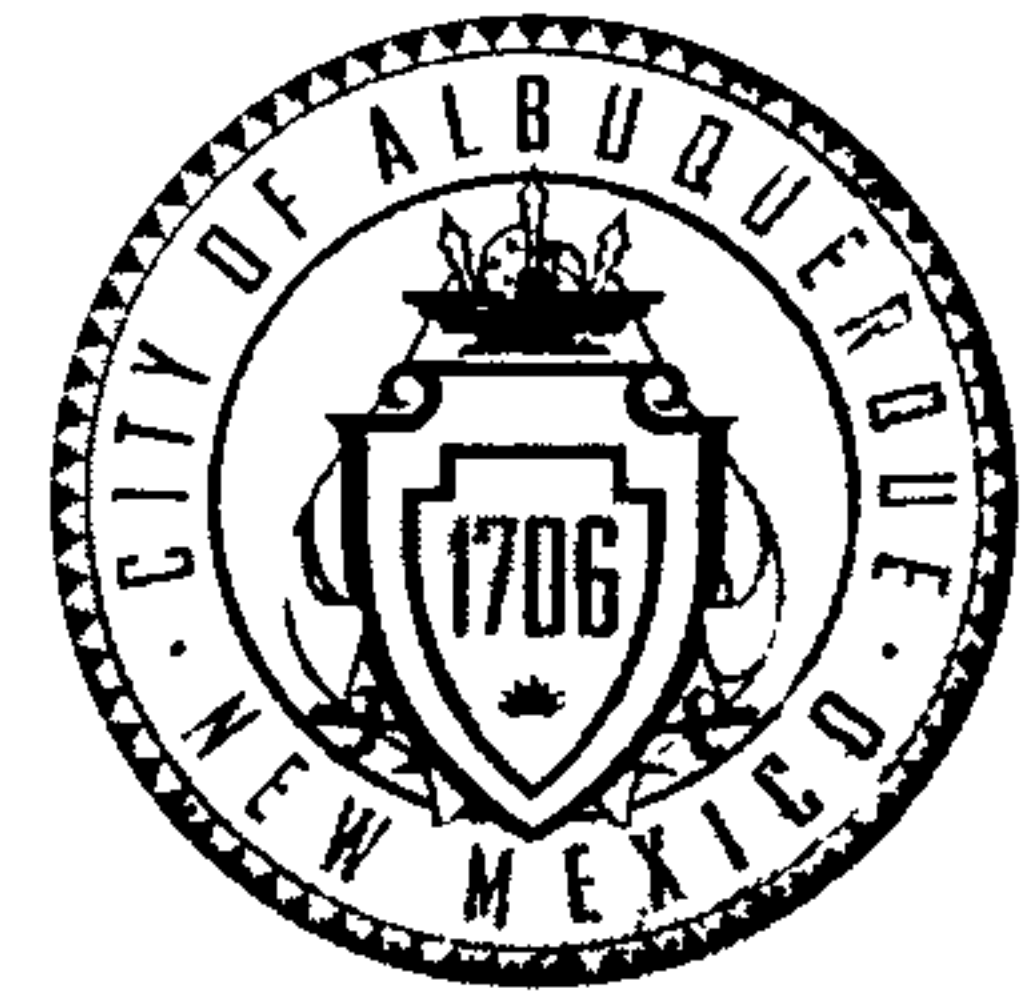


CITY OF ALBUQUERQUE



June 6, 2016

Richard J. Berry, Mayor

Mike Walla, P.E.
Walla Engineering, Ltd
6501 Americas Parkway NE, Suite 301
Albuquerque, NM, 87110

**RE: Kerschen Dental Office
Grading and Drainage Plan
Engineer's Stamp Date 4-28-2016 (File: C19D064)**

Dear Mr. Walla:

Based upon the information provided in your submittal received 4-28-2016, the above-referenced revised plan is approved for Building Permit. The Plan was also approved for Site Plan for Building Permit action, (Stamp Date 2-5-2016), as noted at DRB Hearing 5-4-2016 (#1003532).

PO Box 1293

Please ensure that the berm work on the adjacent property is shown on the as-built sets.

Albuquerque

Please attach a copy of this approved plan in the construction sets when submitting for the building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3986.

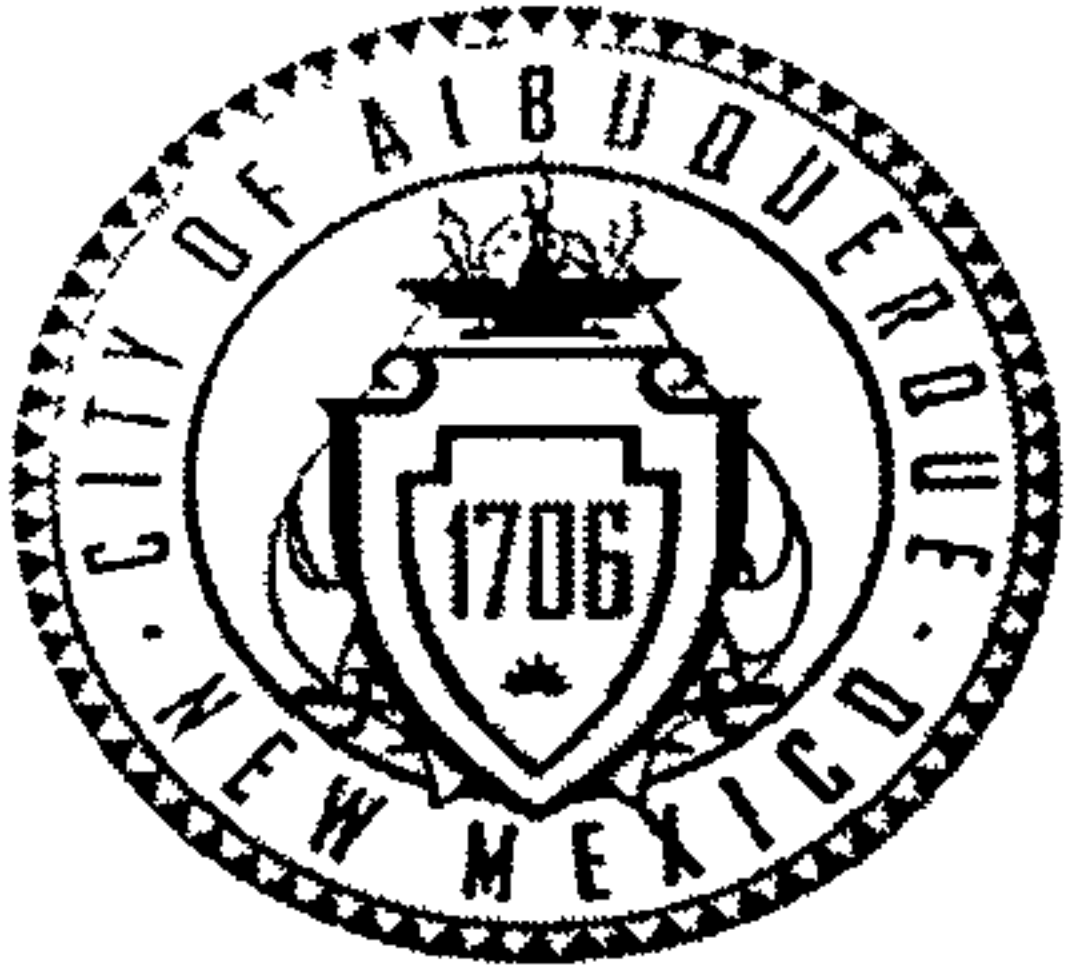
New Mexico 87103

Sincerely,

www.cabq.gov

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

Orig: Drainage file



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: KERSCHEN DENTAL OFFICE Building Permit #: _____ City Drainage #: CAD064

