



City of Albuquerque

March 29, 2000

Victor J. Chavez, P.E.
Mr. James Kelley
Chavez Grieves Consulting Engineers, Inc.
5639 Jefferson Street, NE, Suite 1
Albuquerque, NM 87109

RE: GRADING & DRAINAGE PLAN FOR LADERA GOLF COURSE PRO SHOP &
CLUBHOUSE (G-10/D031) ENGINEERS STAMP DATED 3/23/00 SUBMITTED
FOR BUILDING PERMIT APPROVAL

Dear Mr. Chavez,

Based upon the information provided in your March 23, 2000, submittal, the project referred to above 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 release of the Certificate of Occupancy, an Engineer Certification, per the DPM checklist, will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

Stuart Reeder, P.E.

Stuart Reeder, P.E.
Hydrology Division

xc: Whitney Reiersen
✓ File

8AM 8/30/01

265-6330

Steve Henderson

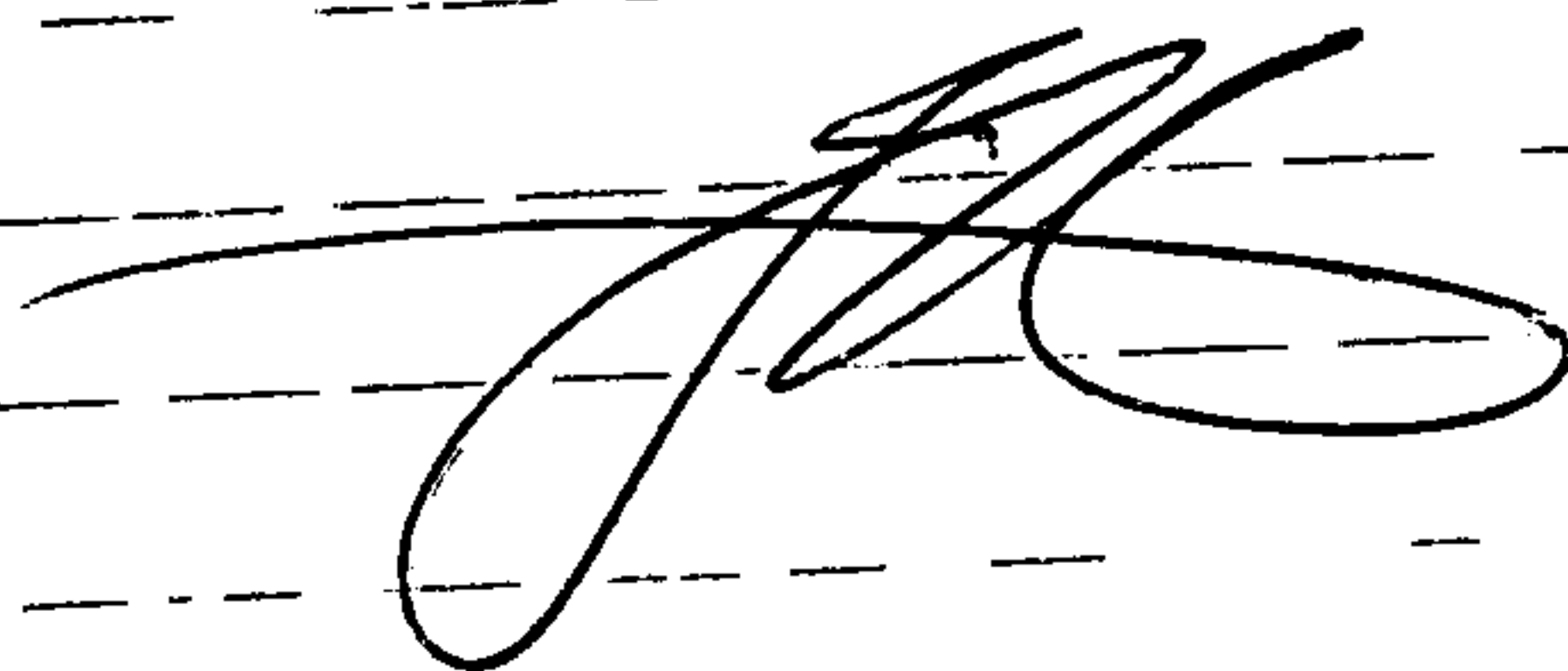
