

CITY OF ALBUQUERQUE



April 13, 2005

Mr. Scott McGee, PE
ISAACSON & ARFMAN, PA
128 Monroe St. NE
Albuquerque, NM 87108

Re: VENTANA RANCH APTS
10400 Universe St. NW
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 01/13/2004 (B-10/D5)
Certification dated 04/13/2005

P.O. Box 1293

Dear Scott,

Albuquerque

Based upon the information provided in your submittal received 04/13/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

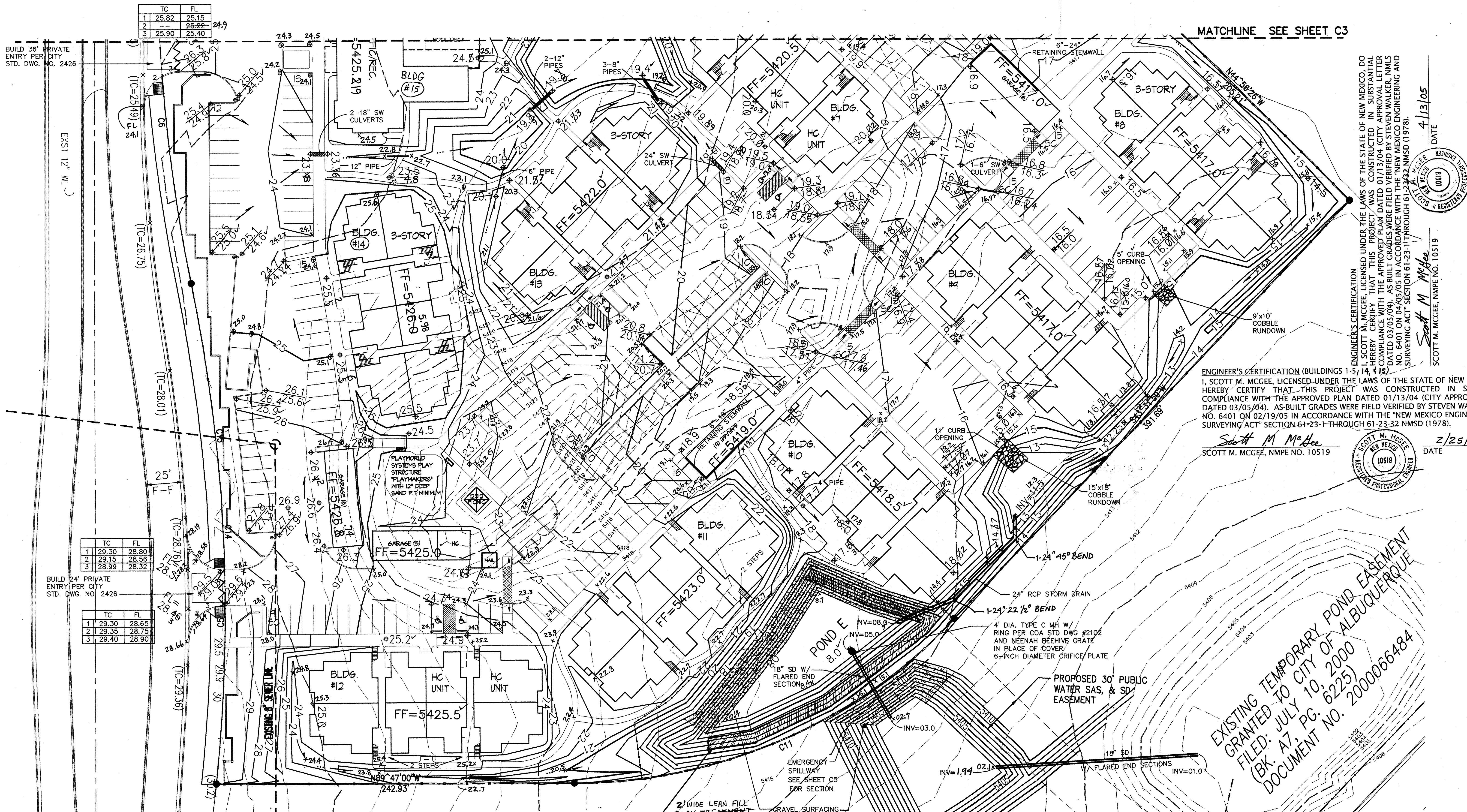
If you have any questions, you can contact me at 924-3982.

