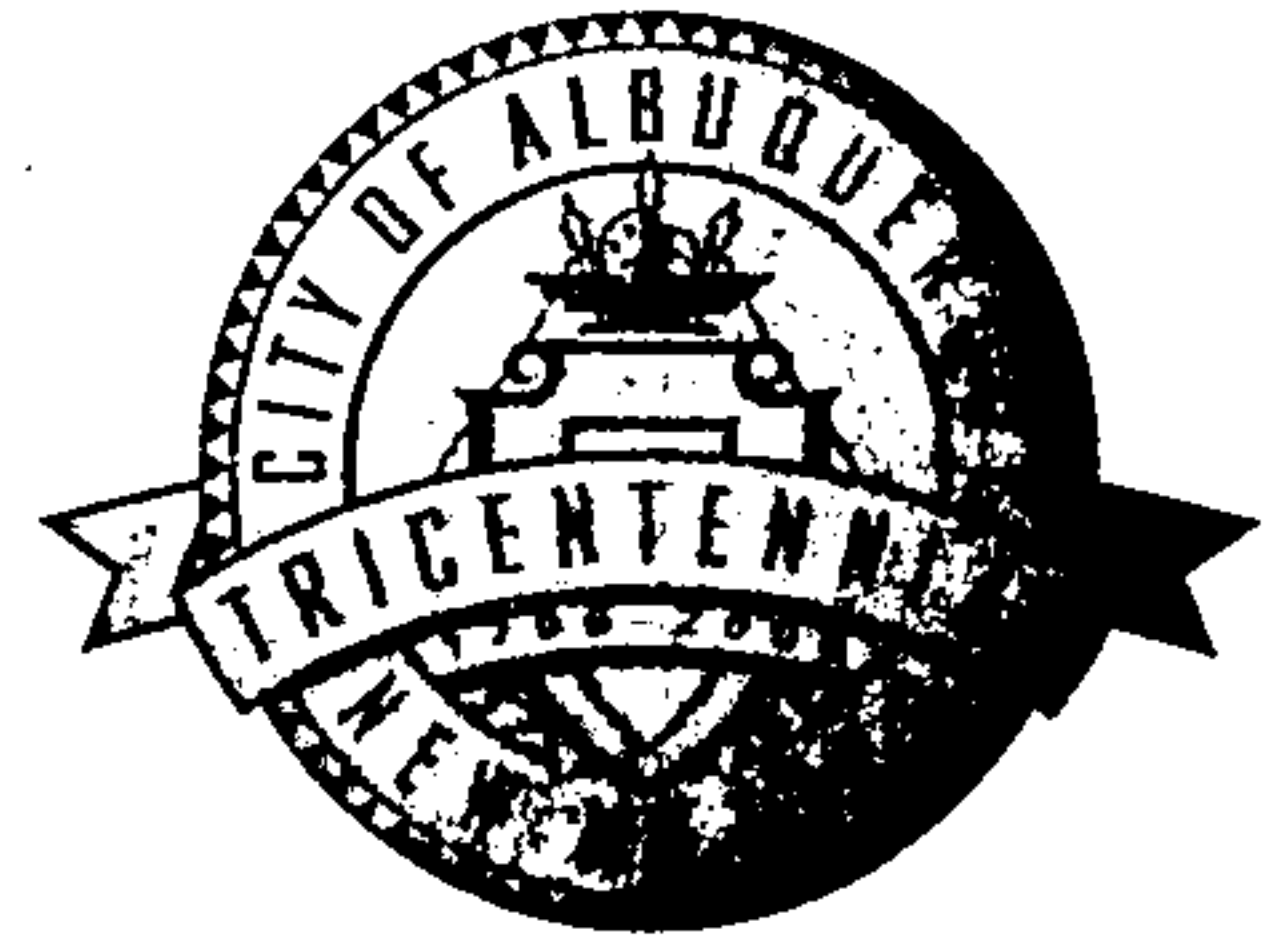


CITY OF ALBUQUERQUE



July 13, 2006

Mr. Scott McGee, PE
ISAACSON & ARFMAN, PA
128 Monroe St. NE
Albuquerque, NM 87108

Re: RIVERSIDE PLAZA TRACT 5-A1
6240 Riverside Plaza NW
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 04/29/2005 (E-12/D3C)
Certification dated 07/12/2006

Dear Scott,

Based upon the information provided in your submittal received 07/13/2006, 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 924-3982.

