

CITY OF ALBUQUERQUE



Planning Department Transportation Development Services Section

May 12, 2011

Levi J. Valdez, P.E.
Land Use and Development Consultant
12800 San Juan NE
Albuquerque, NM 87123

Re: Certification Submittal for a Temporary Building Certificate of
Occupancy (C.O.) for **San Clemente Apartments**, [G-14 / D006]
210 San Clemente Ave. NW
Engineer's Stamp Dated 04/29/11

Dear Mr. Valdez:

Based upon the information provided in your submittal received 05-04-11,
Transportation Development has downgraded your request from a Permanent to a
120-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from
Transportation Development for a **120-day Temporary Certificate of Occupancy** to be
issued by the Building and Safety Division.

The following item will need to be addressed prior to issuance of a Permanent
Certificate of Occupancy (As a condition for Permanent CO approval): Sidewalk in front
of building needs to be constructed with an 8 feet width; concrete parking bumper to be in
place; PNM box needs to be relocated outside of parking lot keyway. Once these items
have been addressed please resubmit for a Permanent CO request.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

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

Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

George T. Rodriguez

Land Use & Development Consultant

12800 San Juan NE
Albuquerque, NM 87123

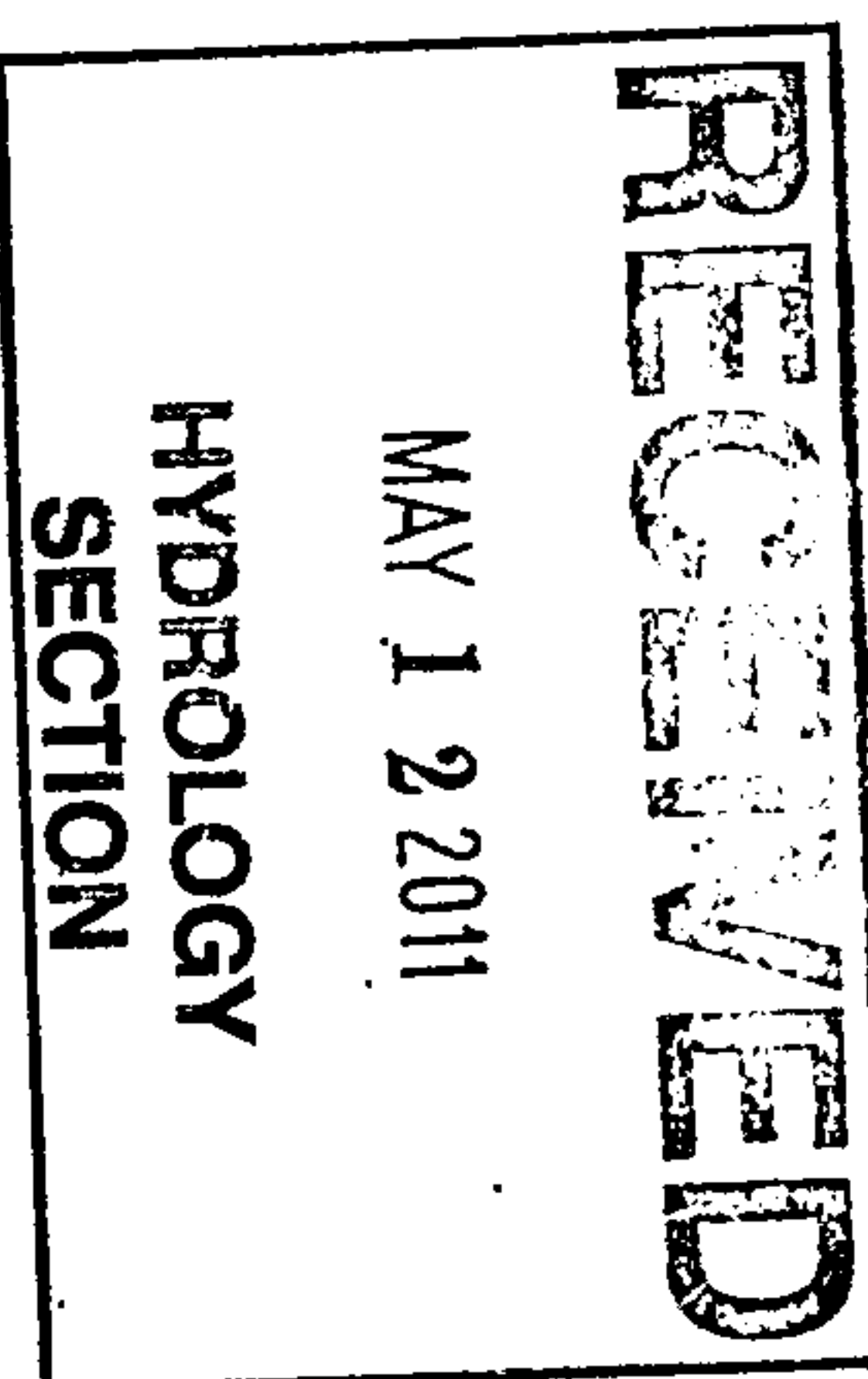
City Of Albuquerque
Transportation Development Section
Plaza Del Sol Building
Albuquerque, New Mexico

Re: TCL Certification of LOT 3 AND WEST 13.25' OF LOT 4, GIBSON TRACT 'A',
PORTION OF TRACT 25-A, M.R.G.C.D. MAP 33,
ALBUQUERQUE, NEW MEXICO, (210 SAN CLEMENTE
N.W.)

TRAFFIC CERTIFICATION

I, LEVI J. VALDEZ, NMPE NO. 5693, OF THE FIRM
WAYJOHN SURVEY, HEREBY CERTIFY THAT THIS PROJECT HAS IS IN
SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE
DESIGN INTENT OF THE APPROVED PLAN DATED 01-27-09. THE
RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT
HAS BEEN OBTAINED BY THOMAS JOHNSTON OF THE FIRM
WAYJOHN SURVEY. I FURTHER CERTIFY THAT I HAVE PERSONALLY
VISITED THE PROJECT SITE ON 04-27-11 AND HAVE DETERMINED
BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS
REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS
CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR
TEMPORARY CERTIFICATE OF OCCUPANCY.

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



Levi J. Valdez
Signature of Engineer

04-29-11
Date

ENGINEER'S STAMP



* ITEMS TO BE COMPLETED:

- 1.) SIDEWALK IN FRONT OF BUILDING
TO BE 8' WIDE AS SHOWN ON PLAN.
- 2.) CONCRETE PARKING BUMPERS TO BE SET.
- 3.) RELOCATE P.M. ELECTRIC BOX, (AS SHOWN).

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: SAN CLEMENTE APARTMENTS "A" & "B" ZONE MAP: G-14/D006
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 3 & 4, GIBSON TRACT "A", PORTION OF TRACT 25-A, MAP 33
 CITY ADDRESS: 210 SAN CLEMENTE AVE. N.E.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: LEVI VALDEZ
GEORGE T. RODRIGUEZ - DEVEL. CONSULT. PHONE: 610-0593
 ADDRESS: 12800 SAN JUAN N.E. ZIP CODE: 87123
 CITY, STATE: ALBUQUERQUE, NEW MEXICO

OWNER: J & S DEVELOPMENT, INC. CONTACT: JOSE RODRIGUEZ
 ADDRESS: 504 LOUISIANA BLVD. S.E. PHONE: 440-5104
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108

ARCHITECT: ? CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: ALBUQUERQUE SURVEYING CO., INC. CONTACT: FRED SANCHEZ
 ADDRESS: 2119 MENAUL N.E. PHONE: 884-2036
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87107

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
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- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☒ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

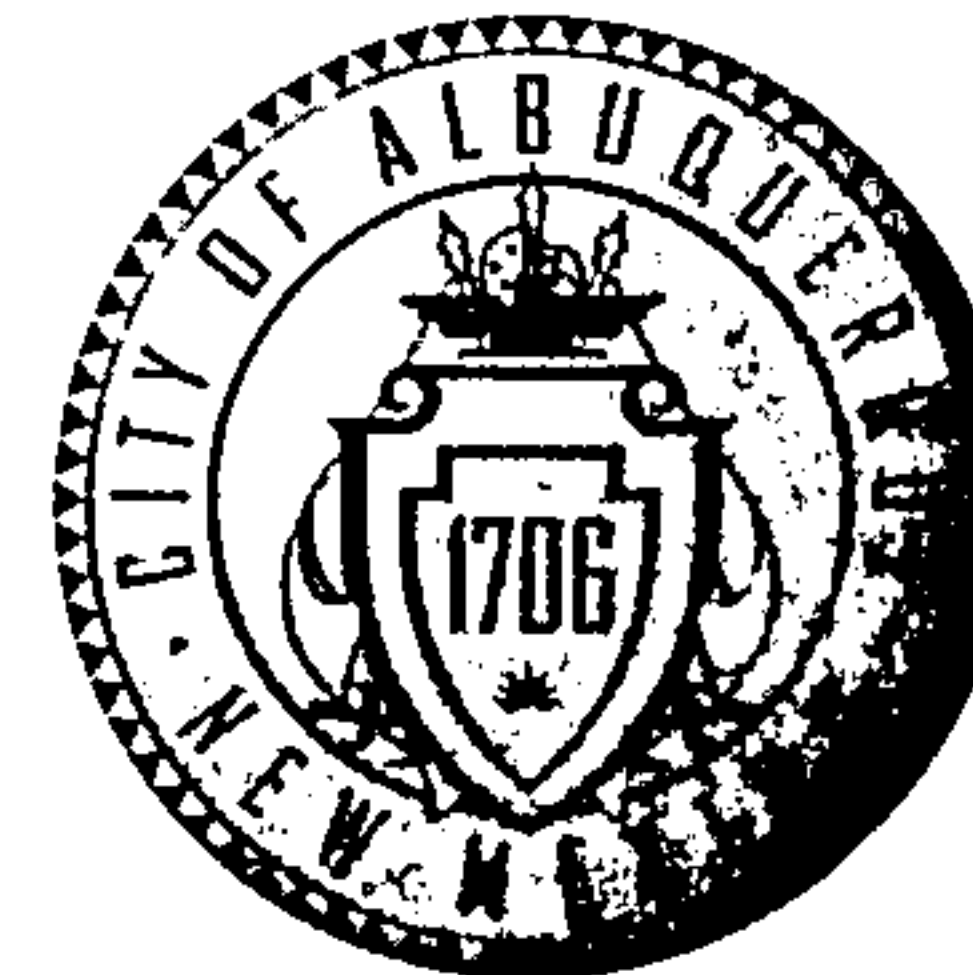
- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: APRIL 29, 2011 BY: E.T. RODRIGUEZ

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 4, 2009

Levi J. Valdez, P.E.
c/o George T. Rodriguez
George T. Rodriguez - Development Consultant
12800 San Juan NE
Albuquerque, NM 87123

Re: San Clemente Apartments -A &B, Traffic Circulation Layout
Engineer's Stamp dated: 01-27-08, (G-14/D006)

Dear Mr. Valdez,

The TCL submittal received 01-30-09 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.

PO Box 1293

Albuquerque

NM 87103

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.

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 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.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

**Ingress-Egress, Reciprocal Parking, Surface Drainage,
And
Joint Use Trash Bin Enclosure Easement
Within
Lots Three (3), Four (4), and Five (5)
Gibson Tract "A"
Albuquerque, New Mexico
January, 2009**

Whereas, J & S Development, Inc., a New Mexico Corporation, whose address is 504 Louisiana Boulevard, S.E., Albuquerque New Mexico, 87108, is the owner and proprietor of the following described real property situated in the City of Albuquerque, Bernalillo County, New Mexico.

Lots Three (3), Four (4), and Five (5), of GIBSON TRACT "A", portion of Tract 25-A, M.R.G.C.D. Map No. 33, as said are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 16, 1981, in Volume C-19, Folio 50.

Said owner and proprietor hereby grants the Ingress-Egress, Reciprocal Parking, Surface Drainage, and Joint Use Trash Bin Enclosure Easement over and across the interior lot lines of aforementioned Lots Three (3), Four (4), and Five (5) as shown on Attached Exhibit "A".

These easement(s), shall be binding upon the owner(s) and proprietor(s) herein, their heir(s) and assign(s) and shall continue to run with said properties in perpetuity.

