



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 26, 2004

Lawrence Read, P.E.
Larry Read & Associates Inc.
4800 Juan Tabo NE, Suite C
Albuquerque, NM 87111

Re: Industrial Park at Journal Center PHASE II, Certificate of Occupancy
Engineer's Stamp dated 10-03-03 (D17/D3AA4)
Certification dated 3-25-04 *4*

Dear Mr. Read,

Based upon the information provided in your submittal received 3-26-04, the above referenced certification is approved for release of permanent Certificate of Occupancy by Hydrology.

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: Phyllis Villanueva
file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Phase II

October 27, 2003

Larry Read, P.E.
Larry Read & Associates Inc.
4800 Juan Tabo NE, Suite C
Albuquerque, NM 87111

**Re: Industrial Park at Journal Center Phase II, Grading and Drainage Plan
Engineer's Stamp dated 10-03-03 (D17/D3AA1)**

Dear Mr. Read,

Based upon the information provided in your submittal received 10-09-03, 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.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Public Works Hydrology section at 768-3654 (Charles Caruso) or 768-3645 (Brian Wolfe).

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

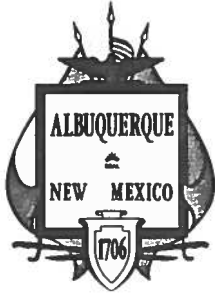
If you have any questions, you can contact me at 924-3981.

Sincerely,

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

bus

C: Charles Caruso, Public Works Hydrology
file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 18, 2003

Lawrence Read, P.E.
Larry Read & Associates Inc.
4800 Juan Tabo NE, Suite C
Albuquerque, NM 87111

**Re: Industrial Park at Journal Center PHASE 1, 3900 Rutledge Rd. NE,
Certificate of Occupancy**

Engineer's Stamp dated 8-12-03 (D17/D3AA1)

Certification dated 12-15-03

4

Dear Mr. Read,

Based upon the information provided in your submittal received 12-18-03, the above referenced certification is approved for release of permanent Certificate of Occupancy by Hydrology.

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: Phyllis Villanueva
file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Phase I

September 11, 2003

Larry D. Read, P.E.
Larry Read & Associates
4800-C Juan Tabo NE
Albuquerque, NM 87111

Re: **Journal Center Phase 2 Grading and Drainage Plan**
Engineer's Stamp dated 8-12-03 (D17/D3AA1)

Dear Mr. Read,

Based upon the information provided in your submittal dated 8-12-03, 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.

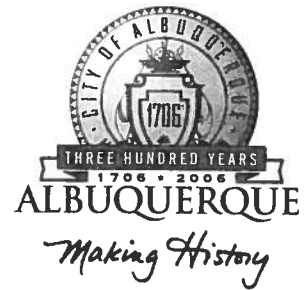
If you have any questions, you can contact me at 924-3981.

Sincerely,

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

Sub

C: file



April 14, 2005

Larry D. Read, P.E.
Larry Read & Associates, Inc.
4800 Juan Tabo NE – Suite C
Albuquerque, NM 87111

**Re: Industrial Park @ Journal Center II Phase III, 3720 Rutledge Rd. NE
Grading & Drainage Plan - Engineer's Stamp dated 3-31-05 (D17-D3AA4)**

Dear Mr. Read,

Based upon the information provided in your submittal dated 3-30-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

- Show that your drainage plan adheres to the "Journal Center – Phase 2 Unit 2: Drainage Plan & Basin Map" by Bohannon Huston, Inc. dated November 8, 2002.
- Verify that the developed site (Tract A-1 Journal Center Phase 2 Unit 2) was designed to pass the entire Basin B discharge.
- Verify that the temporary retention pond constructed with the Brunacini @ Journal Center Tract A-1 project was designed to accept the entire Basin B discharge.

If you have any questions, you can contact me at 924-3986.

www.cabq.gov

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

D-17/D3AA4

PROJECT TITLE: Industrial Park @ Journal Center II PHASE III ZONE MAP/DRG. FILE #: D-17/D3AA4

DRB #: PEPDRG EPC #: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 19 and 20, Journal Center II Lots 16-20
CITY ADDRESS: 3720 Rutledge Road NE

ENGINEERING FIRM: LARRY READ & ASSOCIATES, INC. CONTACT: LARRY READ
ADDRESS: 4800 Juan Tabo NE, Suite C PHONE: 237-8421
CITY, STATE: Albuquerque, NM ZIP CODE: 87111

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

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

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

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

CHECK 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

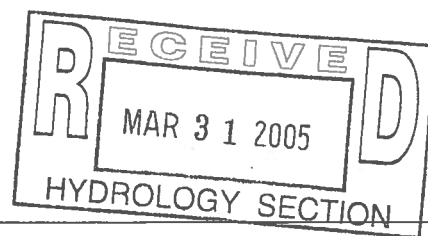
Need BP fee

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) – SO-19 Approval

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: March 30, 2005 BY: _____



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 on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five acres
2. **Drainage Plans:** Required for building permits, grading permits, paving permits, and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

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

PAID RECEIPT

APPLICANT NAME Larry Read

AGENT _____

ADDRESS _____

PROJECT & APP # _____

PROJECT NAME Indus. Pk @ Journal Center II ϕ II

\$ _____ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

\$ 50 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan ☒ Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study

\$ 50 TOTAL AMOUNT DUE

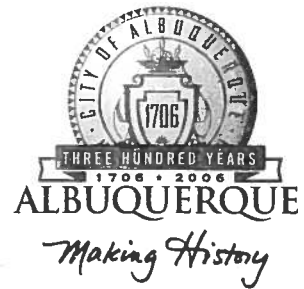
***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

City Of Albuquerque
Treasury Division

4/4/2005 4:28PM LOC: ANNX
 RECEIPT# 0003404 WSH 006 TRANS# 0044
 Account 441006 Fund 0110
 Activity 4983000 TRSEJA
 Trans Amt \$50.00
 J24 Misc \$50.00
 CK \$50.00
 CHANGE \$0.00

CITY OF ALBUQUERQUE

090212



January 31, 2006

Mr. Larry Read, P.E.
LARRY READ & ASSOCIATES
4800 Juan Tabo Blvd. NE, Suite C
Albuquerque, NM 87111

Re: JOURNAL CENTER II, PHASE 3, INDUSTRIAL PARK

3200 ~~3720~~ Rutledge Road NE

Approval of Permanent Certificate of Occupancy (C.O.)

