

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department Transportation Development Services Section

March 31, 2004

Kim R. Kemper, P.E. Huitt-Zollars, Inc 333 Rio Rancho, NM 87122

Re:

Certification Submittal for Final Building Certificate of Occupancy for

Tulane Drive 4-plex, [G-16 / D132]

3501 San Andres NE

Engineer's Stamp Dated 03/30/04

Dear Mr. Kemper:

The TCL / Letter of Certification submitted on March 30, 2004 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgadó-Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

c: Engineer______Hydrology_file CO Clerk

DRAINAGE INFORMATION SHEET

(REV. 1/28/2003)

G-16/D132

PROJECT TITLE:	: Tulai	ne Drive 4-plex		ZON	E ATLAS/DRNG.	FILE #: <u>G-16</u>	
DRB #:	B #: EPC#:			WORK (ORDER #:		
LEGAL DESCRIP	PTION:	Lot 1, Block 3, Mo	ntgomery Heights	Addition	<u>-</u>		
CITY ADDRESS:	35	OI San	Andres	NE			
ENGIN	NEERING FIRM:	Huitt-Zollars, Inc.	•		CONTACT:	Kim Kemper	
	ADDRESS:	333 Rio Rancho Blvo	j	·	PHONE:	892-5141	
	CITY, STATE:	Rio Rancho, NM			ZIP CODE:	87124	
OWNER:	Craig Kemper				CONTACT:	Craig Kemper	
	ADDRESS:	11500 Carmel NE			PHONE:	249-8890	
	CITY, STATE:	Albuquerque, NM			ZIP CODE:	87122	
ARCHITECT:		<u>-</u>			CONTACT:		
	ADDRESS:	<u> </u>			PHONE:		
	CITY, STATE:				ZIP CODE:		
SURVEYOR:	Wayjohn S	Surveying	· · · · · · · · · · · · · · · · · · ·		CONTACT:	Tom Johnson	
	ADDRESS:	330 Louisiana Blvd.			PHONE:	255-2052	
	CITY, STATE:	Albuquerque, NM			ZIP CODE:	87108	
CONTRACTOR:	Craig K	Cemper	<u> </u>	<u>.</u>	CONTACT:	Craig Kemper	
	ADDRESS:	11500 Carmel NE			PHONE:	249-8890	
	CITY, STATE:	Albuquerque, NM	<u>-</u>		ZIP CODE:	87122	
DRAIN DRAIN DRAIN DRAIN CONC GRAE EROS EROS ENGIN CLON TRAF X ENGIN	NAGE PLAN RESCEPTUAL GRADII DING PLAN SION CONTROL F NEER'S CERTIFIC	SUBMITTAL, REQUIRATED BY A DRAINAGE PLATED CATION (HYDROLOGON LAYOUT (TCL)	N)		SIA/FINANCE PRELIMINAL S. DEV. PLATE SECTOR PLATE FOUNDATION BUILDING FOUNDATION CERTIFICAT CERTIFICAT GRADING FOUNDATION PAVING PE	PE OF APPROVAL SOUGHT: CIAL GUARANTEE RELEASE RY PLAT APPROVAL AN FOR SUB'D. APPROVAL AN FOR BLDG. PRMT. APPROVAL AN APPROVAL CAPPROVAL CON PERMIT APPROVAL CERMIT APPROVAL CE	
WAS A PRE-DES YES X NO COPY DATE SUBI	PROVIDED	TTENDED:		E	Y: Kim Kempe	er August	

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
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than (10) lpts or constituting five (5) adres

MAR 3 0 2004

HYDROLOGY SECTION



City of Albuquerque P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 31, 2004

Kim Kemper, P.E. Huitt-Zollars, Inc. 333 Rio Rancho Blvd. Rio Rancho, NM 87124

Re: Tulane Drive 4-Plex, 3501 San Andres NE, Certificate of Occupancy

Engineer's Stamp dated 11-21-03 (G16/D132)

Certification dated 3-30-04

Dear Mr. Kemper,

Based upon the information provided in your submittal received 3-30-04, the above referenced certification is approved for release of permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro

Engineering Associate, Planning Dept. Development and Building Services

C: Phyllis Villanueva file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 9, 2004

Kim Kemper, P.E. Huitt-Zollars, Inc. 333 Rio Rancho Blvd. Rio Rancho, NM 87124

Re: Tulane Drive 4-Plex, Tulane Dr. at San Andres Dr., Grading and Drainage

Plan

Engineer's Stamp dated 11-21-03 (G16/D132)

Dear Mr. Kemper,

Based upon the information provided in your submittal received 11-26-03, 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.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro

Engineering Associate, Planning Dept.

