

January 5, 2005

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

Re: Verizon Wireless, 4821 Eubank Blvd NE, Site Development Plan Engineer's Stamp dated 11-17-04 (F20-D24A)

Dear Mr. Mortensen,

Based upon the information provided in your submittal received 11-18-04, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB.

P.O. Box 1293

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

Albuquerque

New Mexico 87103

C: file

www.cabq.gov

Sincerely,

Kristal D. Metro

Engineering Associate, Planning Dept. Development and Building Services

(REV. 1/28/2003rd)

PROJECT TITLE: DRB #: 02 DRB 01	VERIZON WIRELESS - EUBANK 393 EPC #: 02 EPC 00284	ZONE ATLAS/DRNG. WORK ORDER #:	FILE #:F20 <u>D24A</u> /
			-,
LEGAL DESCRIPTION: C'TY ADDRESS:	LOT 3, CALMAT SUBDIVISION 4821 EUBANK NE	<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>	
~ }		~^\\\T\	
ENGINEERING FIRM: ADDRESS:	JEFF MORTENSEN & ASSOC., INC. 6010-B MIDWAY PARK BLVD. NE	CONTACT: PHONE:	JEFF MORTENSEN (505) 345-4250
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87109
_ · · · · , _ · · · · · · · · · · · · ·			
OWNER:	VERIZON WIRELESS	CONTACT:	ARCHITECT
ADDRESS:	8350 EAST CRESCENT PARKWAY GREENWOOD VILLAGE, CO	PHONE: ZIP CODE:	80111
CITY, STATE:	GREENWOOD VILLAGE, CO		
ARCHITECT:	KDC ARCHITECTS - ENGINEERS	CONTACT:	PAUL MADIGAN
ADDRESS:	7442 S. TUCSON WAY, SUITE 180	PHONE:	303-750-0236
CITY, STATE:	ENGLEWOOD, CO	ZIP CODE:	80112
SURVEYOR: JEFF	MORTENSEN & ASSOC., INC.	CONTACT:	JEFF MORTENSEN
ADDRESS:	6010-B MIDWAY PARK BLVD. NE	PHONE:	(505) 345-4250
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87109
CONTRACTOR:	N/A	CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	
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WAS A PRE-DESIGN CO YES NO COPY PROVIDED		Y G. MORTENSEN	D) 国 G 国 V 国 D) NOV 1 8 2004 HYDROLOGY SECTION

- 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

Planning Department Transportation Development Services Section

November 14, 2003

Jeffrey G. Mortensen, P.E. 6010-B Midway Park Blvd NE Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for

Verizon Wireless-Eubank, [F-20 / D24A]

4821 Eubank NE

Engineer's Stamp Dated 11/08/03

Dear Mr. Mortensen:

The TCL / Letter of Certification submitted on November 13, 2003 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

(REV. 1/28/2003rd)

F-20/D24A

PROJECT	·	VERIZON WIRELESS - EUBANK	ZONE ATLAS/DRNG	FILE #:F20 <u>D24A</u>
DRB #:	02 DRB 01	393 EPC #: 02 EPC 00284	WORK ORDER #.	
LEGAL DES	SCRIPTION:	LOT 3, CALMAT SUBDIVISION		
CITY ADDR		4821 EUBANK NE		· · · · · · · · · · · · · · · · · · ·
				
ENGINEER		JEFF MORTENSEN & ASSOC., INC.	CONTACT:	JEFF MORTENSEN
	ADDRESS:	6010-B MIDWAY PARK BLVD. NE	PHONE:	(505) 345-4250
CIT	Y, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87109
OWNER:		VERIZON WIRELESS	CONTACT:	ARCHITECT
	ADDRESS:		PHONE:	
CIT	Y, STATE:		ZIP CODE:	
	 -			
ARCHITEC	L: ADDRESS:	BIANCHI INC. 29 LINGER LANE	CONTACT:	RICHARD BIANCHI
	Y, STATE:	PHOENIX, AZ	PHONE: ZIP CODE:	602-861 - 0474 85021
O , ,	i, Oirtie.			00021
SURVEYOR	R: JEFF	MORTENSEN & ASSOC., INC.	CONTACT:	JEFF MORTENSEN
	ADDRESS:	6010-B MIDWAY PARK BLVD. NE	PHONE:	(505) 345-4250
CIT	Y, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87109
CONTRACT	ſ∩R·	MBM WEST CONSTRUCTION	CONTACT:	MIKE McKEEMAN
	ADDRESS:	7532 WEST HARMONT DRIVE	PHONE:	623-773-210
	TY, STATE:	PEORIA, AZ	ZIP CODE:	85345
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YES NO	PROVIDED	NFERENCE ATTENDED: 11/13/2003 BY: JEFFR		

- 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.