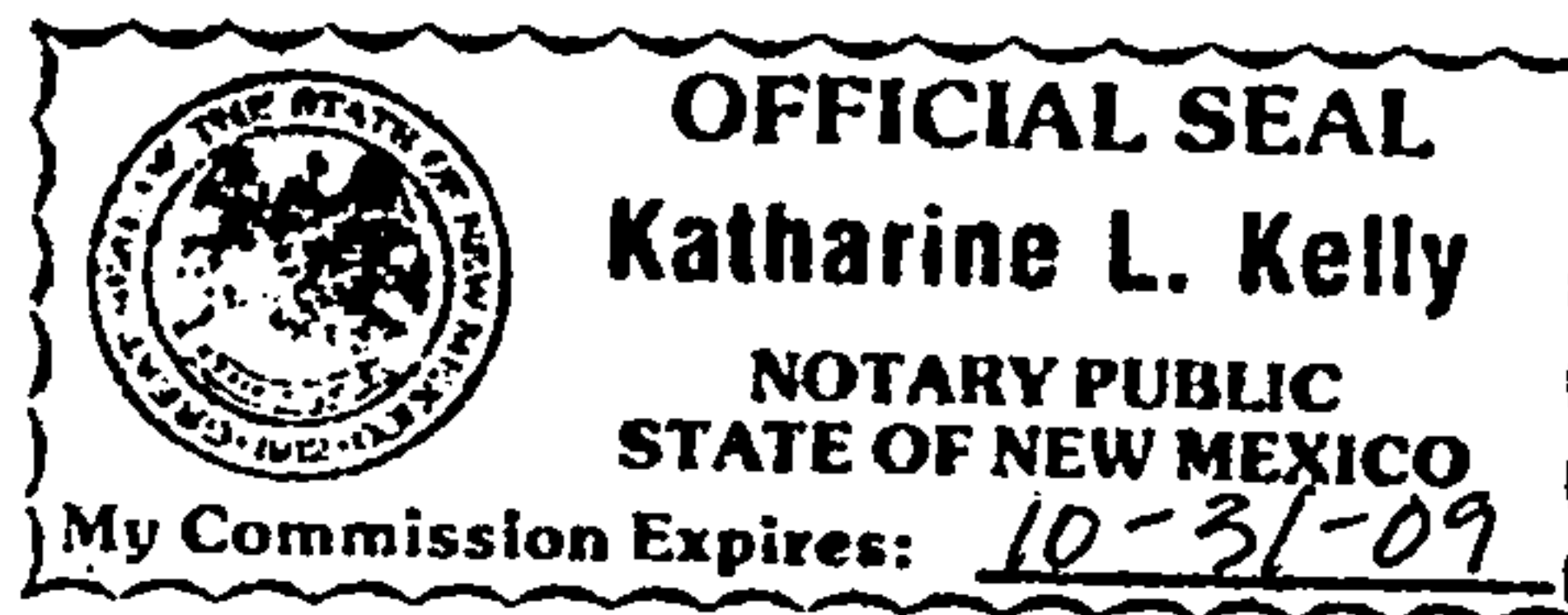
Owner(s) and Proprietor(s):
J & S Development, Inc.
A New Mexico Corporation



 José Rodriguez, President

Acknowledgement:

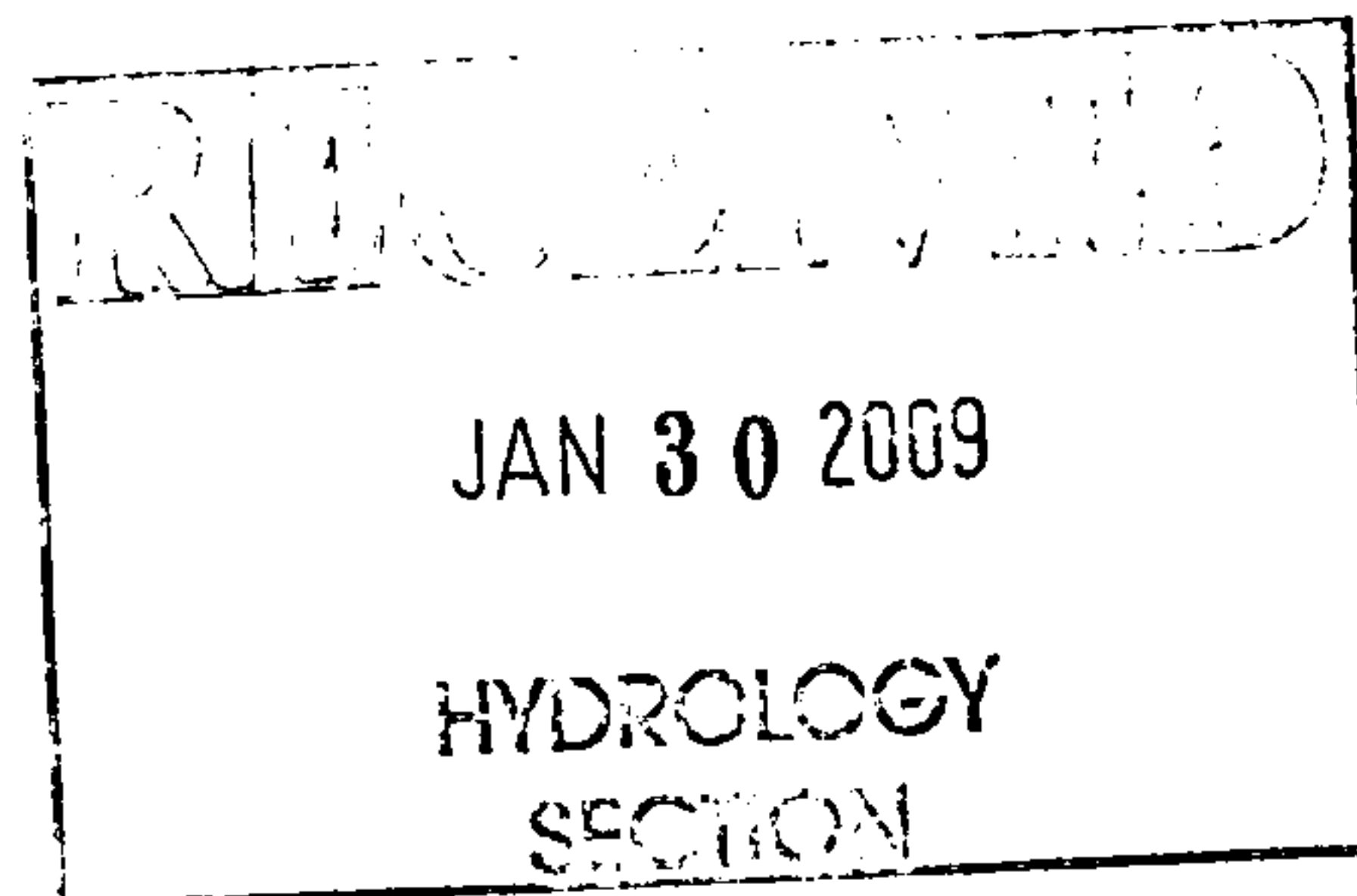
State of New Mexico)
) ss:
 County of Bernalillo)



This foregoing instrument was acknowledged before me this 26 day of January, 2009, by Jose Rodriguez, President of J & S Development, Inc., hereby known to me to be the owner(s) and Proprietor(s) of the properties referred to herein, and that he hereby acknowledged the same as his own free act and deed.


Notary Public

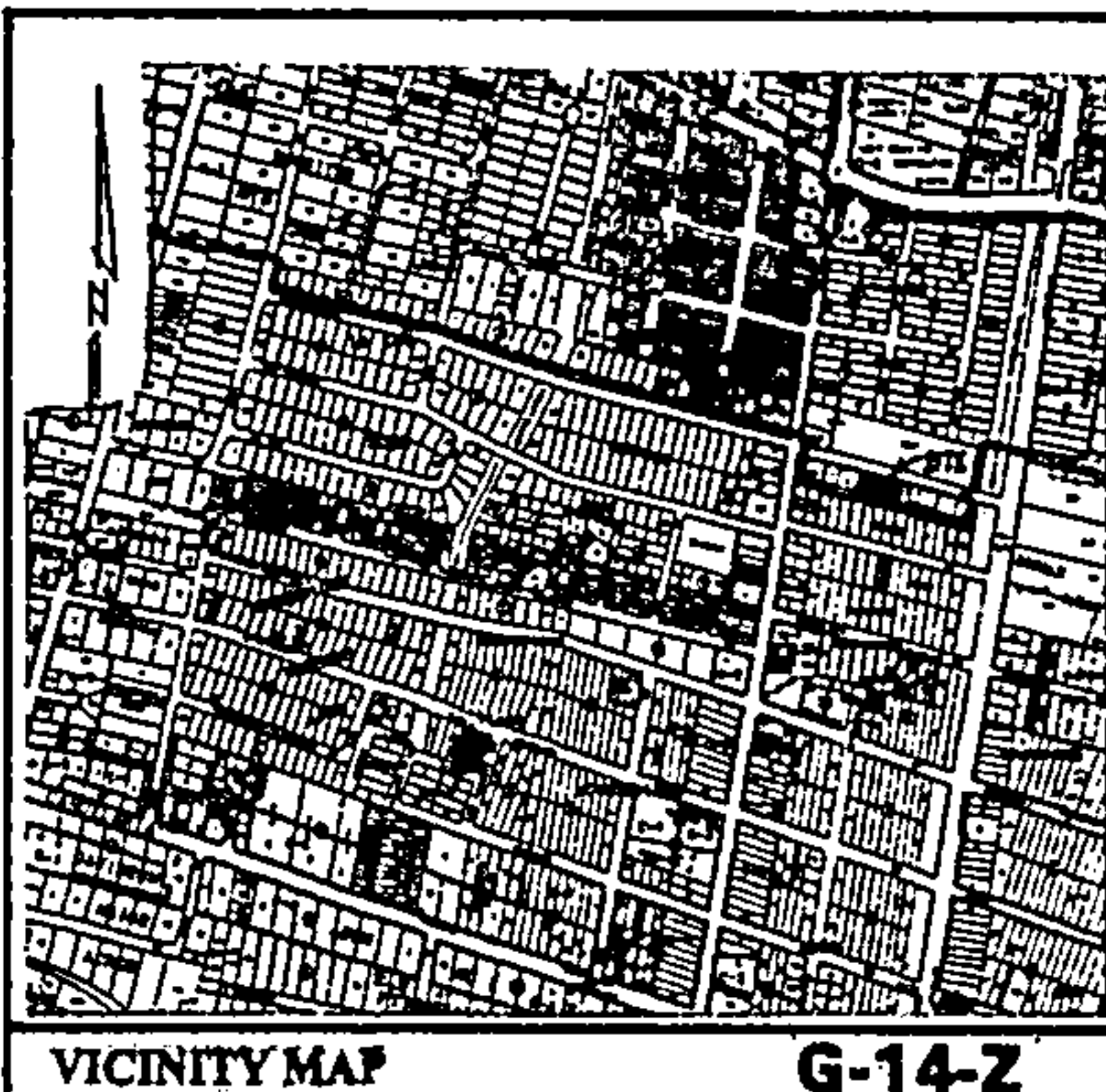
My Commission Expires: 10-31-09



Doc# 2009008555

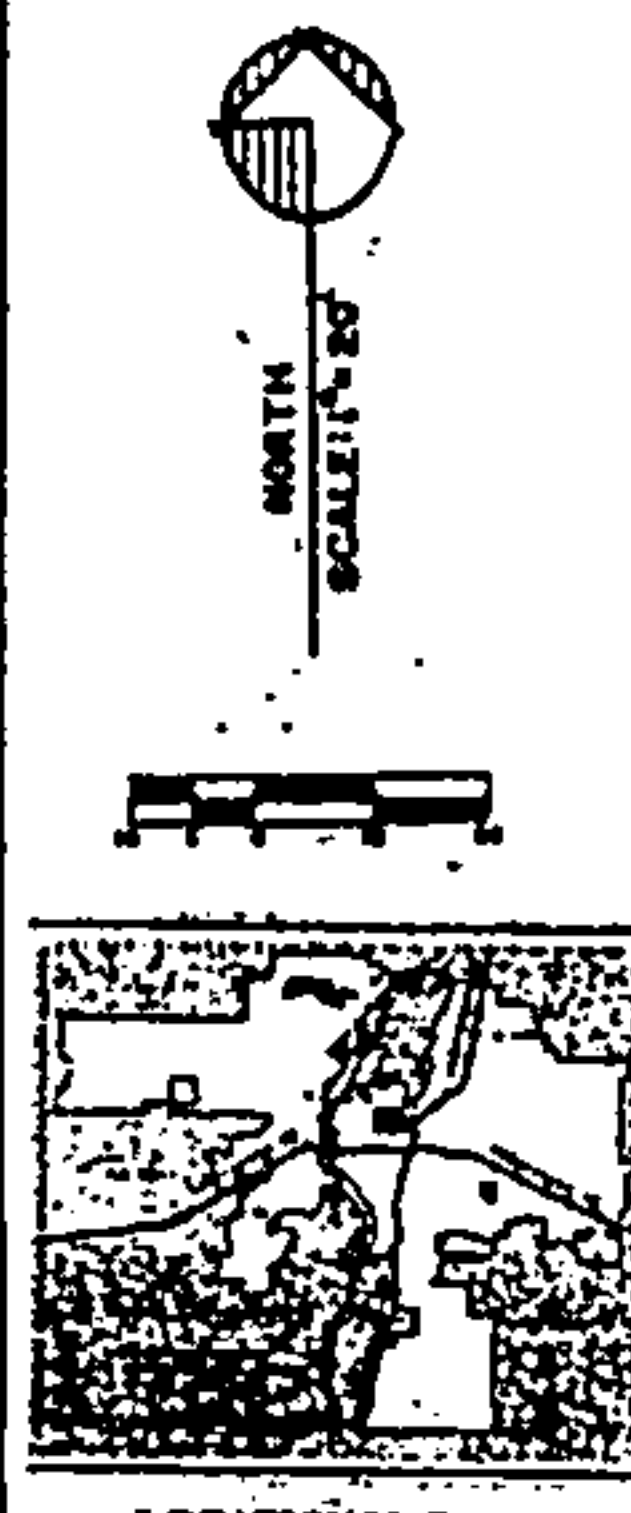
01/28/2009 11:00 AM Page: 1 of 2
EASE R: \$11.00 M. Toulouse Oliver, Bernalillo County