Sincerely,

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

C: C.O. Clerk
File

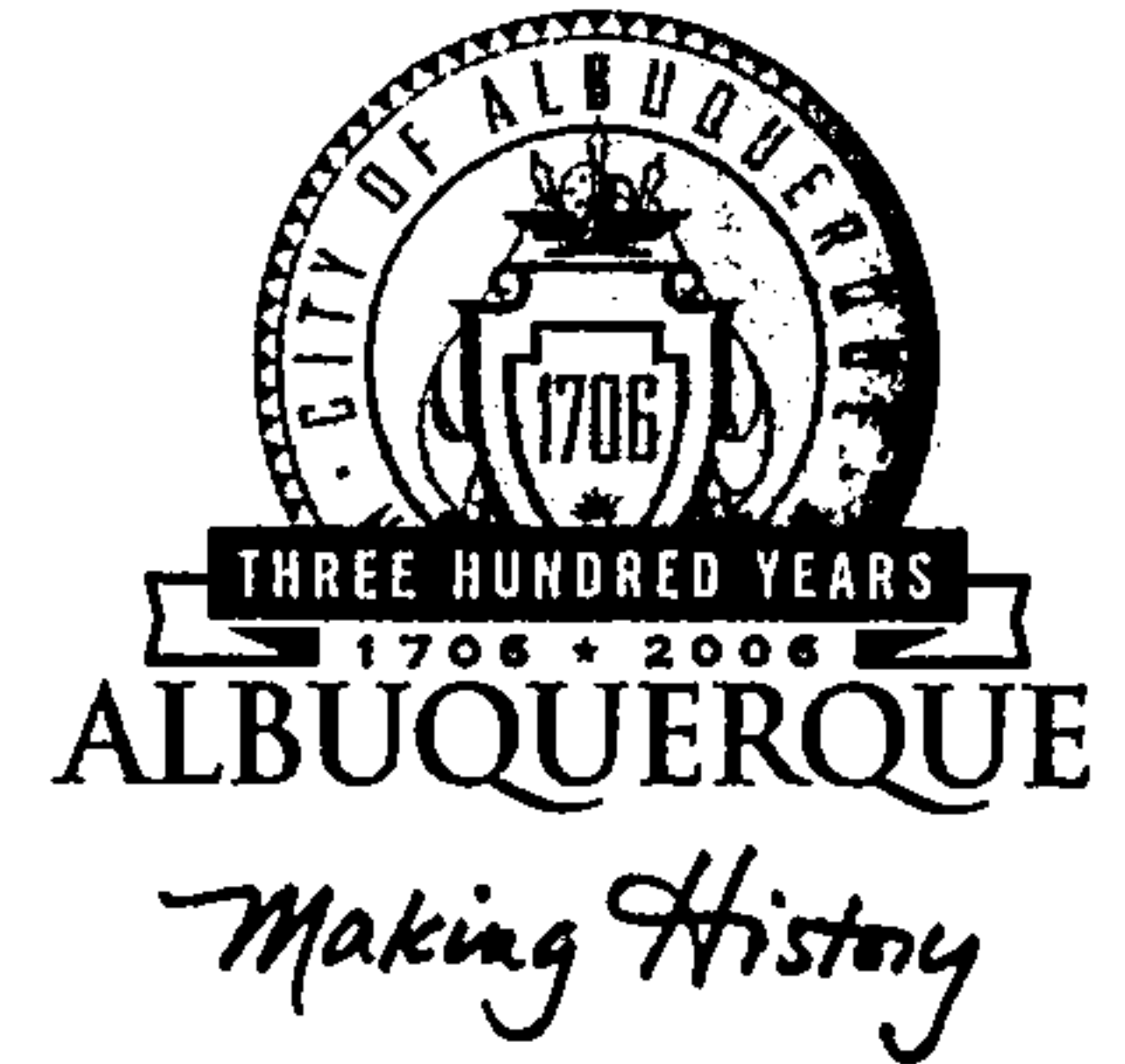
P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



May 18, 2005

Scott M. McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: Riverside Plaza Tr. 5-A1, 6240 Riverside Plaza NW
Grading and Drainage Plan - Engineer's Stamp dated 4-29-05 (E12-D3C)**

Dear Mr. McGee,

Based upon the information provided in your submittal dated 5-2-05, 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 release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

P.O. Box 1293

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

Albuquerque

New Mexico 87103

Sincerely,

Phillip J. Lovato, E.I.
Associate Engineer, Planning Department
Development and Building Services

www.cabq.gov

C: file

DRAINAGE INFORMATION SHEET

E-12/D3C

PROJECT TITLE: RALEY'S ADDITION 6200 COORS BLVD

ZONE MAP/DRG. FILE # ~~E12/D12~~

DRB #:

TPC#: N/A

WORK ORDER#:

LEGAL DESCRIPTION: MONTANO PLAZA

CITY ADDRESS: 6200 COORS BLVD.

