

CITY OF ALBUQUERQUE



August 1, 2007

Mr. Jean J. Bordenave, P.E.
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87109

Re: Randolph Building, 1711 Randolph St. SE
Approval of 90-Day Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 02/15/07 (M-15/D042)
Certification dated 07/31/07

Based upon the information provided in your submittal received 08/01/07, the above referenced certification is approved for release of 90-day Temporary Certificate of Occupancy by Hydrology.

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

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

Sincerely,

Curtis A. Cherne, P.E.
Engineering Associate, Hydrology
Development and Building Services

C: CO Clerk-Katrina Sigala
File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 01/06 - KDM)

PROJECT TITLE: Randolph Building ZONE MAP: M15 /DOA²
DRB#: --- EPC#: --- WORK ORDER#: ---

LEGAL DESCRIPTION: Lot 12-A. NZ Commercial -Office Center ADDRESS: ---
Randolph Road SE

ENGINEERING FIRM: Bordenave Designs 1711 Randolph St SE 87104 CONTACT: J. Bordenave
ADDRESS: PO Box 91194 PHONE: 823-1344
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: T. Ott CONTACT: T. Ott
ADDRESS: 5620 Venice NE, Suite G. PHONE: 268-9742
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

ARCHITECT: M. del Maestro CONTACT: M. del Maestro
ADDRESS: 7308 Delwood Rd NE PHONE: 883-4929
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

SURVEYING FIRM: Baseline Field Service. LICENSED SURVEYOR: J. Bordenave
ADDRESS: PO Box 27549 PHONE: 244-3336
CITY, STATE: Albuquerque, NM ZIP CODE: 87125

PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO.	DATE
--	-------------	------

CONTRACTOR: <u>Unknown</u>	CONTACT: <u>---</u>
ADDRESS: <u>---</u>	PHONE: <u>---</u>
CITY, STATE: <u>---</u>	ZIP CODE: <u>---</u>

TYPE OF SUBMITTAL

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

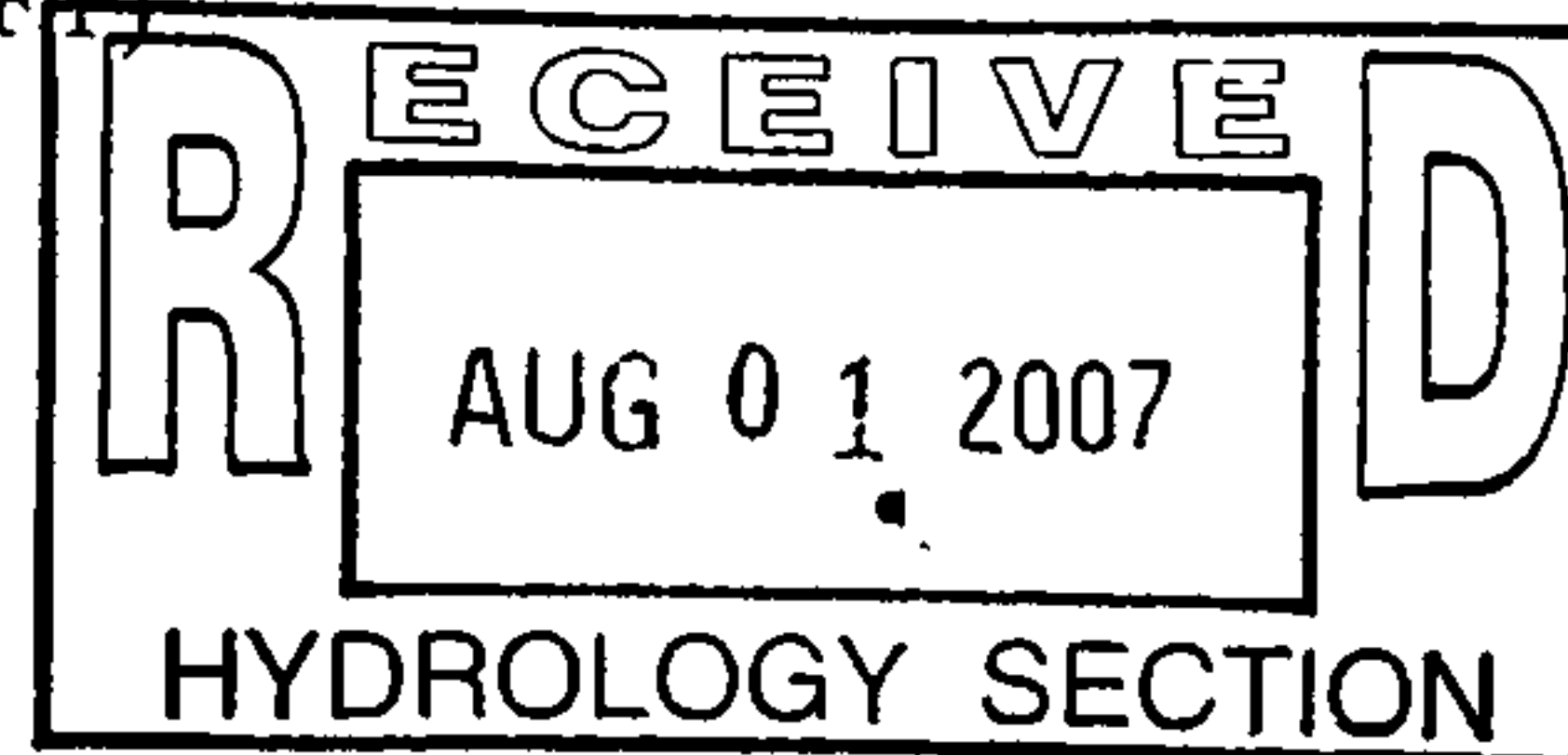
CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

--- YES
x --- NO
--- COPY PROVIDED

DATE SUBMITTED: July 31, 2007 BY: Jake Bordenave



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



December 24, 2007

Mr. Jean J. Bordenave, P.E.
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87109

Re: Randolph Building, 1711 Randolph St. SE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 02/15/07 (M-15/D042)
Certification dated 12/21/07

Based upon the information provided in your submittal received 12/21/07, 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 924-3695.

