

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

March 16, 2009

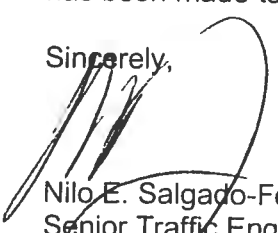
Jon Anderson, Registered Architect
912 Roma Ave. NW
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
Mesa del Sol Town Center Phase 1, [R-16 / DA3005]
5700 University Blvd SE
Architect's Stamp Dated 03/16/09

Dear Mr. Anderson:

The TCL / Letter of Certification submitted on March 16, 2009 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

PO Box 1295

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: MESA DEL SOL TOWN CENTER (Phase 1) ZONE MAP: R-16 DA3005
 DRB#: 07 DRB 70283 EPC#: _____ WORK ORDER#: _____
 LEGAL DESCRIPTION: TRACT 23 OF THE BULK LAND TRUST FOR MESA DEL SOL
INNOVATION PARK CONTAINING 3.3268 AC. AS RECORDED 9.13.07
 CITY ADDRESS: _____ BOOK 2067 PAGE 255

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: FOREST CITY CONTACT: CHRIS ANDERSON
 ADDRESS: 5700 W. UNIVERSITY BLVD SE PHONE: 460-3021
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87105

ARCHITECT: JON ANDERSON ARCHITECT CONTACT: JANUO ARELLANO
 ADDRESS: 912 ROMA AVE NW PHONE: 764-8306 x.204
 CITY, STATE: ALB, NM ZIP CODE: 87102

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: KLINBER CONSTRUCTORS CONTACT: SCOTT KING
 ADDRESS: 8701 WASHINGTON ST NE PHONE: 858-3681
 CITY, STATE: ALB, NM ZIP CODE: 87113

TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/> DRAINAGE PLAN 1 st SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/> GRADING PLAN	<input type="checkbox"/> SECTOR PLAN APPROVAL
<input type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> FINAL PLAT APPROVAL
<input type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input type="checkbox"/> CLOMR/LOMR	<input type="checkbox"/> BUILDING PERMIT APPROVAL
<input type="checkbox"/> TRAFFIC CIRCULATION LAYOUT	<input checked="" type="checkbox"/> CERTIFICATE OF OCCUPANCY (PERM)
<input type="checkbox"/> ENGINEER'S CERT (TCL)	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (TEMP)
<input checked="" type="checkbox"/> ENGINEER'S CERT (DRB SITE PLAN)	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input type="checkbox"/> OTHER (SPECIFY)	<input type="checkbox"/> PAVING PERMIT APPROVAL
	<input type="checkbox"/> WORK ORDER APPROVAL
	<input type="checkbox"/> OTHER (SPECIFY) MAH 16

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 3/16/2009 BY: JCH

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.

JON ANDERSON
ARCHITECT
912 ROMA AVE NW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505 764 8306
FAX 764 2879
JONANDERSON
ARCHITECT.COM

TRAFFIC CERTIFICATION

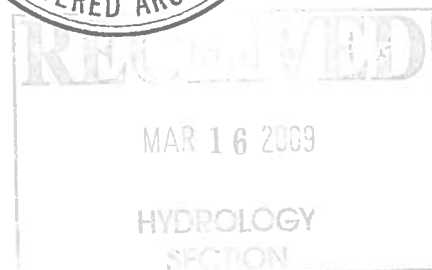
I, Jon Anderson, NMRA 1100, of the firm Jon Anderson Architect, Hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB Approved Plan dated 12-10-2007 and Administrative Amendment to the Site Plan dated February 12, 2009. I certify that I have personally visited the project site on March 12, 2009 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 Final Certificate of Occupancy.