ENGINEERING FIRM: BINGHAM ENGINEERING
ADDRESS: 6344 BELCHER AVE NE
CITY, STATE, ZIP: ALBUQUERQUE, NM 87109

CONTACT: Wallace L. Bingham
PHONE: 797 4699

OWNER: RALEY'S

CONTACT:

ADDRESS: 6200 coors blvd

PHONE:

CITY, STATE:

Albuquerque, New Mexico

ZIP CODE:

ARCHITECT: EMR

CONTACT: ERIC

ADDRESS:

PHONE 916 736 2724

CITY, STATE:

ZIP CODE:

SURVEYOR: N/A

CONTACT:

ADDRESS:

PHONE:

CITY, STATE:

ZIP CODE:

CONTRACTOR: Wadman Corp

CONTACT: Dean Calcut, Superint.

ADDRESS: 2920 S. 925 W. ST.

PHONE: 801 540 7720

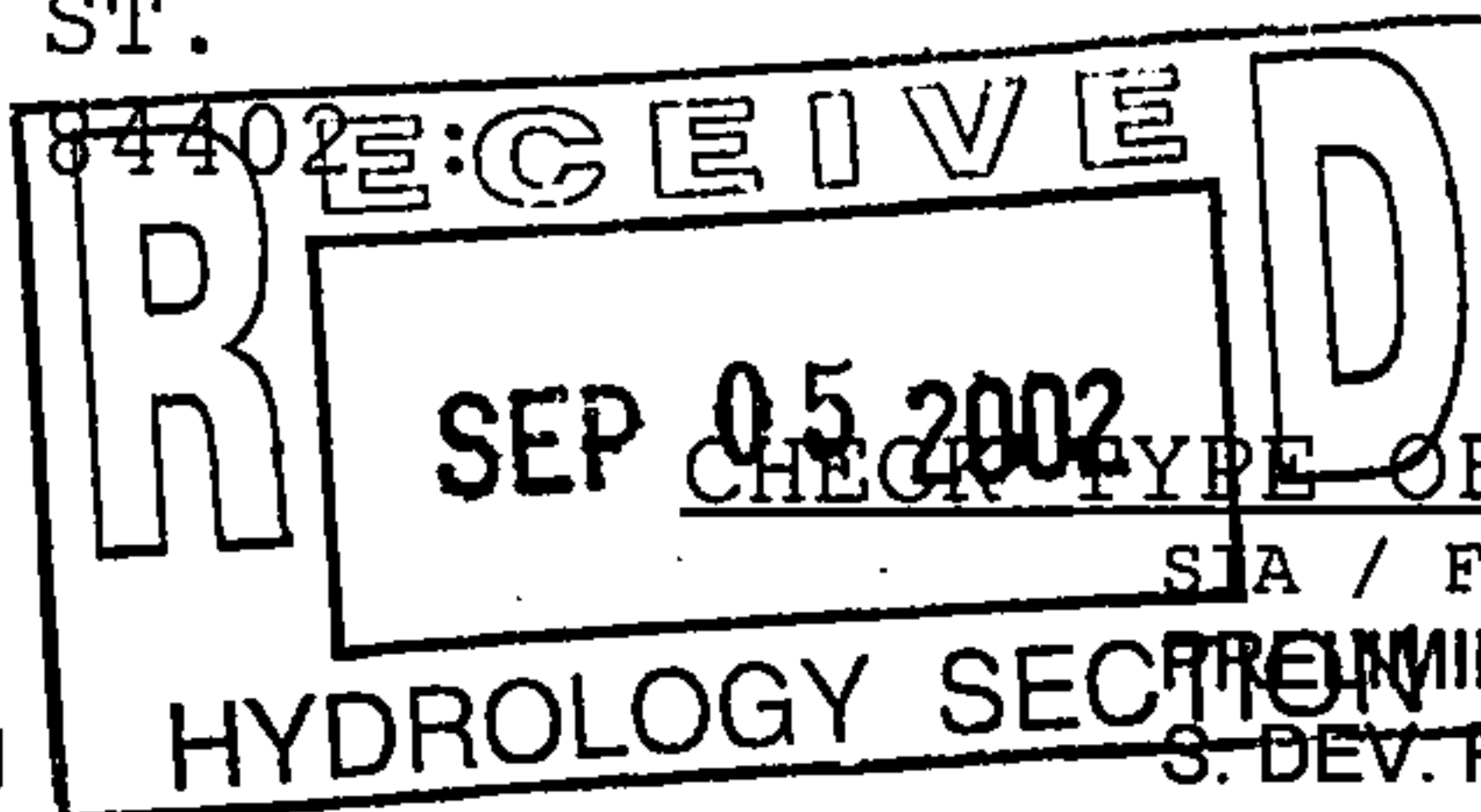
CITY, STATE, ZIP: Ogden, Ut 84402

TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
☒ DRAINAGE PLAN
☒ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
EROSION CONTROL PLAN
ENGINEER'S CERTIFICATION
CLOMR/LOMR
OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
☒ NO
COPY PROVIDED



CHECK TYPE OF APPROVAL SOUGHT:

- ☒ STA / 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 APPROVAL
☒ GRADING PERMIT APPROVAL
☒ PAVING PERMIT APPROVAL
☒ WORK ORDER APPROVAL
OTHER (SPECIFY)

DATE SUBMITTED: 9/5/02

BY:

Wallace L. Bingham

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 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 5, 2002

Wallace L. Bingham, P.E.
Bingham Engineering
6344 Belcher Ave NE
Albuquerque, New Mexico 87109

RE: RALEY'S BLDG. ADDN' (E-12/D3C)
(6200 Coors Blvd NW)
Grading and Drainage Submitted for Building Permit Approval
ENGINEERS STAMP DATED 9/5/2002

Dear Mr. Binghamz:

Based upon the information provided in your September 5, 2002 submittal, the above referenced project is approved for Building Permit.

If I can be of further assistance, please feel free to contact me at 924-3982.

Sincerely,

Carlos A. Montoya, P.E.
City Floodplain Administrator
COA- Dev. & Bldg. Ser. Division

c: Approval file
Drainage File

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

June 14, 2006

Christopher R. Gunning, Registered Architect
6801 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Riverside Plaza, [E-12 / D3C]
6240 Riverside Plaza Lane
Architect's Stamp Dated 06/13/06

Dear Mr. Gunning:

The TCL / Letter of Certification submitted on June 13, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,


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

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

TRAFFIC CERTIFICATION

I, Christopher R. Gunning, NMRA 3203, of the firm Dekker/Perich/Sabatini, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 2nd May 05. The record information edited onto the original design document has been obtained by Dekker/Perich/Sabatini. I further certify that Dekker/Perich/Sabatini visited the project site on 06/12/06 and has 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, with the following exception:

1. ADA ramp on SE corner of the building was deleted because of grading issues on the site and a stair with the handrail is added instead. There is an adequate and accessible connection between adjacent streets and building. Please find the enclosed sketches showing architectural modifications.

This certification is submitted in support of a request for 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 Engineer or Architect

