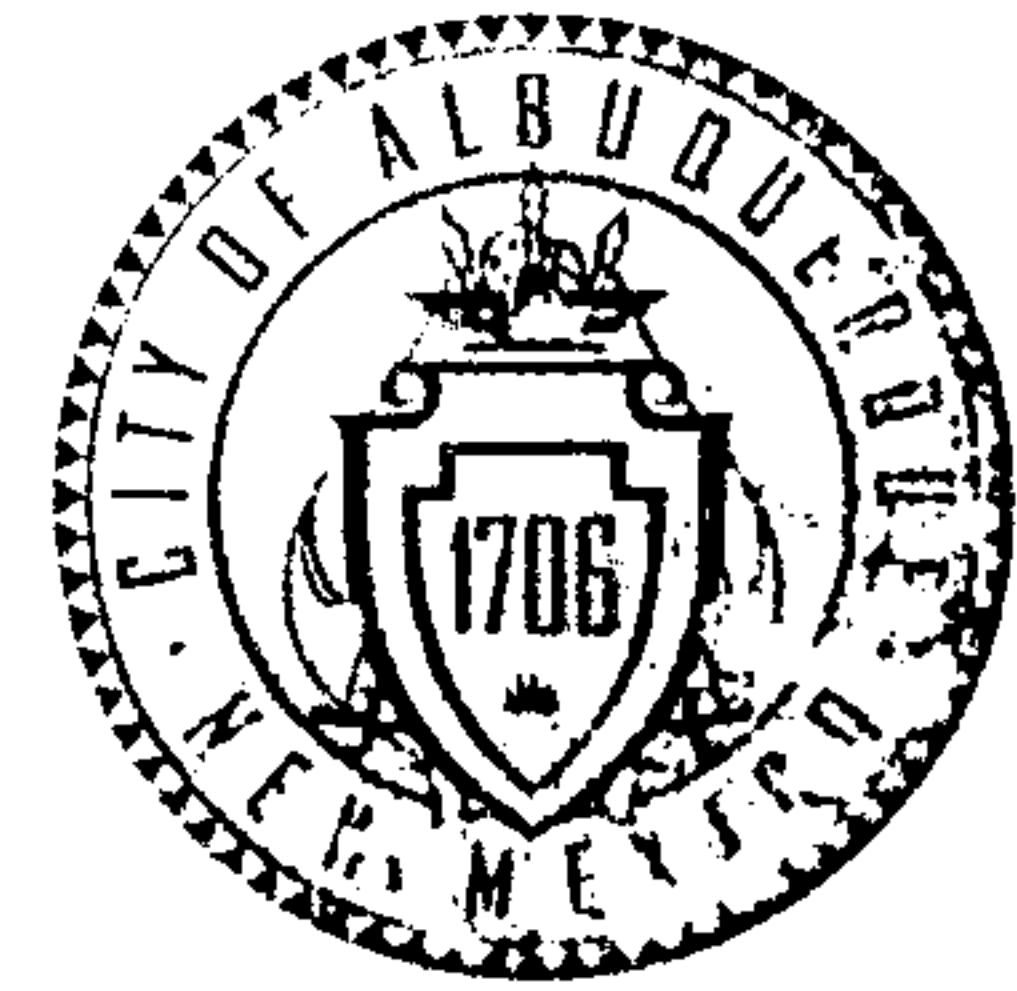


CITY OF ALBUQUERQUE



May 23, 2008

Scott McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street N.E.
Albuquerque, NM 87108

**Re: Ladera Vista Apartments, 3608 Ladera Drive NW,
Approval of 90 Day Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 5/02/2007 (C-20/D048)
Certification dated 05/22/2008** G-16/D000A

Mr. McGee,

Based upon the information provided in your submittal received 5/23/2008, the above referenced certification is approved for release of 90-Day Temporary Certificate of Occupancy by Hydrology.

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

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

C: CO Clerk-Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Ladera Vista Apts ZONE MAP/DRG. FILE # G-19/D5A
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 5-A, Town of Atrisco Grant, Albuquerque, Bernalillo County, NM
CITY ADDRESS: _____

ENGINEERING FIRM: ISSACSON & ARFMAN, PA
ADDRESS: 128 MONROE NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: Scott McGee
PHONE: 268-8828
ZIP CODE: 87108

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: DPS
ADDRESS: 7601 Jefferson NE, Ste 100
CITY, STATE: _____

CONTACT: Max Parrill
PHONE: 761-9700
ZIP CODE: _____

SURVEYOR: Harris Surveying, Inc.
ADDRESS: 2412 Monroe St. NE
CITY, STATE: Albuquerque, NM

CONTACT: Anthony Harris
PHONE: 889-8056
ZIP CODE: 87110

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

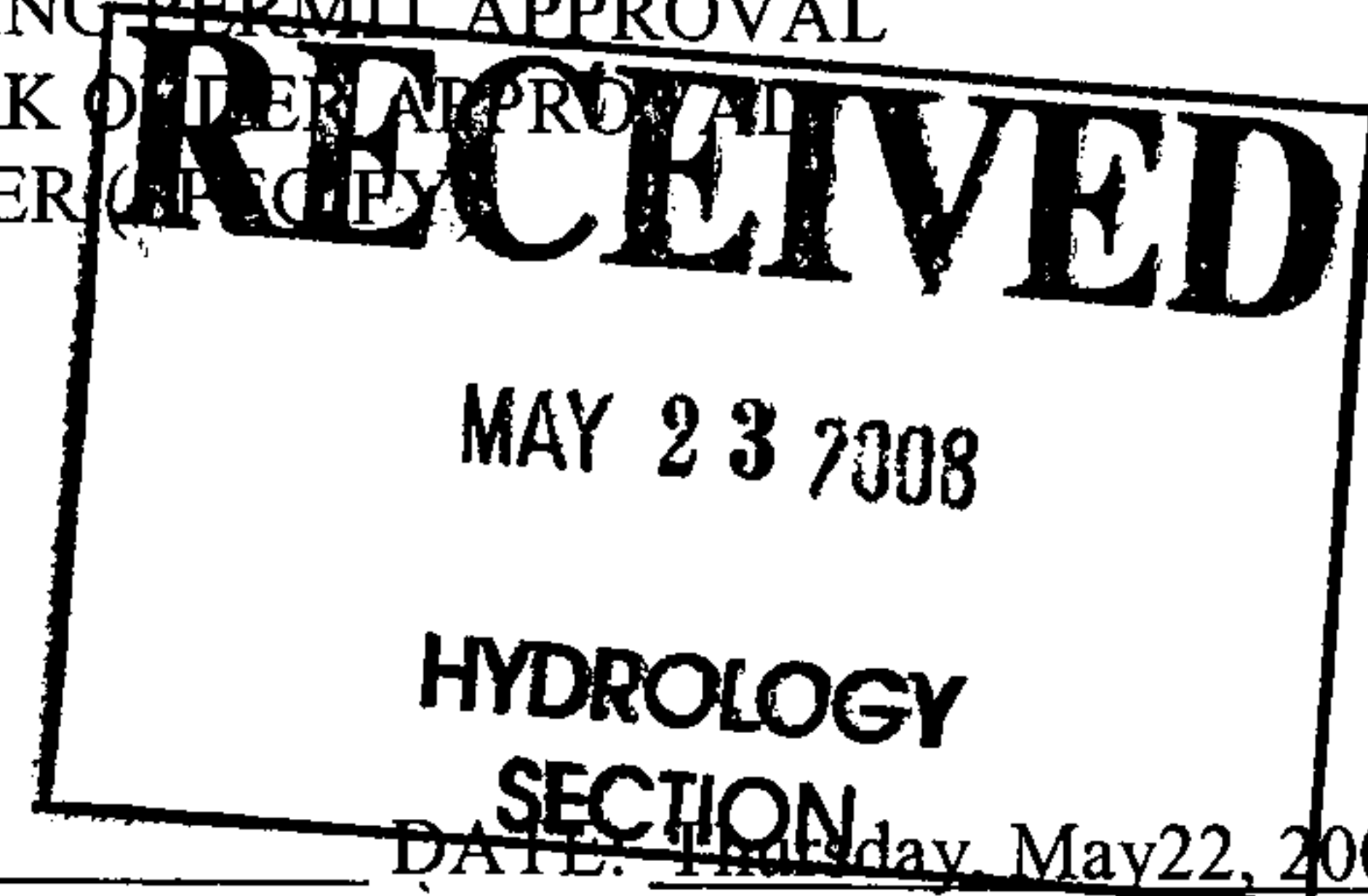
CHECK TYPE OF APPROVAL SOUGHT:

☐ 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 (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: ISAACSON AND ARFMAN



DATE: Thursday, May22, 2008

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

CITY OF ALBUQUERQUE



September 2, 2008

Ronald Witherspoon, R.A.
Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

**Re: Ladera Vista Apartments, 3608 Ladera Drive NW,
Certificate of Occupancy – Transportation Development
Architect's Stamp dated 12-01-06 (G10-D005A)
Certification dated 8-27-08**

Dear Mr. Witherspoon,

PO Box 1293

Based upon the information provided in your submittal received 8-29-08, the above referenced certification is approved for release of permanent Certificate of Occupancy by Transportation Development.

Albuquerque

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

NM 87103

Sincerely,

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

www.cabq.gov

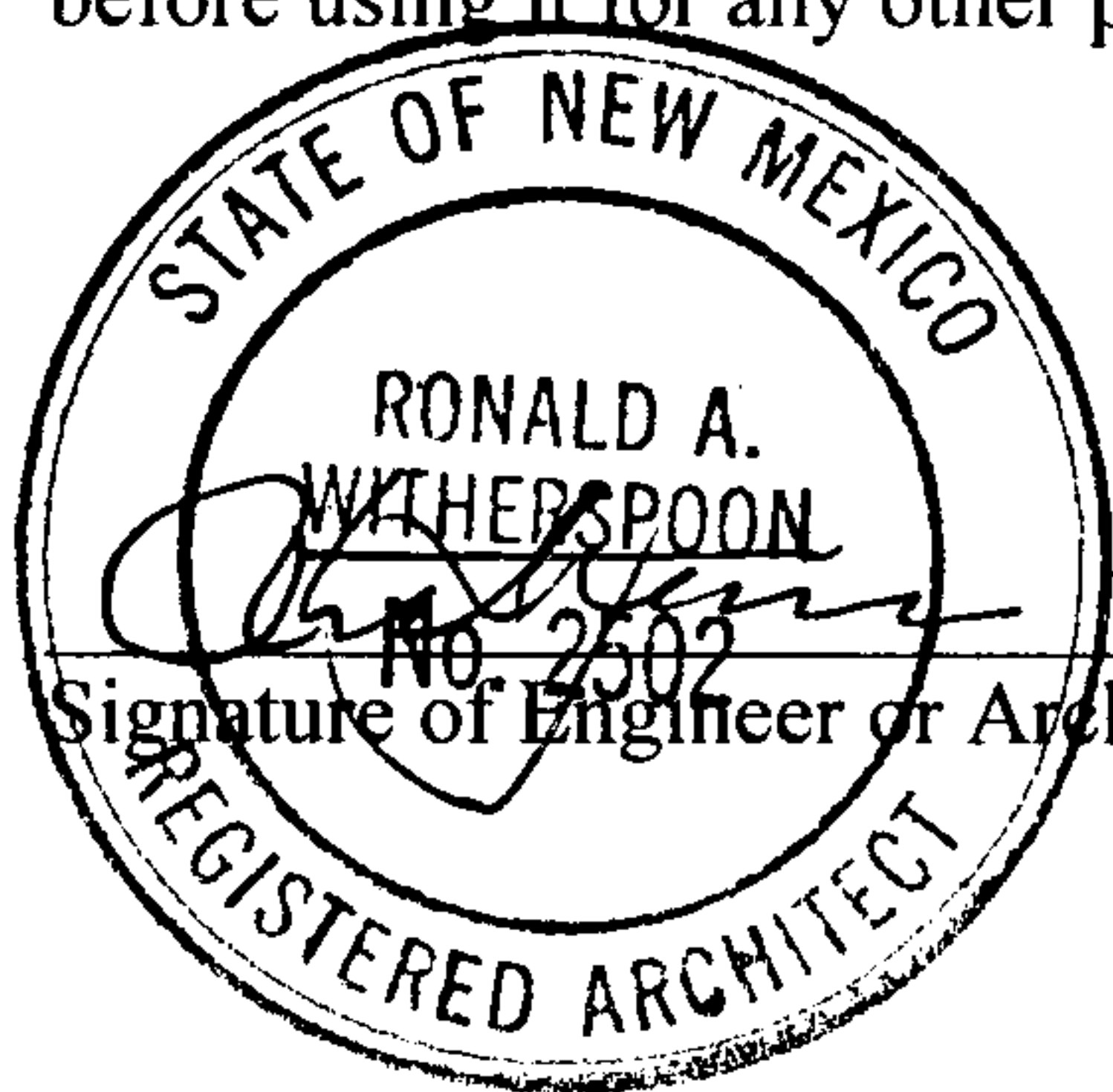
C: CO Clerk
File

TRAFFIC CERTIFICATION*

I, Ronald A. Witherspoon, AIA, of the firm Dekker/Perich/Sabatini, Ltd., hereby certify* that this project is in substantial compliance with the design intent of the TCL plan approved on 12/1/06 and stamped by the City of Albuquerque on 12/4/06. Field observations have been performed by our office to confirm substantial compliance with the TCL approved plan. I further certify* that I have personally visited the project site on 8/27/08 and have determined by visual observation that the site information provided is representative of actual site conditions and is a true and correct representation to the best of my knowledge and belief. This certification* is submitted in support of a request for final TCL approval.

The only deviation with the approved TCL plan is the ADA parking space at commons area has been relocated to be just south of the swimming pool as highlighted on the attached TCL drawings and the approved building permit drawings.

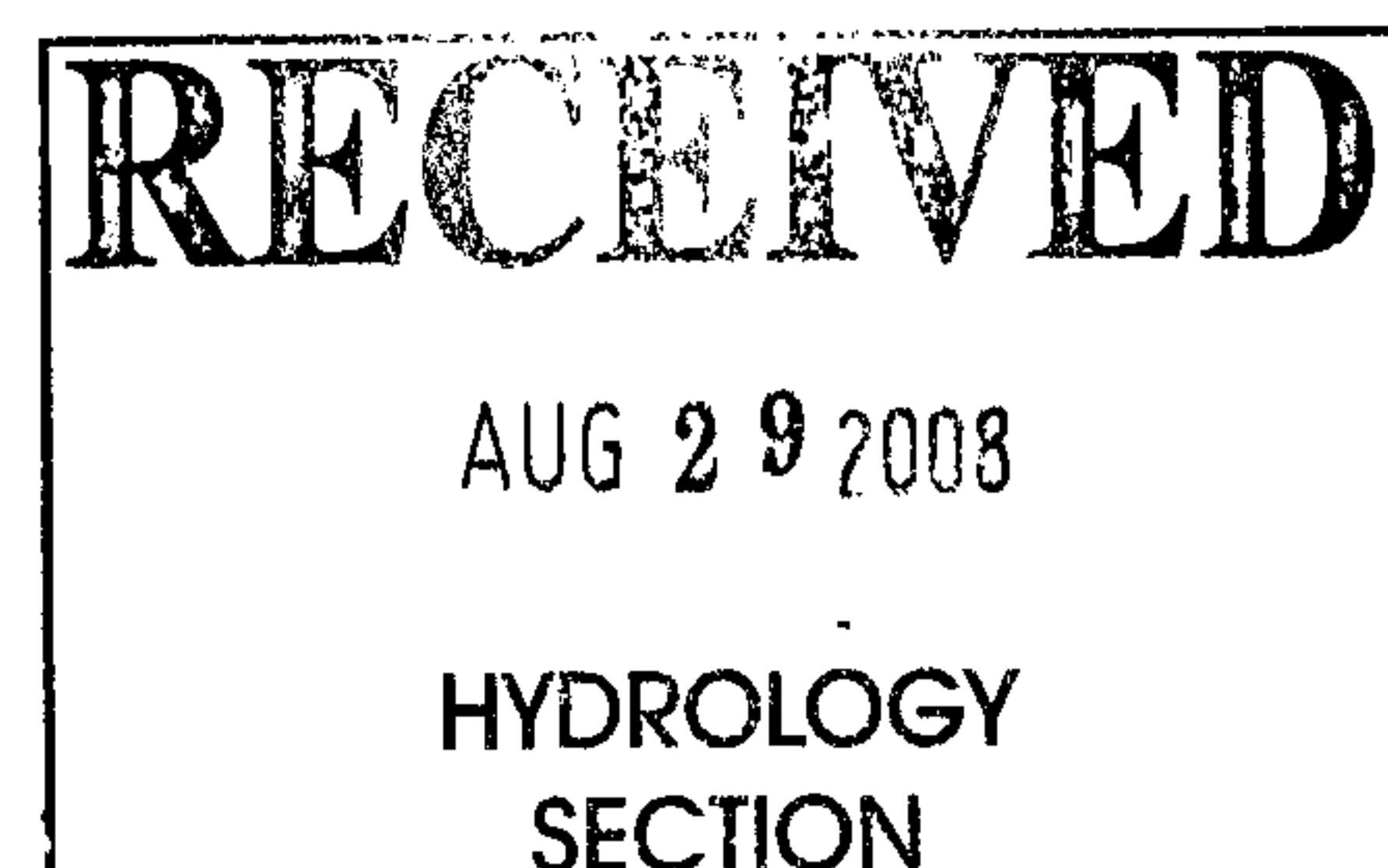
The record information presented hereon is not necessarily complete and is intended only to verify substantial compliance of the traffic aspects of the project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



Signature of Engineer or Architect

ARCHITECT'S STAMP

8/27/08
Date



*As used herein, the word "certify", or "certification" shall mean an expression of the consultant's professional opinion to the best of its information, knowledge and belief, and does not constitute a warranty or guarantee by the Consultant.

■■■
architecture
interiors
landscape
planning
engineering

August 25, 2008



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Nilo Salgado, P.E.
Senior Traffic Engineer
Development and Building Services
600 2nd St. NW
Albuquerque, NM 87102

RE: Ladera Vista Apartments, 3608 Ladera Drive NW, Traffic Circulation Layout
Request for Permanent Certificate of Occupancy

Mr. Salgado,

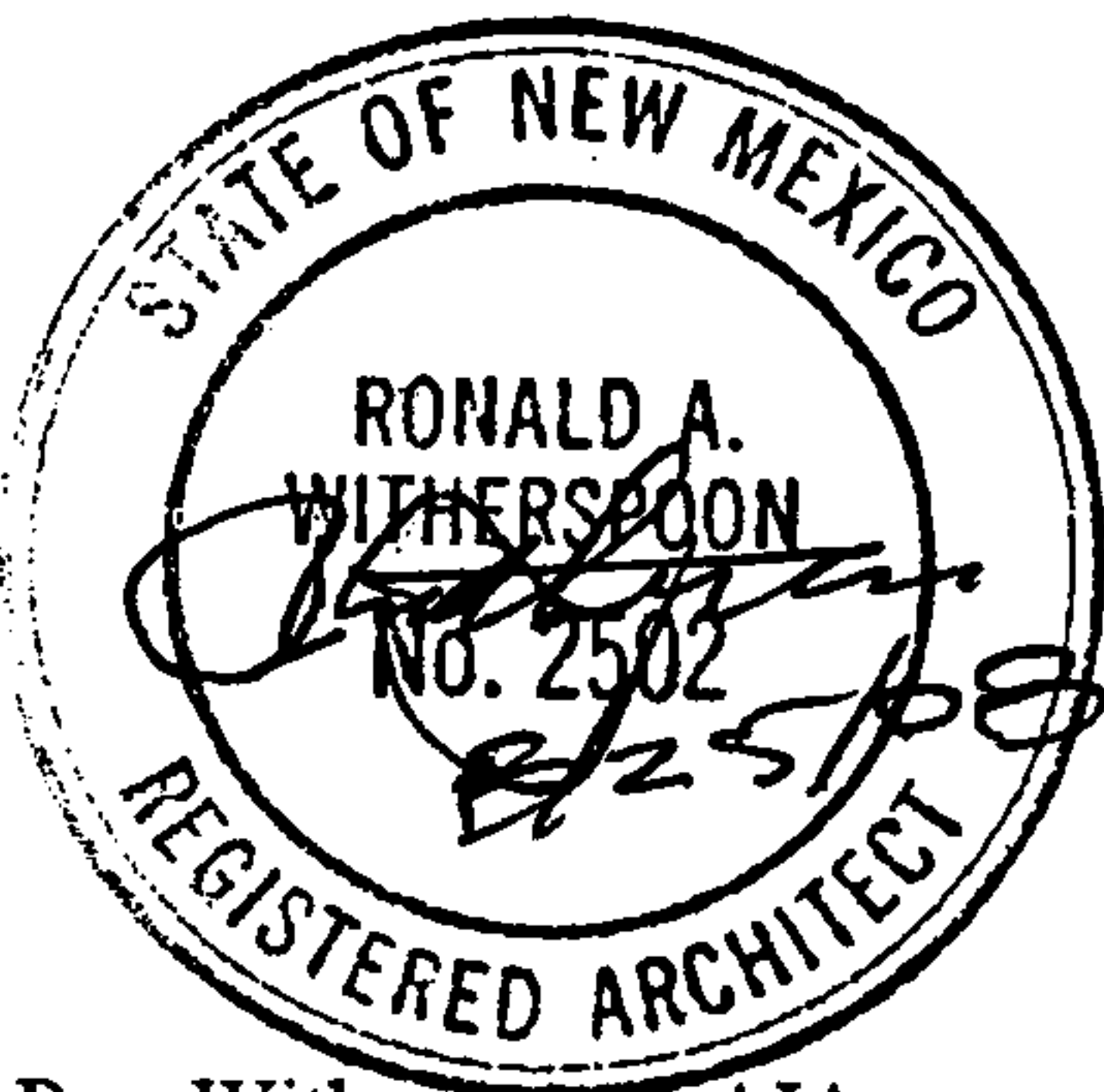
This letter is to request a permanent Certificate of Occupancy for the area indicated on the attached approved Traffic Circulation Layout. Based on information provided by the Contractor and site observations, to the best of my information, knowledge, and belief the sidewalks, parking stalls, and drive aisles have been constructed in substantial compliance with the approved Traffic Circulation Layout with the following exceptions:

- ADA parking space at commons area has been relocated to be just south of pool- highlighted on attached TCL drawings. This is as shown on approved building permit drawings.

Please call with any questions or concerns.

Very truly yours,

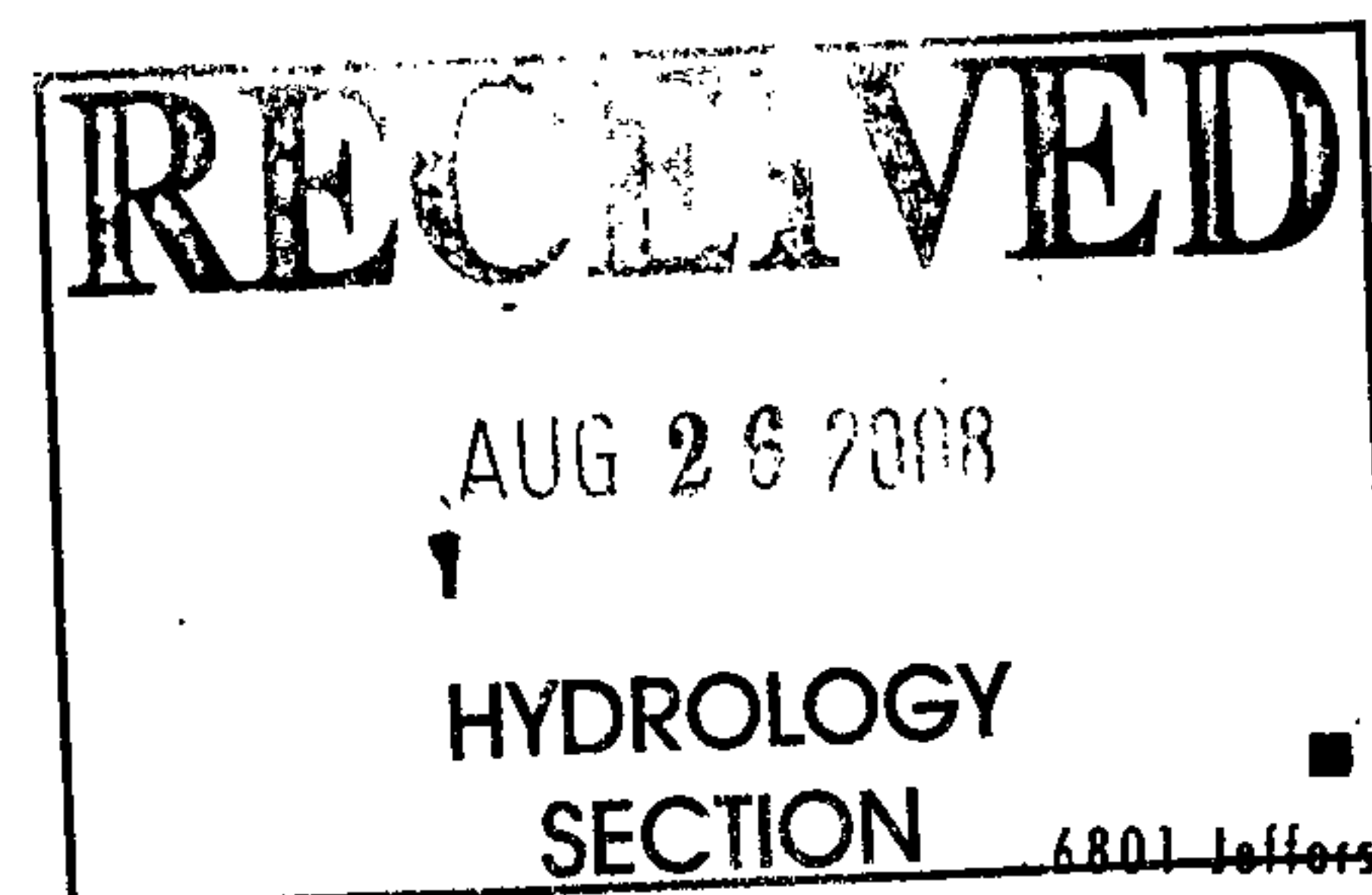
Dekker/Perich/Sabatini Ltd.



Ron Witherspoon, AIA
Principal

cc. Harrison Smith, Harrison Smith Development
file

encl. Approved Traffic Circulation Layout



6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Ladera Vista Apts. ZONE MAP: G-10/D005A
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 5A Arisco Land Grant
 CITY ADDRESS: _____

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: Harrison Smith Development CONTACT: Chip Smith
 ADDRESS: P.O. Box 22100 PHONE: 362-3701
 CITY, STATE: Alb, NM ZIP CODE: 87154

ARCHITECT: Dekker, Parich Sabatini CONTACT: MAX Perri / Ron Witherspoon
 ADDRESS: _____ PHONE: 761-9700
 CITY, STATE: _____ ZIP CODE: _____ X178

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: Harrison Smith Dev. CONTACT: Same
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

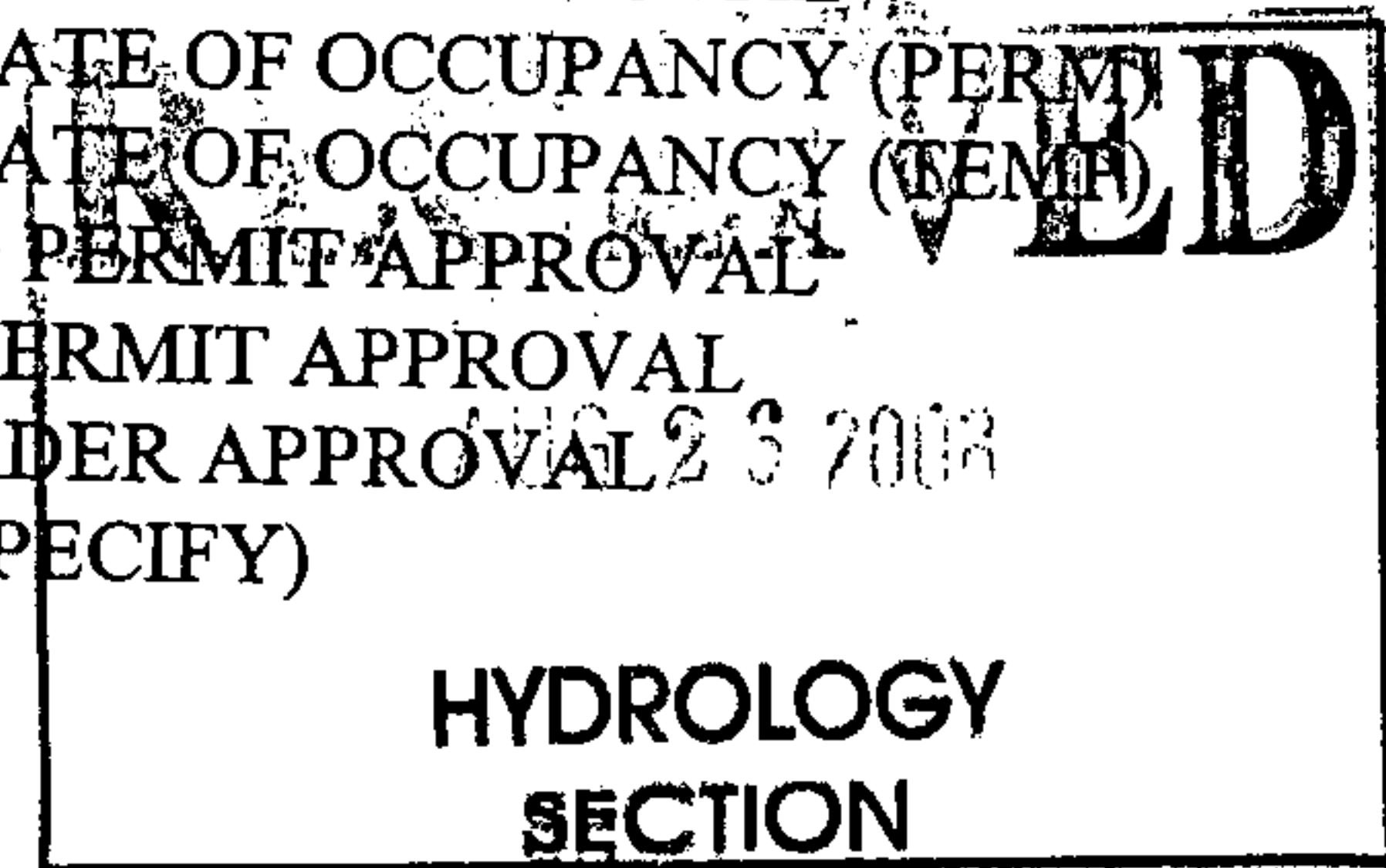
TYPE OF SUBMITTAL:

- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st 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 (SPECIFY)

8/29/08 - Per mco
approved

CHECK TYPE OF APPROVAL SOUGHT:

- _____ SLA/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 2 3 7008
- _____ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED:

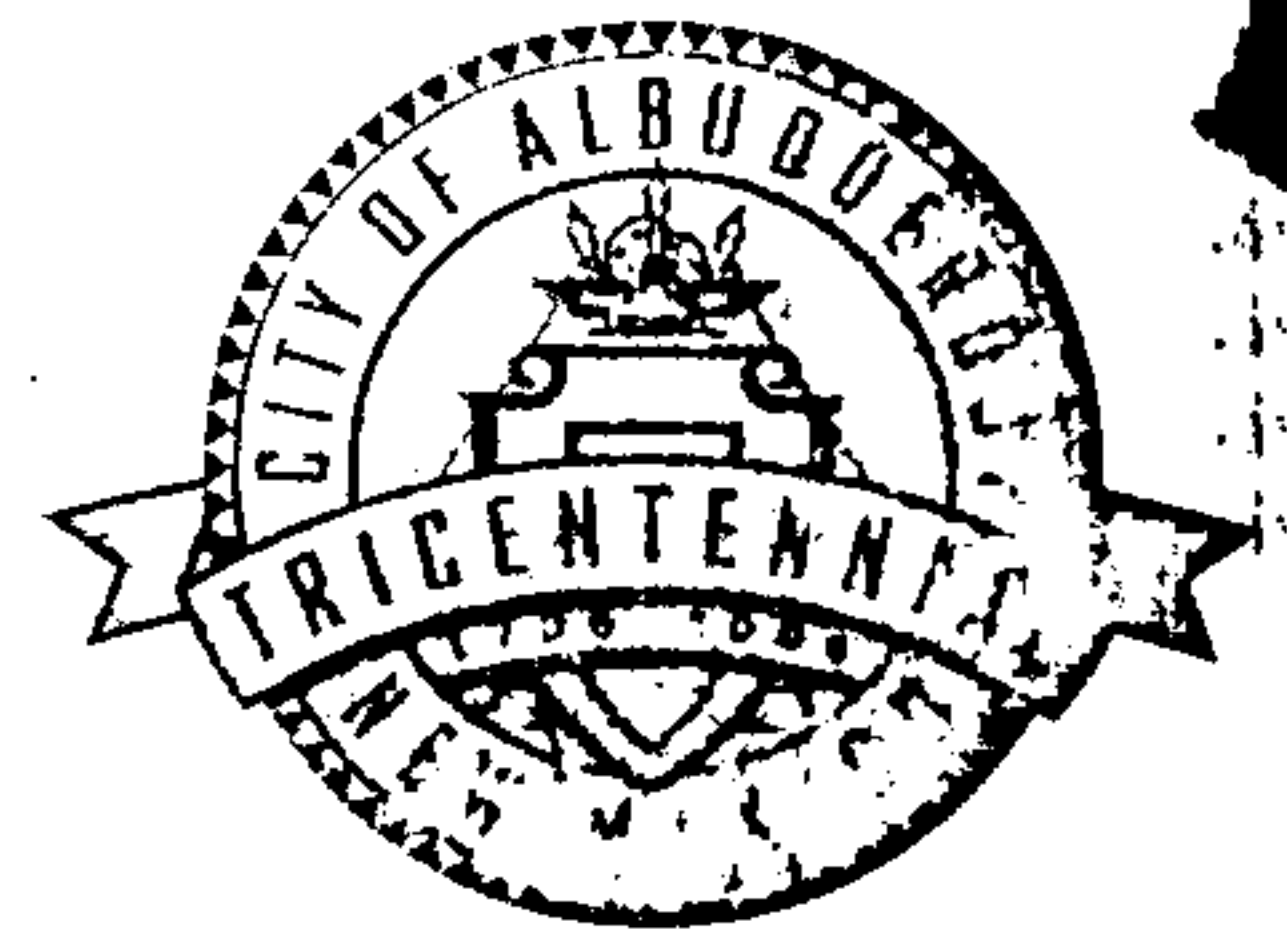
- _____ YES
- _____ NO
- _____ COPY PROVIDED

DATE SUBMITTED: 8/26/08 BY: Harrison Smith Jr.

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



February 15, 2007

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

Re: Ladera Vista Apartments, Engineer's Stamp dated 1-24-07
Lot 5A of the Town of Atrisco Grant, (G10/D5A)

Dear Mr. McGee,

Based upon the information provided in your submittal received on January 25, 2007, there are two (2) items that must be addressed prior to permit approval. Specifically a rim elevation is necessary for the southwestern, private manhole and the southern dumpster details need revision. I assume that the intent was to have the dumpster grate / drain elevation of 18.9 with the four (4) corner elevations at 19.0. The plan is ambiguous on this point. As shown, it appears that the eastern elevations are at 18.9 and the western elevations are at 19.0. Please revise for clarity and include a note to indicate that a drain to the sanitary sewer is required.

This project will require an SO-19 permit for the storm drain connection and the proposed sidewalk culvert. Please include the appropriate SO-19 notes and two (2) copies of the plan with your revised submittal. A copy of the SO-19 notes is included for your reference.

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

encl: SO-19 Notes

cc: file (G10/D5A)

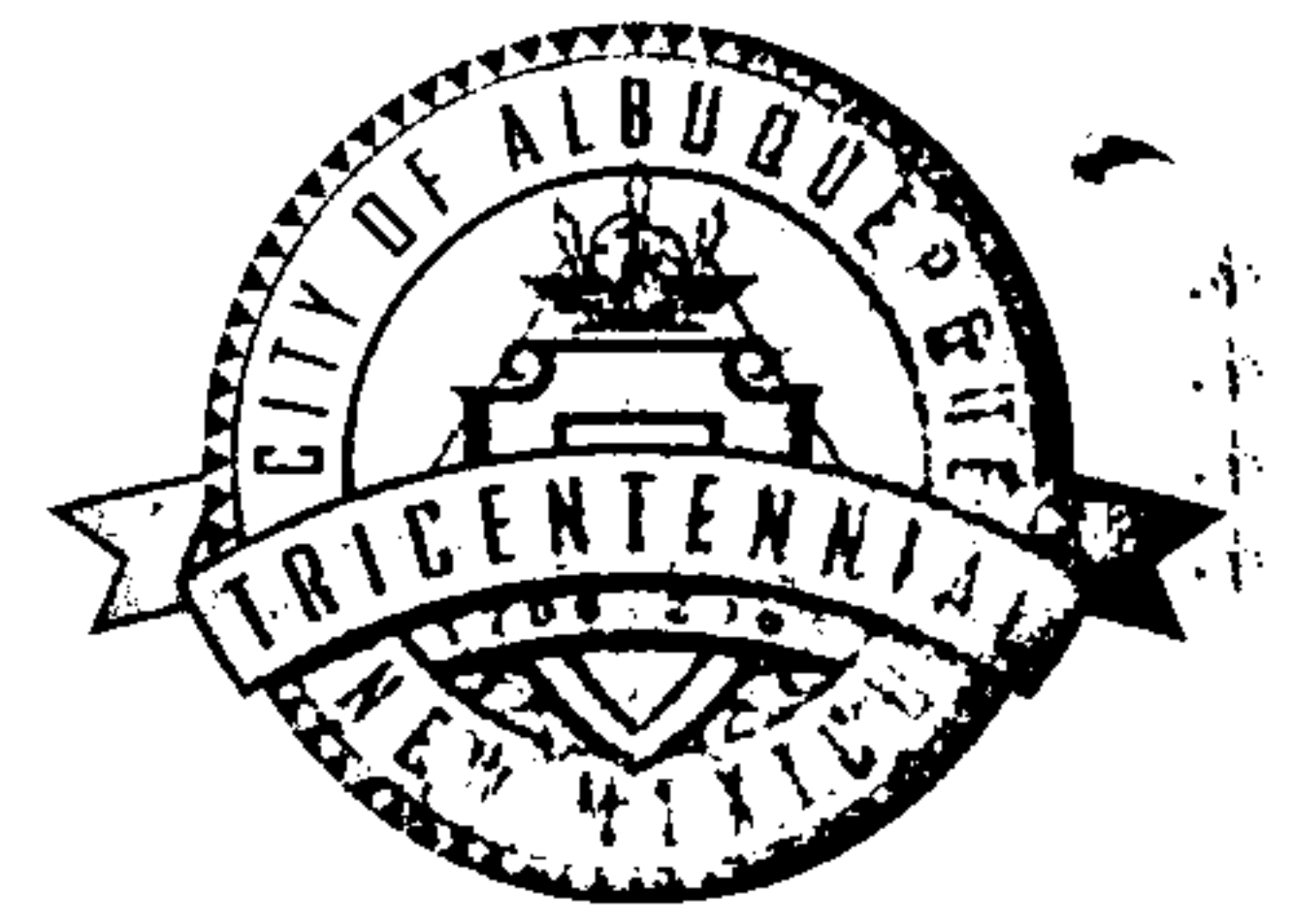
P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



May 11, 2007

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

Re: Ladera Vista Apartments, Engineer's Stamp dated 5-2-07
Lot 5A of the Town of Atrisco Grant, (G10/D5A)

Dear Mr. McGee,

Based upon the information provided in your submittal received on May 3, 2007, 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.

If not included in a public work order (CPN 7756.82 as discussed in your previous submittal from February), a separate SO-19 permit will be required for the storm drain connection and the proposed sidewalk culvert in Ladera.

This project will also require a National Pollutant Discharge Elimination System (NPDES) permit. Inquiries regarding this permit should be directed to Sertil Kandar at 768-3645.

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E.

Senior Engineer

Hydrology Section

Development and Building Services

cc: file (G10/D5A)

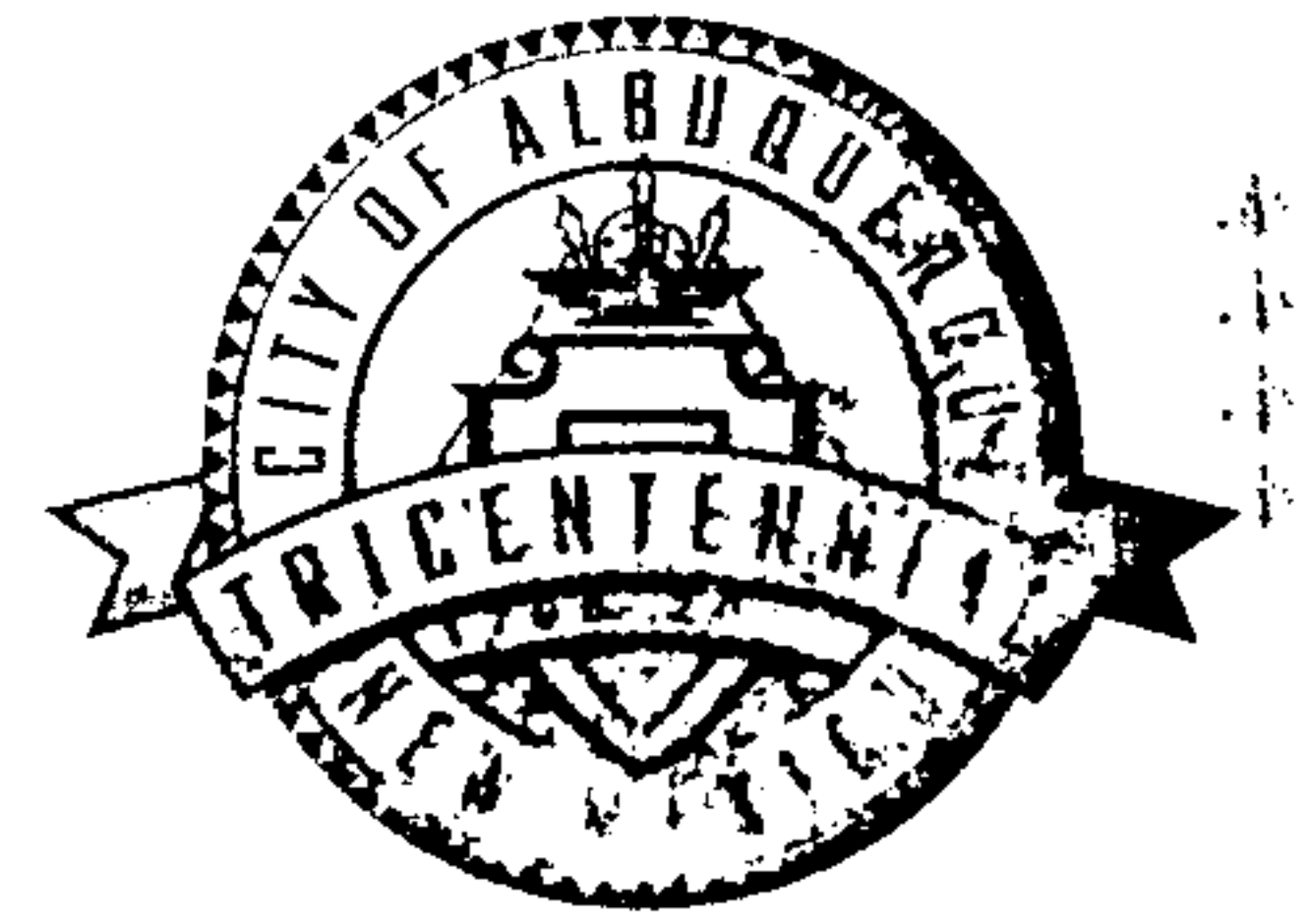
P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



March 1, 2007

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

Re: Ladera Vista Apartments, Engineer's Stamp dated 2-22-07
Lot 5A of the Town of Atrisco Grant, (G10/D5A)

Dear Mr. McGee,

Based upon the information provided in your submittal received on February 22, 2007, 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.

This project will also require a National Pollutant Discharge Elimination System (NPDES) permit. Inquiries regarding this permit should be directed to Sertil Kandar at 768-3645.

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file (G10/D5A)

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Metro, Kristal D.

From: Jeremy Shelton [JeremyS@dpsdesign.org]
Sent: Tuesday, July 08, 2008 11:22 AM
To: Metro, Kristal D.
Cc: Max Parrill; Ron Witherspoon; chipsm@comcast.net
Subject: Ladera Vista Apartments, 3608 Ladera Drive NW, Traffic Circulation Layout

RE: Ladera Vista Apartments, 3608 Ladera Drive NW, Traffic Circulation Layout
Request for temporary Certificate of Occupancy - 60 day extension

Ms. Metro,

This email is to request a 60 day extension to the temporary Certificate of Occupancy for the above referenced project. Based on information provided by the Contractor and site observations, to the best of my information, knowledge, and belief the sidewalks, parking stalls, and drive aisles have been constructed in substantial compliance with the approved Traffic Circulation Layout with the exceptions are listed below. I am requesting this extension in order to allow the owner to occupy the project while the outstanding items are completed.

- Construction material and roll-off dumpsters were stored in the parking lot and approximately 38 stalls have yet to be striped. These are highlighted on attached TCL drawings.
- Mail boxes are not in place
- Carports are not installed
- Painted crosswalk (not shown on TCL, but on permit set only) is not installed
- ADA parking space at commons area has been relocated to be just south of pool- highlighted on attached TCL drawings. This is as shown on approved building permit drawings.

Please call with any questions or concerns.

Regards,

Jeremy A. Shelton, AIA, LEED AP

Associate

jeremys@dpsdesign.org

Dekker/Perich/Sabatini

7601 Jefferson NE, Suite 100
Albuquerque, NM 87109
505.761.9700 tel
505.761.4222 fax

With offices located in New Mexico, Nevada and Texas, Dekker/Perich/Sabatini provides architecture, interior design, landscape, planning and engineering services to public and private clients. Please visit our new website at www.dpsdesign.org.

7/8/2008

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

May 22, 2008

Max Parrill, R.A.
Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

G-10/DSA

Re: Approval of 30-Day Temporary Certificate of Occupancy (CO) for
Building #1 Ladera Vista Apartments
3608 Ladera Dr NW
Certification unstamped, dated 5/22/08

Dear Mr. Parrill,

Based on the information provided on your submittal dated May 22, 2008, the above referenced project is approved for a 30-day Temporary C.O.

PO Box 1293

A Temporary C.O. has been issued allowing the outstanding 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

The Certification package for Final C.O. must include an exact 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 their seal, signed, and dated**. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

NM 87103

www.cabq.gov

If you have any questions, please call me at 924-3991.

Sincerely,

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

C: File
CO Clerk

May 22, 2008

G-10/DSA



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Nilo Salgado, P.E.
Senior Traffic Engineer
Development and Building Services
600 2nd St. NW
Albuquerque, NM 87102

- Building #1 only

RE: Ladera Vista Apartments, 3608 Ladera Drive NW, Traffic Circulation Layout
Request for temporary Certificate of Occupancy

Mr. Salgado,

This letter is to request a temporary Certificate of Occupancy for the area indicated on the attached approved Traffic Circulation Layout. Based on information provided by the Contractor and site observations, to the best of my information, knowledge, and belief the sidewalks, parking stalls, and drive aisles have been constructed in substantial compliance with the approved Traffic Circulation Layout with the following exceptions:

- Construction material and roll-off dumpsters were stored in the parking lot and approximately 38 stalls have yet to be striped. These are highlighted on attached TCL drawings.
- Mail boxes are not in place
- Carports are not installed
- • Painted crosswalk (not shown on TCL, but on permit set only) is not installed
- ADA parking space at commons area has been relocated to be just south of pool- highlighted on attached TCL drawings. This is as shown on approved building permit drawings.

Please call with any questions or concerns.

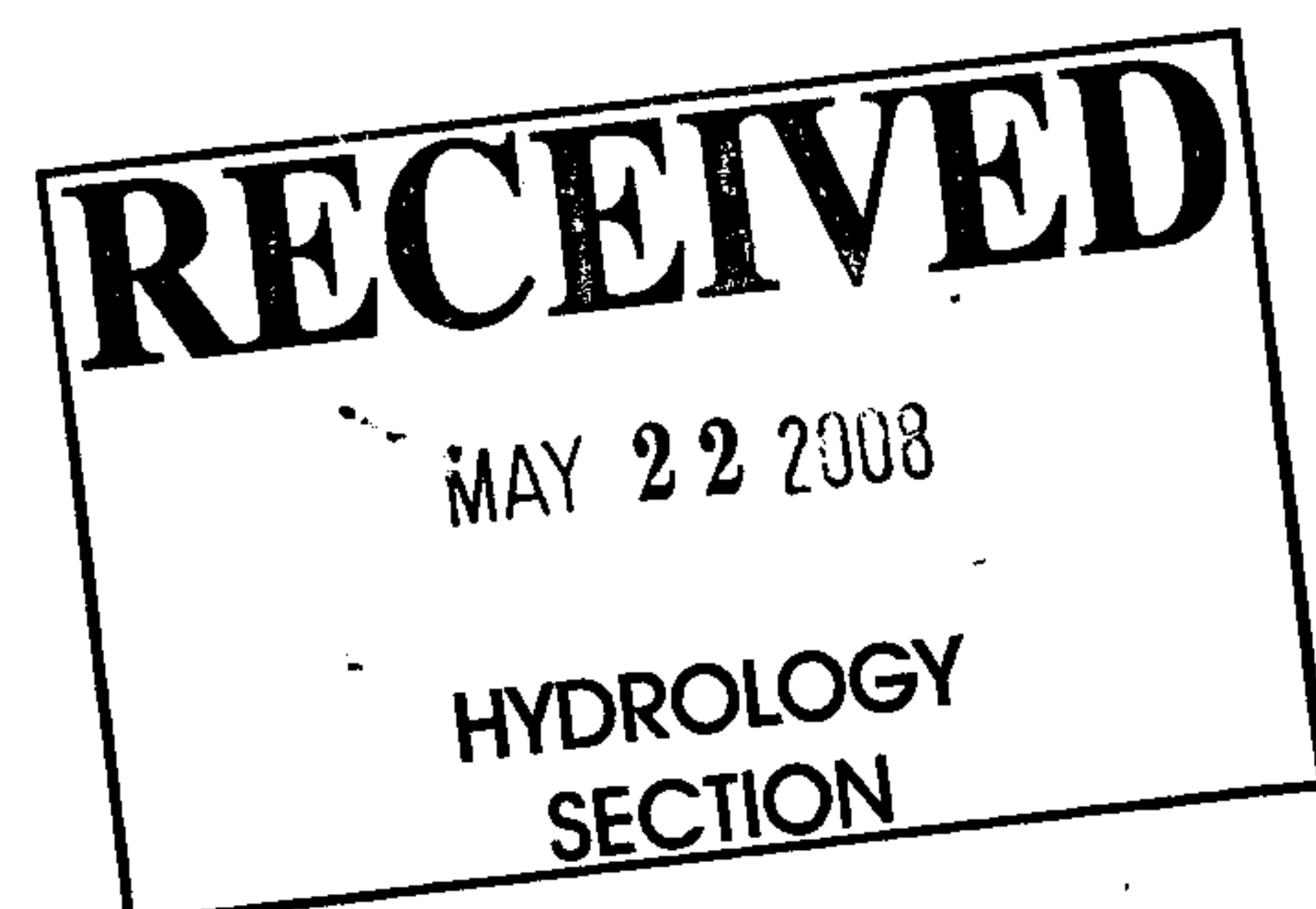
Very truly yours,

Dekker/Perich/Sabatini Ltd.

Max Parrill, AIA
Project Manager

cc. Harrison Smith, Harrison Smith Development
file

encl. Approved Traffic Circulation Layout



6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

July 8, 2008

Jeremy Shelton, R.A.
Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

Re: Approval of 60-Day Temporary Certificate of Occupancy (CO) for
Building #1 Ladera Vista Apartments
3608 Ladera Dr NW
Certification dated 7/08/08

G-10/DSA

Dear Mr. Shelton,

Based on the information provided on July 8, 2008, the above referenced project is approved for a 60-day Temporary C.O.

PO Box 1293

A Temporary C.O. has been issued allowing the outstanding 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

The Certification package for Final C.O. must include an exact 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 their seal, signed, and dated**. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

NM 87103

www.cabq.gov

If you have any questions, please call me at 924-3991.

Sincerely,

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

C: File
CO Clerk

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

July 17, 2008

Ronald A. Witherspoon, Registered Architect,
Dekker/Perich/Sabatini
6801 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Ladera Vista Apartments, [G-10 / D005A]
3608 Ladera Dr. NW
Architect's Stamp Dated 07/14/08

Dear Mr. Witherspoon:

Based on the information provided on your submittal dated July 16, 2008, the above referenced project is approved for a 90-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding changes (need to redline any changes on site), drive aisles and parking stalls (equipment and trash disposal trash containers units are blocking these areas) plans 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.

The Certification package for Final C.O. must include an **exact** 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.

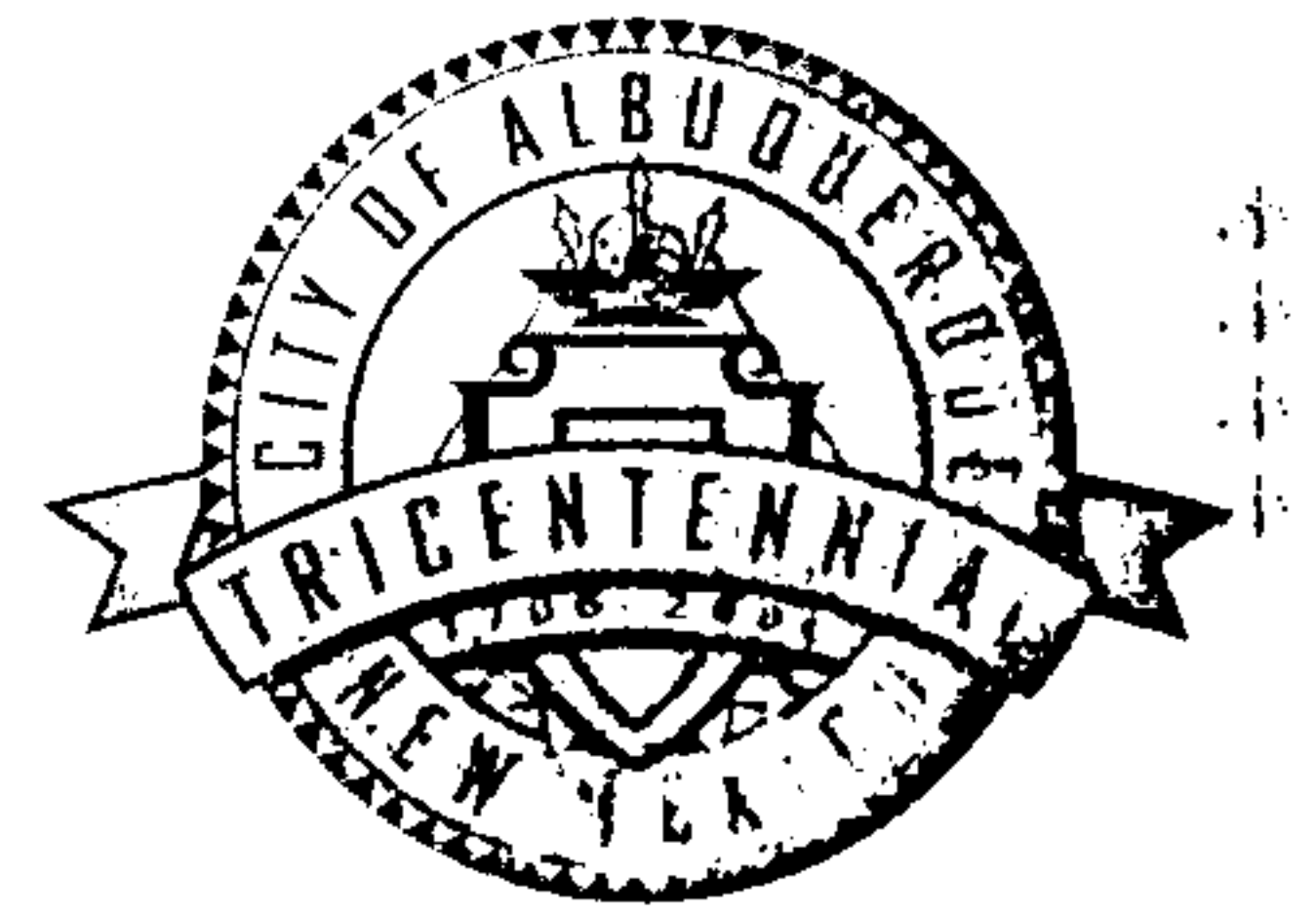
If you have any questions, please call me at 924-3630.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

CITY OF ALBUQUERQUE



November 14, 2006

Ronald Witherspoon, R.A.
Decker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

Re: Ladera Vista Apartments, 3608 Ladera Drive, Traffic Circulation Layout
Architect's Stamp dated 12-01-06 (G10-D5A)

Dear Mr. Witherspoon,

The TCL submittal received 12-04-06 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

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

cc: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: LADERA VISTA APARTMENTS ZONE MAP/DRG. FILE # G-107D5A
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 5-A, ATRUSCO GRANT, PLAT C31, PG 125.
CITY ADDRESS: 3608 LADERA DRIVE

ENGINEERING FIRM: DEKKER PERICH SABATINI
ADDRESS: 7601 JEFFERSON NE SUITE 100
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MAX PARRILL
PHONE: 505.761.9700
ZIP CODE: 87109

OWNER: H.S. REYNOLDS PROPERTIES
ADDRESS: PO BOX 22100
CITY, STATE: ALBUQUERQUE, NM

CONTACT: CHIP SMITH
PHONE: 362-3701
ZIP CODE: 87048

ARCHITECT: DEKKER PERICH SABATINI
ADDRESS: 7601 JEFFERSON NE SUITE 100
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MAX PARRILL
PHONE: 505.761-9700
ZIP CODE: 87109

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

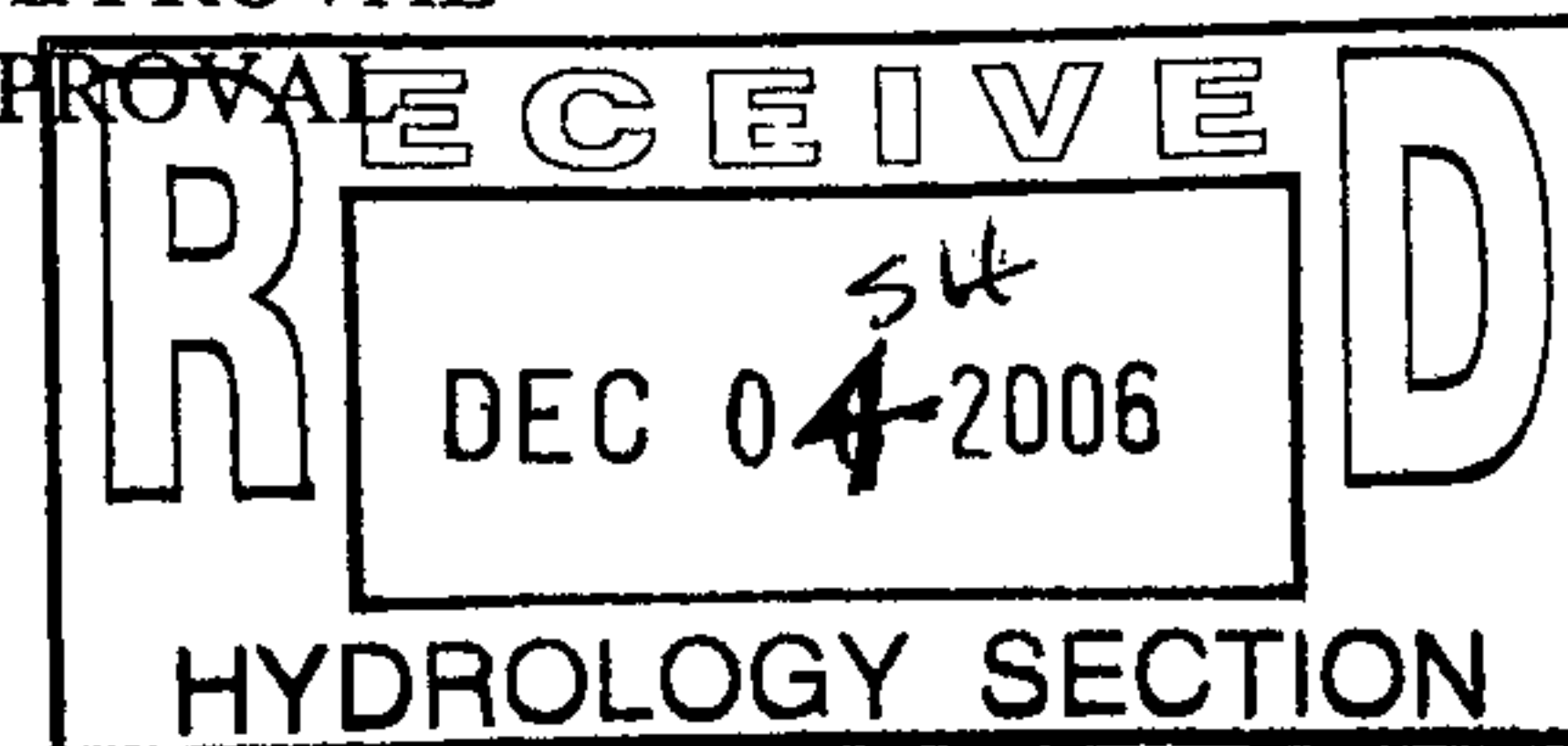
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1ST SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

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 (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

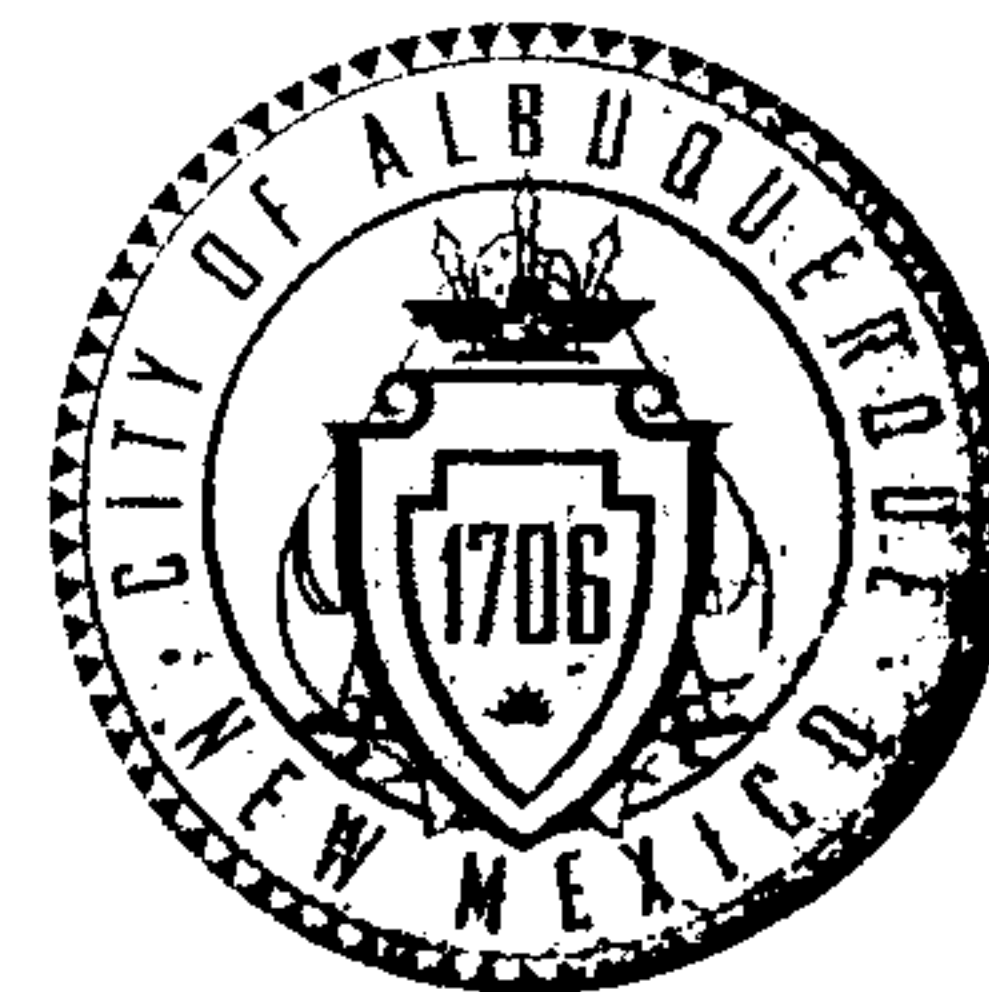


SUBMITTED BY: MAX PARRILL HP DATE: 12.01.06

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

CITY OF ALBUQUERQUE



August 25, 2008

Scott McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street N.E.
Albuquerque, NM 87108

**Re: Ladera Vista Apartments, 3608 Ladera Drive NW,
Request for Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 5/02/2007 (~~C-20/D048~~)
Certification dated 08/22/2008 G-10/D005th**

Mr. McGee,

Based upon the information provided in your submittal received 8/22/2008, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

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

Albuquerque

Sincerely,

NM 87103

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

www.cabq.gov

C: CO Clerk-Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

G-10/0005A

PROJECT TITLE: Ladera Vista Apts ZONE MAP/DRG. FILE # G-11/D3A
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 5-A, Town of Atrisco Grant, Albuquerque, Bernalillo County, NM
CITY ADDRESS: _____

ENGINEERING FIRM: ISSACSON & ARFMAN, PA
ADDRESS: 128 MONROE NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: Scott McGee
PHONE: 268-8828
ZIP CODE: 87108

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: DPS
ADDRESS: 7601 Jefferson NE, Ste 100
CITY, STATE: _____

CONTACT: Max Parrill
PHONE: 761-9700
ZIP CODE: _____

SURVEYOR: Harris Surveying, Inc.
ADDRESS: 2412 Monroe St. NE
CITY, STATE: Albuquerque, NM

CONTACT: Anthony Harris
PHONE: 889-8056
ZIP CODE: 87110

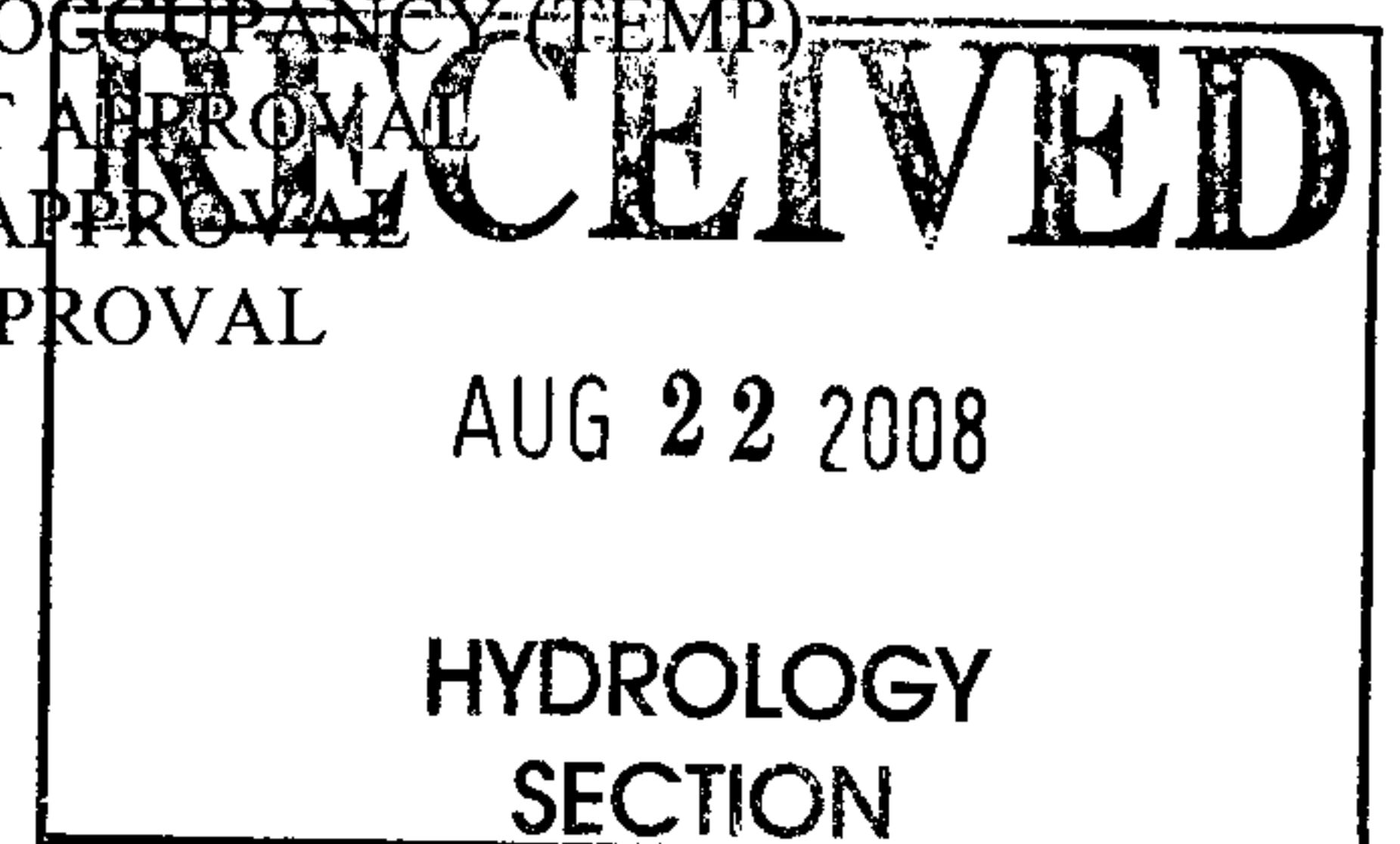
CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:
____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
XX ____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT
____ ENGINEER/ARCHITECT CERT (TCL)
____ ENGINEER/ARCHITECT CERT (DRB S.P.)
____ ENGINEER/ARCHITECT CERT (AA)
____ OTHER (SPECIFY) _____

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____ PRELIMINARY PLAT APPROVAL
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____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ FOUNDATION PERMIT APPROVAL
____ BUILDING PERMIT APPROVAL
XX ____ 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



SUBMITTED BY: ISAACSON AND ARFMAN DATE: Thursday, May22, 2008

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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