



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

December 14, 2001

George Rainhart, Registered Architect
2325 San Pedro NE
suite 2-B
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
Montgomery Plaza, [F17 / D13]
5001 Montgomery Blvd. NE
Architect's Stamp Dated 12/12/01

Dear Mr. Rainhart:

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,

Leslie Romero
Engineering Associate
Development and Building Services
Public Works Department

c: Engineer
Terri Martin, Hydrology
Mike Zamora, Plan Checker

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

F-17/D13

PROJECT TITLE: Montgomery Plaza ZONE MAP/DRG. FILE #: F-17
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

AA-00134-00000-01122
 LEGAL DESCRIPTION: TRACT D-1 of Montgomery Plaza
 CITY ADDRESS: 5001 Montgomery Blvd N.E. 10000736

ENGINEERING FIRM: Mark Goodwin and Assoc
 ADDRESS: Box 9006
 CITY, STATE: Alb NM 87199

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: Goodman Investment Co Inc
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: George Reinhart arch and Assoc
 ADDRESS: 2325 San Pedro NE
 CITY, STATE: Alb NM 87110

CONTACT: 887-9110 Ext 200
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: Precision Surveys Inc
 ADDRESS: 8414-D Jefferson St. SE N.E.
 CITY, STATE: Alb NM

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: Hart Construction
 ADDRESS: 2919 2nd St NW Suite 2B
 CITY, STATE: Alb NM

CONTACT: Andy Hart
 PHONE: 345-4001
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

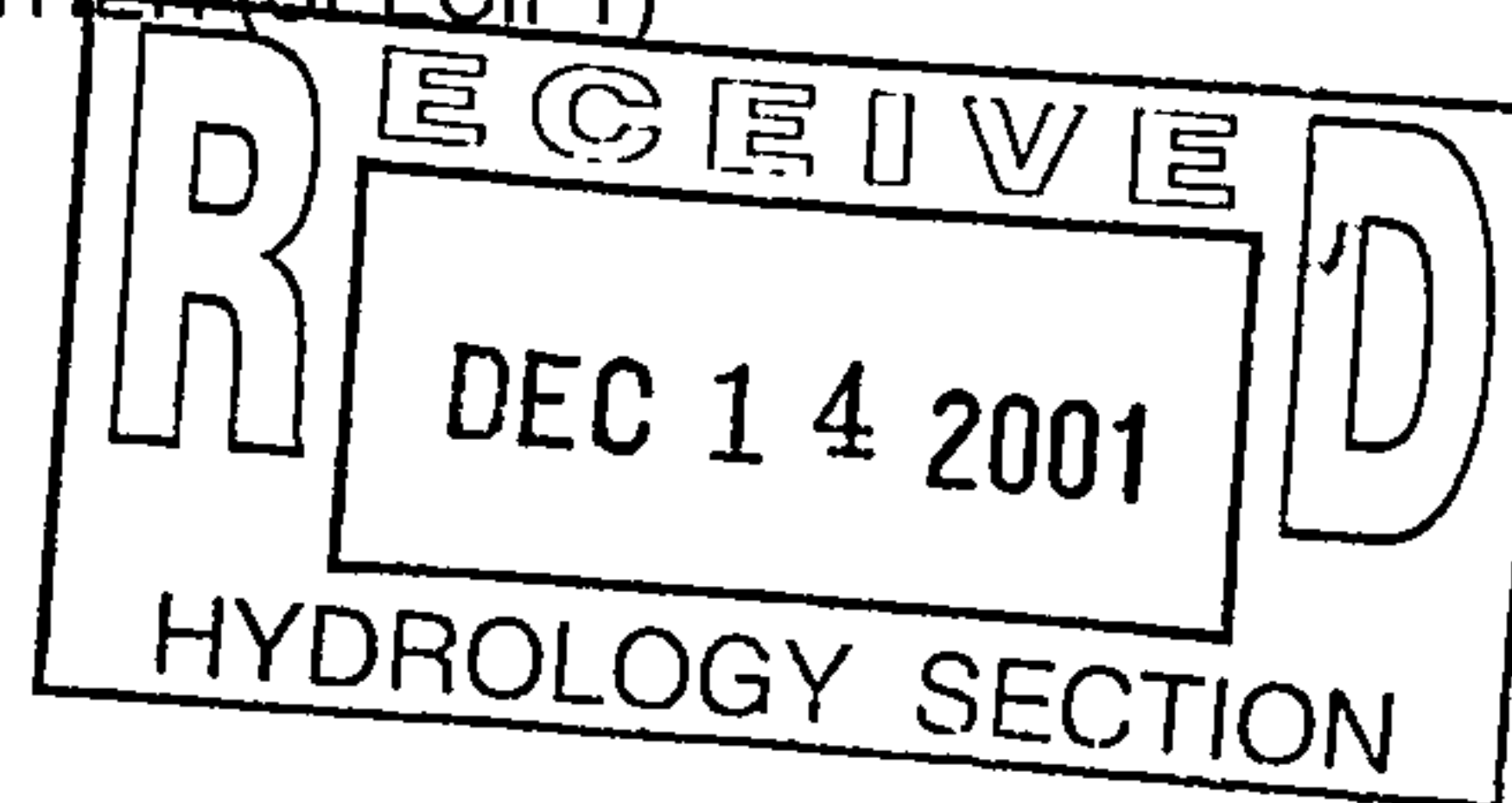
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 12/14/01 BY: Stephen D. Dwyer

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

November 27, 2001

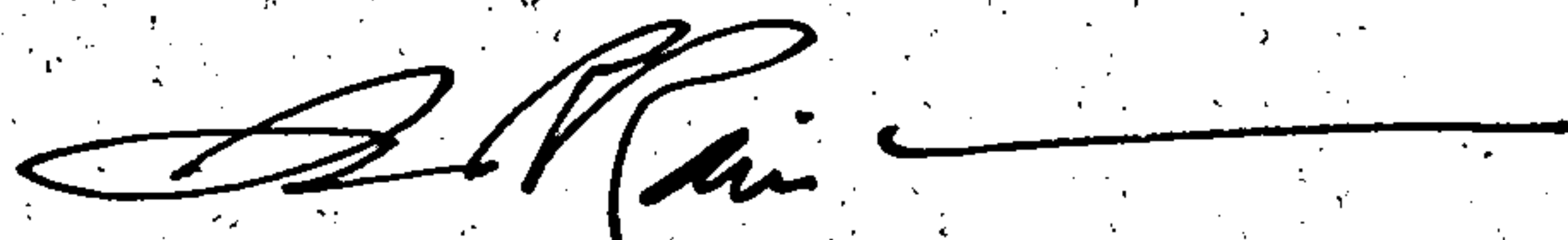
Mr. Mike Zamora
City of Albuquerque
Transportation Division
600 2nd Street NW
Albuquerque, NM 87102

