

# CITY OF ALBUQUERQUE



September 17, 2009

J. Graeme Means, P.E.  
**High Mesa Consulting Group**  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: Las Mananitas—entire site, 6200 Montano Plaza NW,  
(E-12/D004H1)  
Approval of Permanent Certificate of Occupancy,  
Engineer's Stamp Dated: 12-17-08  
Engineer's Certification Date: 9-16-09**

PO Box 1293

Dear Mr. Means,

Based upon the information provided on 9/17/09, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

NM 87103

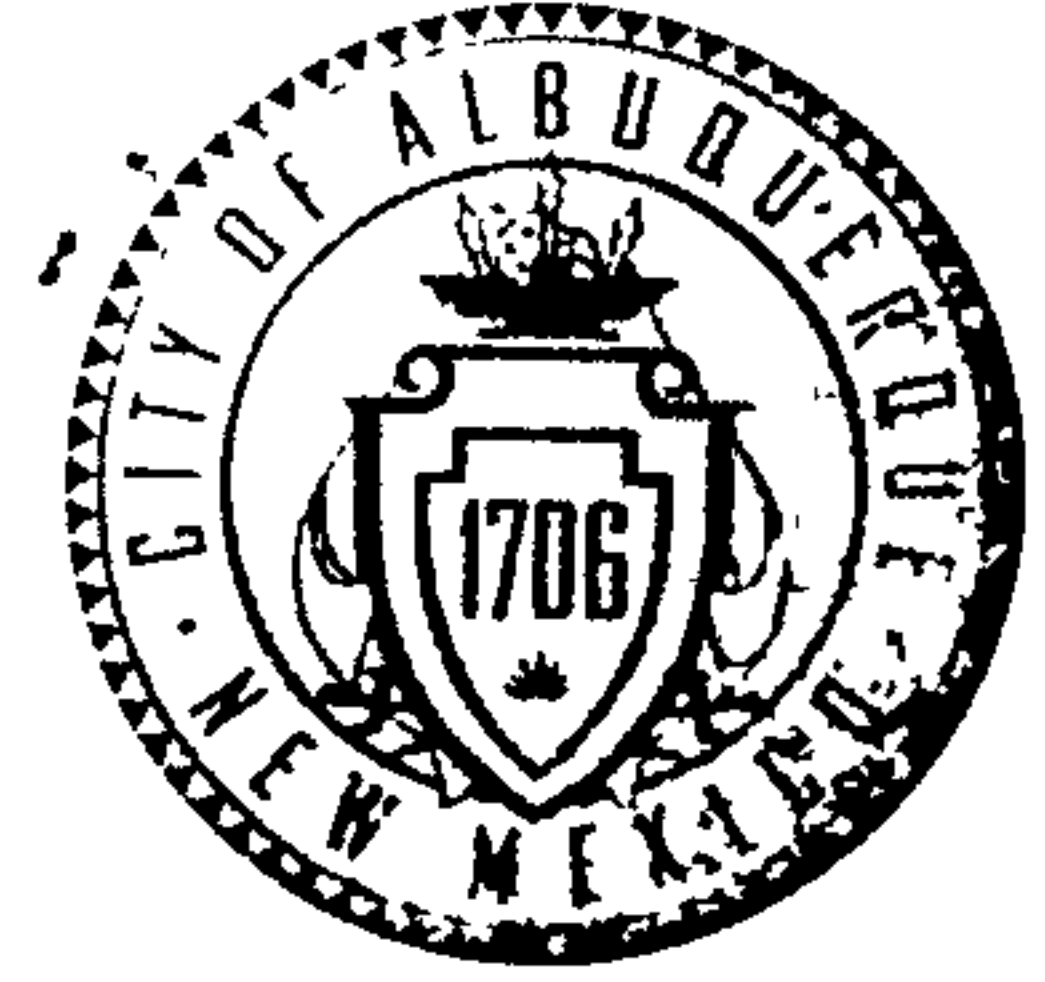
Sincerely,

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

Timothy E. Sims  
Plan Checker-Hydrology, Planning Dept  
Development and Building Services

C: CO Clerk—Katrina Sigala  
file

# CITY OF ALBUQUERQUE



April 30, 2009

J. Graeme Means, P.E.  
**High Mesa Consulting Group**  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: Las Mananitas Ph. II—Buildings 6-11 & 25, 6200 Montano Plaza NW,  
(E-12/D004H1)**

