

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

February 12, 2009

Christopher Gunning, Registered Architect
7601 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Riley & Shane Law Offices, [E-17 / D050A]
3880 Osuna Road NE
Architect's Stamp Dated 02/11/09

Dear Mr. Gunning:

The TCL / Letter of Certification submitted on February 12, 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

February 11, 2009

Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

Re: Final C.O.
Riley & Shane Law Offices
3880 Osuna Rd. NE
Albuquerque, NM 87109

To Whom It May Concern:

I, Christopher R. Gunning, NMRA no.3203 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance with and in accordance with the design intent of the approved June 27, 2008 DRB Site Development Plan, with the exception of the items listed below that were altered because of existing field conditions. As requested in the Transportation Departments temporary C.O. letter dated December 23, 2008 Mary Rael with the City of Albuquerque inspected and approved the accessible ramps and sidewalk fronting Osuna.

Dekker/Perich/Sabatini visited the project site on February 11, 2009 to verify what has been constructed in accordance with the attached site plan.

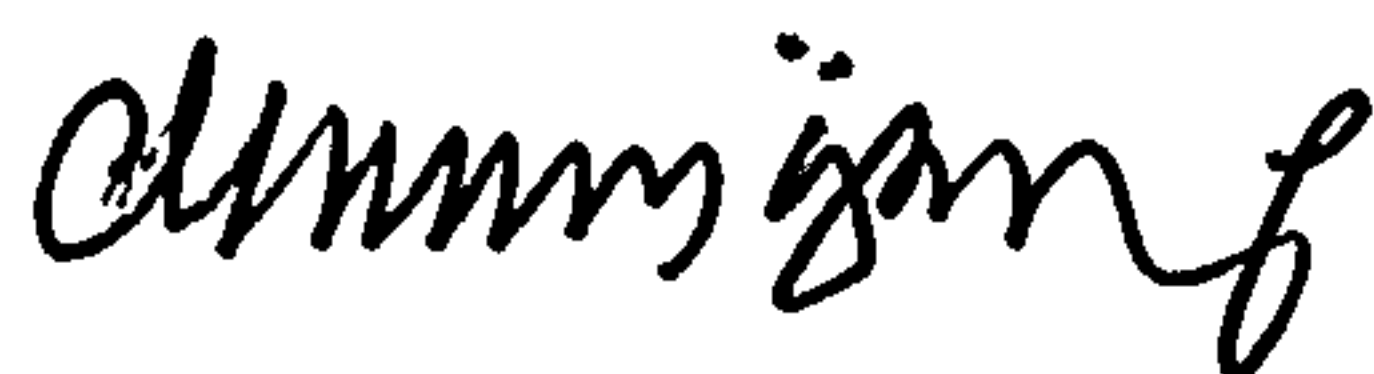
The following items differ from the original plan. The design intent is still the same as what was approved on the Site Development Plan dated June 27, 2008:

1. The design of the sidewalk accessible ramp at the intersection of Gulton Court and Osuna Road changed because the previous design conflicted with the location of existing utilities.
2. The sidewalk along the Osuna frontage was installed 3 feet closer to Osuna, shortening the width of the landscape median. However, the sidewalk was built with the proper elevations from the previous design.

