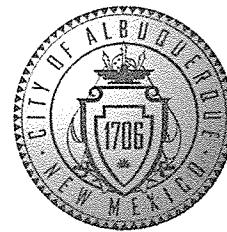


# CITY OF ALBUQUERQUE



November 8, 2011

Verlyn A. Miller, P.E.  
**Miller Engineering Consultants**  
3500 Comanche, NE- Bldg. F  
Albuquerque, NM 87107

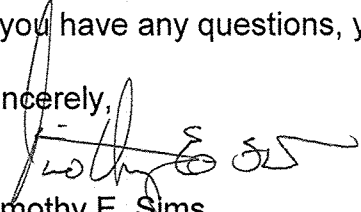
**Re: Zepol Complex @ Journal Center II, 7421 Bartlett St. NE,**  
**Request for Permanent C.O. - Approved**  
**Engineer's Stamp dated: 06-15-09 (D-17/D101)**  
**Certification dated: 10-25-11**

Dear Mr. Miller,

Based upon the information provided in the Certification received 10-25-11, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

  
Timothy E. Sims,  
Plan Checker—Hydrology Section  
Development and Building Services

C: CO Clerk—Katrina Sigala  
File

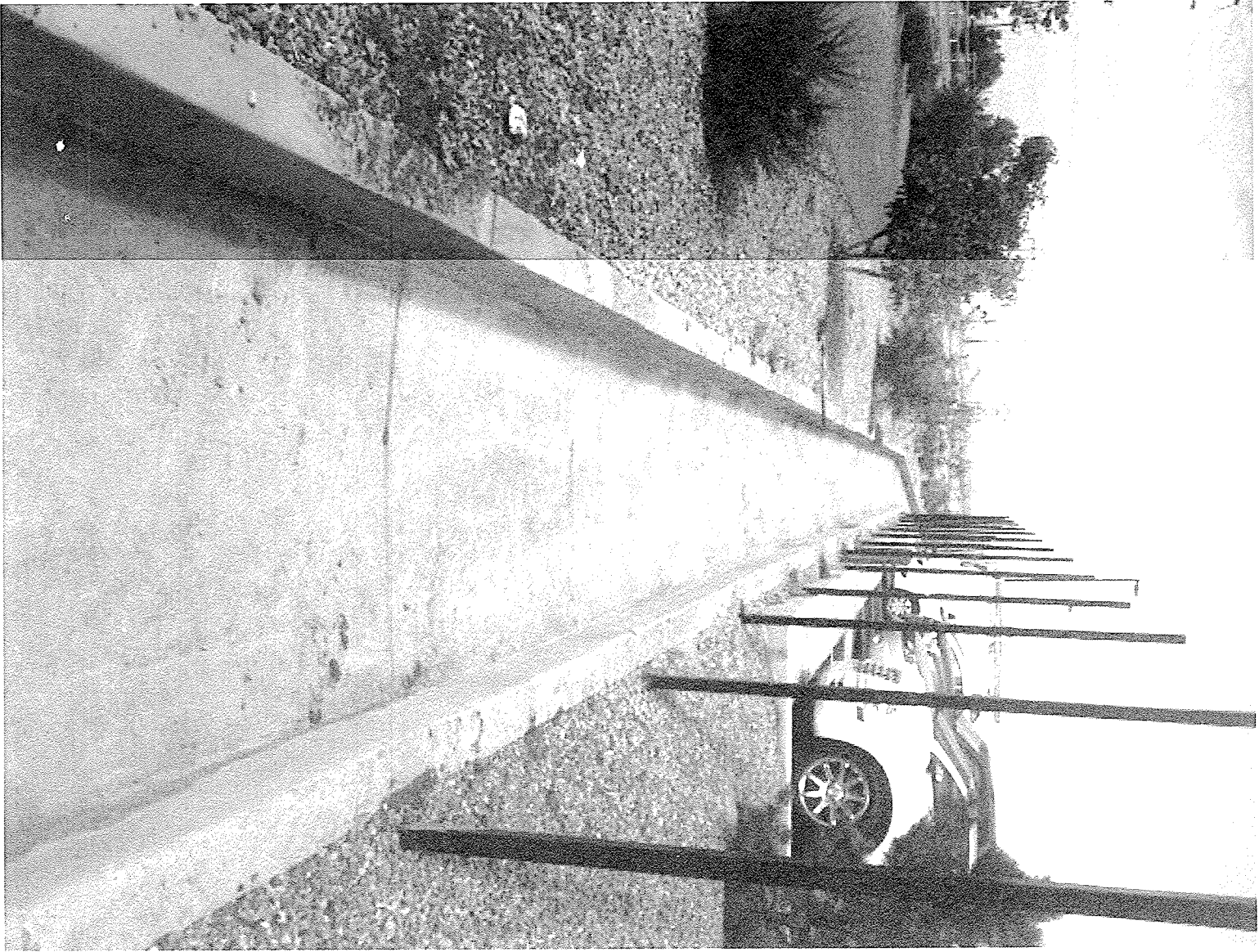
PO Box 1293

Albuquerque

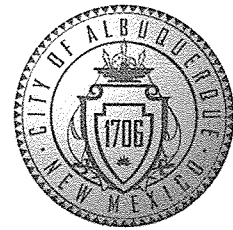
NM 87103

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





# CITY OF ALBUQUERQUE



October 26, 2011

Verlyn A. Miller, P.E.  
**Miller Engineering Consultants**  
3500 Comanche, NE- Bldg. F  
Albuquerque, NM 87107

**Re: Zepol Complex @ Journal Center 2, 7421 Bartlett Street NE,  
Request for C.O.—90 Day Temporary Approved  
Engineer's Stamp dated: 06/15/09 (D-17/D101)  
Certification dated: 10-25-11**

Dear Mr. Miller,

Based upon the information provided in your submittal received 10-25-11, the above referenced certification is approved for release of a 90 Day Temporary Certificate of Occupancy by Hydrology.

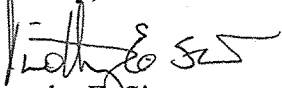
To obtain Permanent CO please address the following comment:

- The channel and inlet on the west property line will need cleaning. Remove all construction debris and sediment that has accumulated during construction activity.

When these items are corrected please notify me via e-mail for permanent. No additional submittal will be required.

