



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 4, 2003

J. Graeme Means, P.E.
Jeff Mortensen & Assoc., Inc.
5010-B Midway Park Blvd NE
Albuquerque, New Mexico 87109

RE: BROADSTONE HEIGHTS APARTMENTS (All Phases) (C-20/D32)
(8100 Barstow St NE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 12/6/2001 thru 1/21/2003
ENGINEERS CERTIFICATION DATED 4/2/2003

Dear Mr. Means:

Based upon the information provided in your Engineers Certification submittal dated 4/2/2003, the above referenced site is approved for Permanent Certificate of Occupancy for All Phases.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Development & Bldg. Ser. Division
BLB

C: Certificate of Occupancy Clerk, COA
drainage file
approval file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Broadstone Heights ZONE ATLAS/DRNG. FILE #: C20/D32
DRB #: 1001020 EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract A-1, Desert Ridge
CITY ADDRESS: 8100 Barstow Street NE

ENGINEERING FIRM: Jeff Mortensen & Assoc., Inc. CONTACT: J. Graeme Means
ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Alliance Residential Company CONTACT: Keith Coleman
ADDRESS: 4808 N 22nd Street, Suite 200 PHONE: (602) 778-2800
CITY, STATE: Phoenix, Arizona ZIP CODE: 85016

ARCHITECT: Todd and Associates CONTACT: Owner
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

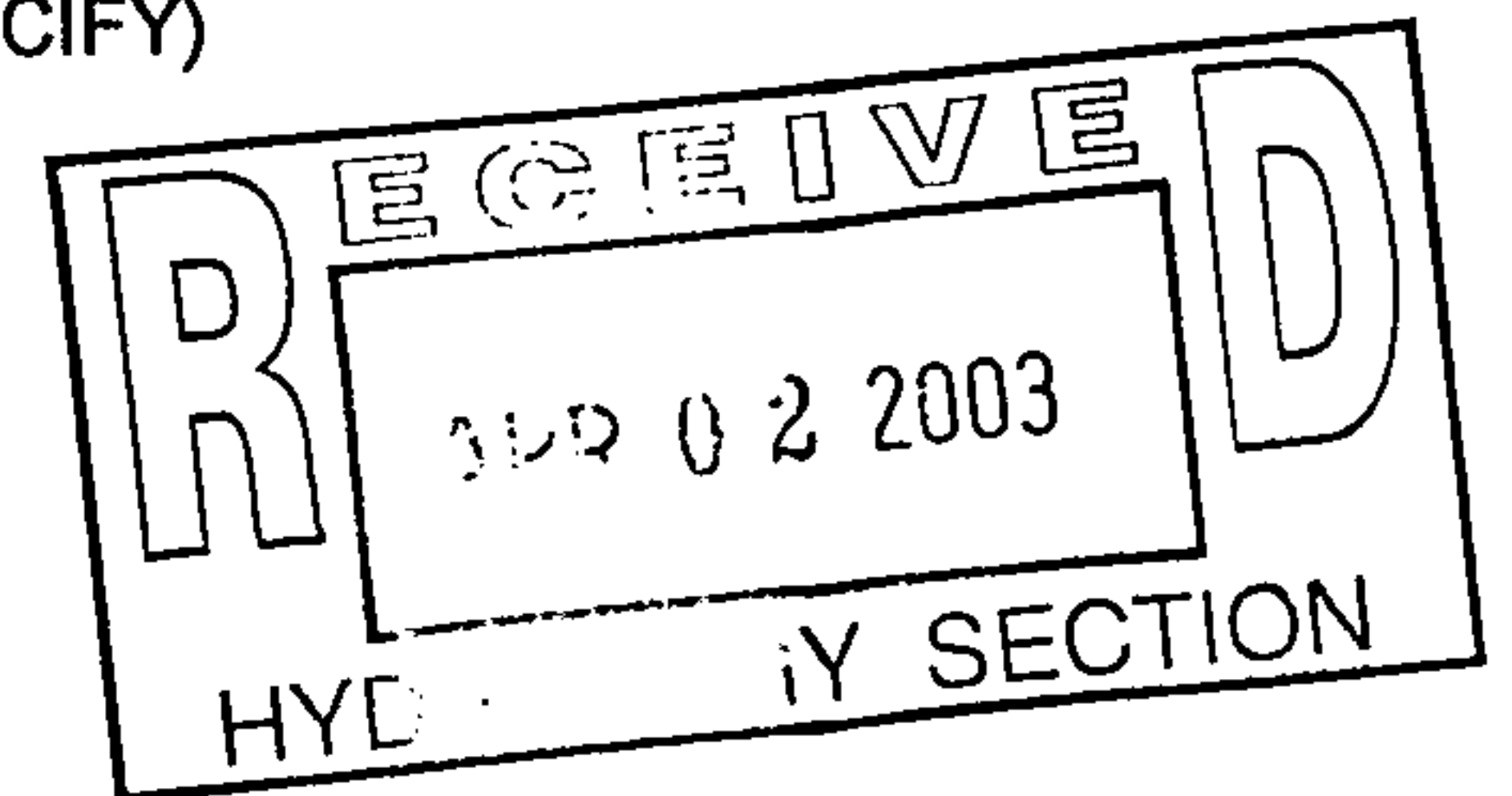
SURVEYOR: Jeff Mortensen & Assoc., Inc. CONTACT: Charles G. Cala
ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

