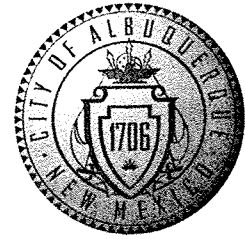


CITY OF ALBUQUERQUE



January 6, 2010

Jeffrey L. Mulberry, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE-Courtyard I
Albuquerque, NM 87109

Re: Walgreens at Ventura and Paseo del Norte, 8011 Ventura St NE
Permanent Certificate of Occupancy - Approved
Engineer's Stamp dated 4-21-08 (D20/D010)
Certification dated 10-14-09

Based upon the information provided in the Certification received 10-19-09 and photo showing pond removal received 12-18-09, 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 924-3695.

PO Box 1293

Sincerely,

Albuquerque

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

NM 87103

www.cabq.gov

C: CO Clerk
File

Walgreens at Ventura and Paseo del Norte (D20/D010)

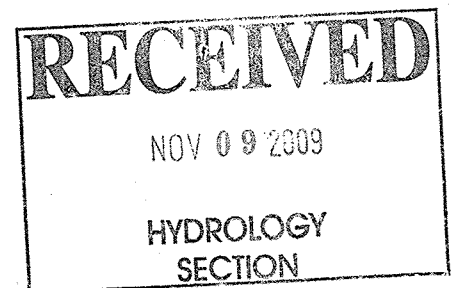
Revised Interim Conditions

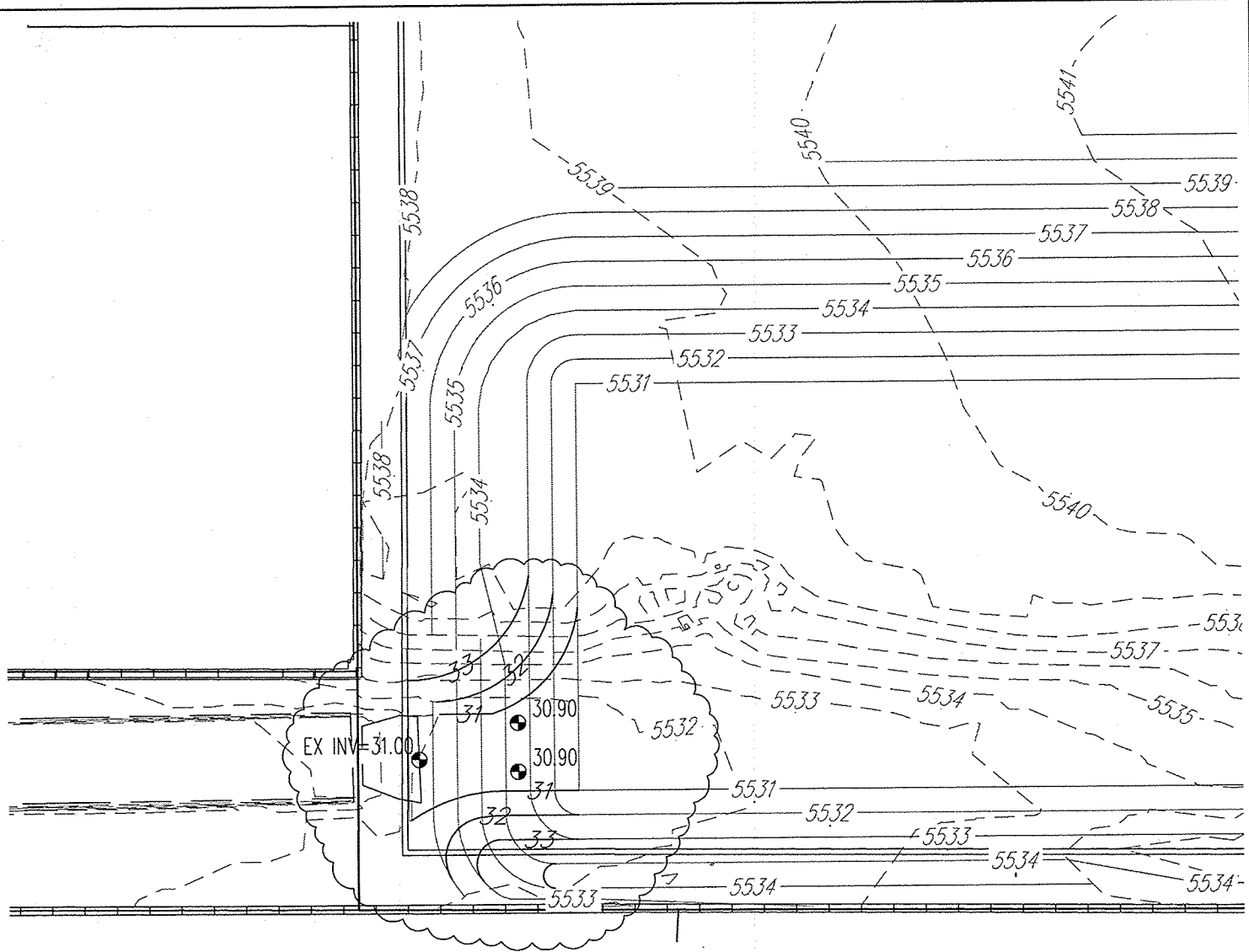
The approved interim drainage plan (stamp date 4/21/08) shows a detention pond at the southwest corner of the site. Based on requests from the neighbors, and City of Albuquerque instruction, this pond shall be removed.

