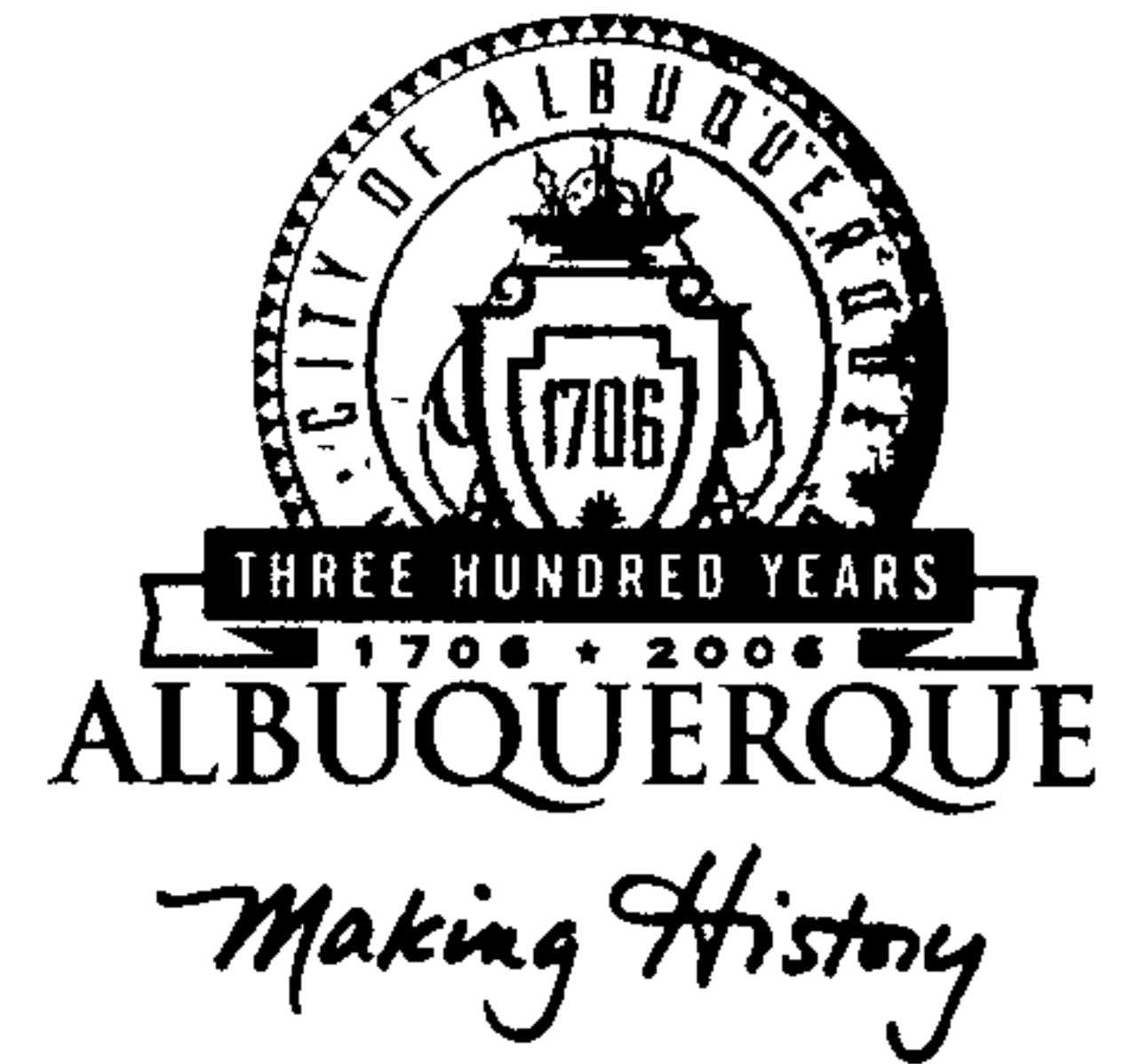


CITY OF ALBUQUERQUE



April 5, 2005

Mr. Graeme Means, P.E.
JEFF MORTENSEN & ASSOCIATES
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: DESERT RIDGE OFFICE PARK
9400 Holly Ave. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 06/01/2004 (C-20/D51)
Certification dated 04/04/2005

P.O. Box 1293

Dear Graeme:

Albuquerque

Based upon the information provided in your submittal received 05/05/2005, 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

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

C: Phyllis Villanueva
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Desert Ridge Office Park ZONE ATLAS/DRNG. FILE #: C20/D51
DRB #: 1003277 EPC #: 04DRB-00679 WORK ORDER #: _____