www.cabq.gov

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: Phyllis Villanueva
File



BUILD 36' PRIVATE ENTRY PER CITY STD. DWG. NO. 2426

BUILD 24' PRIVATE ENTRY PER CITY STD. DWG. NO. 2426

TC	FL
1 29.30	28.80
2 29.15	28.56
3 28.99	28.32

TC	FL
1 29.30	28.65
2 29.35	28.75
3 29.40	28.90

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEG
C1	31°34'04"	178.67	344.35	625.00	340.01	S27°44'57"W
C2	48°41'01"	289.71	569.24	625.00	485.27	S85°32'30"W
C3	85°51'04"	55.30	63.85	50.00	74.23	N41°51'28"W
C4	05°33'32"	55.07	110.04	1070.00	109.99	N02°00'50"E
C5	23°17'04"	227.87	448.08	1105.00	445.98	N00°19'05"E
C6	11°36'18"	111.27	221.78	1085.00	221.61	N02°31'18"W
C7	90°34'09"	101.00	158.07	100.00	142.12	N45°33'25"E
C8	28°34'49"	150.02	294.44	625.00	291.79	S29°27'45"W
C9	23°33'39"	105.10	185.15	45.00	75.11	N69°48'48"W
C10	72°08'47"	18.53	31.89	25.00	28.77	S06°59'06"W
C11	40°41'01"	153.19	289.25	355.00	281.51	N08°02'30"E
C12	04°34'24"	24.95	49.89	625.00	49.87	S41°14'48"W
C13	05°34'38"	53.82	107.58	1105.00	107.52	N08°10'19"W
C14	17°42'28"	172.12	341.50	1105.00	340.14	N02°28'19"W
C15	01°54'09"	18.35	36.89	1105.00	36.89	N02°51'20"W
C16	01°35'01"	8.64	17.28	625.00	17.28	S44°19'51"W
	(01°35'01")	(8.64)	(17.28)	(625.00)		

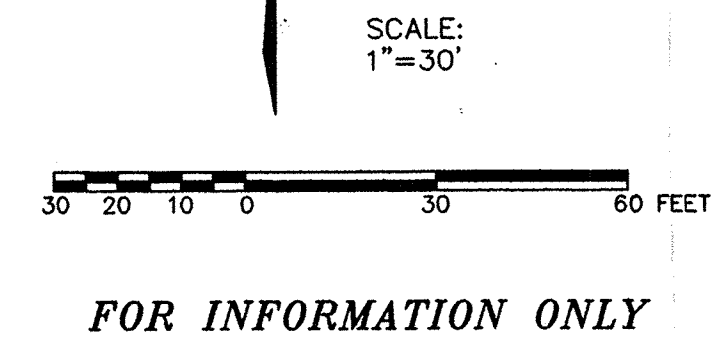
ID	BEARING	DISTANCE
T1	N00°16'51"E	23.98'
T2	N08°37'57"E	104.82'
T3	S43°31'59"W	2.06'
T4	N36°06'10"W	60.78'
T5	S82°06'50"E	60.50'
T6	N85°06'04"W	21.19'

- LEGEND**
- 5413 --- EXISTING CONTOUR
 - 20 --- PROPOSED CONTOUR
 - ◆ 20.5 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - FF=5422.5 FINISH FLOOR ELEVATION
 - SIDEWALK CULVERT
 - DRAIN PIPE
 - TOP OF CURB ELEVATION
 - WATERBAR
 - CARPORT
 - AS-BUILT ELEVATION

OFFSITE GRADING APPROVAL

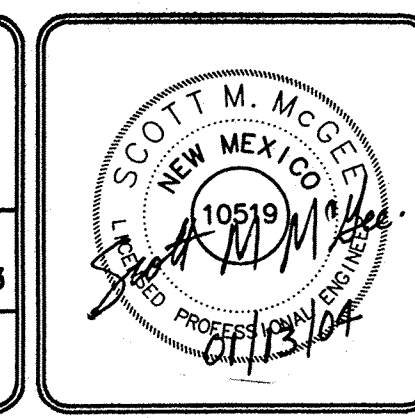
OWNER TRACT A-1-B

DATE 11/29/03 SANDIA PROPERTIES MANAGING
PER AGMT. BETWEEN GSL PROPERTIES INC. & LVLV



revisions
12/12/02
06/12/03

Job title VENTANA RANCH APTS. UNIVERSE NW ALBUQUERQUE, NEW MEXICO			
PROJECT MANAGER NICK PIRKL	Job no 22025	date 09/10/03	by SMM
sheet title SOUTH GRADING & DRAINAGE PLAN			

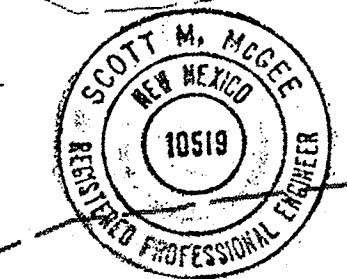


de la torre architects, p.a. aia
2400 louisiana blvd ne
building 3 suite 110
albuquerque nm 87110 / 505-883-7918

sheet-
C4
of- x

ENGINEER'S CERTIFICATION (BUILDINGS 1-5, 14, & 15)
I, SCOTT M. MCGEE, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DATED 01/13/04 (CITY APPROVAL LETTER DATED 03/05/04). AS-BUILT GRADES WERE FIELD VERIFIED BY STEVEN WALKER, NMLS NO. 6401 ON 02/19/05 IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-23-32, NMCD (1978).

Scott M. McGee
SCOTT M. MCGEE, NMPE NO. 10519



2/25/05
DATE

EXISTING TEMPORARY POND EASEMENT
GRANTED TO CITY OF ALBUQUERQUE
(BK. A7 PG. 6225)
DOCUMENT NO. 2000066484