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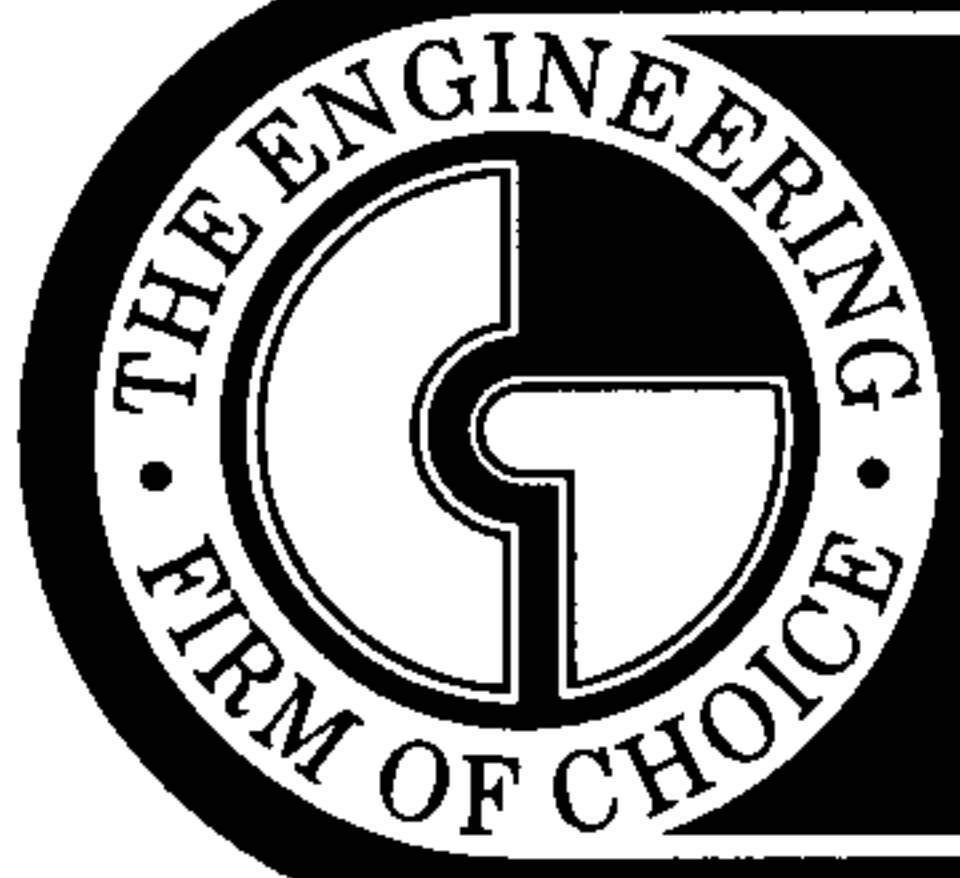
Way John

Hors 9

6-10/0-31



G-10/DO31



CHAVEZ • GRIEVES CONSULTING ENGINEERS, INC.

5639 JEFFERSON STREET NE • SUITE 1 • ALBUQUERQUE, NEW MEXICO 87109 • PHONE (505) 344-4080 • FAX (505) 343-8759

March 24, 2000

Bradley L. Bingham, PE
Hydrology Review Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Ladera Golf Course Pro Shop & Clubhouse Grading and Drainage Comments

Dear Mr. Bingham:

The following letter is in response to your comments in a letter dated 2-21-00.

1. Please show what is to be removed, either on a separate plan (to the same scale) or on this plan as appropriate. In other words I need to see what exists in the area of the new work. Also please show your existing and proposed drainage basins.

