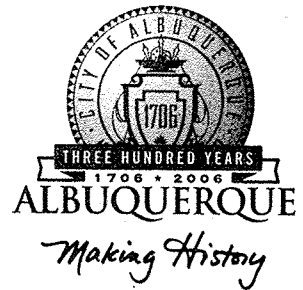


# CITY OF ALBUQUERQUE



March 14, 2005

Mr. Jeffrey G. Mortensen, PE  
**JEFF MORTENSEN & ASSOCIATES**  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: CORONADO OFFICE PARK LOT 19**  
**6025 Coronado Ave. NE**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 05/13/2004 (D-18/D26C)**  
**Certification dated 03/13/2005**

P.O. Box 1293

Dear Jeff,

Albuquerque

Based upon the information provided in your submittal received 03/14/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

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

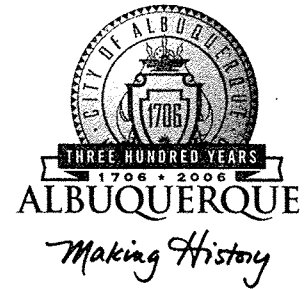
[www.cabq.gov](http://www.cabq.gov)

Sincerely,

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

C: Phyllis Villanueva  
File

# CITY OF ALBUQUERQUE



February 24, 2005

Mr. Jeffrey G. Mortensen, PE  
**JEFF MORTENSEN & ASSOCIATES**  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

Re: **CORONADO OFFICE PARK ~~LOT 19~~ & LOT 20** *Lot 20 only*  
**6005 Coronado Ave. NE**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 05/13/2004 (D-18/D26c)**  
**Certification dated 02/23/2005**

P.O. Box 1293

Dear Jeff,

Albuquerque

Based upon the information provided in your submittal received 02/24/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

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

Sincerely,

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

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

C: Phyllis Villanueva  
File



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 18, 2004

Jeffrey Mortensen, P.E.  
Jeff Mortensen & Associates, Inc.  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: Coronado Office Park Lot 19 and Lot 20, Grading and Drainage Plan  
Engineer's Stamp dated 5-13-04 (D18-D26C)**

Dear Mr. Mortensen,

Based upon the information provided in your submittal received 5-17-04, the above referenced plan is approved for Building Permit, making all previous submittals void. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit (SO#19) is required for construction within City Right of Way. A copy of this approval letter must be on hand when applying for the excavation permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

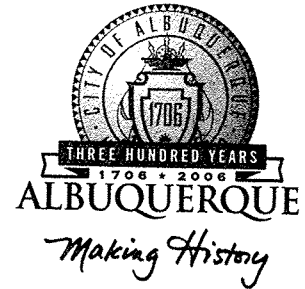
If you have any questions, you can contact me at 924-3981.

Sincerely,

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

C: Matt Cline, Arroyo Maintenance  
Pam Lujan, Excavation Permits  
File

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

March 10, 2005

Mark Baczek, Registered Architect  
10305 Timan Place NW  
Albuquerque, NM 87114

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Laben Electric Co., Lot 19, [D-18 / D26C]  
6025 Coronado St. NE  
Architect's Stamp Dated 03/08/05

Dear Mr. Baczek:

P.O. Box 1293

The TCL / Letter of Certification submitted on March 9, 2004 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

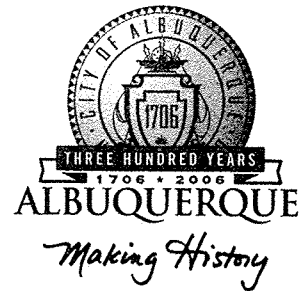
Nilo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

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

c: Engineer  
Hydrology file  
CO Clerk



# CITY OF ALBUQUERQUE



October 19, 2004

Lawrence Breen, R.A.  
Dorman Breen Architects  
10305 Timan Pl. NW  
Albuquerque, NM 87114

Re: Laben Electric Co (Lot 19), 6025 Coronado St NE, Traffic Circulation Layout  
Architect's Stamp dated 8-02-04 (D18-D26C)