June 13, 2005

Mr. Jeff Mortensen, P.E. **JEFF MORTENSEN & ASSOCIATES** 6010-B Midway Park Blvd. NE Albuquerque, NM 87109

Re: VERIZON WIRELESS BUILDING ADDITION - EUBANK

4821 Eubank Blvd. NE

Approval of Permanent Certificate of Occupancy (C.O.)

Engineer's Stamp dated 01/14/2005 (F-20/D24A)

Certification dated 06/13/2005

P.O. Box 1293 Dear Jeff:

Based upon the information provided in your submittal received 06/13/2005, 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.

New Mexico 87103

Albuquerque

www.cabq.gov

Arlene V. Portillo

Plan Checker, Planning Dept. - Hydrology

Development and Building Services

Sincerely, Orlene U. Portillo

C: Phyllis Villanueva

File

(REV. 1/28/2003rd)

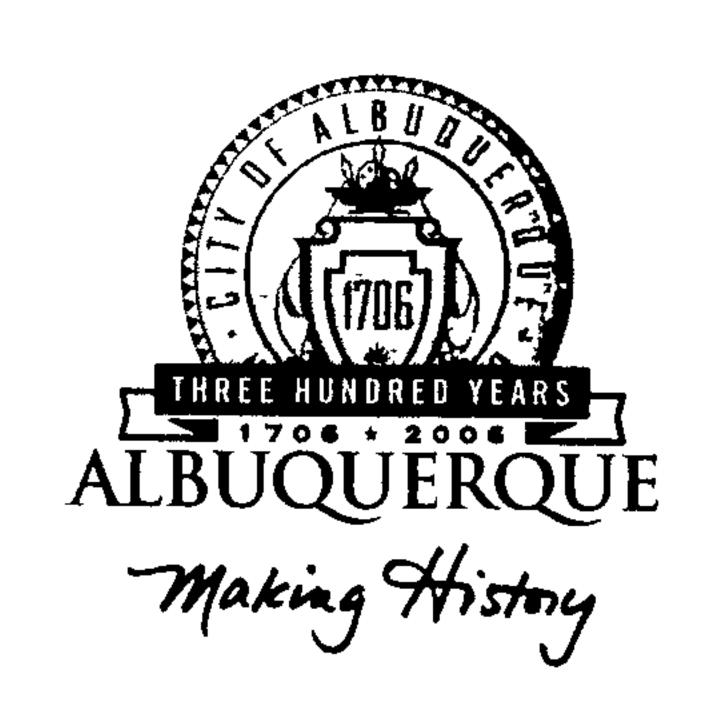
PROJECT TITLE:V DRB #:02 DRB 013	ERIZON WIRELESS - EUBANK 93 EPC #: 02 EPC 00284	• •	ATLAS/DRNG. ORDER #:	FILE #:F20 <u>D24A</u>
LEGAL DESCRIPTION: CITY ADDRESS:	LOT 3, CALMAT SUBDIVISION 4821 EUBANK NE			
ENGINEERING FIRM: ADDRESS: CITY, STATE:	JEFF MORTENSEN & ASSOC., INC. 6010-B MIDWAY PARK BLVD. NE ALBUQUERQUE, NM		CONTACT: PHONE: ZIP CODE:	JEFF MORTENSEN (505) 345-4250 87109
OWNER: ADDRESS: CITY, STATE:	VERIZON WIRELESS		CONTACT: PHONE: ZIP CODE:	ARCHITECT
ARCHITECT: ADDRESS: CITY, STATE:	KDC ARCHITECTS - ENGINEERS 7442 S. TUCSON WAY, SUITE 180 ENGLEWOOD, CO		CONTACT: PHONE: ZIP CODE:	STEVE WOODRUFF 303-750-6999 80112
SURVEYOR: JEFF M ADDRESS: CITY, STATE:	ORTENSEN & ASSOC., INC. 6010-B MIDWAY PARK BLVD. NE ALBUQUERQUE, NM		CONTACT: PHONE: ZIP CODE:	JEFF MORTENSEN (505) 345-4250 87109
CONTRACTOR: ADDRESS: CITY, STATE:	MDM WEST CONSTRUCTION 7532 WEST HARMONT DRIVE PEORIA, AZ		CONTACT: PHONE: ZIP CODE:	NEIL HURD 710-7226 85345
TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal DRAINAGE PLAN RESUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN X ENGINEER'S CERTIFICATION (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) X ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN) X OTHER - AA CERT (04AA-01962) CHECK TYPE OF APPROVAL SOUGHT: SIA/FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.) GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL OTHER (SPECIFY)				ARANTEE RELEASE T APPROVAL SUB'D APPROVAL BLDG. PERMIT APPROVAL PROVAL MIT APPROVAL APPROVAL APPROVAL CCUPANCY (PERM.) CCUPANCY (TEMP.) APPROVAL PROVAL PROVAL
WAS A PRE-DESIGN CON YES X NO COPY PROVIDED	IFERENCE ATTENDED:			D
DATE SUBMITTED:	06/13/2005 BY: JEFFREY	G. MORTEI	NSEN	HYDROLOGY SECTION

- 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.