**Approval of Permanent Certificate of Occupancy,**

**Engineer's Stamp Dated: 12-17-08**

**Engineer's Certification Date: 4-29-09**

Dear Mr. Means,

PO Box 1293

Based upon the information provided on 4/29/09, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

NM 87103

Sincerely,

Timothy E. Sims

www.cabq.gov

Plan Checker-Hydrology, Planning Dept  
Development and Building Services

C: CO Clerk—Katrina Sigala  
file

# CITY OF ALBUQUERQUE



February 2, 2009

J. Graeme Means, P.E.  
**High Mesa Consulting Group**  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: Las Mananitas Ph. I & I A—Buildings 1-5 & 25, 6200 Montano Plaza NW,  
(E-12/D004H1)**

**Approval of Permanent Certificate of Occupancy,**

**Engineer's Stamp Dated: 12-17-08**

**Engineer's Certification Date: 1-30-09**

Dear Mr. Means,

PO Box 1293

Based upon the information provided on 2/02/09, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

NM 87103

Sincerely,

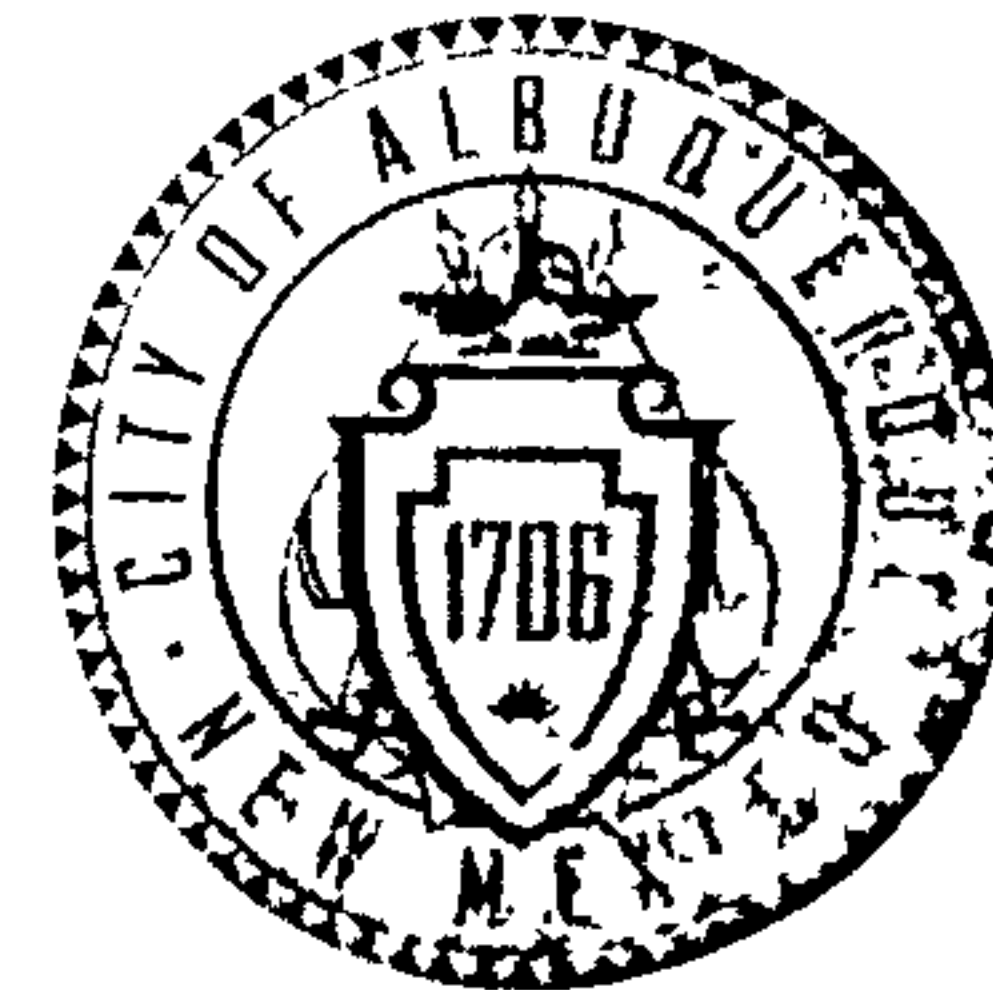
Timothy E. Sims

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

Plan Checker-Hydrology, Planning Dept  
Development and Building Services

C: CO Clerk—Katrina Sigala  
file

# CITY OF ALBUQUERQUE



December 4, 2008

J. Graeme Means, P.E.  
High Mesa Consulting Group  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: Las Mananitas Phasing Plan**  
**Engineer's Stamp dated 11-4-08 (E12/D004H1)**

Dear Mr. Means,

Based upon the information provided in your submittal received 11-5-08, the above referenced plan is approved for Phasing.