LEGAL DESCRIPTION: Tract A, Desert Ridge Office Park
CITY ADDRESS: 9400 Holly Ave 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: Hoech Real Estate Corp. CONTACT: Don Hoech
ADDRESS: 8300 Carmel NE, Suite 601 PHONE: 821-4440
CITY, STATE: Albuquerque, NM ZIP CODE: 87122

ARCHITECT: Cherry See Architects CONTACT: Jim See
ADDRESS: 220 A Gold Ave SW PHONE: 842-1278
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

SURVEYOR: JMA CONTACT: Chuck Cala
ADDRESS: _____ PHONE: (505) 345-4250
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: Gear and Condon CONTACT: Owner
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

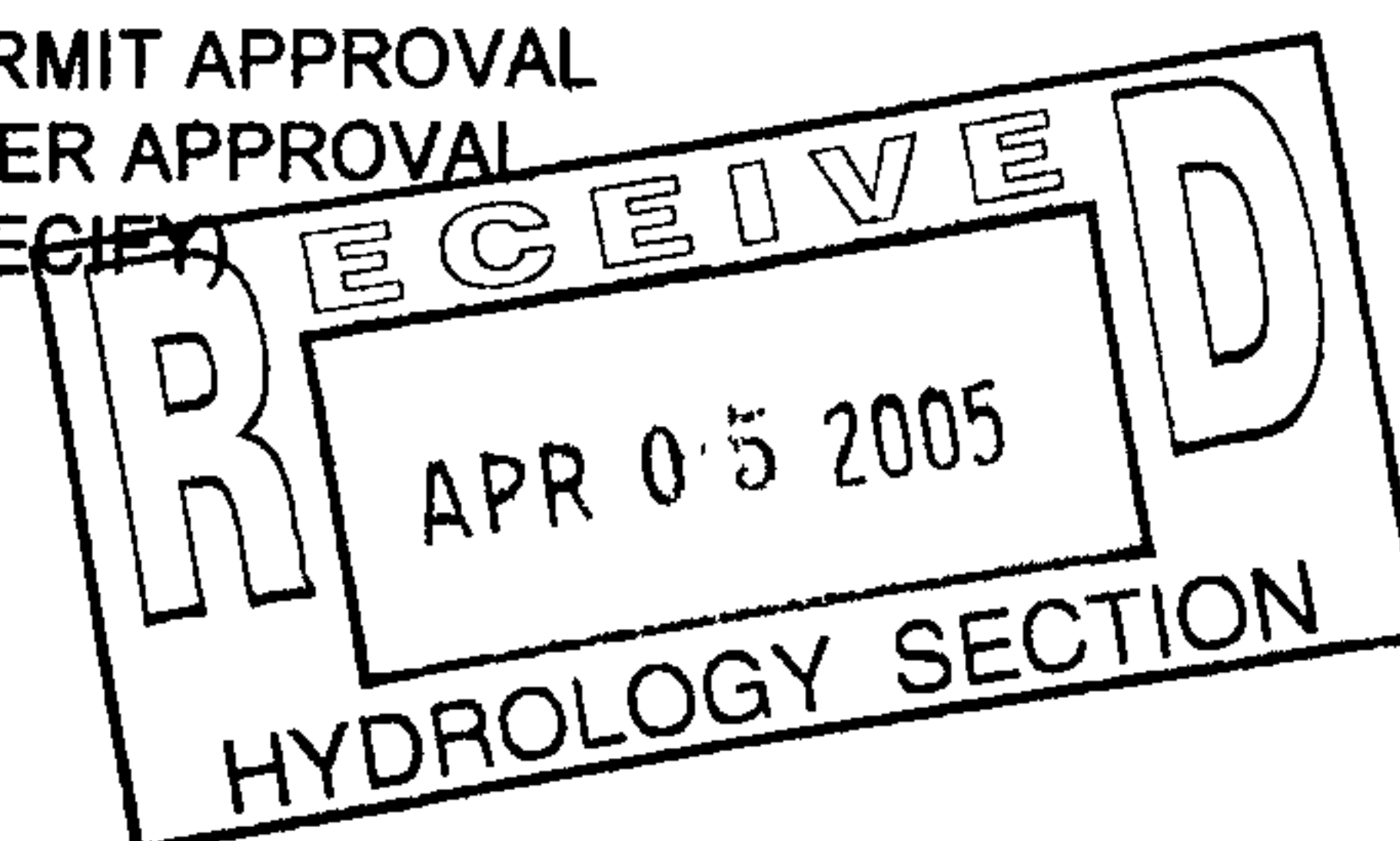
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERTIFICATION (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