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT 11-A, BLOCK 10, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO, NEW MEXICO

City Address: 7400 HOLLY AVE. NE ALBUQUERQUE, NEW MEXICO 87113

Engineering Firm: WALLA ENGINEERING Contact: MIKE WALLA

Address: 6501 AMERICAS PWKY NE, ALBUQ., NM 87110 SUITE 301

Phone#: 505-881-3008 Fax#: 505-881-4025 E-mail: mikew@wallaengineering.com

Owner: ROBERT KERSCHEN, DDS Contact: _____

Address: 2600 AMERICAN RD. SE, RIO RANCHO, NM

Phone#: 505-898-7440 Fax#: _____ E-mail: _____

Architect: SLAGEL HERR ARCHTECTS Contact: JOE SLAGLE

Address: 413 SECOND ST SW, ALBUQUERQUE, NM 87102

Phone#: 505-246-0870 Fax#: _____ E-mail: joe@slagleherr.com

Surveyor: SURVTEK INC. Contact: _____

Address: 9384 VALLEY VIEW DR. NW, ALBUQUERQUE, NM 87114

Phone#: 505-897-3366 Fax#: 505-897-3377 E-mail: _____

Contractor: TRINITY CONSTRUCTION Contact: _____

Address: 8019 EDITH BLVD., ALBUQUERQUE, NM 87113

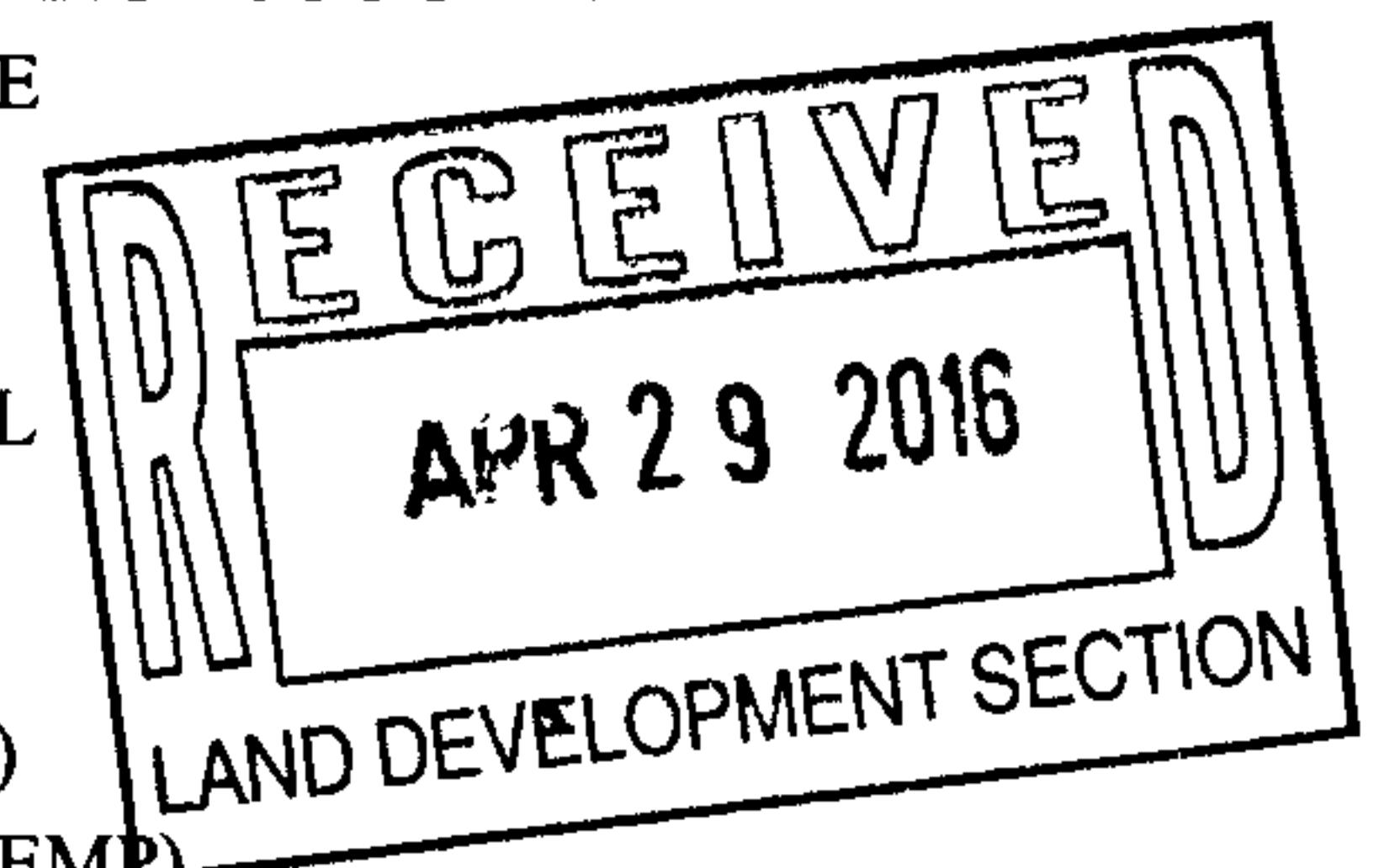
Phone#: 505-858-9960 Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: 4-29-16 By: MIKE WALLA

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

C19D064D

Permission from adjacent property to berm

Abiel X. Carrillo

From: Garrett Mahoney <gbmahoney@icloud.com>
Sent: Tuesday, May 17, 2016 8:24 AM
To: Joe Slagle
Cc: gmahoney@nusenda.org; brandon.saylor@colliers.com
Subject: Re: Holly Land Development

Hi Joe,

I apologize, I thought I had replied to this. Yes this is fine with us.

Garrett Mahoney, MBA

505.321.2849 | Cell

Sent from my iPhone. Please excuse any typos and my brevity.

On May 17, 2016, at 8:23 AM, Joe Slagle <joe@slagleherr.com> wrote:

Hello Garrett. I am trying to get our project approved through DRB and this issue must be resolved before I can do so. Have you had a chance to review this yet? I am scheduled to attend DRB tomorrow, but I might need to defer our case again until I can come to a resolution on this.

