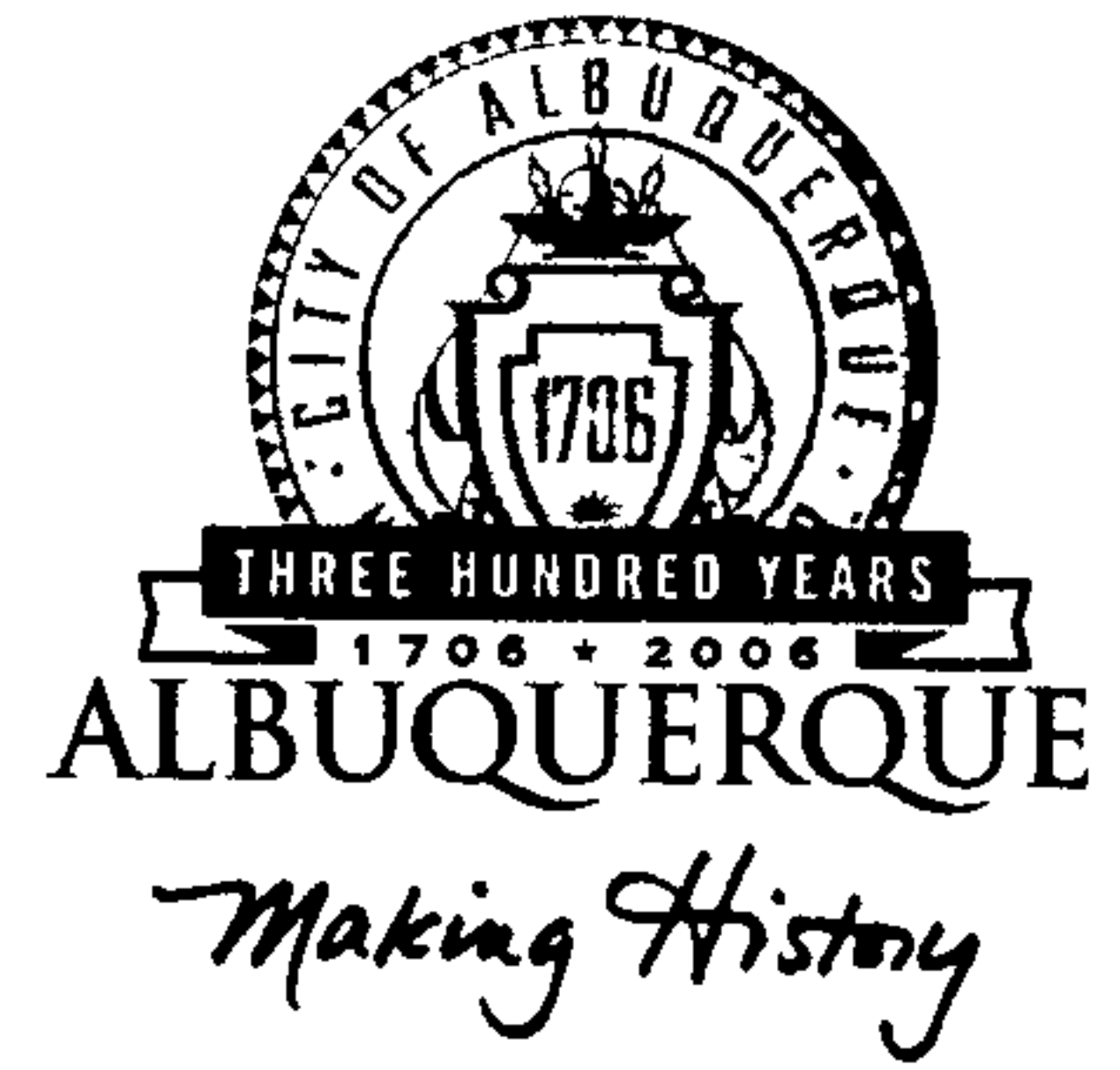


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

March 15, 2006

Joe L. Slagle, Registered Architect
1600 Rio Grande NW
Albuquerque, NM 87104

Re: Certification Submittal for Final Building Certificate of Occupancy for
Columbine Office Development, [C-17 / D118]
8801 Jefferson NE
Architect's Stamp Dated 03/07/06

Dear Mr. Slagle:

P.O. Box 1293

The TCL / Letter of Certification submitted on March 14, 2005 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

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

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

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

PROJECT TITLE: Columbine Office Development
Jefferson Place North
DRB #: 1000492 **EPC #:** 00128 00000 00584 **ZONE MAP/DRG. FILE #** C-17/D118
WORK ORDER#: _____

LEGAL DESCRIPTION: Tract C1-C and C1-D, Richfield Park,
CITY ADDRESS: 8801 Jefferson NE

ENGINEERING FIRM: ABQ Engineers Inc.
ADDRESS: 6739 Academy Rd. NE Suite 130
CITY, STATE: Albuquerque, NM

CONTACT: Roni Booth
PHONE: 255-7802
ZIP CODE: 87109

OWNER: Clearbrook Investment, LLC
ADDRESS: 8901 Adams NE Suite A
CITY, STATE: Albuquerque, NM

CONTACT: Scott Henry
PHONE: 858-1800
ZIP CODE: 87113

ARCHITECT: JLS Architects
ADDRESS: 1600 Rio Grande Blvd. NW
CITY, STATE: Albuquerque, NM

CONTACT: Joe Slagle
PHONE: 246-0870
ZIP CODE: 87104

SURVEYOR: ABQ Engineers Inc.
ADDRESS: 6739 Academy Rd. NE Suite 130
CITY, STATE: Albuquerque, NM

CONTACT: Martin Garcia
PHONE: 255-7802
ZIP CODE: 87109

CONTRACTOR: J.C. Dixon
ADDRESS: 280 Del Norte Ct.
CITY, STATE: Bosque Farms, NM

CONTACT: Jim Dixon
PHONE: 869-3846
ZIP CODE: 87068

CHECK TYPE OF SUBMITTAL:

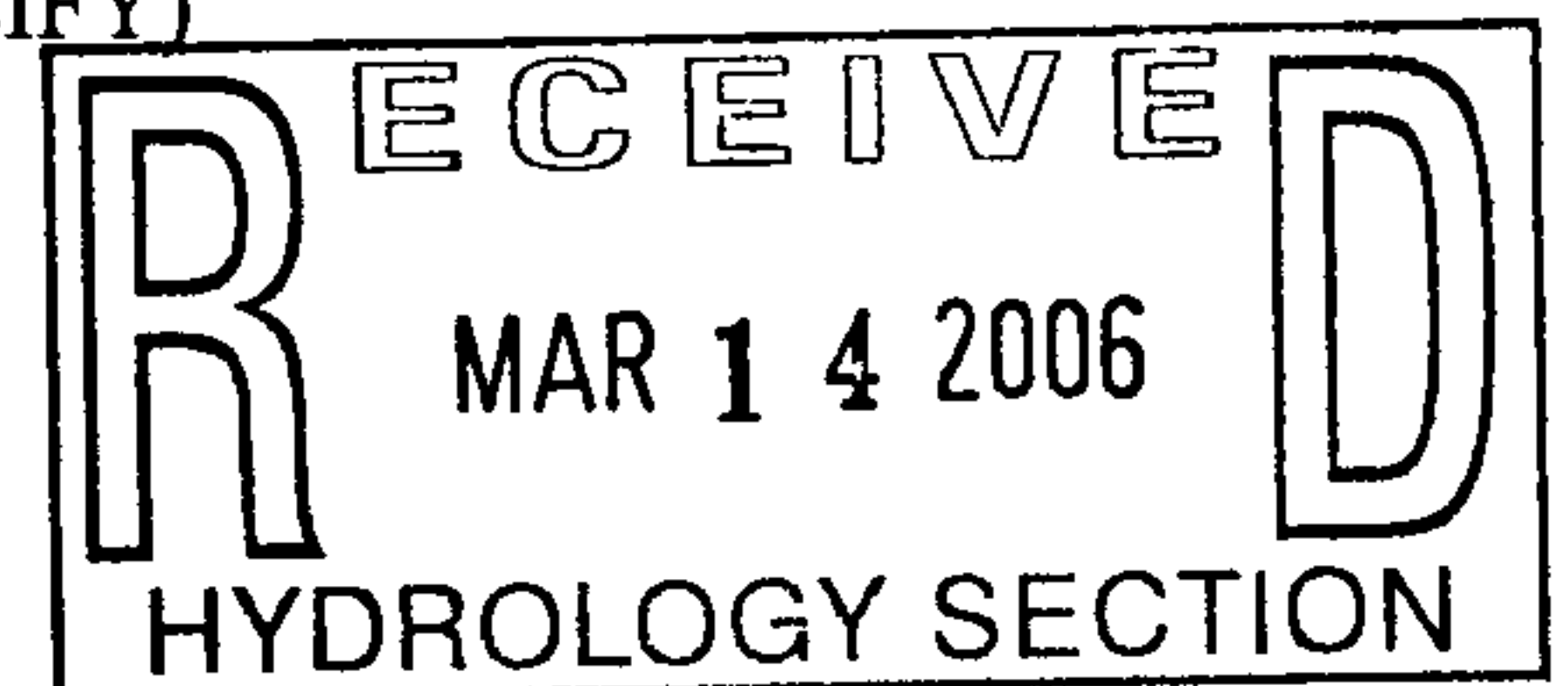
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☒ **TRAFFIC CIRCULATION LAYOUT (TCL)**
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

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: _____ **BY:** _____

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 acres
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

RE: Jefferson Place North
8801 Jefferson NE
Albuquerque, NM 87113

TRAFFIC CERTIFICATION

SMH

10.5.04

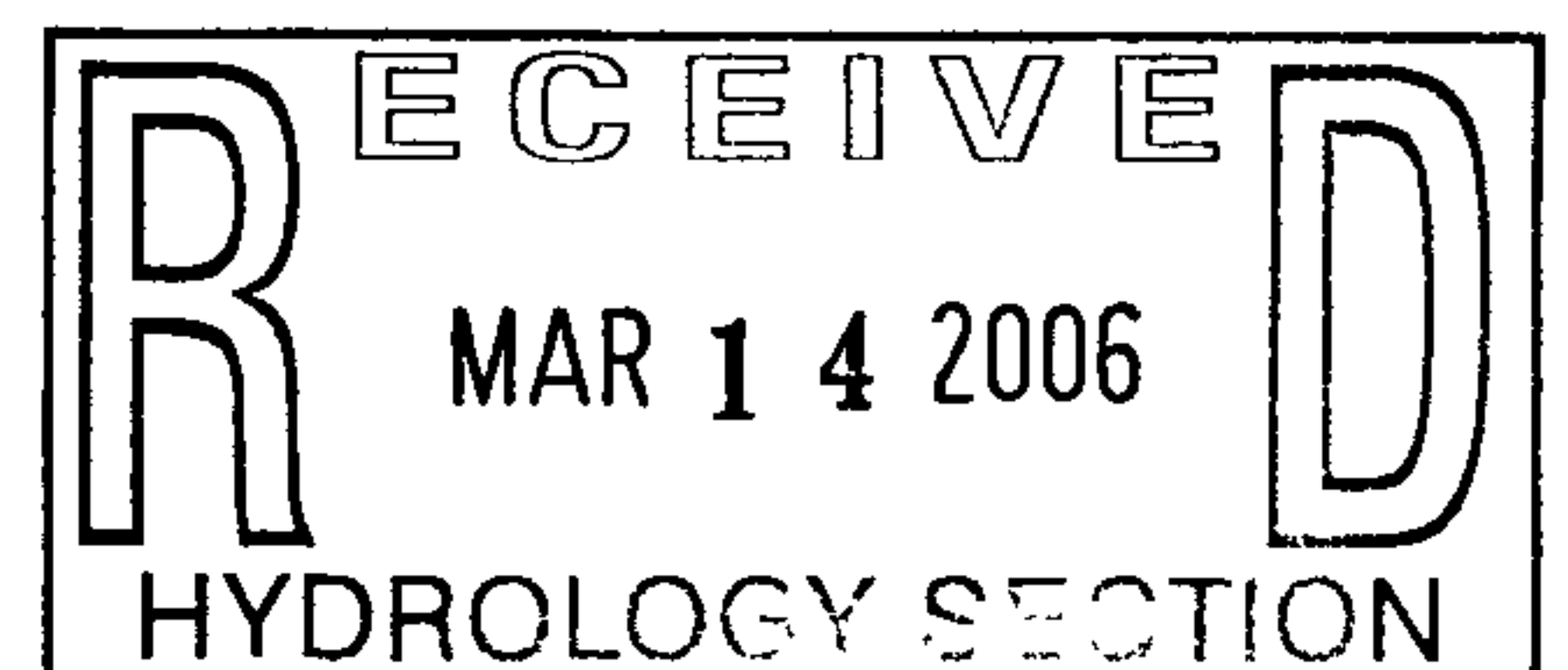
I, Joe L. Slagle, NMPE or NMRA 2284, of the firm JLS Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB, AA or TCL approved plan dated 01.19.05. I certify that I have personally visited the project site on 03.07.06 and have 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 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 record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Engineer's or Architect's Stamp

