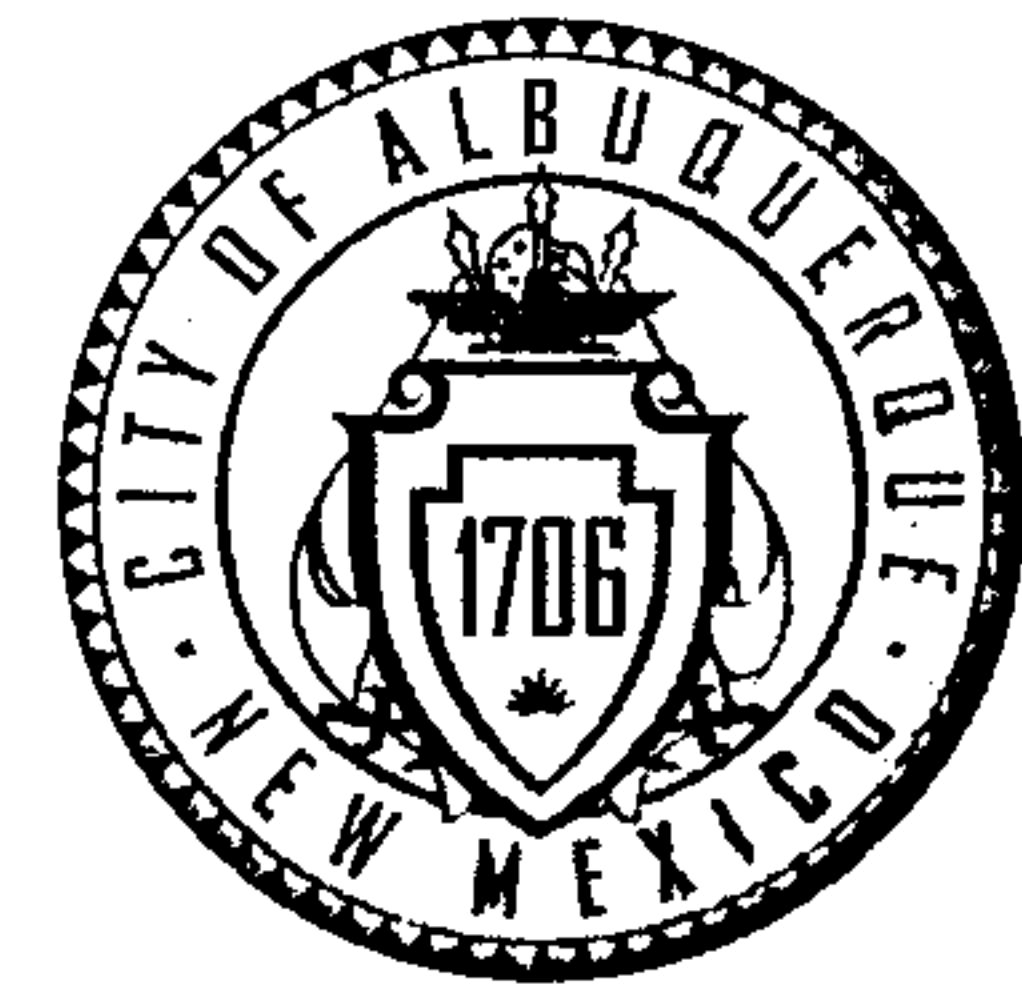


CITY OF ALBUQUERQUE



May 22, 2015

Levi J. Valdez, PE
George T Rodriguez-Development Consultant
12800 San Juan Rd. SE
Albuquerque, NM 87123

Re: San Clemente Apartments Lots 7 & 8
San Clemente NW
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 10-12-12 (G14D006A)
Certification dated: 3-31-15

Dear Mr. Valdez,

Based on the Certification received 05/21/2015, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

PO Box 1293

Albuquerque

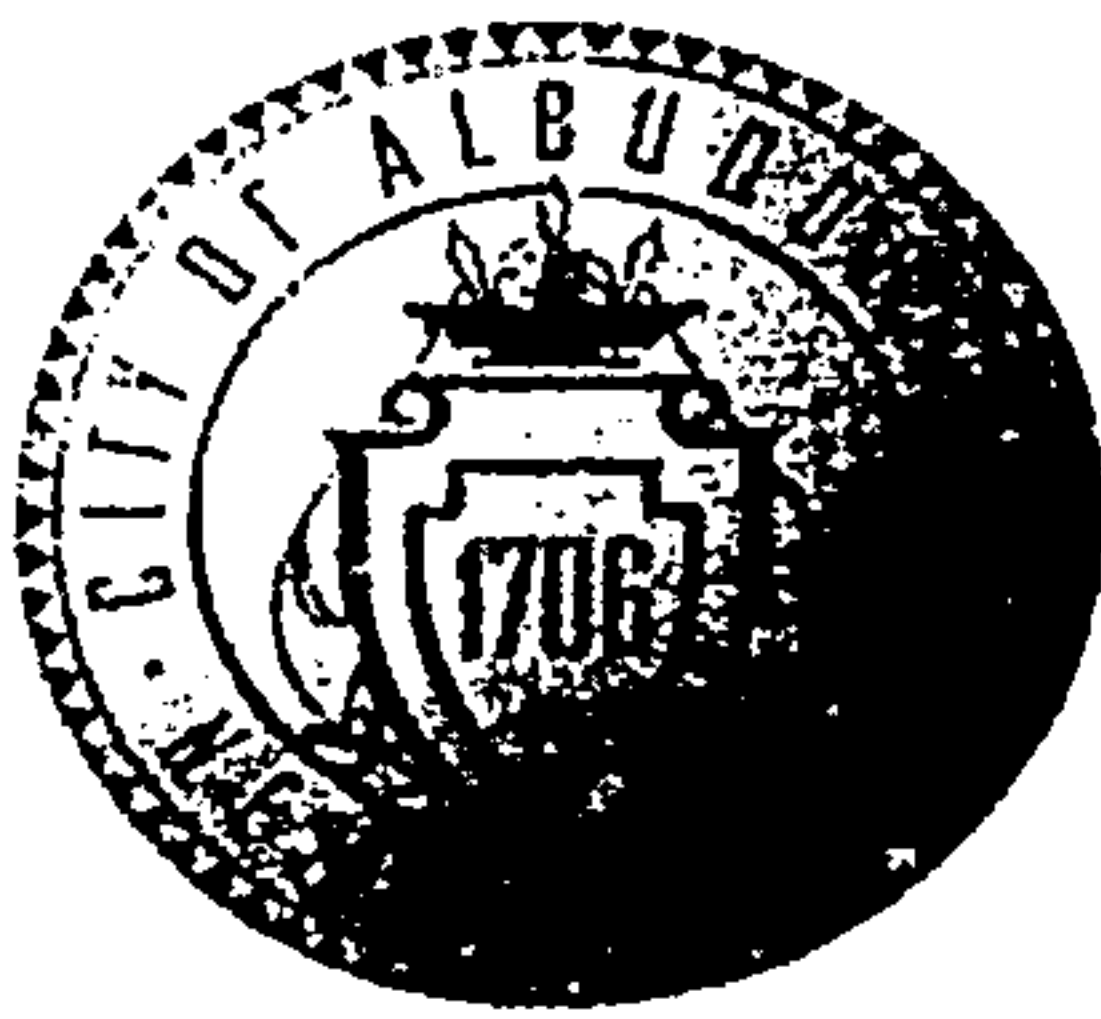
New Mexico 87103

Sincerely,

Rita Harmon, P.E.
Senior Engineer
Planning Department

www.cabq.gov

C: RR/RH
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: SAN CLEMENTE APARTMENTS City Drainage #: G14-DDOGB
DRB#: 64F EPC#: _____ Work Order#: _____
Legal Description: LOTS 17 & 18 GIBSON TRACT 'A', PORTION OF TRACT 25-A, MAP 33
City Address: 200 & 202 SAN CLEMENTE AVE. N.W., ALBUQUERQUE, NEW MEXICO
Engineering Firm: LEVI J. VALDEZ, P.E. GEORGE T. RODRIGUEZ-DEVELOPMENT CONSULT. Contact: LEVI VALDEZ GEORGE RODRIGUEZ
Address: 12800 SAN JUAN AVE. N.E., CITY, 87123
Phone#: 505-610-0593 Fax#: _____ E-mail: palwrod@hotmail.com
Owner: J & S DEVELOPMENT, INC. Contact: JOSE RODRIGUEZ
Address: 504 LOUISIANA S.E., ALBUQUERQUE, NEW MEXICO 87108
Phone#: 505-440-5104 Fax#: _____ E-mail: _____
Architect: ? Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Surveyor: HARRIS SURVEYING Contact: TONY HARRIS
Address: 2412-D MONROE N.E., ALBUQUERQUE, NEW 87110
Phone#: 505-889-8056 Fax#: _____ E-mail: _____
Contractor: J & S DEVELOPMENT, INC. Contact: _____
Address: 504 LOUISIANA S.E., ALBUQUERQUE, NEW MEXICO 87108
Phone#: 505-440-5104 Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY)

Rec'd
5/12/15

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes _____ No _____ Copy Provided _____

DATE SUBMITTED: 05-12-15

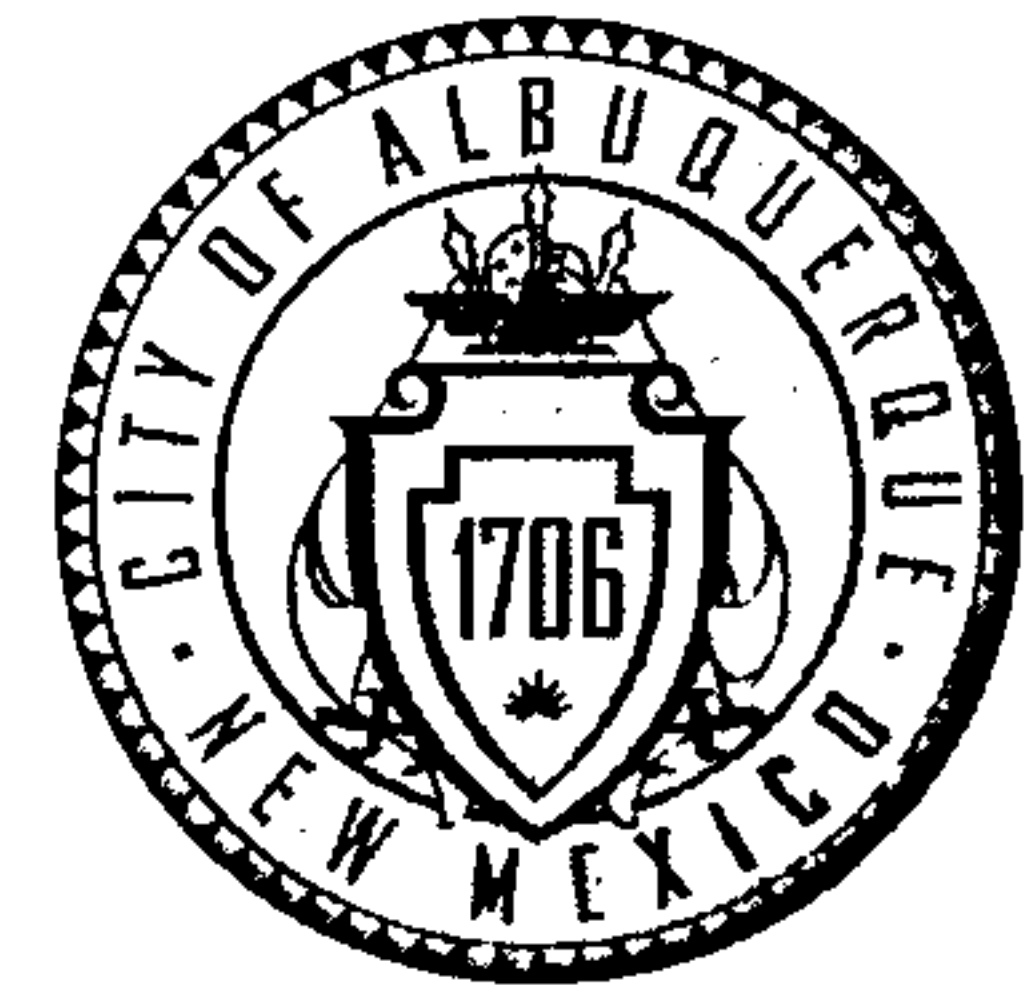
By: GEORGE T. RODRIGUEZ

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Okay to approve

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

May 22, 2015

Levi J. Valdez, PE
George T. Rodriguez-Development Consultant
12800 San Juan. SE
Albuquerque, NM 87123

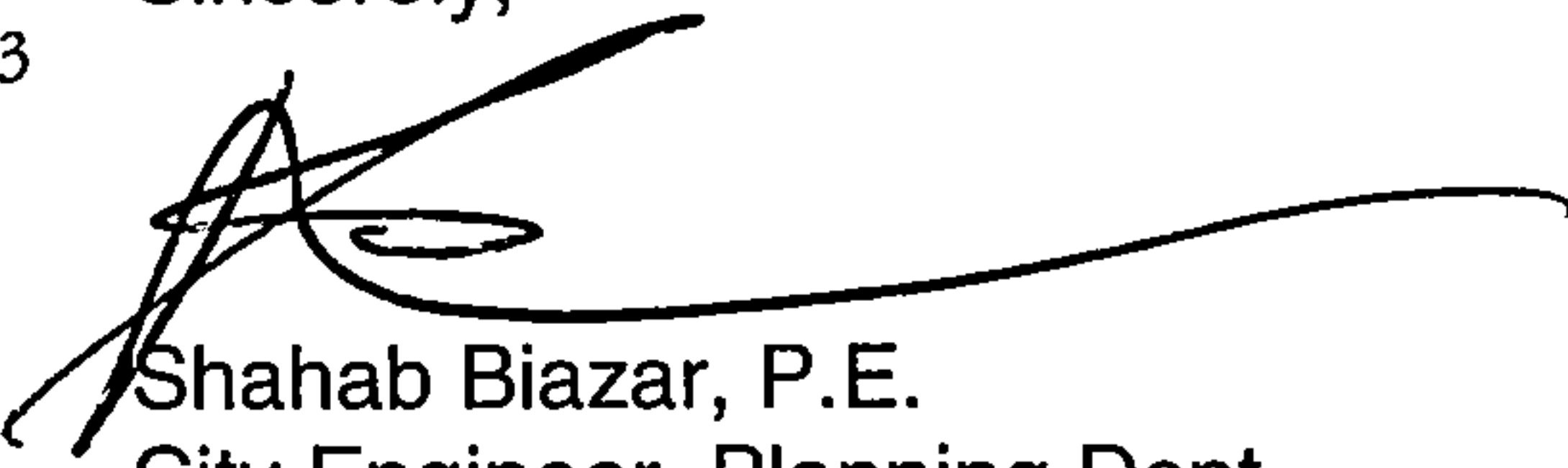
**Re: San Clemente Apartments Lots 5 & 6
Certificate of Occupancy – Transportation Development
Engineer's/Architect's Stamp dated 3-31-15 (G14-D006A)
Certification dated 3-31-15**

Dear Mr. Valdez,

Based upon the information provided in your submittal received 5-21-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

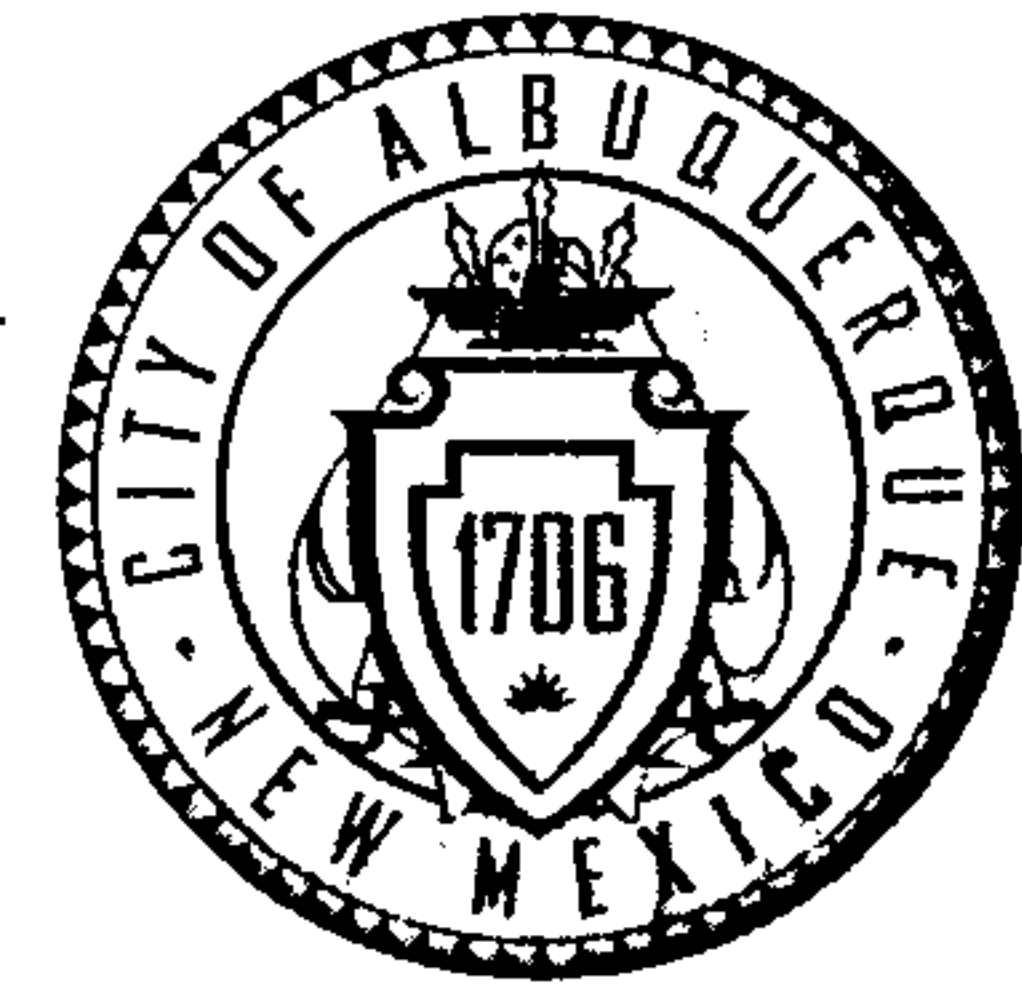
If you have any questions, please contact me at (505)924-3630.