CONTRACTOR: Alliance Residential Builders CONTACT: Owner
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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)
☐ 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: 04/02/03 BY: J. Graeme Means

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 upon 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.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department
Transportation Development Services Section

January 24, 2003

J. Graeme Means, P.E.
Jeff Mortensen & Assoc., Inc.
6010-B Midway Park Blvd NE
Albuquerque, NM 87109

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Broadstone Heights Apt. (Phase 2, Bldg 9-16); [C-20 / D32]
8100 Barstow St NE
Engineer's Stamp Dated 01/21/03

Dear Mr. Means:

Based on the information provided on your submittal dated January 21, 2003, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the still outstanding Phase 1-A and Phase I Exceptions (per 9/19/02 certification) and Phase II Exceptions (per 1/21/03 certification) issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead- stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3620.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE:	Broadstone Heights Apartments	ZONE ATLAS/DRNG. FILE #:	C-20/D32
DRB #:	1001020	EPC #:	
LEGAL DESCRIPTION:	Tract A-1, Desert Ridge		
CITY ADDRESS:	8100 Barstow Street NE		
ENGINEERING FIRM:	Jeff Mortensen & Assoc., Inc.	CONTACT:	J. Graeme Means, PE
ADDRESS:	6010-B Midway Park Blvd. NE	PHONE:	(505) 345-4250
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
OWNER:	Alliance Residential Company	CONTACT:	Keith Coleman
ADDRESS:	4808 N 22nd St, Suite 200	PHONE:	(602) 778-2800
CITY, STATE:	Phoenix, AZ	ZIP CODE:	85016
ARCHITECT:	Todd and Associates	CONTACT:	Owner
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	
SURVEYOR:	Jeff Mortensen & Assoc, Inc.	CONTACT:	Joe Solomon, PS
ADDRESS:	6010-B Midway Park Blvd. NE	PHONE:	(505) 345-4250
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
CONTRACTOR:	Alliance Residential Builders	CONTACT:	Kim Weisenberger
ADDRESS:		PHONE:	991-2822
CITY, STATE:		ZIP CODE:	

TYPE OF SUBMITTAL:

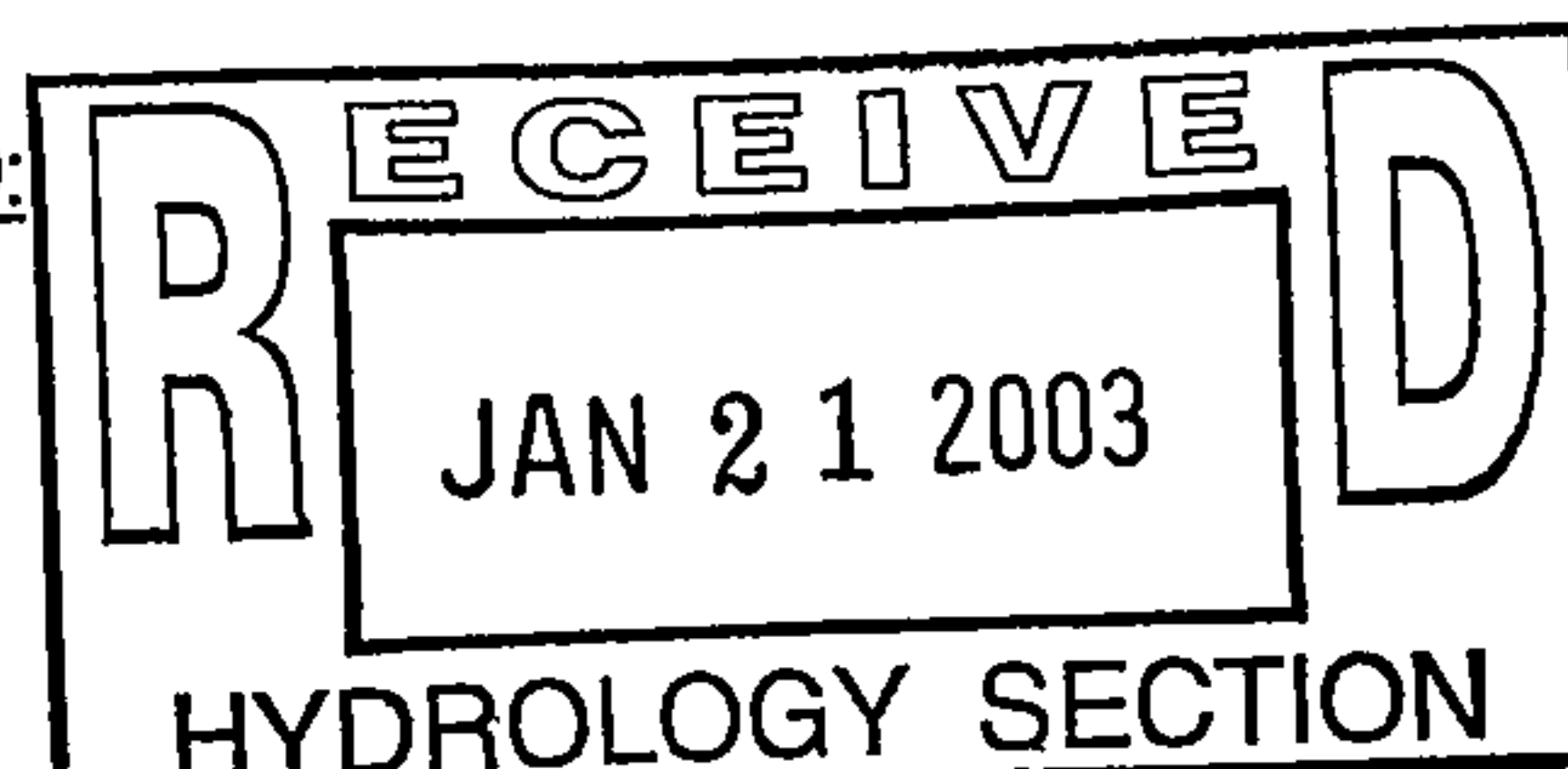
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☒ ENGINEER'S CERTIFICATION (TCL)
☒ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

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.)
☒ **(PHASE 2 - Buildings 9-16)**
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: 01/21/2003

BY: J. Graeme Means, P.E.

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 upon 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.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 14, 2001

Graeme Means
Jeff Mortensen & Associates
6010-B Midway Park NE
Albuquerque, New Mexico 87109

**RE: Grading and Drainage Plan For Broadstone Heights (C20-D32) Dated
December 14, 2001**

Dear Mr. Means:

The above referenced drainage plan received December 6, 2001 and updated December 14, 2001 is approved for the following approvals and conditions.

