

CITY OF ALBUQUERQUE



Post-it* Fax Note	7671	Date	# of pages
To	SCOTT MCGEE	From	TIM SIMS
Co./Dept.		Co.	
Phone #		Phone #	924-3982
Fax #	268-8828	Fax #	

April 2, 2007

Scott Mc Gee, P.E.
Isaacson & Arfman
128 Monroe St NE
Albuquerque, NM 87108

**Re: Ladera Senior Housing, 3704 Ladera Dr NW,
Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 02/23/06 (G-11/D065)
Certification dated 04/02/07**

Based upon the information provided in your submittal received 4/02/07, the above referenced certification cannot be approved until the following comments are addressed:

P.O. Box 1293

1. A final SO#19 inspection must be completed and **approved** prior to approval. Please contact Duane Schmitz for approval of SO#19 at 235-8016.

Albuquerque

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

New Mexico 87103

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Sims".

Timothy Sims
Plan Checker, Hydrology
Development and Building Services

www.cabq.gov

C: File

CITY OF ALBUQUERQUE



May 11, 2007

Scott Mc Gee, P.E.
Isaacson & Arfman
128 Monroe St NE
Albuquerque, NM 87108

**Re: Ladera Senior Housing, 3704 Ladera Dr. N.W.,
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 02/23/2006 (G-11/D065)
Certification dated 5/11/2007**

Based upon the information provided in your submittal received 5/11/2007, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

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

Albuquerque

Sincerely,

New Mexico 87103

Timothy 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. 1/28/2003rd)

PROJECT TITLE: LADERA SENIOR HOUSING ZONE MAP / DRG. FILE #: G - 11
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TR. A-1 LADERA HEIGHTS
 CITY ADDRESS: 3704 LADERA DRIVE N W

ENGINEERING FIRM: Isaacson & Arfman, P.A. CONTACT: SCOTT McGEE
 ADDRESS: 128 Monroe St. NE PHONE: 268-8828
 CITY, STATE: Albuquerque, NM ZIP CODE: 87108

OWNER GSL PROPERTIES CONTACT: DAVID BANTZ
 ADDRESS: 2164 S W PARK PLACE PHONE: _____
 CITY, STATE: PORTLAND , OR ZIP CODE: 97205-1125

ARCHITECT: DEKKER PERICH SABATINI CONTACT: JEREMY SHELTON
 ADDRESS: 6801 JEFFERSON NE PHONE: 761-9700
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109

SURVEYOR: ALS CONTACT: TIM ALDRICH
 ADDRESS: _____ PHONE: 884-1990
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: _____

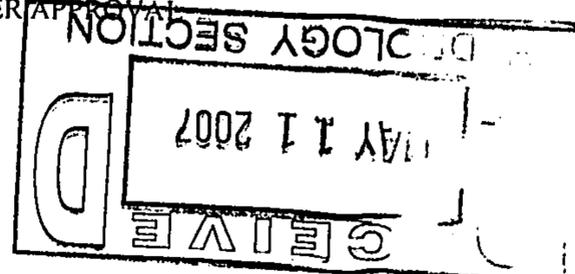
CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

- CHECK TYPE OF SUBMITTAL:**
- DRAINAGE REPORT
 - DRAINAGE PLAN 1ST *REQUIRES TCL or equal*
 - DRAINAGE PLAN RESUBMITTAL
 - CONCEPTUAL GRADING & DRAINAGE PLAN
 - GRADING PLAN
 - EROSION CONTROL PLAN
 - ENGINEER'S CERTIFICATION (HYDROLOGY)
 - CLOMR / LOMR
 - TRAFFIC CIRCULATION LAYOUT (TCL)
 - ENGINEER'S CERTIFICATION (TCL)
 - ENGINEER'S 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 APPR.
 - 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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

YES
 NO
 COPY PROVIDED



DATE SUBMITTED: MAY 11, 2007 BY: SCOTT M McGEE

Isaacson & Arfman, P.A.

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 acres and Sector Plans
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five acres
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five acres or more.

CITY OF ALBUQUERQUE



April 12, 2007

Scott Mc Gee, P.E.
Isaacson & Arfman
128 Monroe St NE
Albuquerque, NM 87108

**Re: Ladera Senior Housing, 3704 Ladera Dr NW,
Approval of 90 Day Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 02/23/06 (G-11/D065)
Certification dated 04/02/07**

Based upon the information provided in your submittal received 04/12/2007, the above referenced certification is approved for release of 90-day Temporary Certificate of Occupancy by Hydrology.

P.O. Box 1293

The following comments will need to be addressed prior to final CO approval:

Albuquerque

1. Approval and acceptance of SO #19.

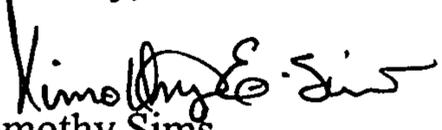
Upon final Engineer Certification of project site, please resubmit an approved updated Grading Plan Certification for Permanent C.O. approval.

New Mexico 87103

If you have any questions, please contact me at 505-924-3982.

www.cabq.gov

Sincerely,


Timothy Sims
Plan Checker-Hydrology
Development and Building Services

C: CO Clerk-Katrina Sigala
File

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

April 13, 2007

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 Senior Housing, [G-11 / D65]
3704 Ladera Road NW
Architect's Stamp Dated 04/11/07

Dear Mr. Witherspoon:

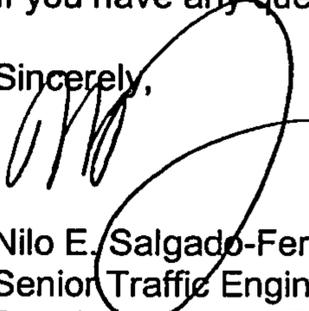
Based on the information provided on your submittal dated April 13, 2007, the above referenced project is approved for a 90-day Temporary C.O.