Re: Montgomery Plaza
5001 Montgomery Blvd N.E.
Transportation Certification

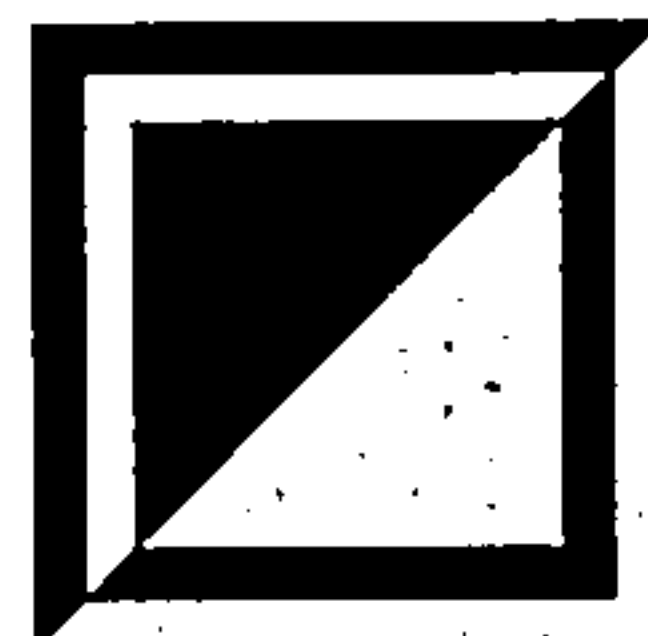
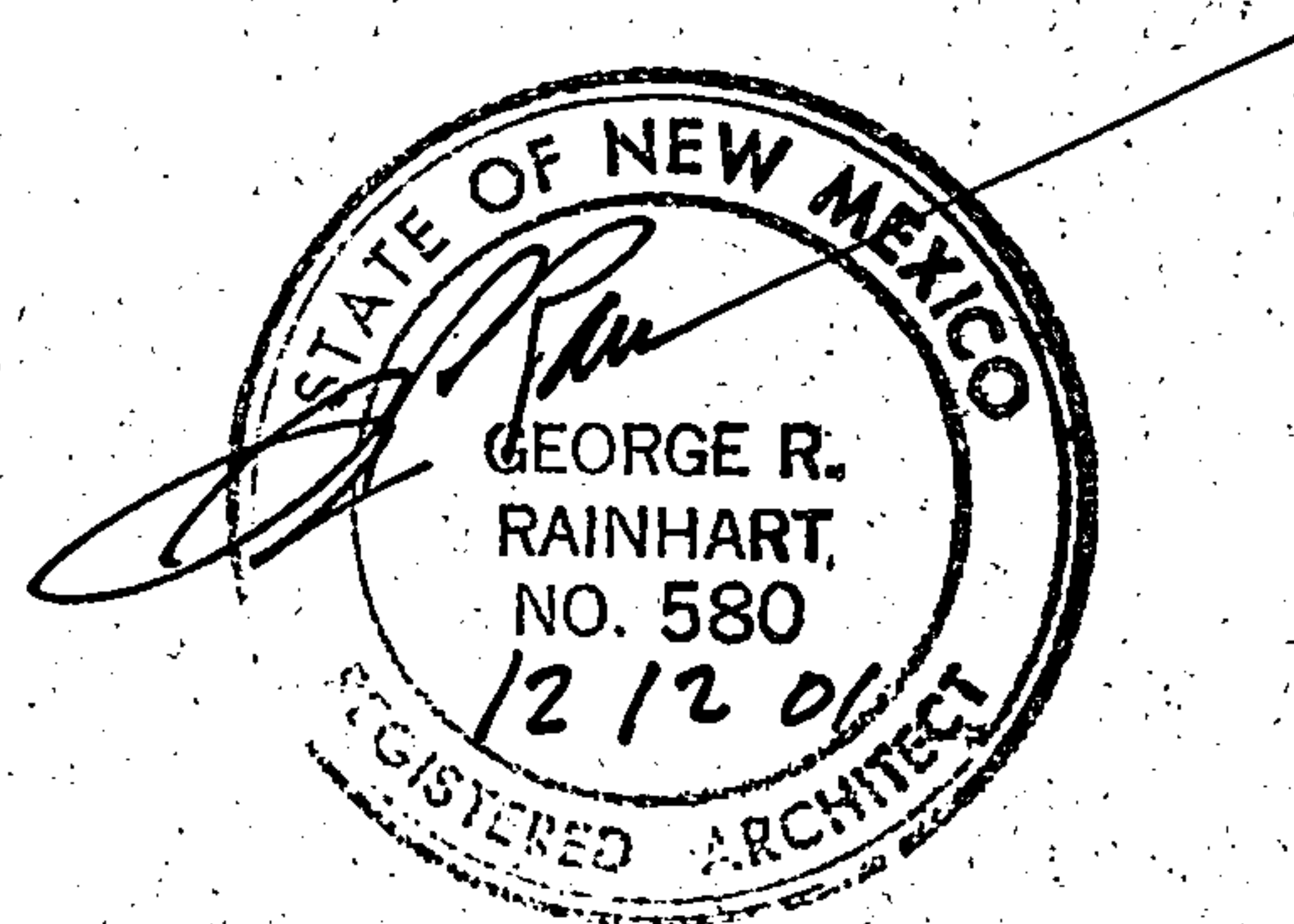
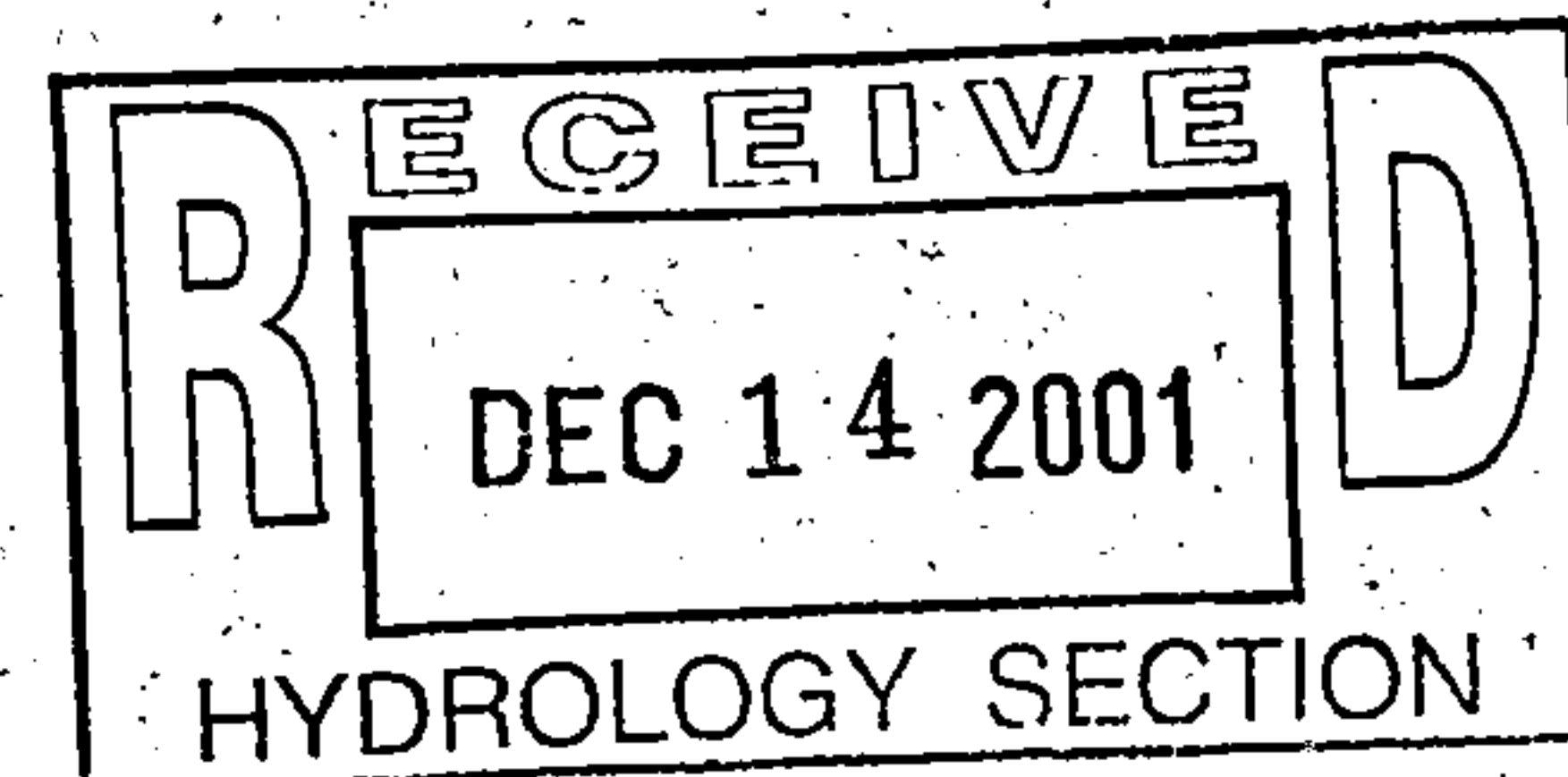
Mr. Zamora