Sincerely,


Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

cc: File
CO Clerk

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

May 22, 2015

Levi J. Valdez, PE
George T. Rodriguez-Development Consultant
12800 San Juan. SE
Albuquerque, NM 87123

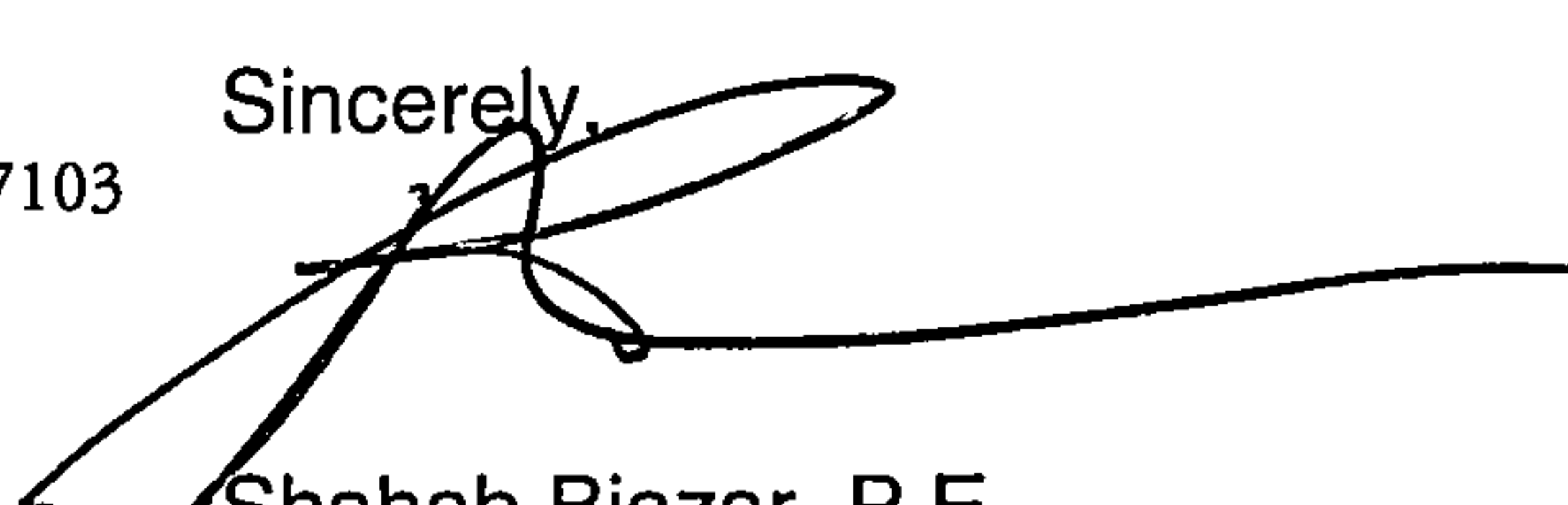
**Re: San Clemente Apartments Lots 7 & 8
Certificate of Occupancy – Transportation Development**
Engineer's/Architect's Stamp dated 05-20-2015 (G14-D006B)
Certification dated 05-20-2015

Dear Mr. Valdez,

Based upon the information provided in your submittal received 05-21-2015, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

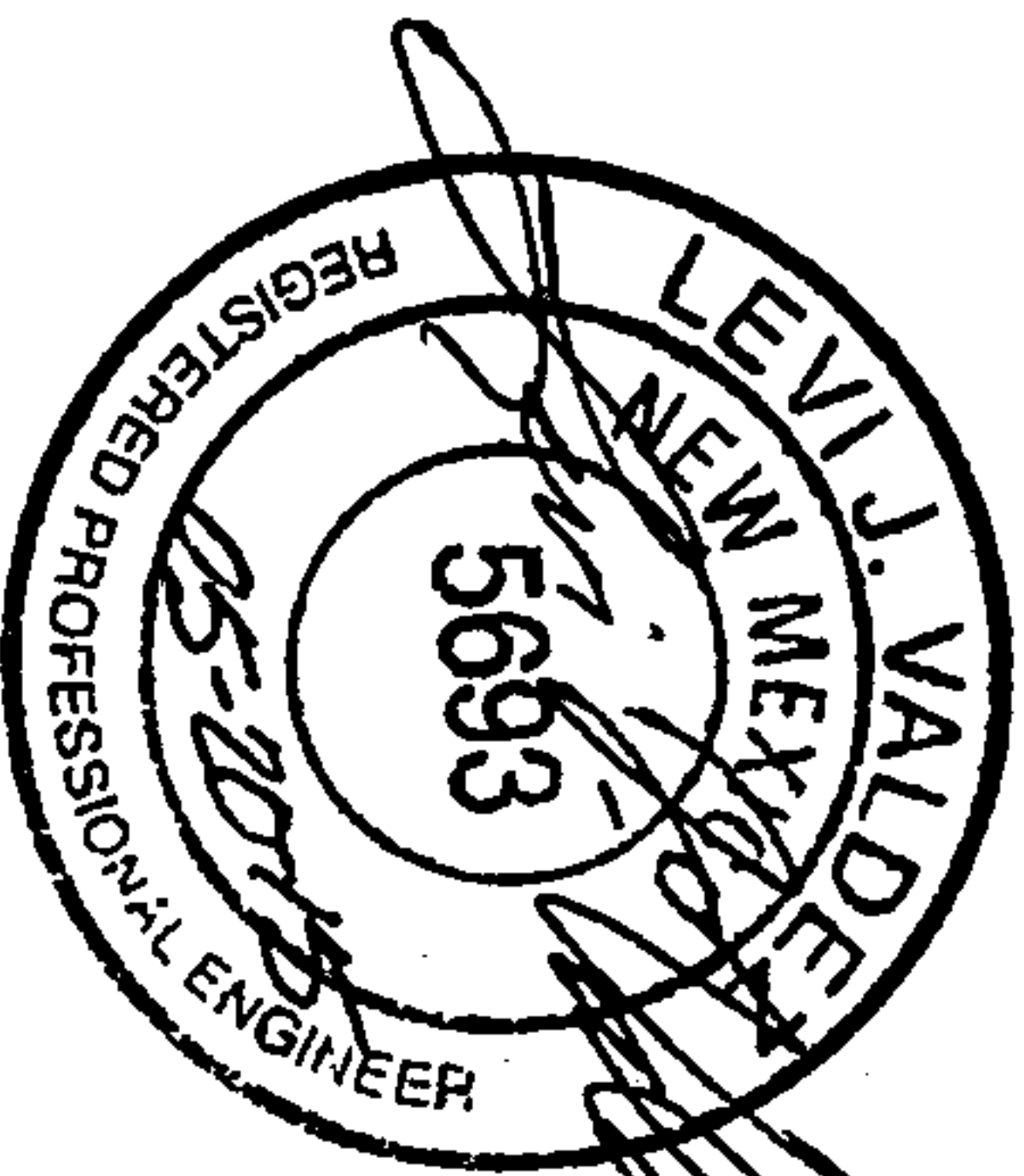
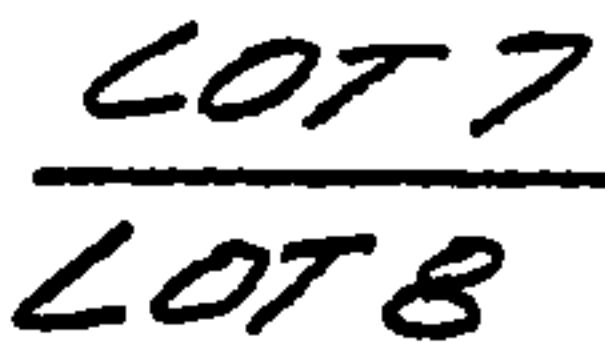
Sincerely,


Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

cc: File
CO Clerk

A diagram of a cell. A large circle represents the cell membrane. Inside, a smaller circle represents the nucleus. Within the nucleus is a small, dense, dark circle representing the nucleolus. An arrow points from the label 'Nucleolus' to the nucleolus.

PIN
 8:00
 (A.S. JUNE 2)
 M. H. O.



11
AS-BUILT "HARDICAP
RAMPS."

05-20-15
~~GTR/05-15-15~~

M.H. = 100.00 (ASSUMED)
RIM

SAH CLEMENTE N.W.
CUL-DE-SAC

1" = 4.0'
(LOT 8)

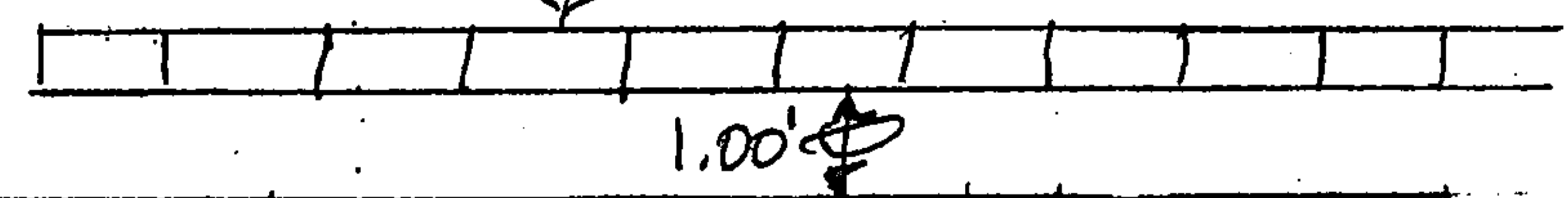
"AS-BUILT" HANDICAP
RAMPS



EXISTING
SIDEWALK
100.12

EXIST.
BLOCK
WALL
3' HIGH

EXIST. BLOCK WALL



8.70' 13.08'
DN.
1:12 (NEW)
17.5'

LANDING

5' (NEW)
1:12
3.80'
3.25'

LANDING
(NEW)
4'

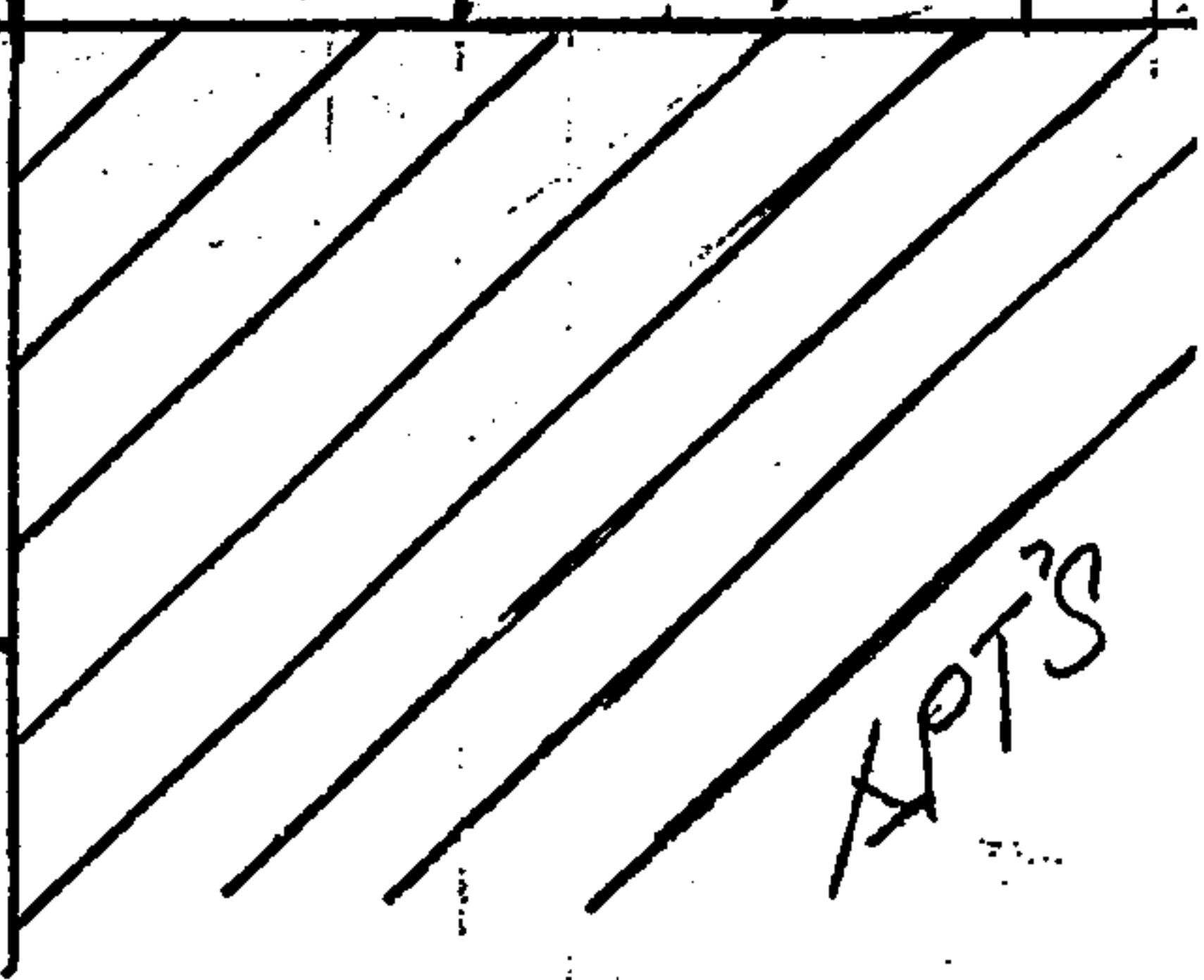
9.50'

LOT 8

PARKING SPACE

CURB

EXIST. WALK



APTS

05-20-15
GTR/05-15-15



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: SAN CLEMENTE APARTMENTS City Drainage #: G14-D006B
DRB#: 5185 E & F EPC#: _____ Work Order#: _____
Legal Description: LOTS 7 & 8 GIBSON TRACT A, PORTION OF TRACT 25-A, MAP 33
City Address: 200 & 202 SAN CLEMENTE AVE. N.W., ALBUQUERQUE, NEW MEXICO
Engineering Firm: LEVI J. VALDEZ, P.E. - DEVELOPMENT CONSULT. Contact: LEVI VALDEZ
Address: 12800 SAN JUAN AVE. N.E., CITY, 87123
Phone#: 505-610-0593 Fax#: _____ E-mail: pa.wrod@hotmail.com
Owner: J & S DEVELOPMENT, INC. Contact: JOSE RODRIGUEZ
Address: 504 LOUISIANA S.E., ALBUQUERQUE, NEW MEXICO 87108
Phone#: 505-440-5104 Fax#: _____ E-mail: _____
Architect: ? Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Surveyor: HARRIS SURVEYING Contact: TONY HARRIS
Address: 2412-D MONROE N.E., ALBUQUERQUE, NEW MEXICO 87110
Phone#: 505-889-8056 Fax#: _____ E-mail: _____
Contractor: J & S DEVELOPMENT, INC. Contact: _____
Address: 504 LOUISIANA S.E., ALBUQUERQUE, NEW MEXICO 87108
Phone#: 505-440-5104 Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☒ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY)

Reviewed

5-12-15

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes _____ No _____ Copy Provided _____

DATE SUBMITTED: 05-12-15

By: GEORGE 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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre that are part of a larger common plan of development

Verbal No by RMM on 5/14/15

to George Rodriguez (ramp slopes to steep)

SAN CLEMENTE
DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: 204-12061 SAN CLEMENTE APARTMENTS ZONE MAP: G-14/DODGA
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 5 & 6, GIBSON TRACT "A", PORTION OF TRACT 25-A, MAP 33
CITY ADDRESS: SAN CLEMENTE AVE. N.E.