Albuquerque

Sincerely,

New Mexico 87103

Timothy Sims
Plan Checker-Hydrology
Development and Building Services

www.cabq.gov

C: CO Clerk-Katrina Sigala
File

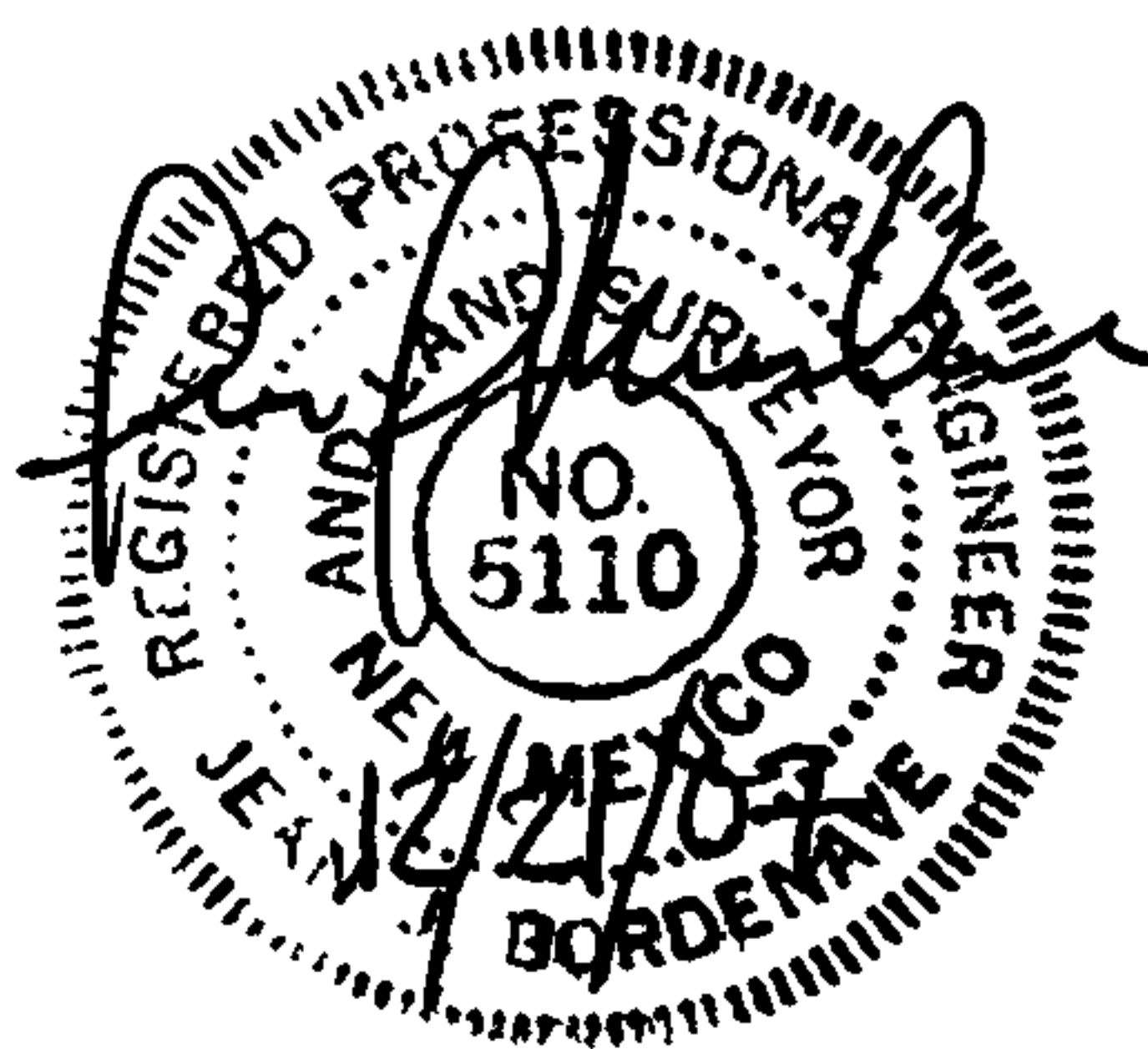


DRAINAGE CERTIFICATION

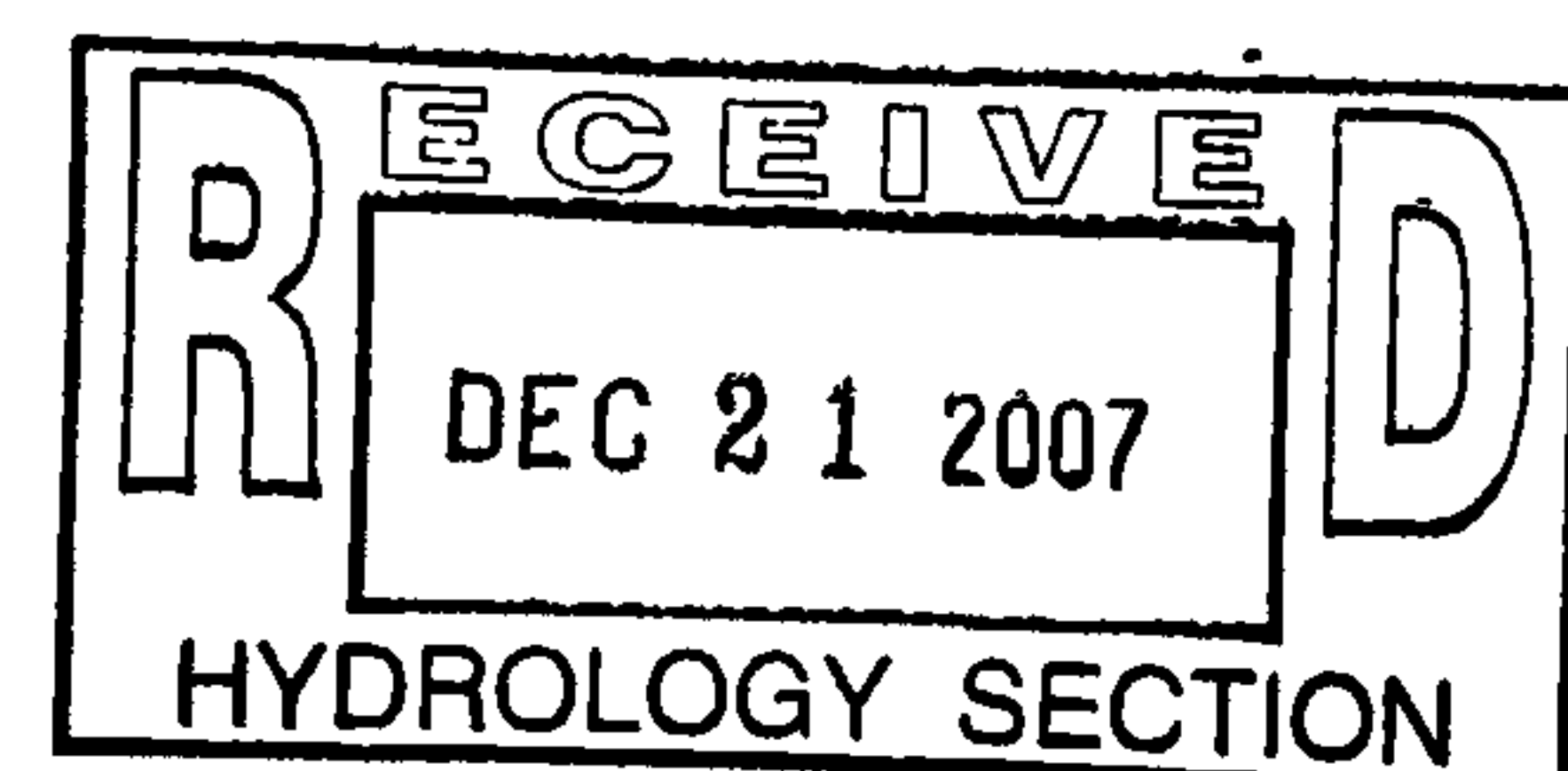
I, JEAN J. BORDENAVE, NMPE&LS NO. 5110, OF THE FIRM BORDENAVE DESIGNS, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORCDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 02/15/07. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

EXCEPTIONS AND/OR QUALIFICATIONS: NONE

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



P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com



DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 01/06 - KDM)

M-15/0042

PROJECT TITLE: Randolph Building ZONE MAP: M15
DRB#: --- EPC#: --- WORK ORDER#: ---

LEGAL DESCRIPTION: Lot 12-A. NZ Commercial -Office Center ADDRESS: ---
Randolph Road SE

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave
ADDRESS: PO Box 91194 PHONE: 823-1344
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: T. Ott CONTACT: T. Ott
ADDRESS: 5620 Venice NE, Suite G. PHONE: 268-9742
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

ARCHITECT: M. del Maestro CONTACT: M. del Maestro
ADDRESS: 7308 Delwood Rd NE PHONE: 883-4929
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

SURVEYING FIRM: Baseline Field Service. LICENSED SURVEYOR: J. Bordenave
ADDRESS: PO Box 27549 PHONE: 244-3336
CITY, STATE: Albuquerque, NM ZIP CODE: 87125

PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO.	DATE
--	-------------	------

CONTRACTOR: T. Ott CONTACT: T. Ott
ADDRESS: 5620 Venice NE, Suite G PHONE: 268-9742
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

TYPE OF SUBMITTAL:

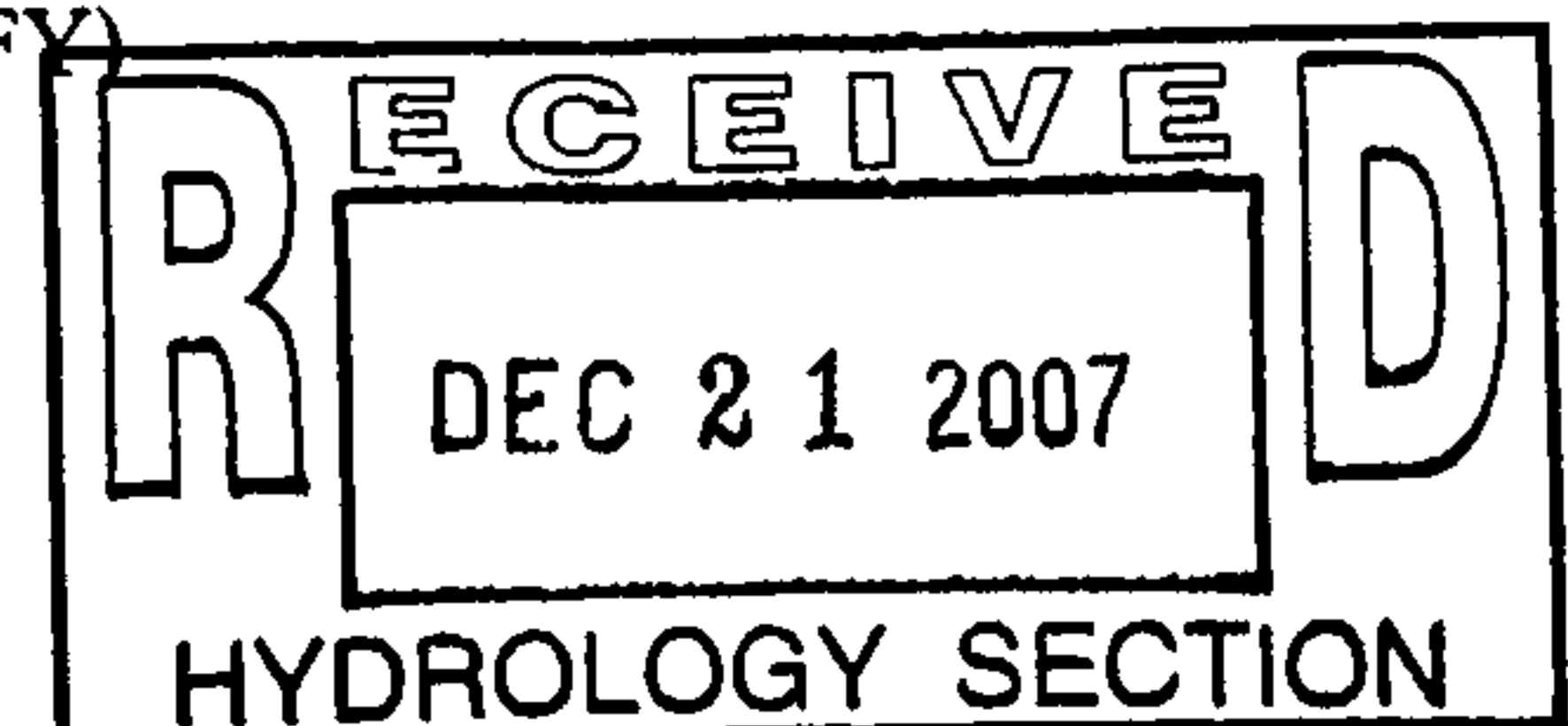
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: Dec. 21, 2007 BY: Jake Bordenave

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



**Planning Department
Transportation Development Services Section**

August 1, 2007

Michael Del Mastro, Registered Architect
5620 Venice Ave NE, Ste. G
Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for
Randolph Bldg, [M-15 / D42]
1711 Randolph Road SE
Architect's Stamp Dated 07/30/07

Dear Mr. Del Mastro:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

The TCL / Letter of Certification submitted on July 31, 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.

Sincerely,

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

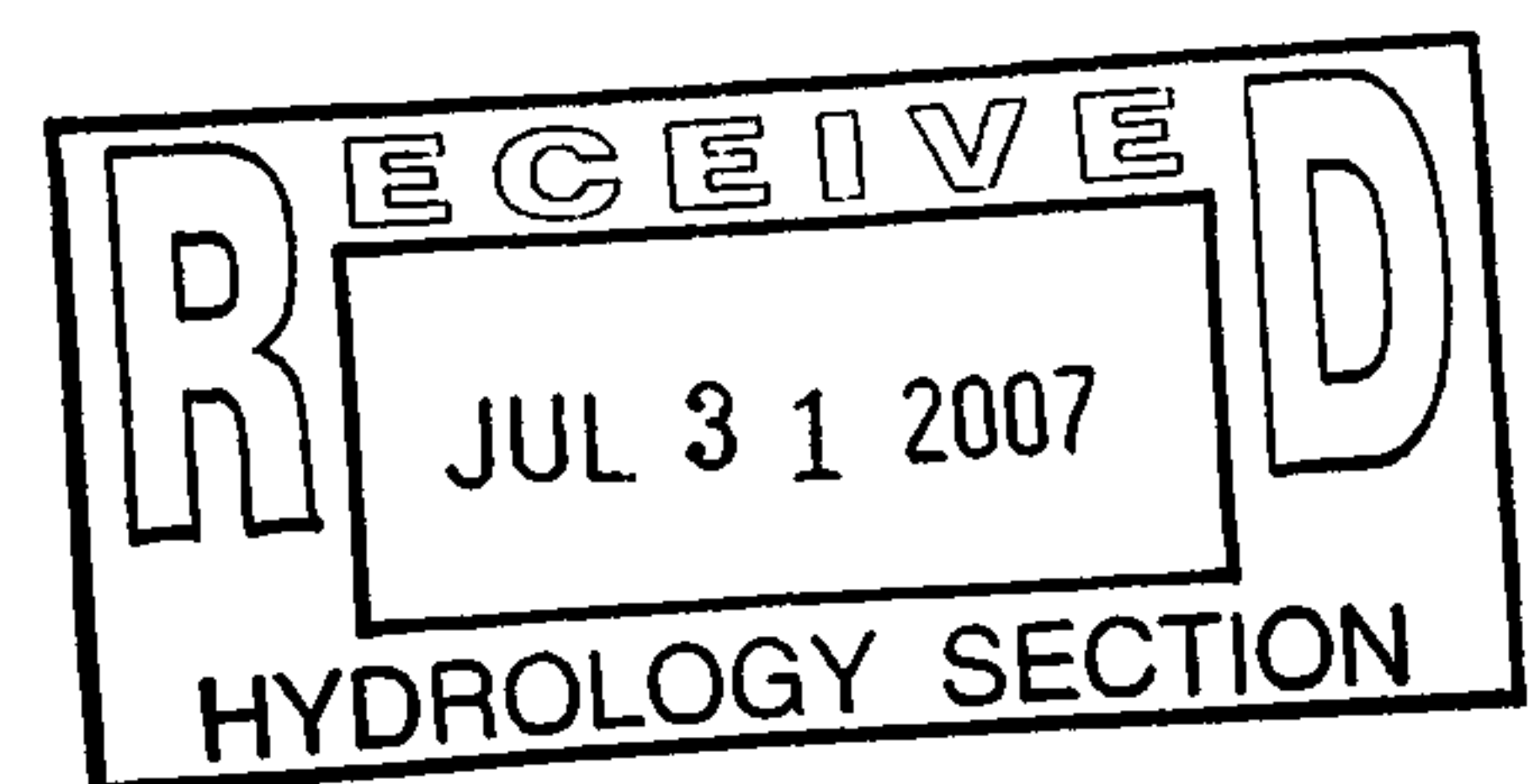
c: Engineer
Hydrology file
CO-Clerk

TRAFFIC CERTIFICATION

I, Michael Del Mastro NMRA 668, of the firm Del Mastro Architect, hereby certify that the project located at 1711 Randolph Road SE, Albuquerque, NM, Permit No. 0703516 is in substantial compliance with and in accordance with the design intent of the DRB, approved plan dated 30 May 2007. I further certify that I have personally visited the project site on 30 July 2007 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 the final certificate of occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the recorded documents are advised to obtain independent verification of its accuracy before using it for any other purpose.