This letter hereby certifies that the site construction referenced above has been completed to the best of my knowledge. The site is constructed within substantial compliance with the approved Traffic Circulation Layout, as of the date of this certification. Please see the attached site plan which indicates the as-built conditions of the site.

Sincerely,



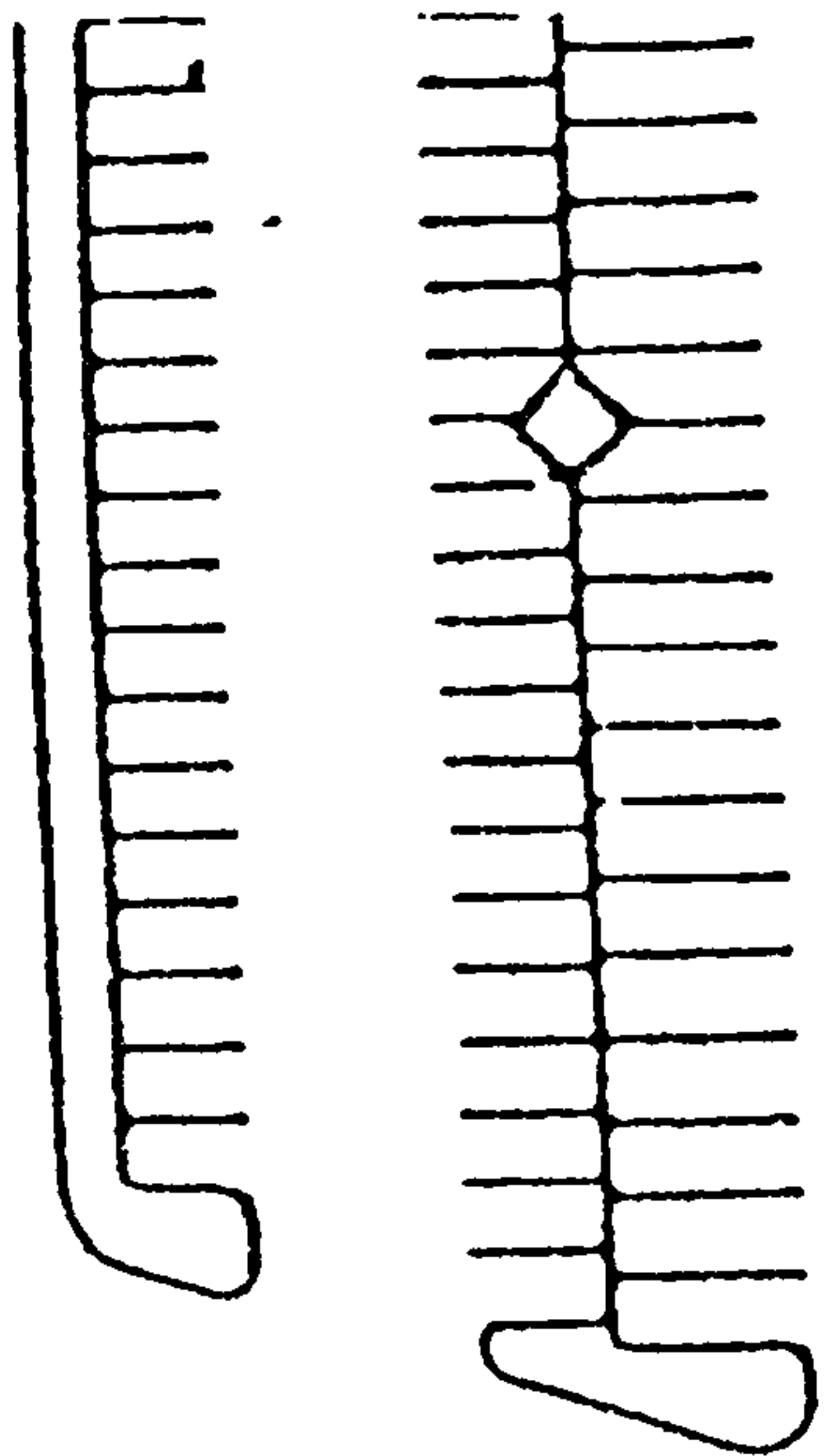
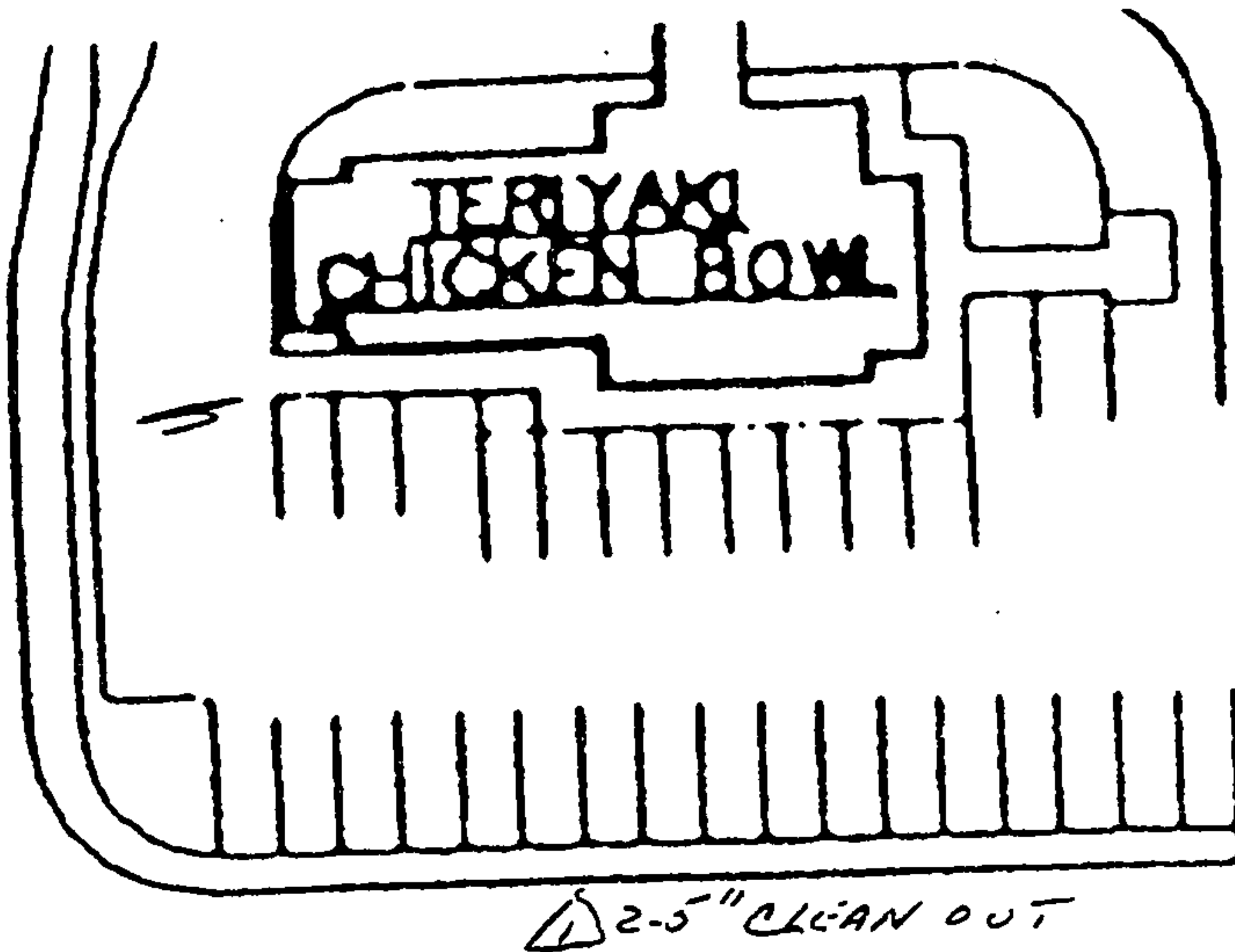
George Rainhart, AIA.
George Rainhart, Architect and Associates P.C.