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

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:

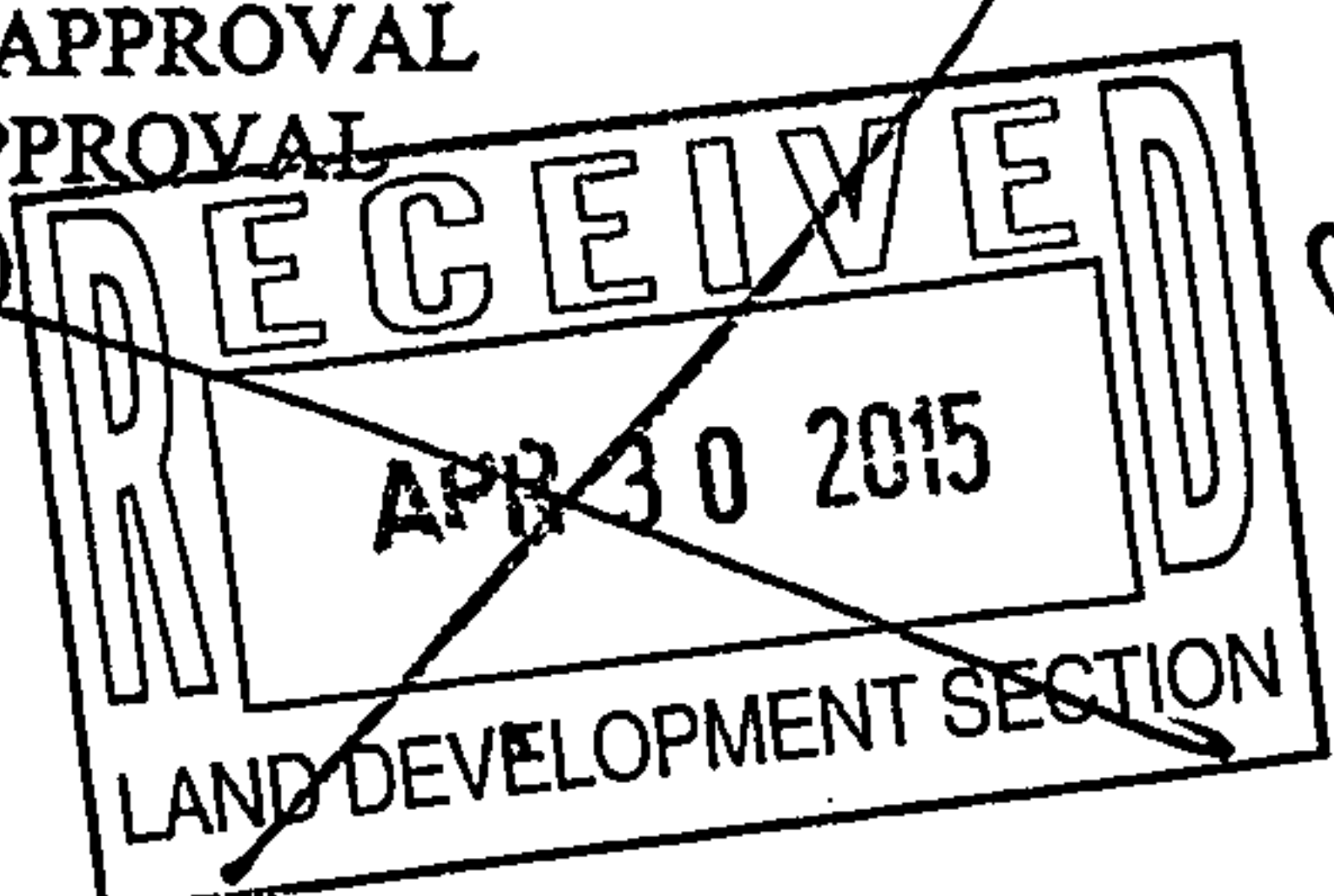
- ☒ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: APRIL 6, 2015

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.



[Handwritten signature and scribbles at the bottom of the page]

CITY OF ALBUQUERQUE



May 6, 2015

Levi J. Valdez, PE
George T Rodriguez-Development Consultant
12800 San Juan Rd. SE
Albuquerque, NM 87123

Re: San Clemente Apartments Lots 5 & 6
San Clemente NW
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 10-12-12 (G14D006A)
Certification dated: 3-31-15

Dear Mr. Valdez,

Based on the Certification received 4/30/2015, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

PO Box 1293

Albuquerque

New Mexico 87103

Sincerely,

Rita Harmon, P.E.
Senior Engineer
Planning Department

www.cabq.gov

C: RR/RH
email

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: SAN CLEMENTE APARTMENTS ZONE MAP: G-14/DOOGA
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 3, 5 & 6, GIBSON TRACT "A", PORTION OF TRACT 25-A, MAP 33
 CITY ADDRESS: SAN CLEMENTE AVE. N.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. - GEORGE T. RODRIGUEZ-DEVEL. CONSULT. CONTACT: LEVI VALDEZ
 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:

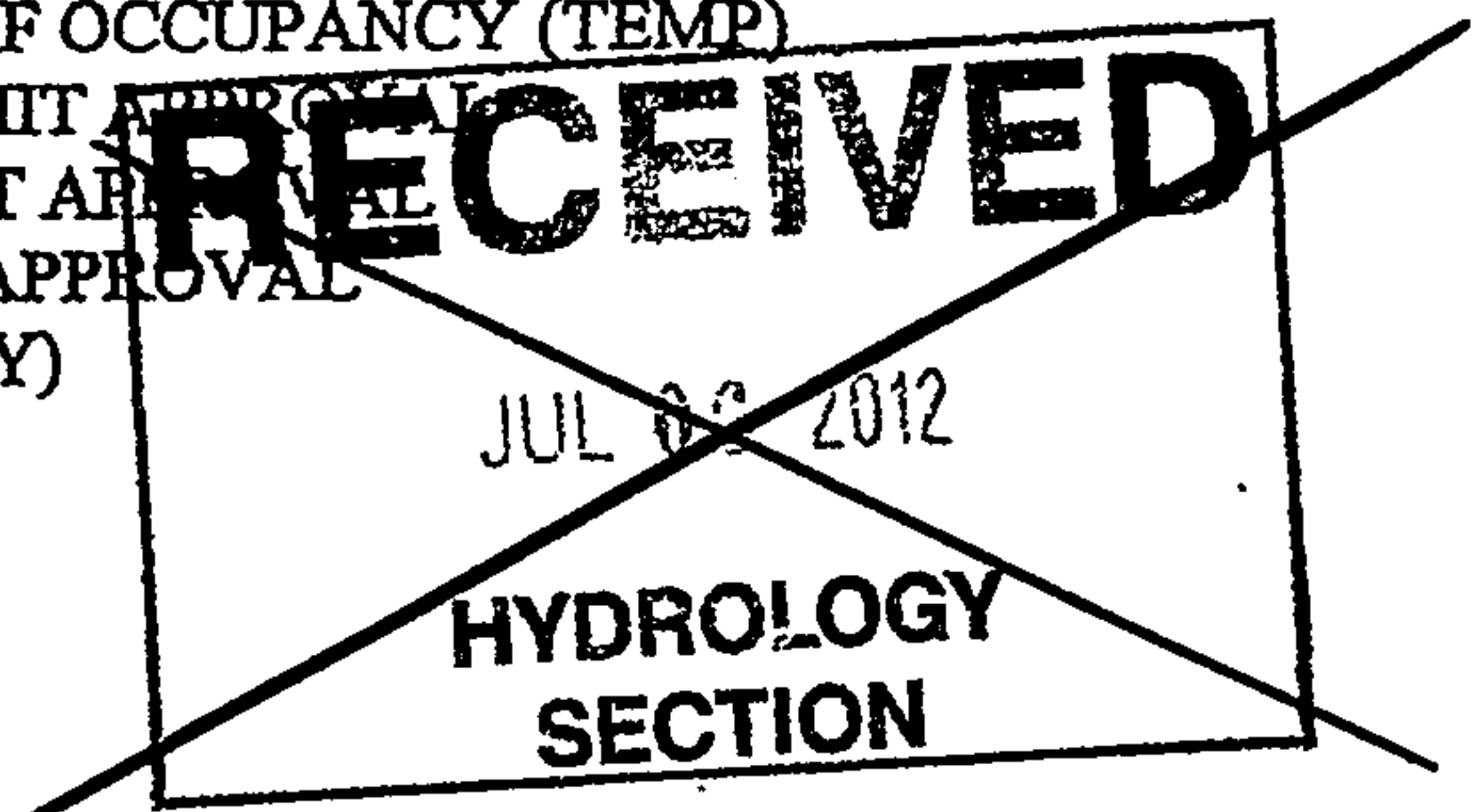
- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: APRIL 6, 2015

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:

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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



October 29, 2012

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

Re: San Clemente Apartments, Lots 5 & 6
Grading and Drainage Plan
Engineer's Stamp date 09-28-2012 (G-14/D006A)

Dear Mr. Valdez,

Based upon the information provided in your submittal received 10-15-2012 the above referenced plan is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit. The permit is available online at <http://www.cabq.gov/planning/landcoord/documents/EPA-NMS000101-FinalPermit.pdf>

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

A handwritten signature in black ink, appearing to read "Shahab Biazar".

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

RR/SB
C: Email



VICINITY MAP

G-14-Z



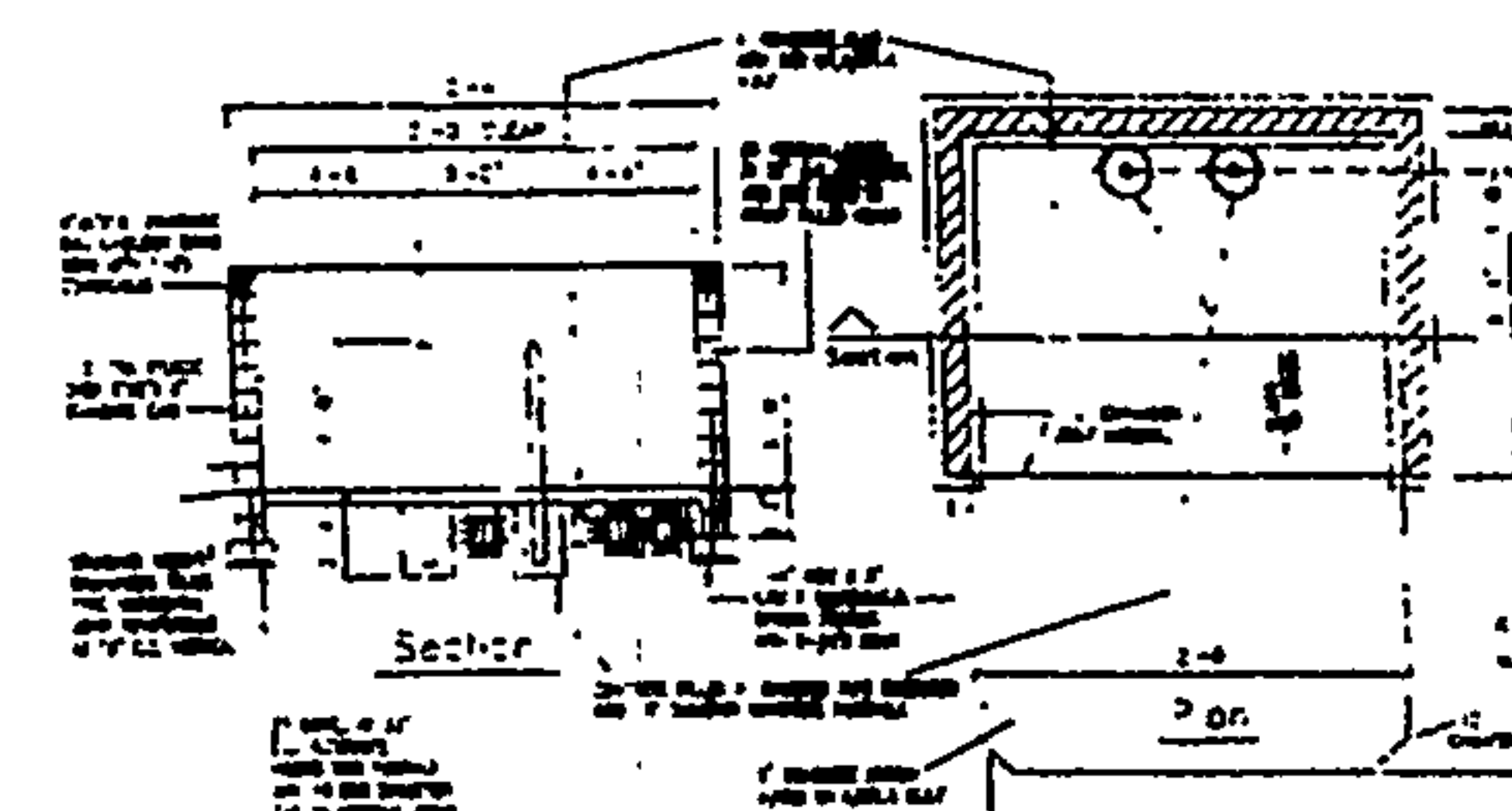
NORTH
SCALE 1" = 20'



LOCATION MAP

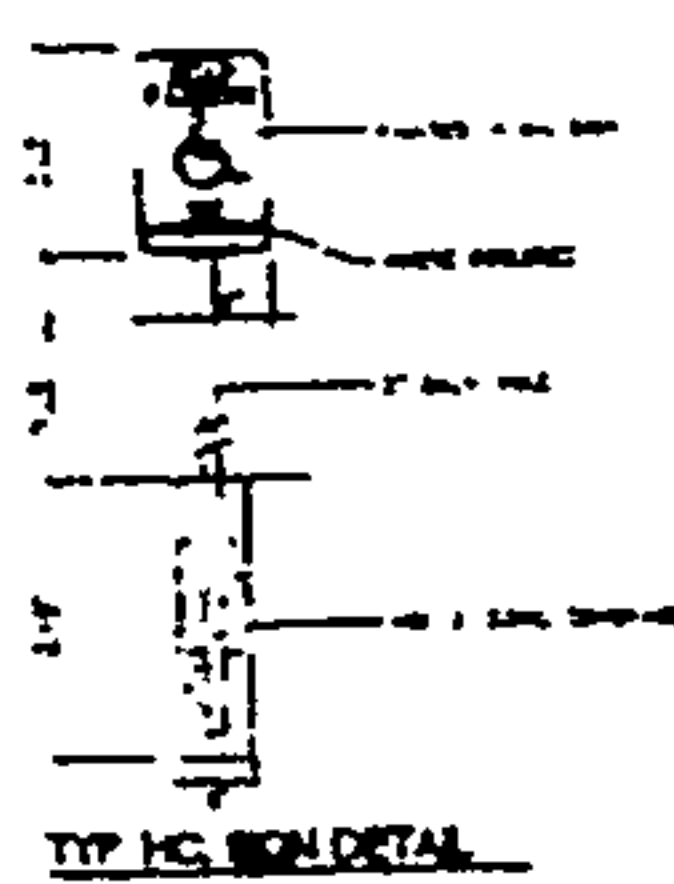
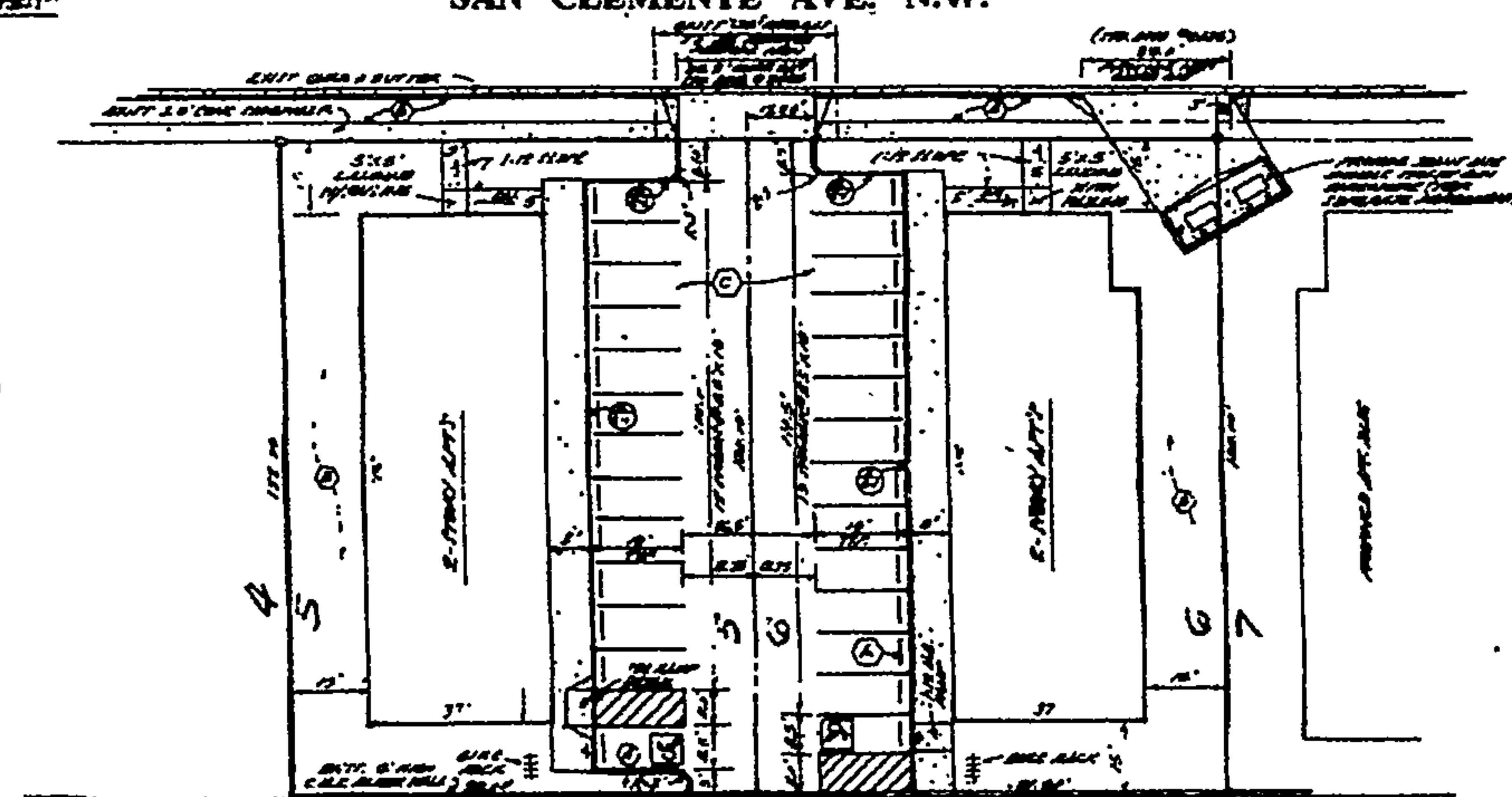