Michael Del Mastro
Signature of Architect/Date



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Randolph Project LLC ZONE MAP/DRG. FILE # M-15/DOAZ
 DRB#: 1005390 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: lots 9, 10, & 12, N2 Commercial Office
 CITY ADDRESS: 1711 Randolph Rd SE, Albuquerque, NM

ENGINEERING FIRM: Bordenave Eng
 ADDRESS: P.O. Box 91194
 CITY, STATE: Alb, NM

CONTACT: Sean Bordenave
 PHONE: 823-1344
 ZIP CODE: 87199

OWNER: T.M. OTT - Ste G
 ADDRESS: 5620 Venice Ave NE
 CITY, STATE: Alb, NM

CONTACT: _____
 PHONE: 250-4675
 ZIP CODE: 87113

ARCHITECT: Mike Del Maestro
 ADDRESS: 5620 Venice Ave NE, Ste G
 CITY, STATE: Alb, NM

CONTACT: _____
 PHONE: 250-4675
 ZIP CODE: 87113

SURVEYOR: Bordenave Eng
 ADDRESS: P.O. Box 91194
 CITY, STATE: Alb, NM

CONTACT: Sean Bordenave
 PHONE: 823-1344
 ZIP CODE: 87199

CONTRACTOR: T.SBS LLC
 ADDRESS: 5620 Venice Ave NE, Ste G
 CITY, STATE: Alb, NM

CONTACT: T.M. OTT
 PHONE: 248-9742
 ZIP CODE: 87113

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/ARCHITECT CERT (TCL)
- ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
- ☐ ENGINEER/ARCHITECT CERT (AA)
- ☐ OTHER (SPECIFY) _____

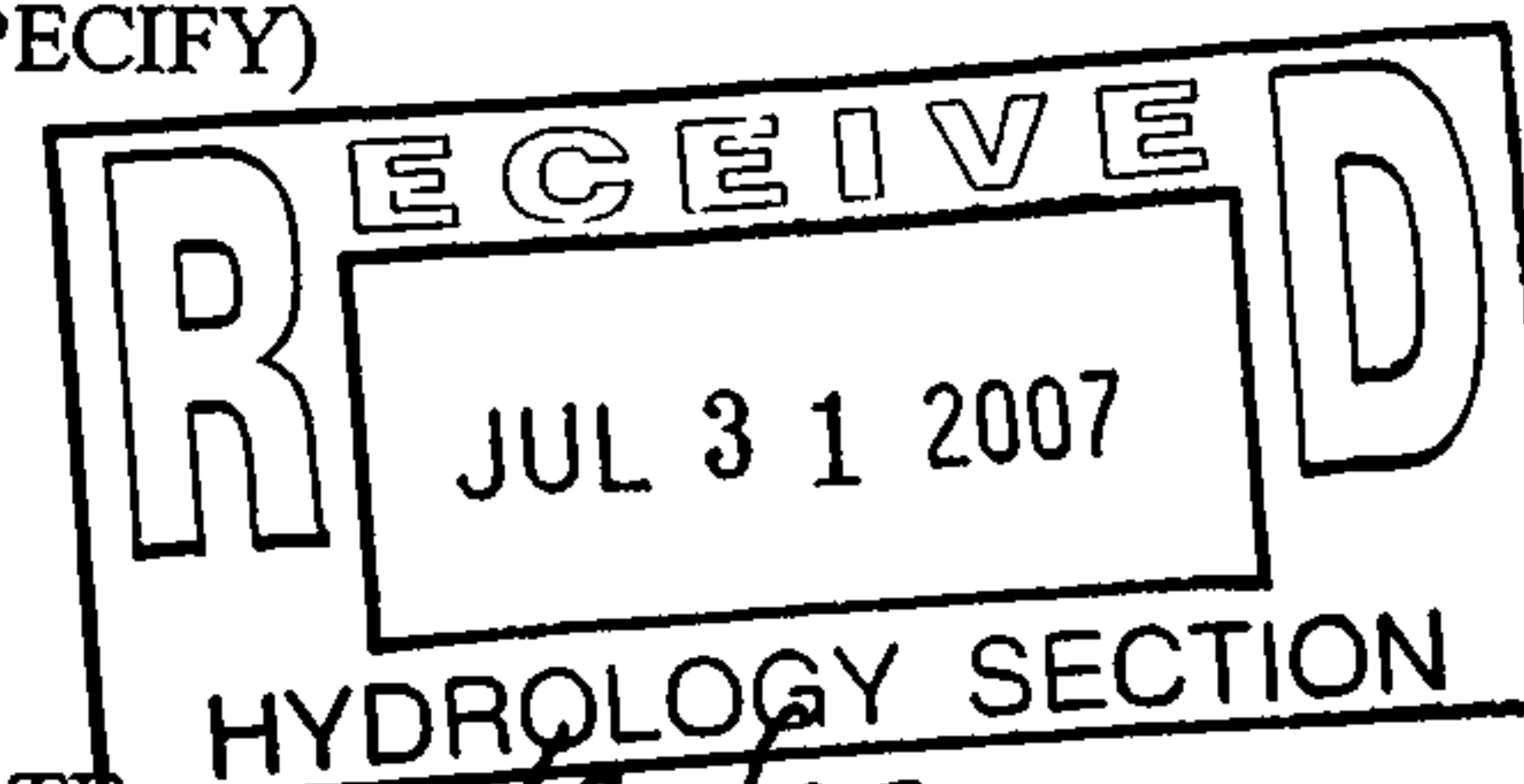
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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

SUBMITTED BY: T.M. OTT DATE: 7/30/07



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 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Randolph Bldg M-15/D42

From: Tim Ott

May 24, 2007

To: Kristal Metro/Wilfred Gallegos

Subj: TCL for 1711 Randolph Str. Project, m15 D42 ✓

Your office recently approved a TCL for this project. Later, it was determined, that this project required a DRB approved Site Plan for Building Permit. All of the information on the approved TCL has been transferred to the Site Plan for Building Permit submittal.