Engineer's or Architect's Stamp



06/13/06

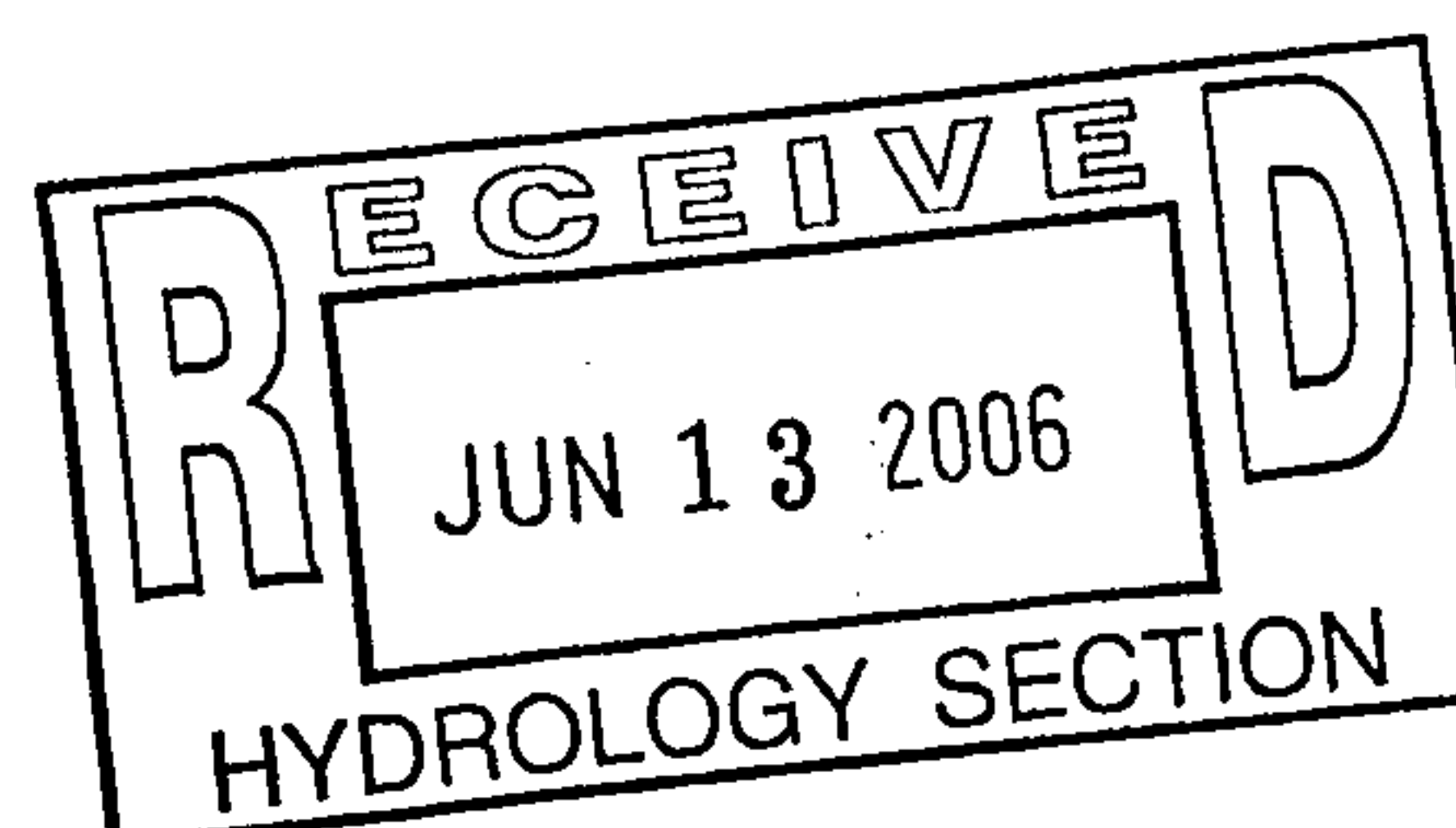
Date

Encl:

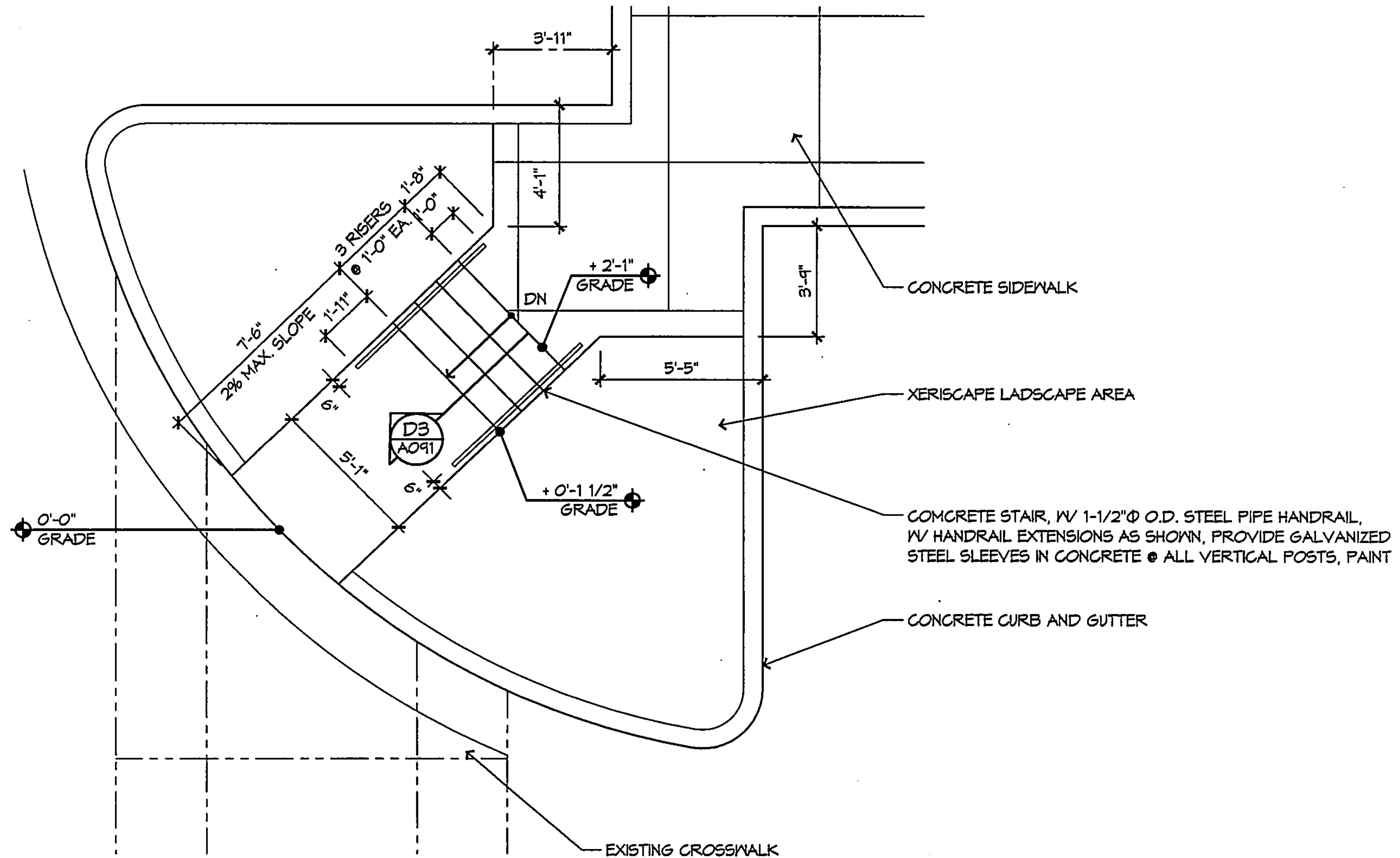
A001

SKA-006, SKA-007

Drainage and Transportation Information sheet

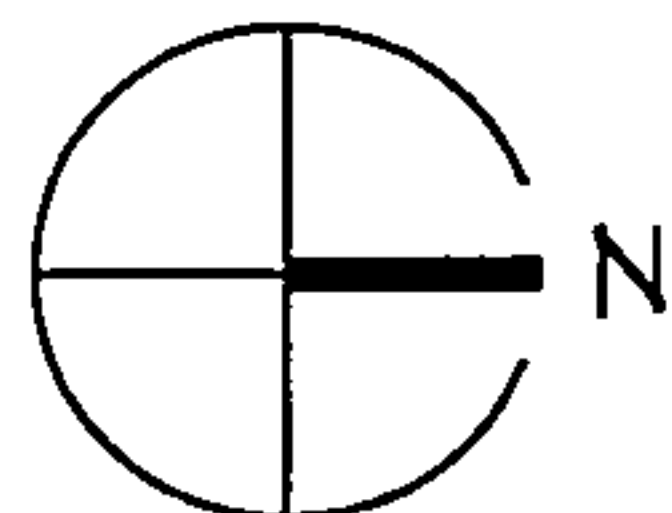


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D4 ENLARGED PLAN

1/4" = 1'-0"