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

Sincerely,

  
Timothy E. Sims,  
Plan Checker—Hydrology  
Development and Building Services

CO Clerk—Katrina Sigala  
File

PO Box 1293

Albuquerque

NM 87103

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

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 01/06)

PROJECT TITLE: Zeppol Complex at Journal Center ZONE MAP/DRG. FILE # D-17/D101  
 DRB#: 1007775 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 8 & 9 of Journal Center Phase 2, Unit 2  
 CITY ADDRESS: 7421 Bartlett Street N.E., Albuquerque, N.M.

ENGINEERING FIRM: Moller Engineering Consultants Inc. CONTACT: Verlun Miller  
 ADDRESS: 3500 Comanche N.E. Bldg. F PHONE: (505) 888-7500  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87107

OWNER: Northern Builders CONTACT: Tim Ott  
 ADDRESS: 101 Main PHONE: 505-250-4675  
 CITY, STATE: Las Vegas NM ZIP CODE: 87701

ARCHITECT: Chavez Architect CONTACT: Jerry Chavez  
 ADDRESS: 1229 San Jose Ave PHONE: 505-259-2991  
 CITY, STATE: Santa Fe NM ZIP CODE: 87505

SURVEYOR: Terra Land Surveys, LLC CONTACT: Chris Medina  
 ADDRESS: P.O. Box 2532 PHONE: (505) 792-0513  
 CITY, STATE: Corrales, NM ZIP CODE: 87048

PROFESSIONAL LICENSED SURVEYOR SIGNATURE

LICENSE NO.

DATE

CONTRACTOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

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

## 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 (DRB SITE PLAN)  
☐ OTHER

## 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)

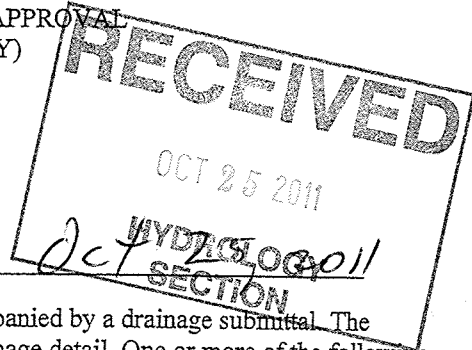
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED

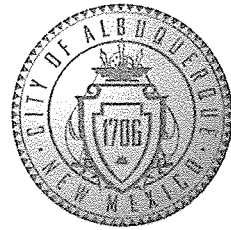
SUBMITTED BY: [Signature] DATE: Oct 25 2011

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.