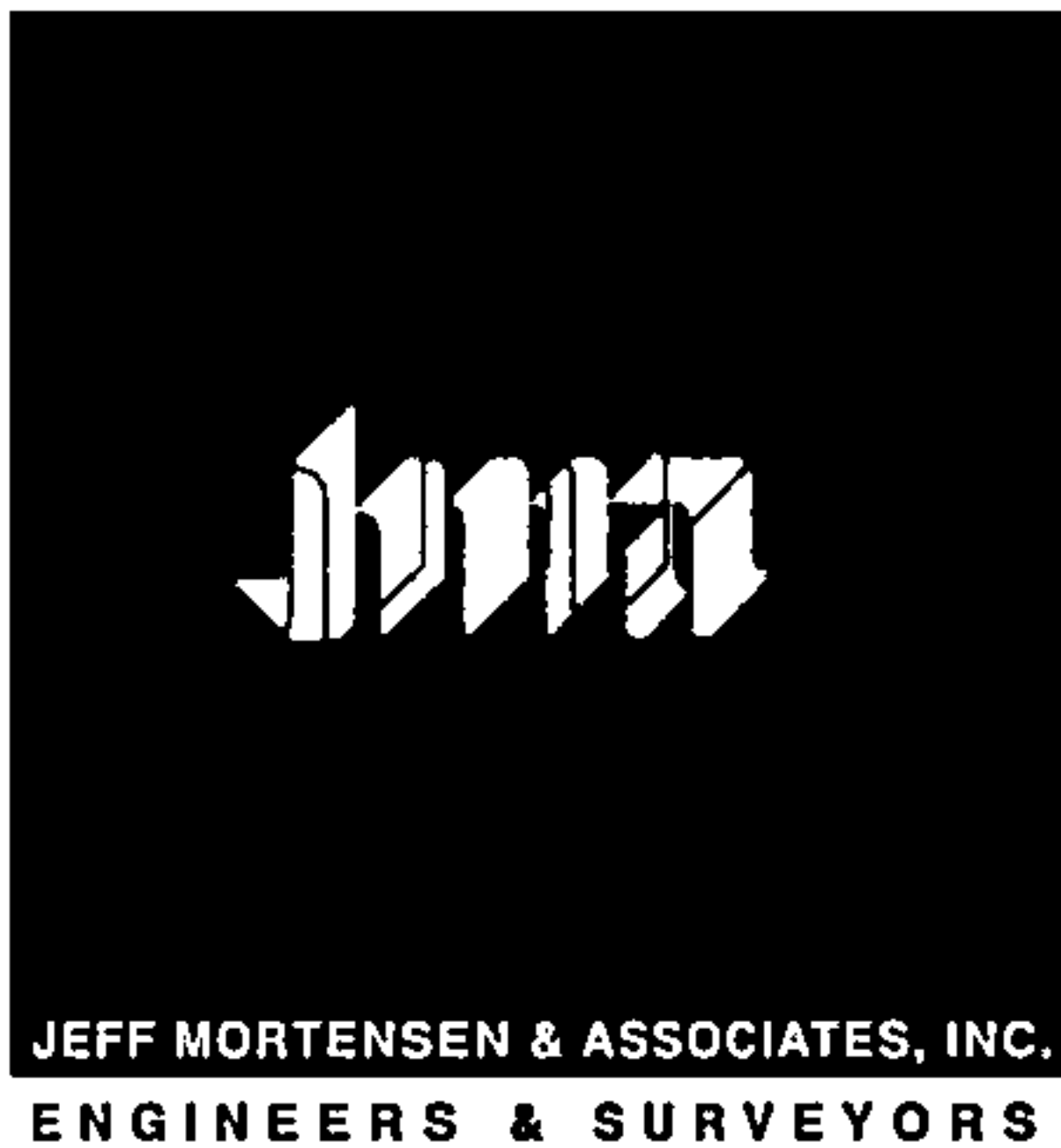
1. The drainage plan is approved as a master plan for all the three phases.
2. All three phases are approved for Building Permit and for grading.
3. After the construction of phase I the engineer will need to certify the phase I portion for certificate of occupancy.
4. I understand that there is an approved CLOMR for this site. A LOMR is soon to follow because the drainage improvements are constructed. Prior to the release of the certificate of occupancy for phases II and III the LOMR needs to be approved by FEMA.

I review many drainage plans and I can honestly say that your plan covered all the necessary information in an organized way. Thank you for your hard work.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator



6010-B MIDWAY
PARK BLVD. NE
ALBUQUERQUE
NEW MEXICO
8 7 1 0 9

P R I N C I P A L S

JEFFREY G. MORTENSEN, P.E.
CHARLES G. CALA, JR., P.S.
J U A N M . C A L A

TEL:505-345-4250
FAX:505-345-4254
jmainc@swcp.com



2001.028.8

Carlos Montoya, P.E.
City of Albuquerque Public Works Department
Hydrology Section
600 Second Street N.W.
Plaza Del Sol – Second Floor
Albuquerque, NM 87102

Re: Broadstone Heights (C-20)

Dear Carlos,

Transmitted herewith for your use and information is a copy of the erosion control plan for the subject project.