A Temporary C.O. has been issued allowing the vehicular gate and damaged sidewalk 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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

April 11, 2007



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Krista D. Metro, P.E.
Senior Engineer
Development and Building Services
600 2nd St. NW
Albuquerque, NM 87102

RE: Ladera Senior Housing, 3704 Ladera Road NW, Traffic Circulation Layout
Request for temporary Certificate of Occupancy

Ms. Metro,

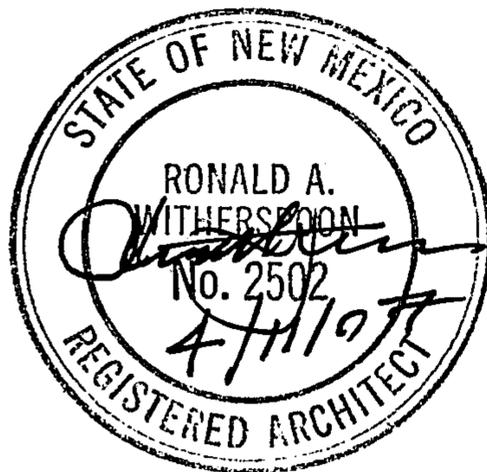
This letter is to request a temporary Certificate of Occupancy. Based on information provided by the Contractor and site observations, to the best of my information, knowledge, and belief the sidewalks, parking stalls, and drive aisles have been constructed in substantial compliance with the approved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

- Vehicular access gates on the south end of the property and at the exit onto Ladera Road are not installed.
- Several areas of damaged concrete sidewalk are being replaced.

Please call with any questions or concerns.

Very truly yours,

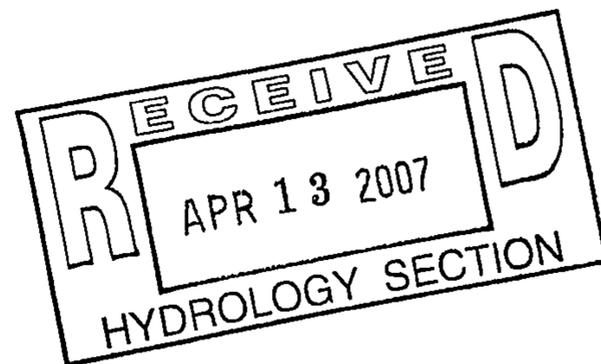
Dekker/Perich/Sabatini Ltd.



Ron Witherspoon, AIA
Principal

cc. Rob Olson, GSL Construction
Peter Fritz, GSL Construction
file

encl. Approved Traffic Circulation Layout



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

G-11 / D065

PROJECT TITLE: LADERA SENIOR HOUSING ZONE MAP/DRG. FILE # ~~6-10-2~~
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 3704 LADERA ROAD,

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

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

ARCHITECT: DEKKER / PERUCH / SABATINI CONTACT: JEREMY SHELTON
ADDRESS: 7601 JEFFERSON SUITE 100 PHONE: 761-9700
CITY, STATE: ALBUQUERQUE, NM 87109 ZIP CODE: _____

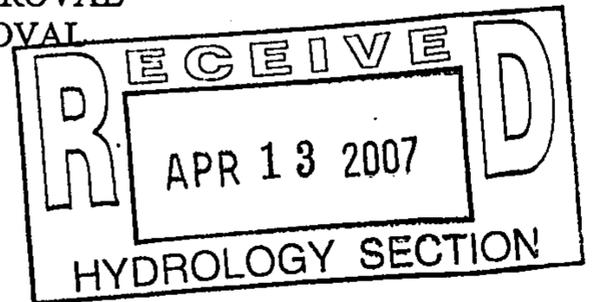
SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
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/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



CALL WHEN READY

SUBMITTED BY: JEREMY SHELTON DATE: 4.13.07

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



**Planning Department
Transportation Development Services Section**

May 4, 2007

Ronald A. Witherspoon, Registered Architect
7601 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Ladera Senior Housing, [G-11 / D65]
3704 Ladera Road NW
Architect's Stamp Dated 05/03/07

Dear Mr. Witherspoon:

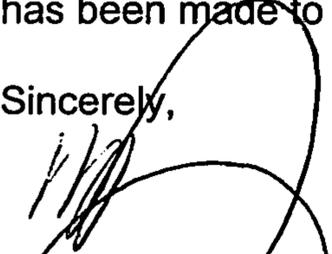
P.O. Box 1293

The TCL / Letter of Certification submitted on May 4, 2007 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


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

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

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

PROJECT TITLE: LADERA SENIOR HOUSING ZONE MAP/DRG. FILE # G-11/D65
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: _____

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

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

ARCHITECT: DPS (Dekker/Perich/Sabatini) CONTACT: RON WITHERSPOON
 ADDRESS: 7601 JEFFERSON NE STE. 100 PHONE: 505-761-9700
 CITY, STATE: ABQ, NM 87111 ZIP CODE: 87109

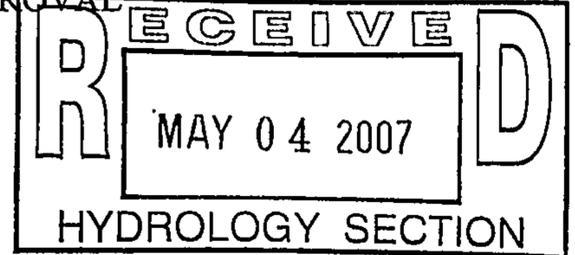
SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
 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/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: MARINA BELOTZERKOVSKAIA DATE: 05/04/07

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.



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

May 3, 2007

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

Re : Ladera Senior Housing, 3704 Ladera Rd., NW, Traffic Circulation Layout.
Request for final Certificate of Occupancy.