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: rainhart@worldnet.att.net

on 8

Montgome



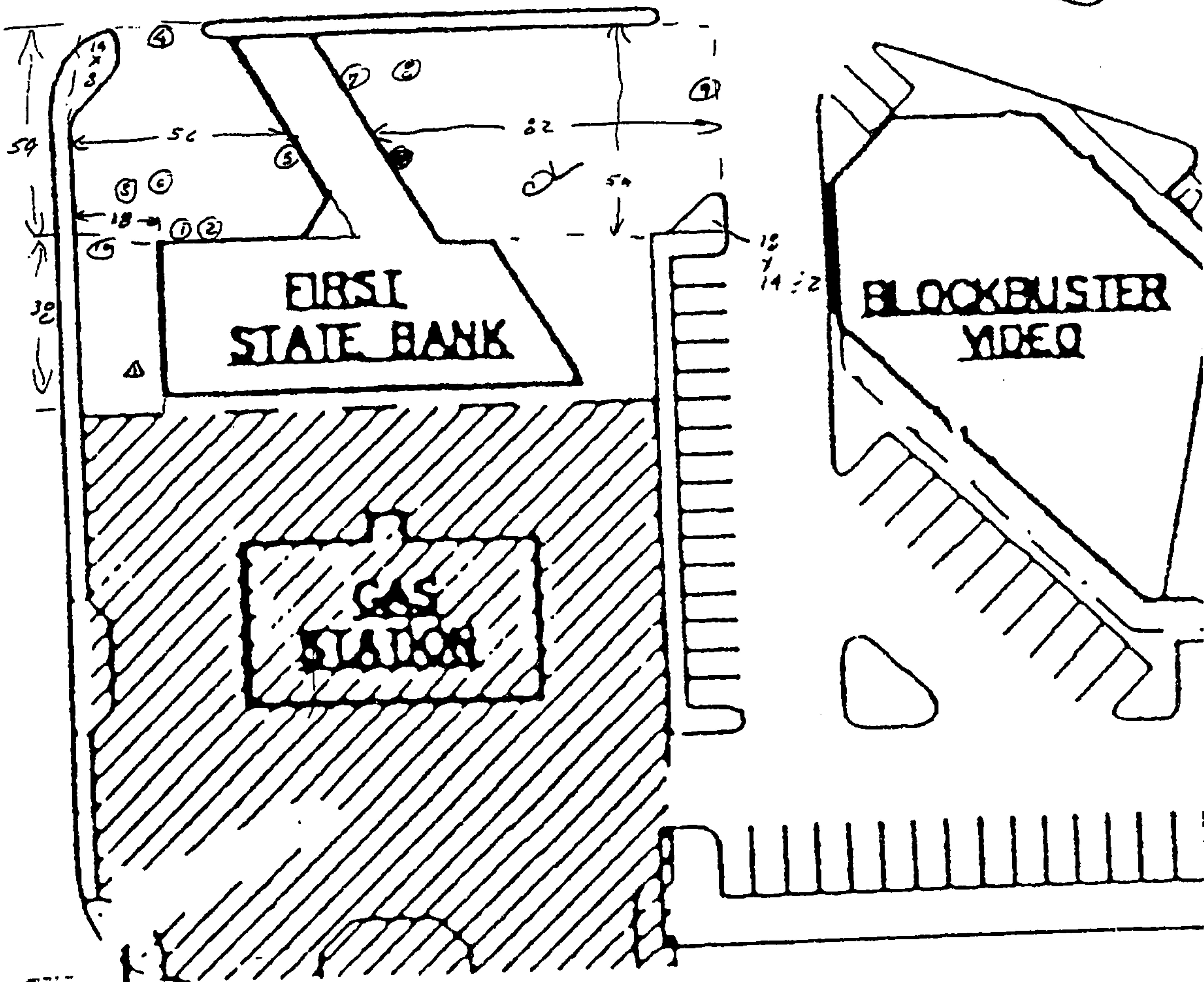
REPAIRS

- H ① 2x2 = 2 -
- H ② 2x2 = 4 -
- 10 ③ 4x14 = 56 -
- 10 ④ 2x28 = 56 -
- 10 ⑤ 2x62 = 124 -
- 10 ⑥ 3x5 = 15 -
- 10 ⑦ 2x64 = 128 -
- 1 ⑧ 3x8 = 24 -
- 10 ⑨ 2x52 = 116 -
- 10 ⑩ 6x16 = 96 -