(REV. 1/28/2003rd)

PROJECT TITLE: V DRB #: 02 DRB 013	ERIZON WIRELESS - EUBANK 93 EPC #: 02 EPC 00284	ZONE ATLAS/DRNG. WORK ORDER #:	FILE #:F20 <u>D24A</u>
LEGAL DESCRIPTION: CITY ADDRESS:	LOT 3, CALMAT SUBDIVISION 4821 EUBANK NE	· · · · · · · · · · · · · · · · · · ·	
ENGINEERING FIRM: ADDRESS: CITY, STATE:	JEFF MORTENSEN & ASSOC., INC. 6010-B MIDWAY PARK BLVD. NE ALBUQUERQUE, NM	CONTACT: PHONE: ZIP CODE:	JEFF MORTENSEN (505) 345-4250 87109
OWNER: ADDRESS: CITY, STATE:	VERIZON WIRELESS	CONTACT: PHONE: ZIP CODE:	ARCHITECT
ARCHITECT: ADDRESS: CITY, STATE:	KDC ARCHITECTS - ENGINEERS 7442 S. TUCSON WAY, SUITE 180 ENGLEWOOD, CO	CONTACT: PHONE: ZIP CODE:	STEVE WOODRUFF 303-750-6999 80112
SURVEYOR: JEFF MADDRESS: CITY, STATE:	ORTENSEN & ASSOC., INC. 6010-B MIDWAY PARK BLVD. NE ALBUQUERQUE, NM	CONTACT: PHONE: ZIP CODE:	JEFF MORTENSEN (505) 345-4250 87109
CONTRACTOR: ADDRESS: CITY, STATE:	MDM WEST CONSTRUCTION 7532 WEST HARMONT DRIVE PEORIA, AZ	CONTACT: PHONE: ZIP CODE:	NEIL HURD 710-7226 85345
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X NO COPY PROVIDED		HYD	ROLOGY SECTION
DATE SUBMITTED:	06/13/2005 BY: <u>JEFFRE</u>	Y G. MORTENSEN	
Requests for approvals of	Site Development Plans and/or Subdivision	Plats shall be accompanied	by a drainage submittal. The

- 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.



June 13, 2005

Mr. Jeff Mortensen, P.E.

JEFF MORTENSEN & ASSOCIATES
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: VERIZON WIRELESS BUILDING ADDITION - EUBANK

4821 Eubank Blvd. NE

Approval of Temporary Certificate of Occupancy (C.O.)

Engineer's Stamp dated 01/14/2005 (F-20/D24A)

Certification dated 06/13/2005

P.O. Box 1293

Dear Jeff:

Albuquerque

Based upon the information provided in your submittal received 06/13/2005, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

New Mexico 87103

Upon receipt of your submittal of a Certified Grading and Drainage plan, a Permanent C.O. will be granted.

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

www.cabq.gov

Sincerely,

Arlene V. Portillo

Plan Checker, Planning Dept. - Hydrology

Development and Building Services

arlene V. Portalle

C: Phyllis Villanueva

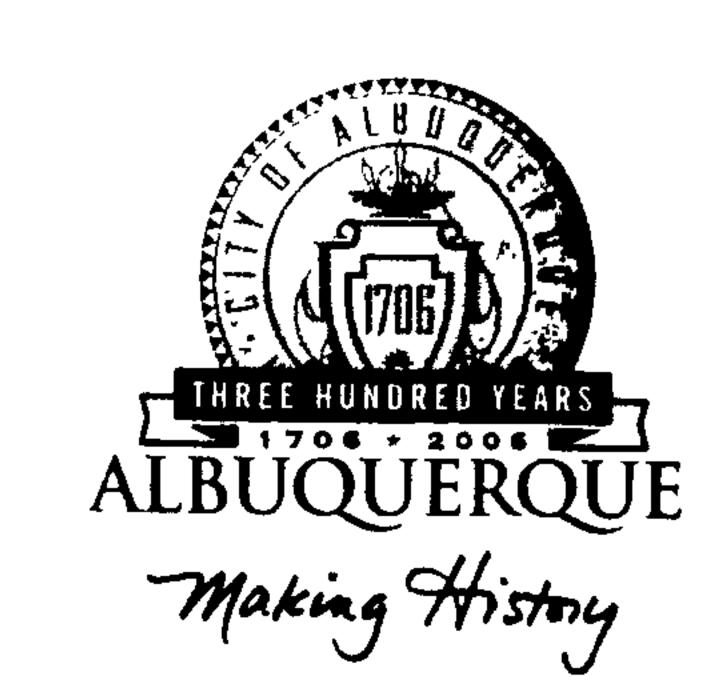
File

DRAINAGE CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY

I, JEFFREY G. MORTENSEN, NMPE 8547, OF THE FIRM JEFF MORTENSEN & ASSOCIATES, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND DRAINED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 01-24-2005. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THIS CERTIFICATION DOES NOT EVALUATE ADA COMPLIANCE. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