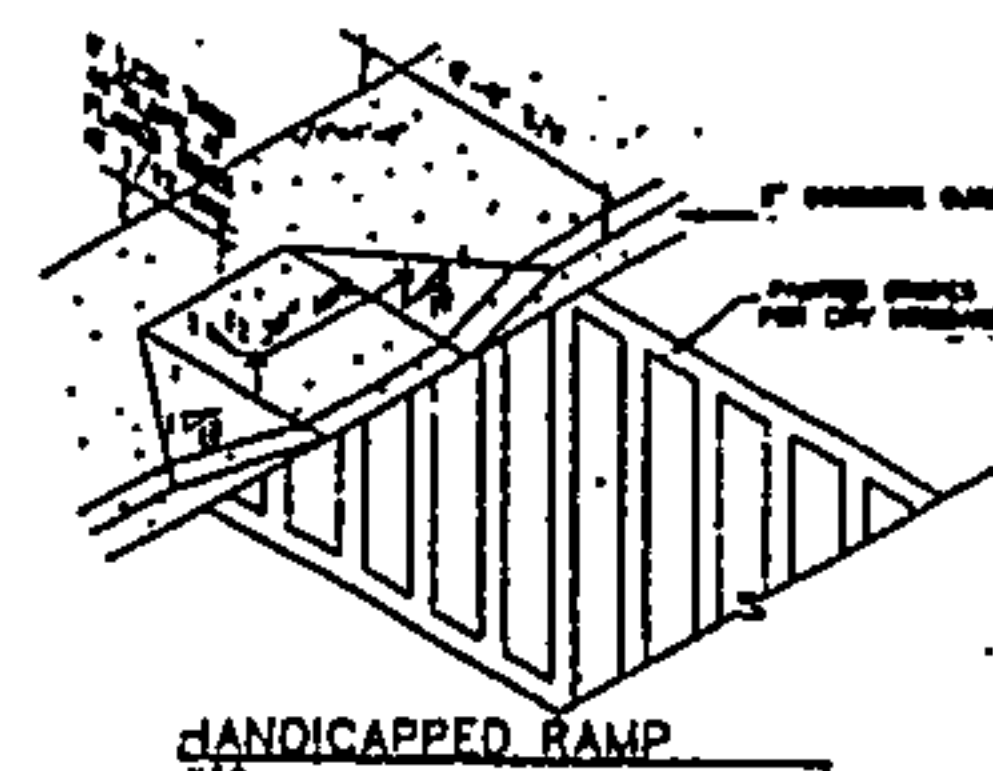


VICINITY MAP

G-14-Z

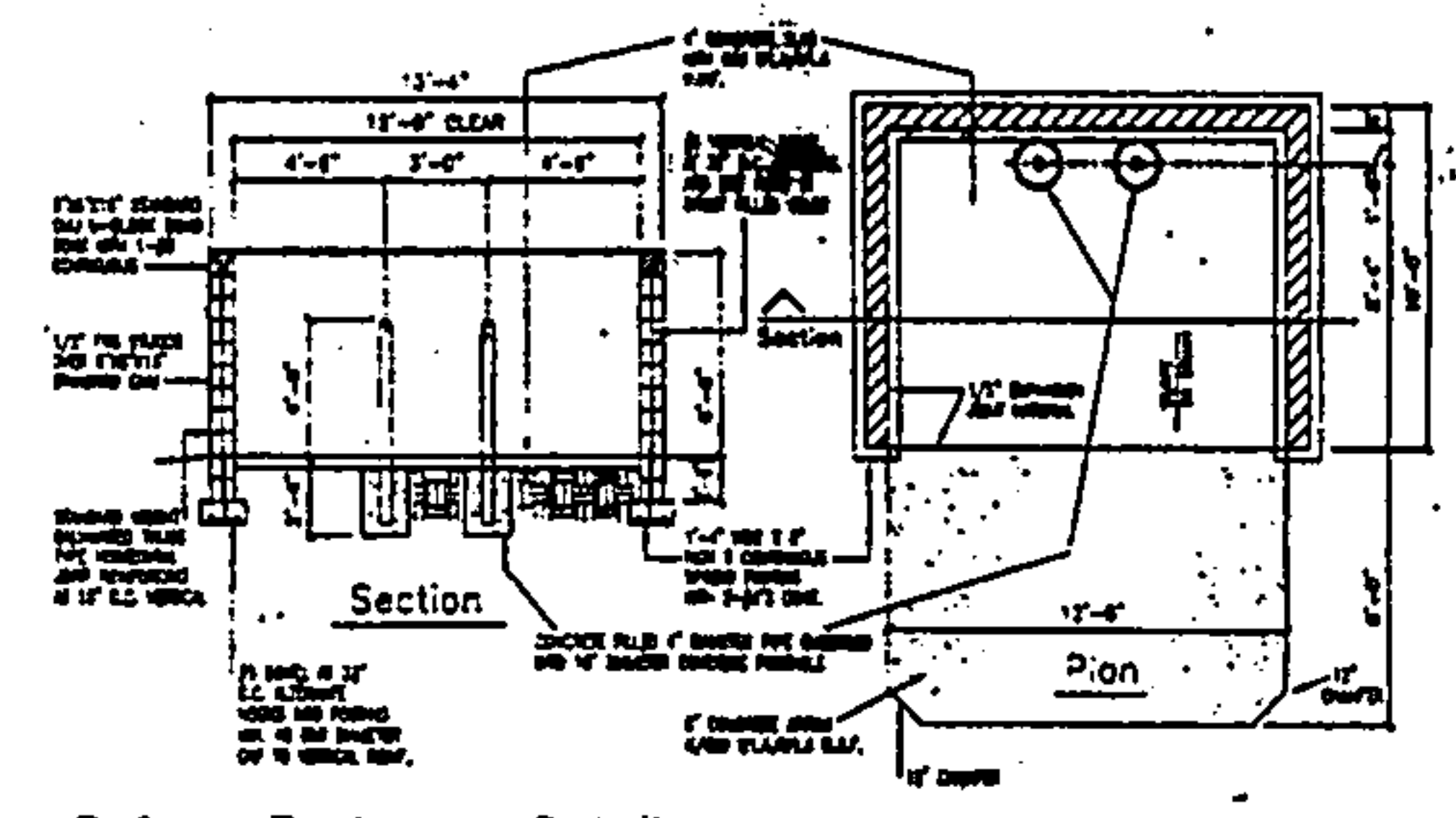


LOCATION MAP



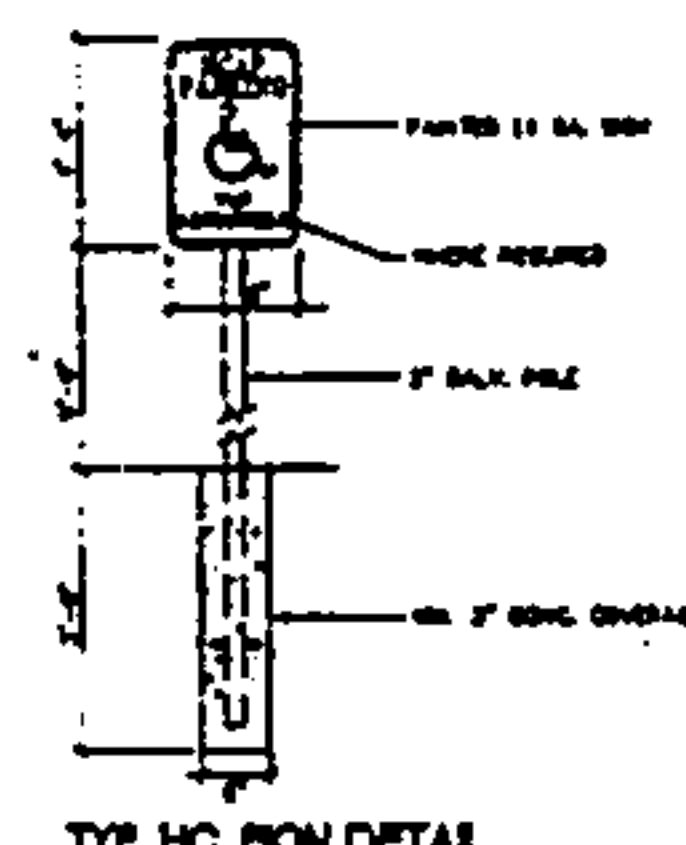
HANDICAPPED RAMP

SAN CLEMENTE AVE. N.W.

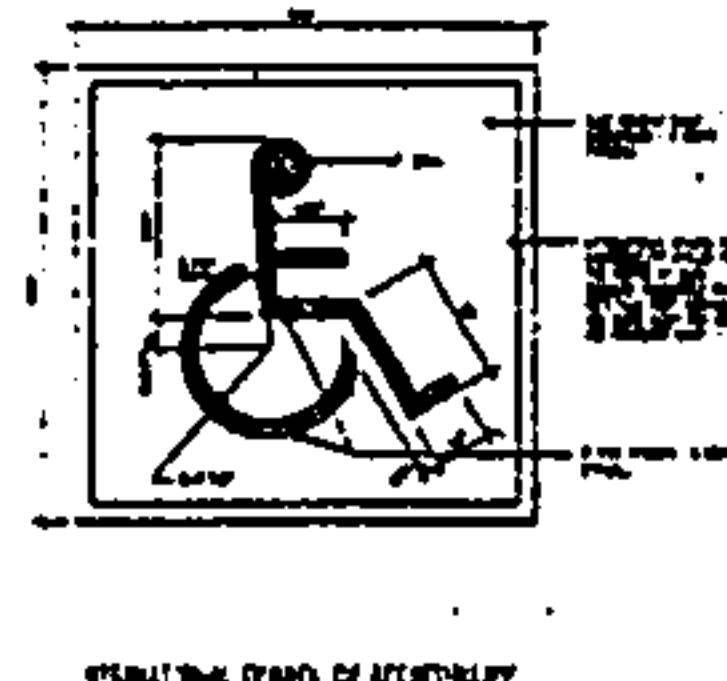


Refuse Enclosure Details

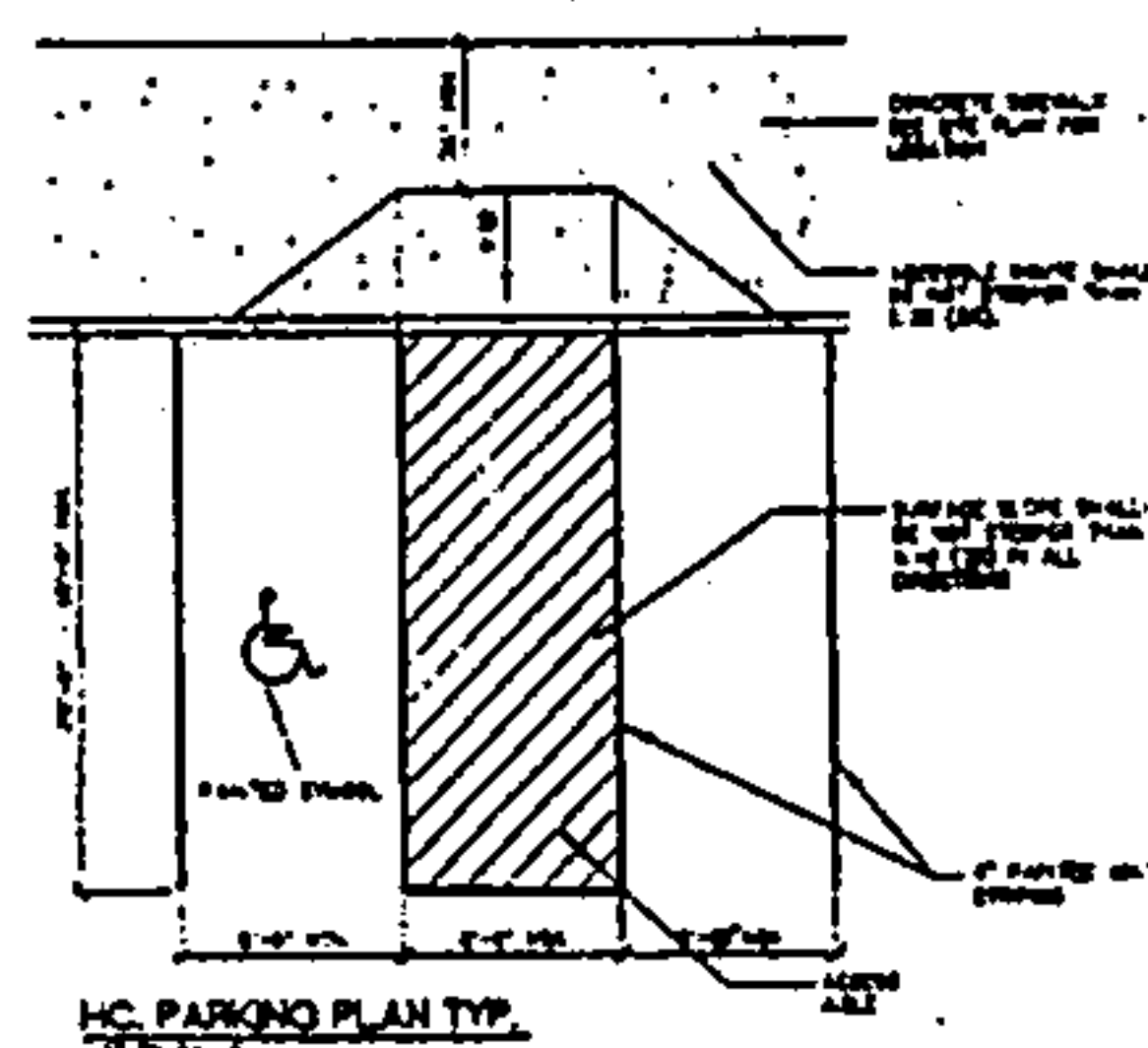
NTS



TYP. HOV 3+ DETAIL



TYP. HOV 3+ DETAIL



HOV 3+ PLAN TYP.



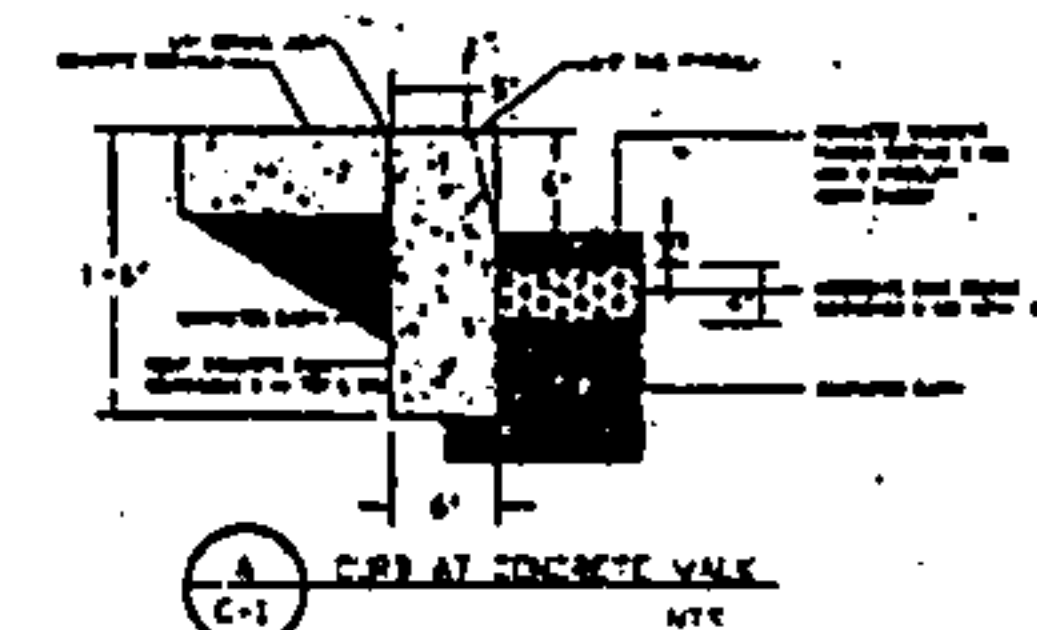
Bike Rack Detail

Notes: Apartment Buildings "A" and "B" are to share the refuse bin and service shown on the plan below.