Engineer's Stamp dated 06/09/2005 (D-17/D3AA4)

Certification dated 01/27/2006

Dear Larry,

P.O. Box 1293

Based upon the information provided in your submittal received 01/27/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology

Albuquerque

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

New Mexico 87103

Sincerely,

Arlene V. Portillo

www.cabq.gov

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

C: CO Clerk
File

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

P# 2101310

11/05

50-19 approved. G. Skell

PROJECT TITLE: Journal Center II, PH. 3 Industrial Park
INDUSTRIAL PARK @ JOURNAL CENTER II PHASE III ZONE MAP/DRG. FILE #: D-17/D3AA4
DRB #: _____ EPC #: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 19 and 20, Journal Center II

CITY ADDRESS: ~~3720~~ Rutledge Road NE

3700

ENGINEERING FIRM: LARRY READ & ASSOCIATES, INC.

ADDRESS: 4800 Juan Tabo NE, Suite C

CITY, STATE: Albuquerque, NM

CONTACT: LARRY READ

PHONE: 237-8421

ZIP CODE: 87111

OWNER: BRUNACINI DEVELOPMENT

ADDRESS: _____

CITY, STATE: _____

CONTACT: ANGELO BRUNACINI

PHONE: _____

ZIP CODE: _____

ARCHITECT: JAKE FISHER

ADDRESS: _____

CITY, STATE: _____

CONTACT: JAKE FISHER

PHONE: 899-9338

ZIP CODE: _____

SURVEYOR: JOAQUIN ARGUELES

ADDRESS: _____

CITY, STATE: _____

CONTACT: JAKE ARGUELES

PHONE: _____

ZIP CODE: _____

CONTRACTOR: BRUNACINI DEVELOPMENT

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK 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.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) - SO-19 Approval

WAS A PRE-DESIGN CONFERENCE ATTENDED:

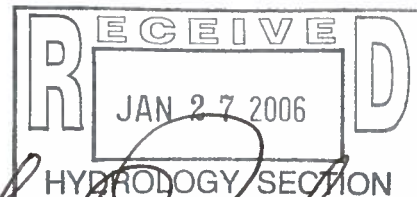
- ☐ YES
☐ NO
☐ COPY PROVIDED

Temp until all grading has been completed for the western

1/4 of the site

DATE SUBMITTED: January 27, 2006

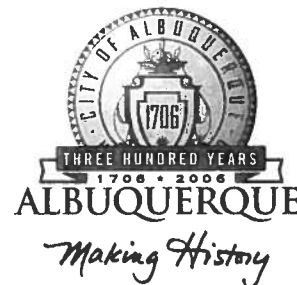
BY: [Signature]



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 on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five acres
2. **Drainage Plans:** Required for building permits, grading permits, paving permits, and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

CITY OF ALBUQUERQUE



July 1, 2005

Lawrence D. Read, P.E.
Larry Read & Associates, Inc.
4800 Juan Tabo NE – Suite C
Albuquerque, NM 87111

**Re: Industrial Park @ Journal Center II, Phase III, 3720 Rutledge Rd. NE
Grading & Drainage Plan - Engineer's Stamp dated 6-9-05 (D17-D3AA4)**

Dear Mr. Read,

Based upon the information provided in your submittal dated 6-14-05, the above referenced plan is approved for Building Permit and SO19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Additionally, prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department Hydrology section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3990.

Sincerely,

Phillip J. Lovato, E.I., C.F.M.
Engineering Associate, Hydrology,
Development and Building Services,
Planning Department

cc: Charles Caruso, DMD
Liz Sanchez, Excavation & Barricading
Matt Cline, Storm Drain Maintenance
file

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: Industrial Park @ Journal Center II PHASE III ZONE MAP/DRG. FILE #: D-17/D3AA4
DRB #: _____ EPC #: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 19 and 20, Journal Center II
CITY ADDRESS: 3720 Rutledge Road NE

ENGINEERING FIRM: LARRY READ & ASSOCIATES, INC. CONTACT: LARRY READ
ADDRESS: 4800 Juan Tabo NE, Suite C PHONE: 237-8421
CITY, STATE: Albuquerque, NM ZIP CODE: 87111

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

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

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

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

CHECK TYPE OF SUBMITTAL:

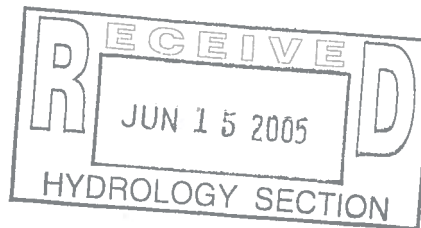
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN *Resub*
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

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) – SO-19 Approval

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: June 14, 2005 BY: _____

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 on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five acres
2. **Drainage Plans:** Required for building permits, grading permits, paving permits, and site plans less than five (5)
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