A separate plan was added (to the same scale) that shows what exists in the area of new work. This plan also shows the existing and proposed drainage basins.

2. There are a couple of low spots (or a wild contour) near the south side of the pro-shop that needs attention.

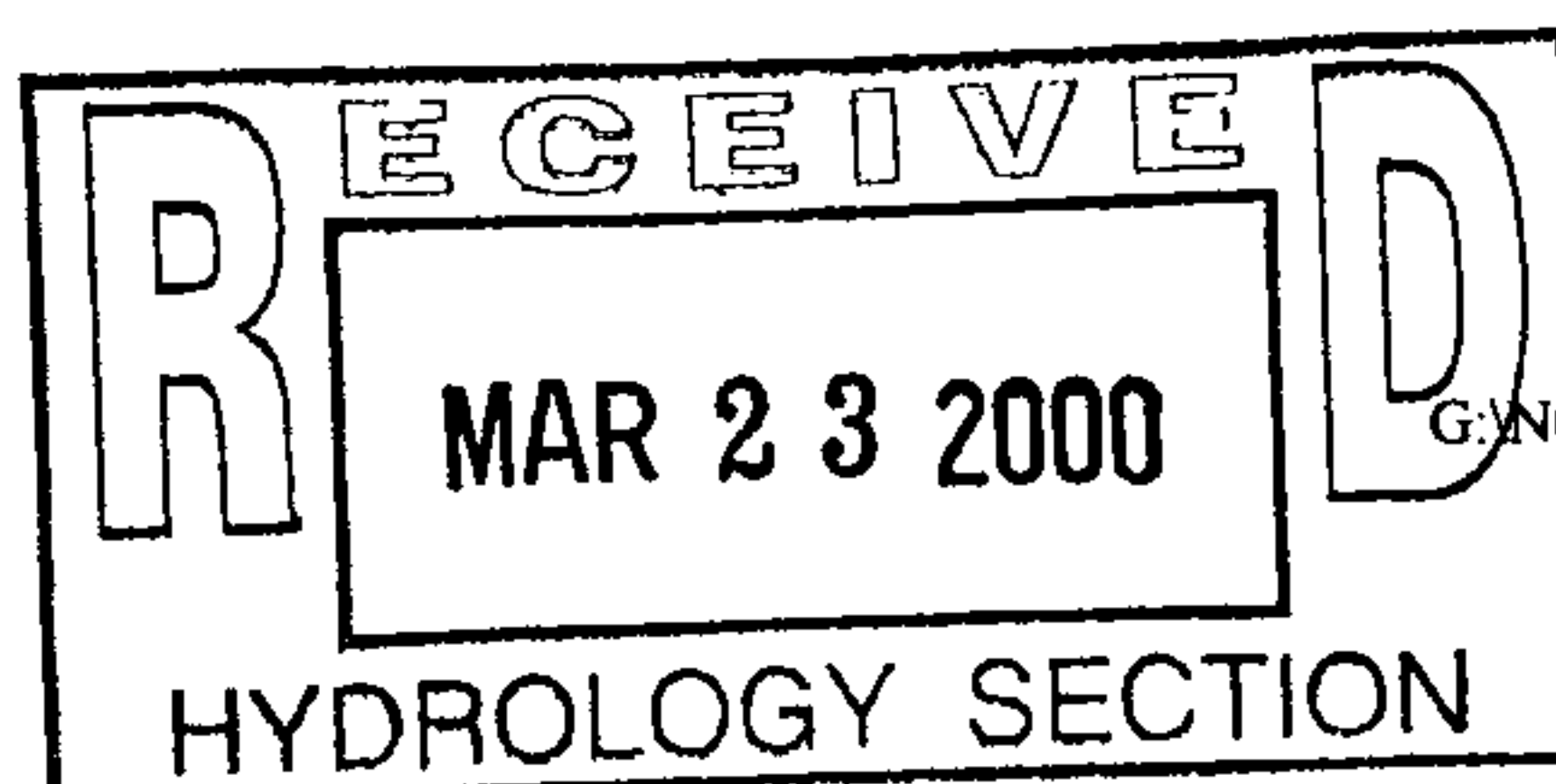
The couple of low spots near the south side of the pro-shop have been addressed and fixed.