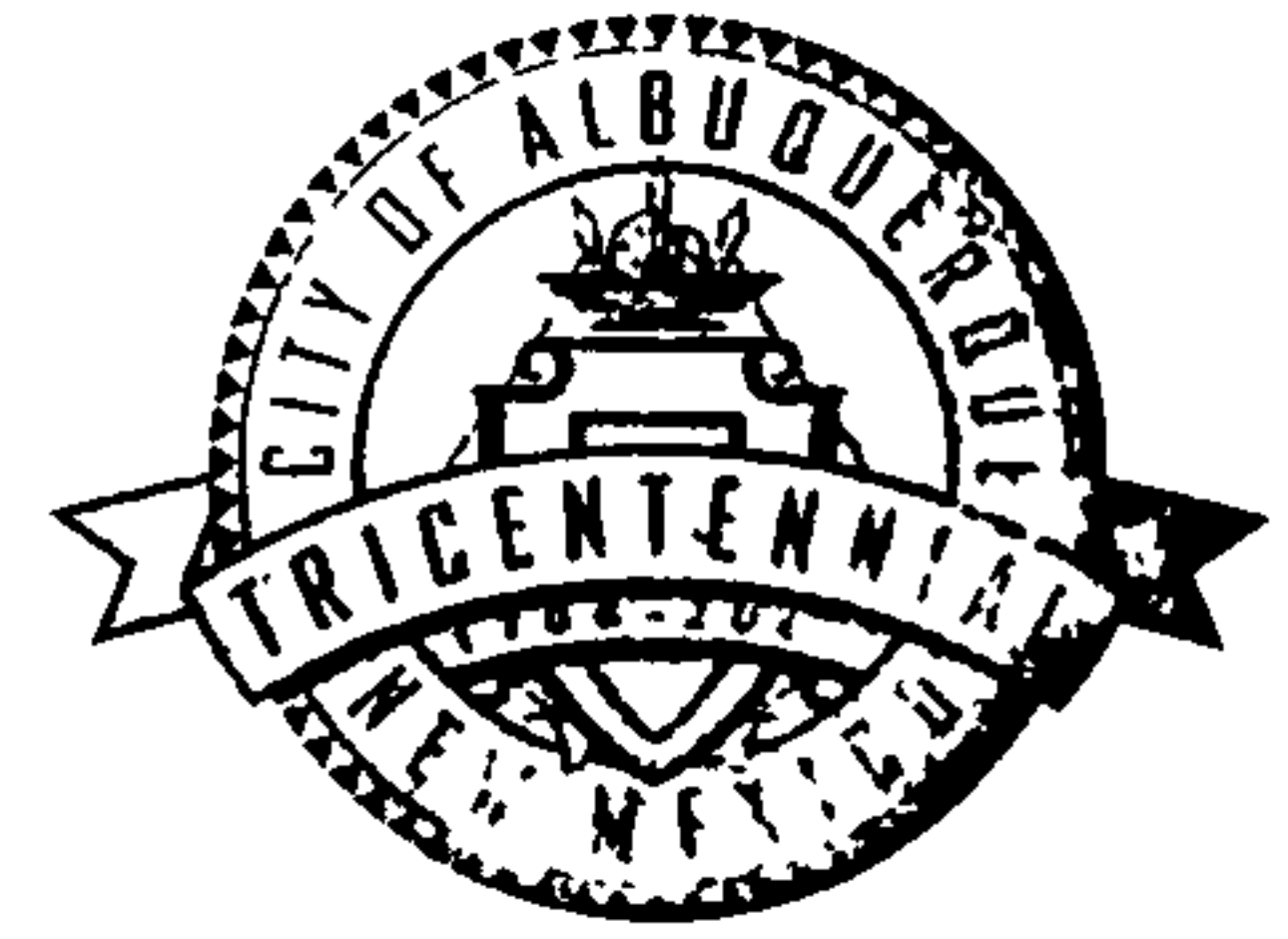
I would request that the TCL for this project be rescinded and that the street side sidewalks required for this project, which are included on the Site Plan for Building Permit be handled via this process and not via the SO 19 process as I have previously requested.

Thank you for your consideration in this matter.



Tim Ott

CITY OF ALBUQUERQUE



May 14, 2007

Jean Bordenave, P.E.
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87199-1194

**Re: Randolph Building, 1711 Randolph Road SE, Grading and Drainage Plan
Engineer's Stamp undated (M15-D42)**

Dear Mr. Bordenave,

Based upon the information provided in your submittal received 5-09-07, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

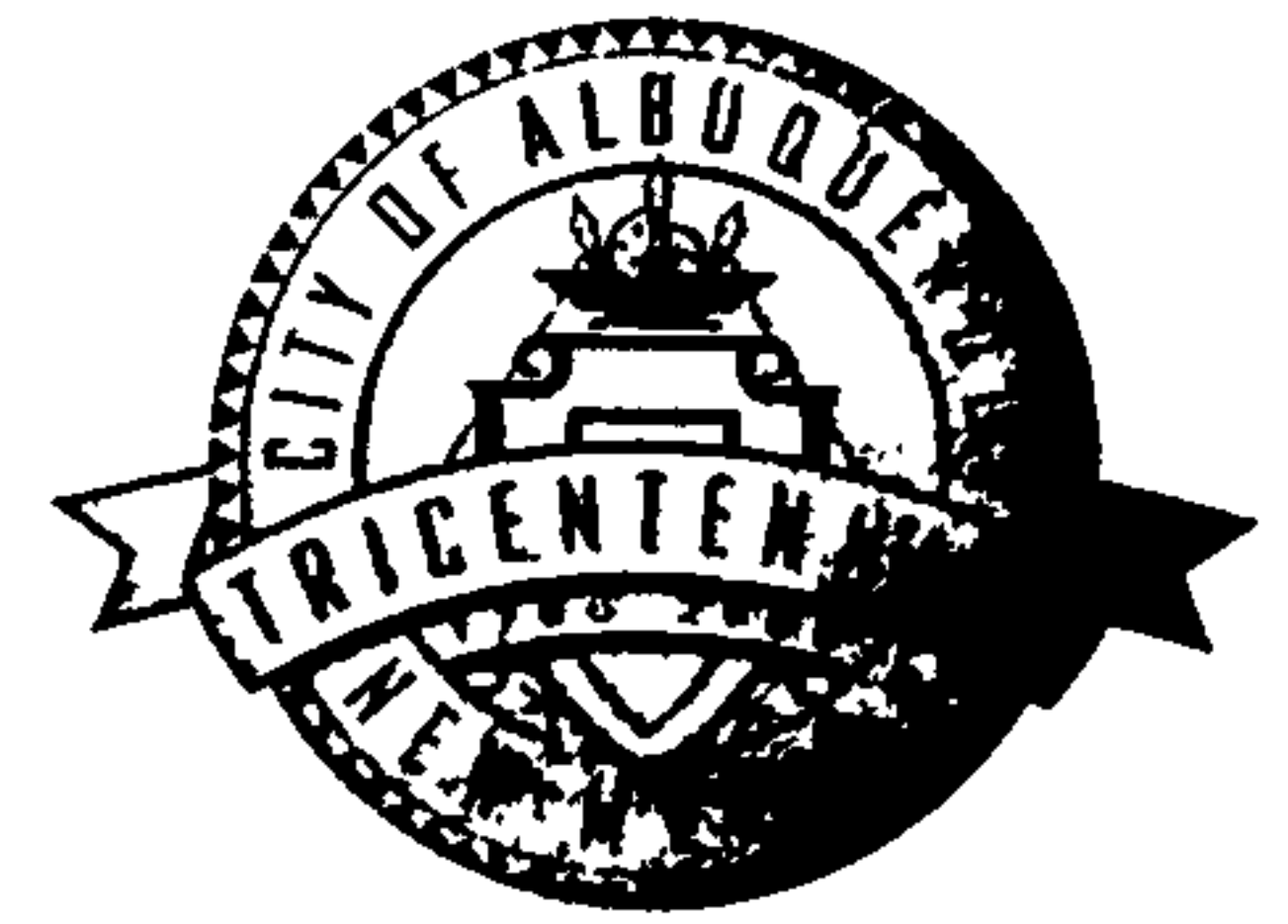
1. The plan must be signed, stamped, and dated by an engineer licensed within the state of New Mexico.
2. Complete the elevation and slope data within keyed notes 17, 18, 19, and 21.

