

# CITY OF ALBUQUERQUE



March 4, 2009

James Benjamin Clark III, R.A.  
Masterworks Architects, Inc.  
516 11th St. NW  
Albuquerque, NM 87102

**Re: Altusa LLC, 1311 Cuesta Abajo Court NE,  
Certificate of Occupancy – Transportation Development  
Architect's Stamp dated 4-19-07 (D16-D002C)  
Certification dated 03-03-09**

Dear Mr. Clark,

PO Box 1293

Based upon the information provided in your submittal received 2-27-09, the above referenced certification is approved for release of permanent Certificate of Occupancy by Transportation Development.

Albuquerque

If you have any questions, you can contact me at 924-3991.

NM 87103

Sincerely,

Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

[www.cabq.gov](http://www.cabq.gov)

C: CO Clerk  
File

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(Rev. 12/05)

PROJECT TITLE: ALTUSA LLC SPEL CMRCL ZONE MAP/DRG. FILE # D-16/P002C  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT 7, BLOCK 0, LAS LOMITAS BUSINESS PARK  
CITY ADDRESS: 1311 Cuesta Abajo Ct. NE, Albq

ENGINEERING FIRM: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

OWNER: ALTUSA LLC  
ADDRESS: P.O. Box 1120  
CITY, STATE: Castle Rock, CO

CONTACT: LOU SADLER  
PHONE: 1-303-660-8877  
ZIP CODE: 80104

ARCHITECT: MASTERWORKS ARCHITECTS INC  
ADDRESS: 516 11th St NW  
CITY, STATE: ALBQ, NM 87102

CONTACT: Jim Clark  
PHONE: 242-1866  
ZIP CODE: 87102

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: SADLER SOUTHWEST LLC  
ADDRESS: 720 1st NW  
CITY, STATE: ALBQ, NM

CONTACT: Scott Sadler  
PHONE: 856-7939  
ZIP CODE: 87102

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☒ ENGINEER/ARCHITECT CERT (TCL)
- ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
- ☐ ENGINEER/ARCHITECT CERT (AA)
- ☐ 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 (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

SUBMITTED BY: [Signature] DATE: 2-27-09

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 define 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.

FEB 27 2009

HYDROLOGY  
SECTION



29 September 2008  
Project MW 0650

Kristal Metro, P.E.  
City of Albuquerque  
Development and Building Services  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico, 87102

**Re: TCL Certification for Final Occupancy Permit**

**Project:** Altusa LLC, 1311 Cuesta Abajo Ct NE, Traffic Circulation Layout  
Architect's Stamp dated 29 September 2008 (D16-d002C)

On 25 September 2008, I conducted a Site Observation Visit of the completed facility to confirm the construction of the site improvements for the issuance of a Permanent Certificate of Occupancy.

My observation revealed that the site improvements are in substantial compliance with the City of Albuquerque approved Traffic Circulation Plan.

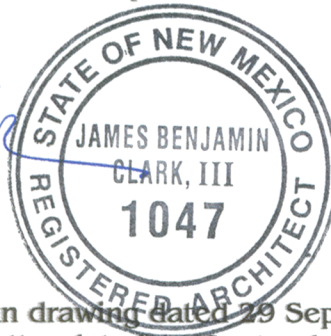
The only noted exception is that the west entry drive was modified to retain the existing storm water drop inlets in the south curb. This change, moving the entry approximately 50 feet to the west, has been shown on the enclosed record TCL drawing dated 29 September 2008. Relocation of this entry drive will not negatively affect access to the undeveloped Tract 6.

If you need any additional information, please contact me.

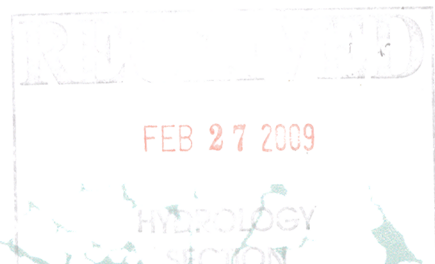
Sincerely,



James B. Clark, RA  
Vice President



Encl: Record Drawing TCL Plan drawing dated 29 September 2008  
Original TCL Approval letter dated 11 September 2007



**MASTERWORKS ARCHITECTS.**

516 Eleventh Street NW • Albuquerque, New Mexico 87102

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