Thanks,

Joe

joe slagle

<SHA email signature[2][242].png>

413secondstsw

albuquerque nm

871025052460870

slagleherr.com

From: Joe Slagle <joe@slagleherr.com>
Date: Wednesday, May 11, 2016 at 8:56 AM
To: Garrett Mahoney <gbmahoney@icloud.com>
Cc: "gmahoney@nusenda.org" <gmahoney@nusenda.org>, "brandon.saylor@colliers.com" <brandon.saylor@colliers.com>
Subject: Re: Holly Land Development

Hello Garrett. To clarify, you are correct-there would be no cost to you or your family. Regarding your second question, no dirt would be taken from your property except possibly the additional dirt for the berm if requested by you or the buyers of your property. The berm would be removed by us upon the development of your property unless it is determined that the dirt is needed, in which case it would stay. I suspect that given the slope of your lot that the additional dirt would be necessary for the development of your lot, but if not, our property owner would remove it with no cost to you. Please keep in mind that we are talking about a small amount of dirt. The berm only needs to be about a foot or so high in order to create a dam of sorts to keep silt

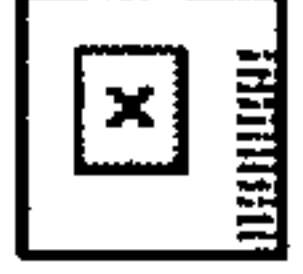
from your property running onto my clients property. It actually benefits both properties because it will help prevent erosion on your property.

Let me know if you need further clarification.

Thank you for your consideration in this matter.

Joe

joe slagle



413secondstsw

albuquerque nm

871025052460870

slagleherr.com

From: Garrett Mahoney <gbmahoney@icloud.com>

Date: Tuesday, May 10, 2016 at 7:45 PM

To: Joe Slagle <joe@slagleherr.com>

Cc: "gmahoney@nusenda.org" <gmahoney@nusenda.org>, "brandon.saylor@colliers.com" <brandon.saylor@colliers.com>

Subject: RE: Holly Land Development

Hey Joe,

I am representing my family for the property on Holly Ave just east of your development. Brandon forwarded your email to me regarding the dirt wall and I just have a quick request and question.

- Would you mind verifying there would be no costs incurred to us and that no damage will be done to our lot?
- When you say ³I would suspect however, given the slope of the lot that the additional dirt would be needed² do you mean that you will need take dirt from our property? If so, will this just get placed back after your construction is complete?

We do not have a problem with you constructing the dirt wall but since we are trying to sell this property, I am just trying to make sure that nothing may adversely affect the sale of the property. I appreciate your time and understanding. I look forward to hearing back from you.

Also, if you can ³reply all² to this email so I can get it on my personal and work email, I would appreciate it.

Sincerely,

Garrett Mahoney, MBA

505.321.2849 | Cell

Nusenda Credit Union, Business Services Officer

505-872-5425 | Office

gmahoney@nusenda.org | Email

Duke City Carpet Cleaning, President

DukeCityCarpet@outlook.com | Email

From: Brandon Saylor <Brandon.Saylor@colliers.com>
Date: May 9, 2016 at 1:11:48 PM MDT
To: "Garrett Mahoney (gmahoney@nusenda.org)" <gmahoney@nusenda.org>
Subject: FW: Holly Land Development

Garrett,

See below from Joe Slagle. I hope this is sufficient.

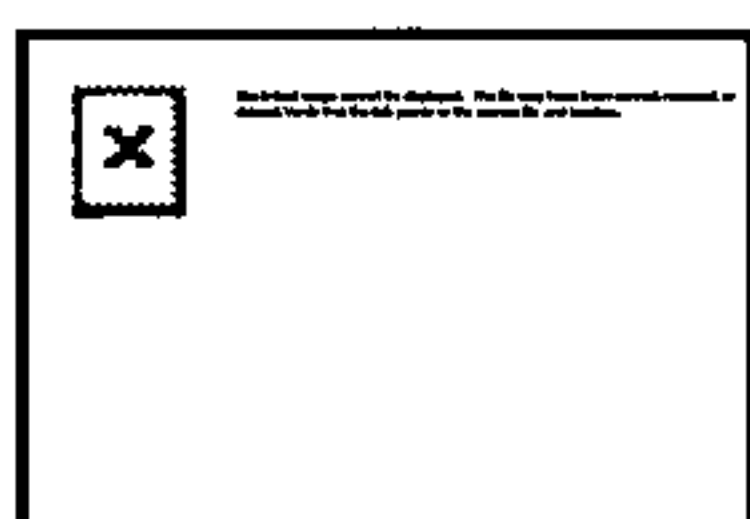
Brandon Saylor, CCIM

Associate Broker | New Mexico
Direct +1 505 880 7086 | **Mobile +1 505 350 0296**
Main +1 505 883 7676 | Fax +1 505 923 3786
brandon.saylor@colliers.com

Assistant, Amber Kniskern +1 505 880 7078
amber.kniskern@colliers.com

Colliers International

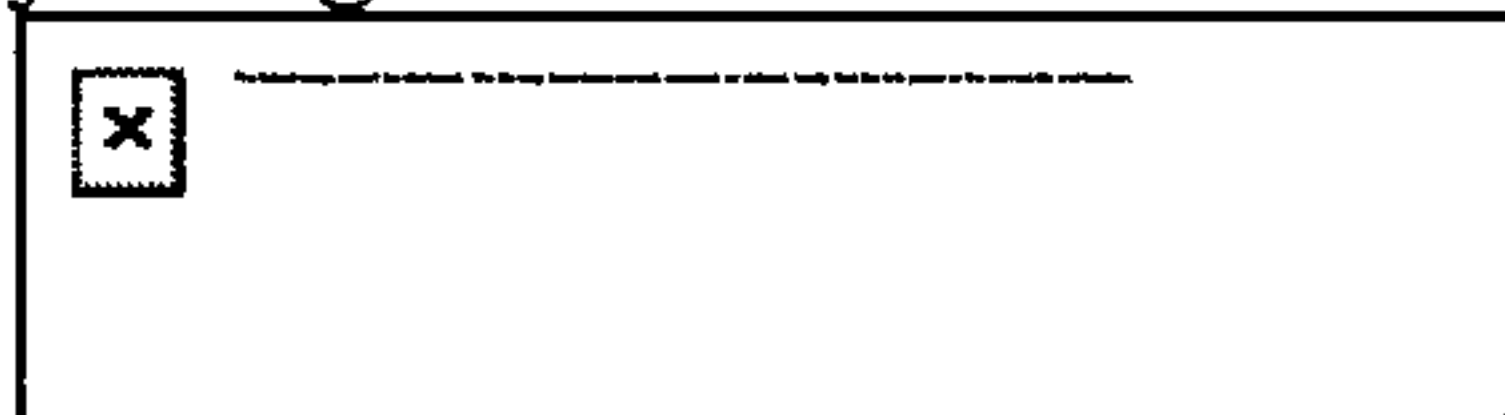
2424 Louisiana Blvd. NE | Suite 300
Albuquerque, NM 87110 | United States
www.colliers.com



From: Joe Slagle [<mailto:joe@slagleherr.com>]
Sent: Monday, May 9, 2016 11:52 AM
To: Brandon Saylor <Brandon.Saylor@colliers.com>
Cc: Rosser Knee <Rosser.Knee@colliers.com>
Subject: Re: Holly Land Development