HAND-LIFTED RAMP



Refuse Enclosure Details

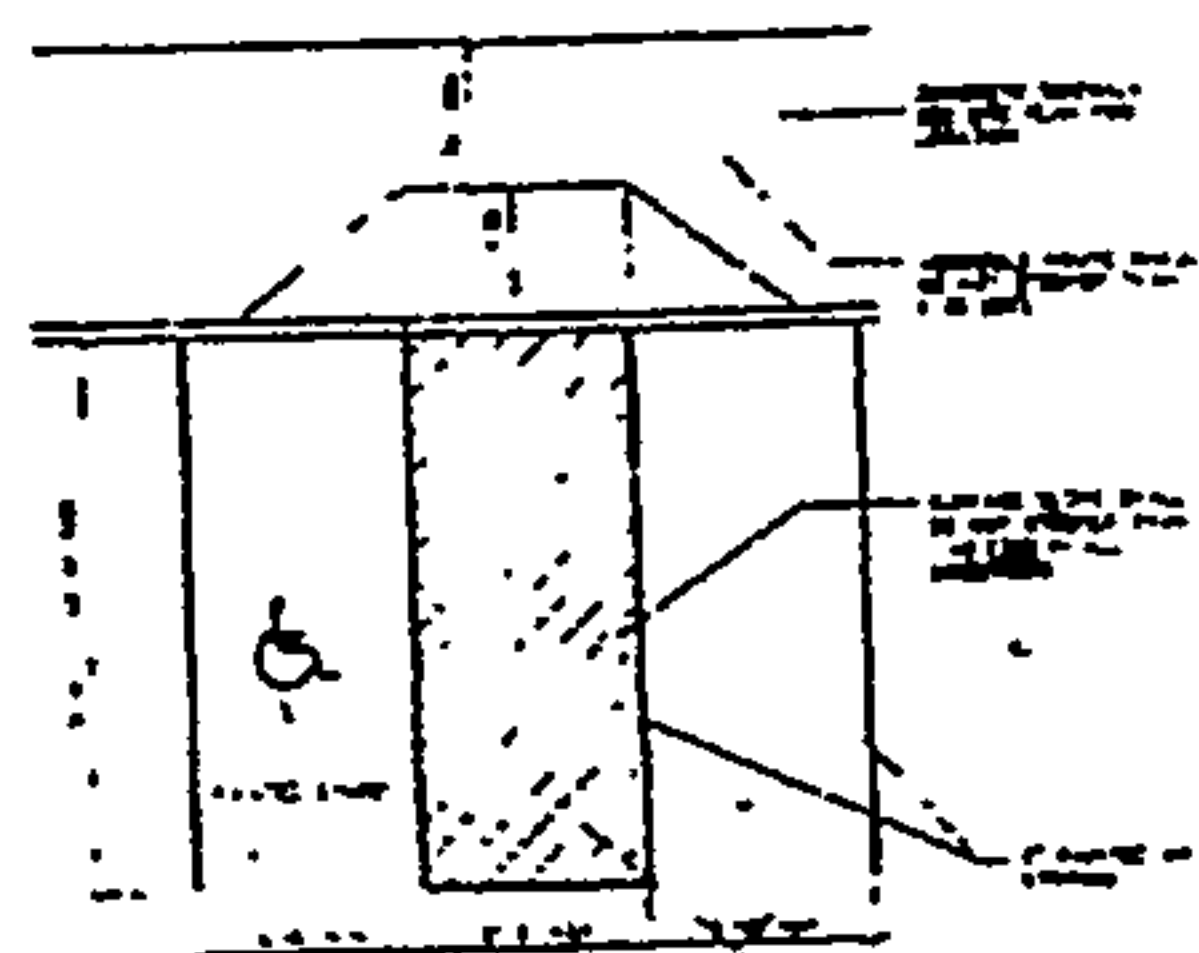
SAN CLEMENTE AVE. N.W.



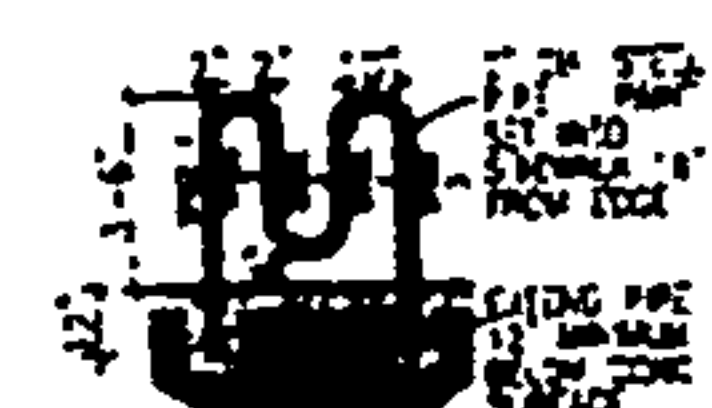
TYP. PG. SPACING



WHEELCHAIR ACCESSIBLE



PG. PARKING PLAN TYP



Bike Rack Detail

Utility Appliance Buildings and are to show the refuse bin and service shown on the plan below.

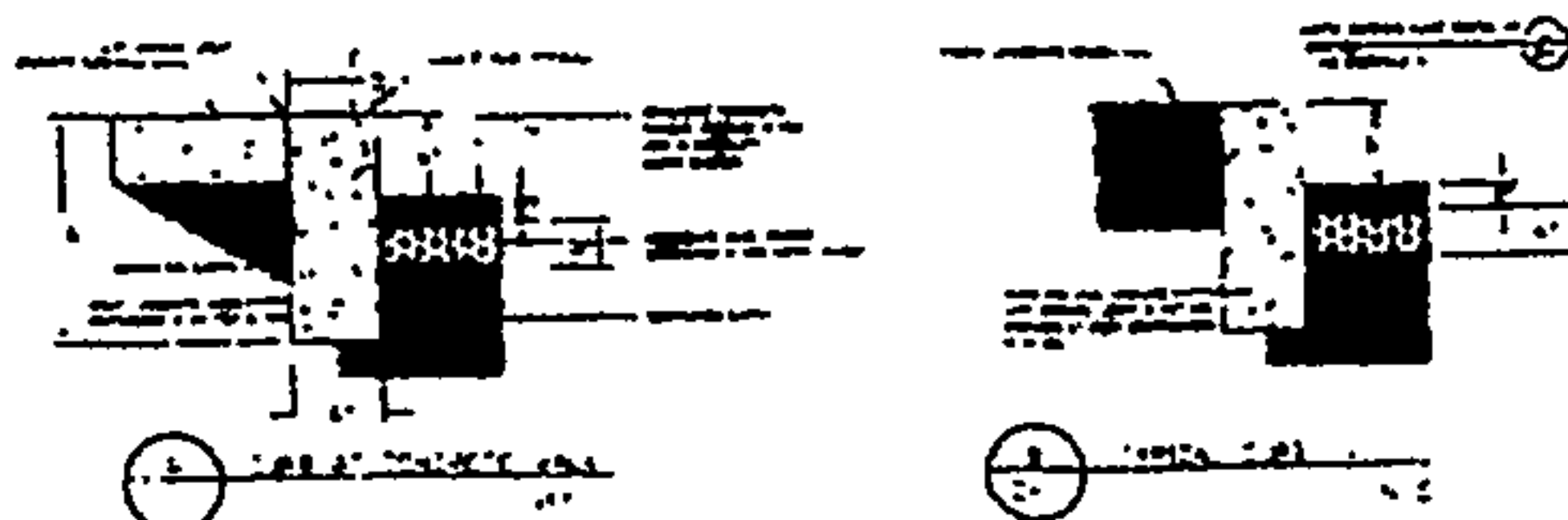
SITE INFORMATION:

AREA (APPX) = 0.56 ACRES
SITE TO BE = 12-2'

PARKING REQUIREMENTS:

REQUIRED = 27 SPACES
PROVIDED = 27 SPACES

UTILITY PRECAUTIONS
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND CABLE, OR NEAR THE 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.



- (A) TYPICAL CONCRETE PARKING BARRIER
- (B) LANDSCAPE ARCH
- (C) PARKING SPACE - EASEMENT, REMAINING EXISTING, LANDSCAPE BARRIER, ELEVATION FOR IMPROVED BARRIER

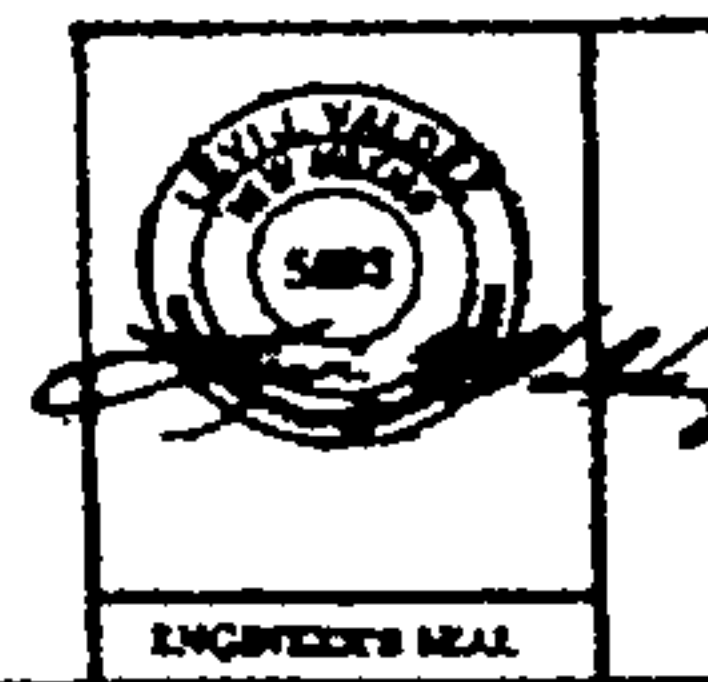


EXHIBIT "A"
TRAFFIC CIRCULATION LAYOUT

A PROPOSED PLAN
FOR
SAN CLEMENTE APARTMENTS
BUILDINGS C & D
SAN CLEMENTE AVENUE N.W.
ALBUQUERQUE, NEW MEXICO

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: SAN CLEMENTE APARTMENTS ZONE MAP: G-14/DOOGA
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 5 & 6, 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: 864-2036
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87107

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

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:

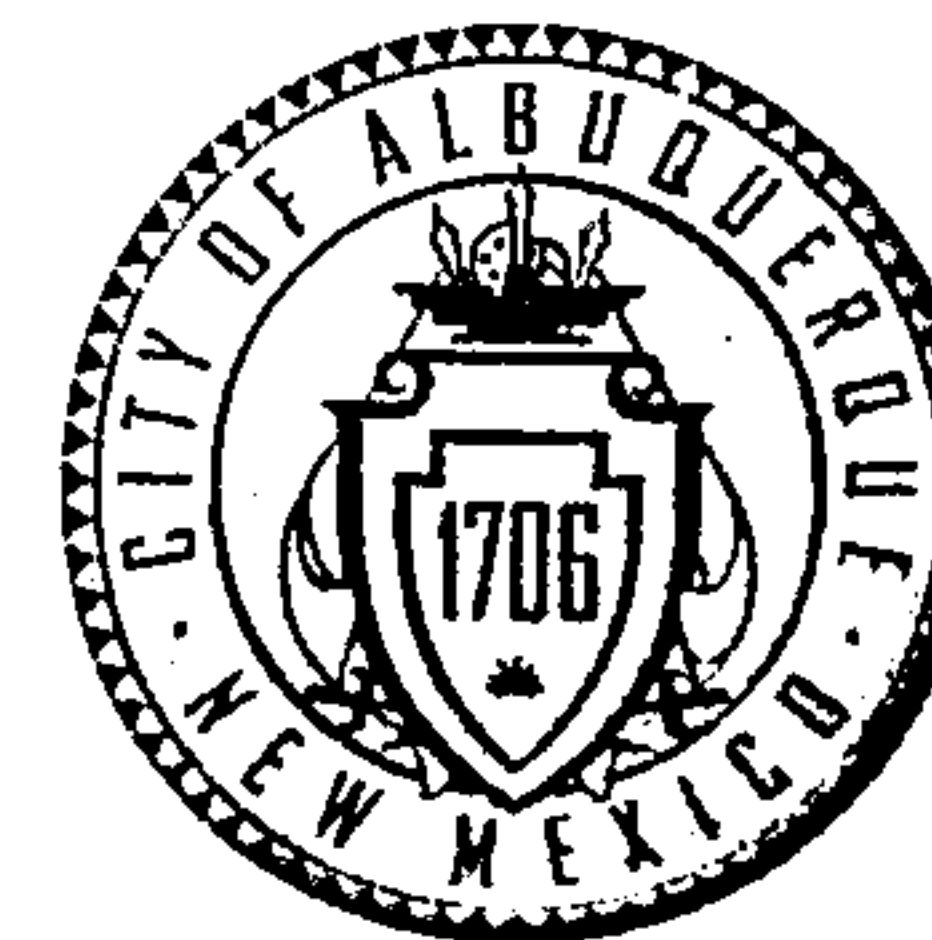
- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: OCTOBER 15, 2012 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.

CITY OF ALBUQUERQUE



November 1, 2012

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

Re: San Clemente Apartments buildings C and D (lots 5 & 6)
204 and 206 San Clemente Ave NW, Traffic Circulation Layout
Engineer's Stamp dated 10-12-12 (G14-D006A)

Dear Mr. Valdez,

The TCL submittal received 11-1-12 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

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.

NM 87103

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.