Under the revised interim proposed conditions, the site drains to an asphalt lined channel along the southern property line ultimately out-falling into a concrete drainage channel within a Public Drainage Right of Way to the southeast of the site. The site, including an existing off-site basin, contributes a total of 13.7 cfs, 12.0 cfs from the developed site and 1.7 cfs from the off-site, existing ground basin.

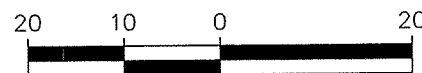
A portion of the lots from the North Heritage Hills Phase III also drains to the existing channel, 2.65 cfs. The channel flows to an 18" culvert beneath Rough Rider Road before draining into a Storm Drain system in Barstow Street. With a total of 16.4 cfs going to the 18" culvert the water surface elevation is less than four feet above the invert of the culvert. The headwall at the culvert is three feet above the invert of the culvert. Therefore, the water in the channel is approximately one foot above the top of the headwall at Rough Rider Road, but is still contained within the drainage right of way in the 100 year-24 hour storm event.

See AYM
Basin E probably 2 cfs
less the storm





RECEIVED
 NOV 09 2009
 HYDROLOGY
 SECTION



SCALE: 1" = 20'

REMOVAL OF DETENTION PONDING

WALGREENS STORE
 (SWC) PASEO DEL NORTE & VENTURA
 ALBUQUERQUE, NM

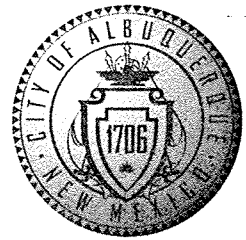
Bohannon & Huston

Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

GRADING PLAN SKC 11-04-09 Ref. Sheet C101

DRAWN BY	BHW	SCALE	1"=30'
REVIEWED BY	JLM		
DATE ISSUED	11/04/09		
PROJECT NO.	080127		1 OF 1

CITY OF ALBUQUERQUE



November 12, 2009

Jeffrey L. Mulberry, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE-Courtyard I
Albuquerque, NM 87109

**Re: Paseo del Norte and Ventura Blvd Development, Drainage Management Plan
Engineer's Stamp dated 11-9-09 (D20/D010)**

Dear Mr. Mulberry,

Based upon the information provided in your submittal received 11-9-09, the above referenced plan is approved as the Drainage Management Plan for this development with the comment that Basin C should have been included in the list of Basins draining to the Paseo del Norte system in the narrative.