Brandon, The Hydrology department is requiring that we mitigate uphill flows onto our property in order to keep sediment from the lot to the east from filling our retention ponds. This can be done by constructing a small berm along the western edge of the property to the east. The dirt for this berm would be provided from our property. Should the dirt be required by the lot to east for development, it would remain. If it is not required, we would remove it. I would suspect however, given the slope of the lot that the additional dirt would be needed. Please let me know if you have any questions.

joe slagle



413 second st w
albuquerque nm
871025052460870
slagleherr.com

From: Brandon Saylor <Brandon.Saylor@colliers.com>
Date: Friday, May 6, 2016 at 4:49 PM

To: Joe Slagle <joe@slagleherr.com>
Cc: Rosser Knee <Rosser.Knee@colliers.com>
Subject: Holly Land Development

Dear Joe,

Hello my name is Brandon Saylor and I am business partners with Rosser Knee. Rosser and I are working on the land next to your project off Holly & Wyoming. Rosser said you were incurring about building a temporary dirt berm approximately one foot high on the boundary of the development and our clients property. They have asked if you could write an email just summarizing the main points. All they really want to know, and be made assured of, is where the wall will be built, make sure there will be no damage to their property and costs if any? If you could please write a short email and summarize the points. It doesn't sound like there will be any issues but they just want a little more clarification. If you have any questions or comments please let Rosser or myself know. Have a great weekend.

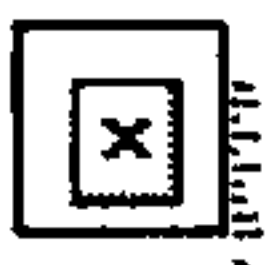
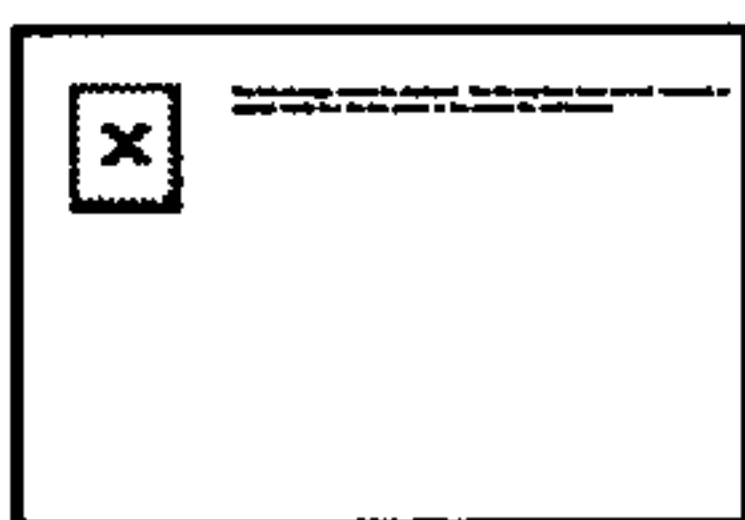
Thanks,

Brandon Saylor, CCIM

Associate Broker | New Mexico
Direct +1 505 880 7086 | Mobile +1 505 350 0296
Main +1 505 883 7676 | Fax +1 505 923 3786
brandon.saylor@colliers.com

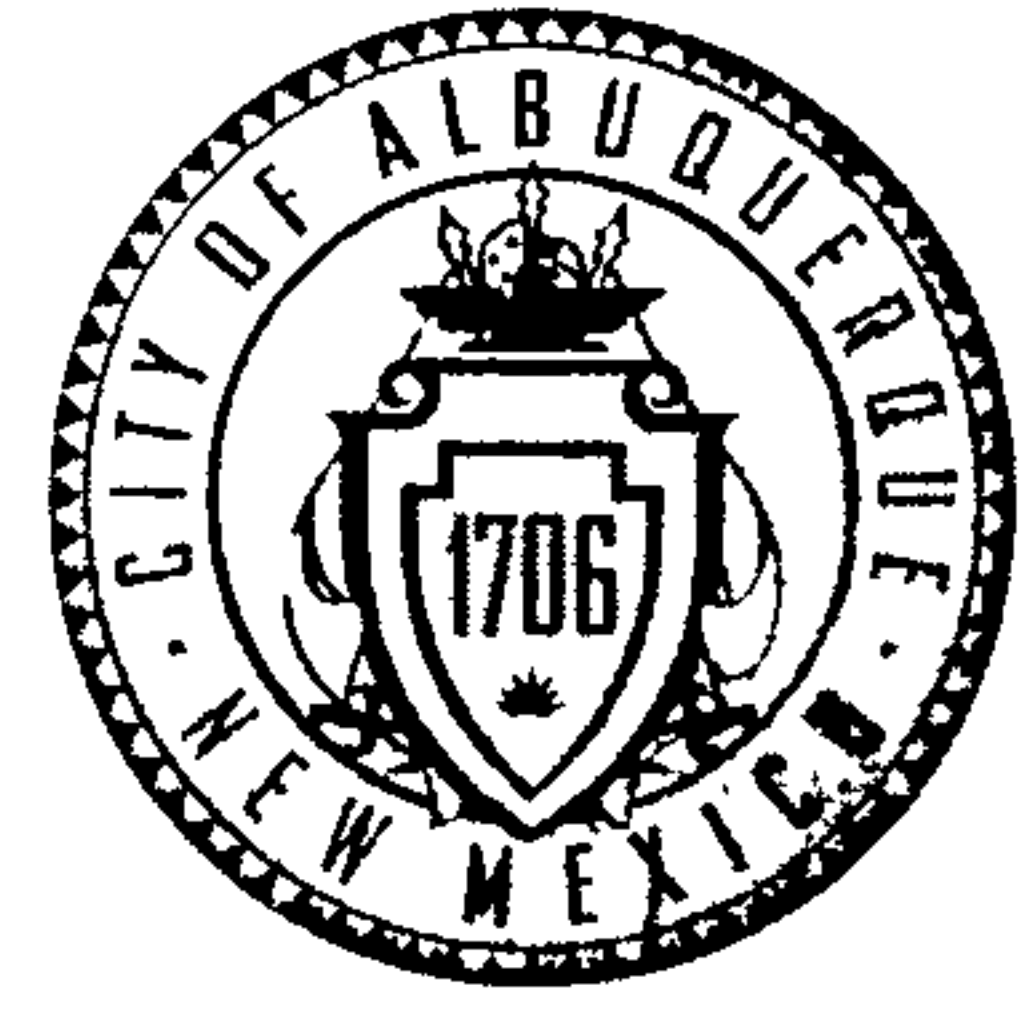
Assistant, Amber Kniskern +1 505 880 7078
amber.kniskern@colliers.com

Colliers International
2424 Louisiana Blvd. NE | Suite 300
Albuquerque, NM 87110 | United States
www.colliers.com



<SHA email signature[2][200].png>

CITY OF ALBUQUERQUE



Planning Department
Suzanne Lubar, Director

Mayor Richard J. Berry

February 10, 2017

Mike Walla, P.E.
Walla Engineering
6501 Americas Parkway NE Suite 301
Albuquerque, New Mexico 87110

RE: Kerschen Dental Office
7400 Holly Ave. NE
Requested for Permanent C. O. - Accepted
Engineers Stamp Date 4/28/16 (C19D064)
Certification dated: 2-8-17

PO Box 1293

Dear Mr. Walla,

Albuquerque

Based upon the information provided in your submittal received 2/8/2017, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

New Mexico 87103

If you have any questions, please contact me at 924-3999 or Totten Elliott at 924-3982.