If you should have any questions or comments concerning this submittal, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.



J. Graeme Means, P.E.

GM:*\nEnclosure

RONALD D. BROWN, CHAIR
DANIEL W. COOK, VICE CHAIR
TIM EICHENBERG, SECRETARY-TREASURER
LINDA STOVER, ASST. SECRETARY-TREASURER
DANNY HERNANDEZ, DIRECTOR

JOHN P. KELLY, P.E.
EXECUTIVE ENGINEER



**Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority**

2600 PROSPECT NE • ALBUQUERQUE, NM 87107

PHONE: (505) 884-2215
FAX: (505) 884-0214

951823

March 1, 2001

Donald G. Hoech, President
Hoech Real Estate Corporation
8300 Carmel Ave. NE, Suite 601
Albuquerque, NM 87122

Re: Agreement For Extension Of The North Domingo Baca Arroyo Drainage Facility

Dear Mr. Hoech:

I have enclosed one fully executed original of the above reference document for your records.

As you can see, the originals were executed on February 27, 2001 by Mr. Vigil at the Albuquerque Public Schools ("APS"). February 27, 2001 has been inserted as the effective date of the Agreement.

APS has retained one original for its file. By Copy of this letter, I am forwarding an original to the attention of Larry A. Blair at the City for its file..

Please call me at 884-2215 if you should have any questions.

Sincerely,
AMAFCA

Martin W. Eckert, Jr.
Real Estate Manager

xc: Charles O. Atwood, Real Estate, Albuquerque Public Schools - w/out encl.
Larry A. Blair, Director of Public Works, City - w/out encl.

XC: Graeme Means @ JMA
together w/ copy of APS TCU

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

JMA 2001.028.6

C-20/D32

PROJECT TITLE: Broadstone Heights ZONE ATLAS/DRNG. FILE #: C-20
DRB #: 1001020 EPC #: _____ WORK ORDER #: 672481

LEGAL DESCRIPTION: Exist: Tract A, Desert Ridge Proposed: Tract A-1, Desert Ridge
CITY ADDRESS: 8100 Barstow Street NE

ENGINEERING FIRM: Jeff Mortensen & Assoc., Inc. CONTACT: Christian J. Sholtis
ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Alliance Residential Company CONTACT: Keith Coleman
ADDRESS: 4808 N 22nd St, Suite 200 PHONE: (602) 778-2800
CITY, STATE: Phoenix, AZ ZIP CODE: 85016

ARCHITECT: Todd and Associates, Inc CONTACT: David Kelley
ADDRESS: 4019 N 44th St PHONE: (602) 952-8280
CITY, STATE: Phoenix, AZ ZIP CODE: 85018

SURVEYOR: Jeff Mortensen & Assoc, Inc. CONTACT: Charles G. Cala
ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

CONTRACTOR: Alliance Residential Company CONTACT: Owner
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