Dear Mr. Salgado,

This letter is to request a final Certificate of Occupancy. Based on information provided by the Contractor and site observation, to the best of my knowledge, and belief the sidewalks, parking stalls, and drive aisles, have been constructed in substantial compliance with the approved Traffic Circulation Layout.

Feel free to call with any questions or concerns.

Very truly yours,

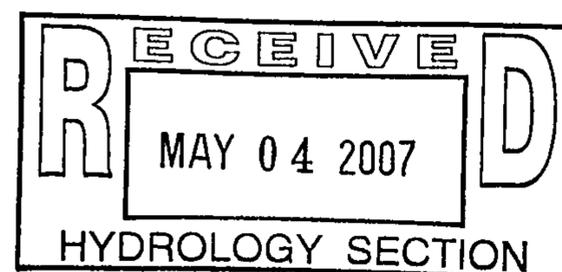
Dekker/Perich/Sabatini Ltd.



Ron Witherspoon, AIA
Principal

cc. Rob Olsen, GSL Construction
Peter Fritz, GSL Construction
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



April 2, 2007

Scott Mc Gee, P.E.
Isaacson & Arfman
128 Monroe St NE
Albuquerque, NM 87108

**Re: Ladera Senior Housing, 3704 Ladera Dr NW,
Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 02/23/06 (G-11/D065)
Certification dated 04/02/07**

Based upon the information provided in your submittal received 4/02/07, the above referenced certification cannot be approved until the following comments are addressed:

P.O. Box 1293

1. A final SO#19 inspection must be completed and **approved** prior to approval. Please contact Duane Schmitz for approval of SO#19 at 235-8016.

Albuquerque

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

New Mexico 87103

Sincerely,

Timothy Sims
Plan Checker, Hydrology
Development and Building Services

www.cabq.gov

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: LADERA SENIOR HOUSING
DRB #: _____ EPC #: _____

ZONE MAP / DRG. FILE #: G - 11 / D65
WORK ORDER #: _____

LEGAL DESCRIPTION: TR. A-1 LADERA HEIGHTS
CITY ADDRESS: 3704 LADERA DRIVE N W

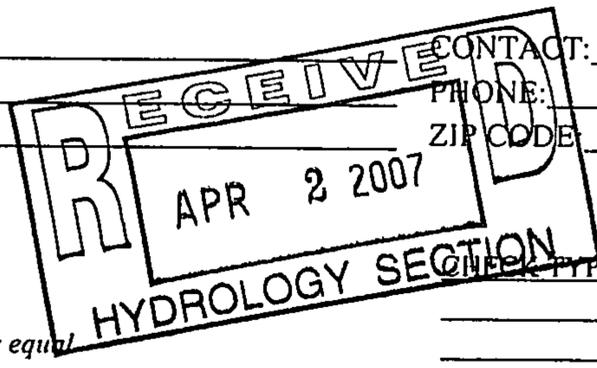
ENGINEERING FIRM: Isaacson & Arfman, P.A.
ADDRESS: 128 Monroe St. NE
CITY, STATE: Albuquerque, NM
CONTACT: SCOTT McGEE
PHONE: 268-8828
ZIP CODE: 87108

OWNER: GSL PROPERTIES
ADDRESS: 2164 S W PARK PLACE
CITY, STATE: PORTLAND, OR
CONTACT: DAVID BANTZ
PHONE: _____
ZIP CODE: 97205-1125

ARCHITECT: DEKKER PERICH SABATINI
ADDRESS: 6801 JEFFERSON NE
CITY, STATE: Albuquerque, New Mexico
CONTACT: JEREMY SHELTON
PHONE: 761-9700
ZIP CODE: 87109

SURVEYOR: ALS
ADDRESS: _____
CITY, STATE: Albuquerque, New Mexico
CONTACT: TIM ALDRICH
PHONE: 884-1990
ZIP CODE: _____

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



- CHECK TYPE OF SUBMITTAL:
DRAINAGE REPORT
DRAINAGE PLAN 1ST REQUIRES TCL or equal
DRAINAGE PLAN RESUBMITTAL
CONCEPTUAL GRADING & DRAINAGE PLAN
GRADING PLAN
EROSION CONTROL PLAN
XX ENGINEER'S CERTIFICATION (HYDROLOGY)
CLOMR / LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ENGINEER'S CERTIFICATION (TCL)
ENGINEER'S 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 APPR.
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

WAS A PRE-DESIGN CONFERENCE ATTENDED:
YES
NO
COPY PROVIDED

(NO SO # 19 PER DUANE 4-2-07)

DATE SUBMITTED: 4/2/07 BY: SCOTT M McGEE

Isaacson & Arfman, P.A.

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 acres and Sector Plans
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five acres
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five acres or more.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 14, 2006

Jeremy Shelton
Dekker/ Perich/ Sabatini
7601 Jefferson St Ste 100
Albuquerque, NM 87109

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Offices and Warehouse for Ladera Senior Housing [G-11/D-65r]
(3704 Ladera Rd NW), Albuquerque, NM
Engineer's/Architect's Stamp Dated 09-06-2006

Dear Mr. Shelton,

The TCL submittal dated September 08, 2006 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you 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

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

www.cabq.gov

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 needs stamp 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,

Krista Metro, PE
Senior Engineer
Development and Building Services

cc: Hydrology file
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

G-11/D65

PROJECT TITLE: LADERA SENIOR HOUSING ZONE MAP: ~~6-10-259~~ 11-2
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: AIA TRACT A-1 CORRECTED REPEAT OF TR A LADERA HEIGHTS
 CITY ADDRESS: 3704 LADERA ROAD NW, ALBUQUERQUE, NM 87120

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

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

ARCHITECT: DEKKER / PERICH / SABATINI CONTACT: JEREMY SHELTON
 ADDRESS: 7601 JEFFERSON SUITE 100 PHONE: 761-9700
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