This second letter is being sent due to a typographical error (stamp date and file name) in the previous letter.

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



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Las Mananitas ZONE MAP: E-12/D4H1  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Tract 35A, Taylor Ranch  
 CITY ADDRESS: 6000 Montano Plaza Drive, NW

ENGINEERING FIRM: High Mesa Consulting Group CONTACT: J Graeme Means, PE  
 ADDRESS: 6010 Midway Park Blvd. NE PHONE: 505-345-4250  
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109

OWNER: SFP/Montano LLC c/o M&B Group, Inc. CONTACT: Mark Donaldson  
 ADDRESS: 202 Laughlin Street PHONE: 505-438-4298  
 CITY, STATE: Santa Fe, New Mexico ZIP CODE: 87505

ARCHITECT: Whitneybell Architects, Inc. CONTACT: John Meissen, RA  
 ADDRESS: 1102 East Missouri Avenue PHONE: 602-265-1891  
 CITY, STATE: Phoenix, Arizona ZIP CODE: 85014

SURVEYOR: High Mesa Consulting Group CONTACT: Charles G. Cala, Jr., PS  
 ADDRESS: 6010 Midway Park Blvd. NE PHONE: 505-345-4250  
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109

CONTRACTOR: CF Jordan c/o c/o M&B Group, Inc. CONTACT: Mark Donaldson  
 ADDRESS: 202 Laughlin Street PHONE: 505-438-4298  
 CITY, STATE: Santa Fe, New Mexico ZIP CODE: 87505

## 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 (GRADING PHASING PLAN)**

## 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 (PHASING PLAN FOR CO'S)**

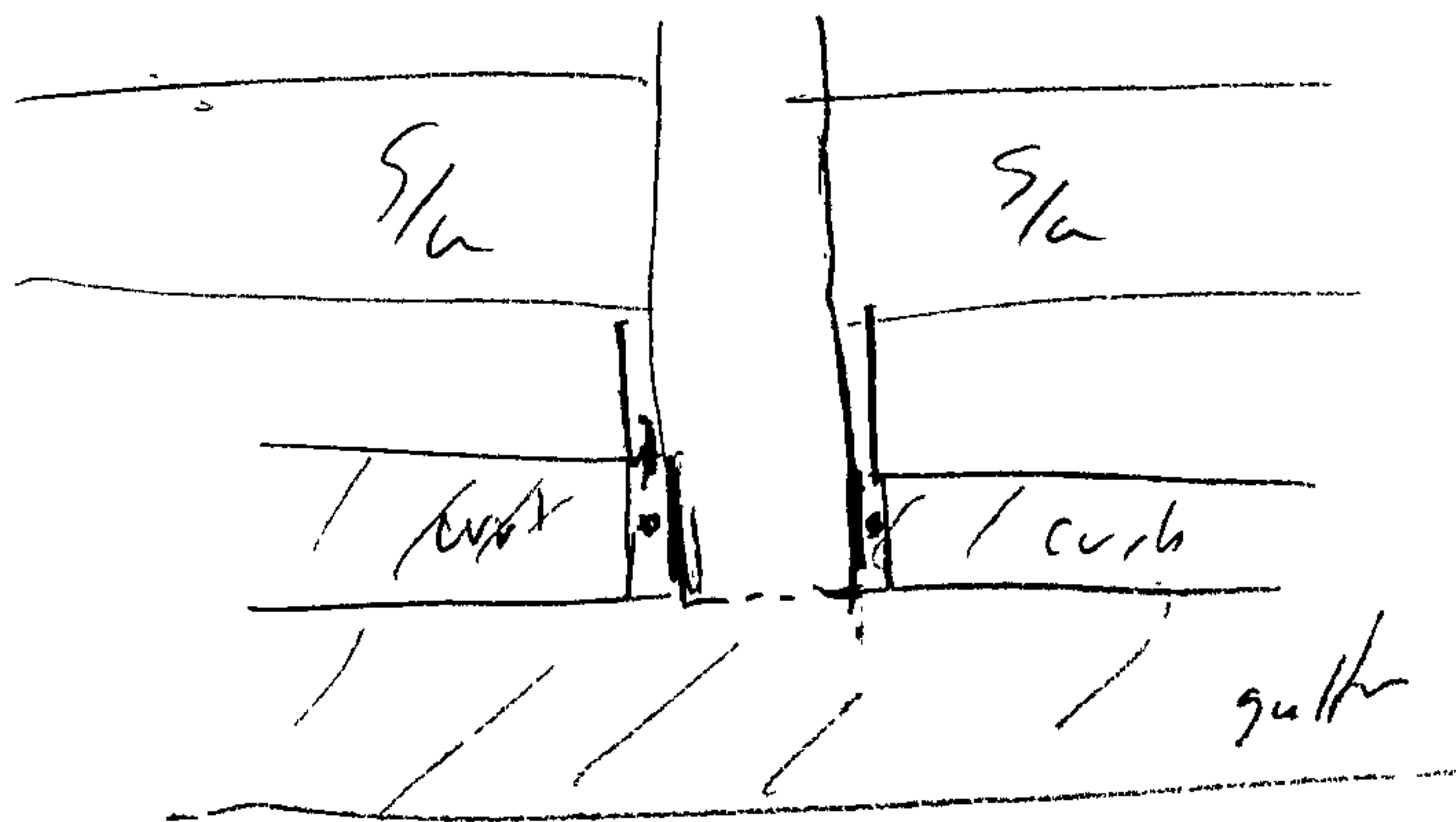
## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES (August 17, 2001)  
☐ NO  
☐ COPY PROVIDED