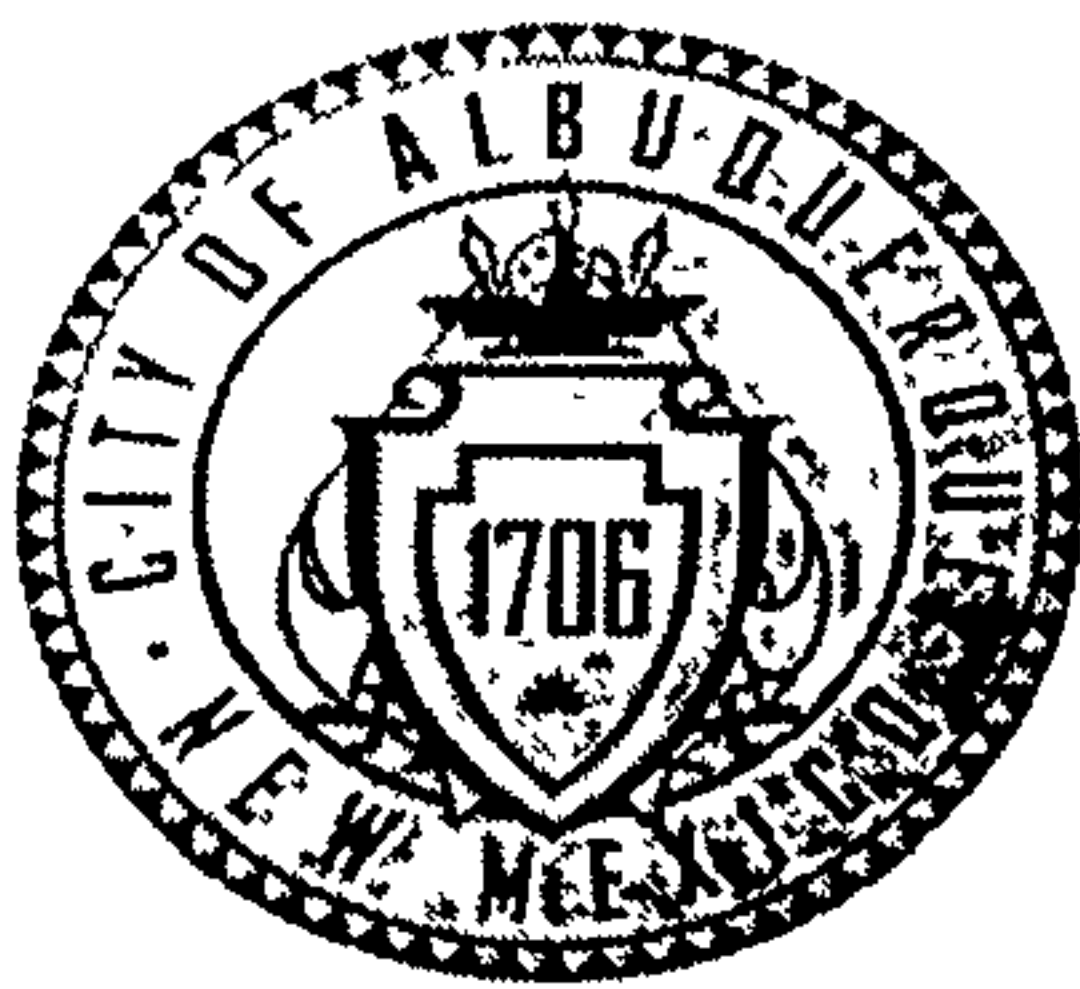
www.cabq.gov

Sincerely,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

TE/SB

C: e-mail, Cordova, Camille C.; Connor, Miranda, Rachel; Sandoval, Darlene M.;
Blocker, Lois



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: KERSCHEN DENTAL OFFICE Building Permit #: _____ City Drainage #: CRD064

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT 11-A, BLOCK 10, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO, NEW MEXICO

City Address: 7400 HOLLY AVE. NE ALBUQUERQUE, NEW MEXICO 87113

Engineering Firm: WALLA ENGINEERING

Contact: MIKE WALLA

Address: 6501 AMERICAS PWKY NE, ALBUQ., NM 87110 SUITE 301

Phone#: 505-881-3008

Fax#: 505-881-4025

E-mail: mikew@wallaengineering.com

Owner: ROBERT KERSCHEN, DDS

Contact: _____

Address: 2600 AMERICAN RD. SE, RIO RANCHO, NM

Phone#: 505-898-7440

Fax#: _____ E-mail: _____

Architect: SLAGEL HERR ARCHTECTS

Contact: JOE SLAGLE

Address: 413 SECOND ST SW, ALBUQUERQUE, NM 87102

Phone#: 505-246-0870

Fax#: _____ E-mail: joe@slagleherr.com

Surveyor: SURVTEK INC.