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

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File



April 3, 2007

Michael del Mastro, R.A.
Michael del Mastro Architect
7308 Delwood Rd. NE
Albuquerque, NM 87110

**Re: Randolph Building, 1711 Randolph Road SE, Traffic Circulation Layout
Architect's Stamp dated 3-15-07 (M15-D42)**

Dear Mr. Mastro,

Based upon the information provided in your submittal received 3-15-07, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. Please show the location of the nearest driveway on the adjacent lot.
- ✓2. List the width of all parking islands.
- ✓3. Please show a vicinity map and a north arrow on the traffic circulation layout.
4. Show the location of all items that may impede the ADA pathway (fire hydrants, poles, etc.). *Move note 13*
5. Define all linetypes and provide a legend.
- ✓6. Provide a copy of solid waste approval.
- ✓7. Specify what is meant by the information in keyed note 5.
- ✓8. Please refer to all applicable City Specifications by standard number.
- ✓9. Provide a copy of the sidewalk easement for the sidewalk along Randolph that is located outside of the public right of way. *- put on plat*
10. Show the location of all wheelchair ramps and provide details. *- need truncated domes*
- ✓11. Provide geometric information for the handicapped spaces. Note that the handicapped spaces must be a minimum of 8.5 feet in width. In addition, the handicapped spaces must include an 8-foot wide van access aisle (located to the right of the handicapped space); all other aisles should be 5 feet in width.
- ✓12. A 2-foot overhang is allowed for standard parking spaces. However, two standard spots cannot share the overhang. Therefore, a 4-foot overhang area should be provided for spaces that abut each other. In addition to this, please note that each standard space can be 18 feet in length if an overhang is provided.
- ~~13. The 2-foot overhang cannot cross the lot line.~~

CITY OF ALBUQUERQUE



14. Are you replatting this site? *Yes*
- ✓15. What is the radius at the proposed entrance?
- ✓16. Call out the width of all drive aisles.
- ✓17. A scale must be shown on the plan. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, only the following scales may be used:
- 1" = 50'
 - 1" = 40'
 - 1" = 20'
 - 1" = 10'
 - 1" = 100' (for overall layouts only)

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

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

P.O. Box 1293

Albuquerque

C: File

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



March 7, 2007

Jean Bordenave, P.E.
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87199-1194

**Re: Randolph Building, 1711 Randolph Road SE, Grading and Drainage Plan
Engineer's Stamp dated 2-15-07 (M15-D42)**

Dear Mr. Bordenave,

Based upon the information provided in your submittal received 2-15-07, the above referenced plan is approved for Paving Permit and Grading Permit. Upon completion of the project, please provide an Engineer Certification for our files.

P.O. Box 1293

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3645 (Sertil Kanbar).

Albuquerque

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

New Mexico 87103

Sincerely,

A handwritten signature in black ink, appearing to read "K. D. Metro".

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: Sertil Kanbar, DMD Storm Drainage Design
File

Up at DRB 2/28

#9

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

MIS/0042

PROJECT TITLE: Randolph Building ZONE MAP: MISDRB#: DRB 1005390 EPC#: --- WORK ORDER#: ---LEGAL DESCRIPTION: Lots 9, 10 & 12. NZ Commercial -Office CenterADDRESS: Randolph Road SEENGINEERING FIRM: Bordenave Designs CONTACT: J. BordenaveADDRESS: PO Box 91194 PHONE: 823-1344CITY, STATE: Albuquerque, NM ZIP CODE: 87109OWNER: T. Ott CONTACT: T. OttADDRESS: 5620 Venice NE, Suite G. PHONE: 268-9742CITY, STATE: Albuquerque, NM ZIP CODE: 87113ARCHITECT: M. del Maestro CONTACT: M. del MaestroADDRESS: 7308 Delwood Rd NE PHONE: 883-4929CITY, STATE: Albuquerque, NM ZIP CODE: 87110SURVEYING FIRM: Baseline Field Service. LICENSED SURVEYOR: J. BordenaveADDRESS: PO Box 27549 PHONE: 244-3336CITY, STATE: Albuquerque, NM ZIP CODE: 87125

PROFESSIONAL LICENSED SURVEYOR SIGNATURE

LICENSE NO.

DATE

CONTRACTOR: Unknown CONTACT: ---ADDRESS: --- PHONE: ---CITY, STATE: --- ZIP CODE: ---**TYPE OF SUBMITTAL:**

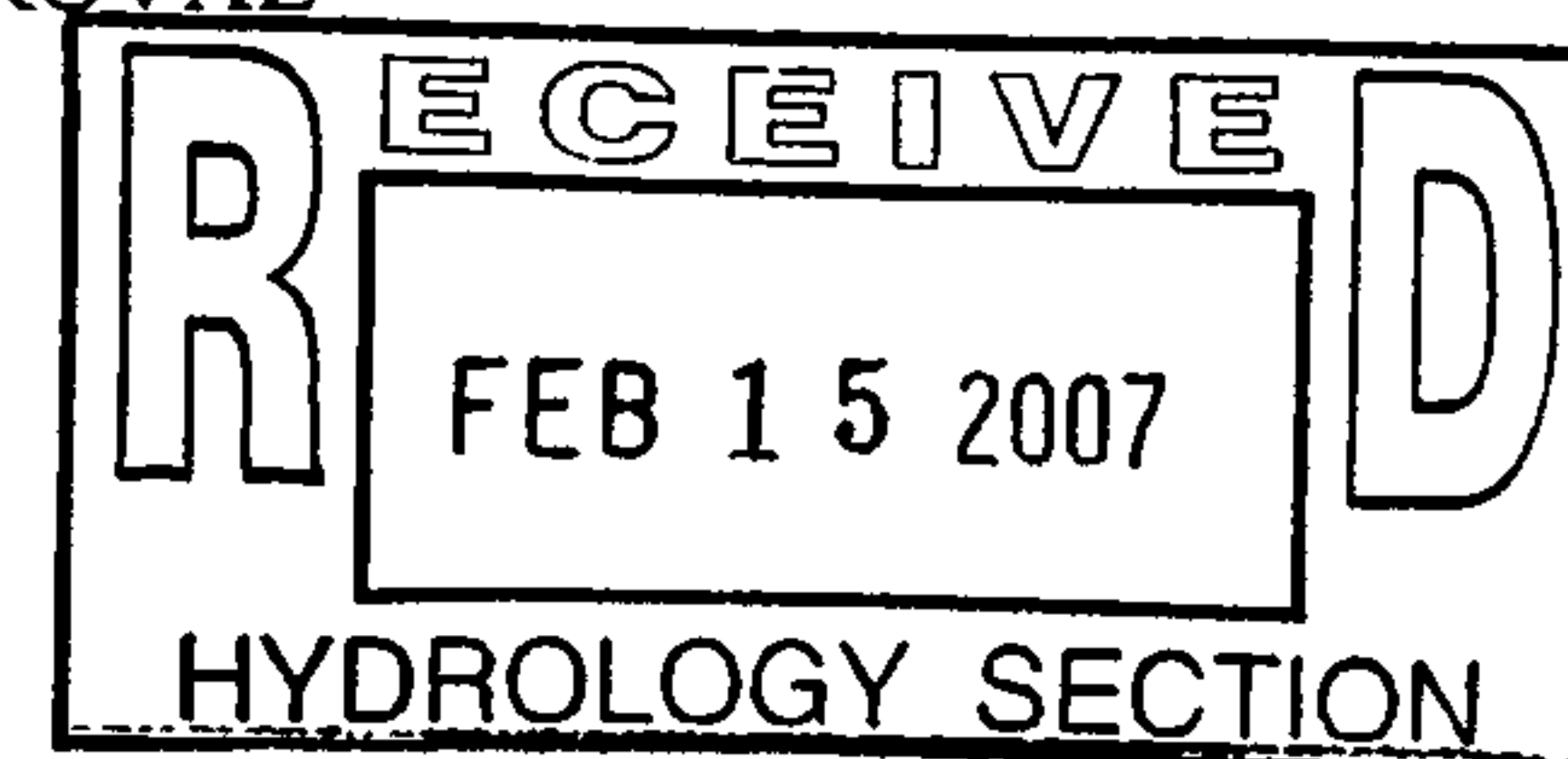
- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY)