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

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

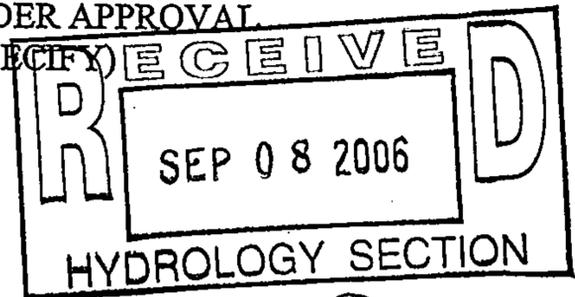
- TYPE OF SUBMITTAL:**
- DRAINAGE REPORT
 - DRAINAGE PLAN 1st SUBMITTAL
 - DRAINAGE PLAN RESUBMITTAL
 - CONCEPTUAL G & D PLAN
 - GRADING PLAN
 - EROSION CONTROL PLAN
 - ENGINEER'S CERT (HYDROLOGY)
 - CLOMR/LOMR
 - TRAFFIC CIRCULATION LAYOUT
 - ENGINEER'S CERT (TCL)
 - ENGINEER'S CERT (DRB SITE PLAN)
 - OTHER (SPECIFY)

- 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)

(Resubmittal)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED

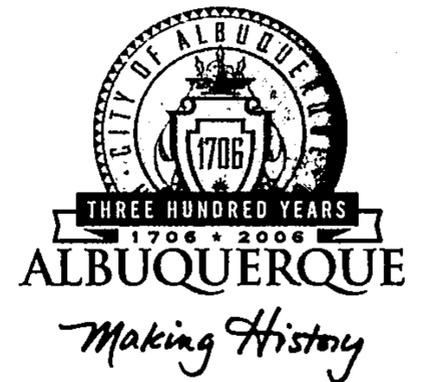


DATE SUBMITTED: 9/6/06 BY: Jeremy Shelton

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



March 9, 2006

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

**Re: Ladera Senior Housing, 3704 Ladera Dr. NW-Grading & Drainage Plan
Engineer's Stamp dated 2-23-06 (G11-D65)**

Dear Mr. McGee,

Based upon the information provided in your submittal dated 2-23-06, 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. Additionally, prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

P.O. Box 1293

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department Hydrology section at 768-3654 (Charles Caruso).

Albuquerque

If you have any questions, you can contact me at 924-3990.

New Mexico 87103

Sincerely,

Phillip J. Lovato, E.I., C.F.M.
Engineering Associate, Hydrology,
Development and Building Services,
Planning Department

www.cabq.gov

cc: Charles Caruso, DMD
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: LADERA SENIOR HOUSING ZONE MAP / DRG. FILE #: G - 11 / D65
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TR. A-1 LADERA HEIGHTS
CITY ADDRESS: 3704 LADERA DRIVE N W

ENGINEERING FIRM: Isaacson & Arfman, P.A. CONTACT: SCOTT McGEE
ADDRESS: 128 Monroe St. NE PHONE: 268-8828
CITY, STATE: Albuquerque, NM ZIP CODE: 87108

OWNER: GSL PROPERTIES CONTACT: DAVID BANTZ
ADDRESS: 2164 S W PARK PLACE PHONE: _____
CITY, STATE: PORTLAND, OR ZIP CODE: 97205-1125

ARCHITECT: DEKKER PERICH SABATINI CONTACT: JEREMY SHELTON
ADDRESS: 6801 JEFFERSON NE PHONE: 761-9700
CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109

SURVEYOR: ALS CONTACT: TIM ALDRICH
ADDRESS: _____ PHONE: 884-1990
CITY, STATE: Albuquerque, New Mexico ZIP CODE: _____

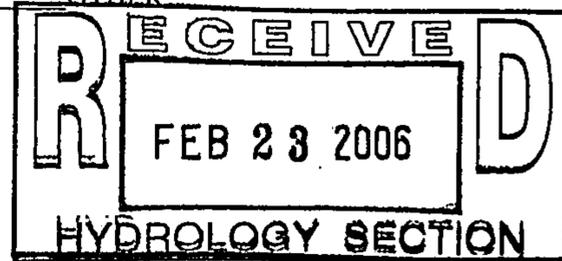
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

- CHECK TYPE OF SUBMITTAL:
- DRAINAGE REPORT
 - DRAINAGE PLAN 1ST *REQUIRES TCL or equal*
 - DRAINAGE PLAN RESUBMITTAL
 - CONCEPTUAL GRADING & DRAINAGE PLAN
 - GRADING PLAN
 - EROSION CONTROL PLAN
 - ENGINEER'S CERTIFICATION (HYDROLOGY)
 - CLOMR / LOMR
 - TRAFFIC CIRCULATION LAYOUT (TCL)
 - ENGINEER'S CERTIFICATION (TCL)
 - ENGINEER'S 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 APPR.
 - 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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED



RESUBMITTAL 2/23/06

DATE SUBMITTED: Thursday, June 30, 2005 BY: SCOTT M McGEE

Isaacson & Arfman, P.A.

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 acres and Sector Plans
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five acres
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five acres or more.



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

February 23, 2006

Mr. Brad Bingham
Hydrology Development Section
Development & Building Services Division
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Ladera Senior Housing (K10/D1)

Dear Brad:

This letter and revised grading plan address your 7/20/05 review comments as follows:

- Tract 5-A abuts the site to the east and is currently undeveloped. From the AGIS topography, the northeast corner appears to be 4 feet higher than the southwest corner. The northern 1/3 of the site presently drains toward the northwest corner while the remaining 2/3 drains south toward Ladera Road NW.

Upon development, this site will drain south to Ladera Road NW. Flowline grades along Ladera at the south end of Tract 5-A are 3 feet lower than adjacent to the northwest corner of Tract A-1. There are 2 catch basins in the east curblin of Ladera abutting Tract 5-A. Development of Tract 5-A will likely include catch basins and a private storm drain connecting to the existing Ladera catch basins.