PO Box 1293

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

Albuquerque

Sincerely,

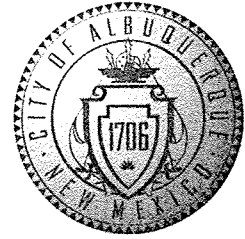
Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

NM 87103

Copy: file

www.cabq.gov

CITY OF ALBUQUERQUE



May 22, 2009

Jeffrey L. Mulberry, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE-Courtyard I
Albuquerque, NM 87109

Re: Walgreens, Paseo del Norte and Ventura Blvd, Grading Plan
SO-19 Permit on Rough Rider Rd
Engineer's Stamp dated 4-21-09 (D20/D010)

Dear Mr. Mulberry,

Based upon the information provided in your submittal received 4-22-09 and a copy of the executed SIA received 5-21-09, the above referenced plan is approved for Building Permit and SO-19 Permit.

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit.

To obtain a temporary or permanent CO, Engineer Certification of the Grading Plan per the DPM is required and the storm drain work in the City ROW must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

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

Copy: file

Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance

CITY OF ALBUQUERQUE



October 7, 2009

George Rainhart, R.A.
George Rainhart Architect & Associates
2325 San Pedro NE, Suite 2B
Albuquerque, NM 87110

**Re: Walgreens at Paseo del Norte and Ventura (Parcel C – Phase 1),
8011 Ventura Street NE,
Certificate of Occupancy – Transportation Development
DRB Project Number 1006602 (D20-D010)
Certification dated 09-14-09**

PO Box 1293

Dear Mr. Rainhart,

Albuquerque

NM 87103

Based upon the information provided in your submittal received 10-07-09, 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. Please note that this letter will supersede the previous temporary Certificate of Occupancy letter dated September 16, 2009.

www.cabq.gov

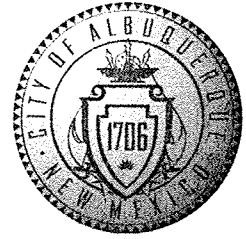
If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: CO Clerk
File

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 16, 2009

George Rainhart, Registered Architect
Attn: **Jon Stern**
2325 San Pedro NE, Ste. 2B
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
Walgreen, [D-20 / D010]
8011 Ventura St. NE
Architect's Stamp Dated 09/14/09

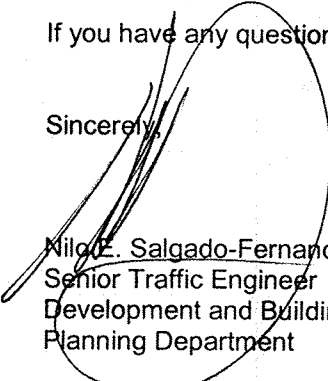
Dear Mr. Stern:

Based on the information submitted on September 15, 2009, the above reference project **has been down graded to a 120 day Temporary Certificate of Occupancy (C.O.)**. The following issues need to be address prior to issuance of a Permanent C.O.:

- ***You'll have to resubmit a new Site Plan through the Administrative Amendment process to phase (reflect) all proposed construction that wasn't built (label/redline built or future and bubble areas that aren't part of the CO Request) but was approved on DRB Site Plan dated 12/15/08.***

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

Sincerely,


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

c: Engineer
Hydrology file
CO Clerk

TRAFFIC CERTIFICATION

I, GEORGE RAINHART, NMRA 580, OF THE FIRM GEORGE RAINHART ARCHITECT & ASSOCIATES P.C., HEREBY CERTIFY THAT THIS PROJECT HAS IS IN DESIGN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED AMENDED PLAN DATED 4/5/09 (REVISION 10a). THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY GEORGE RAINHART. OF THE FIRM GEORGE RAINHART ARCHITECT & ASSOCIATES P.C. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 09/10/09 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 A PERMANENT 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.


Signature of Architect

ARCHITECT'S STAMP

9 14 09

Date