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

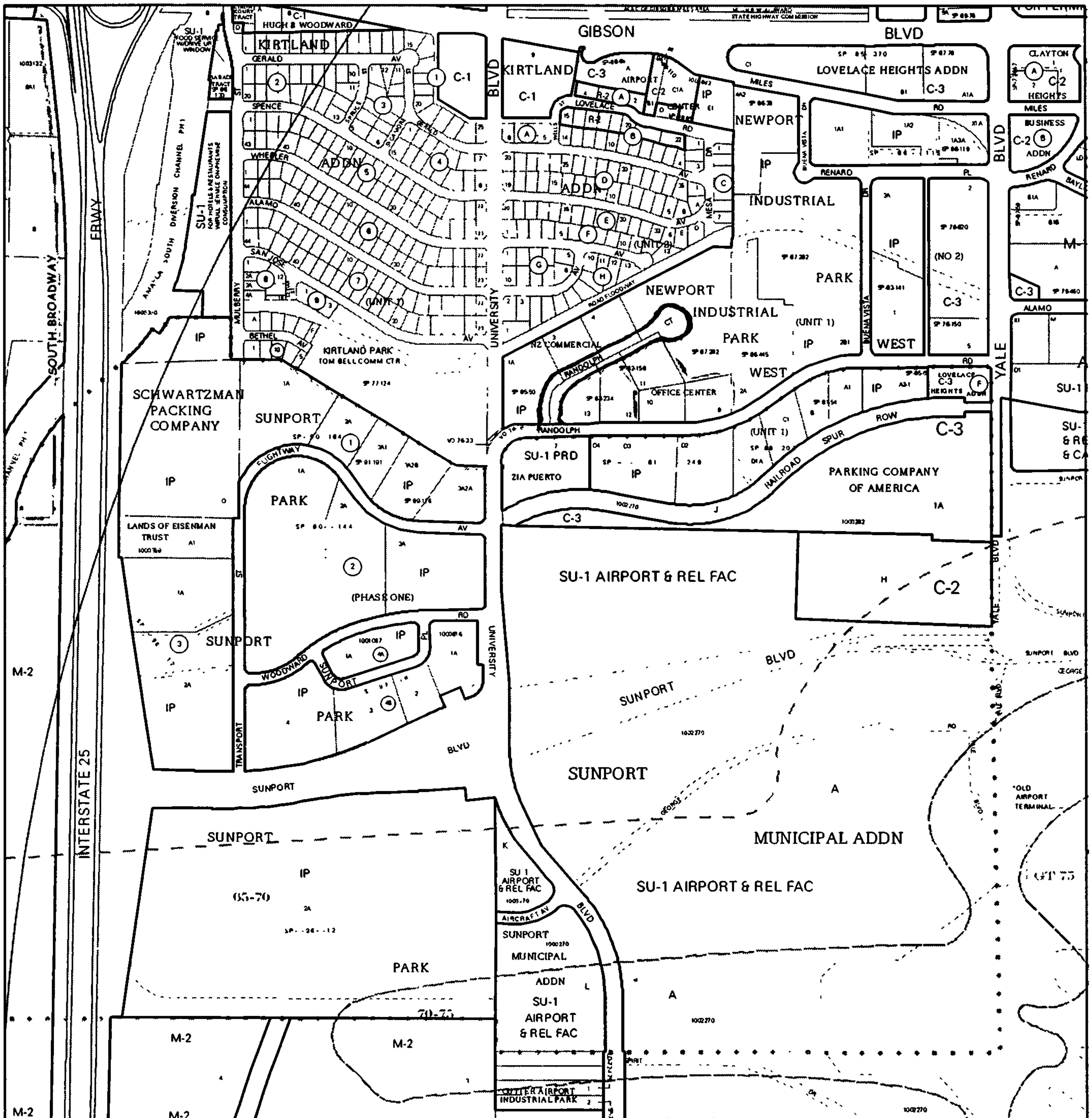
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: February 15, 2007 BY: Jake Bordenave

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

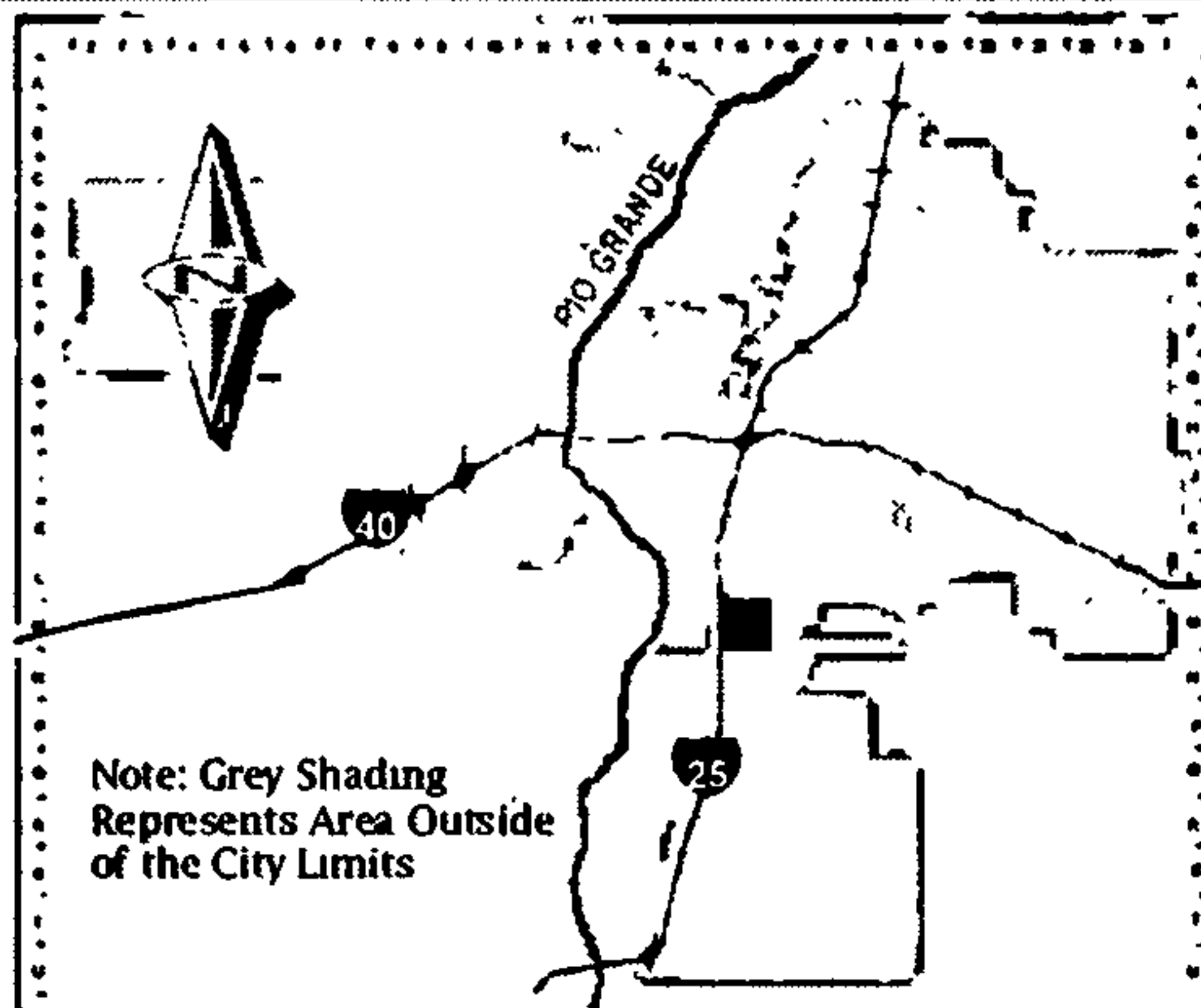
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2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 9/5/2006



Zone Atlas Page:

M-15-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME RANDOLPH BUILDING
AGENT BORBENAVE DESIGNS
ADDRESS PO BOX 91194
PROJECT & APP # _____
PROJECT NAME _____