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

October 21, 2011

Gerald D. Chavez, R.A.  
1229 San Jose Ave.  
Santa Fe, NM 87505

Re: Certification Submittal for a Permanent Building Certificate of Occupancy (C.O.)  
for Zepol Complex at Journal Center 2 [D-17 / D101]  
7421 Bartlett Street NE  
Engineer's Stamp Dated 10/16/11

Dear Mr. Chavez:

Based upon the information provided in your submittal received 10-21-11, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact me at (505)924-3630.

Albuquerque

Sincerely,

NM 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 12/2005)

D-17/D101

PROJECT TITLE: Zepol Project ZONE MAP: D-17-2  
DRB#: 100 7775 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 8 & 9 Plat Journal Ctr Phase 2 Unit 2  
CITY ADDRESS: 7421 Bartlett NE

ENGINEERING FIRM: Miller Engineering CONTACT: Verland  
ADDRESS: 3500 Comanche Rd NE PHONE: 888-7500  
CITY, STATE: Alb NM ZIP CODE: 87108

OWNER: NORTHERN Builders. CONTACT: ~~XXXXXXXXXX~~ Tim OTT  
ADDRESS: 101 main PHONE: ~~250-4675~~  
CITY, STATE: Las Vegas NM ZIP CODE: 87801

ARCHITECT: Gerald Chaver CONTACT: Jerry chaver  
ADDRESS: 1229 San Jose Ave PHONE: 259-2991  
CITY, STATE: Santa Fe NM ZIP CODE: 87505

SURVEYOR: Terra Land Survey CONTACT: Chris  
ADDRESS: 4436 Corrales Rd PHONE: 792-0513  
CITY, STATE: Corrales NM ZIP CODE: \_\_\_\_\_

CONTRACTOR: A Squared Constr LLC CONTACT: Tim OTT  
ADDRESS: PO Box 396 PHONE: 505-250-4675  
CITY, STATE: Socorro, NM 87801 ZIP CODE: 87801

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'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)  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY) \_\_\_\_\_

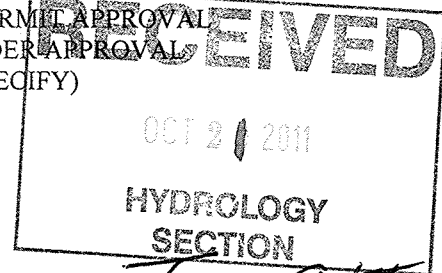
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☒ YES  
☐ NO  
☐ COPY PROVIDED

DATE SUBMITTED: Oct 19, 2011 BY: Tim OTT

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.

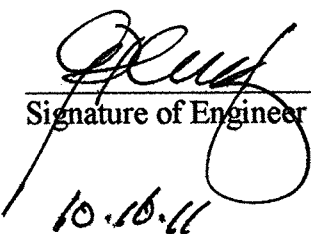


# C/A

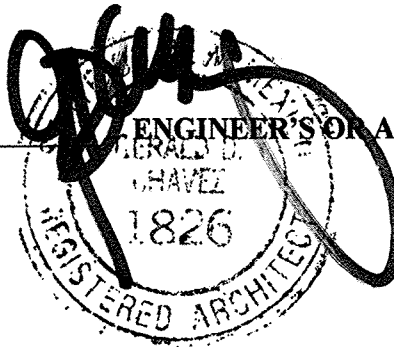
## TRAFFIC CERTIFICATION

I, GERALD D. CHAVEZ, ARCHITECT NMSA #1826, OF THE FIRM CHAVEZ ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 8/11/09. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY GERALD D. CHAVEZ, ARCHITECT OF THE FIRM CHAVEZ ARCHITECT. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10/10/11 AND HAVE 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 PERMIT.

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.