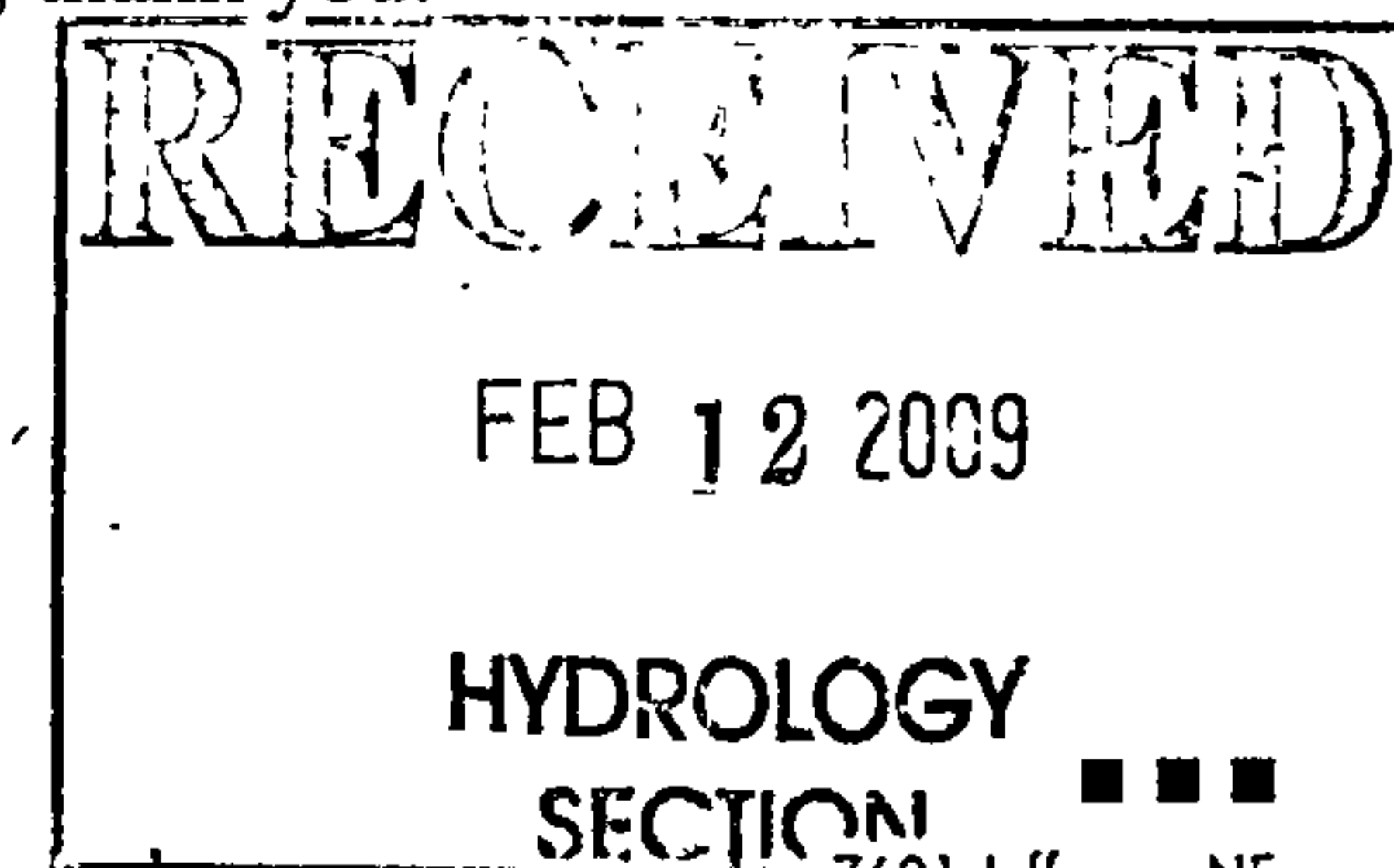
This certification is submitted in support of a request for Final Certificate of Occupancy. The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to the above mentioned building. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact Kevin Kofchur or me at 761-9700, thank you.

Very truly yours,
Dekker/Perich/Sabatini Ltd.