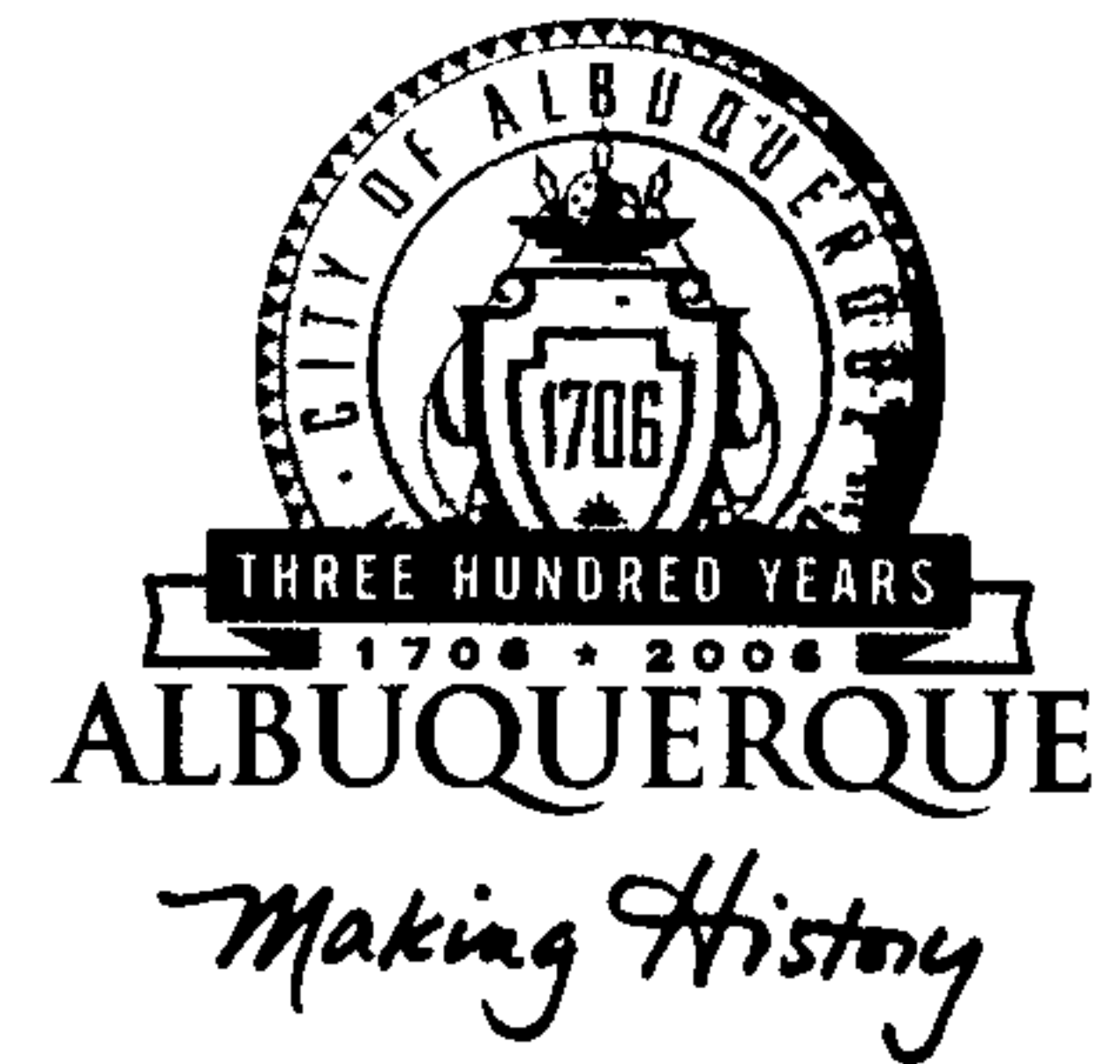


DATE SUBMITTED: 04/05/2005 BY: Graeme Means

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:

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CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

March 31, 2005

D. James See, Registered Architect
220 A Gold Ave. SW
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
Desert Ridge Office Park, [C-20 / D51]
9400 Holly Ave NE
Architect's Stamp Dated 03/30/05

Dear Mr. See:

P.O. Box 1293

The TCL / Letter of Certification submitted on March 30, 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 AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Desert Ridge Office Park ZONE ATLAS/DRNG. FILE #: C20/D51
 DRB #: 1003277 EPC #: 04DRB-00679 WORK ORDER #:

LEGAL DESCRIPTION: Tract A, Desert Ridge Office Park
 CITY ADDRESS: 9400 Holly Ave 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: Hoech Real Estate Corp. CONTACT: Don Hoech
 ADDRESS: 8300 Carmel NE, Suite 601 PHONE: 821-4440
 CITY, STATE: Albuquerque, NM ZIP CODE: 87122

ARCHITECT: Cherry See Architects CONTACT: Jim See
 ADDRESS: 220 A Gold Ave SW PHONE: 842-1278
 CITY, STATE: Albuquerque, NM ZIP CODE: 87102

SURVEYOR: JMA CONTACT: Chuck Cala
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: Gear and Condon 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
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☐ 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:

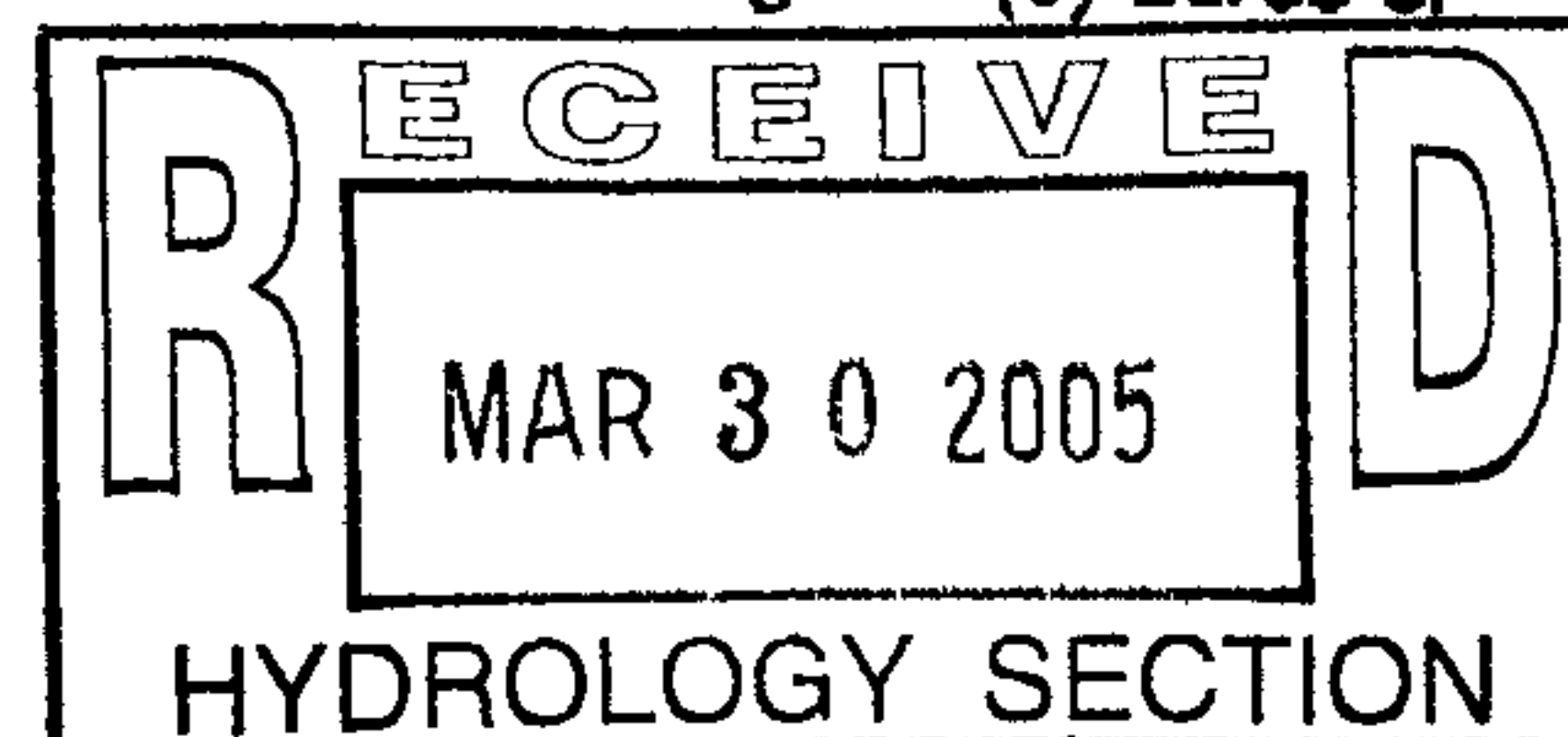
3/30/05

BY:

[Signature]

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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.