Contact: _____

Address: 9384 VALLEY VIEW DR. NW, ALBUQUERQUE, NM 87114

Phone#: 505-897-3366

Fax#: 505-897-3377 E-mail: _____

Contractor: TRINITY CONSTRUCTION

Contact: _____

Address: 8019 EDITH BLVD., ALBUQUERQUE, NM 87113

Phone#: 505-858-9960

Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

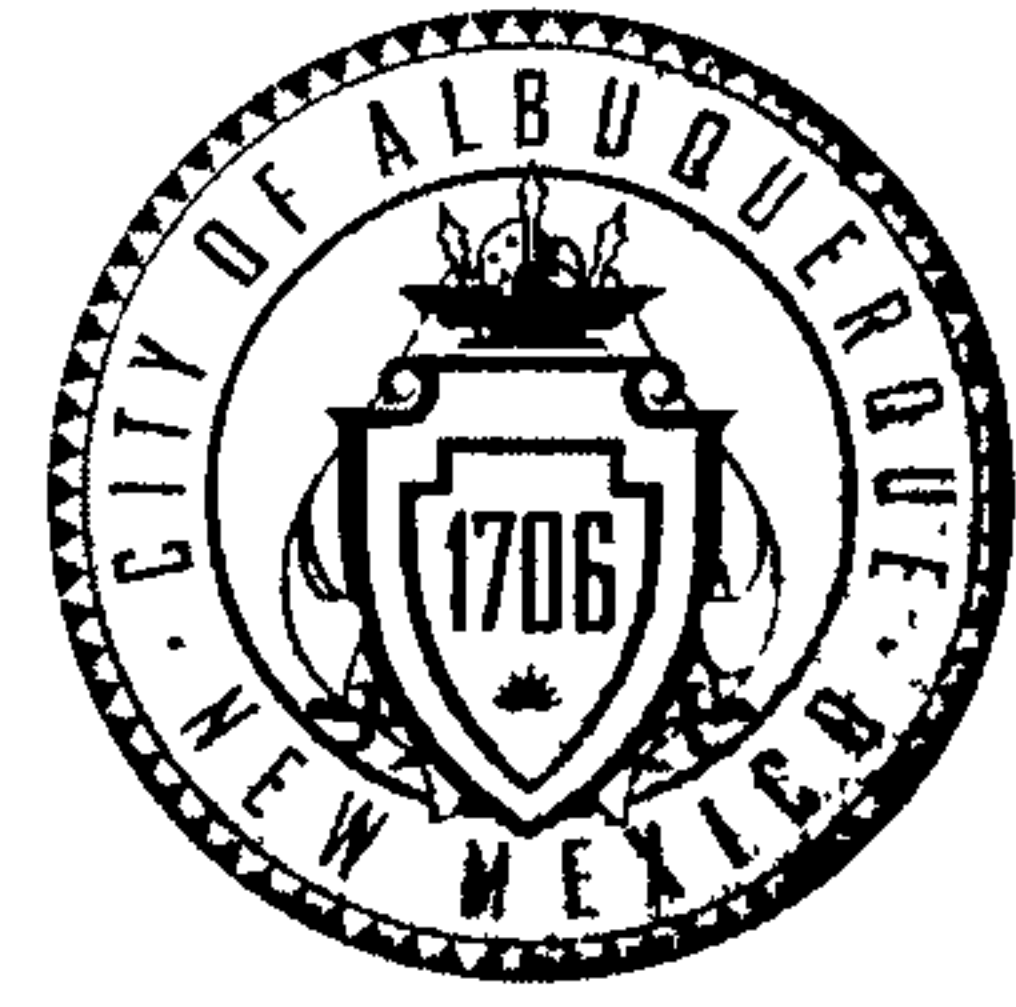
DATE SUBMITTED: 2-8-17

By: MIKE WALLA

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE



February 8, 2017

Joe Slagle, R.A.
Slagle Herr Architects
413 2nd St.
Albuquerque, NM 87102

Re: Kerschen Dental Office, 7400 Holly Ave. NE
Request for Certificate of Occupancy- Transportation Development
DRB Stamp dated 05-24-16 (C19-D064)
Certification dated 02-02-17

Dear Mr. Slagle,

Based upon the information provided in your submittal received 02-02-17, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505) 924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

/rmm via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Dental office development Building Permit #: T201691060 City Drainage #: C190064

DRB#: 1003532 EPC#: _____ Work Order#: _____

Legal Description: Lot 11-A, Block 10, Tract 2, Unit 3, North Albuquerque Acres

City Address: 7400 Holly Avenue NE, Albuquerque NM

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: Robert and Katie Kerschen Contact: Katie Kerschen

Address: 7400 Holly Ave NE, Abq NM 87109

Phone#: 898-7440 Fax#: _____ E-mail: katiekerschen@yahoo.com

Architect: Slagle Herr Architects Contact: Joe Slagle

Address: 413 2nd St. SW, Abq, NM 87102

Phone#: 246-0870 Fax#: _____ E-mail: joe@slagleherr.com

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: Trinity Construction Contact: Eric Tidmore

Address: 8019 Edith NE, Abq NM, 87113

Phone#: 858-9960 Fax#: _____ E-mail: Eric@trinityconstructionnm.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
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- ☐ CLOMR/LOMR
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- ☐ ENGINEER'S CERT (TCL)
- ☒ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

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- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
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- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: 1-26-16 By: Joe Slagle

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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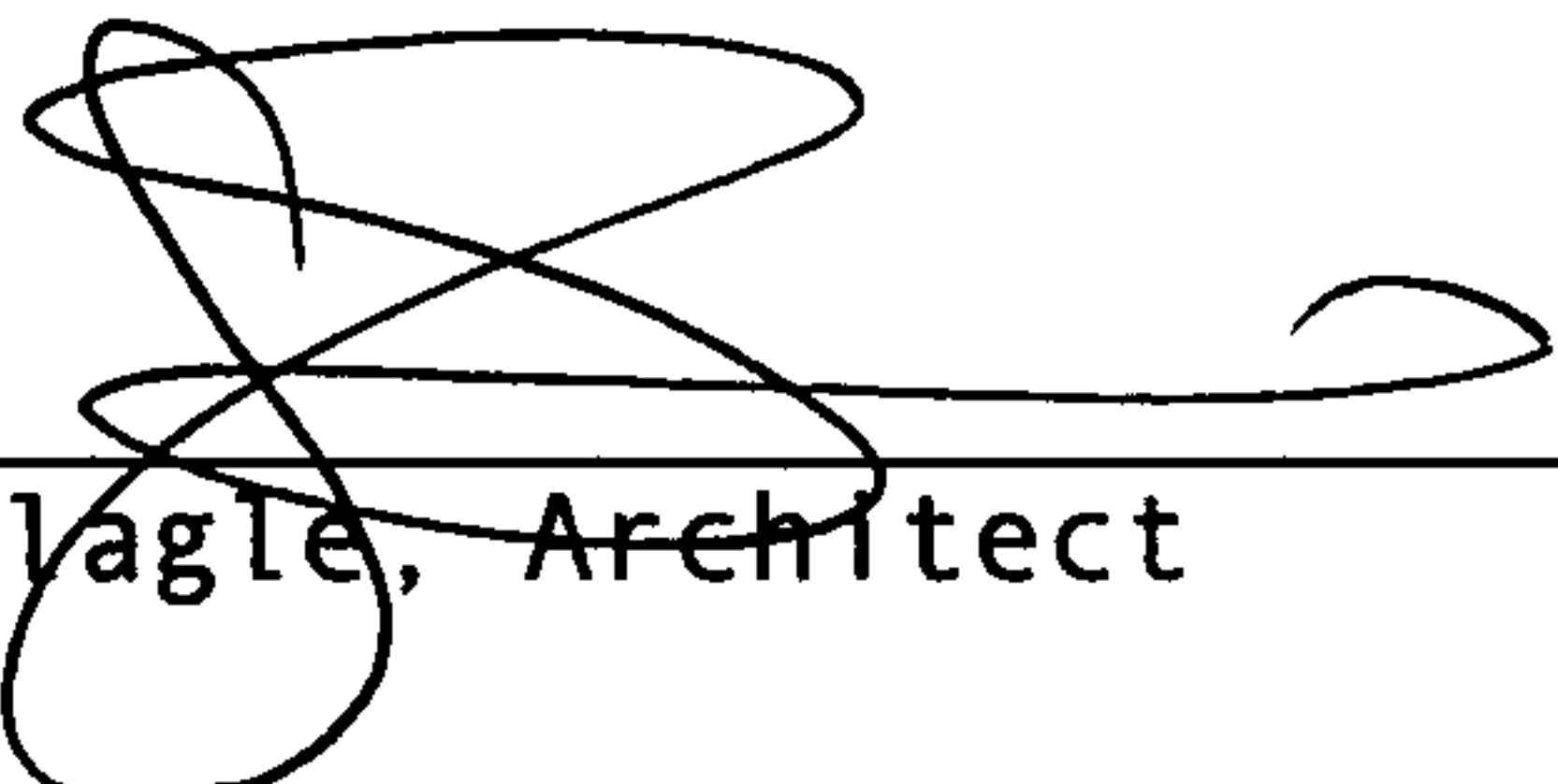
TRAFFIC CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY

RE: 7400 Holly Building Permit no. T201691060, DRB Project no. 1003532

I, Joe Slagle, NMRA 2284, of the firm Slagle Herr Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved Site Development Plan dated 4-7-16. I certify that I have personally visited the project site on 5-24-16 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 submittal is for Permanent Certificate of Occupancy for the Robert C Kerschen dental office.