621

CRACKS

180 - 3"
344 - 1/2



RECEIVED
FEB 28 1977
DROLOGY SECTION

AREA

82x54 = 4428
56x54 = 3024
38x18 = 684

- 18x14 ÷ 2 = 126
14x8 = 112
238

8140
- 238

7902

SAN MATEO / MONTGOMERY

RECEIVED

FEB 28 2000

HYDROLOGY SECTION



AREA ONE

AREA THREE

AREA FIVE

AREA SEVEN



AREA TWO

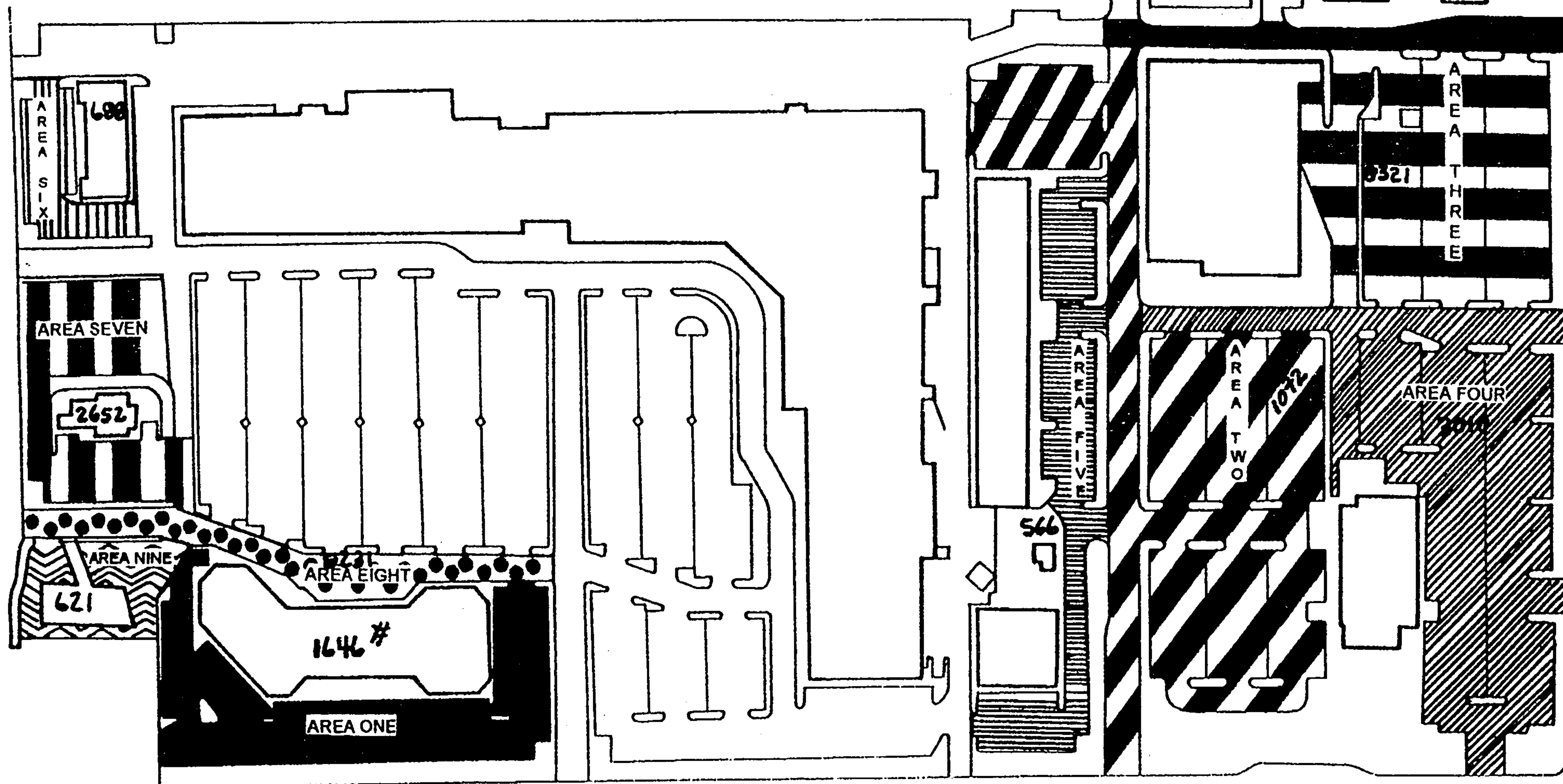
AREA FOUR

AREA SIX

AREA EIGHT



AREA NINE





City of Albuquerque

March 10, 2000

Harold L. Bennett, P.E.
BJM Development Consultants
4409 Karrol Road SW
Albuquerque, NM 87121

RE: MONTGOMERY PLAZA, SAN MATEO & MONTGOMERY (F17-D13). GRADING AND PAVING PLAN FOR GRADING PERMIT & PAVING PERMIT APPROVALS. ENGINEER'S STAMP DATED FEBRUARY 24, 2000.

Dear Mr. Bennett:

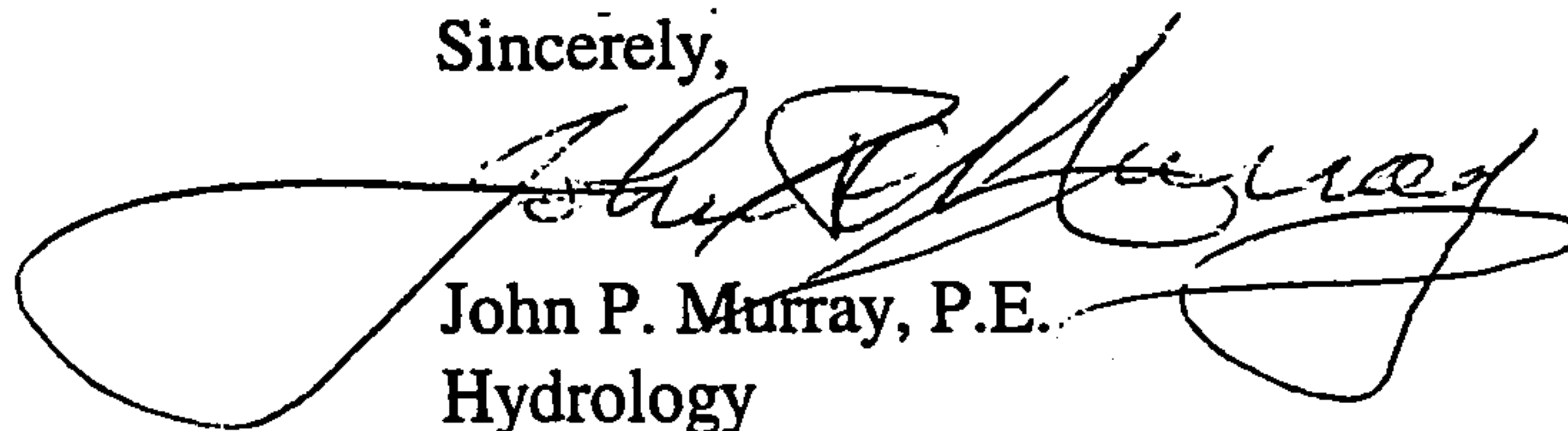
Based on the information provided on your February 28, 2000, the above referenced project is approved for Grading Permit and Paving Permit. The project covers the renovations to the parking lots for this large complex. Drainage patterns and quantities remain unchanged.

Please attach a copy of this approved plan, four (4) sheets,* to the construction sets prior to sign-off by Hydrology. *The FIRM Panel Map itself was not included as stated on Title Sheet nor were the sheets numbered.

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



John P. Murray, P.E.
Hydrology

c: Whitney Reiersen
File

DRAINAGE INFORMATION SHEET

APPLICANT'S NAME: Montgomery Plaza ZONE ATLAS/DRNG. FILE #: F17-D13

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: _____

CITY ADDRESS: 4575 San Mateo NE

ENGINEERING FIRM: BJM Development Consultant CONTACT: Bernie J. Montoya

ADDRESS: 4409 Karrol Rd S.W. 87121 PHONE: 877-4841 or 450-5851