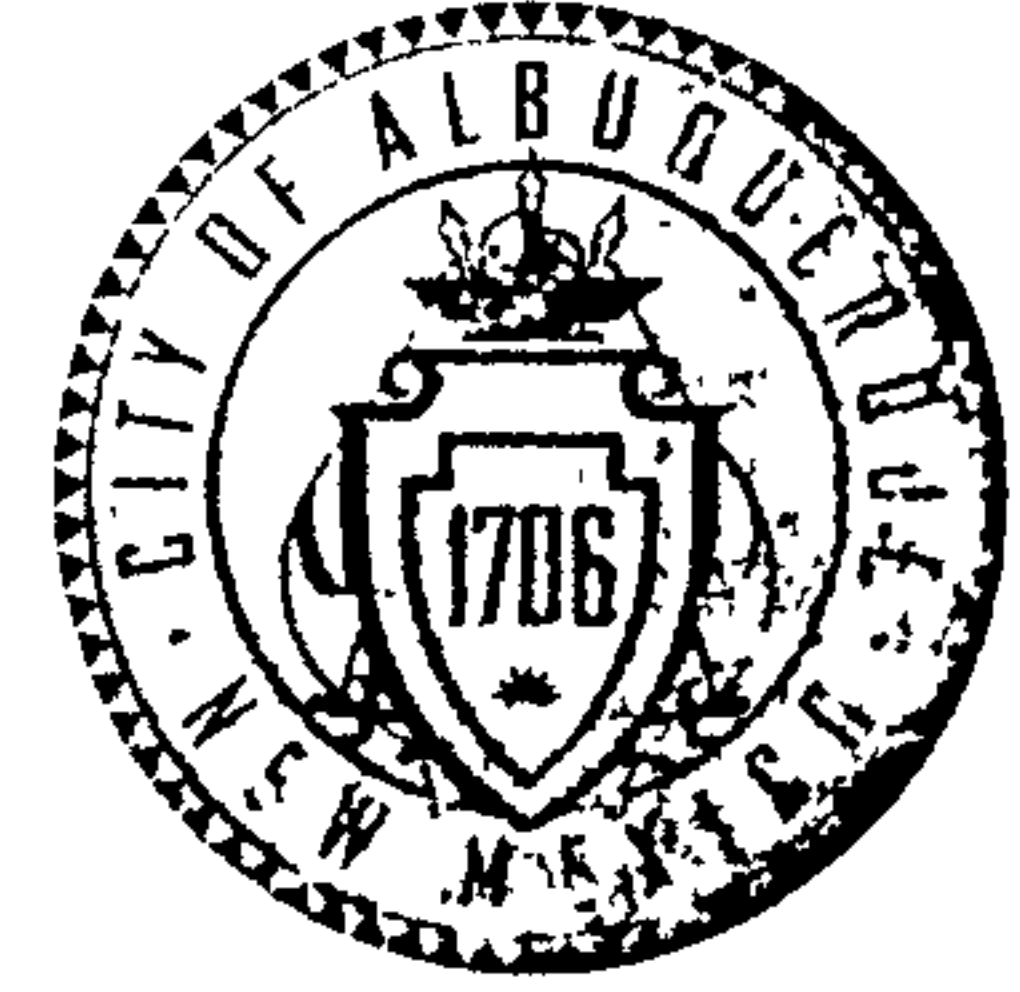
DATE SUBMITTED: 11/06/08 BY: J. Graeme Means, PE