\$ _____ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ 50.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 50.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

BORDENAVE DESIGNS

PO BOX 91194
ALBUQUERQUE, NM 87199-1194
(505) 823-1344

3350

DATE 02/15/07 95-219-1070

PAY TO THE ORDER OF CITY OF ALBUQUERQUE

Fifty & 00/100

\$ 50.00

DOLLARS

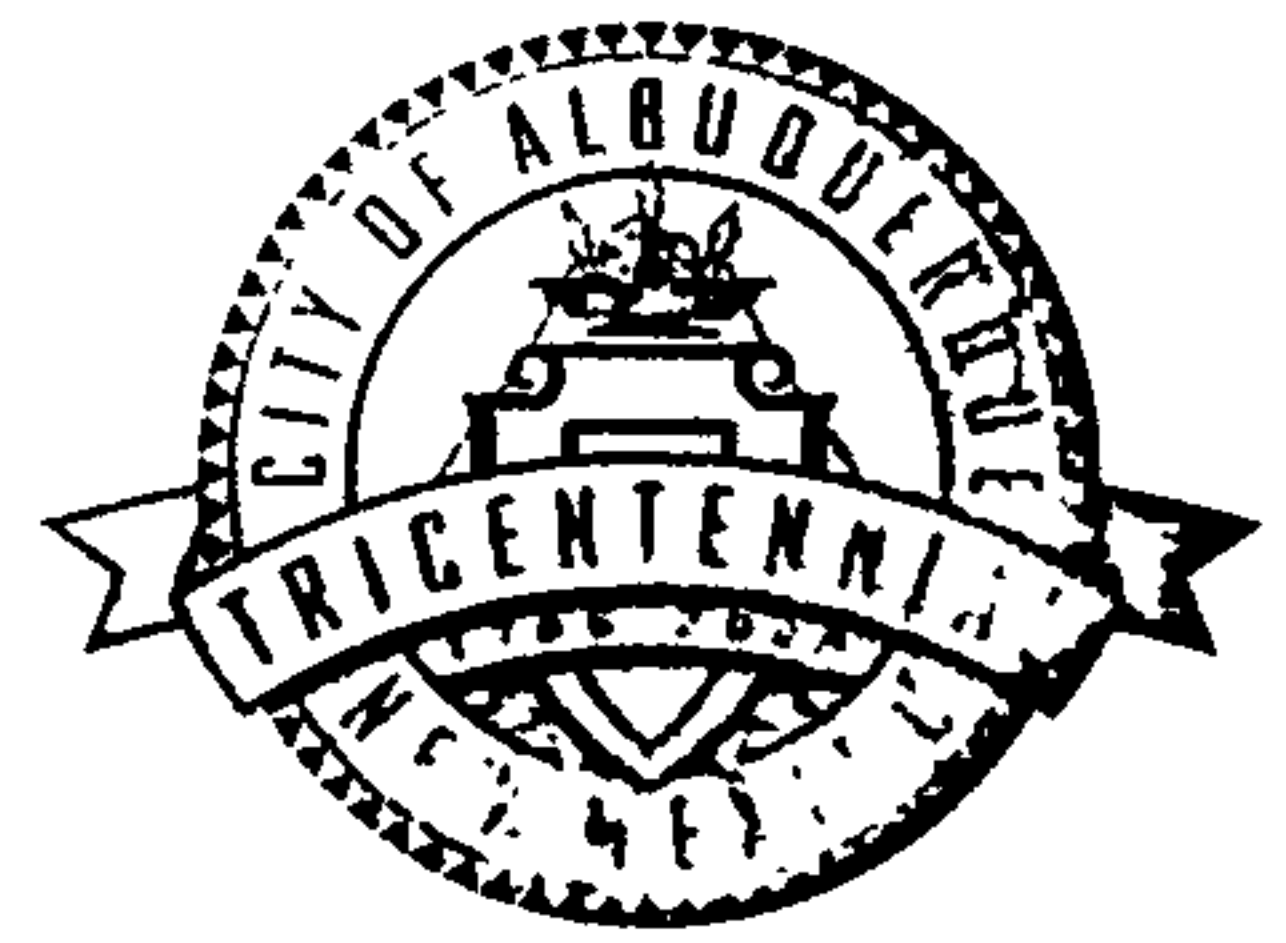
WELLS FARGO
Wells Fargo Bank, N.A.
5555 Montgomery NE
Albuquerque, NM 87109
wellsfargo.com

FOR 0630 drainage review

[Signature]

⑈003350⑈ ⑆ 107002192⑆ 1097512990⑈

CITY OF ALBUQUERQUE



May 16, 2007

Jean Bordenave, P.E.
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87199-1194

**Re: Randolph Building, 1711 Randolph Road SE, Grading and Drainage Plan
Engineer's Stamp dated 2-15-07 (M15-D42)**

Dear Mr. Bordenave,

Based upon the information provided in your submittal received 5-16-07, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Kathy Verhage).

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

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: Kathy Verhage, DMD Storm Drainage Design
File

CITY OF ALBUQUERQUE



May 14, 2007

Michael del Mastro, R.A.
Michael del Mastro Architect
7308 Delwood Rd. NE
Albuquerque, NM 87110

Re: Randolph Building, 1711 Randolph Road SE, Traffic Circulation Layout
Architect's Stamp dated 5-07-07 (M15-D42)

Dear Mr. Mastro,

The TCL submittal received 5-14-07 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

Albuquerque

New Mexico 87103

www.cabq.gov

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.

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.

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

INSTRUCTION ADDRESS 1711 Randolph Rd SE, Albuquerque, NM 87106

APPLICANT TO PROVIDE ALL INFORMATION BELOW:

TYPE OF APPLICATION

- ☒ NEW BUILDING ☐ REMODEL
☐ SHELL-ONLY ☐ REPAIR
☐ ADDITION ☐ OTHER

CITY OF ALBUQUERQUE

"SOLID WASTE"

MANAGEMENT DEPARTMENT

APPROVED 4/11/07

CONSTRUCTION DATA:

NUMBER OF STORIES 1

SQUARE FOOTAGE 28,453

VALUATION OF WORK 107,000

LEGAL DESCRIPTION

LOT NO. 9,10,12 BLOCK NO. _____

SUBDIVISION NZ Commercial - Office Center

TRACT _____ PARCEL _____ UNIT _____

UNIFORM PROPERTY CODE 1050534431810404

NO. OF APT. OR
MOTEL UNITS _____

NO. OF
BUILDINGS 1

OWNERSHIP

- ☒ PRIVATE
☐ PUBLIC

OWNER Tim Ott PHONE (505) 250-4105

ADDRESS 5020 Venice Ave NE, Suite G

Albuquerque, NM ZIP 87113

DESCRIPTION OF WORK:

New Office Build

ARCHITECT, ENGINEER

OR DESIGNER Mike DeL Mastro PHONE (505) 208-9742

ADDRESS 5020 Venice Ave NE, Suite G

Albuquerque, NM ZIP 87113

CONTRACTOR ISBS, LLC PHONE 208-9742

ADDRESS 5020 Venice Ave NE, Suite G

Albuquerque, NM ZIP 87113

NM STATE LICENSE NO. 87250

LICENSE CLASSIFICATION CB-98

NM STATE TAX NO. 03-641135 ETW / CRS-02491572006

ALB. BUSINESS REG. NO. FA 0052921

- ☐ PUBLIC (BUILT WITH PUBLIC FUNDS)
☒ COMMERCIAL
☐ TRIPLEX
☐ FOURPLEX
☐ APARTMENT COMPLEX GREATER THAN
FOUR UNITS
☐ FOUNDATION ONLY
☐ FOUNDATION FOR MODULAR BUILDING
☐ OTHER (DESCRIBE) _____