OWNER: C.B. Richard Ellis Inc CONTACT: Sandra Poortvliet Beeching

ADDRESS: 4575 San Mateo Blvd Suite K PHONE: 889-9505

ARCHITECT: John Briskoe CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER _____

PRE-DESIGN MEETING:

- ☒ YES VERBAL with John Murray
- ☐ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ 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
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ SUBDIVISION CERTIFICATION
- ☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 2/28/2000

BY: B.J. Montoya

Revised 02/98

R
E C E I V E
D
 FEB 28 2000
 HYDROLOGY SECTION

DEVELOPMENT & BUILDING SERVICE CENTER
ONE STOP
600 SECOND ST. N.W./2ND FLOOR
ATTENTION: _____
505-924-3900

Records Withdrawal Form

Project No. F-17/D13

Date: 9-27-01

Project Title: MONTGOMERY PLAZA FILE

a. File b. Mylars c. Redlines/Comments
d. Other _____

(HYDRO)

Requested By: G. RODRIGUEZ Phone No.: _____
Company

Comments: _____

Anticipated Return Date: _____

Receipt Acknowledged

I here by accept full responsibility for the security of the above noted records/plans until return receipt acknowledgement is completed. Records/plans will be returned to the Development & Building Services Center on or before the indicated anticipated return date.

Delivery Picked Up By:

RELIABLE!

Name: Robert OARAN
Print

Organization: _____

Signed: Robert Oaran
Phone No. _____

Date: 9-28-01

Return Acknowledged

Office Use Only

Received by: _____

R	RECEIVED	D
	OCT 01 2001	
HYDROLOGY SECTION		

Date: _____

DEVELOPMENT & BUILDING SERVICE CENTER
ONE STOP

600 SECOND ST. N.W./2ND FLOOR
ATTENTION: _____

505-924-3900

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Delivery Picked Up By:

RELIABLE!