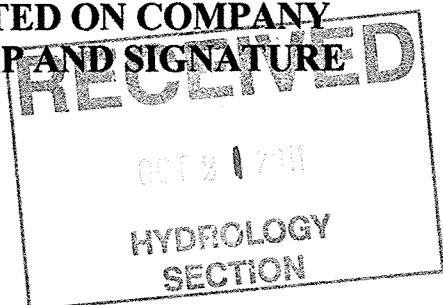
  
Signature of Engineer or Architect

10.10.11  
Date



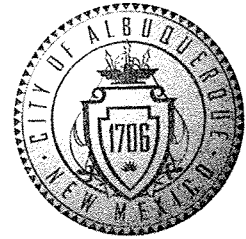
ENGINEER'S OR ARCHITECT'S STAMP

**THIS CERTIFICATION MUST BE SUBMITTED ON COMPANY LETTERHEAD, WITH AN ORIGINAL STAMP AND SIGNATURE**





# CITY OF ALBUQUERQUE



June 22, 2009

Verlyn Miller, PE  
Miller Engineering  
3500 Comanche NE  
Albuquerque, NM 87107

**Re: Zepol Complex at Journal Center 2 Grading and Drainage Plan**  
**Engineer's Stamp date 6-15-09 (D17/D101)**

Dear Mr. Miller,

Based upon the information provided in your submittal received 6-16-09, 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.

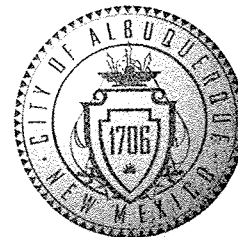
If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

C: file

# CITY OF ALBUQUERQUE



June 4, 2009

Verlyn Miller, PE  
Miller Engineering  
3500 Comanche NE  
Albuquerque, NM 87107

**Re: Zepol Complex at Journal Center 2 Grading and Drainage Plan**  
**Engineer's Stamp date 4-28-09 (D17/D101)**

Dear Mr. Miller,

Based upon the information provided in your submittal received 4-29-09, the above referenced plan is approved for Grading Permit. However, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- AMAFCA is requiring a storm water quality debris screen. AMAFCA can provide a detail.
- The refuse enclosure was relocated on the Site Plan.
- An approved Site Plan is required.
- There is a Keyed Note 2 to build curb and gutter across the north entrance.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

C: file



April 28, 2009

VIA EMAIL ONLY – region2\_carlos@yahoo.com

Carlos M. Lopez, Owner  
Northern Builders LLC  
HC 72 Box 317  
Ribera, NM 87560

Re: Lots 8 & 9, Unit 2 Journal Center 2 (7421 Bartlett St. NE) – Plans dated April 14, 2009 Design Review Approval  
by Journal Center 2 Architectural Review Committee

Dear Mr. Lopez:


We reviewed the submittal for the above referenced project and approve plans, colors, materials and specifications, with the following conditions:

1. All roof mounted mechanical equipment must be screened from view.
2. You must prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activity Under an National Pollutant Discharge Elimination System (NPDES) General Permit.
  - ☐ Under the provisions of the Clean Water Act federal law prohibits storm water discharges from certain construction activities to waters of the U.S. unless that discharge is covered under a NPDES Permit.
  - ☐ You may obtain additional information regarding NPDES and submit your NOI electronically at: [www.epa.gov/npdes/stormwater/cgp](http://www.epa.gov/npdes/stormwater/cgp), or telephone Storm Water Notice Processing Center at 866-352-7755.

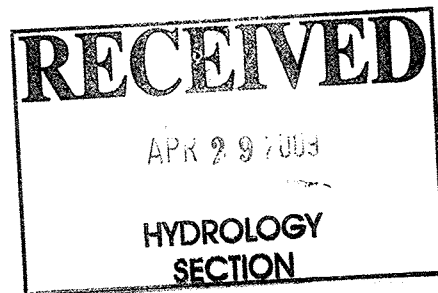
This approval constitutes approval of the above referenced plans, colors, materials and specifications for reliance by the City of Albuquerque Development Review Board.

By copy of this letter we are transmitting the plans, colors/material board and specifications to the Journal Center Architectural Review Committee for their review. We will advise you of their action as soon as they review the plans.

Thank you for the submittal.

Very truly yours,  
  
Douglas H. Collister  
Administrative Manager

Copy Journal Center Architectural Review Committee – Attention: Mike Callahan  
Journal Center 2 Architectural Review Committee



TIBURON INVESTMENT, LLC

2500 PARKWAY AVENUE NE, SUITE 200 RIO RANCHO, NM 87144  
TELEPHONE 505.823.9360 FAX 505.823.9611