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.



# CITY OF ALBUQUERQUE



November 14, 2008

J. Graeme Means, P.E.  
High Mesa Consulting Group  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: Las Mananitas, 6000 Montano Plaza Drive NW, Phasing Plan  
Engineer's Stamp dated 11-04-08 (E12-D004H1)**

Dear Mr. Means,

Based upon the information provided in your submittal received 11-05-08, the above referenced plan is approved for Phasing.

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

PO Box 1293

Sincerely,

Albuquerque

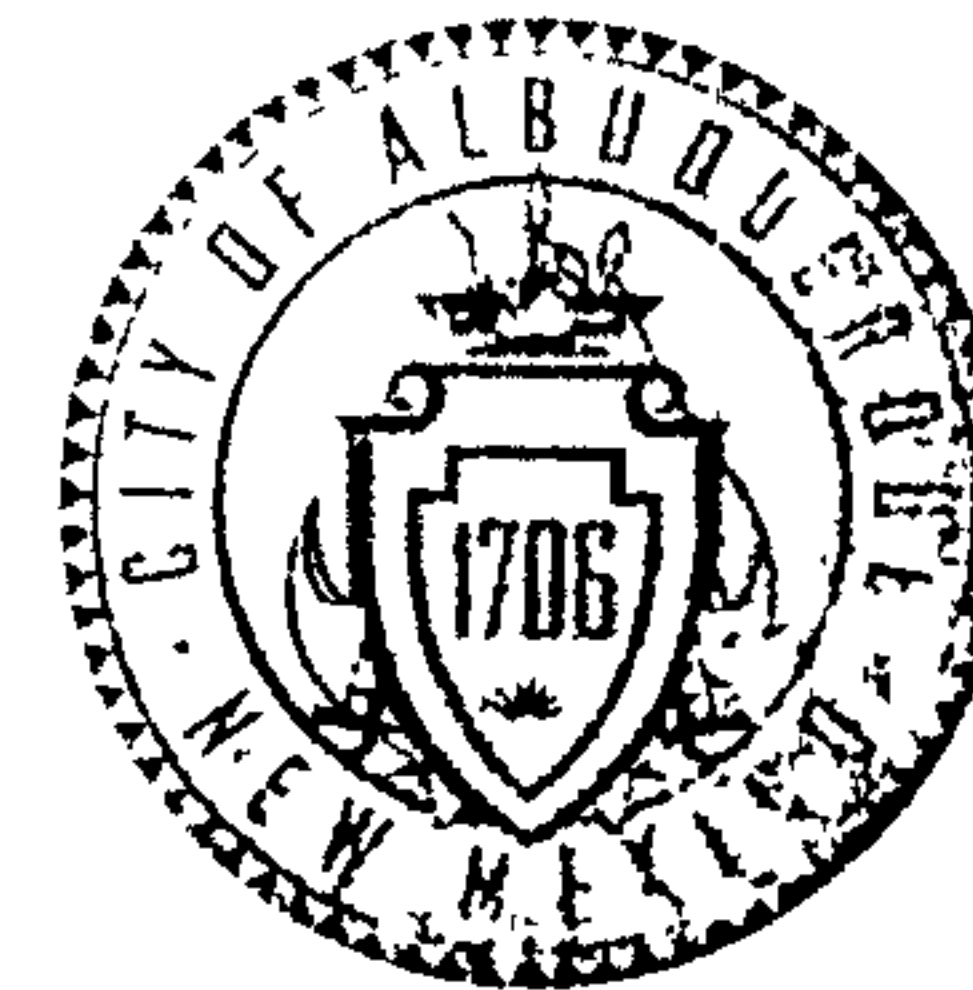
Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