Name: Robert DARRAN
Print

Organization: _____

Signed: Robert DARRAN
Phone No. _____

Date: 9-28-01

Office Use Only

Return Acknowledged

Received by: _____ Date: _____
Print



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

December 11, 2001
(REVISED)

George Rainhart, Registered Architect
2325 San Pedro NE
Suite 2-B
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
Montgomery Plaza, [F17 / D13]
5001 Montgomery Blvd. NE
Architect's Stamp Dated (Registered Stamp and Date Needed)

Dear Mr. Rainhart:

The TCL / Letter of Certification submitted on 11/30/01 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.).

The TCL (or DRB Site Plan) submitted for Final C.O. needs to have a Registered Stamp on the either the TCL or letter submitted for C.O approval. In addition, the development phase must also be indicated on the site plan before C.O. approval is accepted.

Sincerely,

Leslie Romero
Engineering Associate
Development and Building Services
Public Works Department

c: Terri Martin, Hydrology
Mike Zamora, Plan Checker



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

December 10, 2001

George Rainhart, Registered Architect
2325 San Pedro NE
Suite 2-B
Albuquerque, NM 87110

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Montgomery Plaza, [F17 / D13]
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Dear Mr. Rainhart:

The TCL / Letter of Certification submitted on 11/30/01 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.).

The TCL (or DRB Site Plan) submitted for Final C.O. needs to have a Registered Stamp on the final plan set and letter submitted for C.O. approval. In addition, the development phase must also be indicated on the site plan before C.O. approval is accepted.

Sincerely,

Leslie Romero
Engineering Associate
Development and Building Services
Public Works Department

c: Engineer
Terri Martin, Hydrology
Mike Zamora, Plan Checker

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

F-17/D13

PROJECT TITLE: Montgomery Plaza ZONE MAP/DRG. FILE #: F-17
 DRB #: _____ F PC#: _____ WORK ORDER#: _____

AA-00139-00000-01122 10000736

LEGAL DESCRIPTION: TRACT D-1 of Montgomery Plaza
 CITY ADDRESS: 5001 Montgomery Blvd NE

ENGINEERING FIRM: MARK GOODWIN and Assoc.
 ADDRESS: PO Box 9606
 CITY, STATE: Alb NM 87199

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: Goodman Investment Co. INC.
 ADDRESS: Albuquerque Trade Center
 CITY, STATE: _____

CONTACT: Karen
 PHONE: 334-910
 ZIP CODE: _____

ARCHITECT: George Reinhart Arch and Assoc.
 ADDRESS: 2325 San Pedro NE
 CITY, STATE: Alb NM 87110

CONTACT: Stephen Dunbar
 PHONE: 334-910 Ext 206
 ZIP CODE: _____

SURVEYOR: Precision Surveys INC.
 ADDRESS: 8414 D Jefferson St. NE
 CITY, STATE: Albuquerque NM

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: HART Construction
 ADDRESS: 2919 2nd St. NW Suite 2B
 CITY, STATE: Alb NM

CONTACT: Andy Hart
 PHONE: 345-4001
 ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

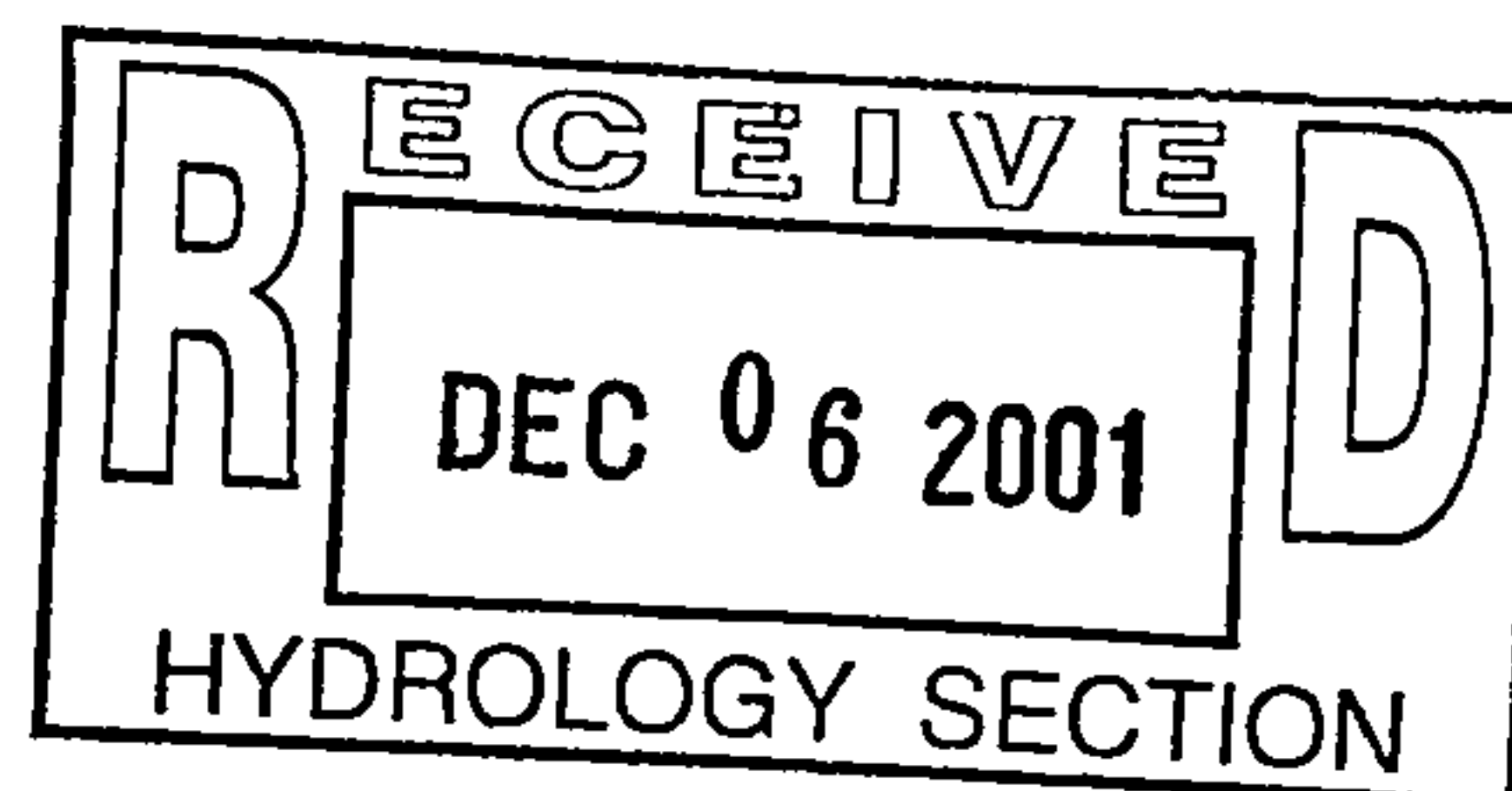
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- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 11/30/01 BY: Stephen Dunbar