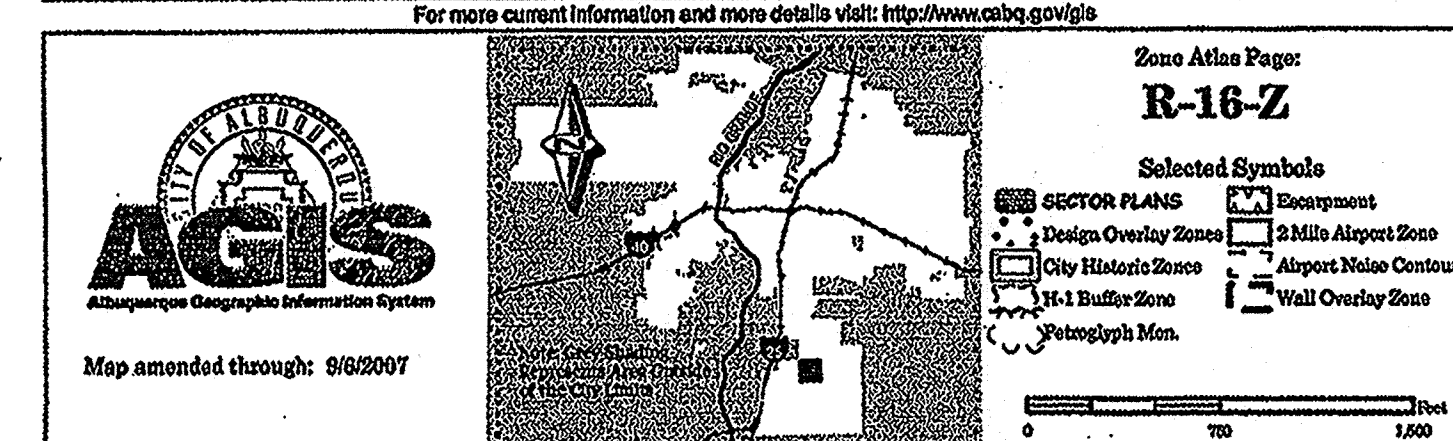
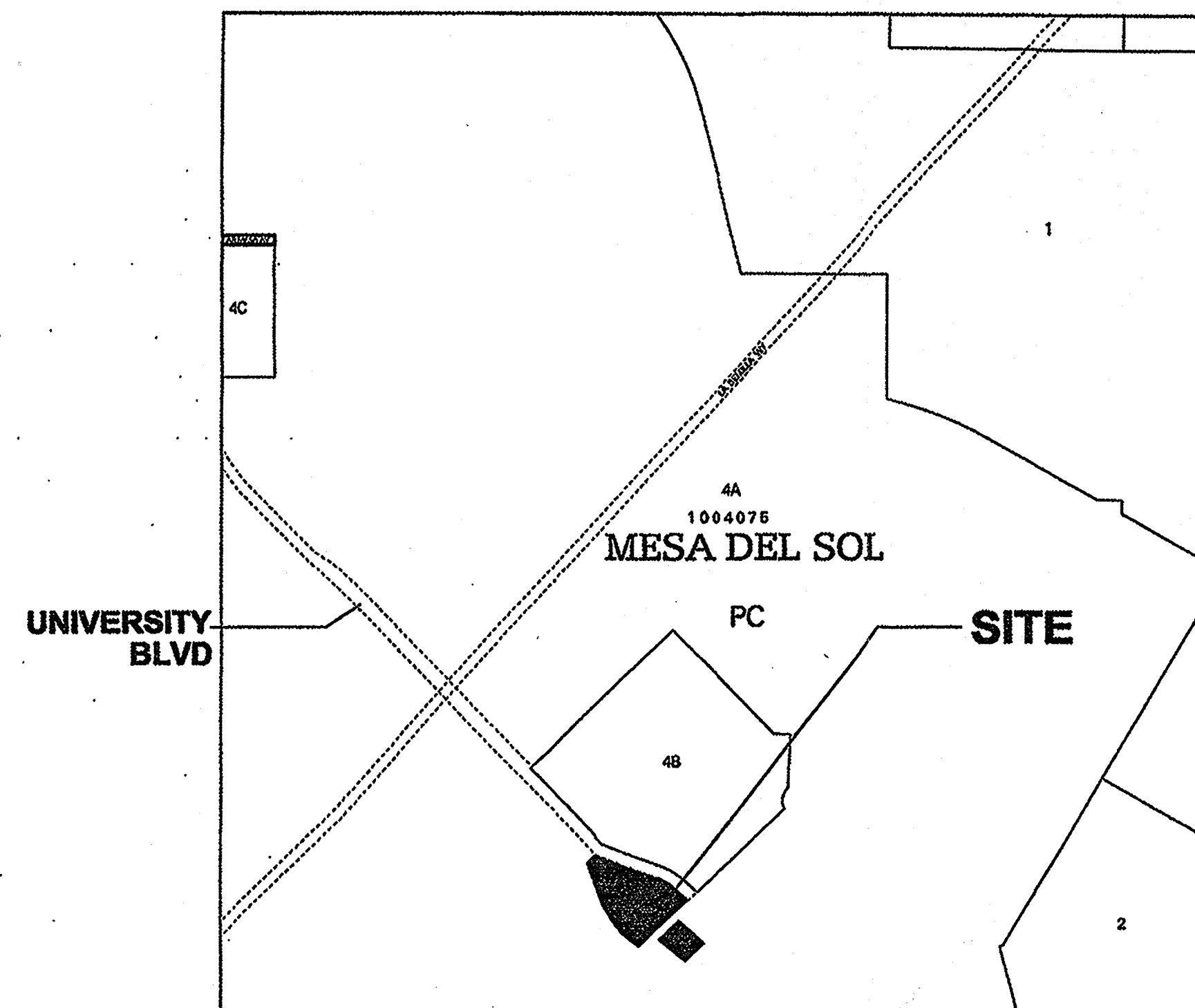
The approved Administrative Amendment on February 12th, 2009 phased the construction of the park (phase 3), building and 37 space parking lot (phase 1), and stand-alone parking (phase 2). We are requesting a Final Certificate of Occupancy for Phase 1 (building and 37 space parking lot) only. Phases 2 and 3 are still under construction; however, Phase 2 stand-alone parking lot is completely paved and striped.