NM 87103

C: File

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

# CITY OF ALBUQUERQUE



May 15, 2008

J. Graeme Means, P.E.  
High Mesa Consulting Group  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: Las Mananitas Apartments, 6000 Montano, Grading and Drainage Plan  
Engineer's Stamp dated 03-21-08 (E-12/D4H1)**

Dear Mr. Means,

Per your resubmittal received 04-23-08, the above referenced plan is once again 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.**

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. In addition to submitting an NOI to the EPA and preparing a Storm Pollution Prevention Plan (SWPPP), please send a copy of the SWPPP on a CD in .pdf format to the following address:

PO Box 1293

Albuquerque

Department of Municipal Development  
Storm Drainage Division  
P.O. Box 1293, One Civic Plaza, Rm. 301  
Attn: Kathy Verhage  
Albuquerque, NM 87103

NM 87103

If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Kathy Verhage).

www.cabq.gov

The above referenced plan is approved for an SO-19 permit. 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. Be advised that no Certificate of Occupancy, temporary or permanent, will be released prior to inspection and approval of the storm drain connection / sidewalk culvert by the Storm Drain Maintenance department. Contact Duane Schmitz at 235-8016 to schedule an inspection.

A separate permit is required for construction within COA ROW. A copy of this approval letter must be on hand when applying for the excavation permit.



# CITY OF ALBUQUERQUE



January 25, 2008

J. Graeme Means, PE  
High Mesa Consulting Group  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: Las Mananitas Apartments Grading and Drainage Plan**  
**Engineer's Stamp dated 6-5-03 (E12/D4H1)**

Dear Mr. Means,

Per your 2<sup>nd</sup> request, the above referenced plan is once again approved for Building Permit and SO#19 Permit. There has been no new development in the basin that would require a new review. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. In addition to submitting an NOI to the EPA and preparing a SWPPP, please send a copy of the SWPPP on a CD in .pdf format to the following address:

P.O. Box 1293

Albuquerque

New Mexico 87103

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

Department of Municipal Development  
Storm Drainage Division  
P.O. Box 1293, One Civic Plaza, Rm. 301  
Attn: Kathy Verhage  
Albuquerque, NM 87103

If you have any questions about this permit, please feel free to call the Municipal Development Department, Hydrology section at 768-3654.

A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

Also, prior to Certificate of Occupancy release, Engineer Certification of the grading plan, additional easement identified by your plan and acceptance of the culvert work by Storm Drain Maintenance will be required.

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

Sincerely,

Bradley L. Bingham, PE  
Principal Engineer, Planning Dept.  
Development and Building Services

C: file



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 18, 2003

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

**Re: Las Mananitas, Montano Plaza NW, Traffic Circulation Layout  
Engineer's Stamp dated 10-13-03 (E12/D4H1)**

Dear Mr. Means,

Based upon the information provided in your submittal received 10-14-03, 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 Transportation.

Prior to Certificate of Occupancy release, Engineer Certification of this plan will be required.

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

Sincerely,

Kristal D. Metro

*cmm* Engineering Associate, Planning Dept.  
Development and Building Services

C: file



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 26, 2003

J. Graeme Means, PE  
Jeff Mortensen & Associates, Inc  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: Las Mananitas Apartments Grading and Drainage Plan**  
**Engineer's Stamp dated 6-5-03 (E12/D4H1)**

Dear Mr. Means,

Based upon the information provided in your submittal dated 6-6-03, the above referenced plan is approved for Building Permit and SO#19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Public Works Hydrology section at 768-3654 (Charles Caruso) or 768-3645 (Brian Wolfe).

A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

Also, prior to Certificate of Occupancy release, Engineer Certification of the grading plan, additional easement identified by your plan and acceptance of the culvert work by Storm Drain Maintenance will be required.