TRAFFIC CIRCULATION LAYOUT CERTIFICATION
W/VERIFICATION BY ARCHITECT OF RECORD


3/30/05

TRAFFIC CIRCULATION LAYOUT CERTIFICATION

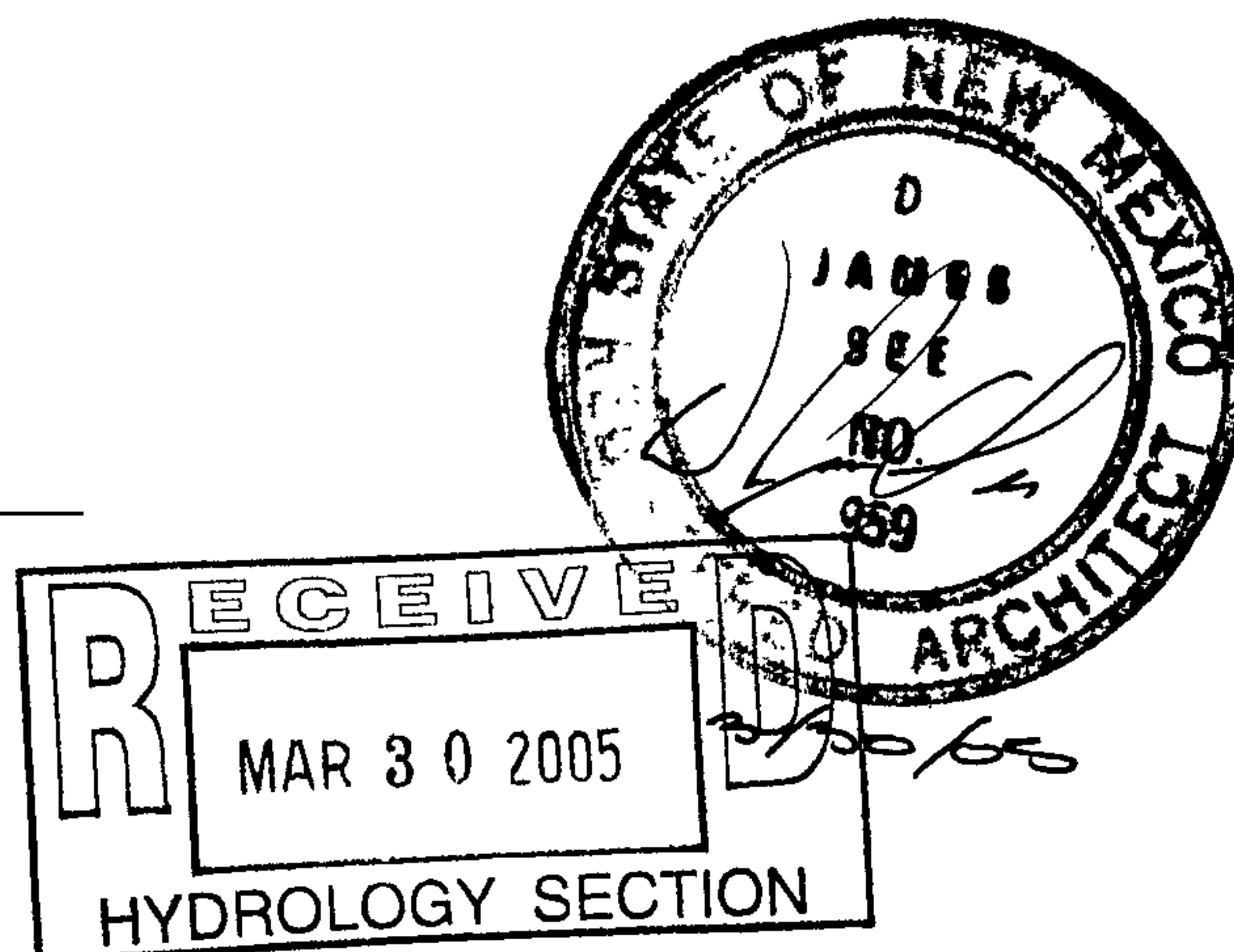
I, D. JAMES SEE, A.I.A., OF THE FIRM EDITH CHERRY / D. JAMES SEE ARCHITECTS, HEREBY CERTIFY THAT THIS PROJECT, THE DESERT RIDGE OFFICE PARK, HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED APRIL 22, 2004. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR APPROVAL OF THE TRAFFIC CIRCULATION LAYOUT FOR DESERT RIDGE OFFICE PARK, LOTS 11, 12 & 13, BLOCK 20, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES.