Signature of Engineer or Architect

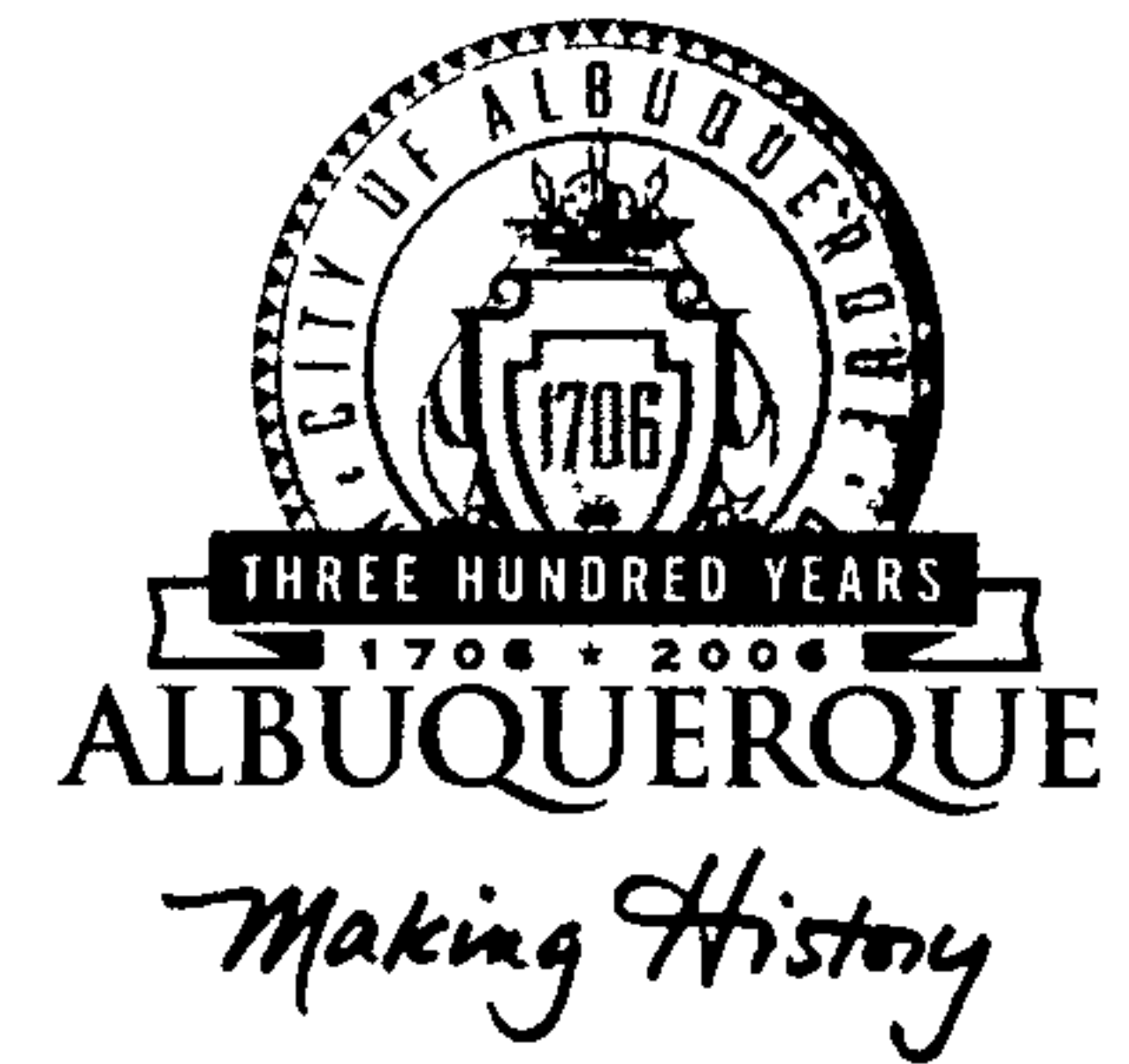
3.7.06
Date



JLS

ARCHITECTS

CITY OF ALBUQUERQUE



March 14, 2006

Mr. Martin Garcia, P.E.
ABQ ENGINEERING, INC.
6739 Academy Rd. NE, Suite 130
Albuquerque, NM 87109

Re: COLUMBINE OFFICE DEVELOPMENT
8801 Jefferson Street NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 01/18/2005 (C-17/D118)
Certification dated 03/01/2006

Dear Martin:

P.O. Box 1293

Based upon the information provided in your submittal received 03/14/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

New Mexico 87103

Sincerely,

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

www.cabq.gov

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

PROJECT TITLE: COLUMBINE OFFICE Development ZONE MAP: C-17/D118
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT C1-D RICHFIELD PARK SUBDIVISION
 CITY ADDRESS: 8801 Jefferson ST. NE.

ENGINEERING FIRM: ABO ENGINEERING CONTACT: MARTIN GARCIA
 ADDRESS: 6735 ACADEMY NW SUITE 130 PHONE: 255-7802
 CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87109

OWNER: SSL PROPERTIES CONTACT: JIM DIXON
 ADDRESS: _____ PHONE: 869-3846
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: JLS Architects CONTACT: Joe Slagel
 ADDRESS: _____ PHONE: 246-0870
 CITY, STATE: _____ ZIP CODE: _____

SURVEYING FIRM: _____ LICENSED SURVEYOR: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

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

CONTRACTOR: _____ 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: _____ BY: _____

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:

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

March 2, 2006

Mr. Brad Bingham
City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102

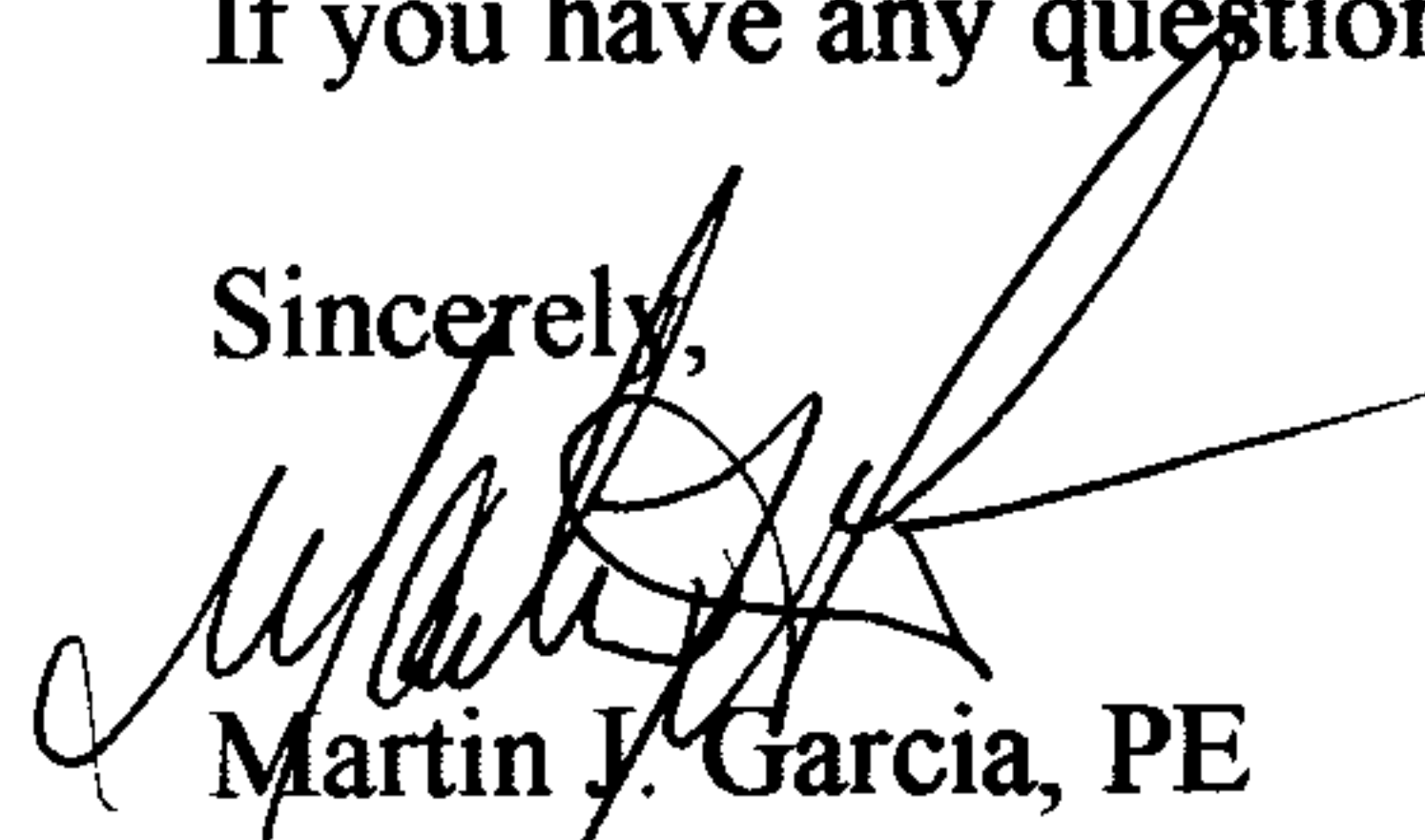
RE: G&D Submittal for Columbine Office Development

Dear Mr. Bingham:

Submitted herewith is the As Built Grading and Drainage Plan certification for Columbine Office Development for release of certificate of occupancy.

