

# CITY OF ALBUQUERQUE



September 26, 2006

Mr. Bruce Stidworthy, P.E.  
**BOHANNAN-HUSTON, INC.**  
7500 Jefferson St. NE – Courtyard I  
Albuquerque, NM 87109

**Re: JOURNAL CENTER – TRACT 5 – OFFICE BUILDING A**  
**7601 Jefferson Street NE**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 09/02/2005 (D-17/D3)**  
**Certification dated 08/01/2006**

Dear Bruce:

P.O. Box 1293

Based upon the information provided in your submittal received 08/01/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

AMAFCA is now ready for release of Permanent C.O. The issues with a roof drain tie-into the North Pino Arroyo has been accepted by the AMAFCA Field Engineer.

New Mexico 87103

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

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

Sincerely,

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

C: CO Clerk  
File

# CITY OF ALBUQUERQUE



September 26, 2006

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Dear Bruce:

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Sincerely,

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

C: CO Clerk  
File

P.O. Box 1293

Albuquerque

New Mexico 87103

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

# CITY OF ALBUQUERQUE



"Kurt Wagener"  
<kwagener@amafca.org>  
>  
09/25/2006 05:01 PM

To ""Peter Holloway"" <PeterH@dpsdesign.org>, ""Bruce Stidworthy"" <bstidwor@bhinc.com>, ""Brad Bingham"" <bbringham@cabq.gov>  
cc ""Jerry Lovato"" <jlovato@amafca.org>, ""John Kelly"" <jkelly@amafca.org>, ""L M2"" <lmazur@amafca.org>, ""Mike Callahan"" <mncallahan@abqpubco.com>  
bcc  
Subject RE: 7601 Jefferson St. N.E.



Brad,

Darren w/Enterprise Builders called me again today and had taken care of a couple of punch list items for me and I went by and the pipe and headwall, rundown and water quality fencing all look good. The did the sod work behind the headwall and I believe Mike w/Journal Center will be good with that.

→ As far as AMAFCA is concerned the work into the North Pino is acceptable.

Call me with any questions.

Thanks,

Kurt  
P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

-----Original Message-----

**From:** Peter Holloway [mailto:PeterH@dpsdesign.org]  
**Sent:** Monday, September 11, 2006 7:24 AM  
**To:** Bruce Stidworthy; Kurt Wagener; Brad Bingham  
**Cc:** Jerry Lovato; John Kelly; L M2; Mike Callahan  
**Subject:** RE: 7601 Jefferson St. N.E.

According to the contractor, the headwall concrete has been finished. Landscaping is scheduled to start Tuesday 9-12 and should be complete by the end of this week. Peter

-----Original Message-----

**From:** Bruce Stidworthy [mailto:bstidwor@bhinc.com]  
**Sent:** Sunday, September 10, 2006 10:20 PM  
**To:** Kurt Wagener; Brad Bingham  
**Cc:** Jerry Lovato; John Kelly; L M2; Mike Callahan; Peter Holloway  
**Subject:** RE: 7601 Jefferson St. N.E.

Kurt: I don't believe it has been completed. I'll let you know when it has. Thanks, Bruce.

Peter: Please remind the contractor that he is not going to get permanent CO until this is done.



"Lynn Mazur"  
<lmazur@amafca.org>

09/26/2006 10:45 AM

Please respond to  
<lmazur@amafca.org>

To <aortillo@cabq.gov>

cc

bcc

Subject FW: 7601 Jefferson St. N.E.

**From:** Lynn Mazur [mailto:lmazur@amafca.org]  
**Sent:** Tuesday, September 26, 2006 10:11 AM  
**To:** 'Kurt Wagener'; 'Peter Holloway'; 'Bruce Stidworthy'; 'Brad Bingham'  
**Cc:** 'Jerry Lovato'; 'John Kelly'; 'Mike Callahan'  
**Subject:** RE: 7601 Jefferson St. N.E.

AMAFCA approves release of permanent Certificate of Occupancy for this site.

### **AMAFCA**

Lynn M. Mazur, P.E., C.F.M.  
Development Review Engineer  
phone: (505) 884-2215  
fax: (505) 884-0214  
www.amafca.org

---

**From:** Kurt Wagener [mailto:kwagener@amafca.org]  
**Sent:** Monday, September 25, 2006 5:02 PM  
**To:** 'Peter Holloway'; 'Bruce Stidworthy'; 'Brad Bingham'  
**Cc:** 'Jerry Lovato'; 'John Kelly'; 'L M2'; 'Mike Callahan'  
**Subject:** RE: 7601 Jefferson St. N.E.

Brad,  
Darren w/Enterprise Builders called me again today and had taken care of a couple of punch list items for me and I went by and the pipe and headwall, rundown and water quality fencing all look good. The did the sod work behind the headwall and I believe Mike w/Journal Center will be good with that.  
As far as AMAFCA is concerned the work into the North Pino is acceptable.  
Call me with any questions.

Thanks,  
Kurt



"Lynn Mazur"  
<lmazur@amafca.org>

09/26/2006 10:45 AM

Please respond to  
<lmazur@amafca.org>

To <aportillo@cabq.gov>

cc

bcc

Subject FW: 7601 Jefferson St. N.E.

**From:** Lynn Mazur [mailto:lmazur@amafca.org]

**Sent:** Tuesday, September 26, 2006 10:11 AM

**To:** 'Kurt Wagener'; 'Peter Holloway'; 'Bruce Stidworthy'; 'Brad Bingham'

**Cc:** 'Jerry Lovato'; 'John Kelly'; 'Mike Callahan'

**Subject:** RE: 7601 Jefferson St. N.E.

AMAFCA approves release of permanent Certificate of Occupancy for this site.

## **AMAFCA**

Lynn M. Mazur, P.E., C.F.M.

Development Review Engineer

phone: (505) 884-2215

fax: (505) 884-0214

www.amafca.org

---

**From:** Kurt Wagener [mailto:kwagener@amafca.org]

**Sent:** Monday, September 25, 2006 5:02 PM

**To:** 'Peter Holloway'; 'Bruce Stidworthy'; 'Brad Bingham'

**Cc:** 'Jerry Lovato'; 'John Kelly'; 'L M2'; 'Mike Callahan'

**Subject:** RE: 7601 Jefferson St. N.E.

Brad,

Darren w/Enterprise Builders called me again today and had taken care of a couple of punch list items for me and I went by and the pipe and headwall, rundown and water quality fencing all look good. The did the sod work behind the headwall and I believe Mike w/Journal Center will be good with that.

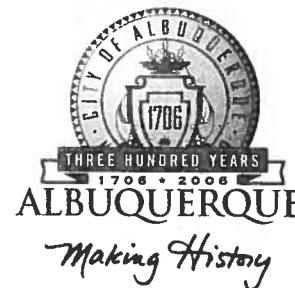
As far as AMAFCA is concerned the work into the North Pino is acceptable.

Call me with any questions.

Thanks,

Kurt

# CITY OF ALBUQUERQUE



July 25, 2005

Jeffrey Wooten, P.E.  
Bohannon Huston, Inc.  
7500 Jefferson NE – Courtyard 1  
Albuquerque, NM 87109

**Re: Journal Center Tract 5 – Office Building A, Corner of Masthead St and  
Tiburon St NE, Grading and Drainage Plan  
Engineer's Stamp dated 6-30-05 (D17-D3)**

Dear Mr. Wooten,

Based upon the information provided in your submittal received 7-08-05, the  
above referenced plan cannot be approved for Building Permit until the following  
comments are addressed:

P.O. Box 1293

Albuquerque

- Before we can give building permit approval, you must have AMAFCA approval for the outfall to the North Pino Arroyo. This includes the proposed roof drains shown on Detail Sheet C102.

New Mexico 87103

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

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

Sincerely,

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

C: File

# CITY OF ALBUQUERQUE



*File*

September 5, 2006

Mr. Bruce Stidworthy, P.E.  
**BOHANNAN-HUSTON, INC.**  
7500 Jefferson St. NE – Courtyard I  
Albuquerque, NM 87109

**Re: JOURNAL CENTER – TRACT 5 – OFFICE BUILDING A**  
**7601 Jefferson Street NE**  
**Approval of Extension to Temporary Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 09/02/2005 (D-17/D3)**  
**Certification dated 08/01/2006**

Dear Bruce:

P.O. Box 1293 As requested at the counter, a 30-day Extension to 10/01/2006 to the Temporary Certificate  
of Occupancy (C.O.) has been granted by Hydrology.

Albuquerque AMAFCA is not ready for release of Permanent C.O. There are some recent issues with a  
roof drain tie-in to the North Pino Arroyo still pending. Upon final acceptance of this project  
by the AMAFCA Field Engineer, a Permanent C.O. will be issued.

New Mexico 87109 If you have any questions, you can contact me at 924-3982.

www.cabq.gov

Sincerely,

*Arlene V. Portillo*

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

C: CO Clerk  
File



File

August 1, 2006

Mr. Bruce Stidworthy, P.E.  
**BOHANNAN-HUSTON, INC.**  
7500 Jefferson St. NE – Courtyard I  
Albuquerque, NM 87109

**Re: JOURNAL CENTER – TRACT 5 – OFFICE BUILDING A**  
**7601 Jefferson Street NE**  
**Approval of Temporary Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 09/02/2005 (D-17/D3)**  
**Certification dated 08/01/2006**

P.O. Box 1293

Dear Bruce:

Albuquerque

Based upon the information provided in your submittal received 08/01/2006, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

New Mexico 87103

AMAFCA is not ready for release of Permanent C.O. There are some recent issues with a roof drain tie-in to the North Pino Arroyo still pending. Upon final acceptance of this project by the AMAFCA Field Engineer, a Permanent C.O. will be issued.

www.cabq.gov

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

Sincerely,

*Arlene V. Portillo*

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

C: CO Clerk  
File

Approved for 30-Day  
Extension of Temp CO  
KAL 9/5/06 Ext 10/1/06



Ronald D. Brown, Chair  
Daniel F. Lyon, Vice Chair  
Tim Elchenberg, Secretary-Treasurer  
Janet Salers, Assl. Secretary-Treasurer  
Danny Hernandez, Director

John P. Kelly, P.E.  
Executive Engineer



Albuquerque  
Metropolitan  
Arroyo  
Flood  
Control  
Authority

2600 Prospect N.E., Albuquerque, NM 87107  
Phone: (505) 804-2215 Fax: (505) 804-0214

Post-it® Fax Note 7671

Date	8-10	# of pages	1
To	BRAD BINGHAM		
Co./Dept.	HYDROLOGY		
Phone #			
Fax #			
From	LYNN MAZUR		
Co.	AMAFCA		
Phone #			
Fax #			

August 10, 2005

Mr. Jeffrey T. Wooten, P.E.  
Bohannon Hulton, Inc.  
7500 Jefferson St. NE, Courtyard I  
Albuquerque, New Mexico 87109

Re: Drainage Plan for Journal Center, Tract 5, Building A, ZAP D-17  
Engineer's Stamp Dated July 29, 2005

Dear Mr. Wooten:

AMAFCA has reviewed the referenced plan with respect to the drainage outfalls to the North Pino Channel. The following comments should be addressed before release of Building Permit:

1. AMAFCA has an agreement with Journal Center Corporation for maintenance of the concrete portion of the channel only. Discharge of the roof drains down the grassy slope that is maintained by the management company must be approved by them. AMAFCA recommends connecting the roof drains so that there is only one discharge pipe that would outfall to the lip of the channel or down a concrete swale. The swale would have to be traversable by a mower.
2. Provide detail of the trash screen referenced on Sheet C101.

If you have any questions, please call me at 884-2215.

Sincerely,  
AMAFCA

*Lynn M. Mazur*

Lynn M. Mazur, P.E., C.F.M.  
Development Review Engineer

Cc: Brad Bingham, COA Hydrology

File  
D17/D3