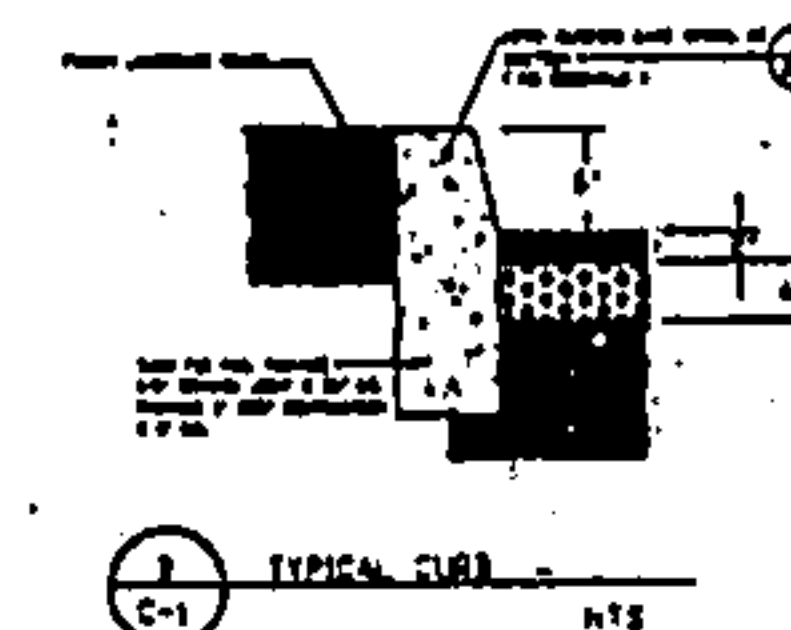
LEGAL DESCRIPTION:

LOTS THREE (3) AND FOUR (4), GIBSON TRACT "A", PORTION OF TRACT 25-A, M.R.O.C.D. MAP 13, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; (ZONE ATLAS 10-14-2)

UTILITY PRECAUTIONS
THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

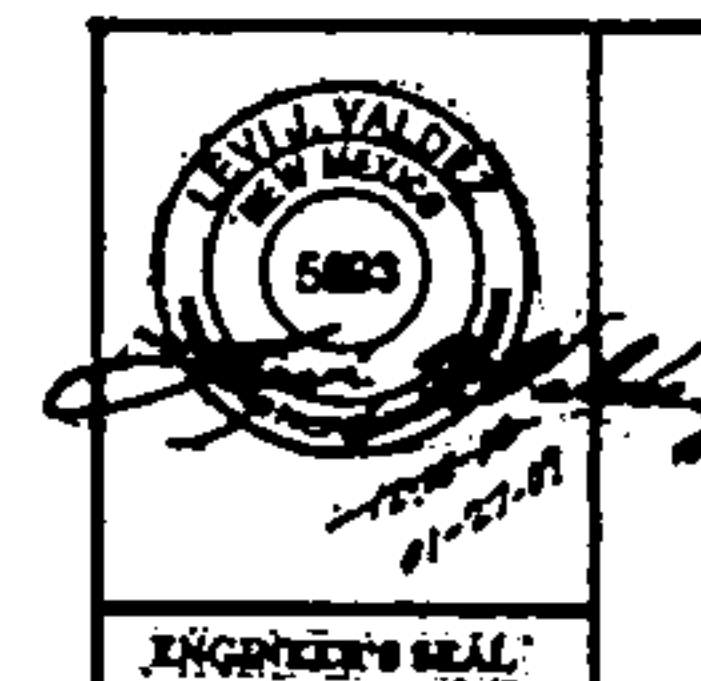


TYPICAL CONCRETE CURB



TYPICAL CURB

- (A) TYPICAL CONCRETE PARKING BARRIER
- (B) LANDSCAPE AREA
- (C) PROPOSED EXISTING - BARRIER, ASPHALT PAVING, LANDSCAPE DRAINAGE, BARRIER FOR PARKING BARRIER



SITE INFORMATION:

AREA (LOT 3 & 4) = 0.50 ACRES
SITE ZONED: "R-2"

PARKING REQUIREMENTS:

REQUIRED = 27 SPACES
PROVIDED = 27 SPACES

EXHIBIT "X"
TRAFFIC CIRCULATION LAYOUT

A PROPOSED PLAN
FOR
SAN CLEMENTE APARTMENTS
BUILDINGS "A" & "B"
SAN CLEMENTE AVENUE N.W.
ALBUQUERQUE, NEW MEXICO
JUNE, 2008

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: SAN CLEMENTE APARTMENTS "A" & "B" ZONE MAP: G-14/
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 3 & 4, GIBSON TRACT "A", PORTION OF TRACT 25-A, MAP 33
CITY ADDRESS: SAN CLEMENTE AVE. N.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: LEVI VALDEZ
GEORGE T. RODRIGUEZ-DEVEL. CONSULT. GEORGE RODRIGUEZ
ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: J & S DEVELOPMENT, INC. CONTACT: JOSE RODRIGUEZ
ADDRESS: 504 LOUISIANA BLVD. S.E. PHONE: 440-5104
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108

ARCHITECT: ? CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: ALBUQUERQUE SURVEYING CO., INC. CONTACT: FRED SANCHEZ
ADDRESS: 2119 MENAUL N.E. PHONE: 884-2036
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87107

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
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☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
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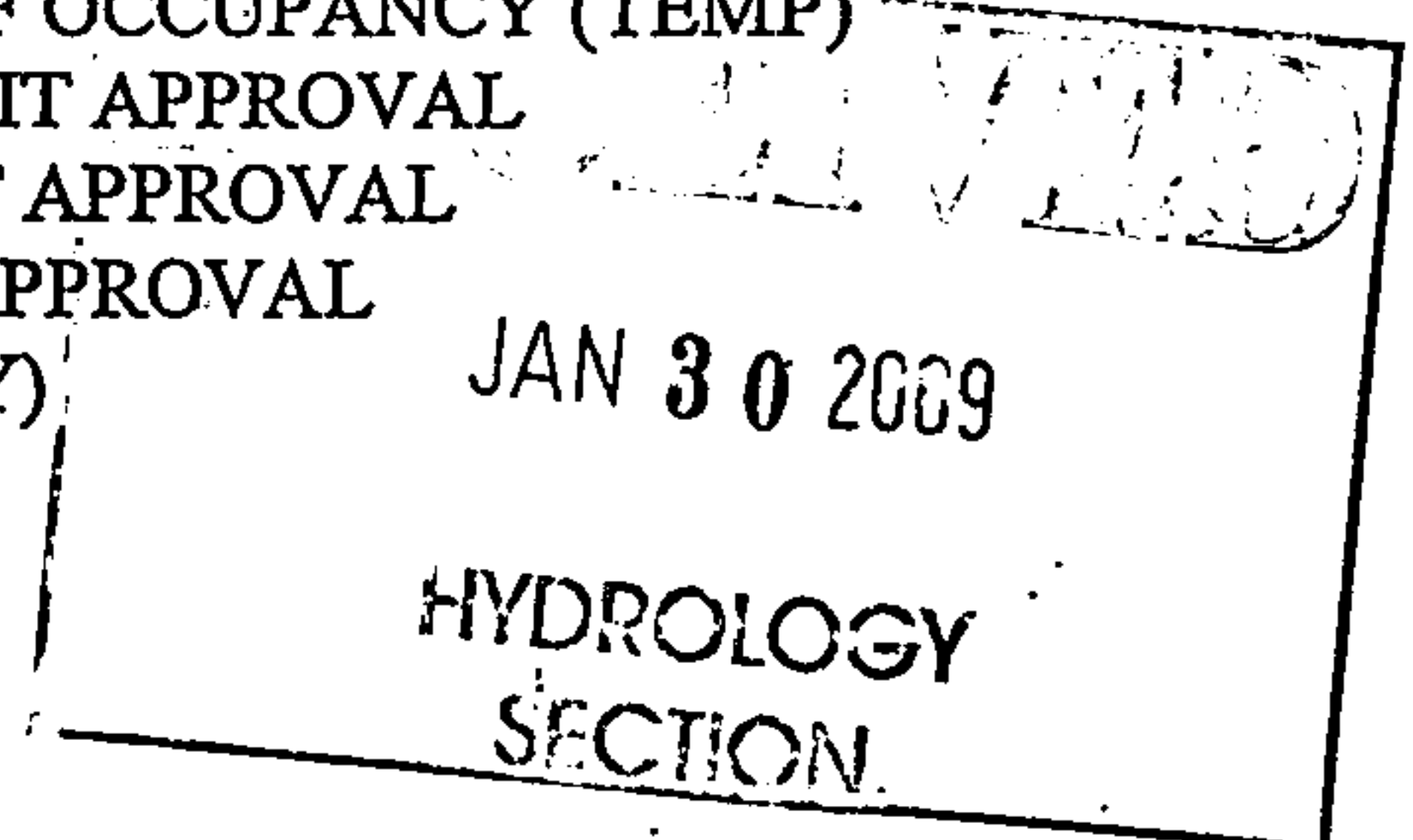
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☒ YES
☐ NO
☐ COPY PROVIDED

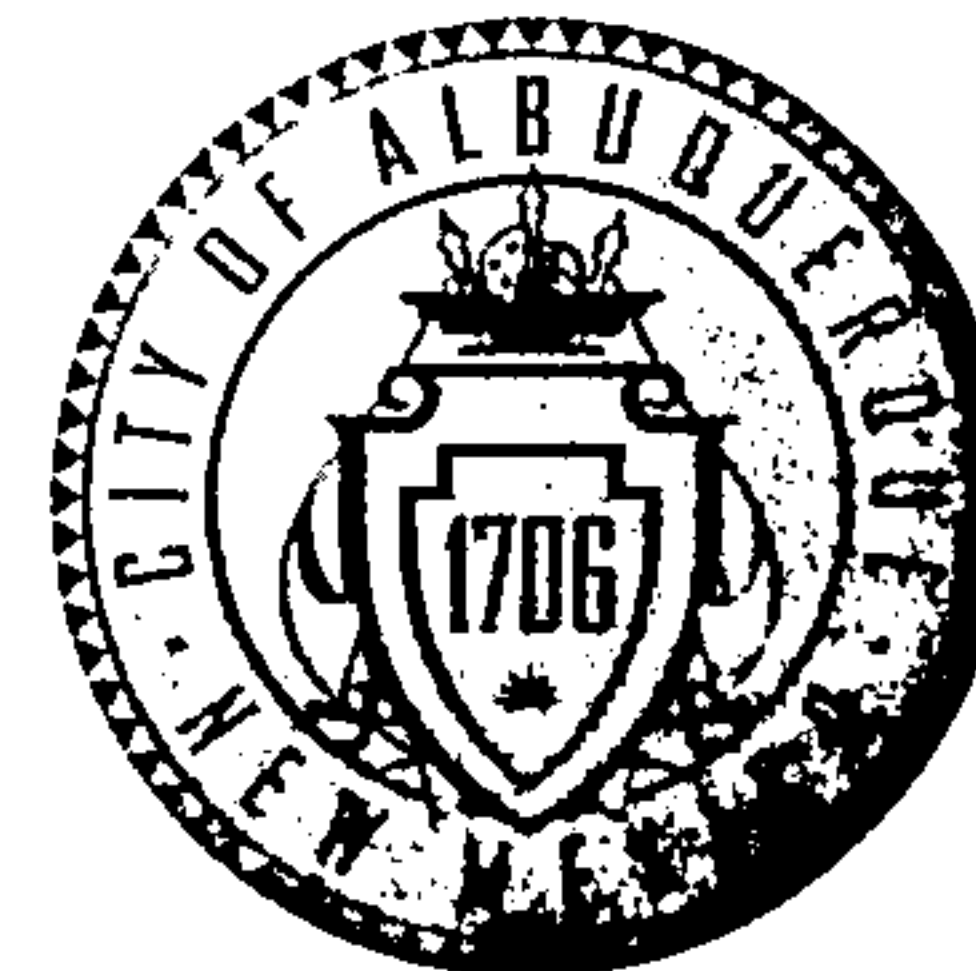
DATE SUBMITTED: JANUARY 30, 2009 BY: G.T. RODRIGUEZ
~~DECEMBER 15, 2008~~

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 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



January 30, 2009

Levi Valdez, P.E.
Levi Valdez & George Rodriguez Consultants
12800 San Juan NE
Albuquerque, NM 87123

Re: San Clemente Apartments A & B
Gibson Tract A, Portion of Tract 25-A, Lots 3 & 4
Engineer's Stamp dated 01-27-09 (G14/D006)

Dear Mr. Valdez,

Based upon the information provided in your re-submittal received 01-30-09, 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 you have any questions, you can contact me at 924-3630.

Sincerely,

Milo E. Salgado-Fernandez, P.E.
Senior Engineer/Planning Dept.
Development and Building Services

C: File

CITY OF ALBUQUERQUE



May 9, 2011

Levi Valdez, P.E.
George T. Rodriguez Consulting
12800 San Juan NE
Albuquerque, NM 87123

Re: **San Clemente Apts. 210 San Clemente Ave NW** *LOTS 394*
Request for 90-Day Temporary C.O.—Approved
Engineer's Stamp dated: 4/29/09 (G-14/D006)
Certification dated: 04-29-11

Dear Mr. Valdez,

Based upon the information provided in your submittal received 05-4-11, the above referenced certification is approved for release of a 90 Day Temporary Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3977.