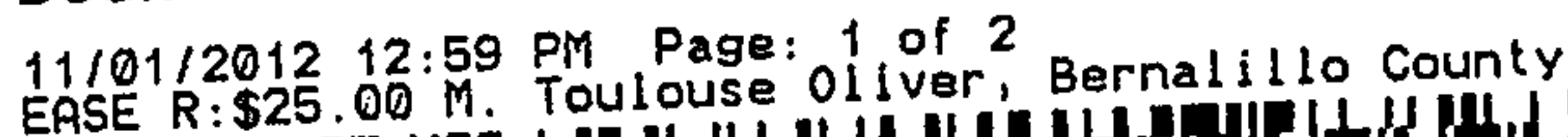
www.cabq.gov

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,

Richard Dourte, P.E.
City Engineer, Division Manager, Planning Dept.
Development and Building Services

C: File





VICINITY MAP

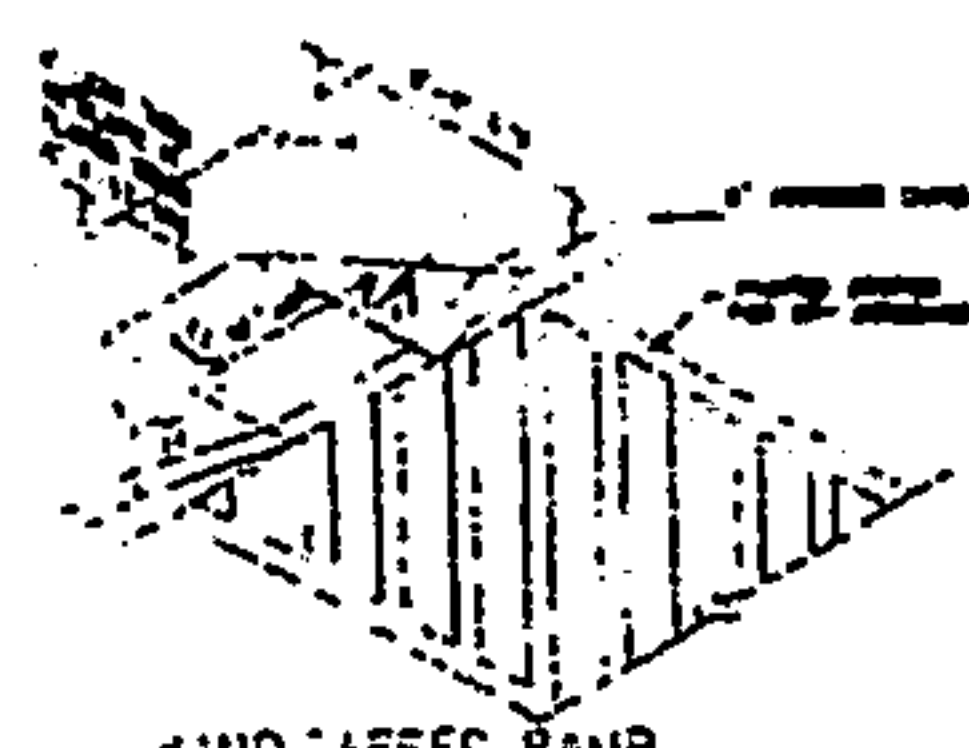
G-14-Z



NORTH
SCALE 1" = 40'

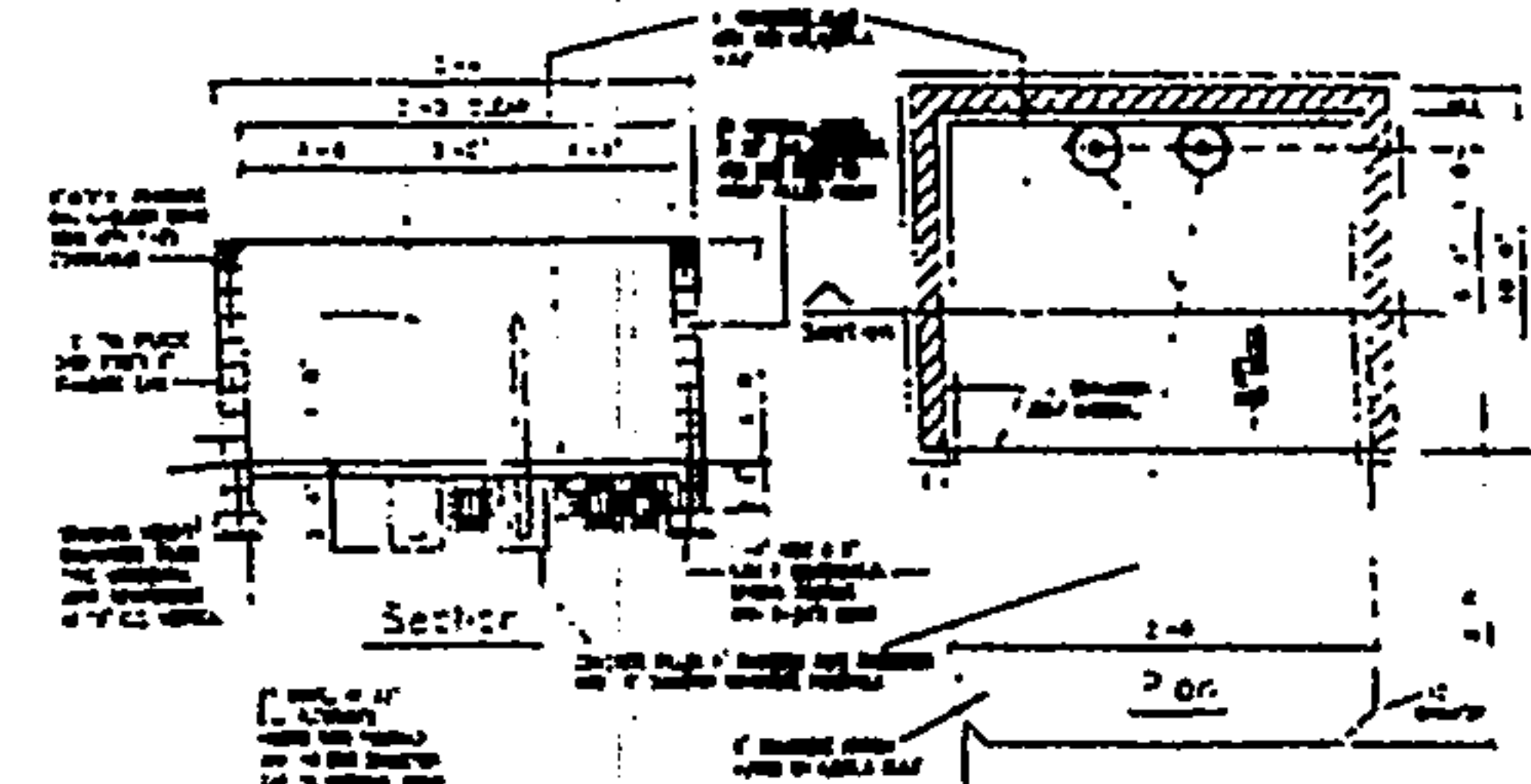
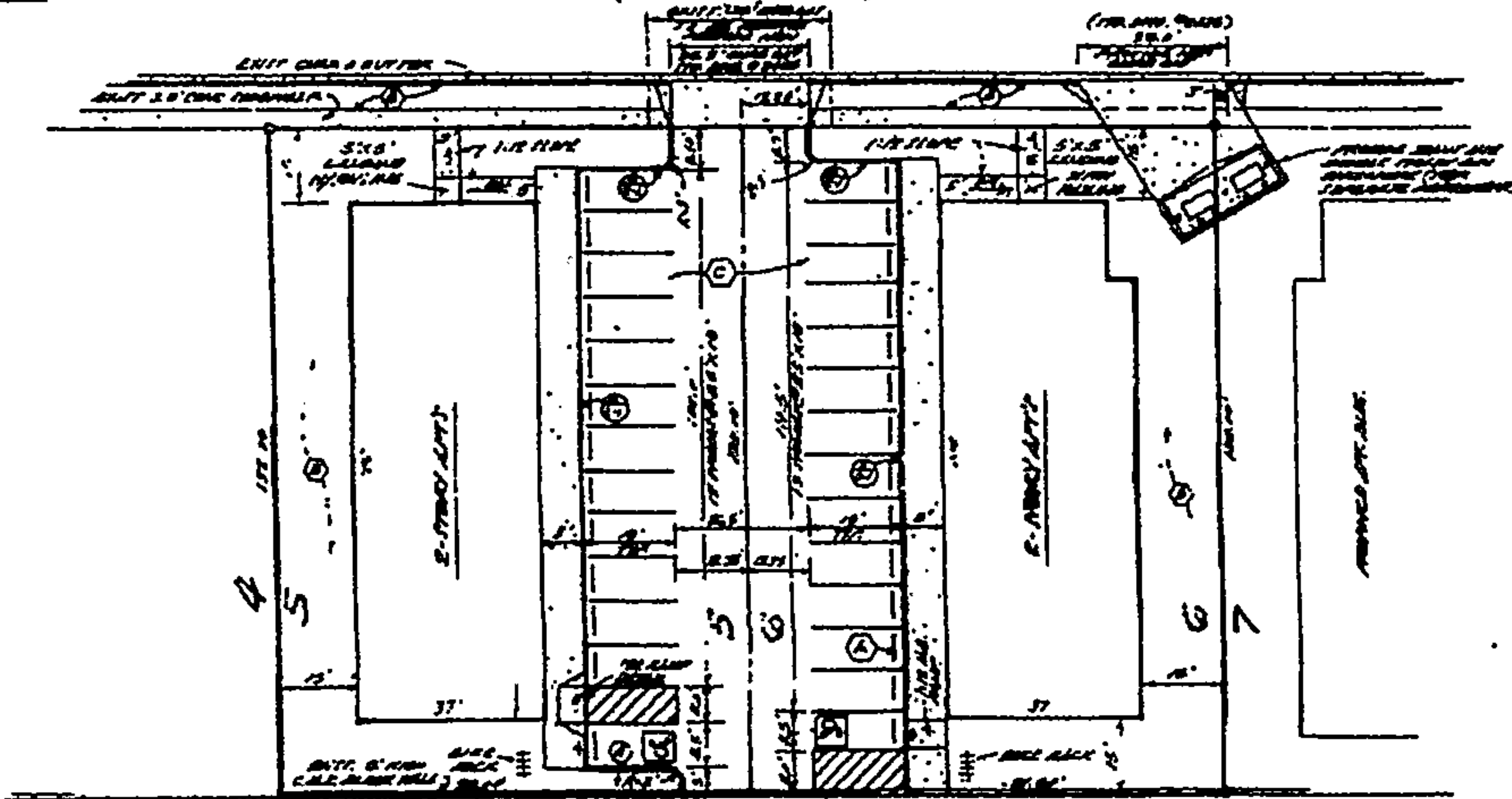


LOCATION MAP

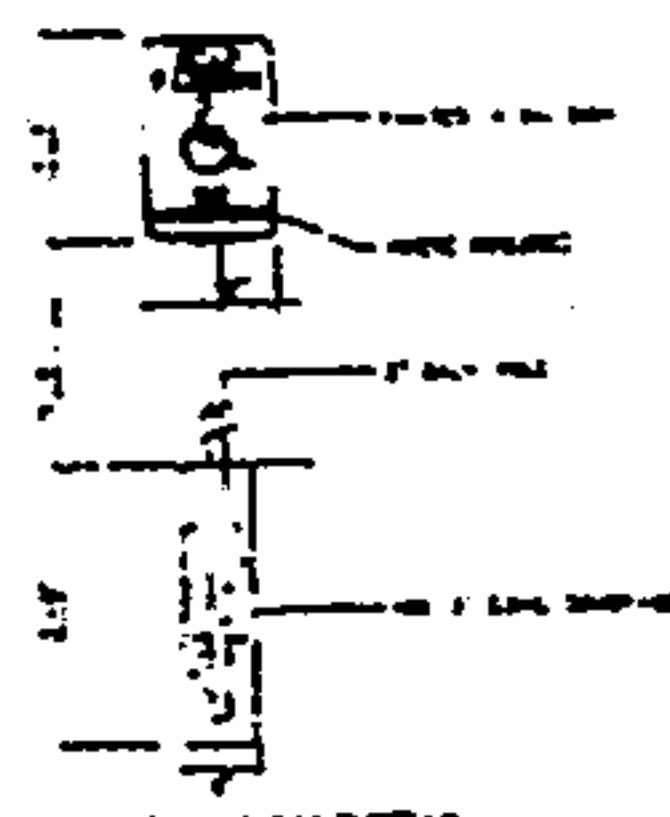


3-D ISOMETRIC VIEW

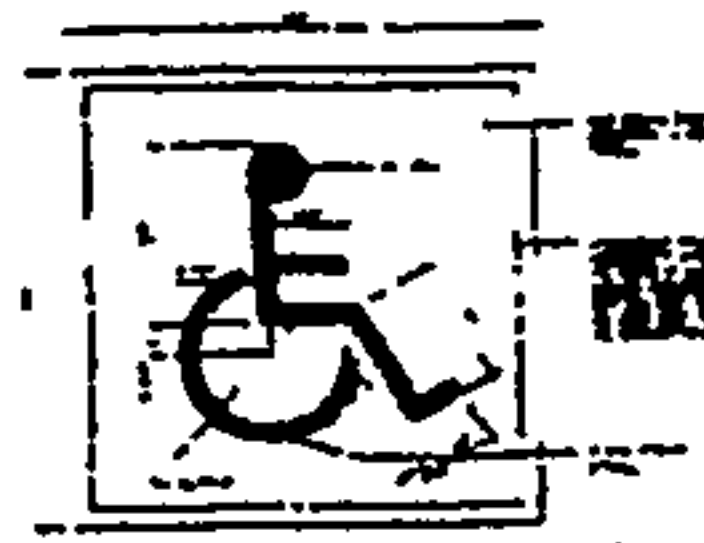
SAN CLEMENTE AVE. N.W.



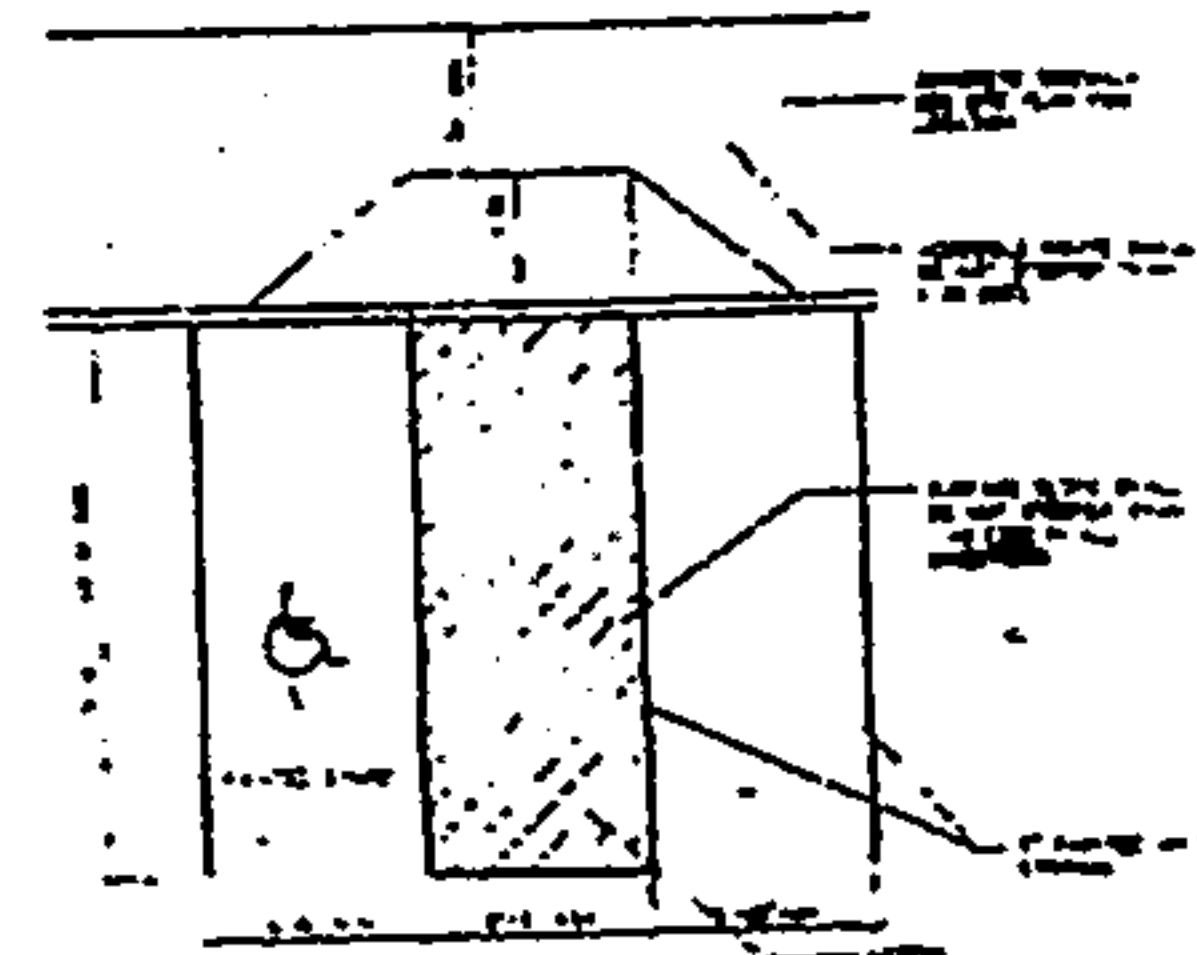
Release Enclosure Details



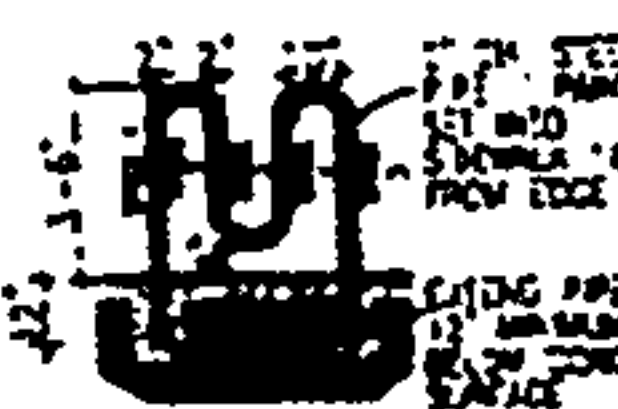
TYP. FOUNDATION DETAIL



ACCESSIBILITY



TYP. PARKING PLAN



Site Rock Detail

Utility Appliance Building and are to show the release line and service shown on the plan sheets.