If you have any further questions or require additional information, please don't hesitate to call me at 344-4080.

Sincerely,

CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC

James D. Kelley, EI
c.c. Project File



G:\NC2\154\DOCUMENT\COMMENTS.DOC



City of Albuquerque

February 21, 2000

Victor Chavez, PE
Chavez-Grievés
5639 Jefferson NE
Albuquerque, NM 87109

**Re: Ladera Golf Course Pro Shop & Club House Grading and Drainage Plan
Engineer's Stamp dated 1-6-00 (G10/D31)**

Dear Mr. Chavez,

Based upon the information provided in your submittal dated 1-11-00, the above referenced site cannot be approved for Building Permit until the following minor comments are addressed. While your hydrology calculations appear to be acceptable, there are some questions I have with the grading plan.

1. Please show what is to be removed, either on a separate plan (to the same scale) or on this plan as appropriate. In other words I need to see what is existing in the area of the new work. Also please show your existing and proposed drainage basins.
2. There are a couple of low spots (or a wild contour) near the south side of the pro-shop that needs attention.

If you have any questions about my comments, please contact me at 924-3986

Sincerely,

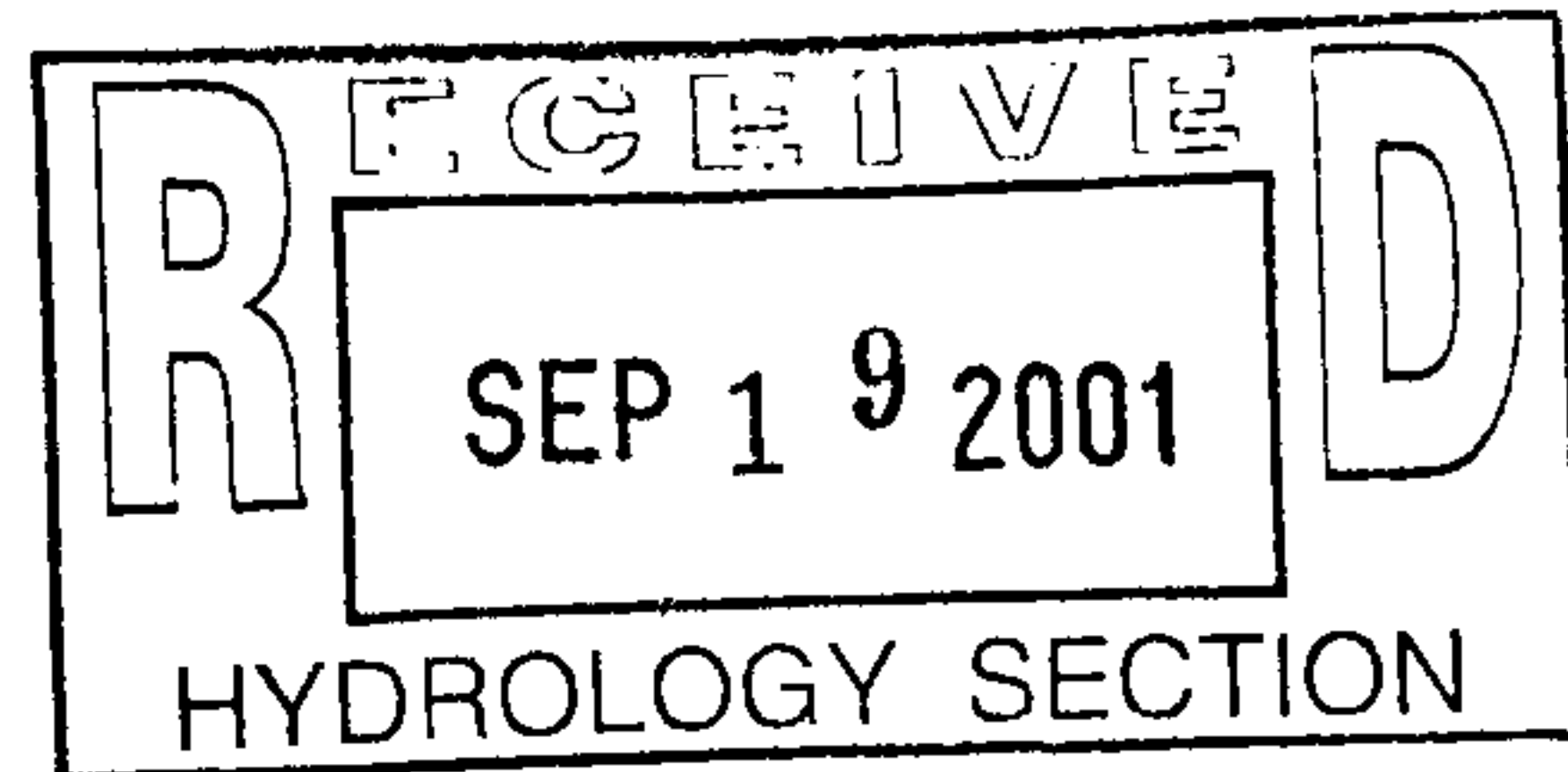
Bradley L. Bingham

Bradley L. Bingham, PE
Hydrology Review Engineer

C: file



5639 Jefferson NE, Albuquerque, NM 87109
 Phone (505) 344-4080 Fax (505) 343-8759



LETTER OF TRANSMITTAL

DATE: 9-19-01	PROJECT: Ladera Golf Course
TO: Mr. John Murray	PROJECT NO.: N02-154-99
COMPANY / ADDRESS / PHONE: City of Albuquerque Hydrology / Drainage Plaza del Sol / 600 2 nd St., NW	SENT BY: J. Kelley / T.W. Turner, P.E.

We are sending you the following items attached: under separate cover:

<input type="checkbox"/> Shop Drawings	<input checked="" type="checkbox"/> Plans	<input type="checkbox"/> Specifications	<input checked="" type="checkbox"/> Other:
<input type="checkbox"/> Change Order	<input type="checkbox"/> Prints	<input type="checkbox"/> Diskette	1. Engr. Certification
<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Report	<input type="checkbox"/> Calculations	2.
<input type="checkbox"/> Samples			3.

COPIES:	DATE:	SUBMITTAL NO.	DESCRIPTION:
1	9-19-01		Plans with Engineer's Certification: Sheet C-1.0 (#6 of 9)
1	9-19-01		City of Albuquerque / Hydrology / Drainage Information Sheet

These items are transmitted for the purposes indicated below:

<input checked="" type="checkbox"/> For Your Use	<input type="checkbox"/> For Review & Comment	<input type="checkbox"/> As Requested
<input type="checkbox"/> Returned After Loan to Us	<input type="checkbox"/> Please Correct & Resubmit	<input type="checkbox"/> Submit () Copies
<input type="checkbox"/> Resubmittal not Required Corrections Noted	<input type="checkbox"/> Return () Corrected Prints for Distribution	Other: 1. 2.

Comments: JOHN: It is our understanding that the enclosed information is all that is needed by the COA for final Certification of Occupancy. If you have any questions re: this submittal or require additional information please contact Tim Turner at 342-6215.

Thanks.

Sent via: Fax Mail Runner Call for Pick-up Other:
 Copy To: Client Owner Contractor File

If enclosures are not as noted, please notify us at once. Thank you.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 26, 2001

Timothy W. Turner, P.E.
Chavez Grieves Consulting Engineers, Inc.
5639 Jefferson St NE Suite 1
Albuquerque, New Mexico 87109

RE: LADERA GOLF COURSE PRO SHOP & CLUBHOUSE (G-10/D31)
(3401 Ladera Dr NW)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 3/23/2000 Rev. 5/2/2000
ENGINEERS CERTIFICATION DATED 9/19/2001

Dear Mr. Turner:

Based upon the information provided in your Engineers Certification submittal dated 9/19/2001, the above referenced site is approved for Permanent Certificate of Occupancy.