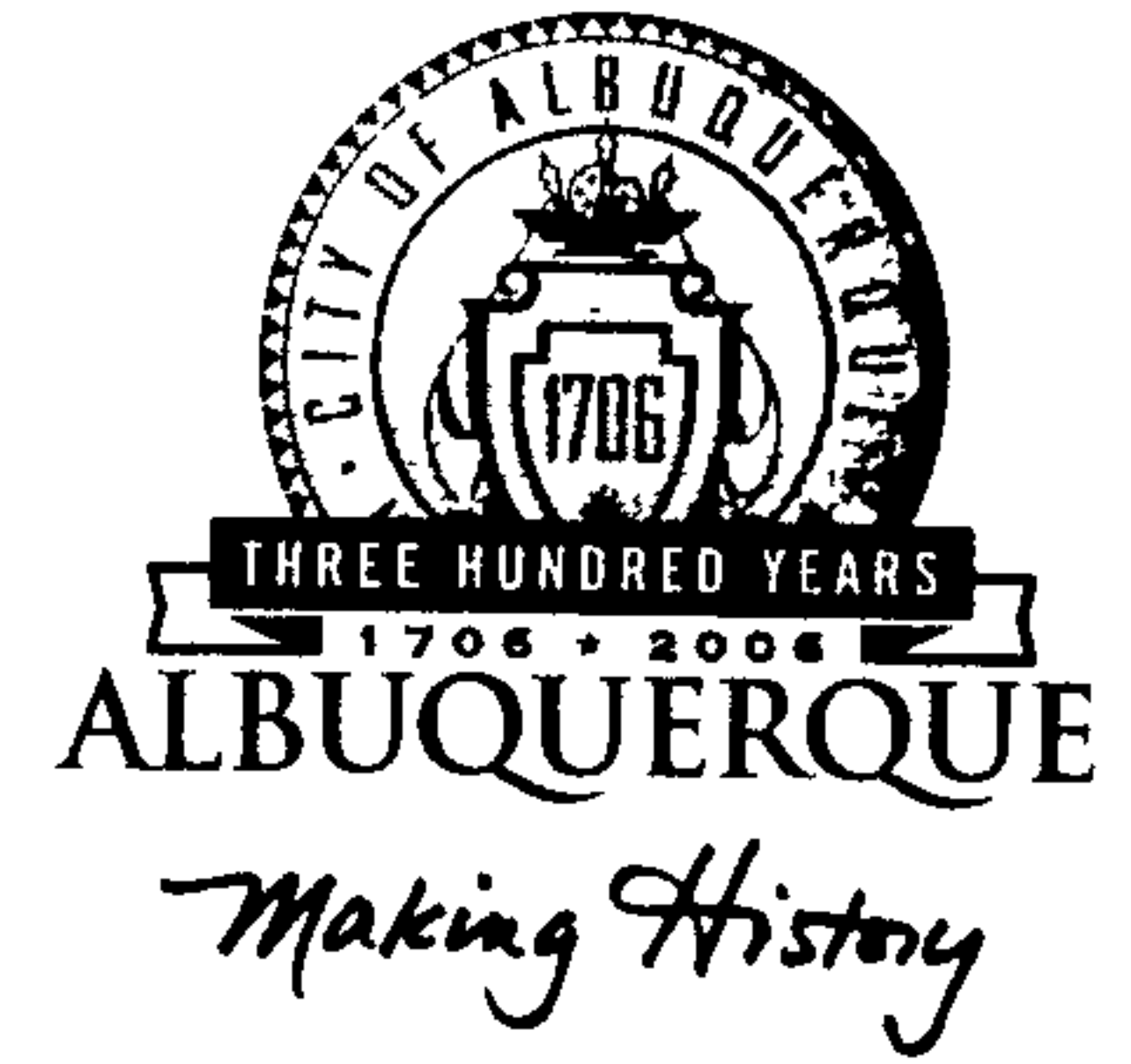
If you have any questions or require additional information, please call me at 255-7802.

Sincerely,



Martin J. Garcia, PE
ABQ Engineering
24093

CITY OF ALBUQUERQUE



March 1, 2005

Mr. Martin Garcia, P.E.
ABQ Engineering
6739 Academy Rd NE Suite 130
Albuquerque, NM 87109

**Re: Columbine Office Development, Tract C1-D Richfield Park Subdivision,
Grading and Drainage Plan Engineer's Stamp dated 1-18-05 (C-17/D118)**

Dear Mr. Garcia,

Based upon the information provided in your submittal received 1-19-05, 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.**

P.O. Box 1293

Albuquerque

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 (Charles Caruso).

New Mexico 87103

If you have any questions, you can contact me at 924-3999.

Sincerely,

Richard Dourte, PE
Development and Building Services

www.cabq.gov

C: Charles Caruso, DMD Storm Drainage Design
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Columbine Office Development

ZONE MAP/DRG. FILE #: C-17/D118

DRB #: _____ EPC#: _____

WORK ORDER#: _____

LEGAL DESCRIPTION: Tract C1-D Richfield Park Subdivision

CITY ADDRESS: _____

ENGINEERING FIRM: ABQ Engineering, Inc.

ADDRESS: 6739 Academy Rd NE Suite 130

CITY, STATE: Albuquerque, NM

CONTACT: Martin J. Garcia

PHONE: 255-7802

ZIP CODE: 87109

OWNER: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

ARCHITECT: JLS Architects

ADDRESS: 1600 Rio Grande Blvd NW

CITY, STATE: Albuquerque, NM

CONTACT: Joe Sladle

PHONE: 246-0870

ZIP CODE: 87104

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 *- resub*
- ☐ 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:

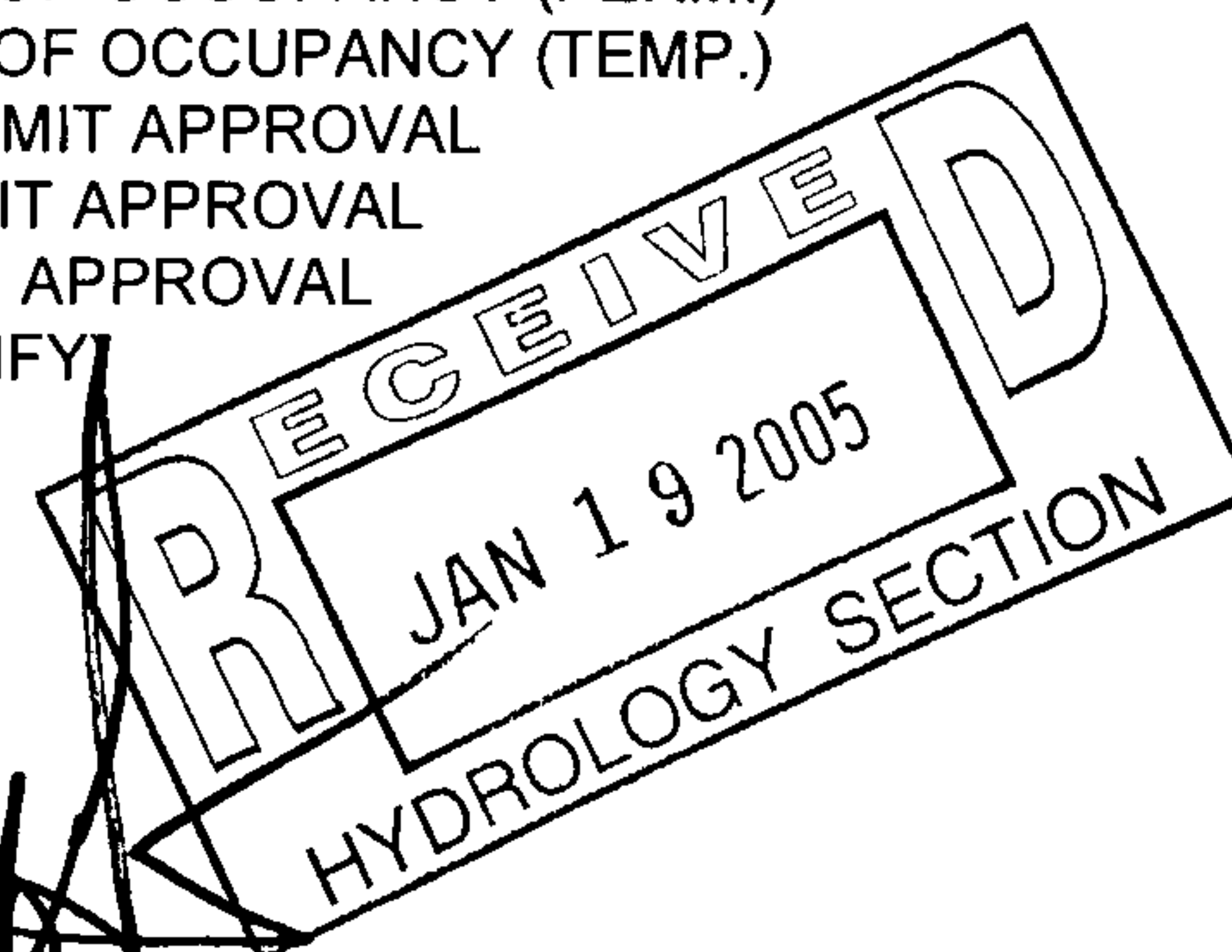
- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: January 19, 2005

BY: Martin J. Garcia

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 (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.



January 19, 2005

Mr. Brad Bingham
City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102

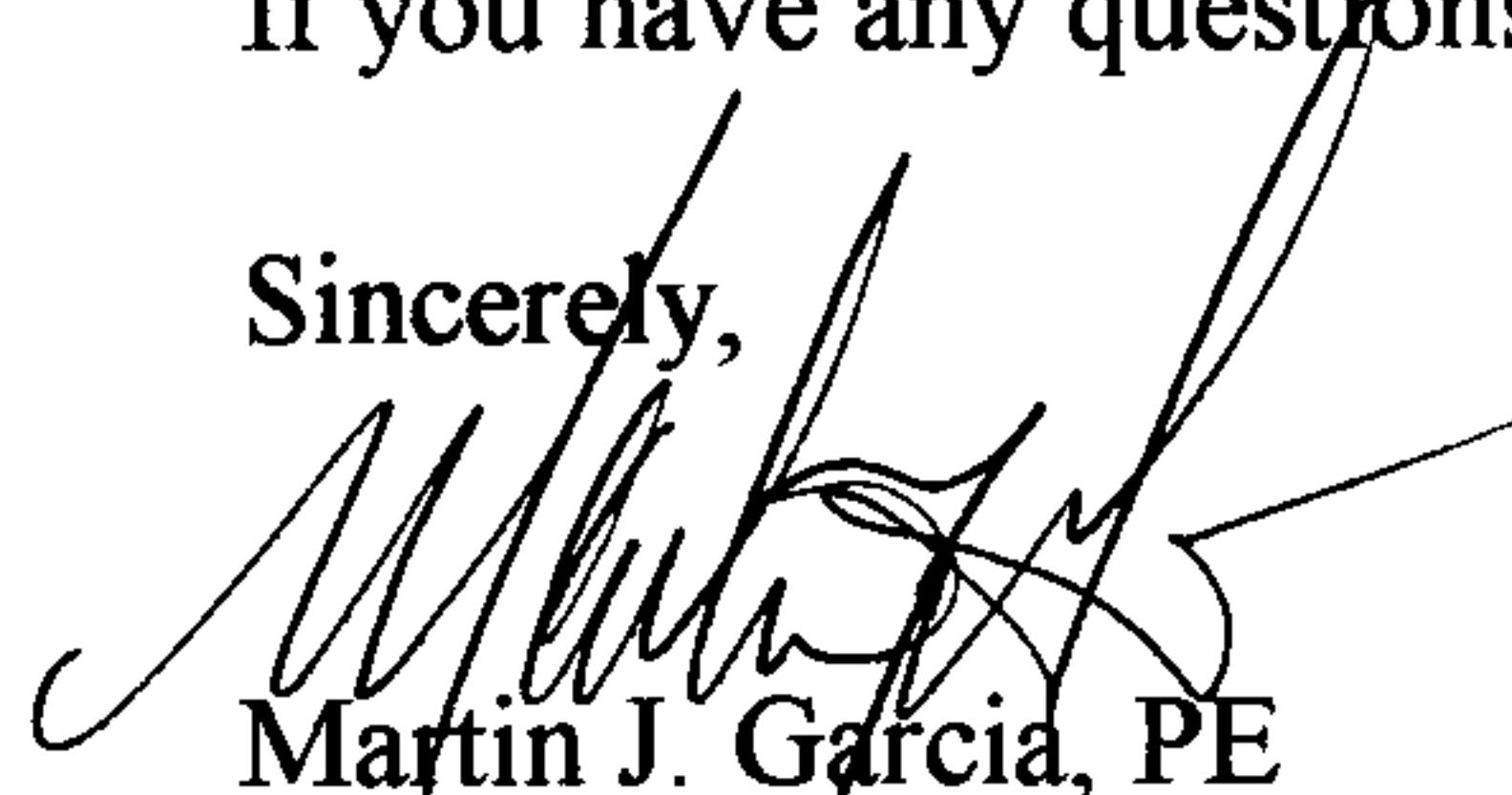
RE: G&D re-submittal for Columbine Office Development

Dear Mr. Bingham:

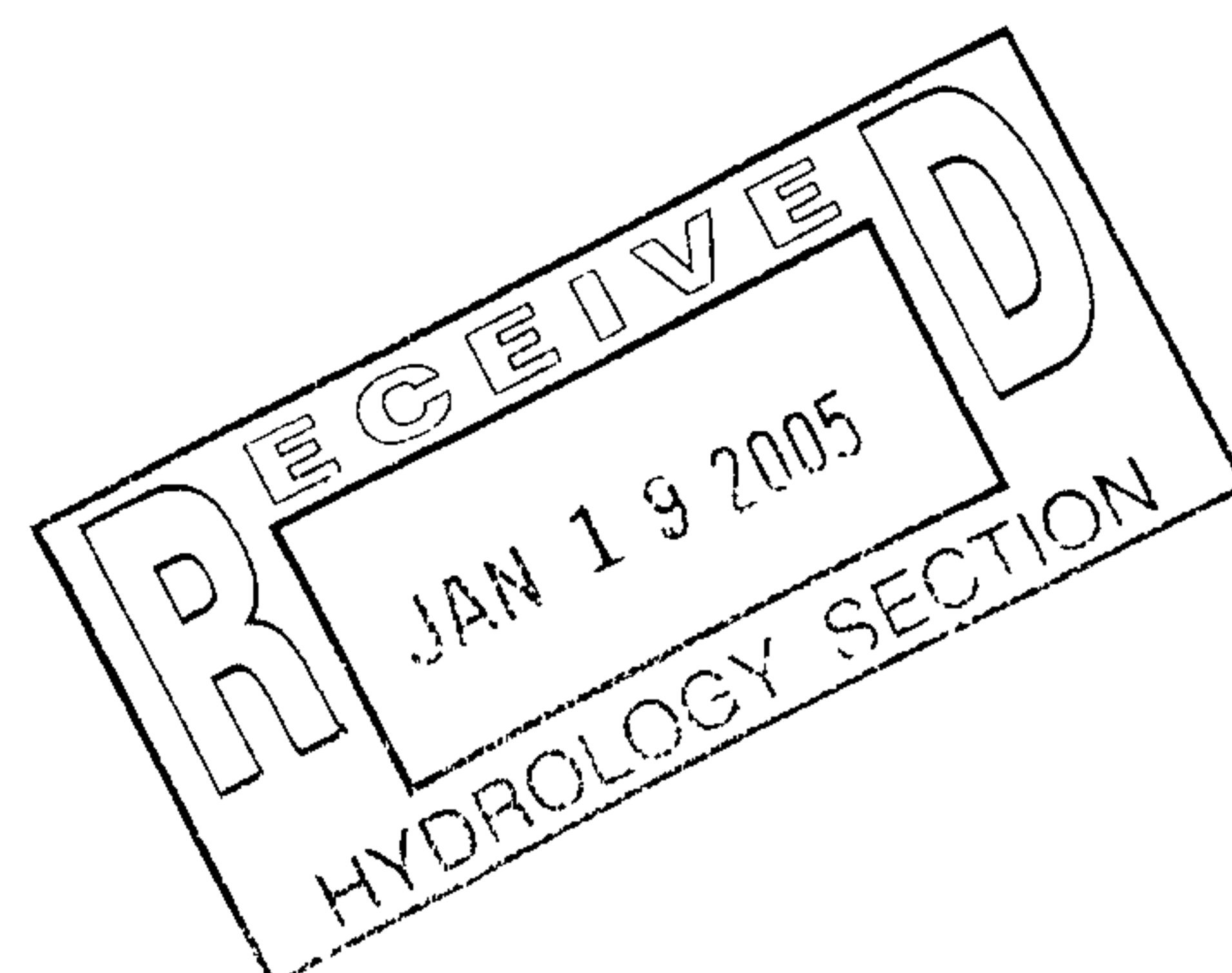
Submitted herewith is the Grading and Drainage Plan for Columbine Office Development. The comments received from the City of Albuquerque dated December 3, 2004 have all been addressed. I have included a copy of the structural sheets that show the design of the retaining walls for your information.

If you have any questions or require additional information, please call me at 255-7802.