EXCEPTION OR QUALIFICATION: THE PARKING SPACE LABELED "91" MEASURES 8'-0" IN WIDTH, THE PARKING SPACE IMMEDIATELY TO THE NORTH MEASURES 8'-3" IN WIDTH. BOTH SPACES WERE DESIGNED TO BE 8'-6" WIDE, THE ACCESS AISLE BETWEEN THEM IS 8'-6" WIDE. THE AS-BUILT WIDTHS MEET THE REQUIREMENTS AS SET FORTH IN ANSI CHAPTER FIVE SECTION 502. THE AS-BUILT WIDTH OF THE ACCESS AISLE EXCEEDS THE REQUIREMENT.

THE RECORD INFORMATION PRESENTED HEREIN IS NOT NECESSARILY COMPLETE AND IS INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC CIRCULATION ASPECTS OF THE PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.


D. James See, A.I.A.

3/30/05
Date



ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME

First Federal Bank

AGENT

Alb Engineering.

ADDRESS

6739 Academy NE. Suite 130

PROJECT & APP #

PROJECT NAME

gradur : drainage (BP.)

\$ 441032/3424000 Conflict Management Fee

\$ 441006/4983000 DRB Actions

\$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 441018/4971000 Public Notification

\$ 50.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan (x) Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 50.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

3/30/2005 2:02PM LOC: ANN
RECEIPT# 00038620 WSH 008 TRANS# 0010
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt \$50.00
J24 Misc. \$50.00
CK \$0.00
CHANGE

Thank You

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS

ABQ ENGINEERING, INC.
6739 ACADEMY RD., NE SUITE 130
ALBUQUERQUE, NM 87109
(505) 255-7802

WELLS FARGO BANK NEW MEXICO, N.A.
ALBUQUERQUE, NM 87110

95-219-130
1070

004956

3/30/2005

PAY TO THE ORDER OF City of Albuquerque

\$ **50.00

Fifty and 00/100*****

DOLLARS

City of Albuquerque

[Signature]

MP

MEMO Job# 24160

AUTHORIZED SIGNATURE

004956 1070021921060211246



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 17, 2004

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

**Re: Desert Ridge Office Park, Holly Ave NE, Grading and Drainage Plan
Engineer's Stamp dated 6-01-04 (C20-D51)**

Dear Mr. Means,

Based upon the information provided in your submittal received 6-01-04, 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.

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) or 768-3645 (Bryan Wolfe).

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Desert Ridge Office Park ZONE ATLAS/DRNG. FILE #: C20/051
 DRB #: 1003277 EPC #: 04DRB-00679 WORK ORDER #:

LEGAL DESCRIPTION: Lots 11-13, Block 20, Tract 3, Unit 3, North Albuquerque Acres
 CITY ADDRESS: Holly Ave 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: Hoech Real Estate Corp. CONTACT: Don Hoech
 ADDRESS: 8300 Carmel NE, Suite 601 PHONE: 821-4440
 CITY, STATE: Albuquerque, NM ZIP CODE: 87122

ARCHITECT: Cherry See Architects CONTACT: Ian Schultz
 ADDRESS: 220 A Gold Ave SW PHONE: 842-1278
 CITY, STATE: Albuquerque, NM ZIP CODE: 87102

SURVEYOR: JMA CONTACT: Chuck Cala
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: Not Selected 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

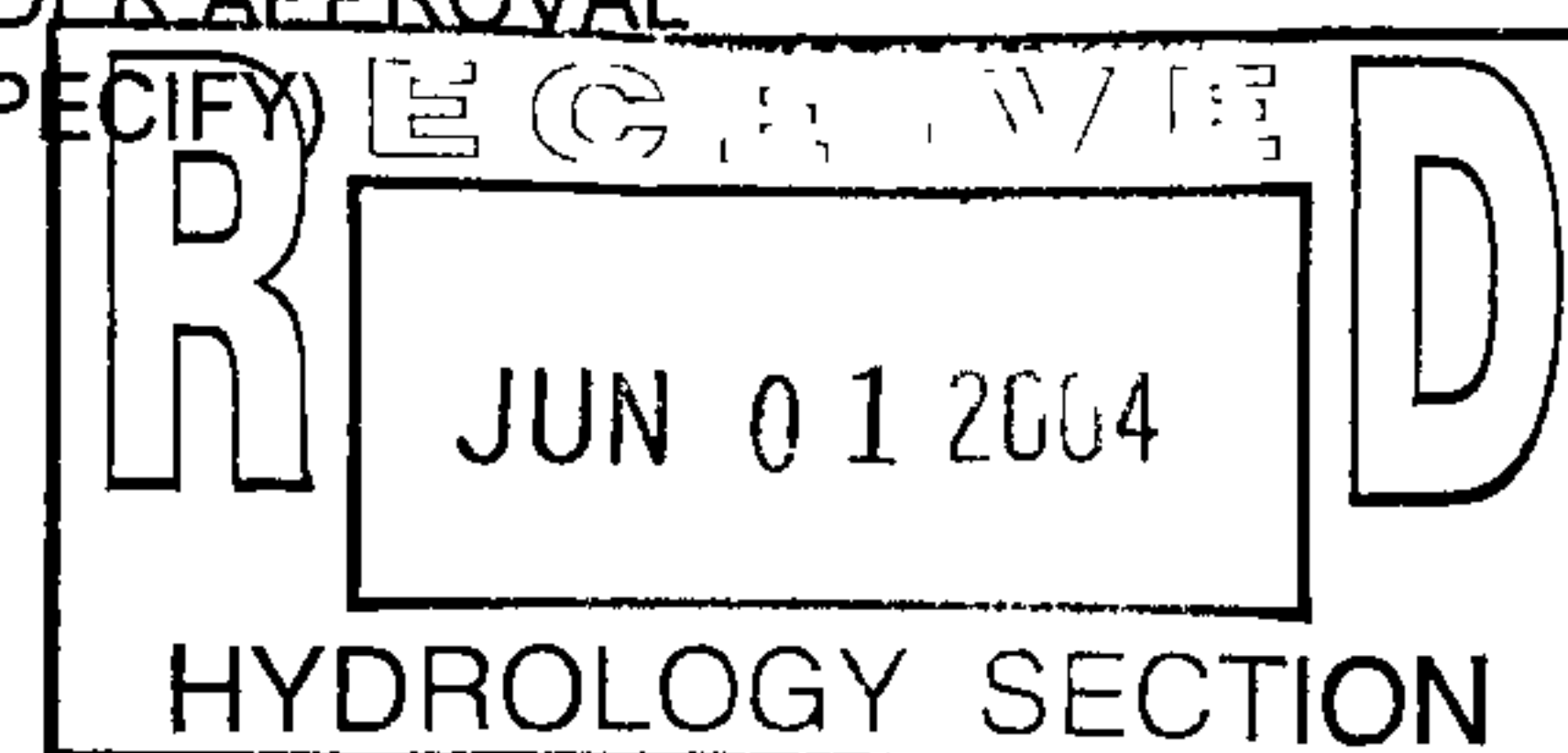
DRB Approved Site Plan is TCL

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
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☐ 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: 06/01/2004 BY: J. Graeme Means

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New Mexico
Department of Transportation

INTRA-DEPARTMENTAL CORRESPONDENCE

SUBJECT: Desert Ridge Office Park
Grading Plan In Albuquerque

DATE: May 24, 2004

File

TO: Tony Abbo
Traffic Engineer, District 3

FILE REFERENCE:

FROM: Reza Afaghpour *R. A.*
Drainage Development Engineer

I have received and reviewed the construction plans for the subject development. I am approving the proposed grading within our R/W with the condition that the graded area be stabilized using vegetative cover. I have no further comments.

If you have any further questions, please contact me at 827-5329.

xc: Max Valerio
Rae Van Hoven
Brad Bingham, City of Albuquerque Hydrology
J. Graeme Means, JMA Engineers & Surveyors
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 14, 2004

J. Graeme Means, PE
Jeff Mortensen & Associates, Inc
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

**Re: Desert Ridge Office Park Conceptual Grading and Drainage Plan
Engineer's Stamp dated 3-1-04 (C20/D51)**

Dear Mr. Means,

Based upon the information provided in your submittal dated 3-2-04, the above referenced plan is approved for Site Development Plan action by the DRB. I am in receipt of your amended SIA for Vineyard Court Estates that includes the infrastructure required on this project and can sign the Site Plan if there are no additional requirements.