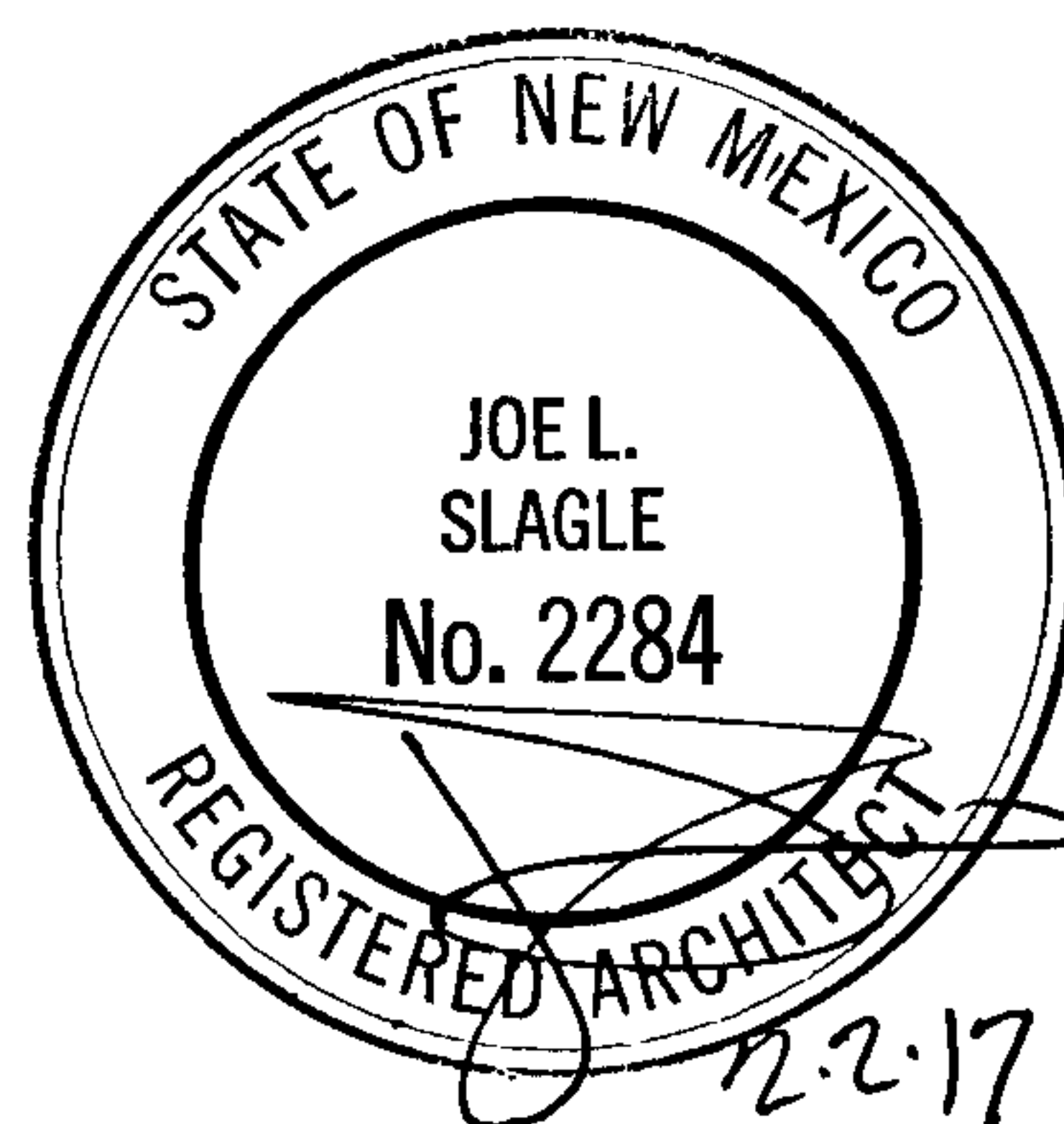
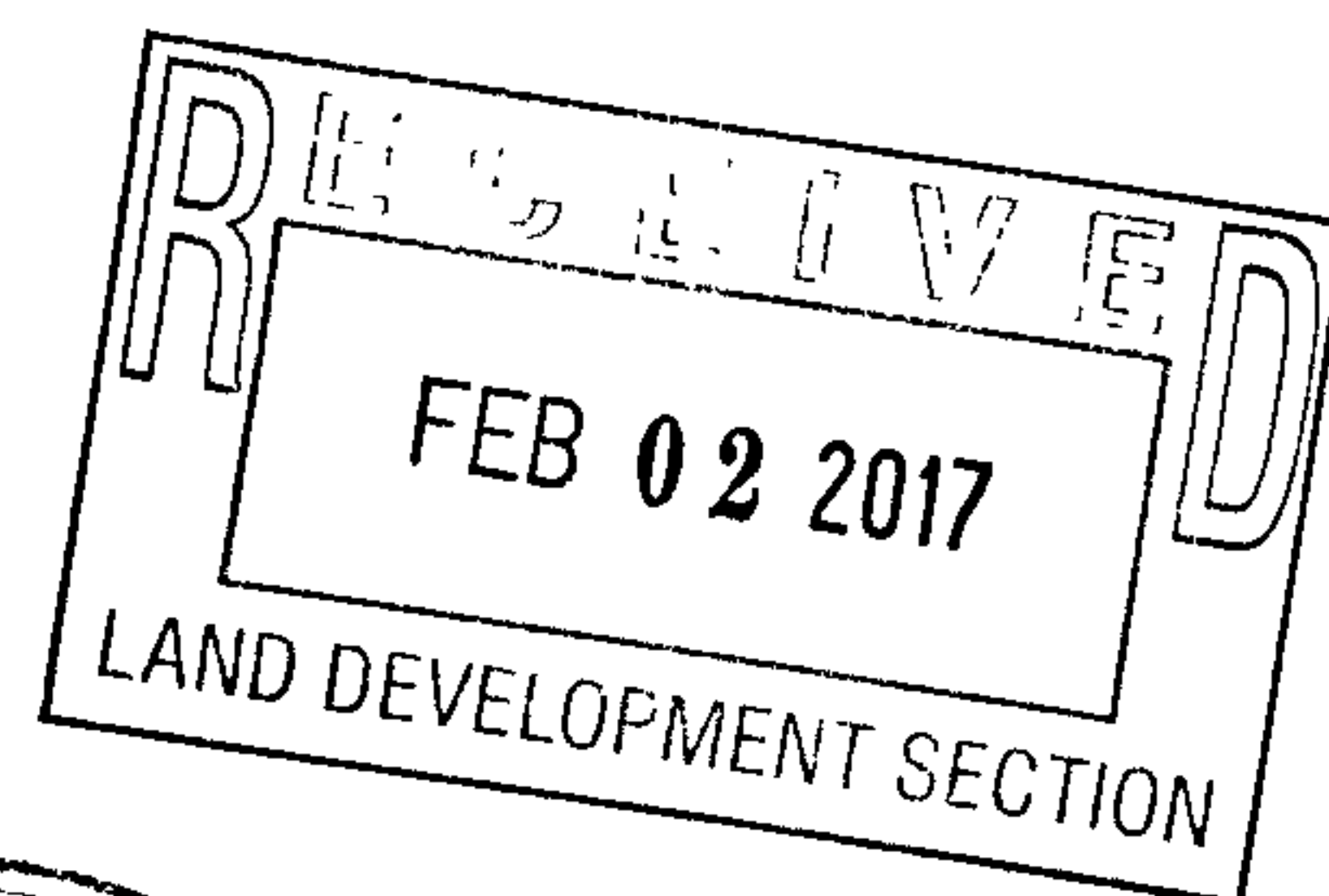
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