- The proposed sidewalk culvert at the north driveway has been revised and will be constructed by Work Order No. 775681.
- The southern sidewalk culvert has been upsized to accommodate a portion of the developed flow from adjacent Tract 5-A. This will also be constructed by CPN 775681.

Please contact me with any additional comments.

Sincerely,

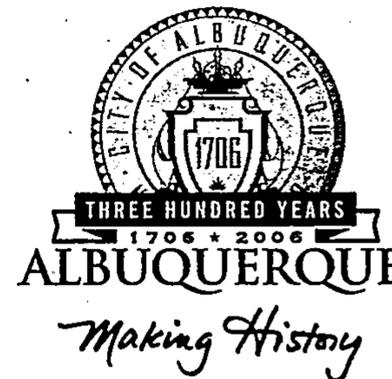
ISAACSON & ARFMAN, P.A.

Scott M. McGee, PE

SMM/rtl

Attachment

CITY OF ALBUQUERQUE



Planning Department
Transportation Development Services Section

March 7, 2006

Ronald Witherspoon
Dekker/ Perich/ Sabatini
6801 Jefferson NE ste 100
Albuquerque, NM 87109

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Offices and Warehouse for Ladera Senior Housing [G-11/D-65]
(Project Address), Albuquerque, NM
Engineer's/Architect's Stamp Dated 02-24-2006

Dear Witherspoon,

The TCL submittal dated 03-02-2006 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you 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.**

If a temporary CO is needed then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. 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 needs stamp 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,

Wilfred A Gagellos, PE
Development and Building Services

cc: Hydrology file
File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

G-11/D65

PROJECT TITLE: LADERA SENIOR HOUSING ZONE MAP/DRG. FILE #: ~~G-10-2~~
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 3704 LADERA ROAD

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

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

ARCHITECT: DEKKER/PERUCH/SABATINI CONTACT: JEREMY SHELTON
ADDRESS: 6801 JEFFERSON STE 100 PHONE: 761-9700
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

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

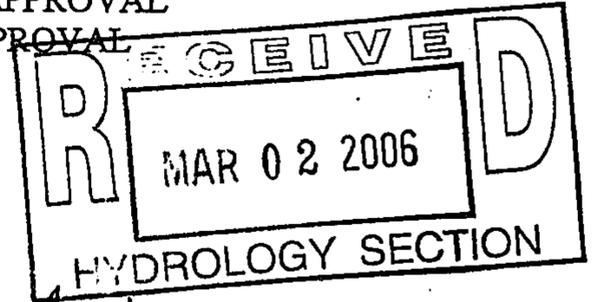
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

- 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/ARCHITECT'S CERT (TCL)
 - ENGINEER'S CERT (DRB SITE PLAN)
 - OTHER

- CHECK TYPE OF APPROVAL SOUGHT:
- SIA/FINANCIAL GUARANTEE RELEASE
 - PRELIMINARY PLAT APPROVAL
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 - S. DEV. FOR BLDG. PERMIT APPROVAL
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 - CERTIFICATE OF OCCUPANCY (TEMP)
 - GRADING PERMIT APPROVAL
 - PAVING PERMIT APPROVAL
 - WORK ORDER APPROVAL
 - OTHER (SPECIFY)

RE SUB

WAS A PRE-DESIGN CONFERENCE ATTENDED:
 YES
 NO
 COPY PROVIDED



SUBMITTED BY: JEREMY SHELTON DATE: 3/2/06

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 defines 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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February 24, 2006



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services
P.O. Box 1293
Albuquerque, NM 87103

RE: Ladera Senior Housing, 3704 Ladera Road NW – Traffic Circulation Layout

Dear Mr. Gallegos,

In response to your comments on the initial submission for TCL approval on the above referenced project I have made the following changes to the drawing:

- ✓ • Included parking calculations.
- ✓ • Included a vicinity map.
- Numbered all parking stalls.
- ✓ • Labeled the radius on curb returns and provided a C.O.A. standard drawings number at entry drives.
- Extended the sidewalk along Ladera Road to the property line and provided a dimension.
- Modified the ADA ramps at the south entrance.
- Provided a work order number for the proposed construction in the median.

I have approvals from Solid Waste and from Zoning regarding the 18' parking stall depth. Also attached is a copy of the signed private access easement. Please contact me if there are any further issues that need to be resolved or when this plan is approved.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Jeremy Shelton
Project Architect

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

PRIVATE ACCESS EASEMENT

This grant of Easement, between Ladera Limited Partnership ("Grantor"), whose address is 2164 SW Park Place, Portland, OR 97205 and the following property ("Grantor(s)"):

Tract A-1, Ladera Heights Subdivision, Town of Atrisco Grant and the Grantee who is the owner of:

Tract 5-A, Ladera Heights Subdivision, Town of Atrisco Grant

is entered into as of the date Grantor signs this Private Access Easement.

1. Recital. Grantor is the Owner of certain real property located at 3704 Ladera Road NW in Bernalillo County, New Mexico (the "Property").

2. Grant of Easement. The Grantor grants to the Grantee(s) a permanent private easement ("Easement") in, over, upon, and across the Property for Private Access Easement as shown on Exhibit 'A'.

3. Warranty. Grantor covenants that it is the Owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof, that the Property is free from all encumbrances except encumbrances of record and taxes due and owing the Treasurer of Bernalillo County, and that the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

4. Binding on Grantor's Property. The grant and other provisions of this Easement constitutes covenants running with the land for the benefit of the Grantee and its successors and assigns, and shall run with said Property until released by the Grantee.