Sincerely,

[Signature]
Rudy E. Rael
Engineer Assistant—Hydrology,
Development and Building Services

C: CO Clerk—Katrina Sigala
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: SAN CLEMENTE APARTMENTS "A" & "B" ZONE MAP: G-14/D006
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

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ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: LEVI VALDEZ
GEORGE T. RODRIGUEZ-DEVEL. CONSULT. GEORGE RODRIGUEZ
 ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
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ARCHITECT: ? CONTACT: _____
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- ☐ TRAFFIC CIRCULATION LAYOUT
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- ☐ OTHER (SPECIFY) _____

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- ☐ FOUNDATION PERMIT APPROVAL
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- ☒ CERTIFICATE OF OCCUPANCY (TEMP)
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- ☐ PAVING PERMIT APPROVAL
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- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

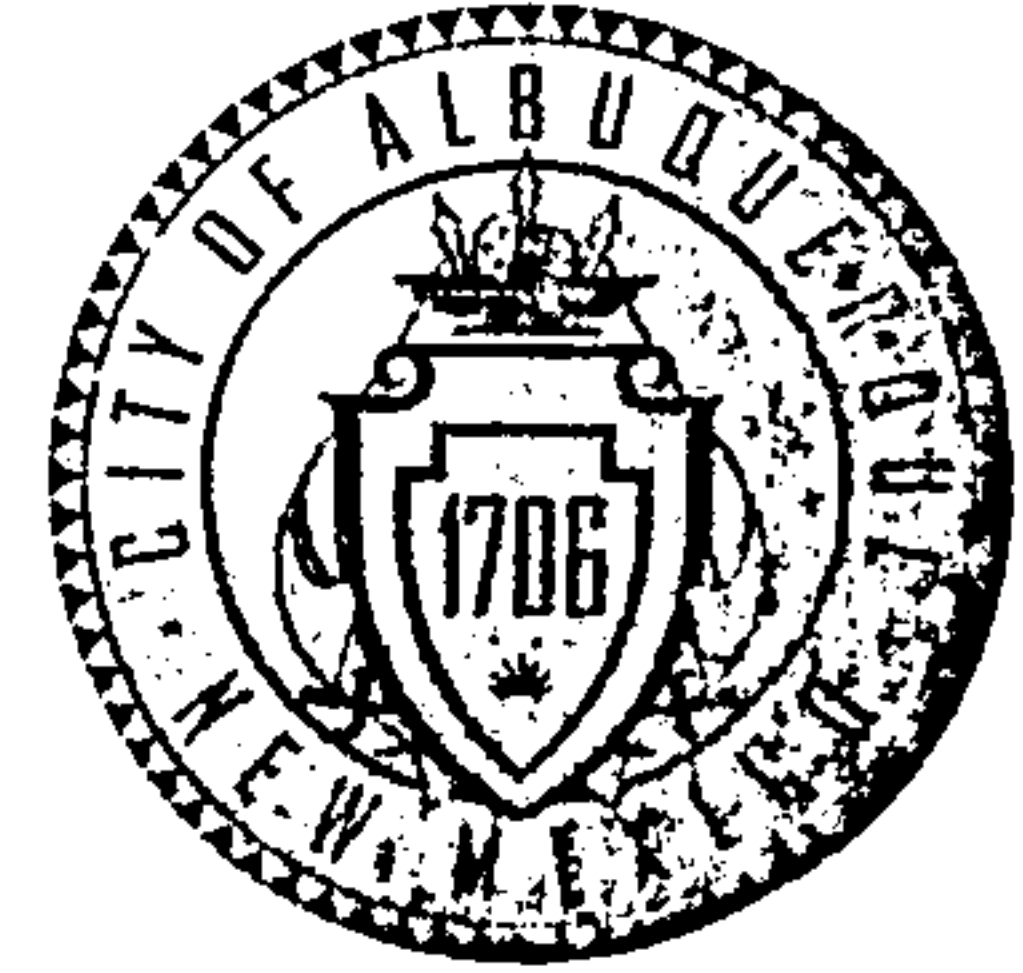
- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: APRIL 29, 2011 BY: G.T. RODRIGUEZ

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CITY OF ALBUQUERQUE



December 18, 2008

Levi Valdez, P.E.
Levi Valdez & George Rodriguez Consultants
12800 San Juan NE
Albuquerque, NM 87123

Re: San Clemente Apartments A & B
Gibson Tract A, Portion of Tract 25-A, Lots 3 & 4
Engineer's Stamp dated 12-05-08 (G14/D006)

Dear Mr. Valdez,

Based upon the information provided in your submittal received 12-18-08, the above referenced plan for Building Permit is **not approved** until the following items/conditions are addressed:

- The swale flows located on the western side of building will either need to be direct into the parking area via swale process and certified; or a sidewalk culvert will need to be provided for flows onto San Clemente. If you decide to direct flows into parking area via swale, you'll need to remove note 5 of Drainage Comments.

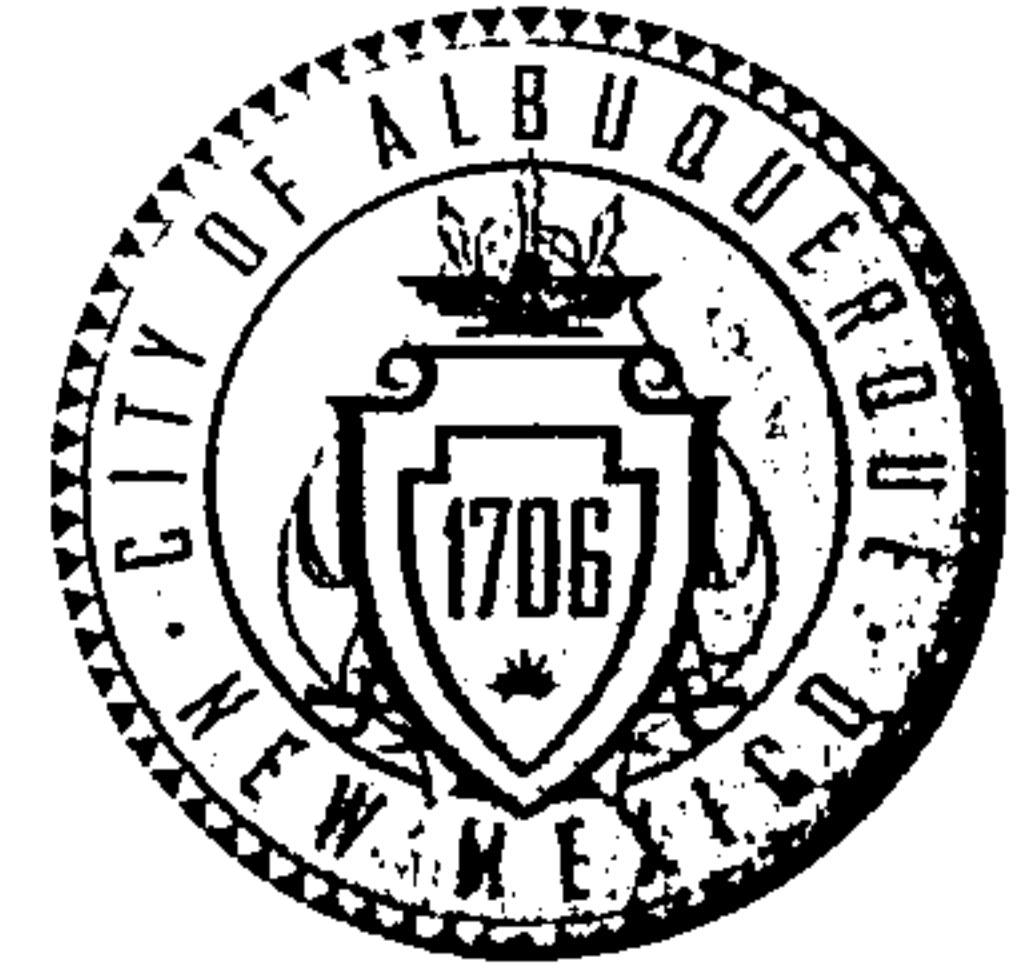
If you have any questions, you can contact me at 924-3630.

Sincerely,

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

C: File

CITY OF ALBUQUERQUE



December 23, 2008

Levi J. Valdez, P.E.
George T. Rodriguez - Development Consultant
12800 San Juan NE
Albuquerque, NM 87123

**Re: San Clemente Apartments A & B, _____ San Clemente Ave NW,
Traffic Circulation Layout**

Engineer's Stamp dated 12-05-08 (G-14/D006)

Dear Mr. Valdez,

Based upon the information provided in your submittal received 12-18-08, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

1. A six-foot wide, ADA accessible, pedestrian pathway from the right of way to the building is required.
2. Please include a copy of the recorded cross-lot access agreement with the adjacent property owners. This agreement will need to be with lots 3, 4, and 5 due to the refuse location and the shared drivepads.

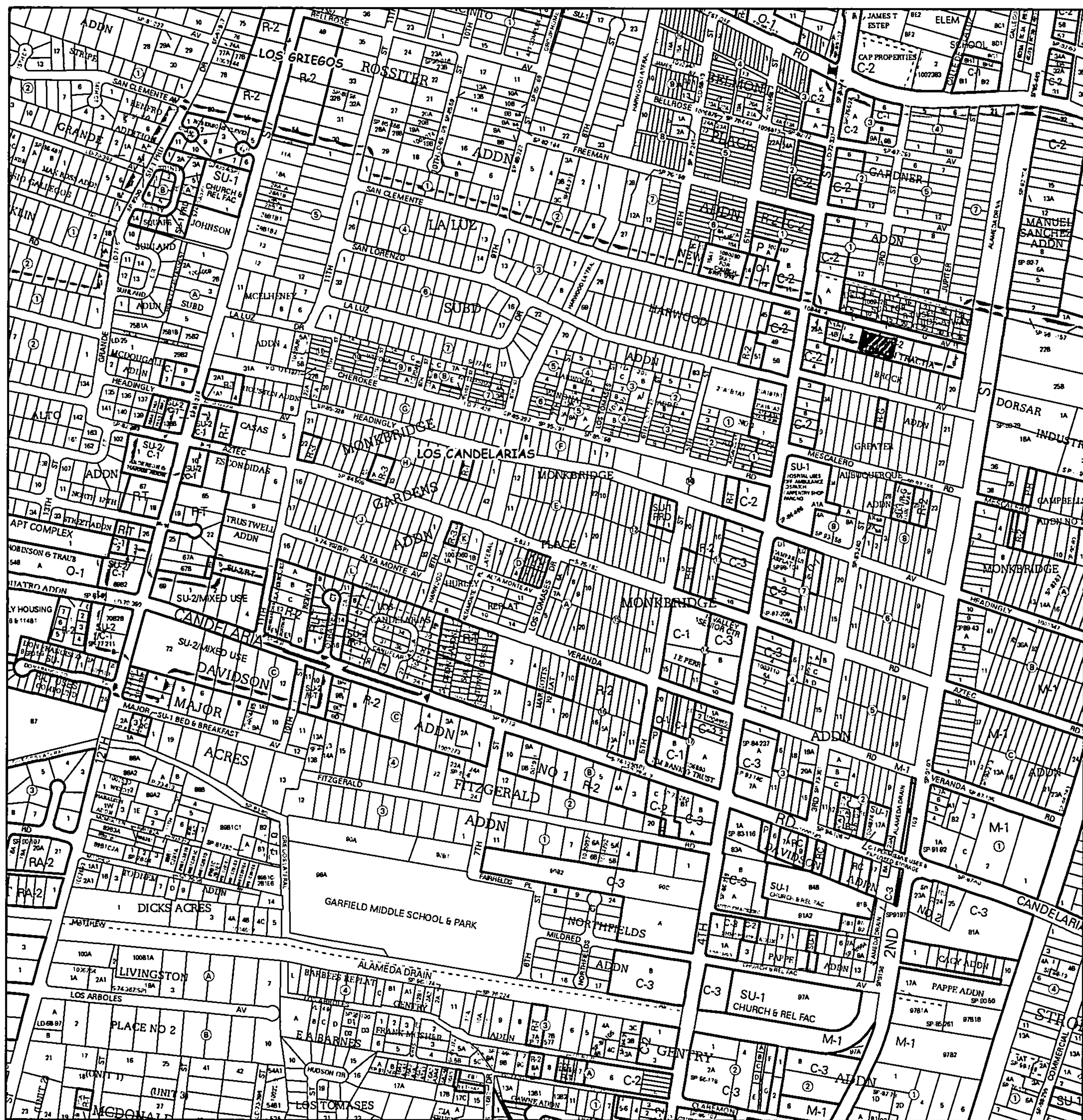
If you have any questions, you can contact me at 924-3991.