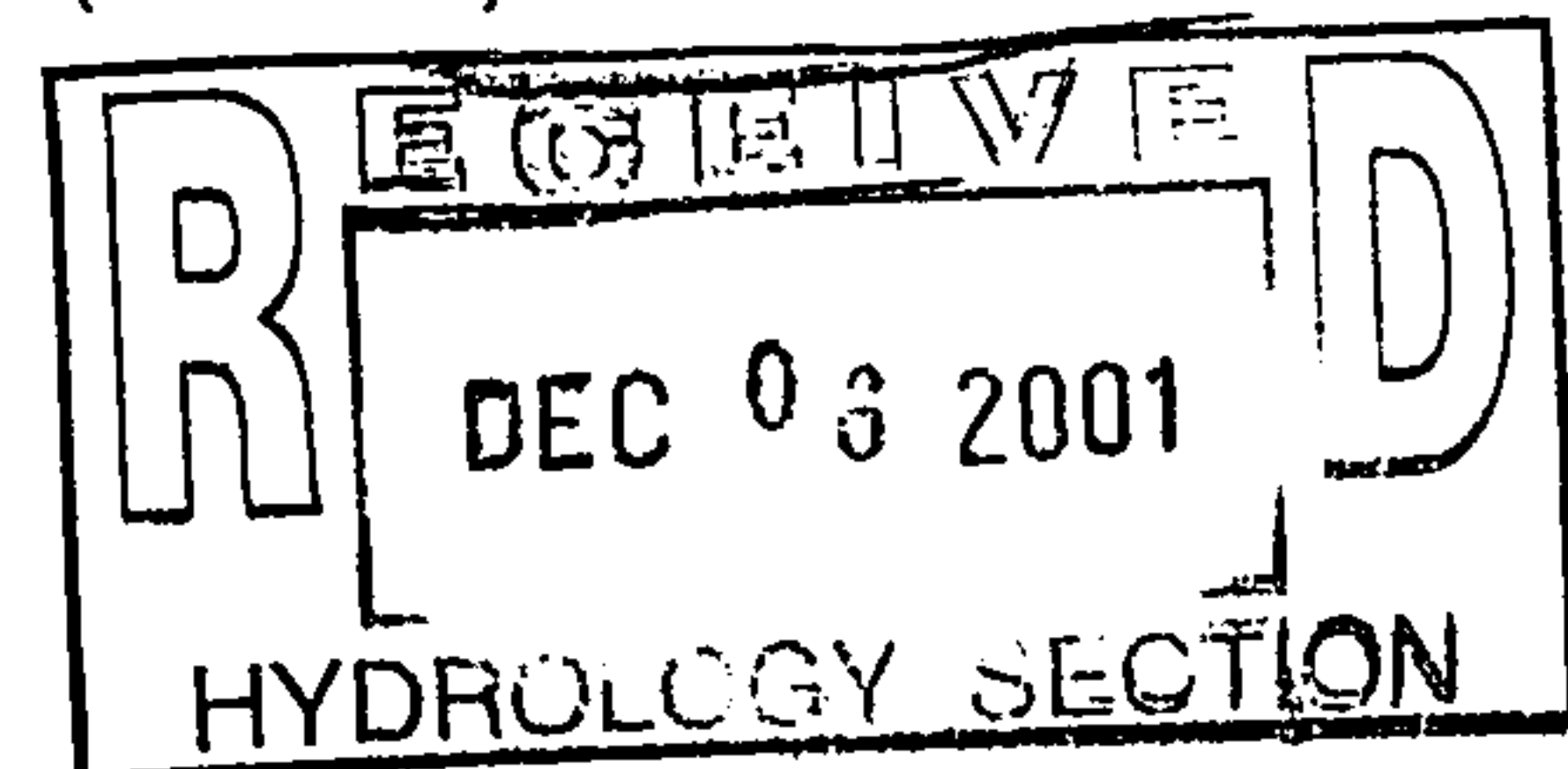
- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
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☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE 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: 12/06/2001 BY: J. Graeme Means

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 upon the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 14, 2001

Jeff Mortensen, P.E.
Jeff Mortensen & Associates
6010-B Midway Park Blvd
Albuquerque, NM 87109

**Re: Conceptual Grading and Drainage Plan for Broadstone Heights,
Tract A, Desert Ridge, (C-20/D32), Engineer stamp dated 8/01/2001.**

Dear Mr. Mortensen,

The referenced Conceptual Grading and Drainage Plan is approved
for Site Plan for Building Permit action by the DRB.