Please note: Future submittals for Engineers Certification must be on the grading and drainage plan which was approved for building permit. Any grading and drainage plan with the engineers seal and date after the approval date must be resubmitted to City Hydrology for review and approval. This later plan then becomes the grading and drainage plan that will be certified by the Engineer.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Public Works Department
BLB

C: Vickie Chavez, CAO
✓ drainage file
approval file

DRAINAGE INFORMATION

PROJECT TITLE: Ladera Golf Course

ZONE ATLAS/DRNG. FILE #: G-10-Z

DRB #:

EPC #:

WORK ORDER #:

LEGAL DESCRIPTION: T10N - R2E - Section 2

CITY ADDRESS: Ladera Drive, Albuquerque, NM

ENGINEERING FIRM: CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC.

CONTACT: James Kelley

ADDRESS: 5639 JEFFERSON NE, SUITE 1, ALBUQUERQUE, NM, 87109

PHONE: (505) 344-4080

OWNER: City of Albuquerque

CONTACT:

ADDRESS:

PHONE:

ARCHITECT: Nims, Calvani & Associates

CONTACT: John Layman

ADDRESS: 525 San Pedro, NE, Suite 110, Albuquerque, NM 87108

PHONE: 255-6400

SURVEYOR: Thomas D. Johnston, PLS

CONTACT: Thomas Johnston

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:

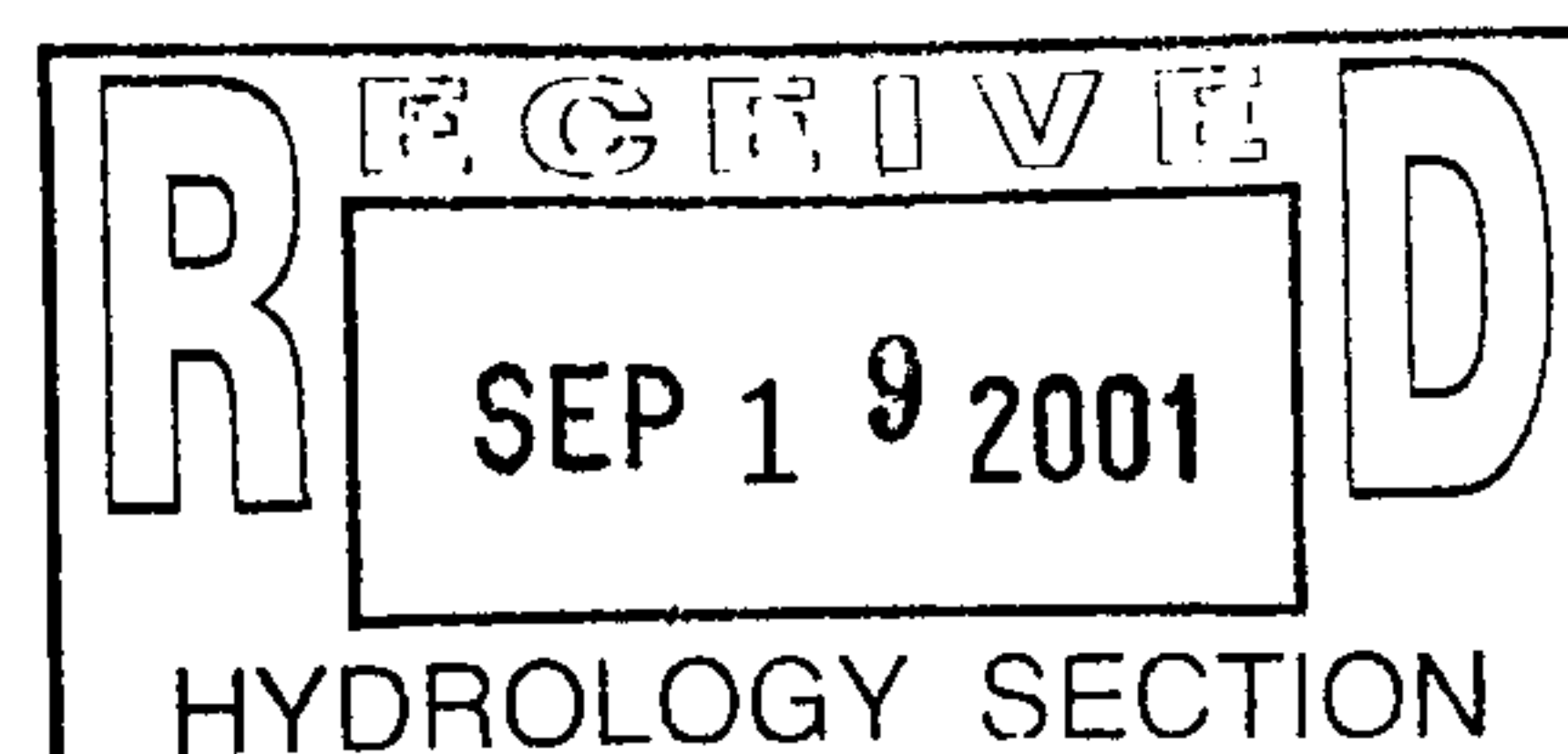
- YES
- NO
- COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- SKETCH PLAN 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
- OTHER