www.cabq.gov

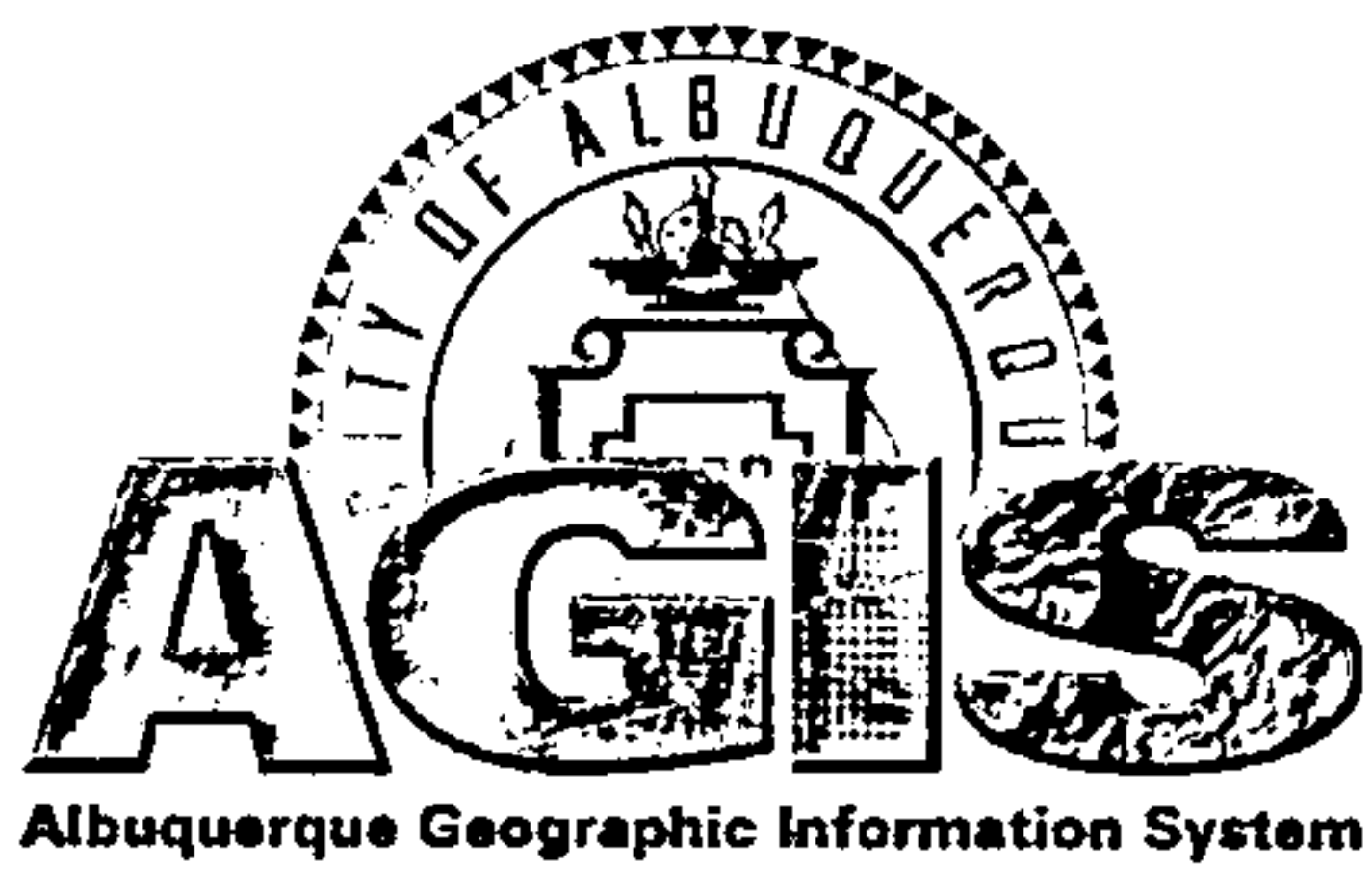
Sincerely,

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

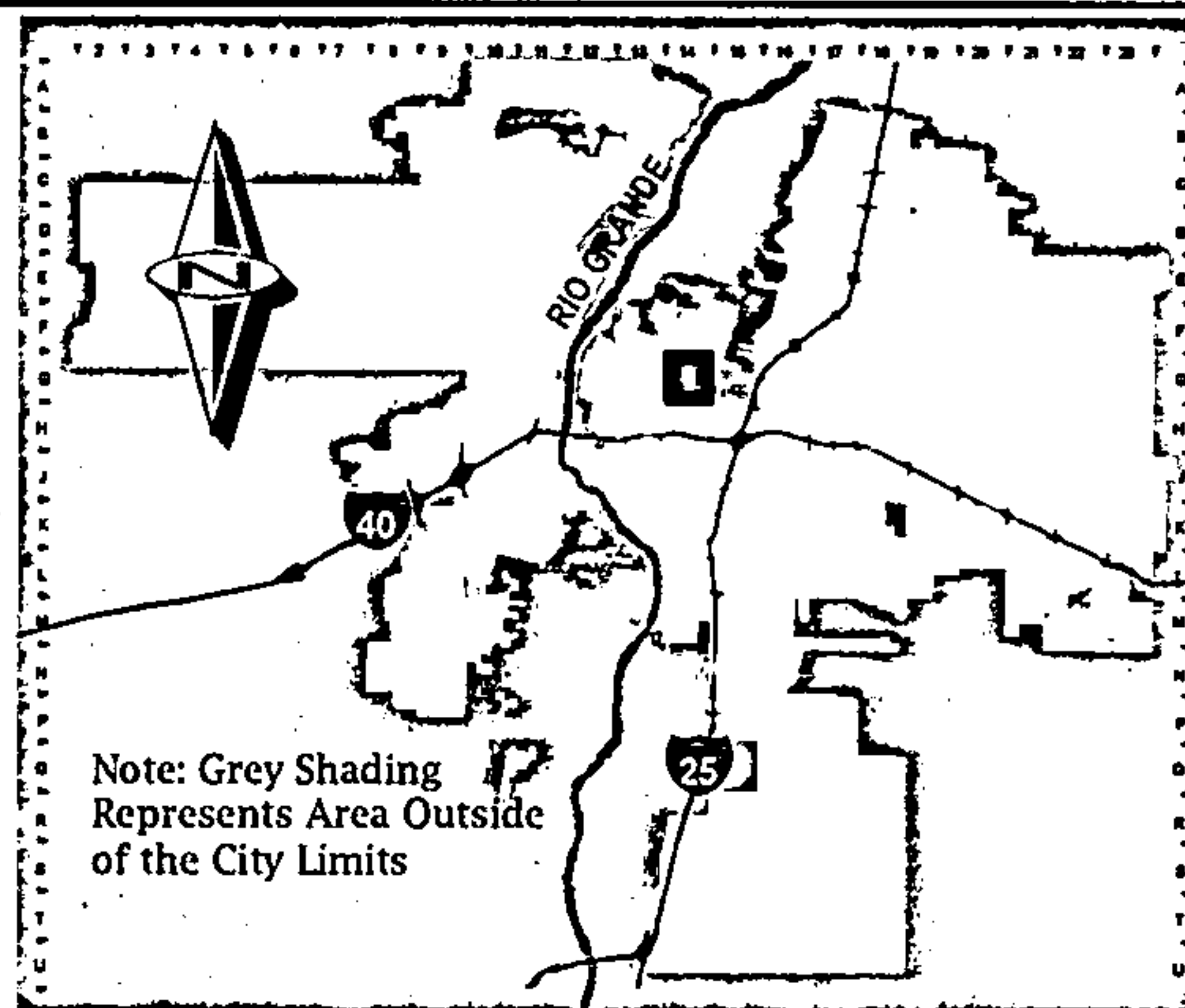
C: File



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 6/13/2008



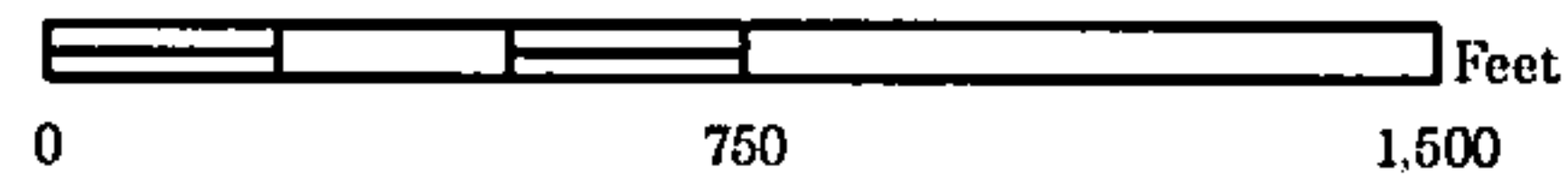
Zone Atlas Page:

G-14-Z

Selected Symbols

- SECTOR PLANS**
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

**Note: Grey Shading
Represents Area Outside
of the City Limits**



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: SAN CLEMENTE APARTMENTS "A" & "B" ZONE MAP: G-14/1006
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 3 & 4, GIBSON TRACT "A", PORTION OF TRACT 25-A, MAP 33
 CITY ADDRESS: SAN CLEMENTE AVE. N.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: LEVI VALDEZ
GEORGE T. RODRIGUEZ-DEVEL. CONSULT. GEORGE RODRIGUEZ
 ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: J & S DEVELOPMENT, INC. CONTACT: JOSE RODRIGUEZ
 ADDRESS: 504 LOUISIANA BLVD. S.E. PHONE: 440-5104
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108

ARCHITECT: ? CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

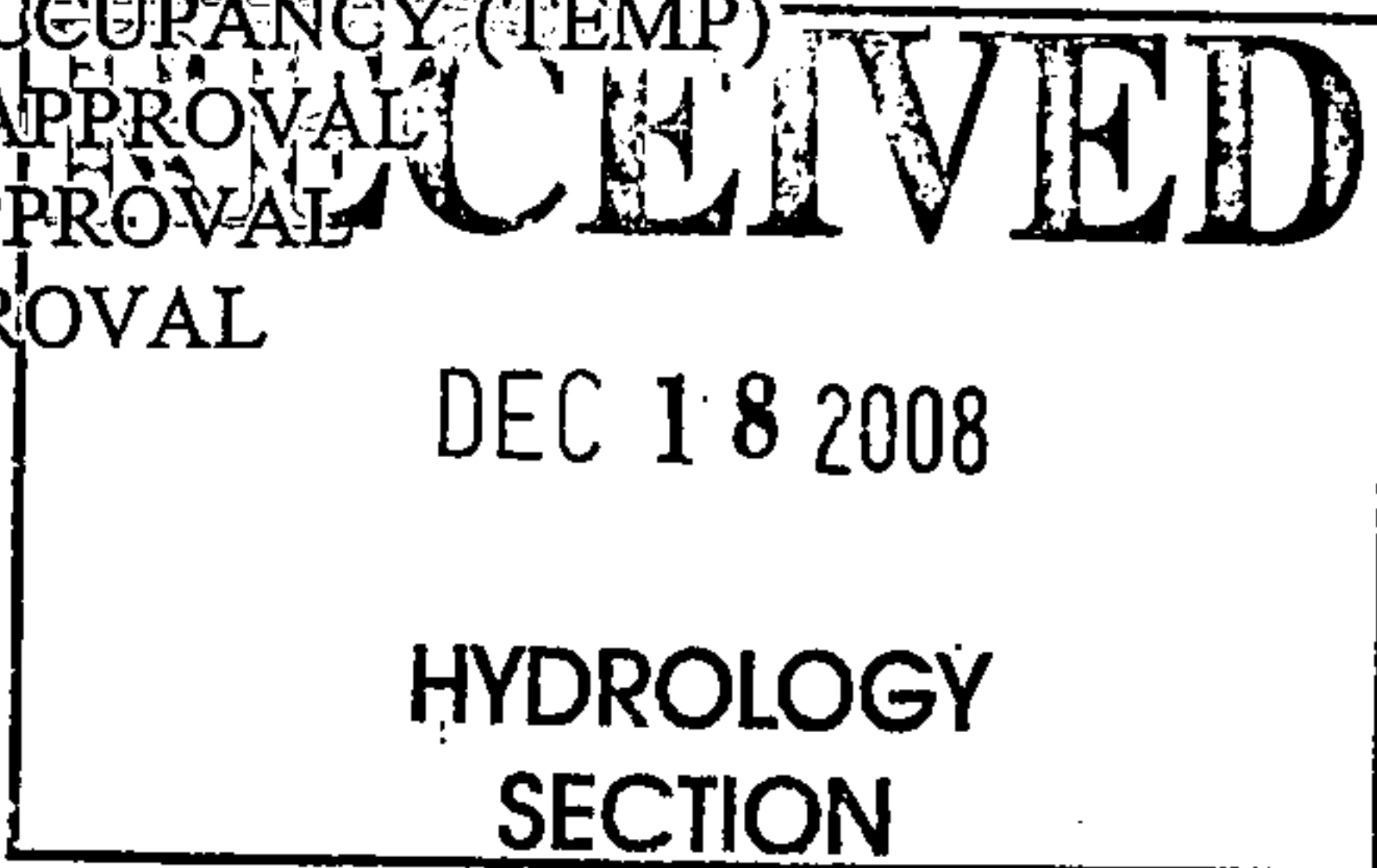
SURVEYOR: ALBUQUERQUE SURVEYING CO., INC. CONTACT: FRED SANCHEZ
 ADDRESS: 2119 MENAUL N.E. PHONE: 884-2036
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87107

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) _____

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



DATE SUBMITTED: DECEMBER 15, 2008 BY: G.T. RODRIGUEZ

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.

Need shared access easement
between lots 3 and 4
- need recorded copy
for files

Need 6' wide ADA accessible
ped pathway from ROW.