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


Jon Anderson NMRA 1100

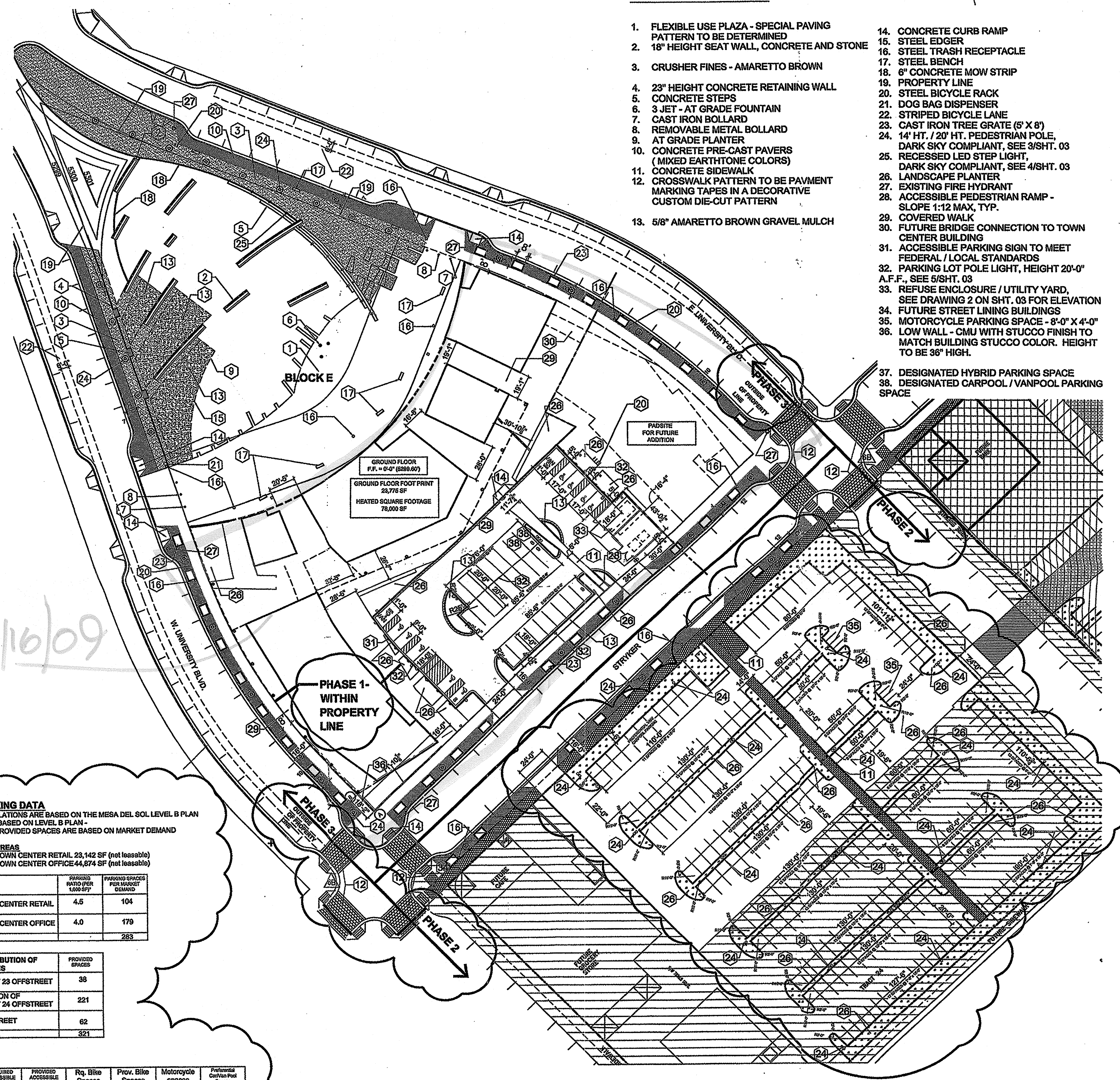
3/16/09
DATE





ADMINISTRATIVE AMENDMENT
 File # 1004075 Project # 1004843
 Revised parking, revised landscaping and construction phasing
 Approved by: [Signature]
 Date: 1/7/2009

APPROVED
 ZONING
 COMMERCIAL



PARKING DATA
 CALCULATIONS ARE BASED ON THE MESA DEL SOL LEVEL B PLAN
 *BASED ON LEVEL B PLAN -
 PROVIDED SPACES ARE BASED ON MARKET DEMAND

AREAS	PARKING RATIO PER 1,000 SF	PARKING SPACES PER MARKET DEMAND
TOWN CENTER RETAIL 23,142 SF (not feasible)	4.5	104
TOWN CENTER OFFICE 44,874 SF (not feasible)	4.0	179
TOTAL		283

DISTRIBUTION OF SPACES	PROVIDED SPACES
TRACT 23 OFFSTREET	38
PORTION OF TRACT 24 OFFSTREET	221
ON STREET	62
TOTAL	321

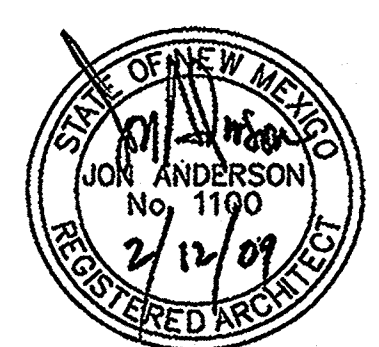
REQUIRED ACCESSIBLE SPACES	PROVIDED ACCESSIBLE SPACES	Rq. Bike Spaces	Prov. Bike Spaces	Motorcycle spaces	Professional Car/Van Pool Spaces
12	12	14	20	6	12