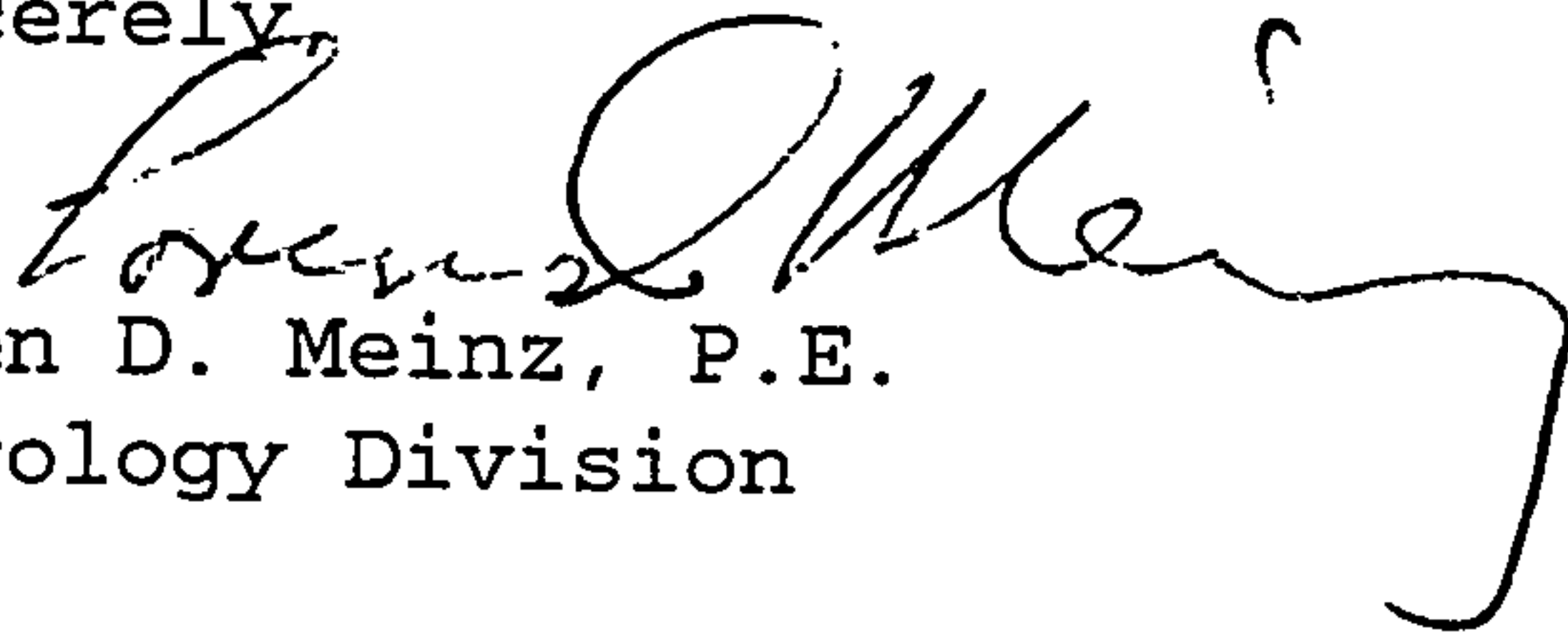
Prior to Building Permit, submit a detailed grading and drainage
plan for the project for Hydrology approval.

Please be aware that Certificate of Occupancy for buildings will
be subject to completion of the LOMR and approval of the LOMR by
FEMA.

Engineer's Certification for completion of final site grading and
drainage per the plan is required for Hydrology final approval and
Certificate of Occupancy.

If you have any questions, please call me at 924-3980.

Sincerely,


Loren D. Meinz, P.E.
Hydrology Division

c: Terri Martin
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Broadstone Heights ZONE ATLAS/DRNG. FILE #: C-20 / D32
 DRB #: 1001020 EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract A, Desert Ridge
 CITY ADDRESS: Barstow Street NE

ENGINEERING FIRM: Jeff Mortensen & Assoc., Inc. CONTACT: J. Graeme Means
 ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Alliance Residential Company CONTACT: Bob Hutt
 ADDRESS: 4808 N 22nd St, Suite 200 PHONE: 602-778-2800
 CITY, STATE: Phoenix, Arizona ZIP CODE: 85016

ARCHITECT: Todd & Associates CONTACT: Stan Lusardi
 ADDRESS: 4019 North 44th St PHONE: 247-1168
 CITY, STATE: Phoenix, Arizona ZIP CODE: 85018

SURVEYOR: JMA CONTACT: Charles G. Cala
 ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

CONTRACTOR: Contact Owner CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☒ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ CLOMR/LOMR
☒ OTHER - INFRASTRUCTURE LIST