GRANTOR:

By: _____

Its: General Partner

Dated: 2/21/06

STATE OF OREGON

COUNTY OF MULTNOMAH

This instrument was acknowledge before me February 21, 2006

by WALTER D. GRODALL, CHAIRMAN CEO
(Name) (Title)

My Commission Expires

1/29/2009

Dell Mudrick
Notary Public

[Exhibit Attached]



LEGAL DESCRIPTION

THAT CERTAIN TRACT of land situate within the Town of Atrisco Grant, Projected Sections 2 and 3, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being a portion of TRACT A-1, LADERA HEIGHTS SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 19, 1987 in Volume C32, Folio 147 and being more particularly described as a Private Access Easement as follows:

BEGINNING at the southeast corner of said TRACT A-1 from whence the Albuquerque Control Survey Monument "6-G10" bears S 51°16'28" W, 3356.84 feet;

THENCE N 00°32'14" E 95.11 feet to a point, said point being the true POINT OF BEGINNING of a Private Access Easement;

THENCE continuing N 89°27'46" W 23.77 feet to a point;

THENCE continuing S 52°38'28" W 37.87 feet to a point, said point being on the westerly boundary line of said tract;

THENCE continuing along said boundary line N 37°21'32" W 69.41 feet to a point;

THENCE leaving the westerly boundary and continuing N 52°38'28" W 54.62 feet to a point;

THENCE continuing S 89°27'46" W 53.19 feet to a point, said point being on the easterly boundary line of said tract;

THENCE continuing along said boundary line S 00°32'14" W 65.07 feet to the POINT OF BEGINNING and containing 0.1312 acres more or less.

BASIS OF BEARING: EAST PROPERTY LINE: N 00°32'14" E

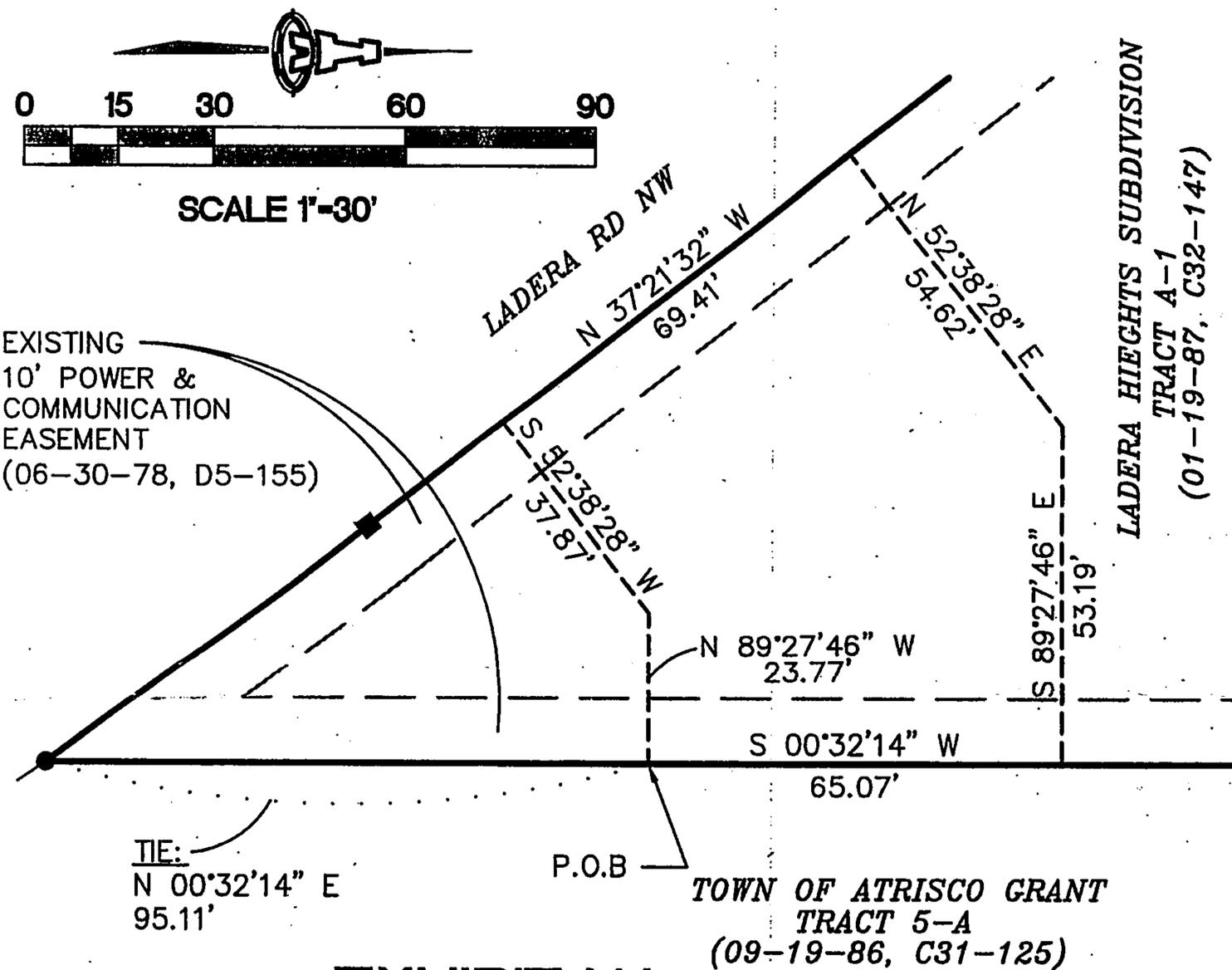


EXHIBIT 'A'

February 24, 2006



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services
P.O. Box 1293
Albuquerque, NM 87103

RE: Ladera Senior Housing, 3704 Ladera Road NW – Traffic Circulation Layout

Dear Mr. Gallegos,

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- Modified the ADA ramps at the south entrance.
- Provided a work order number for the proposed construction in the median.