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

NEGO Stamp / Phase of development

November 27, 2001

Mr. Mike Zamora
City of Albuquerque
Transportation Division
600 2nd Street NW
Albuquerque, NM 87102

Re: Montgomery Plaza
5001 Montgomery Blvd N.E
Transportation Certification

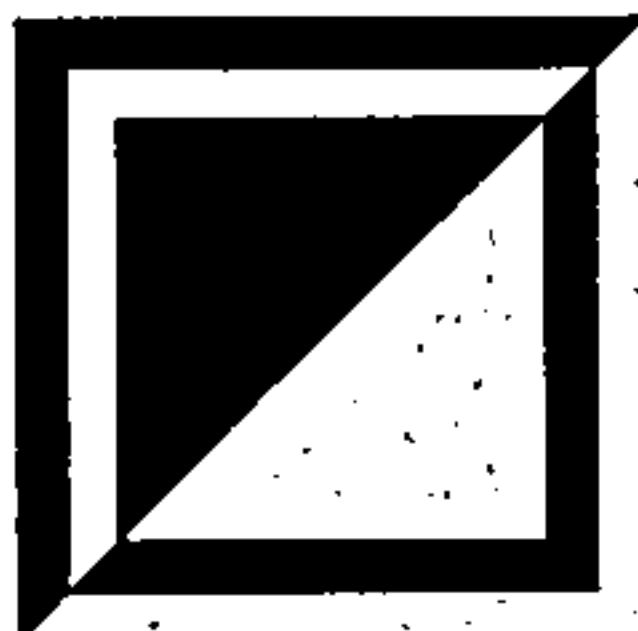
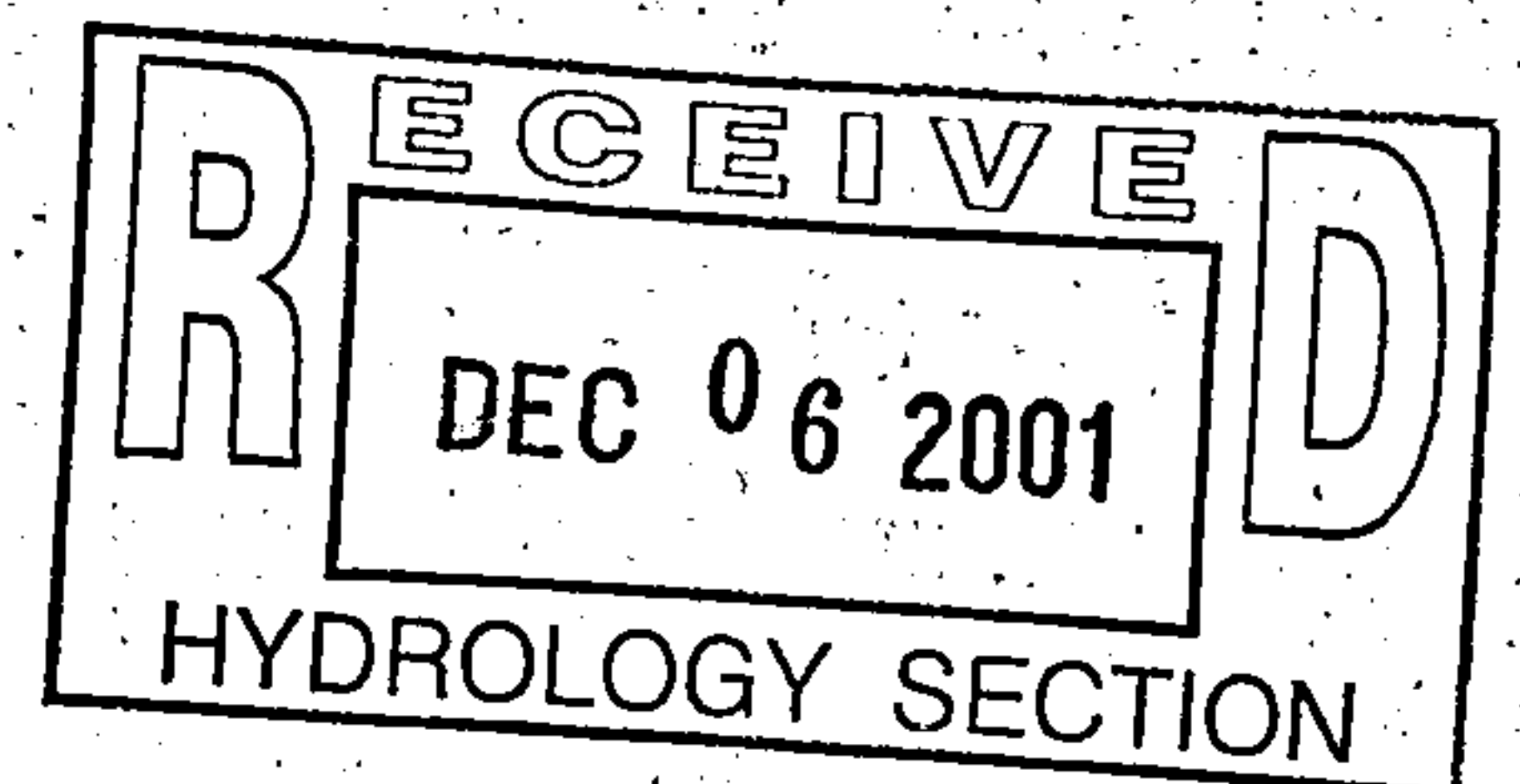
Mr. Zamora

This letter hereby certifies that the site construction referenced above has been completed to the best of my knowledge. The site is constructed within substantial compliance of the approved Traffic Circulation Layout, as of the date of this certification. Please see the attached site plan which indicates the as-built conditions of the site.

Sincerely,



George Rainhart, AIA.
George Rainhart, Architect and Associates P.C.



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: rainhart@worldnet.att.net