

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

December 19, 2001

Ron Witherspoon, Registered Architect
Dekker, Perich, Sabatini Architects
6801 Jefferson N.E.
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
San Antonio Condominiums, [D18 / D042]
6501 San Antonio N.E.
Architect's Stamp Dated 12/19/2001

Dear Mr. Witherspoon:

The TCL / Letter of Certification submitted is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Mike Zamora
Commercial Plan Checker
Development and Building Services
Public Works Department

c: Engineer
Terri Martin, Hydrology
Mike Zamora – Trans./Hydro.

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

D-18/D42

PROJECT TITLE: San Antonio Condominiums ZONE MAP/DRG. FILE #: D-18
DRB #: DRB-99-43 EPC#: _____ WORK ORDER#: 615681
1000717

LEGAL DESCRIPTION:

CITY ADDRESS: 6501 San Antonio NE

ENGINEERING FIRM: Isaacson & Artman, PA
ADDRESS: 128 Morris NE
CITY, STATE: Albuquerque NM

CONTACT: Tom Isaacson
PHONE: 268-8828
ZIP CODE: 87108

OWNER: D.R. Horton
ADDRESS: 4400 Alameda NE Ste B.
CITY, STATE: Albuquerque NM

CONTACT: R.P. Bohannon
PHONE: 797-4245
ZIP CODE: 87113

ARCHITECT: Dekker Perich
ADDRESS: 6801 Jefferson NE
CITY, STATE: Albuquerque NM

CONTACT: Ron Witherspoon
PHONE: 661 761-9700
ZIP CODE: 87109

SURVEYOR: Albrich Land Surveying
ADDRESS: 4109 Montgomery NE
CITY, STATE: Albuquerque NM

CONTACT: Tim Albrich
PHONE: 884-1990
ZIP CODE: 87190

CONTRACTOR: D.R. Horton
ADDRESS: 4400 Alameda NE Ste B
CITY, STATE: Albuquerque NM

CONTACT: R.P. Bohannon
PHONE: 797-4245
ZIP CODE: 87113

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)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS 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)

Traffic Certification

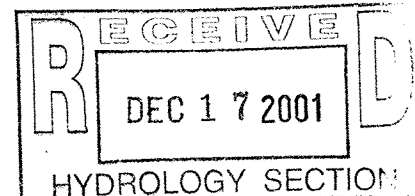
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 12/17/01

BY: R.P. Bohannon

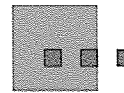
R. P. Bohannon



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
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

12/19/01 - Cld in GT (Vicki May have diff. Date, Hers Governing)
12/19/01 - Logged in - T.M. Scut later Dated 12/19/01



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

December 13, 2001

Mr. Michael Zamora
Transportation Division
City of Albuquerque Code Administration
Public Works Section
600 2nd Street NW
Albuquerque, NM 87102

RE: Transportation Certification
Building 1 - D.R. Horton, San Antonio
6501 San Antonio, NE

Dear Mr. Zamora,

Attached is plan illustrating the entire site stamped and signed on 12/13/01. We feel that building 1 is substantially compliant in accordance with the construction documents. The Owner has made several modifications to locations and layout of the handicapped parking spaces indicated on the attached plan.

Our office has visited the site at periodic intervals as requested by the Owner. Such visits and observation are not intended to be an exhaustive check or detailed inspection of the Contractor's work but rather are to allow our office, as experienced professionals, to become generally familiar with the work in progress and to determine, in general, if the Work is proceeding in accordance with the Contract Documents.

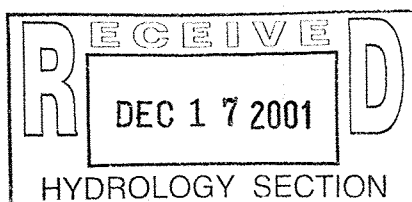
Based on our general observations, our office has informed our Client about the progress of the Work and has endeavored to notify our Client of deficiencies in the Work. Based on our observations, we feel the attached site plan represents work that has been constructed to date.

If you have any questions regarding our observations, please feel free to contact us.

Respectfully,
Dekker/Perich/Sabatini

Ron Witherspoon, AIA
Principal

cc: R.P. Bohannon - D.R. Horton, file



6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

January 22, 2002

Ronald Witherspoon, Registered Architect
Dekker, Perich, Sabatini
6801 Jefferson N.E., Suite 100,
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
San Antonio Condominiums, [D18 / D042]
6501 San Antonio N.E.
Architect's Stamp Dated 01/21/02

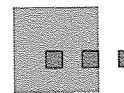
Dear Mr. Witherspoon:

The TCL / Letter of Certification submitted on 01/21/2002 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Mike Zamora
Commercial Plan Checker
Development and Building Services
Public Works Department

c: Engineer
Hydrology file
Mike Zamora



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

January 21, 2002

Mr. Michael Zamora
Transportation Division
City of Albuquerque Code Administration
Public Works Section
600 2nd Street NW
Albuquerque, NM 87102

RE: Transportation Certification
D.R. Horton - 1 San Antonio, NE

Dear Mr. Zamora,

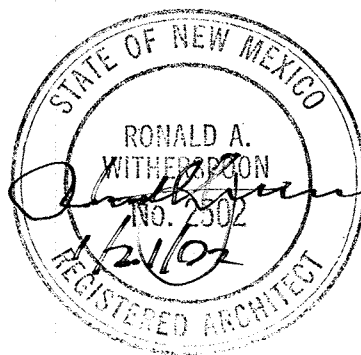
Attached is plan illustrating the entire site stamped and signed on January 21, 2002. We feel that the street and sidewalk components are substantially compliant in accordance with the construction documents for the entire project.

Our office has visited the site at periodic intervals as requested by the Owner. Such visits and observation are not intended to be an exhaustive check or detailed inspection of the Contractor's work but rather are to allow our office, as experienced professionals, to become generally familiar with the work in progress and to determine, in general, if the Work is proceeding in accordance with the Contract Documents.

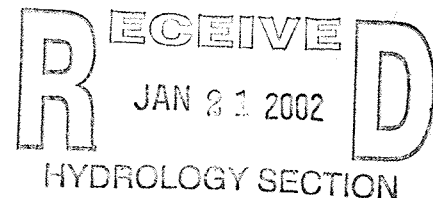
Based on our general observations, our office has informed our Client about the progress of the Work and has endeavored to notify our Client of deficiencies in the Work. Based on our observations, we feel the attached site plan represents work that has been constructed to date.

If you have any questions regarding our observations, please feel free to contact us.

Respectfully,
Dekker/Perich/Sabatini



Ron Witherspoon, AIA
Principal



cc: R.P. Bohannon - D.R. Horton, file

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