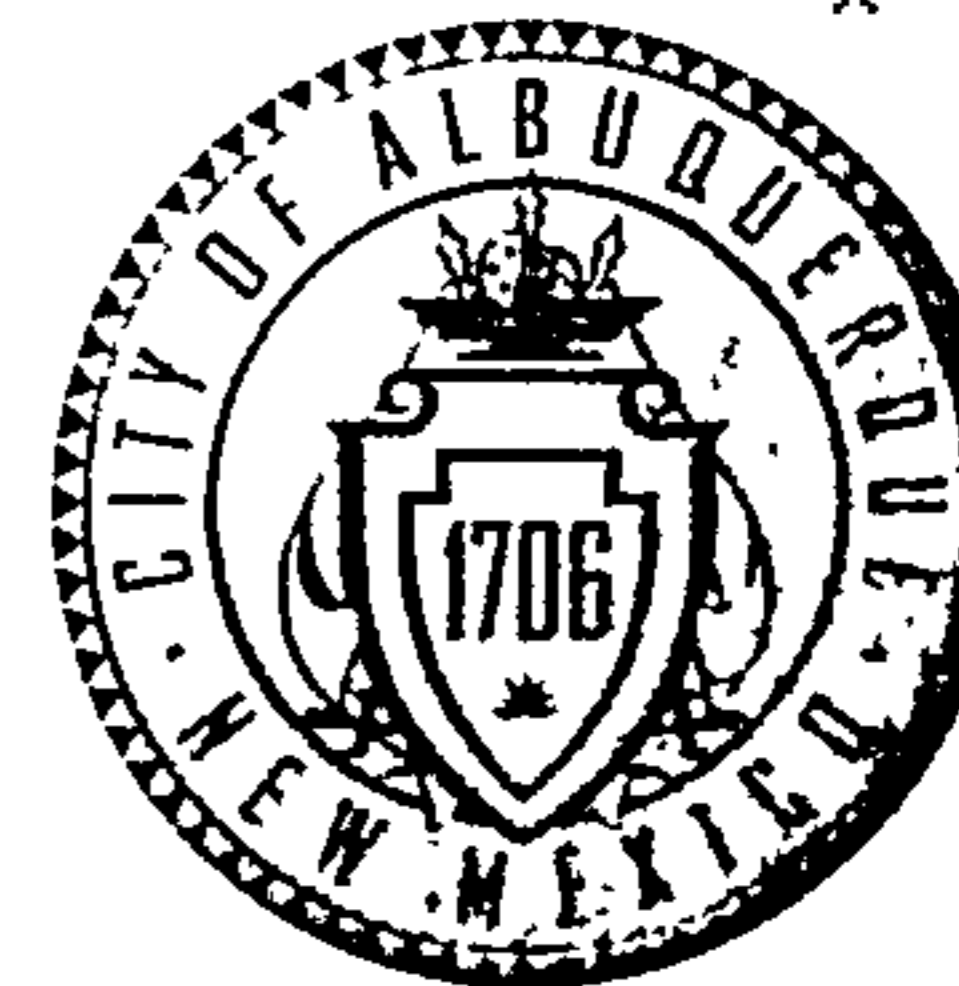
Christopher R. Gunning AIA, LEED AP
Principal
Cc: File



Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222

www.dpsdesign.org

CITY OF ALBUQUERQUE



January 23, 2009

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street N.E.
Albuquerque, NM 87108

**Re: Riley & Shane Law Offices, 3880 Osuna Rd. NE,
(E-17/D050A)
Approval of Permanent Certificate of Occupancy,
Engineer's Stamp Dated: 12-10-08
Engineer's Certification Date: 1-7-09**

Mr. Arfman,

PO Box 1293

Based upon the information provided by our visual inspection on 1/07/09, 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

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

C: CO Clerk—Katrina Sigala
file

CITY OF ALBUQUERQUE



December 18, 2008

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 871083

Re: Riley and Shane Law Offices
3880 Osuna Road NE, Grading and Drainage Plan
Engineer's Stamp dated 12-10-08 (E-17/D050A)

