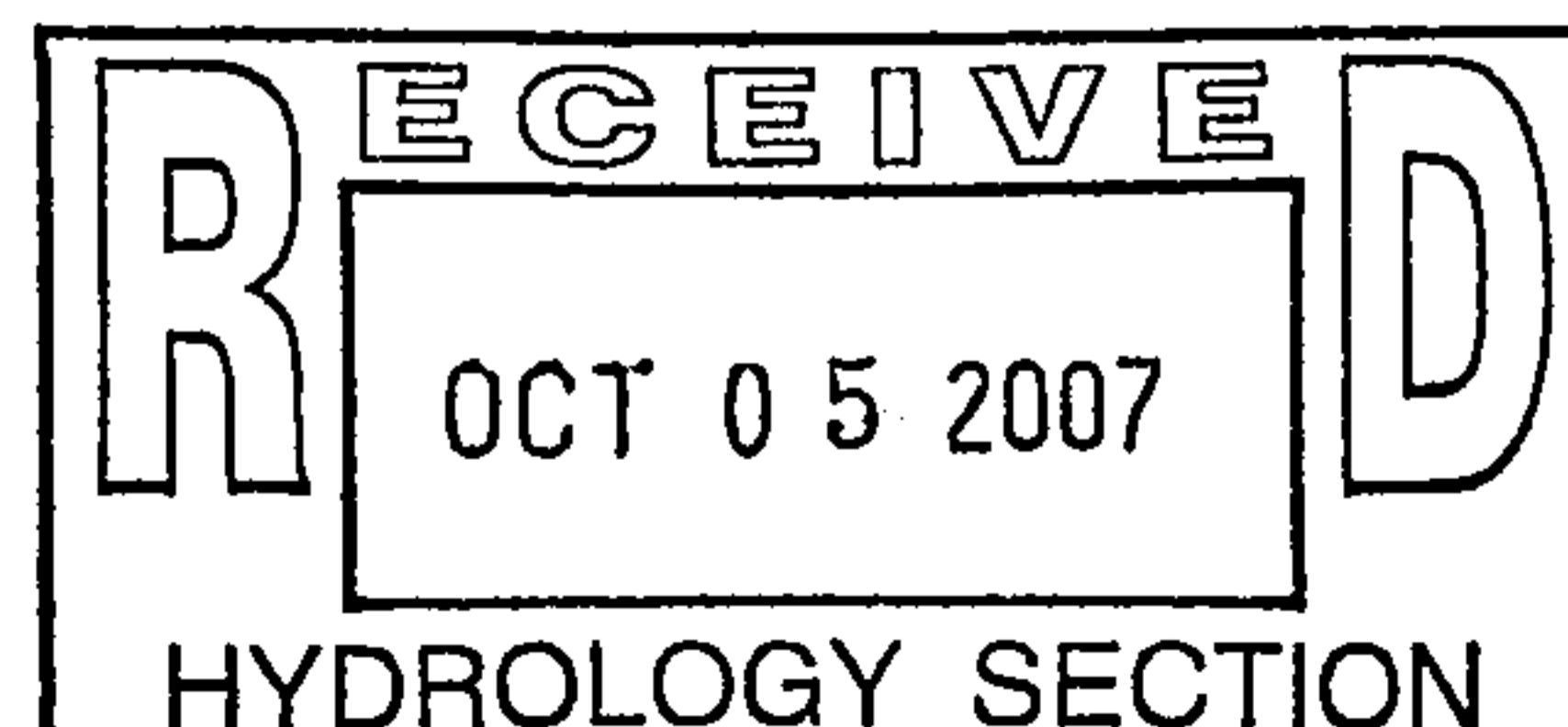
- TYPE OF SUBMITTAL:
- DRAINAGE REPORT
 - DRAINAGE PLAN
 - CONCEPTUAL GRADING & DRAINAGE PLAN
 - GRADING PLAN
 - EROSION CONTROL PLAN
 - ENGINEER'S CERTIFICATION
 - CLOMR/LOMR
 - OTHER
- WAS A PRE-DESIGN CONFERENCE ATTENDED:
- YES
 - NO
 - COPY PROVIDED

- 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: **10/5/07** _____ BY: **Wallace L. Bingham**

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 18, 2007

Wallace Bingham, P.E.
BINGHAM ENGINEERING
6344 Bellcher Ave NE
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Plaza Cuauhtemoc, [M-9 / D24]
9601 Sage Rd. SW
Engineer's Stamp Dated 08/15/07

P.O. Box 1293

Dear Mr. Bingham:

Albuquerque

The TCL / Letter of Certification submitted on September 17, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

New Mexico 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 SUBMITTAL SHEET

PROJECT TITLE: PLAZA CUAUHEMOC ZONE MAP/DRG. FILE #: M 9 / D024
 DRB#: _____ EPC#: _____ WORK ORDER#: _____
 LEGAL DESCRIPTION: TRACT B EXCEPT NELY POR. EXC. WLY POR. WEST VIEW TOWNHOMES ADD.
ALBUQUERQUE, NM

CITY ADDRESS: _____

ENGINEERING FIRM: BINGHAM ENGINEERING
 ADDRESS: 6344 Belcher Ave NE
 CITY, STATE: Albuquerque, NM