I have approvals from Solid Waste and from Zoning regarding the 18' parking stall depth. Also attached is a copy of the signed private access easement. Please contact me if there are any further issues that need to be resolved or when this plan is approved.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Jeremy Shelton
Project Architect

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

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3. Warranty. Grantor covenants that it is the Owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof, that the Property is free from all encumbrances except encumbrances of record and taxes due and owing the Treasurer of Bernalillo County, and that the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

4. Binding on Grantor's Property. The grant and other provisions of this Easement constitutes covenants running with the land for the benefit of the Grantee and its successors and assigns, and shall run with said Property until released by the Grantee.

GRANTOR:

By: _____

Its: General Partner

Dated: 2/21/06

STATE OF OREGON

COUNTY OF MULTNOMAH

This instrument was acknowledge before me February 21, 2006

by WALTER O. CERODANL
(Name)

CHAIRMAN CEO
(Title)

My Commission Expires

1/29/2009

Dell Mudrick
Notary Public

[Exhibit Attached]



LEGAL DESCRIPTION

THAT CERTAIN TRACT of land situate within the Town of Atrisco Grant, Projected Sections 2 and 3, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being a portion of TRACT A-1, LADERA HEIGHTS SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 19, 1987 in Volume C32, Folio 147 and being more particularly described as a Private Access Easement as follows:

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BASIS OF BEARING: EAST PROPERTY LINE: N 00°32'14" E

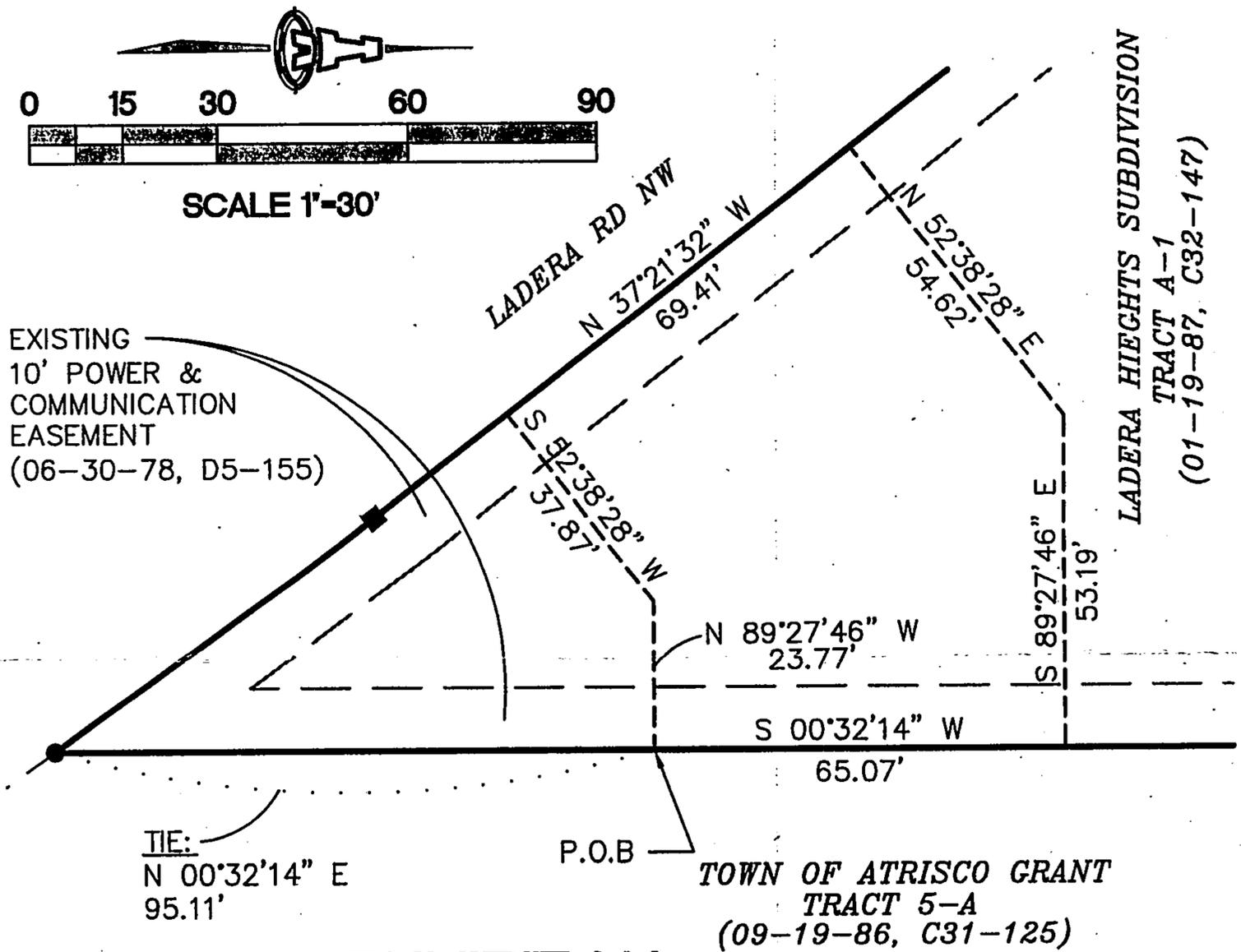


EXHIBIT 'A'

CITY OF ALBUQUERQUE



December 12, 2005

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

**Re: Ladera Senior Housing, 3704 Ladera Rd NW-Traffic Circulation Layout
Architect's Stamp dated 12-07-05 (G11-D65)**

Dear Mr. Witherspoon,

Based upon the information provided in your submittal received 12-07-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- ✓ • Provide parking calculations.
- ✓ • Include a vicinity map.
- Label all parking stalls and provide approval from zoning on the 18' parking length.
- ✓ • Label the radius on the curb returns.
- Provide solid waste approval.
- ✓ • Provide standard detail drawing numbers for all curb cuts and drive pads.
- ✓ • A cross lot access agreement is needed for the lot to the southeast.
- ✓ • Provide the width of the sidewalk along Ladera Road and this sidewalk needs to be at the property line.
- An easement is needed, or the ADA ramps need to be redone at the south entrance.
- A work order is needed for the proposed construction in the median.