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

Sincerely,

Bradley L. Bingham, PE  
Sr. Engineer, Planning Dept.  
Development and Building Services

C: Pam Lujan, CoA  
file  
*Chuck Caruso, CoA*

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

September 17, 2009

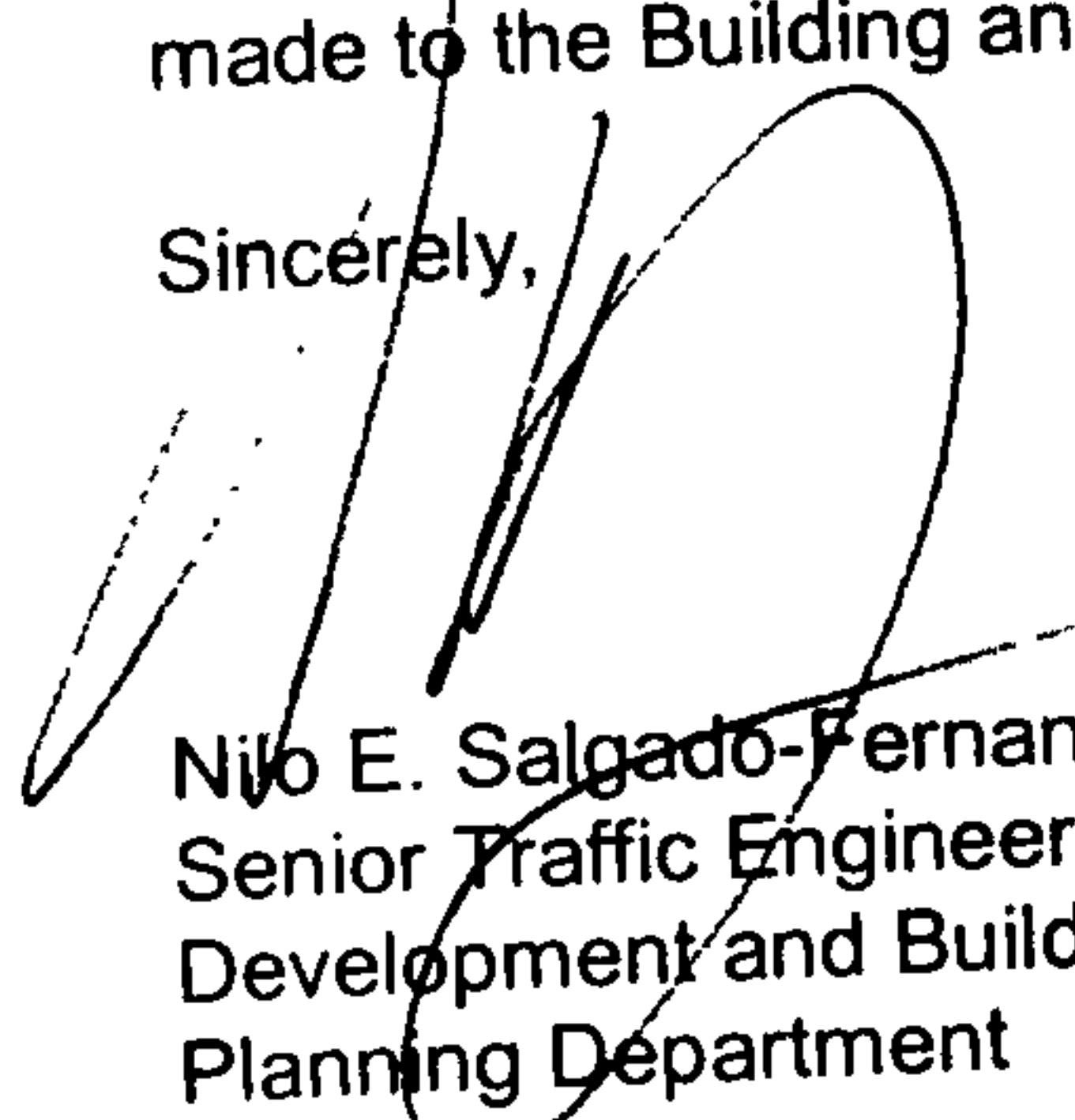
J. Graeme Means, P.E.,  
High Mesa Consulting Group  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

Re: Approval of Permanent Certificate of Occupancy (C.O.) for  
Las Mananitas (Site), [E-12 / D004H1]  
6200 Montano Plaza Dr. NW  
Engineer's Stamp Dated 09/16/09

Dear Mr. Means:

The TCL / Letter of Certification submitted on September 17, 2009 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

PO Box 1293

Albuquerque

NM 87103

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