CONTACT: WALLACE BINGHAM
 PHONE: 797 4699
 ZIP CODE: 87109

OWNER: Cosame Jaquez
 ADDRESS: 809 98th St.
 CITY, STATE: _____

CONTACT: Cosame
 PHONE: 319 8005
 ZIP CODE: 87121

ARCHITECT: Bill Burke III
 ADDRESS: 9617 LaPlaya NE
 CITY STATE: _____

CONTACT: Bill
 PHONE: 292 6566
 ZIP CODE: 87111

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

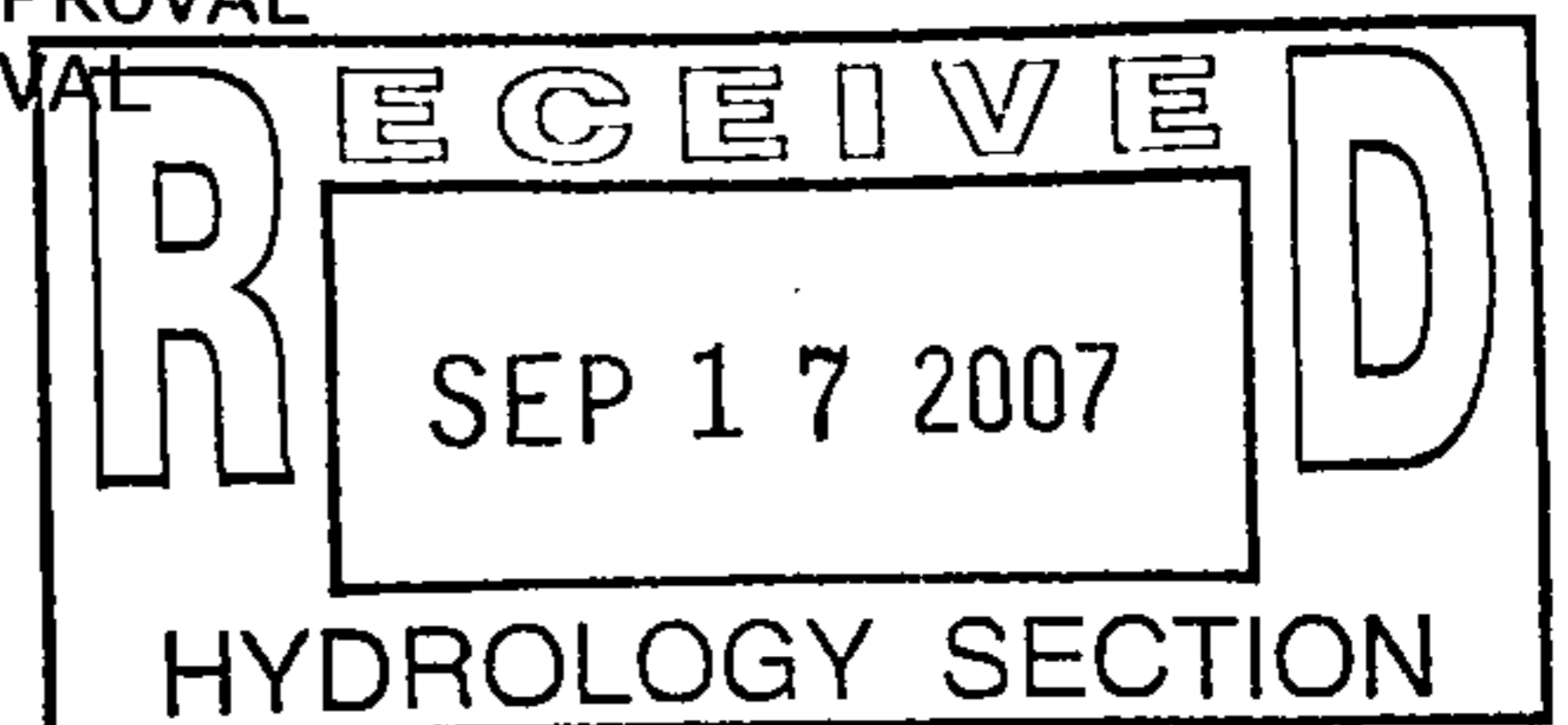
- CHECK TYPE OF SUBMITTAL:**
- DRAINAGE REPORT
 - DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal
 - DRAINAGE PLAN RESUBMITTAL
 - CONCEPTUAL GRADING & DRAINAGE PLAN
 - GRADING PLAN
 - EROSION CONTROL PLAN
 - ENGINEER'S CERTIFICATION (HYDROLOGY)
 - CLOMR/LOMR
 - TRAFFIC CIRCULATION LAYOUT (TCL)
 - ENGINEERS CERTIFICATION (TCL)
 - ENGINEERS CERT (DRB APPR. SITE PLAN)
 - OTHER

- CHECK TYPE OF APPROVAL SOUGHT:**
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 - 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