CITY OF ALBUQUERQUE



May 1, 2007

Lyle C. Losack, P.E.
Quickdraw Engineering, LLC
309 Paseo De Dulcelina
Corrales, NM 87048

Re: San Clemente Park, Grading Plan
Engineer's Stamp dated 4-2-07 (G14/D006)

Dear Mr. Losack,

Based upon the information provided in your submittal received 4-17-06, the above referenced plan cannot be approved for Preliminary Plat Action by the DRB until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- Provide elevation data in the gravel areas on the south side. Also, will there be a CMU wall constructed on this border. It seems the area is being filled and will be higher than the lots to the south. Similar comments for west edge of project.
- Provide spot elevations in streets near drivepads, in corners of backyards and along west and south edges of project.
- Will roof flows be draining out the front of the property?
- The drainage report states the drainage area for the townhouses is 1.84 acres. What is the total area of the project?
- Provide inverts for sidewalk culverts. Also, there is no detail or note pertaining to keyed Note 2. Sidewalk culverts must be extended to face-of-curb.
- Provide calculations for sizing the concrete rundown. In addition, concrete rundowns have a 6" thick base with reinforcement steel.
- How wide are the private streets? What type of curb and gutter will be used?
- Elevation data is required for Lot 1 and Lot 2.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: file
Brad Bingham

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: San Clemente Park ZONE MAP/DRG. FILE #: 6-14/D006
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract C, H, K, N
 CITY ADDRESS: _____

ENGINEERING FIRM: Qui K Draw Eng
 ADDRESS: 309 Paseo De Dulcehina
 CITY, STATE: Corrales, NM

CONTACT: Lyle Losack
 PHONE: 505-898-0389
 ZIP CODE: 87048

OWNER: JOSE RODRIGUES
 ADDRESS: _____
 CITY, STATE: ALBUQUERQUE NM

CONTACT: JOSE
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: ADD SURV.
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: VILAD
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

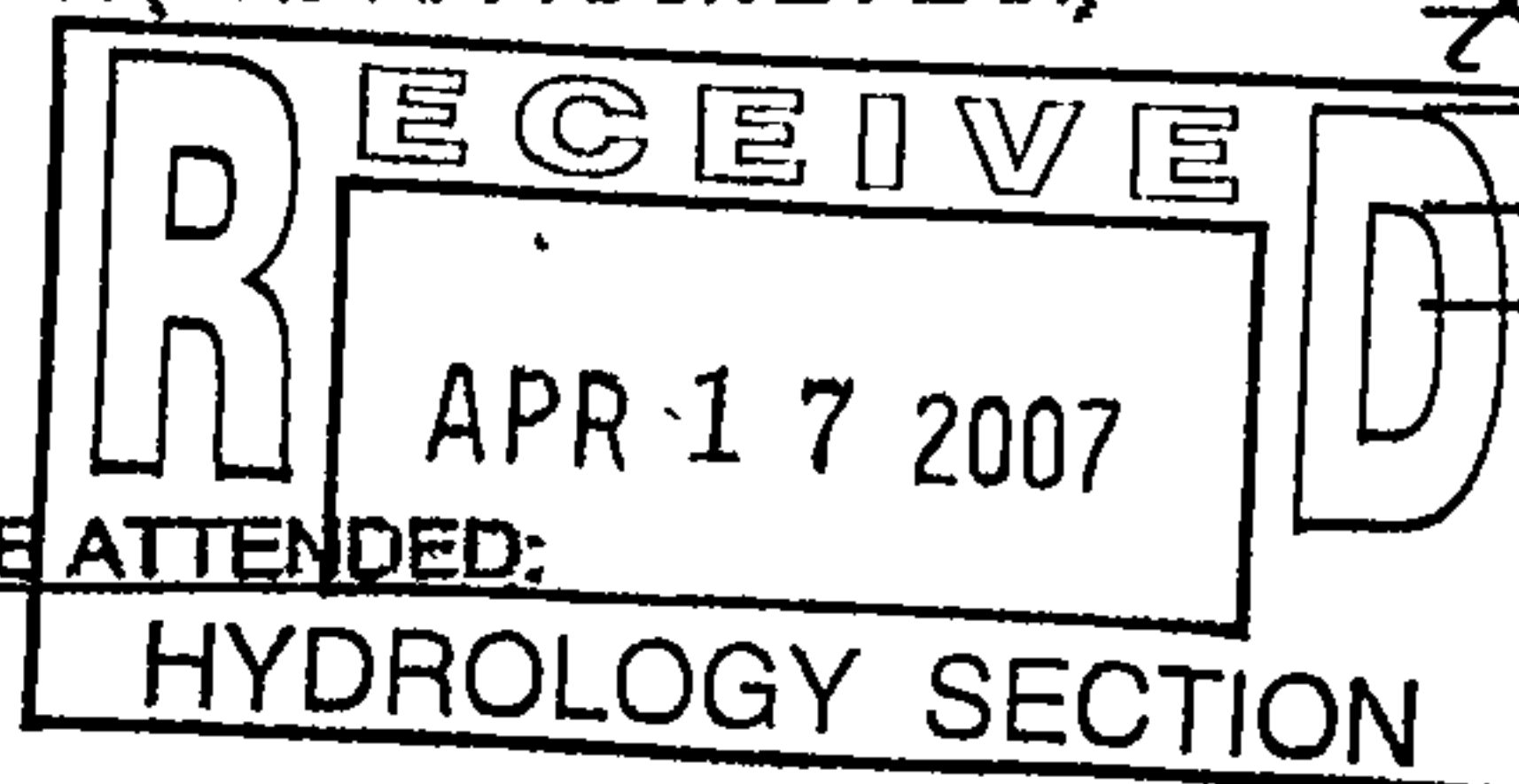
- ☒ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☒ SIA / FINANCIAL GUARANTEE RELEASE
- ☒ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☒ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



(Joseph Brown)
 NEED 70.00

DATE SUBMITTED: 4/3/07 BY: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

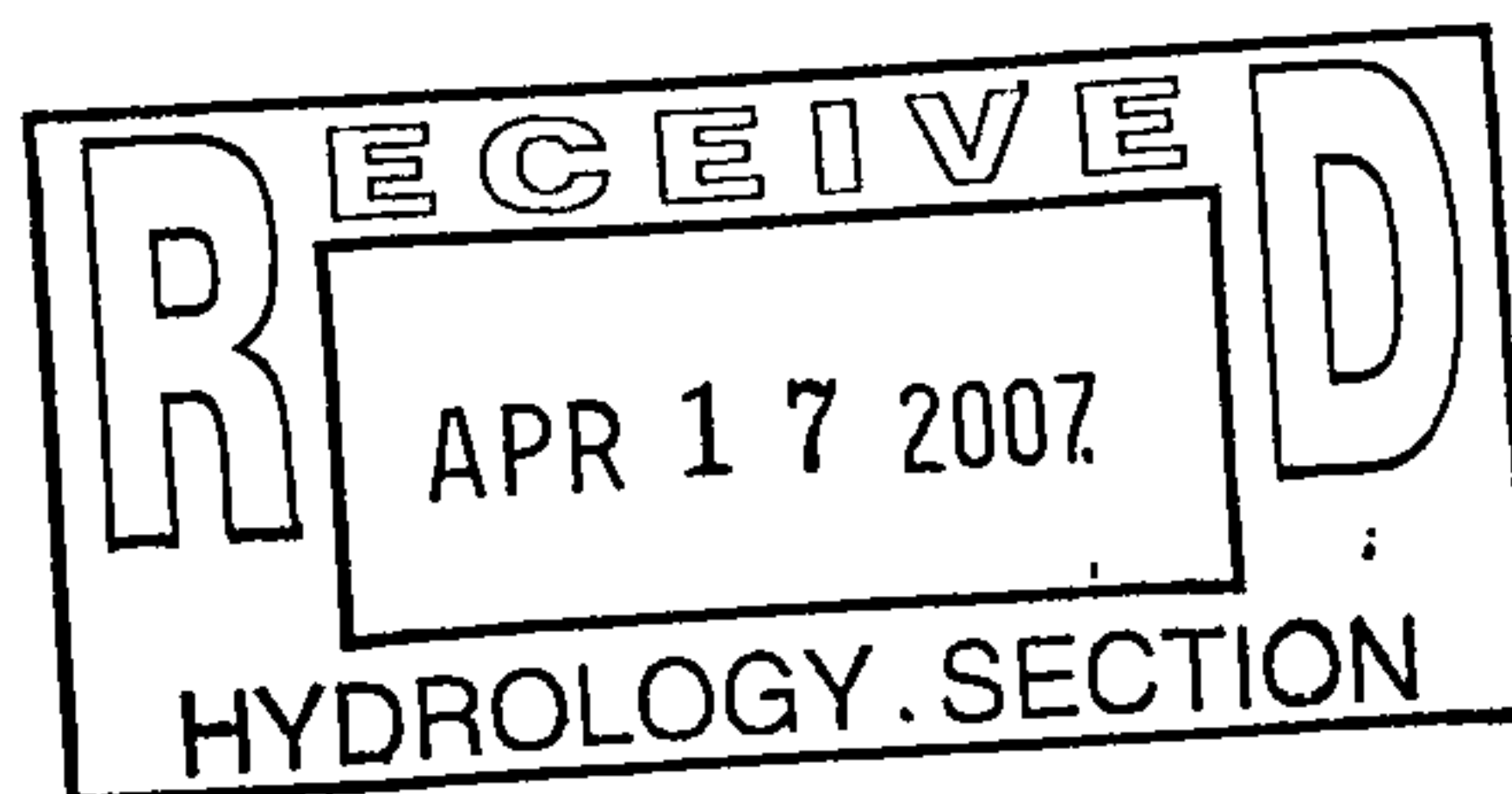
ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
 Development & Building Services

PAID RECEIPT

APPLICANT NAME San Clemente Park
 AGENT Quik Draw Eng.
 ADDRESS 309 Paseo De Delcudia
 PROJECT & APP # _____
 PROJECT NAME _____

\$ _____ 441032/3424000 Conflict Management Fee
 \$ _____ 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ 50.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 50.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.



DUPLICATE
 City of Albuquerque
 Treasury Division

Counterreceipt.doc 6/21/04

4/3/2007 12:08PM LOC: ANN
 RECEIPT# 00079093 WSH 007 TRANS# 0024
 Account 441006 Fund 0110
 Activity 4983000 TRSMF
 Trans Amt \$50.00
 J24 Misc \$50.00
 CA \$50.00
 CHANGE \$0.00
 Thank You

DRAINAGE REPORT

FOR

San Clemente Park

Prepared By:

QuikDraw Engineering, LLC

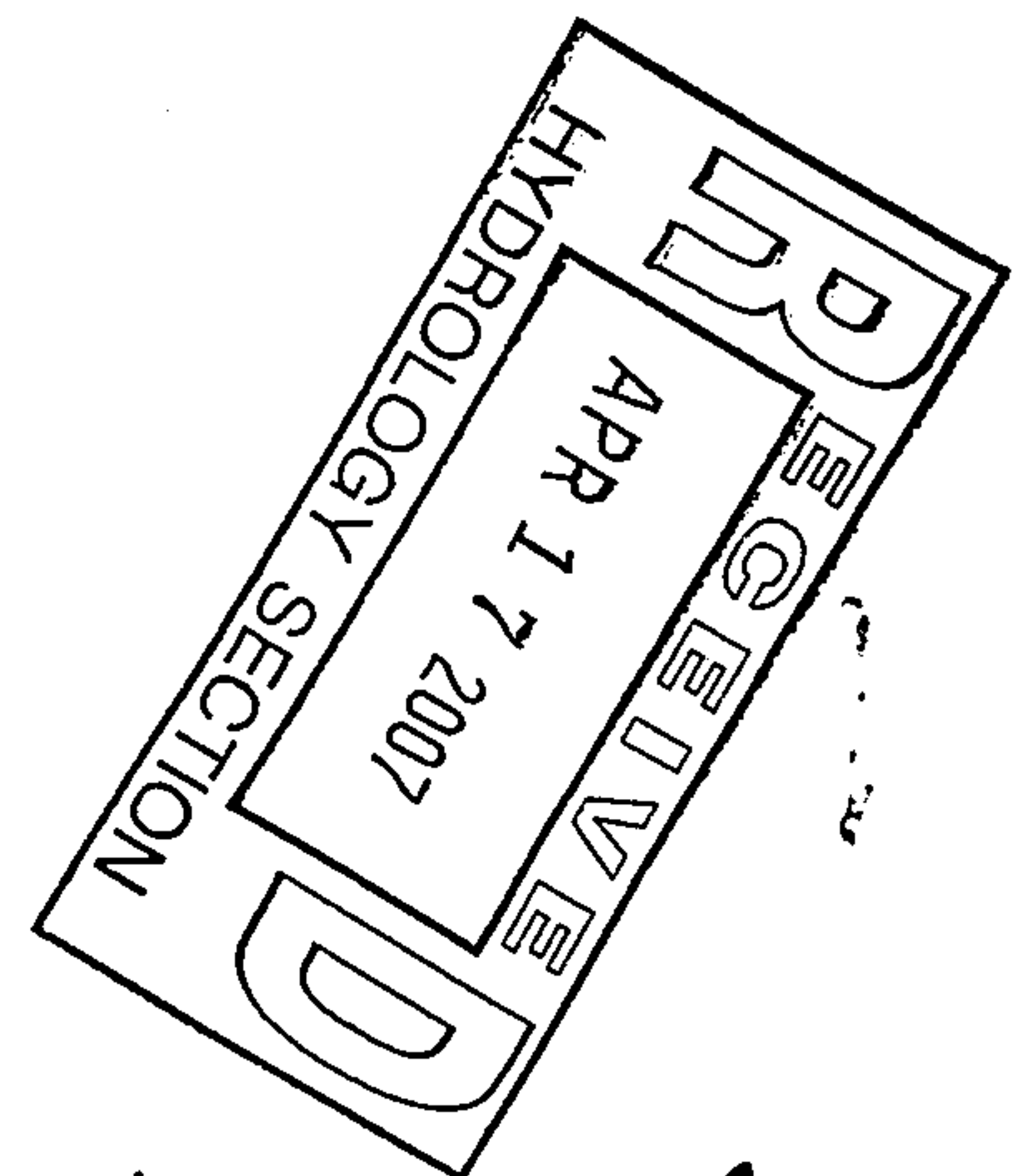
Post Office Box 729

Corrales, New Mexico 87048

Ph: 505-898-0389

FAX: 505-897-0389 FAX

E-Mail: quikdrawengr@aol.com

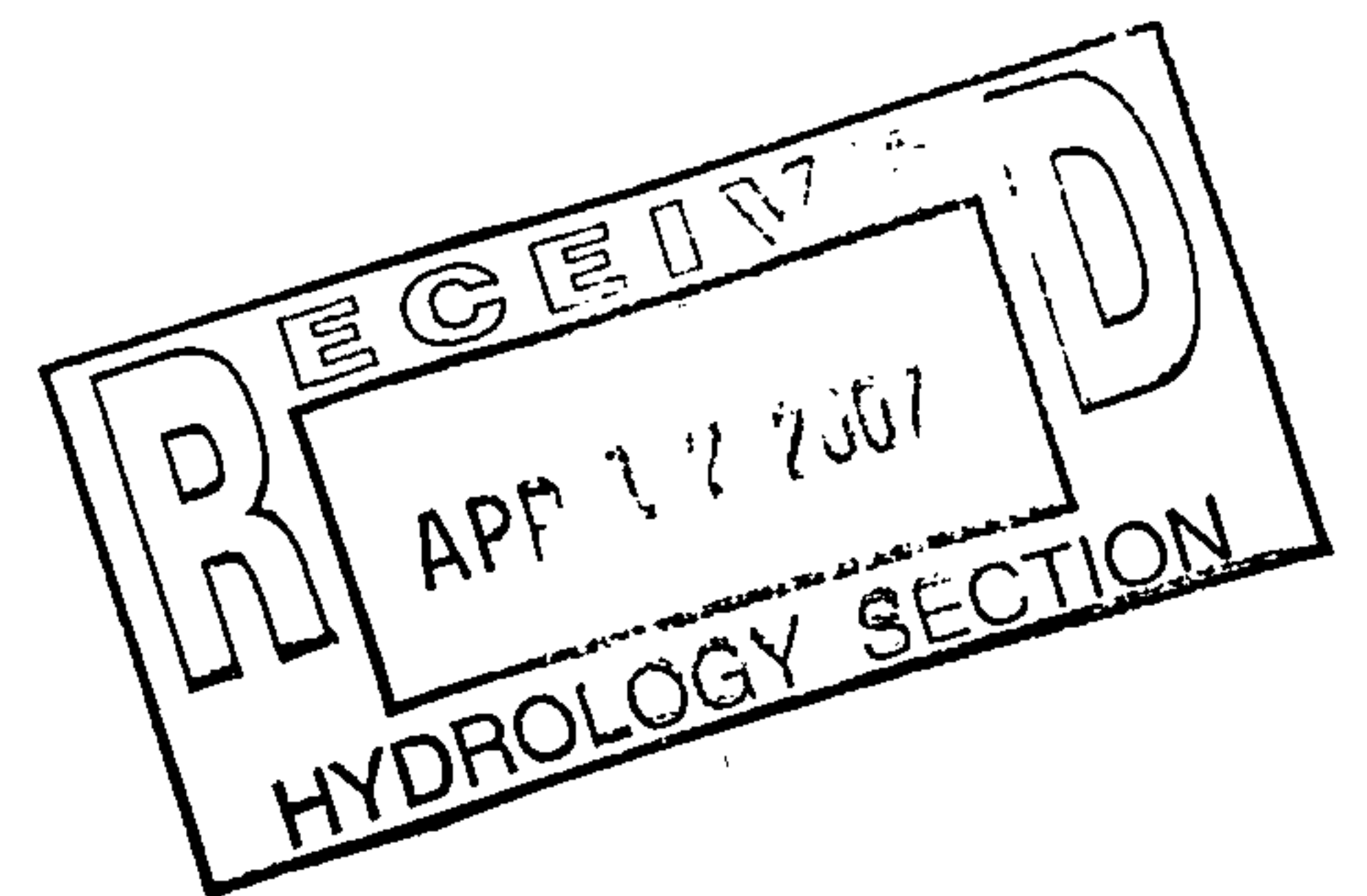


Lyle C. Losack, P.E.
Lyle C. Losack, P.E.

4/3/07

Table of Contents

	Vicinity Map	I
1.	Purpose and Scope	1
2.	Site Description/Existing Drainage Conditions	1
3.	Design Criteria/Land Treatments	1
4.	Drainage Management Plan	2
5.	Conclusion	2
	<u>Appendix A</u>	
	Zone Atlas Maps	1
	Firm Map	2
	<u>Appendix B</u>	
	Existing Condition Calculations	
	Developed Condition Calculations	
	<u>Appendix C</u>	
	Pond Sizing Calculations	
	<u>Plates</u>	
	San Clemente Plan and Profile	4 of 5
	Grading Plan	5 of 5



1. Purpose and Scope

This parcel is proposed to be developed as a Town House Complex. The 24 dwelling units zoned SU-1 for R-T.

This report presents an overall drainage management plan for approval by the City of Albuquerque in order that the subsequent development may proceed.

2. Site Description/Existing Drainage Conditions

This Town House development is located off 4th Street on San Clemente Avenue. San Clemente bounds it to the north, 2nd Street and the MRGCD drain to the east, and a vacant lot to the south.

There are no existing offsite flows that impact this site. *Drainage from 4th Street* goes to drop inlets, drainage to the north and south go to the MRGCD drain. In addition, the existing flows from the proposed site presently drain to San Clemente, inlet in the road, and then, overflow into the MRGCD drain.

3. Design Criteria/Land Treatments

The drainage plan presented in this report has been prepared in accordance with the City of Albuquerque Drainage Ordinances and Chapter 22 of the Development Process Manual (DPM).

Rainfall intensities per this report are as follows:

Zone	P ₆₀	P ₃₆₀	P ₁₄₄₀
2	2.01	2.35	2.75

Land Treatment (DPM Pg 22-11) Multiple Unit Attached

Treatment Type	A	B	C	D
Residential (attached)	0	15	15	70

Total drainage area for the Town Houses is 1.84 acres.

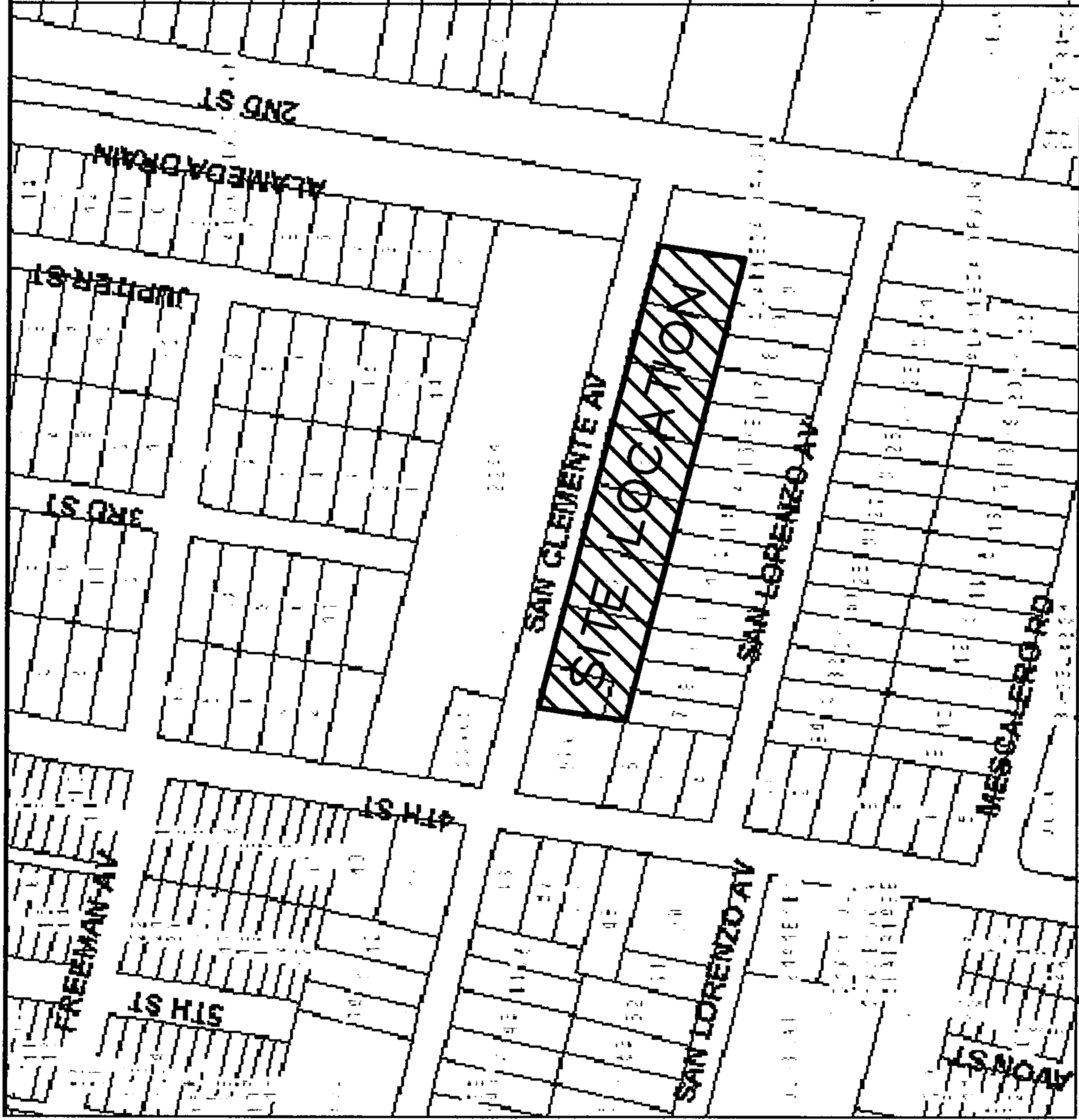
4. **Drainage Management Plan**

The parcel will be graded to drain to San Clemente. Two type "A" drop inlets are existing in this area.

As the calculations in the Appendix show, the existing flow coming off the proposed site is 4.9 cfs and the proposed flow is 15.58 cfs, a 10.68-cfs increase. The two inlets and existing 24" storm system will capture this increase as well as the existing flows. A total of 24.51-cfs will enter the system.

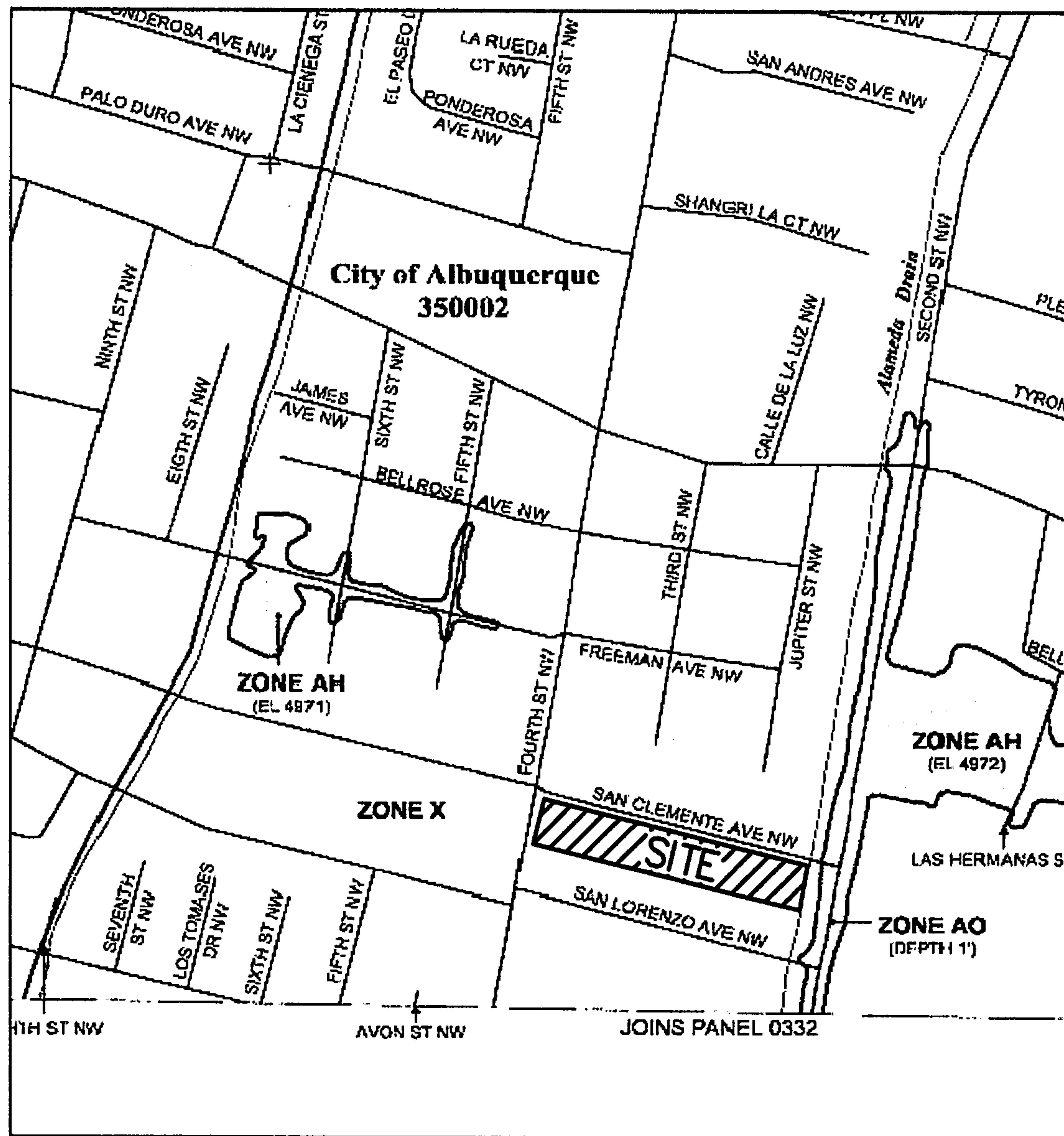
5. **Conclusion**

Per the overall plan, no adverse downstream impact will result from this development. The proposed system will, in fact, greatly improve the local drainage situation along San Clemente. Any storm event in excess of the 100-year, 6-hour storm will overflow into 4th Street and the MRGCD drain.



VICINITY MAP ZONE G-14

N.T.S.



FIRM MAP

35001C0119E

N.T.S.

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*	*SAN CLEMENTE SUB
*	*100 YEAR 6 HOUR PROPOSED CONDITIONS
*	*72135.36 SF IMPERVIOUS AREA
*	*****
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	RAIN DAY=2.66 IN DT=0.033333 HRS
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*	*100 YEAR 6 HOUR EXISTING CONDITIONS
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	RAIN DAY=2.66 IN DT=0.033333 HRS
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