Dekker/Perich/Sabatini
6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

architecture
interiors
planning
engineering

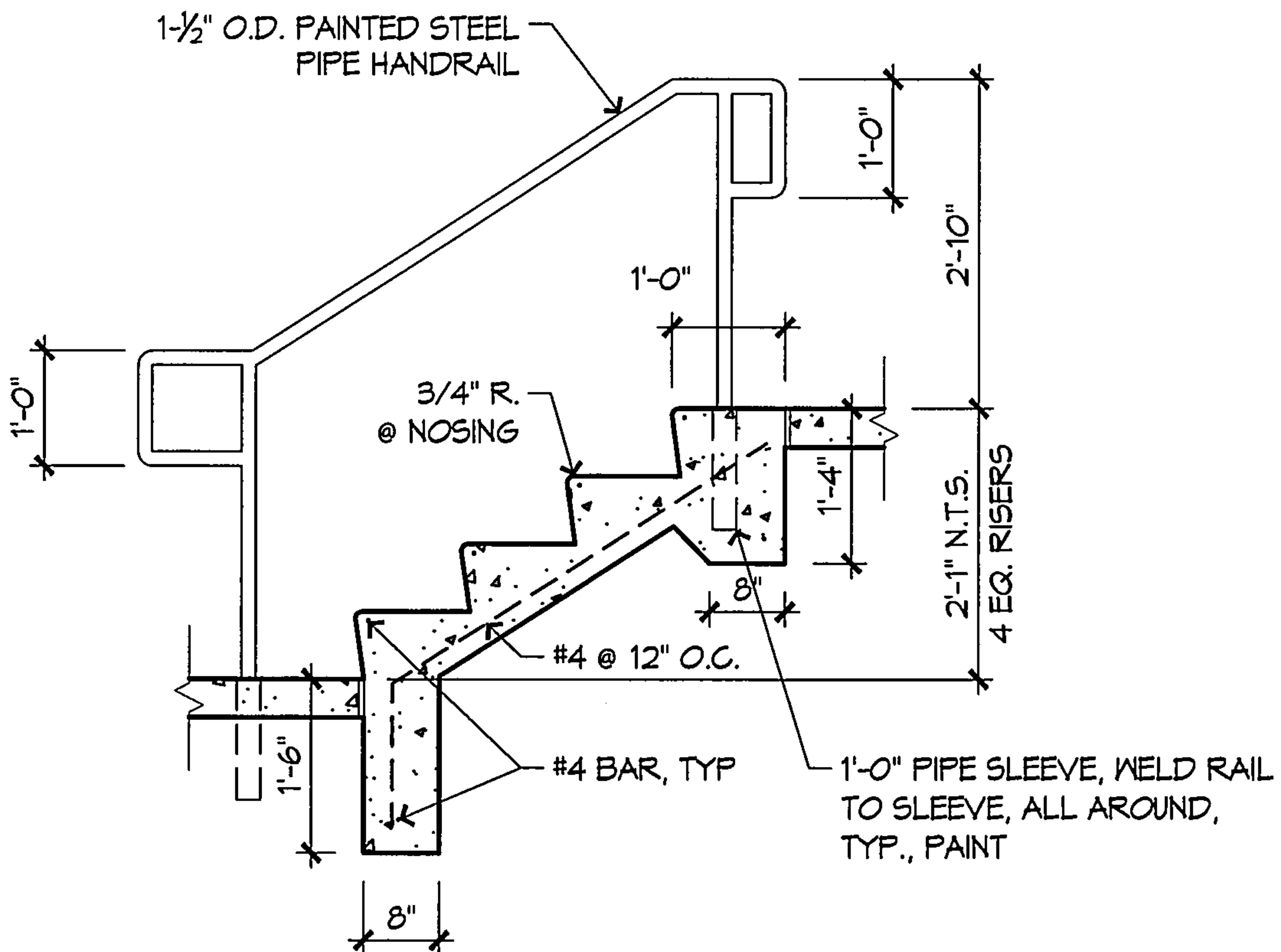
RE. ASI #010

CONCRETE STAIR

Riverside Plaza
Tract 5-A1

DRAWN BY	DPS	SCALE	NTS
REVIEWED BY	DPS	SKA-007	
DATE ISSUED	3/16/06		
PROJECT NO.	05031		

OF



D3 SECTION

1/2" = 1'-0"

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Dekker/Perich/Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

architecture
interiors
planning
engineering

505 761-9700
fax 761-4222
dps@dpsabq.com

RE. ASI #010	PEDESTRIAN HANDRAIL	
Riverside Plaza Tract 5-A1	DRAWN BY	DPS
	REVIEWED BY	DPS
	DATE ISSUED	3/16/06
	PROJECT NO.	05031
		SCALE AS SHOWN
		SKA-006
		OF