DATE SUBMITTED: 9-19-01

SUBMITTED BY: T. Turner / J. Kelley (Chavez-Grievs Engineers)



Robert M. Calvani, AIA
Richard M. Haas, AIA
John C. Layman
Ronald C. Nims, AIA
Myron A. Saldyt, AIA

December 18, 2001

Mike Zamora
Traffic Engineering
Planning Department
Building & Safety Division
City of Albuquerque

Re: Ladera Golf Course Pro Shop/Clubhouse Facility
City Project No. 634691
3401 Ladera Dr. NW
Albuquerque, NM 87120

G-10/D31

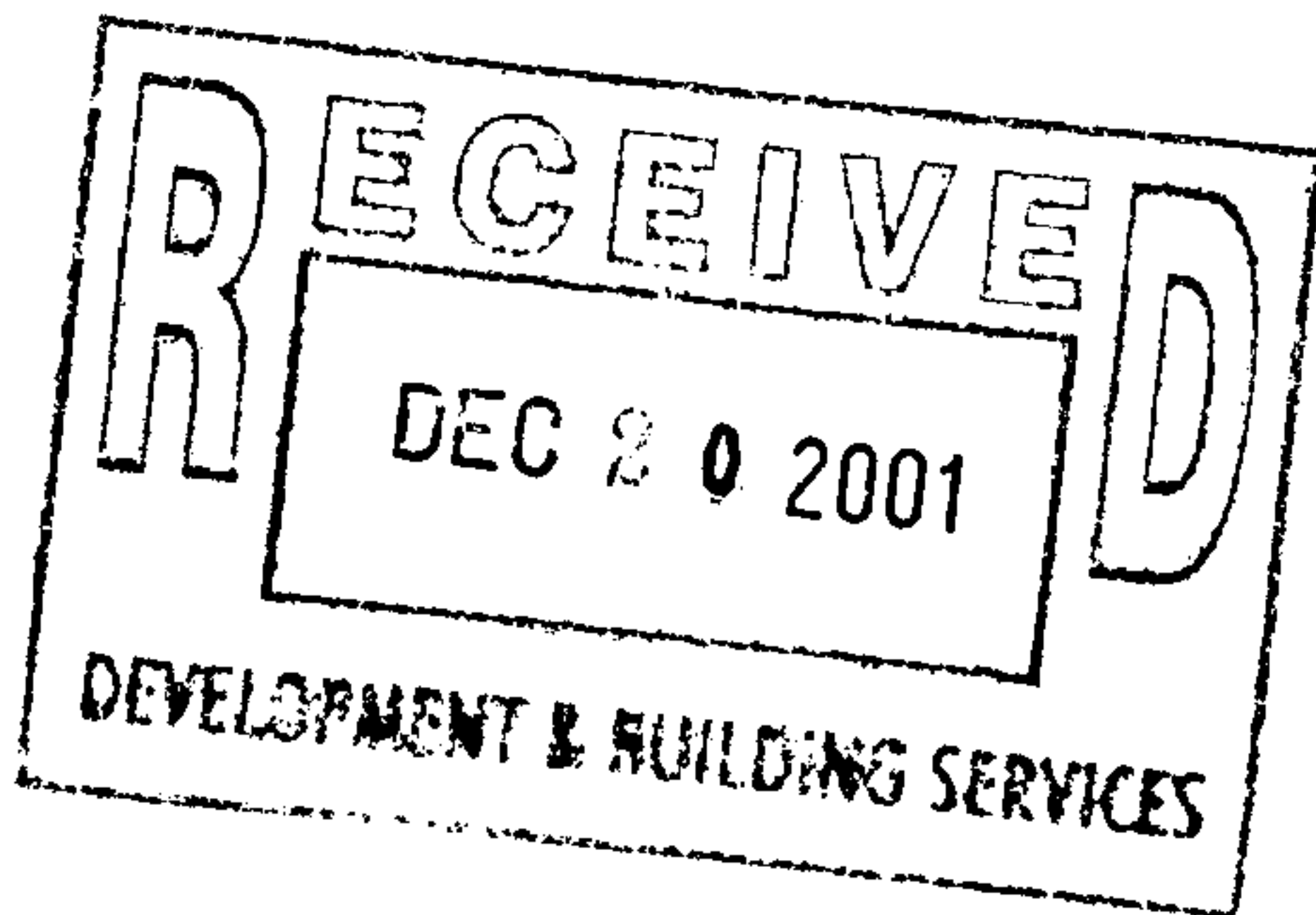
Mr. Zamora:

To the best of my knowledge, and after a final site observation visit, the site improvements to Ladera Golf Course Pro Shop/Clubhouse have been constructed in accordance with the architectural site plan AS1.1 and as approved EPC, DRB and City of Albuquerque plan check. See attached site plan for your file/records indicating existing dumpster location and approved island details.

Please process for issuance of certificate of occupancy.

Sincerely,


John Layman
Project Manager



*Need to log in
at Pub. Wks.
I will come in to submit*

Plan does not show refuse enclosure which was seen on site. Need to have plan w/ that shown & labelled.



City of Albuquerque

February 21, 2000

Victor Chavez, PE
Chavez-Grievés
5639 Jefferson NE
Albuquerque, NM 87109

**Re: Ladera Golf Course Pro Shop & Club House Grading and Drainage Plan
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Sincerely,

Bradley L. Bingham

Bradley L. Bingham, PE
Hydrology Review Engineer

C: file

DRAINAGE INFORMATION

PROJECT TITLE: LADERA GOLF COURSE

ZONE ATLAS/DRNG. FILE #: G-10 / 031

DRB#: _____ EPC #: _____

WORK ORDER #: _____

LEGAL DESCRIPTION: T10N R2E SEC.2

CITY ADDRESS: _____

ENGINEERING FIRM: Chavez-Grieves

CONTACT: James Kelley

ADDRESS: 5639 Jefferson NE

PHONE: 344-4080

OWNER: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

ARCHITECT: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

SURVEYOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

CONTRACTOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

TYPE OF SUBMITTAL:

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- ENGINEER'S CERTIFICATION
- OTHER

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- S. DEV. PLAN FOR BLDG. PRMT. 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
- OTHER

PRE-DESIGN MEETING:

- YES
- NO
- COPY PROVIDED

DATE SUBMITTED: January 6, 2000

BY: James Kelley