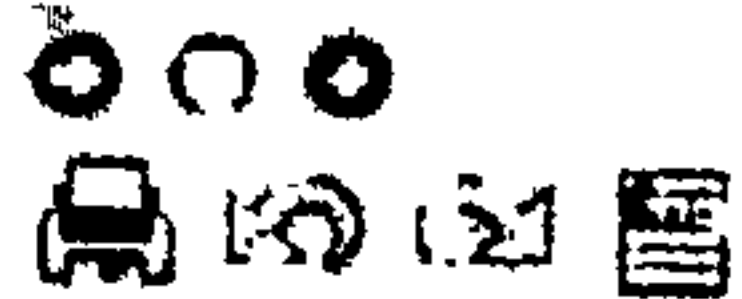


Joe Slagle, Architect

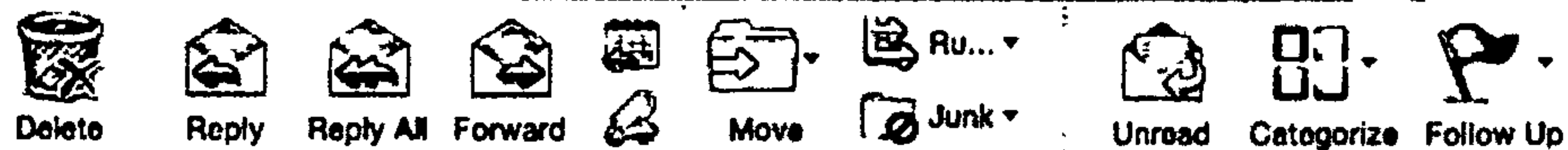
12.2.17

Date





Message



Kerschen Dental Office 7400 Holly NE

Joe Slagle

Sent: Wednesday, February 1, 2017 at 12:13 PM

To: pndrs@cabq.gov

📎 kerschen traffic certification.pdf (1.8 MB) [Preview](#)

Attached is the traffic certification for this project.

joe slagle

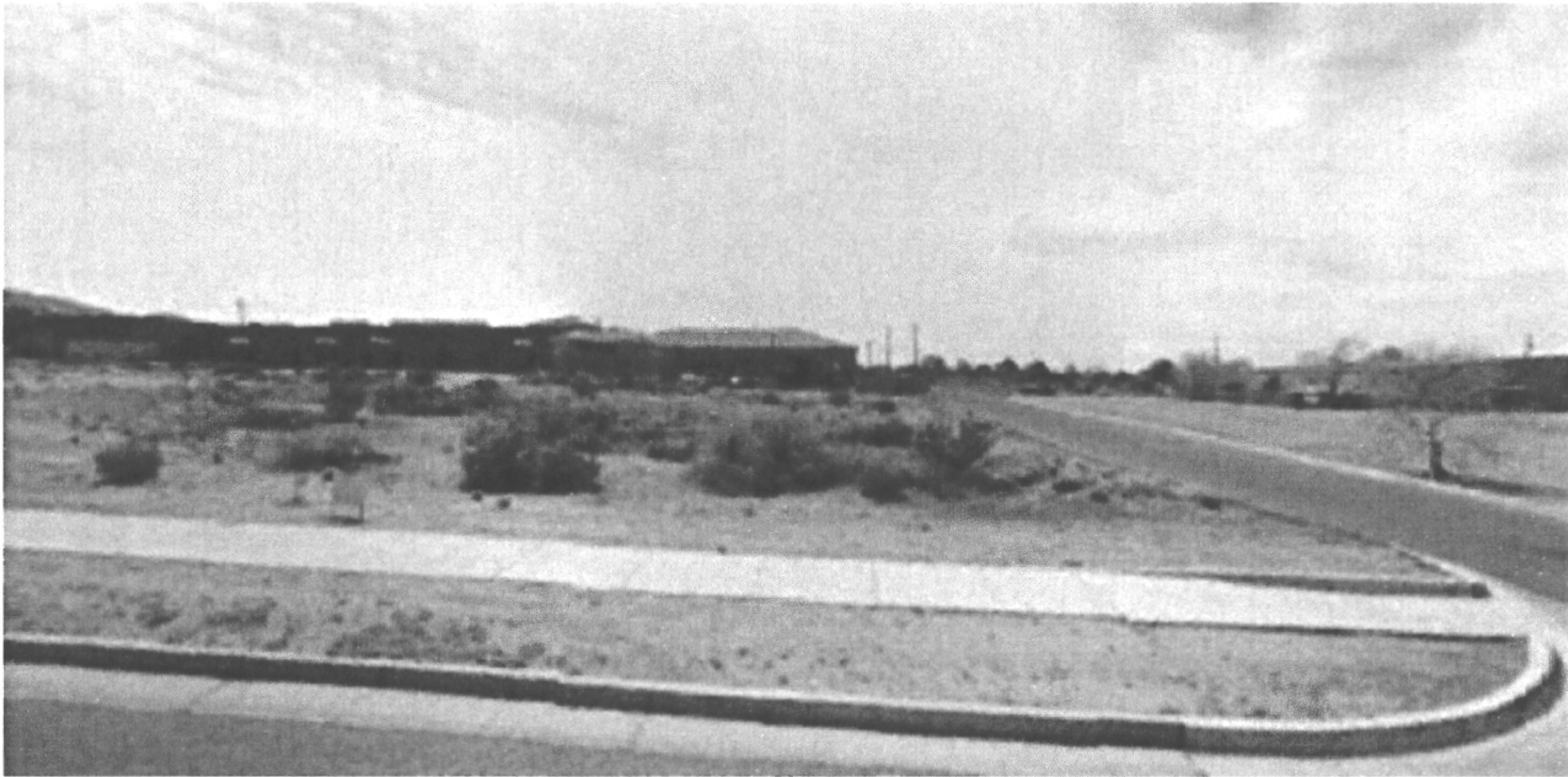


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Google Maps 7400 Holly Ave NE



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