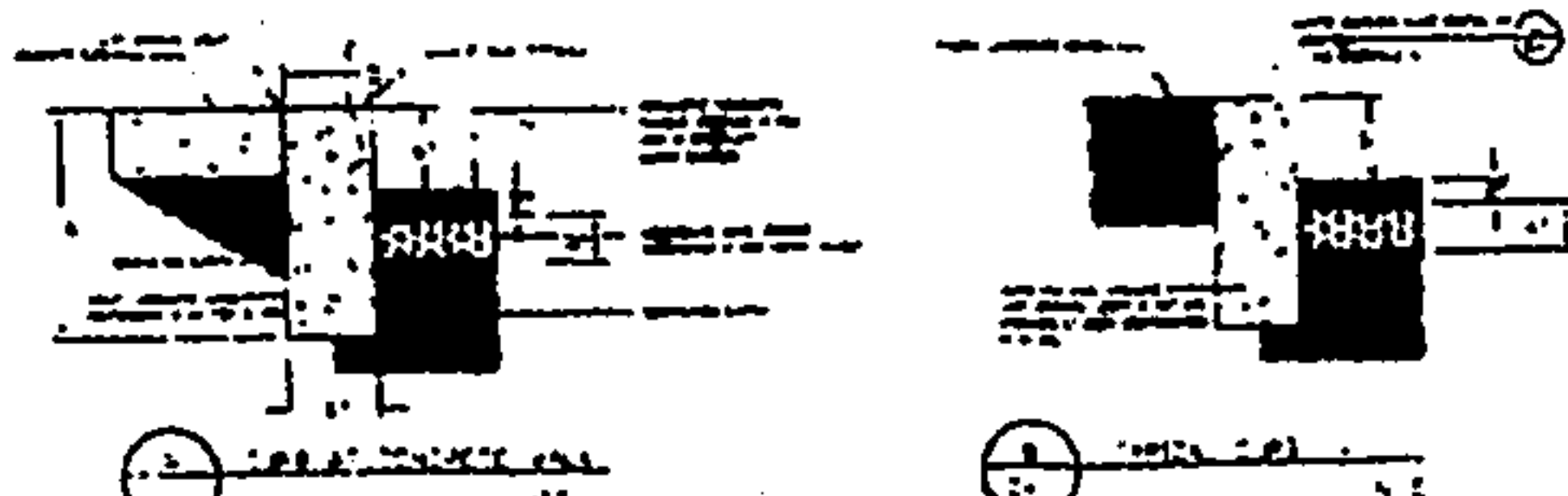
UTILITY PRECAUTIONS
THE CONTRACTOR SHALL, BEFORE THE START OF THE LOCATION OF ANY UTILITY, THE SERVICE IS UNDERGROUND CITY, AND AS NEAR THE SURFACE AS POSSIBLE, ADVANCE OF AND DURING EXCAVATION, WORK, THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY 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.

SITE INFORMATION:

AREA (TYP) 1.5 ACRES
SITE TO BE 1.5 ACRES

PARKING REQUIREMENTS:

REQUIRED - 27 SPACES
PROVIDED - 27 SPACES



- (A) TYPICAL CONCRETE FOOTING DETAIL
- (B) LANDSCAPE DETAIL
- (C) PROPOSED IMPROVEMENTS - SEE 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

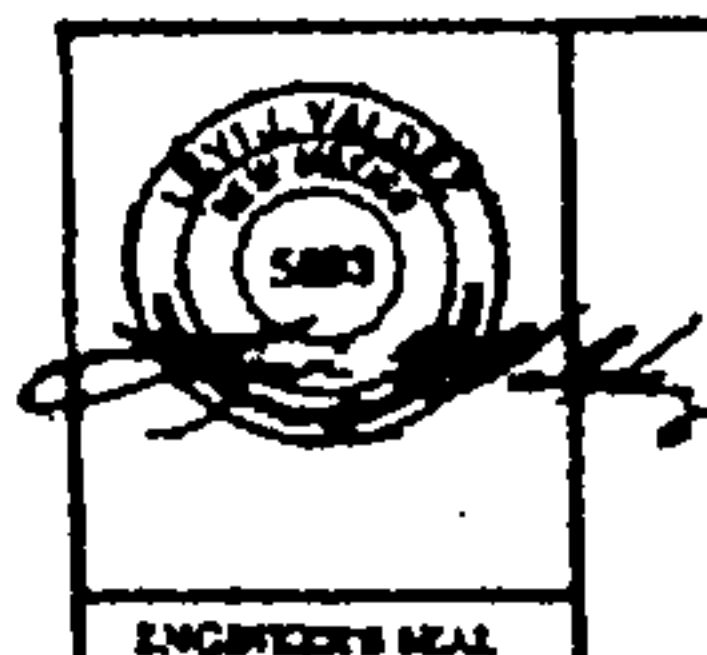
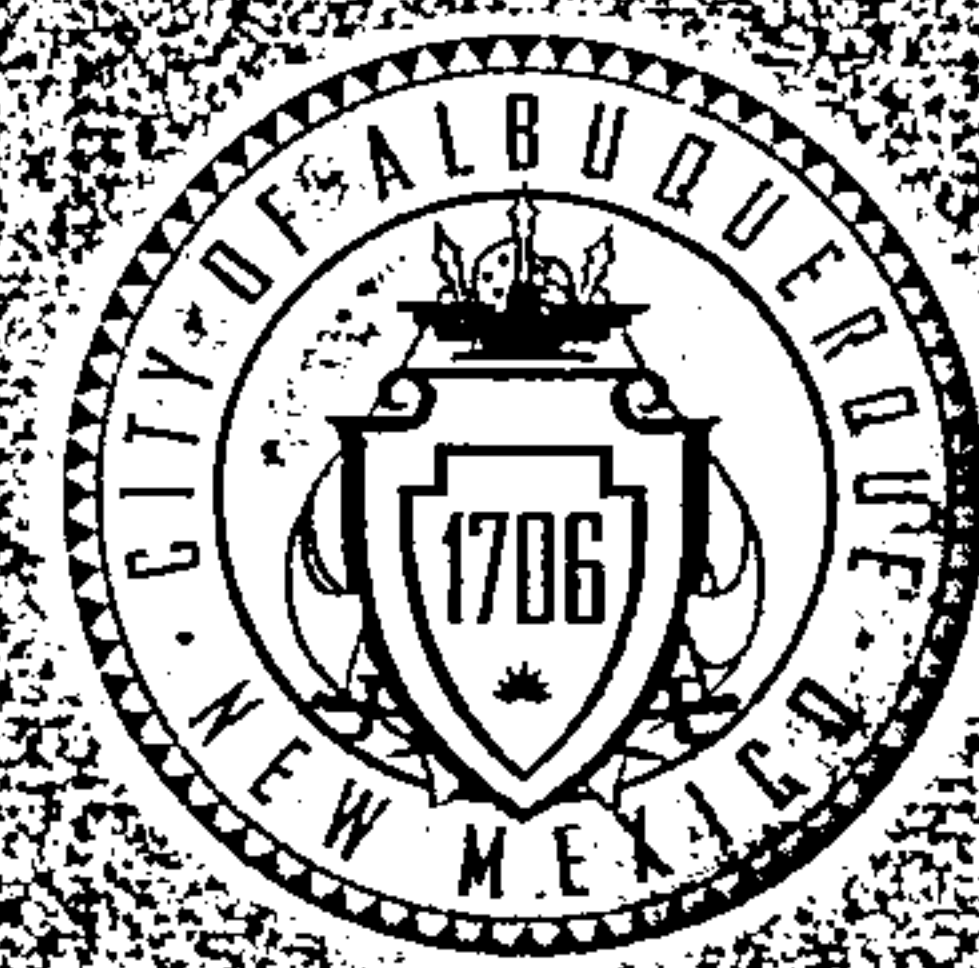


EXHIBIT "A"
TRAFFIC CIRCULATION LAYOUT

A PROPOSED PLAN
FOR
SAN CLEMENTE APARTMENTS
BUILDINGS C & D
SAN CLEMENTE AVENUE N.W.
ALBUQUERQUE, NEW MEXICO

CITY OF ALBUQUERQUE



October 26, 2012

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

Re: San Clemente Apartments Buildings C and D, (LOT 5+6)
204 and 206 San Clemente Ave NW, Traffic Circulation Layout
Engineer's Stamp dated 10-12-12 (G14-D006A)

Dear Mr. Valdez,

Based upon the information provided in your submittal received 10-15-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

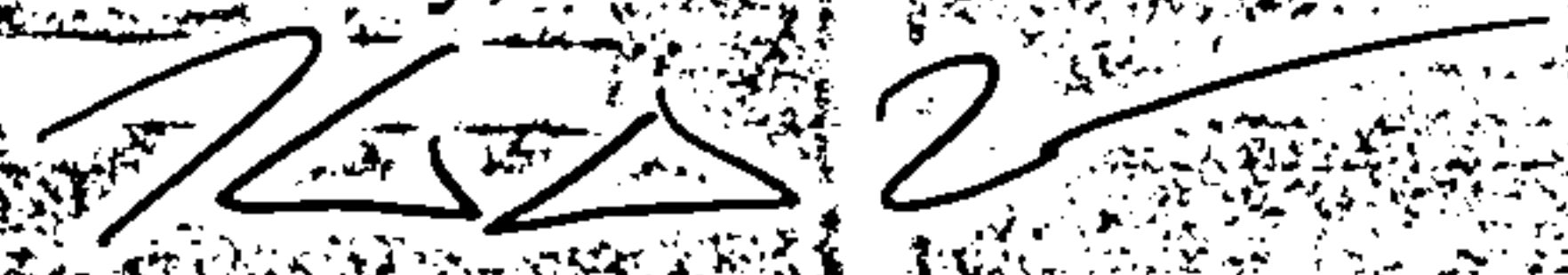
NM 87103

www.cabq.gov

- need provide ← ?
- Re'vd 11-1-12
- Revised 18" wall
- ① Provide a copy of the shared access agreement between lots 5 and 6.
 - ② Recent aerial information shows no sidewalk along this frontage; please clarify.
 - ③ The proposed 3-foot high screen wall (keyed note D) appears to interfere with the sight distance for the entrance. Provide a sight distance exhibit. Please note that walls, trees, and shrubbery over 3 feet tall (measured from gutter pan) will not be acceptable in this area.
 - ④ The proposed 3-foot high screen wall (keyed note D) blocks the ADA pathway from the roadway to the buildings. Please clarify.

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

Sincerely,


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

C: File

Clarified - must
Reduction must
Follow Path around
wall to Row.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: SAN CLEMENTE APARTMENTS ZONE MAP: G-14/DODGA
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 5&6, 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. 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: 854-2036
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87107

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

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) _____

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

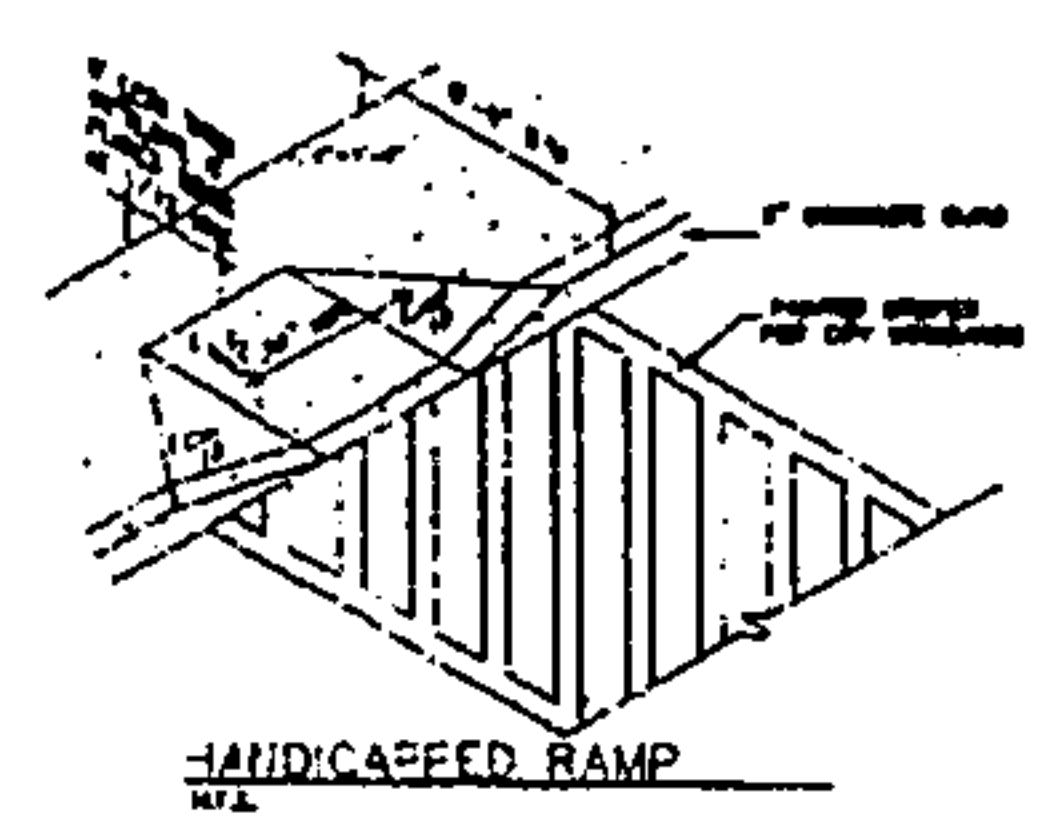
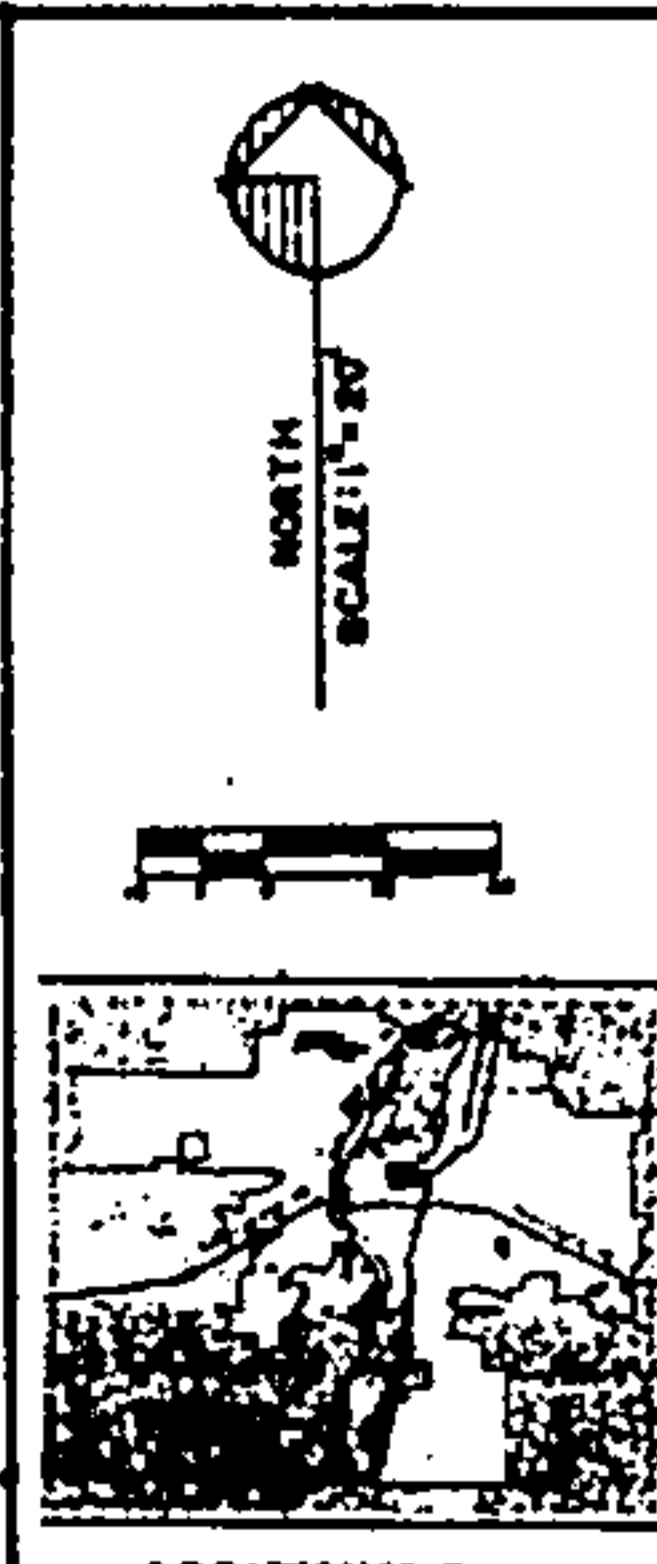
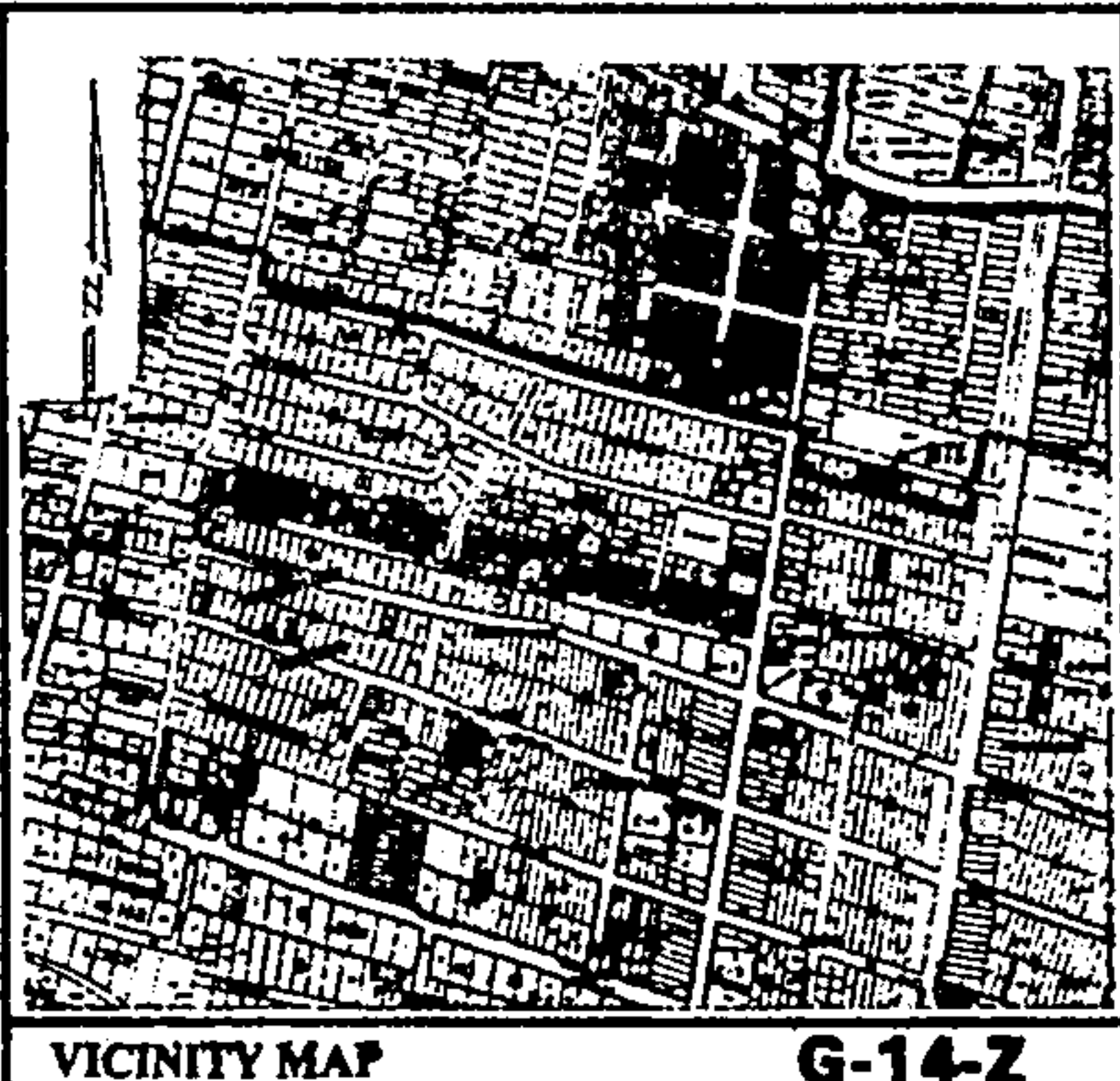
DATE SUBMITTED: OCTOBER 15, 2012 BY: E.T. RODRIGUEZ