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

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

6-11/765

PROJECT TITLE: LADERA SENIOR HOUSING ZONE MAP/DRG. FILE # ~~G-10-2~~, G-11-2
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 3704 LADEKA RD NW

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: GSL PROPERTIES
ADDRESS: 2164 S.W. PARK PLACE
CITY, STATE: PORTLAND, OR

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: DEKKER/PERICH/SABATINI
ADDRESS: 6801 JEFFERSON
CITY, STATE: ALBUQ. NM

CONTACT: JEREMY SHELTON
PHONE: 761-9700
ZIP CODE: 89107

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

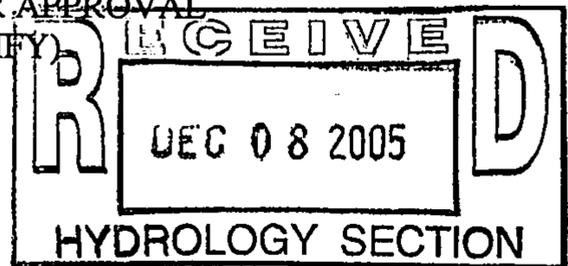
- DRAINAGE REPORT
- DRAINAGE PLAN 1ST SUBMITTAL
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERT (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT
- ENGINEER'S/ARCHITECT'S CERT (TCL)
- ENGINEER'S CERT (DRB SITE PLAN)
- OTHER

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
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- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED

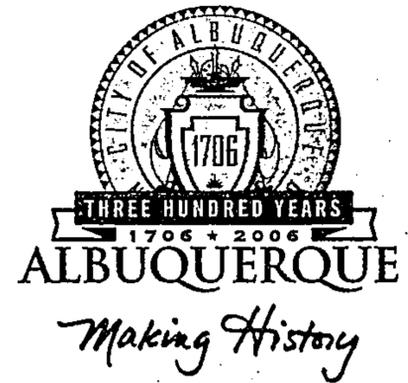


SUBMITTED BY: JEREMY SHELTON DATE: 12/8/05

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



July 20, 2005

Scott McGee, PE
Isaacson & Arfman
128 Monroe St NE
Albuquerque, NM 87108

**Re: Ladera Senior Housing Grading and Drainage Plan
Engineer's Stamp dated 6-28-05 (K10/D1)**

Dear Mr. McGee,

Based upon the information provided in your submittal dated 6-29-05, the above referenced plan cannot be approved for Building Permit and SO#19 Permit until the following comments are addressed.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- Please include in your narration how Tract 5-A is supposed to drain. Does it drain across this site? Are you precluding them from continuing to drain into your site by building the retaining wall on the east side? Is there any other offsite runoff entering your site?
- The proposed sidewalk culvert at the north driveway will most likely interfere with the HC ramp. It may be prudent to drain that basin out the drivepad. ✓
- The southern sidewalk culvert should be sized for the existing/proposed runoff from Tract 5-A that will enter your shared access. ✓

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: LADERA SENIOR HOUSING
DRB #: _____ EPC #: _____

ZONE MAP / DRG. FILE #: G - 11 / D65
WORK ORDER #: _____

LEGAL DESCRIPTION: TR. A-1 LADERA HEIGHTS
CITY ADDRESS: 3704 LADERA DRIVE N W

ENGINEERING FIRM: Isaacson & Arfman, P.A.
ADDRESS: 128 Monroe St. NE
CITY, STATE: Albuquerque, NM

CONTACT: SCOTT McGEE
PHONE: 268-8828
ZIP CODE: 87108

OWNER GSL PROPERTIES
ADDRESS: 2164 S W PARK PLACE
CITY, STATE: PORTLAND , OR

CONTACT: DAVID BANTZ
PHONE: _____
ZIP CODE: 97205-1125

ARCHITECT: DEKKER PERICH SABATINI
ADDRESS: 6801 JEFFERSON NE
CITY, STATE: Albuquerque, New Mexico

CONTACT: JEREMY SHELTON
PHONE: 761-9700
ZIP CODE: 87109

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: Albuquerque, New Mexico

CONTACT: _____
PHONE: _____
ZIP CODE: _____

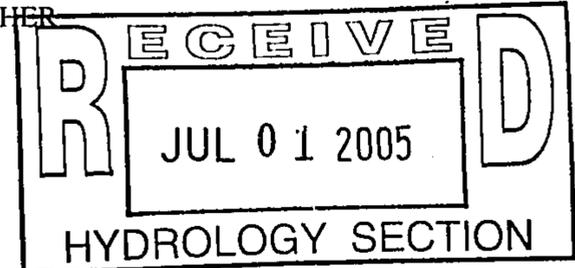
CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

- CHECK TYPE OF SUBMITTAL:
- DRAINAGE REPORT
 - DRAINAGE PLAN 1ST *REQUIRES TCL or equal*
 - DRAINAGE PLAN RESUBMITTAL
 - CONCEPTUAL GRADING & DRAINAGE PLAN
 - GRADING PLAN
 - EROSION CONTROL PLAN
 - ENGINEER'S CERTIFICATION (HYDROLOGY)
 - CLOMR / LOMR
 - TRAFFIC CIRCULATION LAYOUT (TCL)
 - ENGINEER'S CERTIFICATION (TCL)
 - ENGINEER'S 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 APPR.
 - 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

See part
WAS A PRE-DESIGN CONFERENCE ATTENDED:
 YES
 NO
 COPY PROVIDED



DATE SUBMITTED: Thursday, June 30, 2005 BY: SCOTT M McGEE

Isaacson & Arfman, P.A.

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