	(SEAL)
JEFFREY G. MORTENSEN, NMPE 8547	
DATE	



Planning Department Transportation Development Services Section

June 13, 2005

Jeffrey G. Mortensen, P.E., Jeff Mortensen & Associates 6010-B Midway Park Blvd. NE Albuquerque, NM 87109

Re:

Approval of Temporary Certificate of Occupancy (C.O.) for

Verizon Wireless- Addition, [F-20 / D24A]

4821 Eubank

Engineer's Stamp Dated 06/12/05

Dear Mr. Mortensen:

Based on the information provided on your submittal dated June 13, 2005, the above referenced project is approved for a 30-day Temporary C.O.

P.O. Box 1293

A Temporary C.O. has been issued allowing the outstanding paper work issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

Albuquerque

New Mexico 87103

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www.cabq.gov

The Certification package for Final C.O. must include an <u>exact</u> copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

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

Nilo E. Salgado-Fernandez, P.E.

Senior Traffic Engineer

Sincerely,

Development and Building Services

Planning Department

C

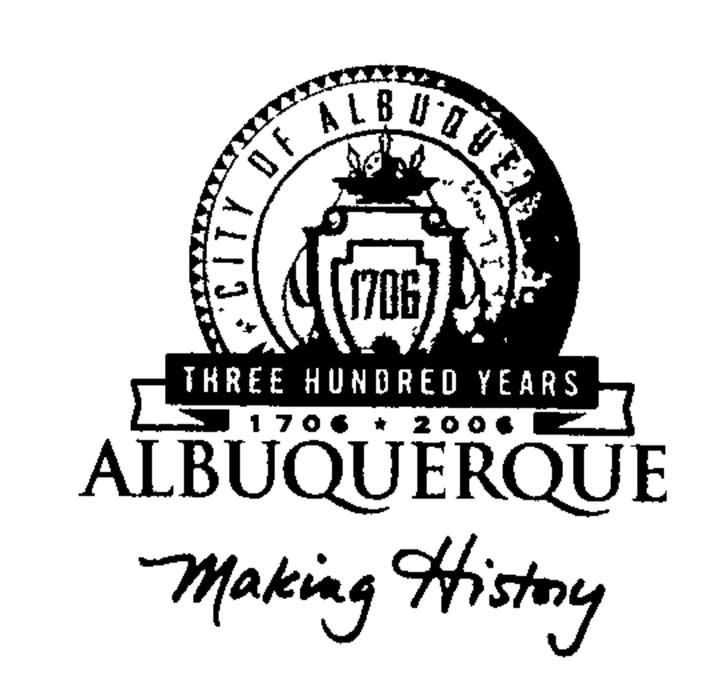
Engineer
Hydrology file
CO Clerk

TCL CERTIFICATION

I, JEFFREY G. MORTENSEN, NMPE 8547, OF THE FIRM JEFF MORTENSEN & ASSOCIATES, INC., UNDER CONTRACT WITH KDC ARCHITECTS – ENGINEERS, P.C. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN COMPLETED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE ADMINISTRATIVE AMENDMENT TO THE DRB APPROVED PLAN DATED 14 JANUARY, 2005 (#04AA-01962). THE RECORD INFORMATION EDITED ONTO A COPY OF THE APPROVED PLAN OBTAINED FROM THE CITY OF ALBUQUERQUE HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC CIRCULATION LAYOUT ASPECTS OF THIS PROJECT. THIS CERTIFICATION IS NOT INTENDED TO EVALUATE NOR TO CERTIFY THE ADA ASPECTS OF THE PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

JEFFREY	G. MORTEN	PE 8547	
DATE		·-··	



January 28, 2005

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

Re: Verizon Wireless Building Addition, 4821 Eubank Blvd NE, Grading and Drainage Plan

Engineer's Stamp dated 1-24-05 (F20-D24A)

Dear Mr. Mortensen,

P.O. Box 1293

Based upon the information provided in your submittal received 1-25-05, 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 Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

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

New Mexico 87103

Kristal D. Metro

Sincerely,

www.cabq.gov

Engineering Associate, Planning Dept. Development and Building Services

C: File

Proj # 1001756

April 01962

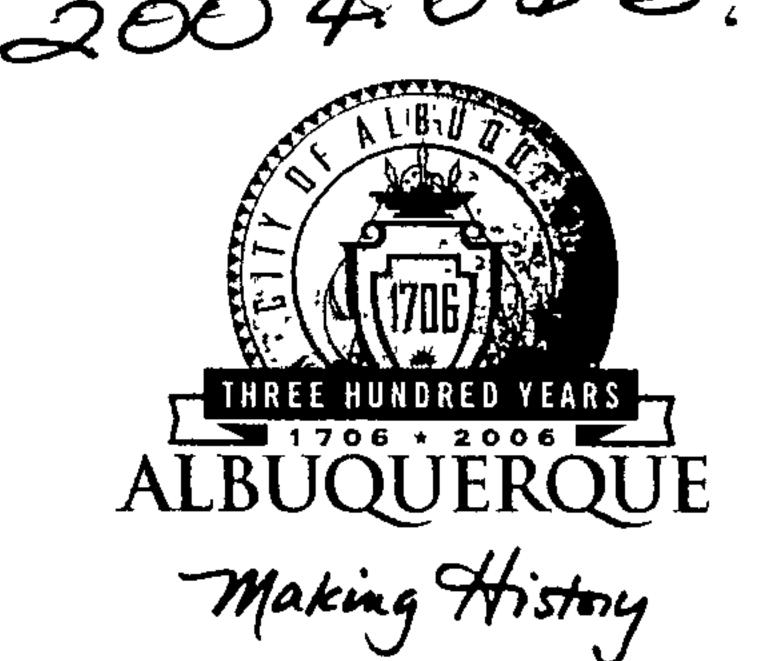
(REV. 1/28/2003rd)

F-20/D24A

PROJECT TITLE DRB #. 02 DRB 013	VERIZON WIRELESS - EUBANK 393 EPC #: 02 EPC 00284	ZONE ATLAS/DRNG. WORK ORDER #:	FILE #:F20 <u>D24A</u>
DIND #. 02 DIND OIL			
LEGAL DESCRIPTION:	LOT 3, CALMAT SUBDIVISION		
CITY ADDRESS:	4821 EUBANK NE		<u></u>
ENGINEERING FIRM:	JEFF MORTENSEN & ASSOC., INC.	CONTACT:	JEFF MORTENSEN
ADDRESS:	6010-B MIDWAY PARK BLVD. NE	PHONE:	(505) 345-4250
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87109
OWNER.	VERIZON WIRELESS	CONTACT:	ARCHITECT
ADDRESS:	8350 EAST CRESCENT PARKWAY	PHONE	
CITY, STATE:	GREENWOOD VILLAGE, CO	ZIP CODE:	80111
ARCHITECT	KDC ARCHITECTS - ENGINEERS	CONTACT:	PAUL MADIGAN
ADDRESS:	7442 S. TUCSON WAY, SUITE 180	PHONE:	303-750-0236
CITY, STATE:	ENGLEWOOD, CO	ZIP CODE:	80112
•			
	MORTENSEN & ASSOC., INC.	CONTACT:	JEFF MORTENSEN
ADDRESS:	6010-B MIDWAY PARK BLVD. NE	PHONE:	(505) 345-4250
CITY, STATE.	ALBUQUERQUE, NM	ZIP CODE [,]	87109
CONTRACTOR:	NOT KNOWN	CONTACT.	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE.	
DRAINAGE PLAN F CONCEPTUAL GRA GRADING PLAN EROSION CONTRO ENGINEER'S CERT CLOMR/LOMR TRAFFIC CIRCULA ENGINEER'S CERT ENGINEER'S CERT OTHER	St SUBMITTAL, REQUIRES TCL or equal RESUBMITTAL ADING & DRAINAGE PLAN OL PLAN (IFICATION (HYDROLOGY) ATION LAYOUT (TCL)	PRELIMINARY PLA S. DEV PLAN FOR S. DEV PLAN FOR SECTOR PLAN AP FINAL PLAT APPRO FOUNDATION PER X BUILDING PERMIT CERTIFICATE OF C	ARANTEE RELEASE AT APPROVAL SUB'D APPROVAL BLDG. PERMIT APPROVAL PROVAL AMIT APPROVAL APPROVAL CCUPANCY (PERM.) CCUPANCY (TEMP.) APPROVAL APPROVAL APPROVAL APPROVAL APPROVAL APPROVAL APPROVAL APPROVAL
	ONFERENCE ATTENDED:	Y G. MORTENSEN	JAN 2 3 2005 HYDROLOGY SECTION

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 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 AI BUQUERQUE. 2004.005.2



January 5, 2005

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

Re: Verizon Wireless, 4821 Eubank Blvd NE, Site Development Plan Engineer's Stamp dated 11-17-04 (F20-D24A)

Dear Mr. Mortensen,

Based upon the information provided in your submittal received 11-18-04, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB.

P.O. Box 1293

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

Albuquerque

New Mexico 87103

C: file

www.cabq.gov

XC: Paul Madigan

Sincerely,

Kristal D. Metro

Engineering Associate, Planning Dept. Development and Building Services

LUL SECTION HYDROLOGY SECTION



Planning Department Transportation Development Services Section

June 13, 2005

Jeffrey G. Mortensen, P.E., Jeff Mortensen & Associates 6010-B Midway Park Blvd. NE Albuquerque, NM 87109

Re:

Approval of Temporary Certificate of Occupancy (C.O.) for

Verizon Wireless- Addition, [F-20 / D24A]

4821 Eubank

Engineer's Stamp Dated 06/12/05

Dear Mr. Mortensen:

Based on the information provided on your submittal dated June 13, 2005, the above referenced project is approved for a 30-day Temporary C.O.

P.O. Box 1293

A Temporary C.O. has been issued allowing the outstanding paper work issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

Albuquerque

New Mexico 87103

The Certification package for Final C.O. must include an <u>exact</u> copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed

Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

www.cabq.gov

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

Sincerely,

Nilo E. Salgado-Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

C:

Engineer
Hydrology file
CO Clerk



To: Nilo E. Salgado-Fernandez/PWD/CABQ@COA, Kristal D. Metro/PLN/CABQ@COA, Arlene V. Portillo/PWD/CABQ@COA

CC:

CC:

Subject: Fw: 4821 EUBANK NE CERTIFICATE OF OCCUPANCY (JMA

2004.065.4)

----- Forwarded by Wilfred A. Gallegos/PLN/CABQ on 06/13/2005 08:16 AM -----



"Jeffrey G. Mortensen" <JMortensen@jmainc.</pre> org>

06/12/2005 10:46 AM

To: <RDourte@cabq.gov>, <BBingham@cabq.gov>,

<WGallegos@cabq.gov>

Subject: 4821 EUBANK NE CERTIFICATE OF OCCUPANCY (JMA 2004.065.4)

Gentlemen,

I have just completed verifying compliance of the completed construction with the approved Grading & Drainage Plan and the approved TCL (Administrative Amendment # 04AA-01962, Project # 1001756). As you can see, the owner and contractor are anxious to obtain occupancy approval so that they may begin to move-in on Monday otherwise I would not be making this request to you on a Sunday.

My efforts have determined that the completed construction satisfies the requirements of the approved G&D (F20/D24A) and TCL. Attached are copies of the certifications that will be affixed to the respective Plans. Based upon this understanding that the completed work is in substantial compliance, we respectfully request issuance of the Permanent CO knowing that the certifications will be submitted as soon as possible (hopefully Tuesday 06/14/2005 at the latest) pending completion of the drafting of the "as-built" documents. If not, could you please assist in releasing at least the Temporary CO's.

Unfortunately, I am working for an out-of-state architect that is unfamiliar with local requirements for certifications. As a result, we are operating in crisis mode. Your cooperation in this matter will be greatly appreciated. Please call if you should have any questions.

Respectfully submitted,

Jeffrey G. Mortensen, P.E.





Jeff Mortensen & Associates, Inc. 2004.065.4 DRAIN CERT.doc 2004.065.4 TCL CERT.doc

TCL CERTIFICATION

I, JEFFREY G. MORTENSEN, NMPE 8547, OF THE FIRM JEFF MORTENSEN & ASSOCIATES, INC., UNDER CONTRACT WITH KDC ARCHITECTS – ENGINEERS, P.C. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN COMPLETED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE ADMINISTRATIVE AMENDMENT TO THE DRB APPROVED PLAN DATED 14 JANUARY, 2005 (#04AA-01962). THE RECORD INFORMATION EDITED ONTO A COPY OF THE APPROVED PLAN OBTAINED FROM THE CITY OF ALBUQUERQUE HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC CIRCULATION LAYOUT ASPECTS OF THIS PROJECT. THIS CERTIFICATION IS NOT INTENDED TO EVALUATE NOR TO CERTIFY THE ADA ASPECTS OF THE PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

JEFFREY	G. MORTENSEN, NMPE 8547
DATE	



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 14, 2003

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

Re: Verizon Wireless-Eubank, 4821 Eubank NE, Certificate of Occupancy

Engineer's Stamp dated 10-04-02 (F20/D24A)

Certification dated 11-12-03

Dear Mr. Mortensen,

Based upon the information provided in your submittal received 11-12-03, 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 924-3981.

Sincerely,

Kristal D. Metro

Engineering Associate, Planning Dept. Development and Building Services

C: Phyllis Villanueva file

(REV. 1/28/2003rd)

F-20/D24A

PROJECT TITLE:	VERIZON WIRELESS - EUBANK	ZONE ATLAS/DRNG	6. FILE #:F20 <u>D24A</u>
DRB #: 02 DRB 01	393 EPC #: 02 EPC 00284	WORK ORDER #:	
LEGAL DESCRIPTION:	LOT 3, CALMAT SUBDIVISION		
CITY ADDRESS:	4821 EUBANK NE		
		· · · · · · · · · · · · · · · · · · ·	·
ENGINEERING FIRM:	JEFF MORTENSEN & ASSOC., INC.	CONTACT:	JEFF MORTENSEN
ADDRESS:	6010-B MIDWAY PARK BLVD. NE	PHONE:	(505) 345-4250
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87109
OWNER:	VEDIZONIMBELESS	CONTACT:	
ADDRESS:	VERIZON WIRELESS	CONTACT: PHONE:	ARCHITECT .
CITY, STATE:		ZIP CODE:	
ARCHITECT:	BIANCHI INC.	CONTACT:	RICHARD BIANCHI
ADDRESS:	29 LINGER LANE	PHONE:	602-861-0474
CITY, STATE:	PHOENIX, AZ	ZIP CODE:	85021
SHDVEVOD: IEEE I	MODTENICENI DI ACCOCCI INIC	CONITA OT.	
SURVEYOR: JEFF I ADDRESS:	WORTENSEN & ASSOC., INC. 6010-B MIDWAY PARK BLVD. NE	CONTACT:	JEFF MORTENSEN
CITY, STATE:	ALBUQUERQUE, NM	PHONE: ZIP CODE:	(505) 345-4250 87109
	7 ILDOGOLI (GOL, 1414)		07 103
CONTRACTOR:	MBM WEST CONSTRUCTION	CONTACT:	MIKE McKEEMAN
ADDRESS:	7532 WEST HARMONT DRIVE	PHONE:	623-773-210
CITY, STATE:	PEORIA, AZ	ZIP CODE:	85345
DRAINAGE PLAN FOR CONCEPTUAL GRADING PLAN GRADING PLAN EROSION CONTRO X ENGINEER'S CERT CLOMP/LOMP TRAFFIC CIRCULATION 'X ENGINEER'S CERT	SUBMITTAL, REQUIRES TCL or equal RESUBMITTAL ADING & DRAINAGE PLAN OLPLAN_TRICATION (HYDROLOGY) TION LAYOUT (TCL)	PRELIMINARY PLA S. DEV. PLAN FOR S. DEV. PLAN FOR SECTOR PLAN APP FINAL PLAT APPRO FOUNDATION PER BUILDING PERMIT	ARANTEE RELEASE T APPROVAL SUB'D APPROVAL BLDG. PERMIT APPROVAL PROVAL OVAL MIT APPROVAL APPROVAL APPROVAL OCCUPANCY (TEMP) APPROVAL PROVAL
WAS A PRE-DESIGN CO YES NO COPY PROVIDED DATE SUBMITTED:			12 2003 OGY SECTION

- Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5)
 acres and Sector Plans.
- 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

November 4, 2002

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

Re: Verizon Wireless – Eubank Grading and Drainage Plan Engineer's Stamp dated 10-4-02 (F20/D24A)

Dear Mr. Mortensen,

Based upon the information provided in your submittal dated 10-7-02, 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 Certificate of Occupancy, an Engineer's Certification per the DPM is 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: file

PROJECT TITLE: _VERIZON WIRELESS - EUBANK	ZONE MAP/DRG FILE #F20/D24A		
DRB #:EPC #:	WORK ORDER #:		
LEGAL DESCRIPTION: LOT 3, CALMAT SUBDIVISION			
CITY ADDRESS: 4821 EUBANK NE			
ENGINEER: JEFF MORTENSEN & ASSOCIATES, INC.	CONTACT:JEFF MORTENSEN		
ADDRESS: 6010B MIDWAY PARK BLVD NE 87109	PHONE:345-4250		
OWNER:VERIZON WIRELESS	CONTACT: ARCHITECT		
ADDRESS:	PHONE: X		
ARCHITECT: BIANCHI INC.	CONTACT: RICHARD BIANCHI		
ADDRESS:29 LINGER LANE, PHOENIX AZ 85021	PHONE:602-861-0474		
SURVEYOR: JEFF MORTENSEN & ASSOCIATES, INC.	CONTACT:JEFF MORTENSEN		
ADDRESS: 6010B MIDWAY PARK BLVD. NE 87109	PHONE: 345-4250		
CONTRACTOR:_C.H.TAYLOR	CONTACT:		
ADDRESS:	PHONE:		
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:		
DRAINAGE REPORT	SIA/FINANCIAL GUARANTY RELEASE		
X DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL		
CONCEPTUAL GRADING & DRAINAGE PLANS. DEV. PLAN FOR SUB'D APPROVAL			
_X_GRADING PLAN	S. DEV. PLAN FOR BLDG PERMIT APPROVAL		
EROSION CONTROL PLAN	SECTOR PLAN APPROVAL		
ENGINEER'S CERTIFICATION (HYDROLOGY)	FINAL PLAT APPROVAL		
CLOMR/LOMR	FOUNDATION PERMIT APPROVAL		
TRAFFIC CIRCULATION LAYOUT (TCL)	_X_BUILDING PERMIT APPROVAL		
ENGINEERS CERTIFICATION (TCL)	CERTIFICATE OF OCCUPANCY APPROVAL (PERM)		
ENGINEERS CERTIFICATION (DRB APPR SITE PLAN)	CERTIFICATE OF OCCUPANCY APPROVAL (TEMP)		
OTHER DECOMENT	GRADING PERMIT APPROVAL		
VAS A PRE-DESIGN CONFERENCE HELD:	PAVING PERMIT APPROVAL		
YES OCT 07 2002	WORK ORDER APPROVAL		
NO HYDROLOGY SECTION	OTHER: (SPECIFY)		
COPY PROVIDED			
DATE SUBMITTED: 10-07-2002 B	Y: JEFF MORTENSEN		

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 (5) acres and Sector Plans.
- 2. Drainage Plans: Required for building permits, grading 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

February 25, 2002

Christian Sholtis, PE
Jeff Mortensen & Assoc., Inc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: Verizon Wireless Grading and Drainage Plan Engineer's Stamp Dated 2-20-02, (F20/D24A)

Dear Mr. Sholtis,

Based on your submittal dated 2-20-02, the above referenced plan is approved for Site Development Plan for Building Permit Action by the DRB.

If you have any questions, you can contact me at 924-3984.

Sincerely,

Leshie Rometo

Engineering Associate, PWD

Development and Building Services

c: Terri Martin, Hydrology File (2)

DRAINAGE INFORMATION SHEET

JMA 2002-008.

5

(REV. 11/01/2001)

PROJECT TITLE: DRB #:	Verizon Wireless EPC #:	ZONE ATLAS WORK ORDE		#:	
LEGAL DESCRIPTION: CITY ADDRESS: 48	Lot 3, Calmat Subdivision 321 Eubank Blvd. NE Albuquerque, NM 8	37111			
ENGINEERING FIRM: ADDRESS: CITY, STATE:	Jeff Mortensen & Assoc., Inc. 6010-B Midway Park Blvd. NE Albuquerque, NM	CONT. PHON ZIP CO	E: <u>(50</u>	ristian J. Sholtis 5) 345-4250 09	_ \`
OWNER: Verizon Will ADDRESS: CITY, STATE:	reless 4821 Eubank Blvd. NE Albuquerque, NM	CONTA PHON ZIP CO	E:	hitect	
•	hi Inc. 29 W. Linger Lane Phoenix, AZ	CONTA PHON ZIP CO	ACT: Ric E: (60	hard Bianchi 2) 861-0474	
SURVEYOR: ADDRESS: CITY, STATE:	Jeff Mortensen & Assoc, Inc. 6010-B Midway Park Blvd. NE Albuquerque, NM	CONTA PHON ZIP CO	E: <u>(50</u>	arles Cala 5) 345-4250 09	—
CONTRACTOR: ADDRESS: CITY, STATE:		CONTA PHON ZIP C	E:	· · · · · · · · · · · · · · · · · · ·	
GRADING PLAN EROSION CONTR ENGINEER'S CER CLOMR/LOMR TRAFFIC CIRCULA ENGINEER'S CER	RADING & DRAINAGE PLAN OL PLAN TIFICATION (HYDROLOGY) ATION LAYOUT (TCL)	PRELIMINAR S. DEV. PLA S. DEV. PLA SECTOR PL FINAL PLAT FOUNDATIC BUILDING P CERTIFICAT	AL GUARAN RY PLAT API N FOR SUB' N FOR BLDO AN APPROVAL N PERMIT APPR E OF OCCU ERMIT APPR RMIT APPROV	TEE RELEASE PROVAL D APPROVAL S. PERMIT APPROVAL AL APPROVAL ROVAL PANCY (PERM.) PANCY (TEMP.) ROVAL ROVAL	
WAS A PRE-DESIGN CO YES X NO COPY PROVIDED	ONFERENCE ATTENDED:			尾 C 尾 V 尾 FEB 2 0 2002 C DROLOGY SECTION	N, N,
DATE SUBMITTED:	2-21-02 BY: Chris	s Sholtis			
Requests for approvals of	of Site Development Plans and/or Subdivi	sion Plats shall be accom	panied by a	drainage submittal. The	

- 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.



Planning Department Transportation Development Services Section

June 14, 2005

Jeffrey G. Mortensen, P.E. 6010-B Midway Park Blvd. NE Albuquerque, NM 87109

Re:

Certification Submittal for Final Building Certificate of Occupancy for

Verizon Wireless Bldg Addition-Eubank, [F-20 / D24A]

4821 Eubank Blvd NE

Engineer's Stamp Dated 06/13/05

Dear Mr. Mortensen:

P.O. Box 1293

The TCL / Letter of Certification submitted on June 13, 2005 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

www.cabq.gov

Nilo El Salgado-Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

C:

Engineer

Hydrology, file

CO Clerk