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:

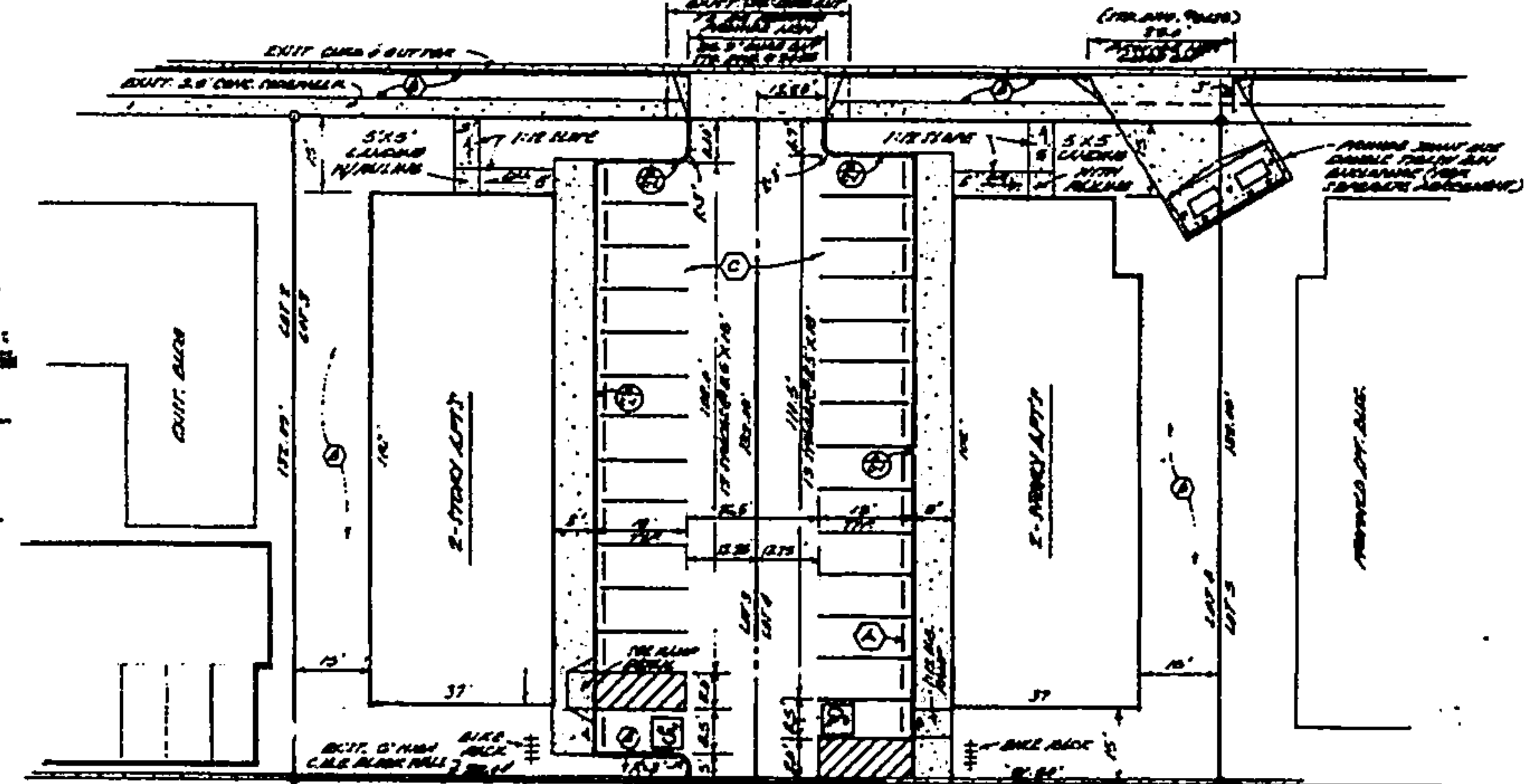
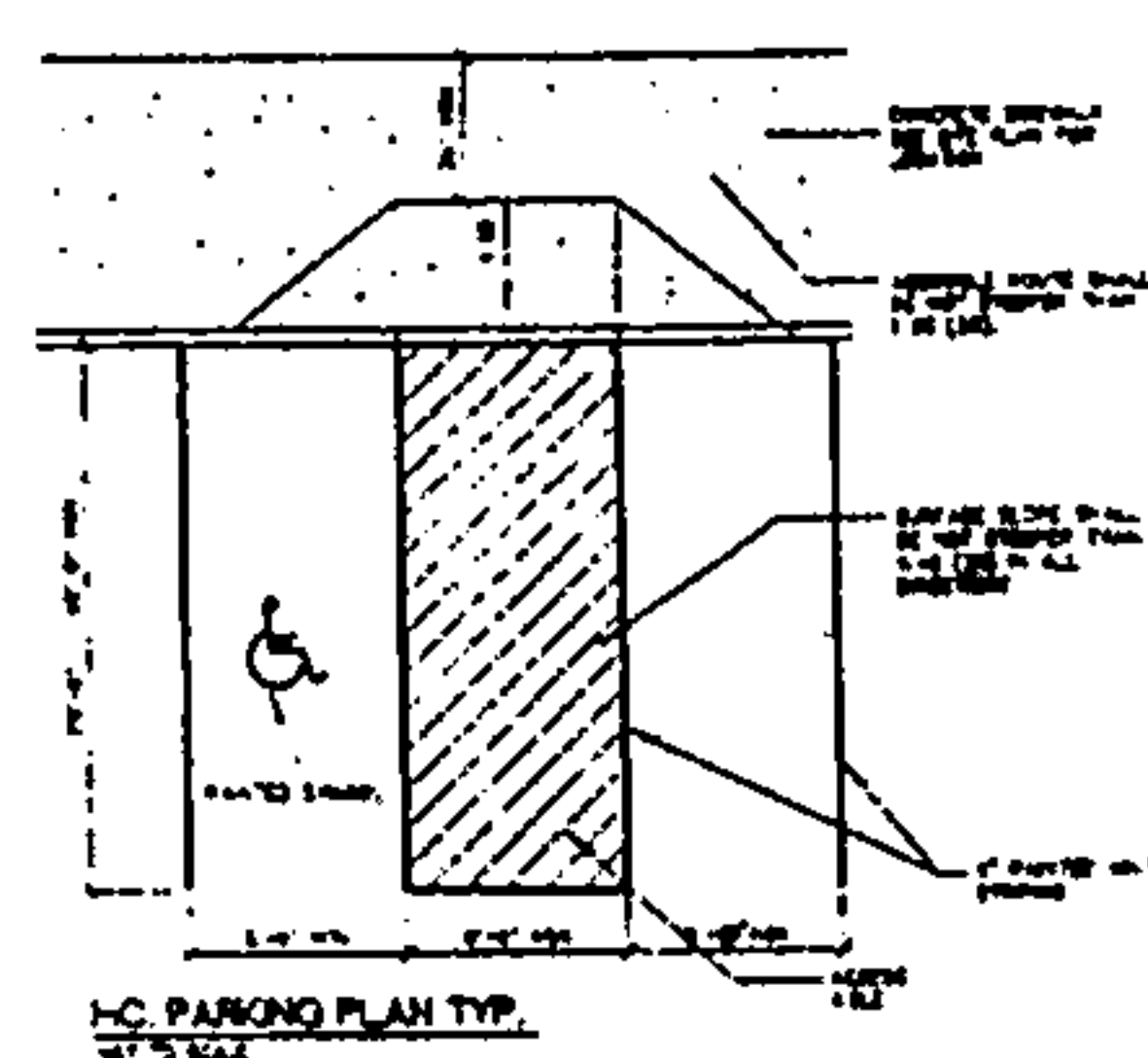
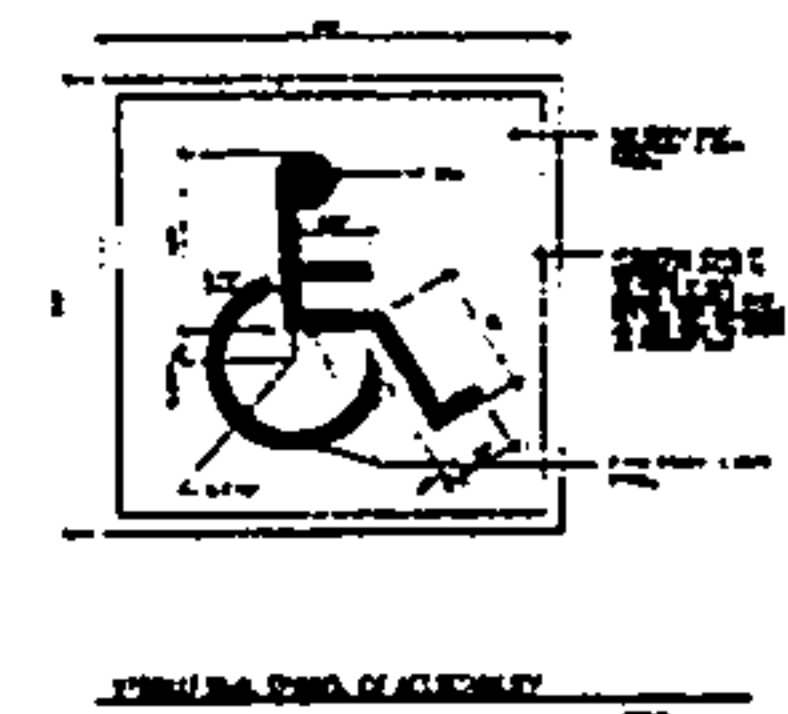
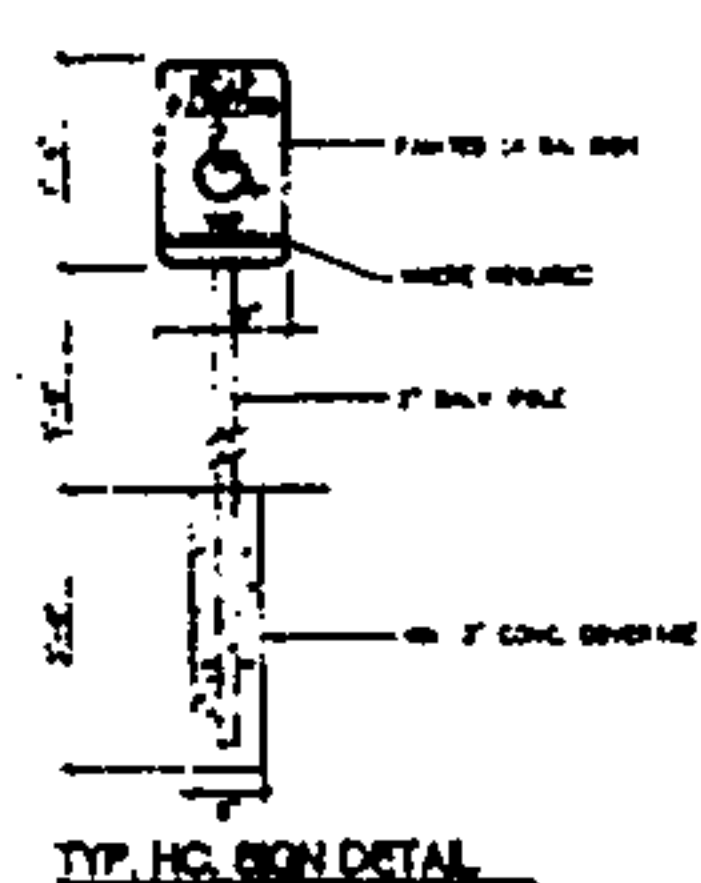
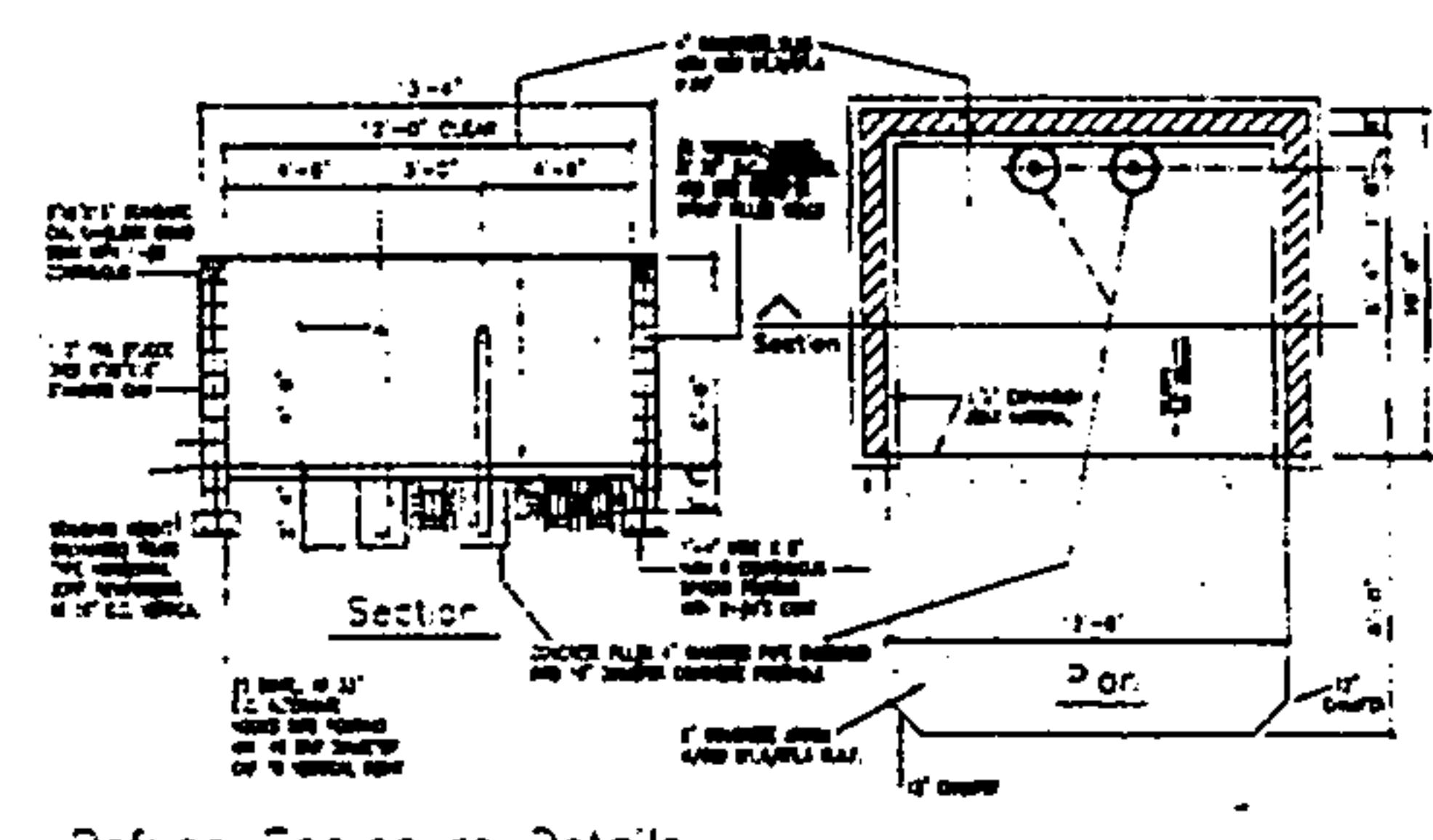
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for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



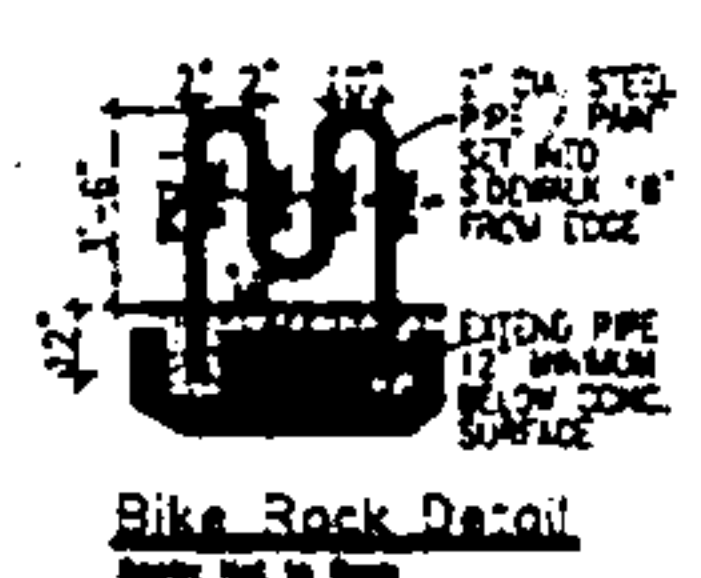
01/28/2009 11:00 AM Page: 1
EASE R:\$11.00 M. Toulouse Oliver, Bernalillo County



SAN CLEMENTE AVE. N.W.