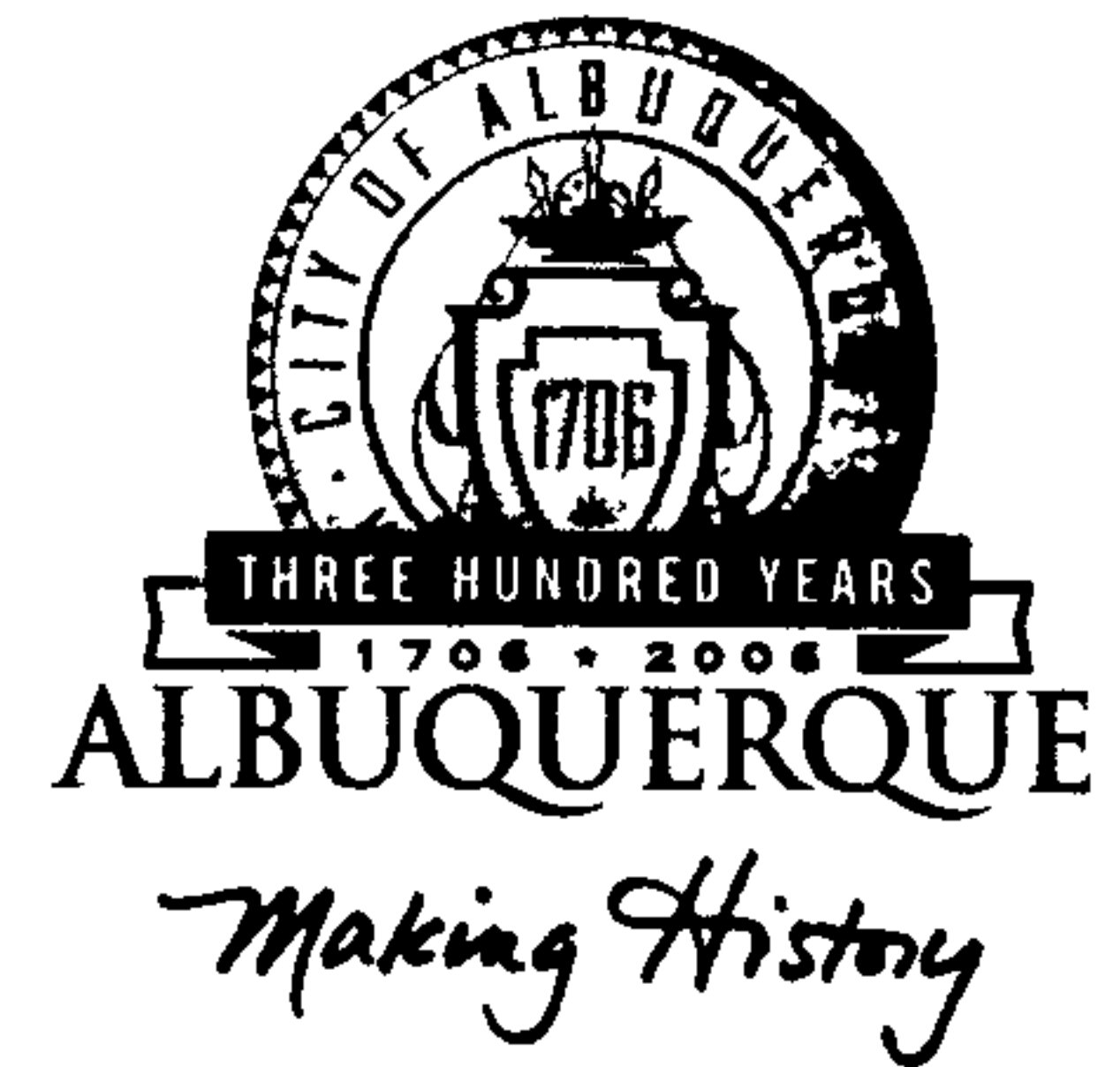
Sincerely,



Martin J. Garcia, PE
ABQ Engineering
24093



CITY OF ALBUQUERQUE



December 3, 2004

Martin Garcia, PE
ABQ Engineering
6739 Academy NE Ste 130
Albuquerque, NM 87109

**Re: Columbine Office Development Grading and Drainage Plan
Engineer's Stamp dated 10-19-04 (C17/D118)**

Dear Mr. Garcia,

Based upon the information provided in your submittal dated 10-19-04, 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

- Is the channel on the west side existing? If so, you will need to tie in at the property line or get permission from the adjoining property owner to make that modification. This channel will need to adhere to the City standard at Columbine (reference standard drawing 2236) and you will need to apply for an SO19 Permit. Additional spot elevations will be required
- Your design narrative references lots in Journal Center 2, which is a fair distance away. Please update your narrative to include the proper lot designation, what infrastructure was completed to allow free discharge and
- I presume that either retaining walls or extended stem walls are required at some of the buildings. Please add notation, critical spot elevations and retaining wall line types to the plan

I have marked up the plan with minor comments that must also be addressed and will forward to you. If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: file

October 19, 2004

Mr. Brad Bingham
City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102

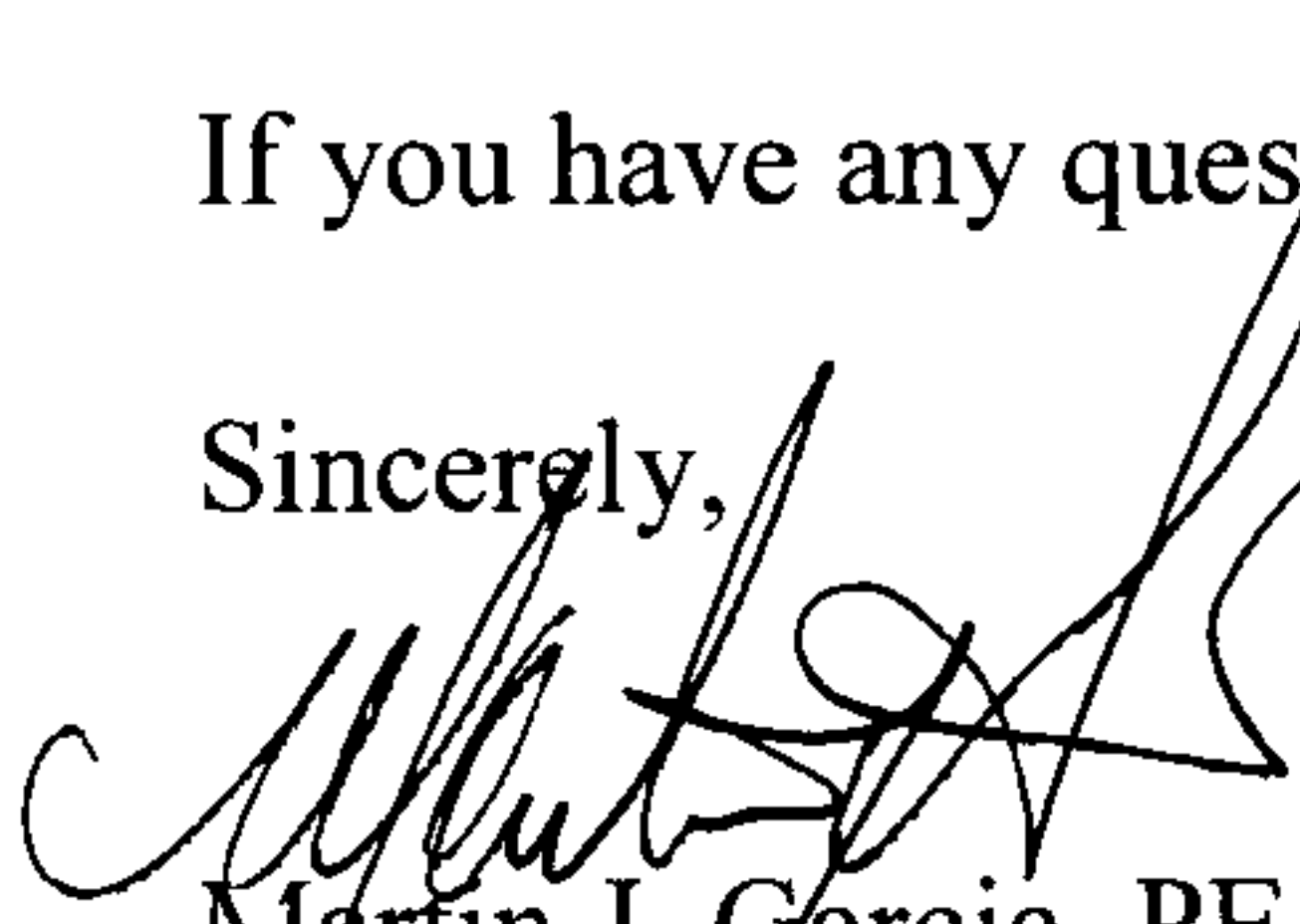
RE: G&D Submittal for Columbine Office Development

Dear Mr. Bingham:

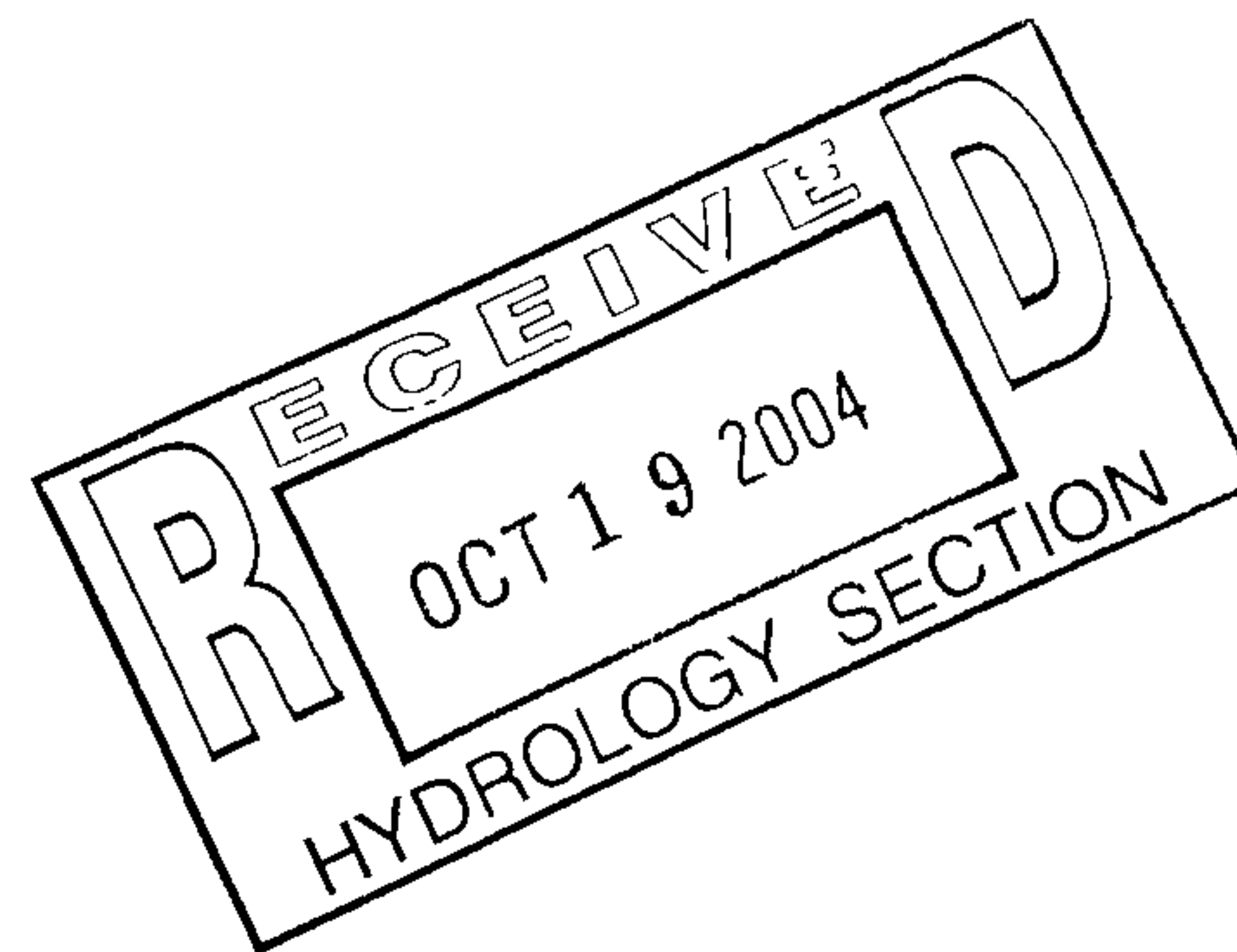
Submitted herewith is the Grading and Drainage Plan for Columbine Office Development. Columbine Office Development is a commercial development located on the Southwest Corner of Jefferson and Columbine. The property is currently vacant.

If you have any questions or require additional information, please call me at 255-7802.

Sincerely,



Martin J. Garcia, PE
ABQ Engineering
24093



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Columbine Office Development ZONE MAP/DRG. FILE #: C-17/D118
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION Lots 15 and 16 Journal Center II
CITY ADDRESS: _____

ENGINEERING FIRM: ABQ Engineering Inc.
ADDRESS: 6739 Academy NE Suite 130
CITY, STATE: Albuquerque, NM

CONTACT: Martin J. Garcia
PHONE: 255-7802
ZIP CODE: 87109

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: JLS Architects
ADDRESS: _____
CITY, STATE: _____

CONTACT: Joe Slagle
PHONE: 246-0870
ZIP CODE: _____

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 CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

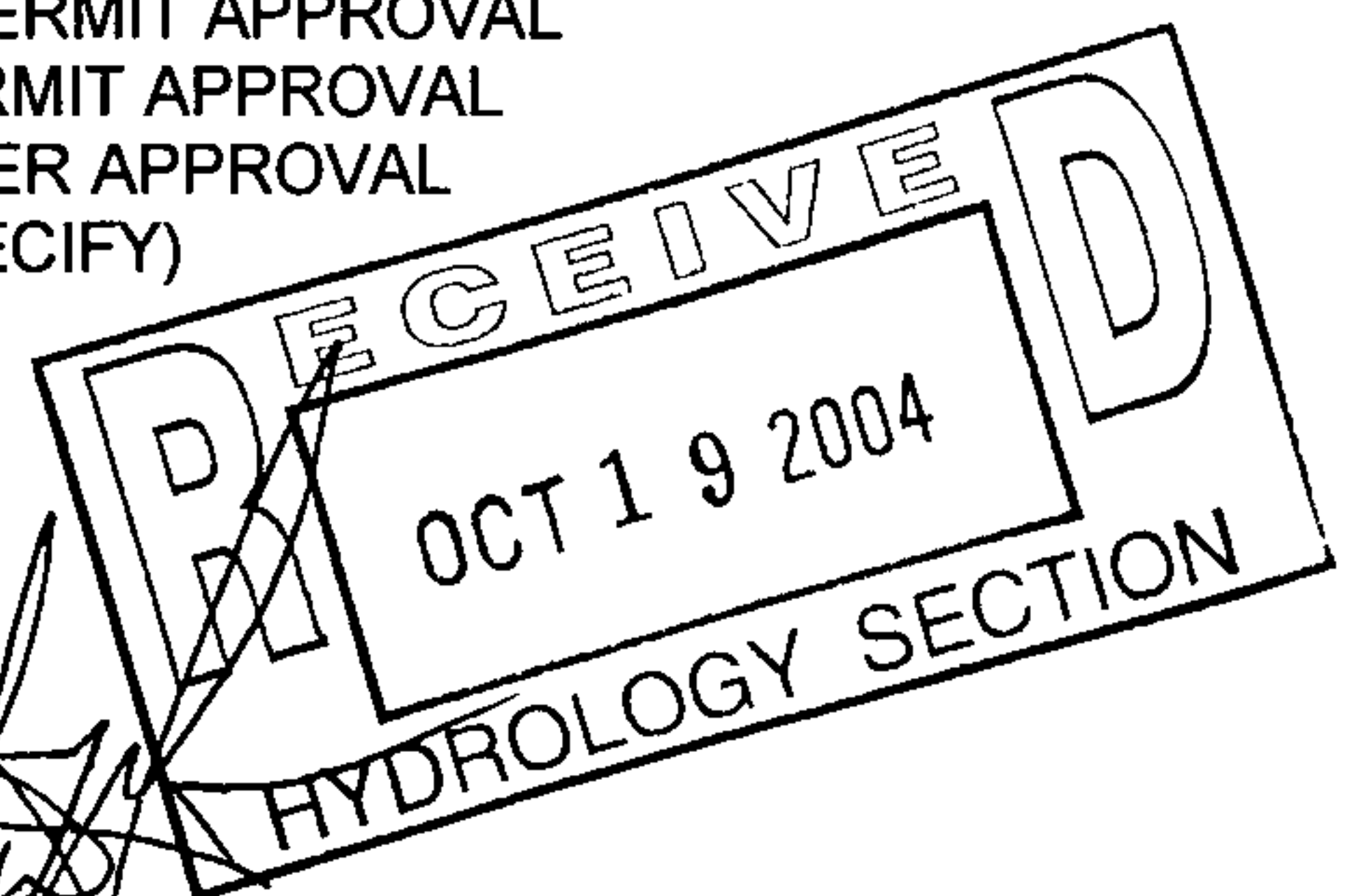
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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: October 18, 2004 BY: Martin J. Garcia



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 (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.