Dear Mr. Arfman,

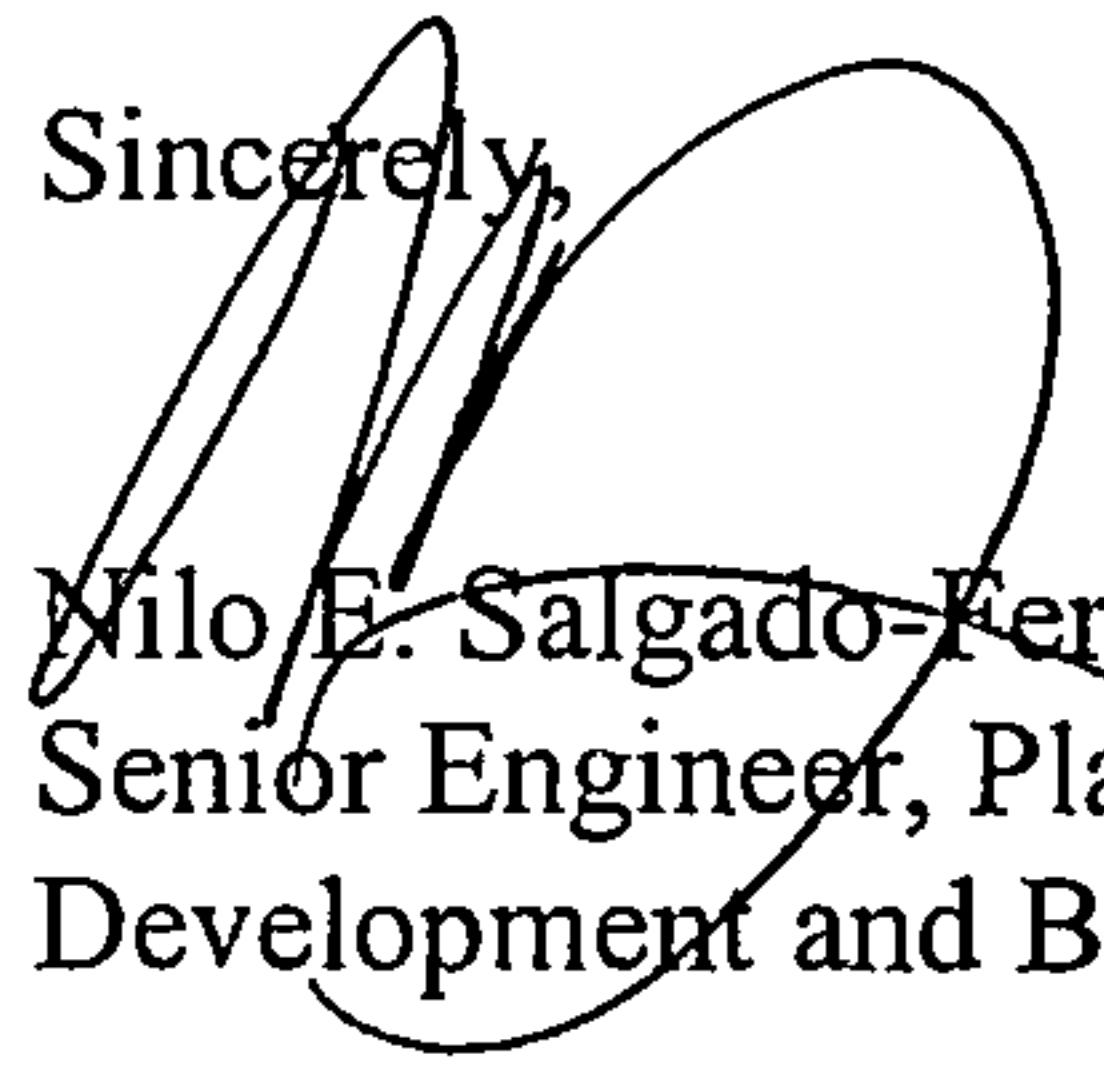
Based upon the information provided in your submittal received 12-10-08, the above referenced plan is approved for Building Permit and SO-19. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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.

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 924-3630.

Sincerely,


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

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

CITY OF ALBUQUERQUE



March 27, 2008

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: Riley and Shane Law Offices Drainage and Grading Plan
Engineer's Stamp dated 3-5-08 (E17/D050A)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 3-6-08, 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.

PO Box 1293

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

Albuquerque

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

NM 87103

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

www.cabq.gov

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