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

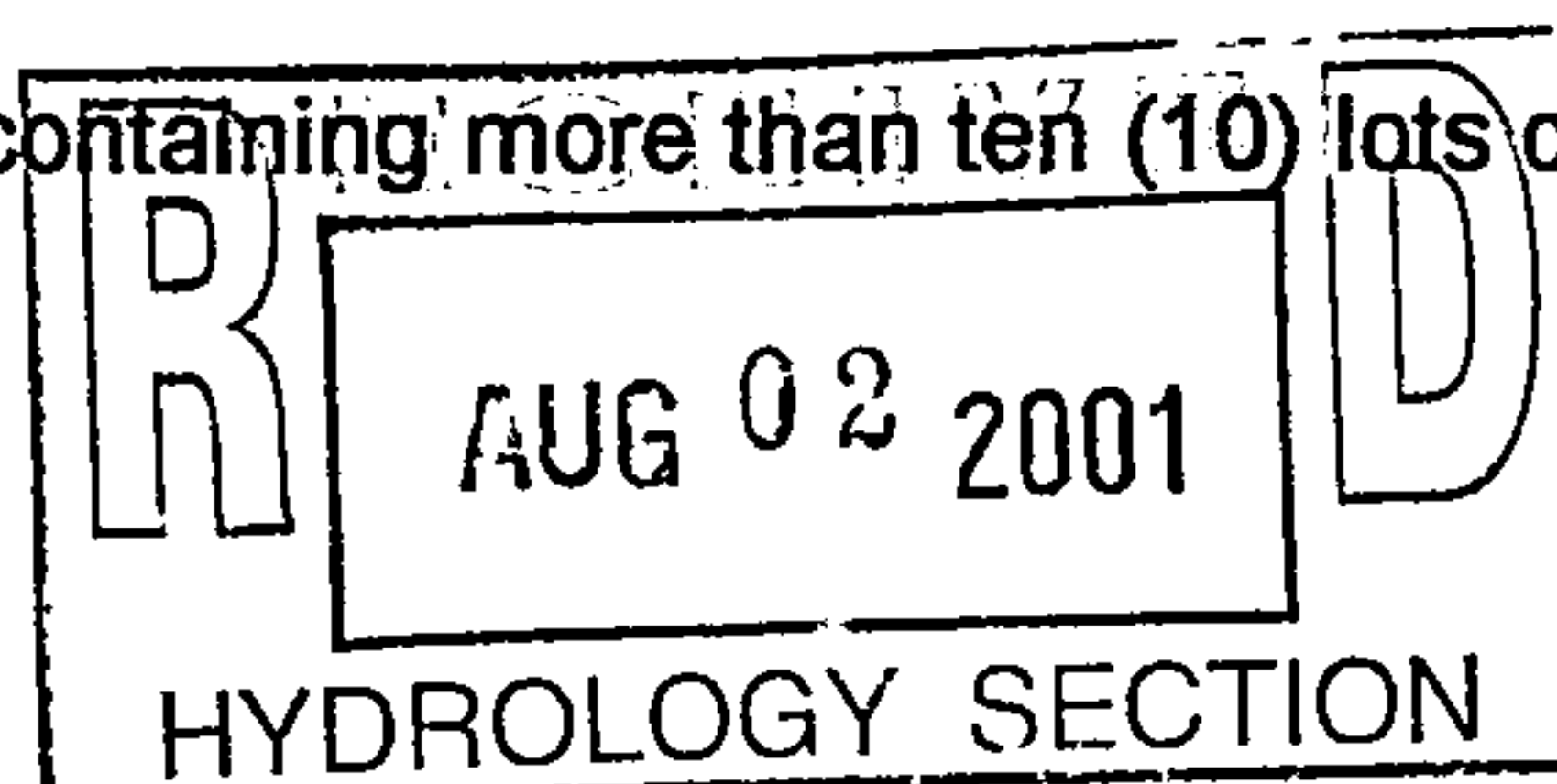
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☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

DATE SUBMITTED: August 1, 2001 BY: J. Graeme Means, P.E.

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 upon the following:

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Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1001020
DRB Application No.: _____

BROADSTONE HEIGHTS

TRACT A, DESERT RIDGE

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		18'	Half Width Permanent Pavement (36' F-F) w/ Std Curb & Gutter (North Side Only)	Holly Ave NE	Barstow St NE	SE Corner Tract A	/	/	/
		6'	Temporary Pavement	Holly Ave NE	Barstow St NE	SE Corner Tract A	/	/	/
		10"	Water Line	Holly Ave NE	Barstow St NE	SE Corner Tract A	/	/	/
		12' Wide	Right Turn/Deceleration Lane	Barstow Street NE	Holly Ave NE	Proposed Private Entrance on Barstow St	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

J. Graeme Means
NAME (print)

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

Jeff Mortensen & Assoc.
FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

J. Graeme Means 07-31-01
SIGNATURE - date

UTILITY DEVELOPMENT - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: _____

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER