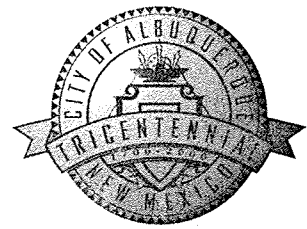


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

August 4, 2006

Christopher R. Gunning, Registered Architect
DEKKER/PERICH/SABATINI
6801 Jefferson NE, Ste 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
JOURNAL CENTER, TRACT 5, BLDG. A, [D-17 / D3]
7601 Jefferson Street NE
Architect's Stamp Dated 08/04/2006

P.O. Box 1293

Dear Mr. Gunning:

Albuquerque

The TCL / Letter of Certification submitted on August 8, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

New Mexico 87103

Sincerely,

www.cabq.gov

Richard Dourte, P.E.
City Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk
Gloria Saavedra

August 4, 2006



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Wilfred Gallegos
Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

**Re: Journal Center Tract 5A
7601 Jefferson Street, NE
City Project Number 1004138**

Mr. Gallegos:

I Christopher R. Gunning, NMRA no. 3203 of the firm Dekker/Perich/Sabatini, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved DRB Site Development Plan for Building Permit, #05DRB-00667, amended by Administrative Amendment #05AA-01538 dated 10/07/05. The record information edited onto the original design document has been obtained by Dekker/Perich/Sabatini. I further certify that Dekker/Perich/Sabatini visited the project site on 08/04/06 and has 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 certification is submitted in support of a request for Certificate of Occupancy.

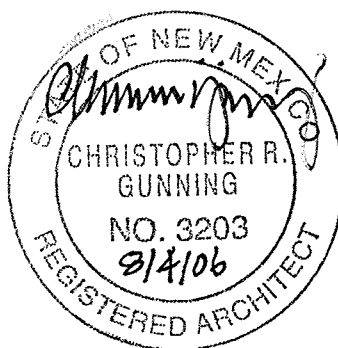
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact me at 761-9700, thank you.

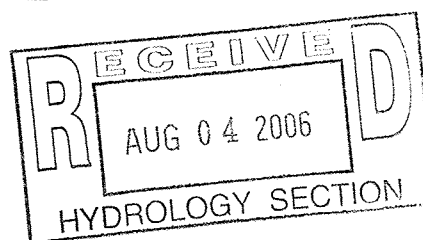
Very truly yours,

Dekker/Perich/Sabatini Ltd.

Christopher R. Gunning AIA
Principal



Cc: File



6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fx 761.4222
dps@dpsobq.com

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Journal Center tract 5 ZONE MAP: D-17/D3
 DRB#: OS DRB 00667 EPC#: NA WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 5D-1, Journal Center, as the same is shown on the replat of (over)
 CITY ADDRESS: 7601 Jefferson, NE

ENGINEERING FIRM: Bohannon Huston CONTACT: James Topmiller
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: JCC-ONE CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Dekker / Perich / Sabatini CONTACT: Chris Gunning
 ADDRESS: 6801 Jefferson St. NE PHONE: 761-9700
 CITY, STATE: Albuquerque, NM 87109 ZIP CODE: 87109
 Cell: 228-0971

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: Enterprise Builders CONTACT: Darren Low's
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ 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) 30-Day
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 8/4/06 BY: Chris Gunning

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.