Dear Mr. Breen,

The TCL submittal received 10-15-04 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

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

cc: file



3/8/05

**Traffic Circulation Layout Substantial Compliance Certificate**

**Regarding:**

**6025 Coronado St. NE**

Albuquerque, New Mexico 87113

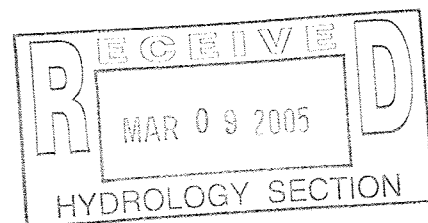
Legal Description: **Lot 19, Block 6, Tract A, Unit A, North Albuquerque Acres**, Bernalillo County, New Mexico

Location: Located due south of San Pedro Blvd. on the North side of Coronado Ave. NE.

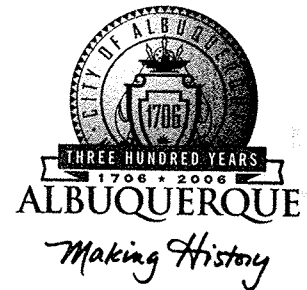
This letter is to note for the record that I have inspected the construction improvements to the site noted above & have found the construction improvements to be "Substantially Compliant" with the approved Traffic Circulation Layout (TCL), as approved by the traffic department for the building permit.

Mark Baczek, AIA

Dorman & Breen Architects



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

February 10, 2005

Mark Baczek, Registered Architect  
10305 Timan Place NW  
Albuquerque, NM 87114

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Britton Construction Co. (lot 20), [D-18 / D26C]  
6005 Coronado St. NE  
Architect's Stamp Dated 02/10/05

Dear Mr. Baczek:

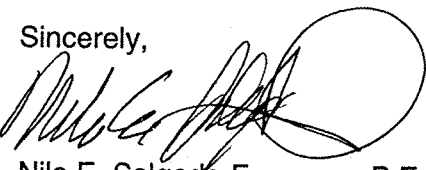
P.O. Box 1293

The TCL / Letter of Certification submitted on February 10, 2005 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

  
Nilo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

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

c: Engineer  
Hydrology file  
CO Clerk





2/10/05

**Traffic Circulation Layout Substantial Compliance Certificate**

**Regarding:**

**6005 Coronado St. NE**

Albuquerque, New Mexico 87113

Legal Description: **Lot 20, Block 6, Tract A, Unit A, North Albuquerque Acres**, Bernalillo County, New Mexico

Location: Located due south of San Pedro Blvd. on the North side of Coronado Ave. NE.

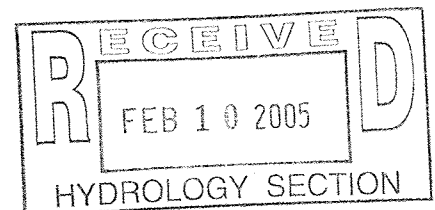
Building Permit No.:

This letter is to note for the record that I have inspected the construction improvements to the site noted above & have found the construction improvements to be "Substantially Compliant" with the approved Traffic Circulation Layout (TCL), as approved by the traffic department for the building permit.

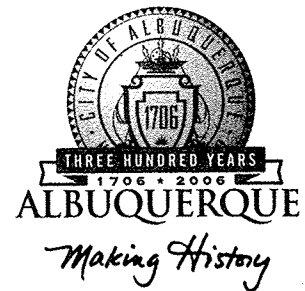
See attached copy of approved TCL for notation of acceptable deviations.

Mark Baczek, AIA

Dorman & Breen Architects



# CITY OF ALBUQUERQUE



October 19, 2004

Lawrence Breen, R.A.  
Dorman Breen Architects  
10305 Timan Pl. NW  
Albuquerque, NM 87114

Re: Britton Construction Co (Lot 20), 6005 Coronado St NE, Traffic Circulation Layout  
Architect's Stamp dated 10-11-04 (D18-D26C)

Dear Mr. Breen,

The TCL submittal received 10-15-04 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

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

cc: file