KEYED NOTES:

1. FLEXIBLE USE PLAZA - SPECIAL PAVING PATTERN TO BE DETERMINED
2. 18" HEIGHT SEAT WALL, CONCRETE AND STONE
3. CRUSHER FINES - AMARETTO BROWN
4. 23" HEIGHT CONCRETE RETAINING WALL
5. CONCRETE STEPS
6. 3 JET - AT GRADE FOUNTAIN
7. CAST IRON BOLLARD
8. REMOVABLE METAL BOLLARD
9. AT GRADE PLANTER
10. CONCRETE PRE-CAST PAVERS (MIXED EARTHTONE COLORS)
11. CONCRETE SIDEWALK
12. CROSSWALK PATTERN TO BE PAYMENT MARKING TAPES IN A DECORATIVE CUSTOM DIE-CUT PATTERN
13. 5/8" AMARETTO BROWN GRAVEL MULCH
14. CONCRETE CURB RAMP
15. STEEL EDGER
16. STEEL TRASH RECEPTACLE
17. STEEL BENCH
18. 6" CONCRETE MOW STRIP
19. PROPERTY LINE
20. STEEL BICYCLE RACK
21. DOG BAG DISPENSER
22. STRIPED BICYCLE LANE
23. CAST IRON TREE GRATE (5' X 8')
24. 14' HT. / 20' HT. PEDESTRIAN POLE, DARK SKY COMPLIANT, SEE 3/SHT. 03
25. RECESSED LED STEP LIGHT, DARK SKY COMPLIANT, SEE 4/SHT. 03
26. LANDSCAPE PLANTER
27. EXISTING FIRE HYDRANT
28. ACCESSIBLE PEDESTRIAN RAMP - SLOPE 1:12 MAX, TYP.
29. COVERED WALK
30. FUTURE BRIDGE CONNECTION TO TOWN CENTER BUILDING
31. ACCESSIBLE PARKING SIGN TO MEET FEDERAL / LOCAL STANDARDS
32. PARKING LOT POLE LIGHT, HEIGHT 20'-0" A.F.F., SEE 5/SHT. 03
33. REFUSE ENCLOSURE / UTILITY YARD, SEE DRAWING 2 ON SHT. 03 FOR ELEVATION
34. FUTURE STREET LINING BUILDINGS
35. MOTORCYCLE PARKING SPACE - 8'-0" X 4'-0" LOW WALL - CMU WITH STUCCO FINISH TO MATCH BUILDING STUCCO COLOR. HEIGHT TO BE 36" HIGH.
37. DESIGNATED HYBRID PARKING SPACE
38. DESIGNATED CARPOOL / VANPOOL PARKING SPACE

MESA DEL SOL
 COMMUNITY CENTER
 BUILDING A
 ALBUQUERQUE, NEW MEXICO

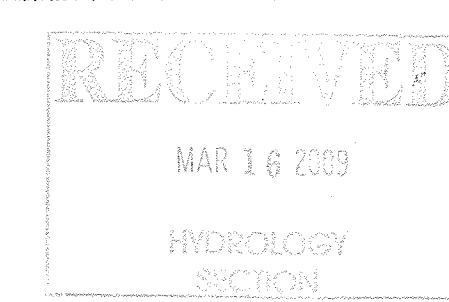
ADMINISTRATIVE AMENDMENT #2



DATE: FEBRUARY 12, 2009

SHEET TITLE:
 SITE DEVELOPMENT PLAN
 FOR BUILDING PERMIT
 SHEET NUMBER:

01



civil
urs
6501 americas parkway ne
suite 900
albuquerque, nm 87110
505 855 7500 p
505 855 7555 f