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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

C-20/051

PROJECT TITLE: Desert Ridge Office Park ZONE ATLAS/DRNG. FILE #: C20
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Lots 11-13, Block 20, Tract 3, Unit 3, North Albuquerque Acres
 CITY ADDRESS: Holly Ave 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: Hoech Real Estate Corp. CONTACT: Don Hoech
 ADDRESS: 8300 Carmel NE, Suite 601 PHONE: 821-4440
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ARCHITECT: Cherry See Architects CONTACT: Ian Schultz
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SURVEYOR: JMA CONTACT: Chuck Cala
 ADDRESS: _____ PHONE: _____
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CONTRACTOR: Not Selected CONTACT: Owner
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

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☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
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☐ 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

\$100 fee paid, will fax copy of receipt

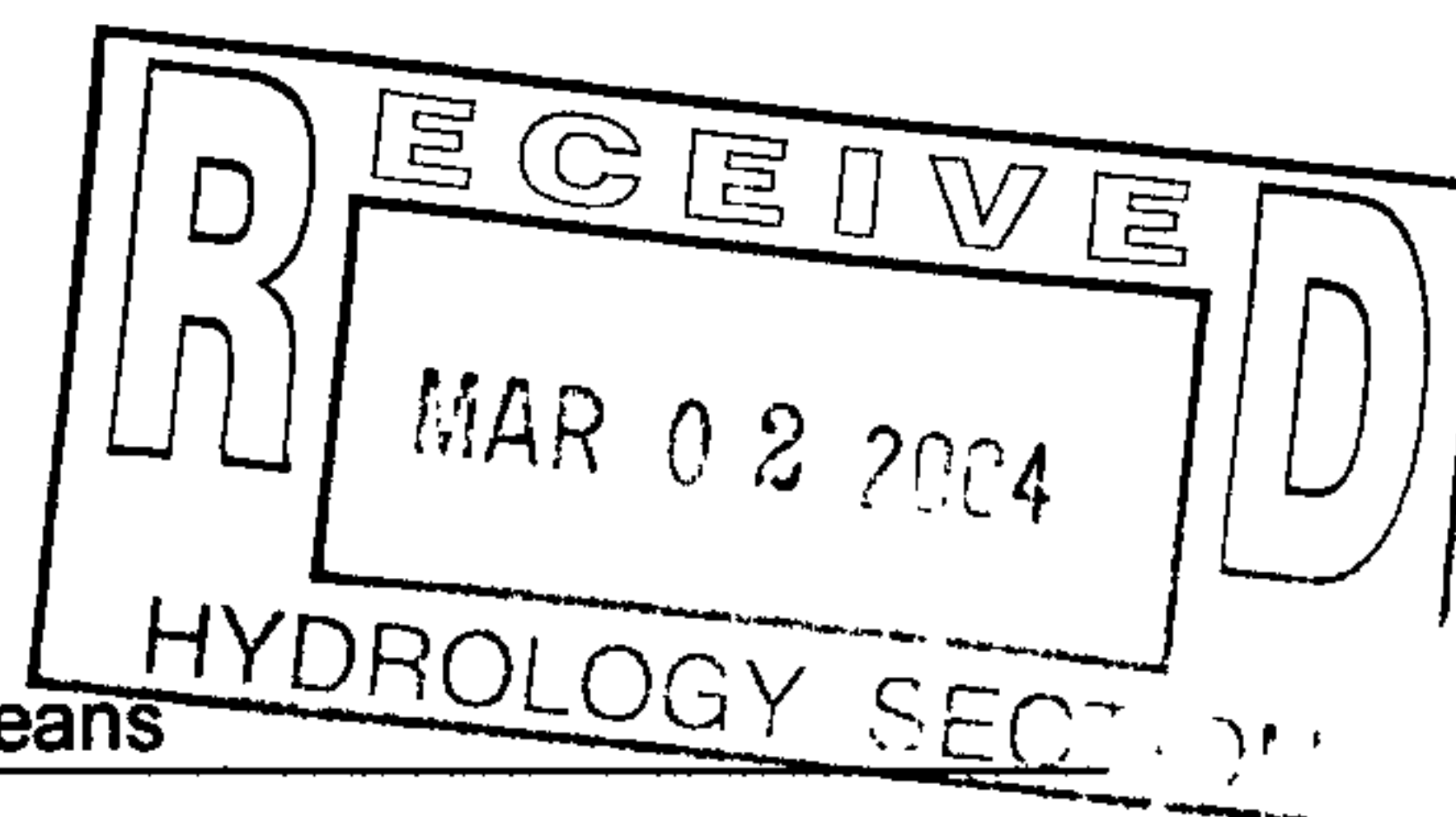
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☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 03/02/2004 BY: J. Graeme Means



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