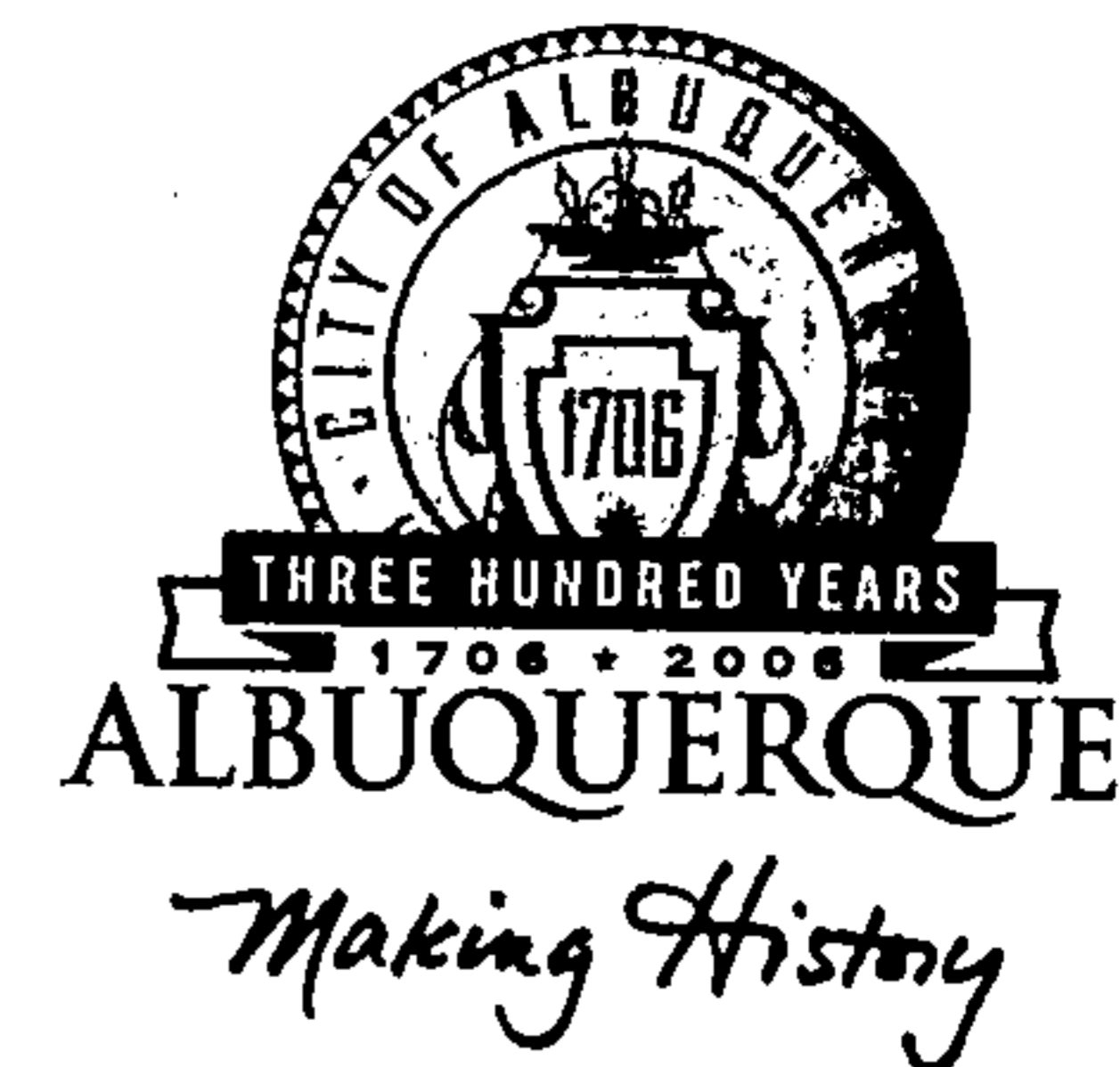
DATE SUBMITTED: 9/17/07 BY: Wallace Bingham



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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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CITY OF ALBUQUERQUE



March 23, 2005

Wallace L. Bingham, P.E.
Bingham Engineering
6344 Belcher NE
Albuquerque, NM 87121

**Re: Plaza Cuauhtemoc, Tract B Exc. Nely Portion, Exc. Wly Portion West View
Townhomes Addition
Drainage and Grading Plan - Engineer's Stamp dated 02-01-05 (M9-D24)**

Dear Mr. Bingham,

Based upon the information provided in your submittal dated 02-01-05, the above referenced plan is approved for Building Permit.

P.O. Box 1293

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department Hydrology section at 768-3654 (Charles Caruso).

Albuquerque

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology and prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

New Mexico 87103

If you have any questions, you can contact me at 924-3990.

www.cabq.gov

Sincerely,

Phillip J. Lovato, E.I.

Associate Engineer, Planning Department
Development and Building Services

C: Chuck Caruso, DMD
file

DRAINAGE INFORMATION SHEET

PROJECT TITLE: **PLAZA CUAUHEMOC**
DRB #: **PC#: N/A**

ZONE MAP/DRG. FILE #
WORK ORDER#:

M9 **D24**

LEGAL DESCRIPTION: **TRACT B EXC. NELY PORTION, EXC. WLY PORTION WEST VIEW TOWNHOMES ADDITION**
CITY ADDRESS: **N/A**

ENGINEERING FIRM: **BINGHAM ENGINEERING**
ADDRESS: **6344 BELCHER NE**
CITY, STATE: **Albuquerque, New Mexico**

CONTACT: **WALLACE L. BINGHAM**
PHONE: **797 4699**
ZIP CODE: **87109**

OWNER: **COSME JAQUEZ**
ADDRESS: **809 98th STREET SW**
CITY, STATE: **Albuquerque, NM 87121**

CONTACT:
PHONE: **319 8005**
ZIP CODE:

ARCHITECT: **Bill Burk III**
ADDRESS: **9617 La Playa**
CITY, STATE: **Albuquerque, NM 87111**

CONTACT:
PHONE: **292 6566**
ZIP CODE:

SURVEYOR: **N/A**
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR: **N/A**
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
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:

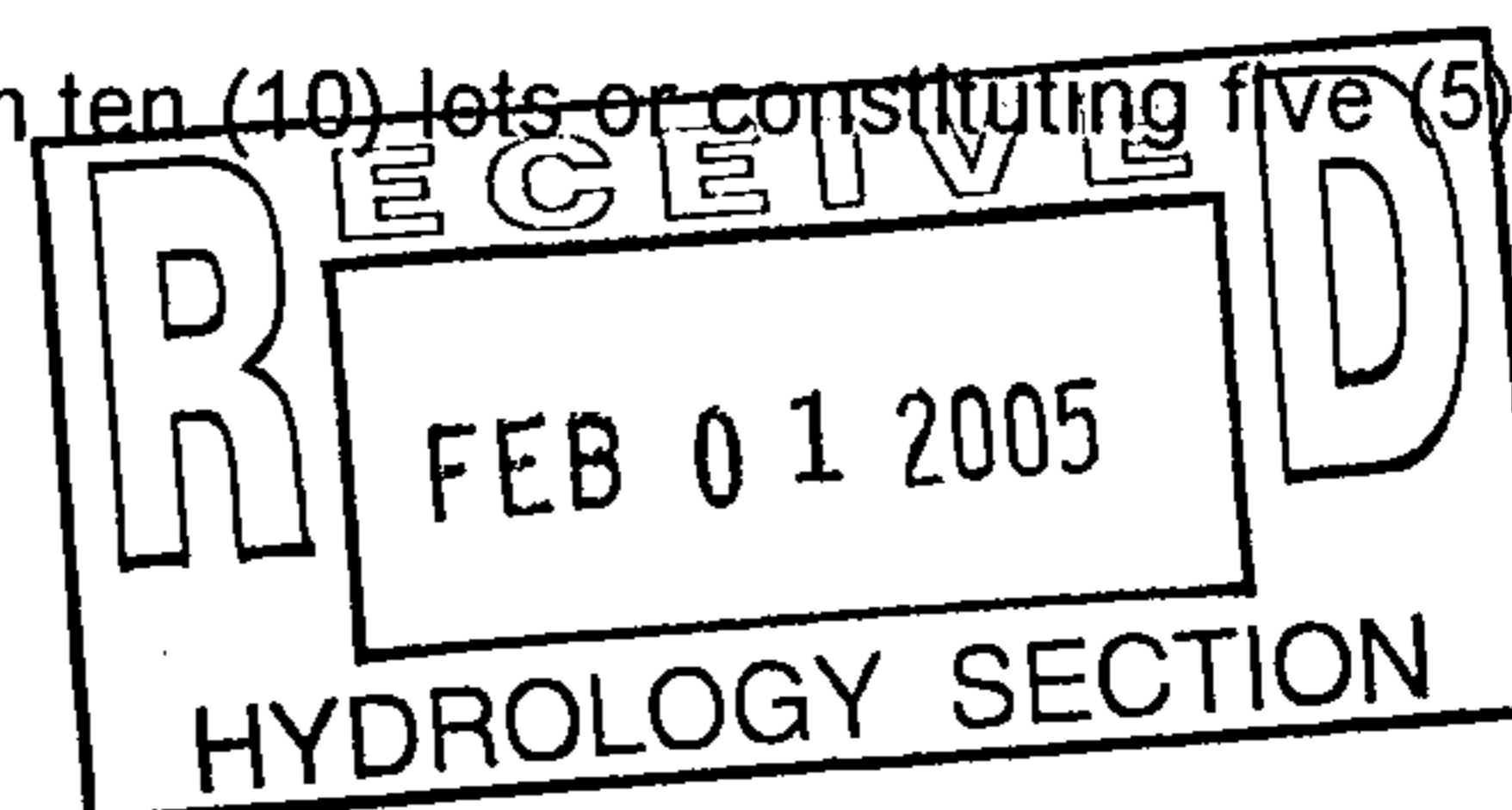
- SIA / FINANCIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D. APPROVAL
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- CERTIFICATE OF OCCUPANCY APPROVAL
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- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- OTHER (SPECIFY)

DATE SUBMITTED: ~~4/2/05~~ **2/1/05**

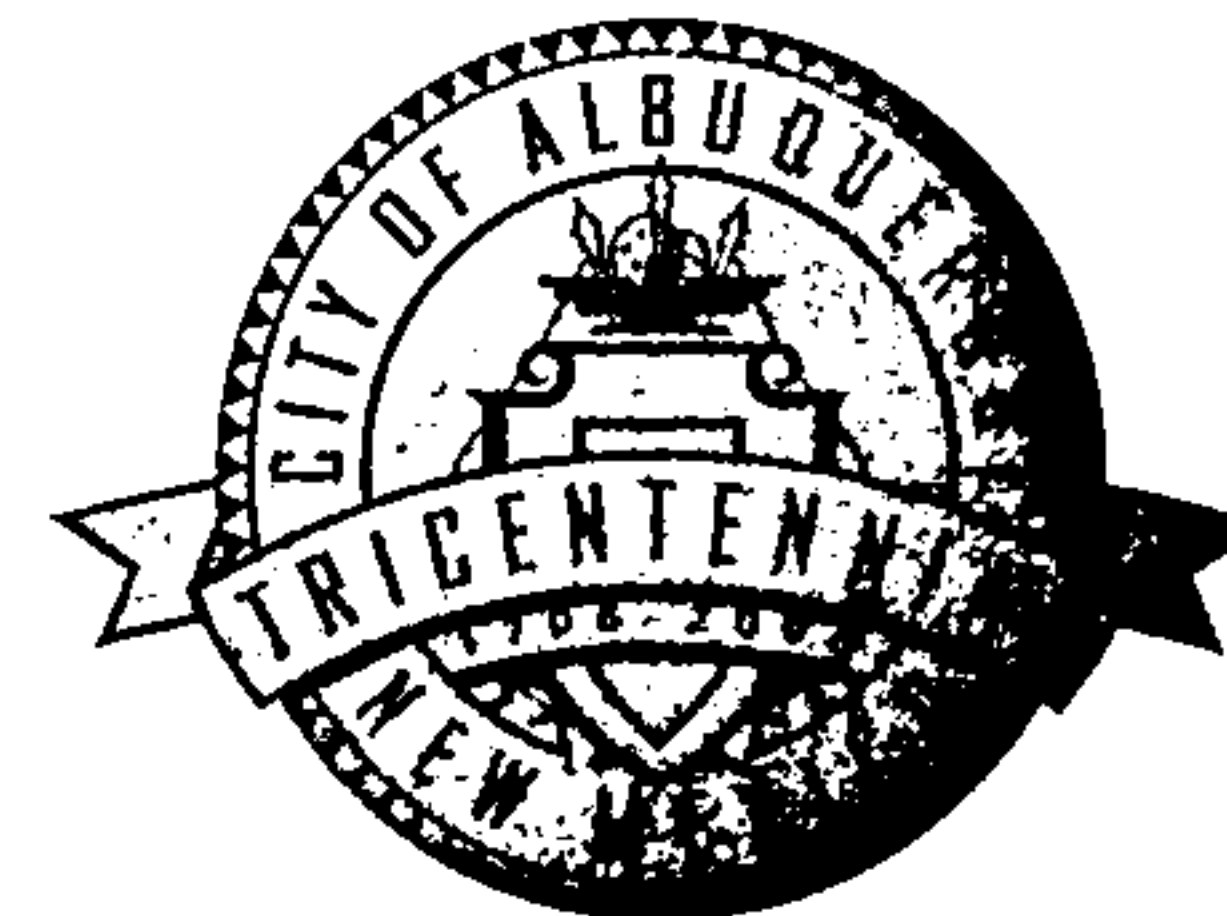
BY: **Wallace L. Bingham**

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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CITY OF ALBUQUERQUE



September 18, 2007

Wallace Bingham, P.E.
Bingham Engineering
6344 Belcher Ave. NE
Albuquerque, NM 87109

**Re: Plaza Cuauhtémoc, 9601 Sage Rd. SW,
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 02/01/05 (M-09/D024)
Certification dated 09/15/07**

Based upon the information provided in your submittal received 9/17/07, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

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

Sincerely,

Albuquerque

A handwritten signature in black ink, appearing to read "Timothy Sims".

New Mexico 87103

Timothy Sims
Plan Checker, Hydrology
Development and Building Services

www.cabq.gov

C: CO-Clerk-Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SUBMITTAL SHEET

PROJECT TITLE: PLAZA CUAUHTEMOC _____ ZONE MAP/DRG. FILE #: M 9 / DO 24
 DRB#: _____ EPC#: _____ WORK ORDER#: _____
 LEGAL DESCRIPTION: TRACT B EXCEPT NELY POR. EXC. WLY POR. WEST VIEW TOWNHOMES ADD.
ALBUQUERQUE, NM

CITY ADDRESS: _____

ENGINEERING FIRM: BINGHAM ENGINEERING
 ADDRESS: 6344 Belcher Ave NE
 CITY, STATE: Albuquerque, NM

CONTACT: WALLACE BINGHAM
 PHONE: 797 4699
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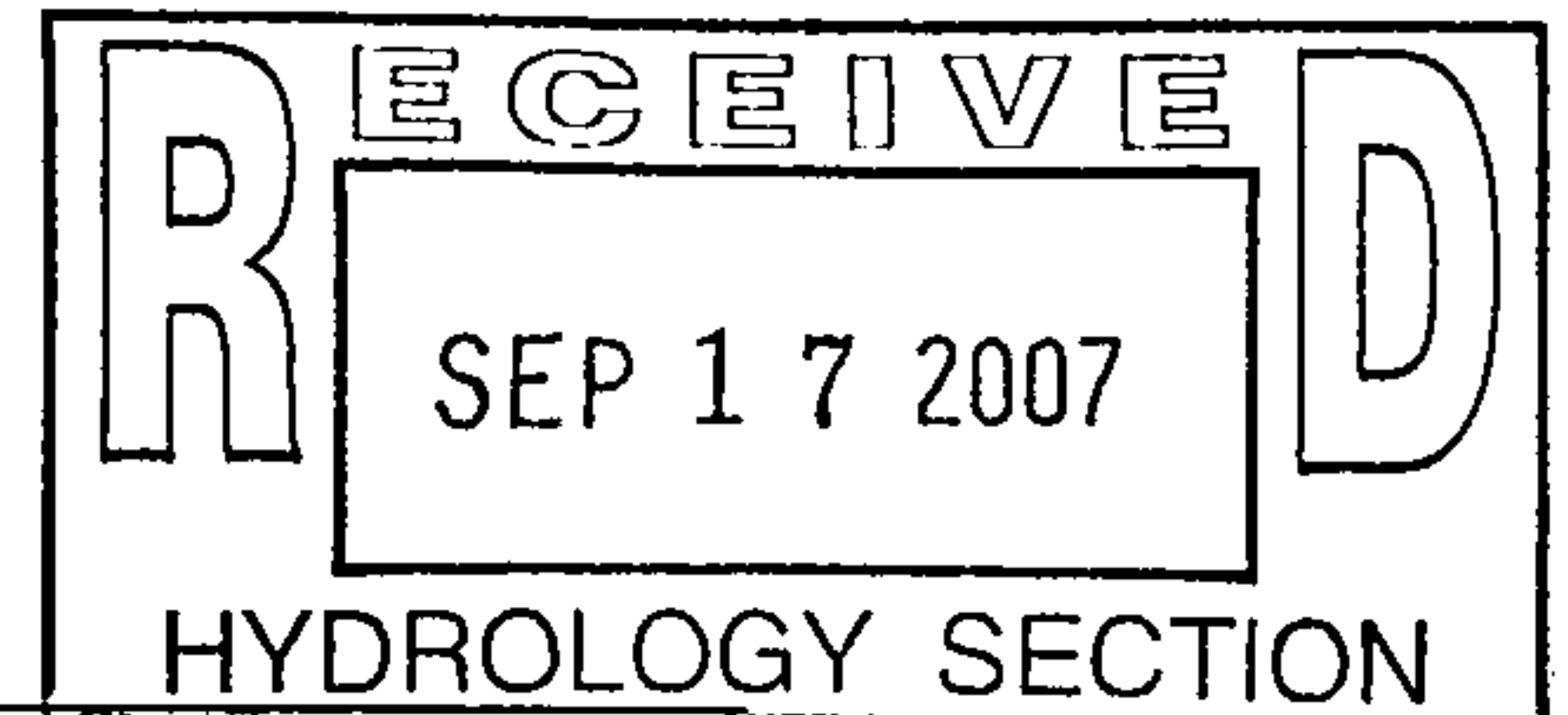
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 - CLOMR/LOMR
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 - ENGINEERS CERTIFICATION (TCL)
 - ENGINEERS CERT (DRB APPR. SITE PLAN)
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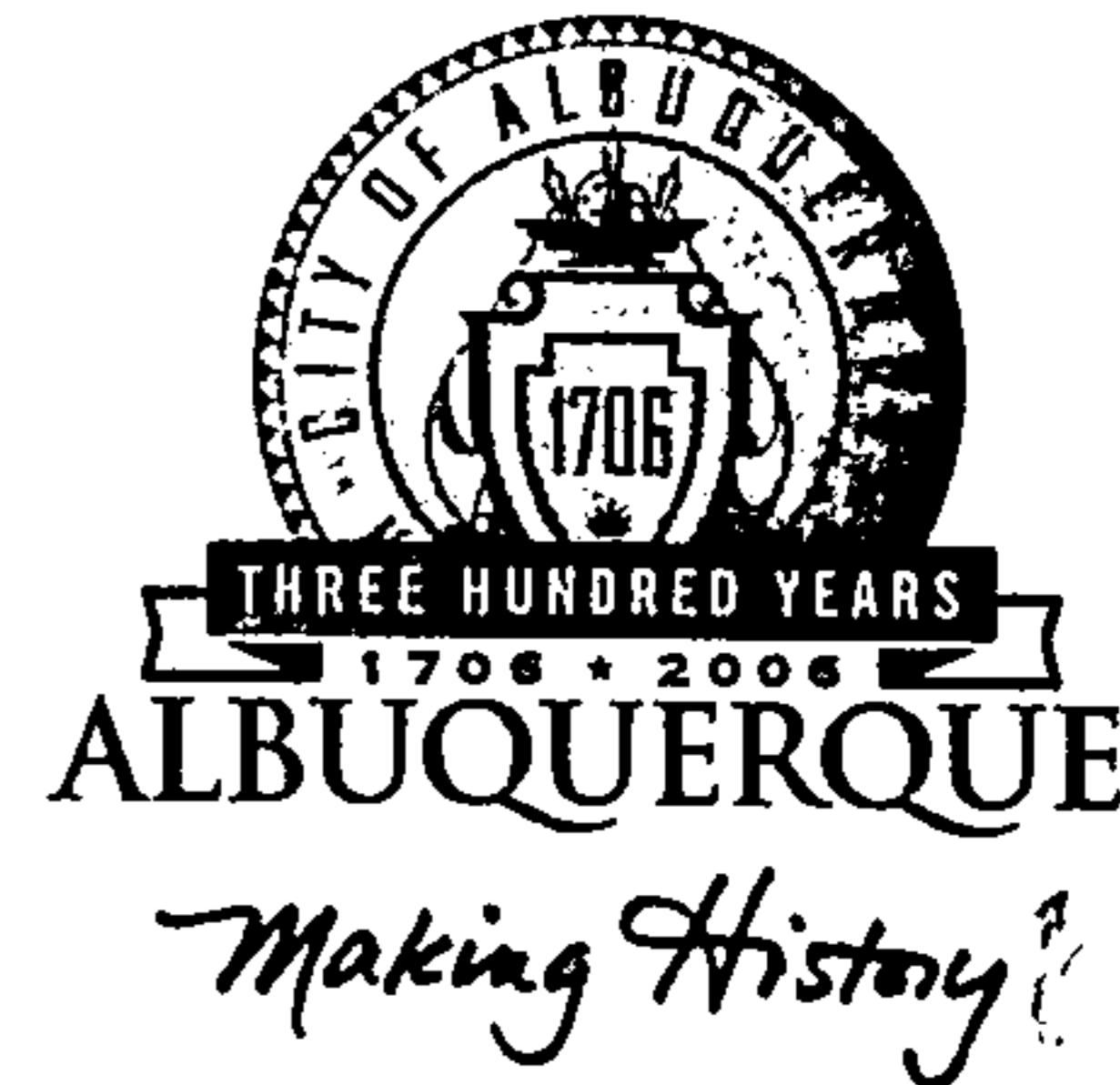
DATE SUBMITTED: 9/17/07 BY: wallace Bingham



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CITY OF ALBUQUERQUE



April 18, 2005

Wallace Bingham, P.E.
Bingham Engineering
6344 Belcher NE
Albuquerque, NM 87109

9601 Sage Rd SW

Re: Plaza Cuauhtemoc, Traffic Circulation Layout
Engineer's Stamp dated 4-11-05 (M9-D24)

Dear Mr. Bingham,

The TCL submittal received 4-13-05 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.

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.

P.O. Box 1293

Albuquerque

New Mexico 87103

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www.cabq.gov

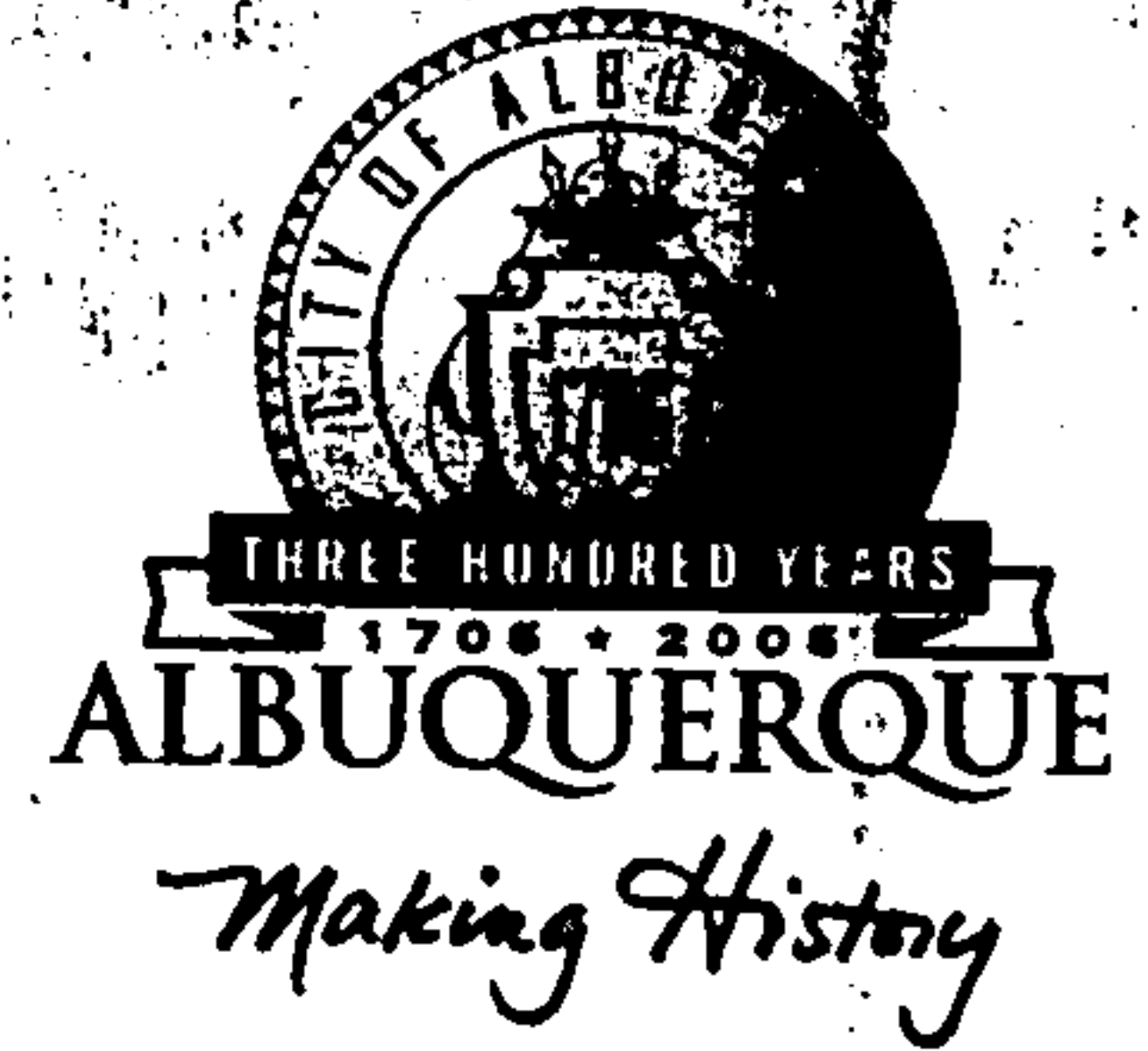
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Sincerely,

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

cc: file

CITY OF ALBUQUERQUE



April 5, 2005

Wallace Bingham, P.E.
Bingham Engineering
6344 Belcher NE
Albuquerque, NM 87109

**Re: Plaza Cuauhtemoc, Traffic Circulation Layout
Engineer's Stamp dated 4-01-05 (M9-D24)**

Dear Mr. Bingham,

Based upon the information provided in your submittal received 4-01-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List radii for all curves shown. ✓
2. Please list the width and length for the wheelchair accessible parking spaces, as well as the access aisles. ✓
3. Label West Sky Street. ✓
4. Show the location of the nearest driveway on the adjacent lot. ✓
5. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces. ✓
6. Since Sage Road is a minor arterial, the drive must be at least 50 feet from the intersection. ✓
7. Is there an existing sidewalk on West Sky Street? Provide details. ✓
8. How is the northwest corner of the building protected from turning vehicles? *8" high 4' sidewalk*
9. Clarify existing versus proposed structures. ✓
10. Include two copies of the traffic circulation layout at the next submittal. *OK*
11. Please refer to all applicable city standards. ✓
12. Have you received Solid Waste approval? *YES, Dump pad on L.S. plan OK'd by S.W. man*

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

Sincerely,

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

Thanks for the help

Monte

P.O. Box 1293

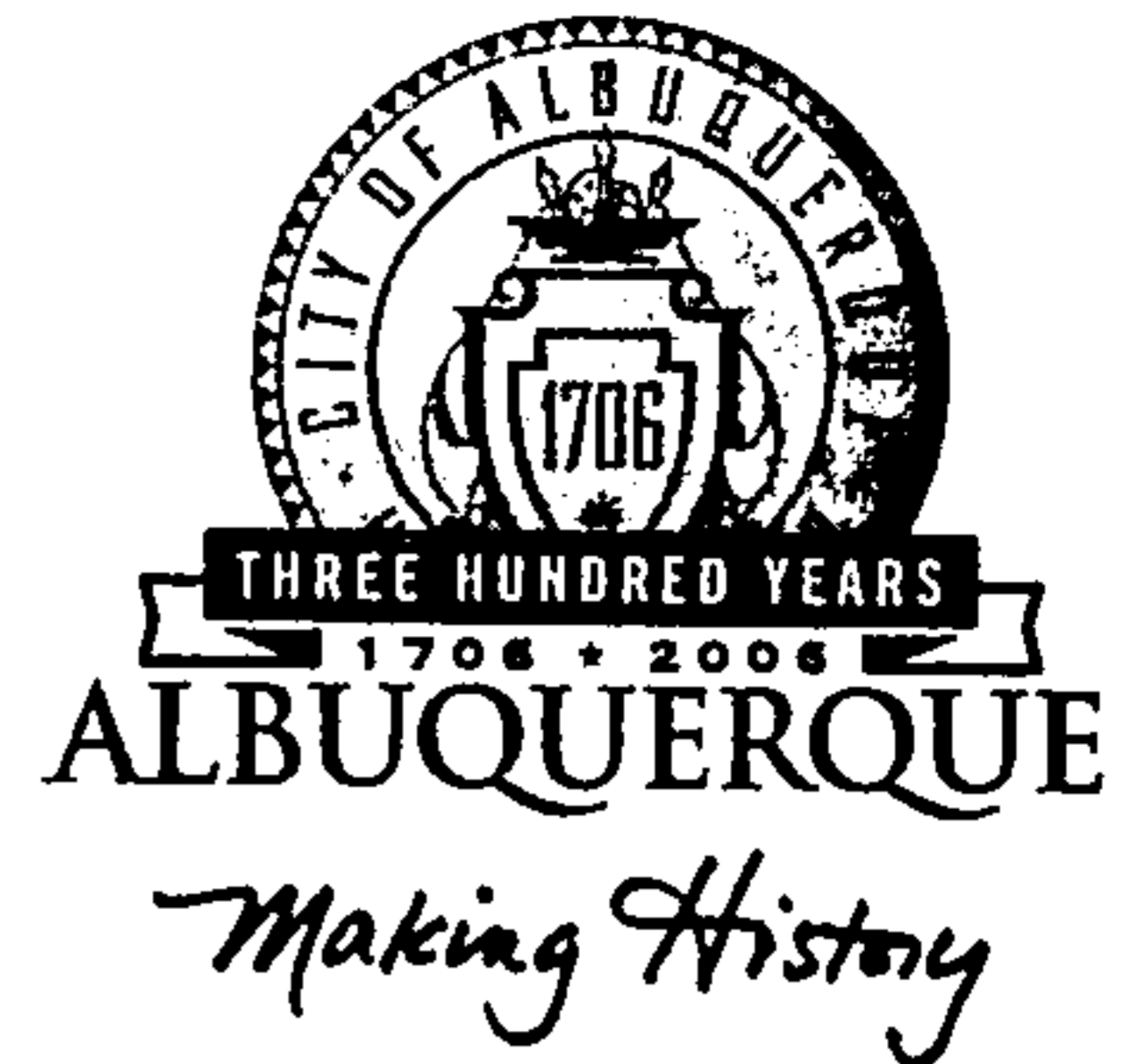
Albuquerque

New Mexico 87103

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CITY OF ALBUQUERQUE



April 5, 2005

Wallace Bingham, P.E.
Bingham Engineering
6344 Belcher NE
Albuquerque, NM 87109

**Re: Plaza Cuauhtemoc, Traffic Circulation Layout
Engineer's Stamp dated 4-01-05 (M9-D24)**

Dear Mr. Bingham,

Based upon the information provided in your submittal received 4-01-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List radii for all curves shown.
2. Please list the width and length for the wheelchair accessible parking spaces, as well as the access aisles.
3. Label West Sky Street.
4. Show the location of the nearest driveway on the adjacent lot.
5. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
6. Since Sage Road is a minor arterial, the drive must be at least 50 feet from the intersection.
7. Is there an existing sidewalk on West Sky Street? Provide details.
8. How is the northwest corner of the building protected from turning vehicles?
9. Clarify existing versus proposed structures.
10. Include two copies of the traffic circulation layout at the next submittal.
11. Please refer to all applicable city standards.
12. Have you received Solid Waste approval?

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

Sincerely,

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

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