SITE INFORMATION:
 AREA (LOT 3 & 4) = 0.56 ACRES
 ZONE: "R-2"
PARKING REQUIREMENTS:
 REQUIRED = 27 SPACES
 PROVIDED = 27 SPACES



UTILITY PRECAUTIONS:
 THE CONTRACTOR SHALL INFORM HIMSELF 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.

LEGAL DESCRIPTION:
 LOTS THREE (3) AND FOUR (4), GIBSON TRACT "A", PORTION OF TRACT 25-A, N.E. & S.E. 1/4, MAP 33, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. (ZONE ATLAS G-14-Z)

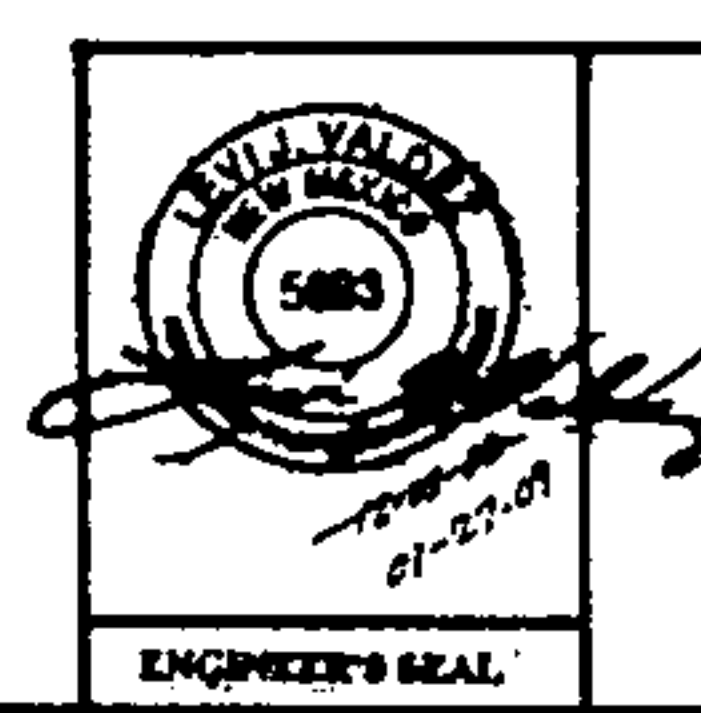
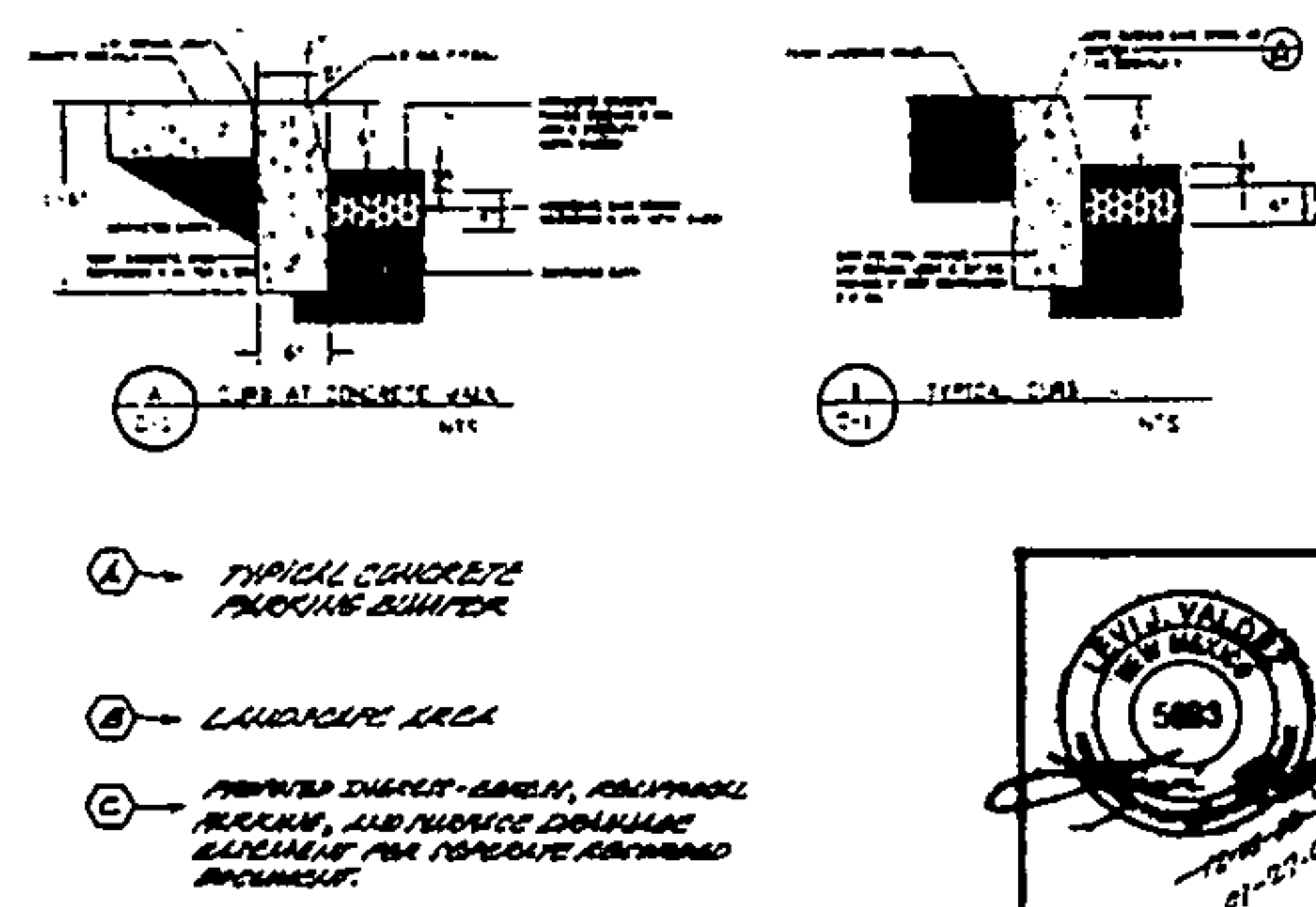
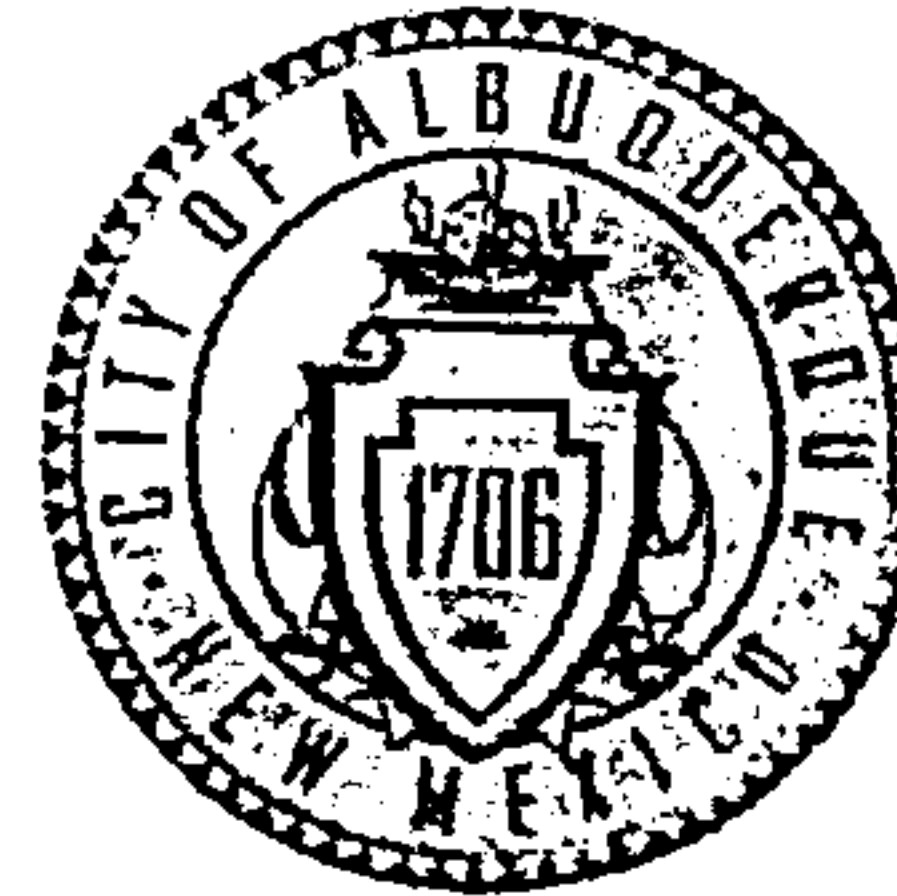


EXHIBIT "X"
TRAFFIC CIRCULATION LAYOUT
 A PROPOSED PLAN
 FOR
SAN CLEMENTE APARTMENTS
 BUILDINGS "A" & "B"
 SAN CLEMENTE AVENUE N.W.
 ALBUQUERQUE, NEW MEXICO
 JUNE, 2008

CITY OF ALBUQUERQUE



October 26, 2012

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

**Re: San Clemente Apartments Buildings C and D, (5~~4~~6)
204 and 206 San Clemente Ave NW, Traffic Circulation Layout
Engineer's Stamp dated 10-12-12 (G14-D006A)**

Dear Mr. Valdez,

Based upon the information provided in your submittal received 10-15-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide a copy of the shared access agreement between lots 5 and 6.
- ✓ 2. Recent aerial information shows no sidewalk along this frontage; please clarify.
- X 3. The proposed 3-foot high screen wall (keyed note D) appears to interfere with the sight distance for the entrance. Provide a sight distance exhibit. Please note that walls, trees, and shrubbery over 3 feet tall (measured from gutter pan) will not be acceptable in this area.
4. The proposed 3-foot high screen wall (keyed note D) blocks the ADA pathway from the roadway to the buildings. Please clarify.

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

Sincerely,

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

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



November 1, 2012

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

Re: San Clemente Apartments buildings C and D (lots 5 & 6)
204 and 206 San Clemente Ave NW, Traffic Circulation Layout
Engineer's Stamp dated 10-12-12 (G14-D006A)

Dear Mr. Valdez,

The TCL submittal received 11-1-12 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

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.

Albuquerque

NM 87103

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.

www.cabq.gov

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,

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

C: File

*Richard Donte
Signed off letter
11-1-12
and Tim Simmis signed
off Transportation*

CITY OF ALBUQUERQUE



July 26, 2012

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

**Re: San Clemente Apartments, Lots 5 & 6 Grading and Drainage Plan
Engineer's Stamp date 07-03-2012 (G-14/D006A)**

Dear Mr. Valdez,

Based upon the information provided in your submittal received 07-06-2012, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- The existing site topography appears to mostly consist of Treatment Type A which does not concur with the Type C used to calculate the existing discharge from the site.
- Please provide volume calculations for the proposed water harvesting areas.
- All discharge from the site will be limited to 2.75 cfs/acre.
- Provide additional flow line and top-of-curb elevations at each of the two proposed curb cuts.
- Easements will be necessary for the two shared dumpster enclosures.
- Include details for the swales located on the western and eastern edges of the property.
- Please use NAVD 88 for the benchmark designation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: Email

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: SAN CLEMENTE APARTMENTS ZONE MAP: G-14/D006A
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 5 & 6, 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 MENAUC 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) _____

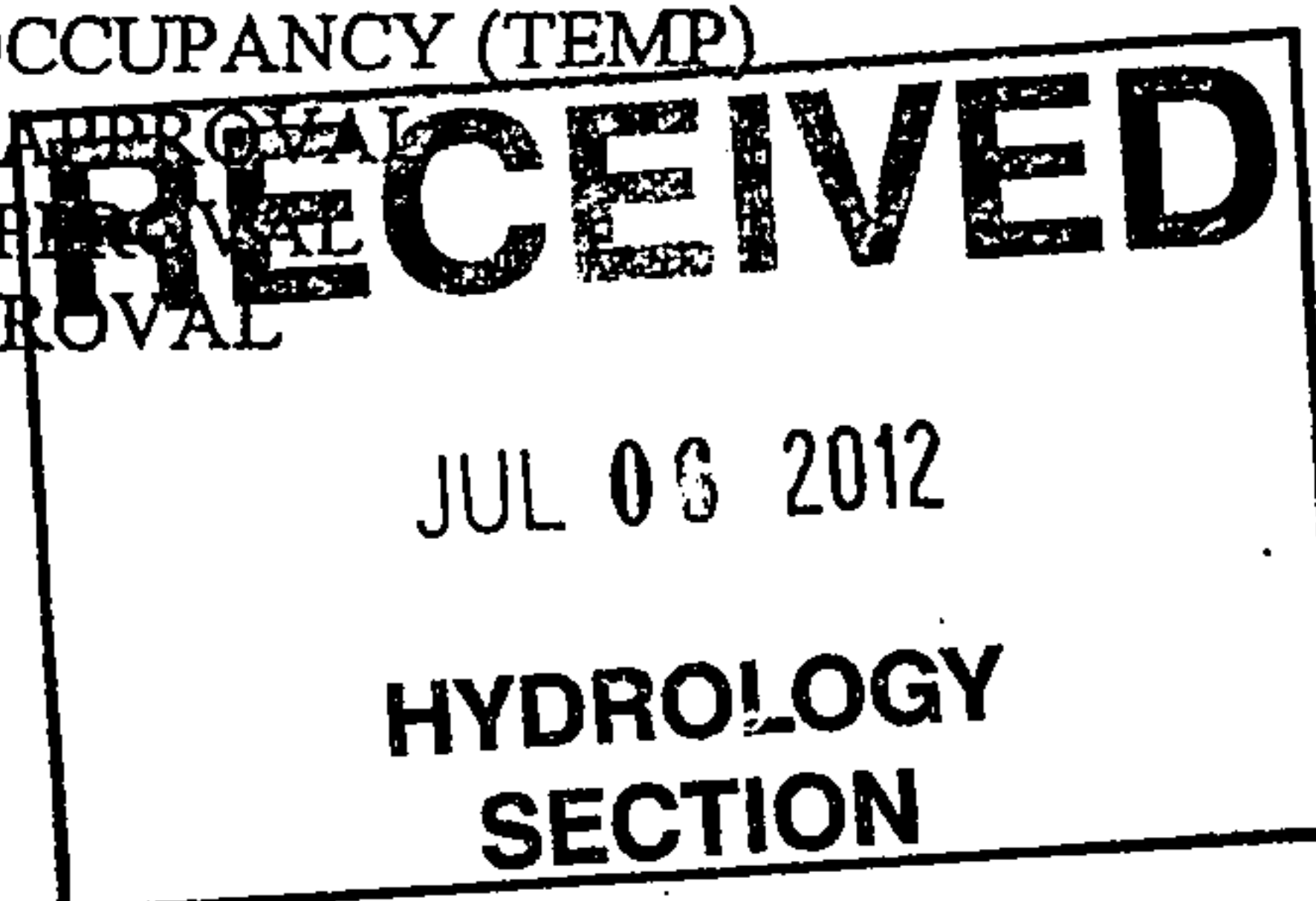
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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

owes \$50



DATE SUBMITTED: JULY 3, 2012 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.

pawrod@hotmail.com