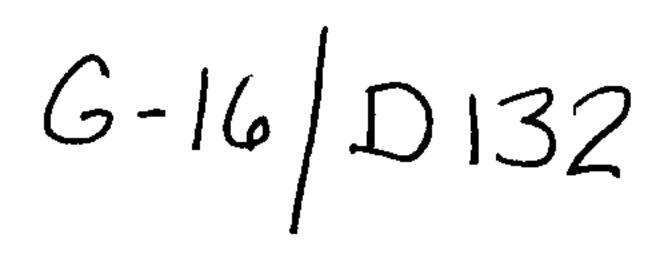
Development and Building Services

Development and Building Services 518

C: File

DRAINAGE INFORMATION SHEET

(REV. 1/28/2003)



PROJECT TITLE:	Tulane Drive 4-plex	ZONE ATLAS/DRNG. F	FILE #: <u>G-16</u>			
DRB #:	EPC#:	WORK ORDER #:				
LEGAL DESCRIPTION CITY ADDRESS:	I: Lot 1, Block 3, Montgomery Heights A	ddition	······································			
ENGINEER	ING FIRM: Huitt-Zollars, Inc.	CONTACT:	Kim Kemper			
	ADDRESS: 333 Rio Rancho Blvd.	PHONE:	892-5141			
CIT	Y, STATE: Rio Rancho, NM	ZIP CODE:	87124			
OWNER: Cra	ig Kemper	CONTACT:	Craig Kemper			
	ADDRESS: 11500 Carmel NE	PHONE:	249-8890			
CIT	Y, STATE: Albuquerque, NM	ZIP CODE:	87122			
ARCHITECT:		CONTACT:				
	ADDRESS:	PHONE:				
CIT	Y, STATE:	ZIP CODE:				
SURVEYOR:	Wayjohn Surveying	CONTACT:	Tom Johnson			
	ADDRESS: 330 Louisiana Blvd.	PHONE:	255-2052			
CIT	Y, STATE: Albuquerque, NM	ZIP CODE:	87108			
CONTRACTOR:	Craig Kemper	CONTACT:	Craig Kemper			
	ADDRESS: 11500 Carmel NE	PHONE:	249-8890			
CIT	Y, STATE: Albuquerque, NM	ZIP CODE:	87122			
DRAINAGE DRAINAGE DRAINAGE CONCEPTE GRADING EROSION GENGINEER CLOMR/LCCC	PLAN 1 ST SUBMITTAL, <i>REQUIRES TCL or equal</i> PLAN RESUBMITTAL UAL GRADING & DRAINAGE PLAN PLAN CONTROL PLAN R'S CERTIFICATION (HYDROLOGY)	SIA/FINANCI PRELIMINAR S. DEV. PLAI S. DEV. PLAI SECTOR PLAI FINAL PLAT FOUNDATIO X BUILDING PE CERTIFICAT GRADING PE PAVING PER	N PERMIT APPROVAL ERMIT APPROVAL E OF OCCUPANCY (PERM.) E OF OCCUPANCY (TEMP.) ERMIT APPROVAL RMIT APPROVAL ER APPROVAL B C C C C C C C C C C C C			
WAS A PRE-DESIGN I YES _x NO COPY PRO DATE SUBMITTE	15/11/11/11/11	BY: <u>Kim Kemper</u>	Many Many			

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
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than (10) lots or constituting five (5) acres



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department Transportation Development Services Section

November 26, 2003

Kim Kemper Huitt-Zollars Inc. 333 Rio Rancho Blvd. Rio Rancho, NM 87122

Re:

Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for

4-Plex Tulane and San Andres [G-16/D-132] 3501 San AndresNE, Albuquerque, NM Engineer's Stamp Dated 11-21-03

Dear Mr. Kemper,

The TCL submittal dated November 25, 2003 is approved for building permit. The plan is stamped and signed as approved. The original should be kept by you to be used for certification of the site for final C.O. for Transportation.

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 <u>Drainage and Transportation Information Sheet</u> 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 <u>Drainage and Transportation Information Sheet</u> 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,

Richard Dourte, PE

Development and Building Services

cc:

Hydrology file

file

DRAINAGE TO SHEET

(RFV×1/28/2003)

PROJECT TITLE: Tulane D	Drive 4-plex	ONE ATLAS/DRNG, FILE	#: G-16. / D) 32
DRB #:	EPC#:	WORK ORDE	- A - A - A - A - A - A - A - A - A - A
LEGAL DESCRIPTION:	Lot 1, Block 3, Montgomery Heights Additio	n. A. C.	
CITY ADDRESS:	50% Som Andres	NE	
	uitt-Zollars, Inc.	CONTACT:	Kim Kemper
ADDRESS: <u>33</u>	3 Rio Rancho Blvd.	PHONE:	892-5141
CITY, STATE: Ric	o Rancho, NM _	ZIP CODE:	87124
OWNER: Craig Kemper		6ONTACT:	Craig Kemper
ADDRESS: <u>11</u>	500 Carmel NE	PHONE:	249-8890
CITY, STATE: All	buquerque, NM	ZIP CODE:	87122
ARCHITECT:		CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	
SURVEYOR: Wayjohn Surve	eying	CONTACT:	Tom Johnson
·	0 Louisiana Blvd.		255-2052
CITY, STATE: All	buquerque, NM		87108
CONTRACTOR: Craig Kemp	per		Craig Kemper.
ADDRESS: 11	500 Carmel NE	PHONE:	249-8890
CITY, STATE: All	buquerque, NM	ZIP CODE:	87122
CHECK TYPE OF SUBMITTA	AL:	CHECK TYPE OF	APPROVAL SOUGHT:
DRAINAGE REPORT	•		SUARANTEE RELEASE
· X DRAINAGE PLAN 1ST SUBI	MITTAL, REQUIRES TCL or equal	PRELIMINARY P	
DRAINAGE PLAN RESUBN	VITTAL	S. DEV. PLAN FO	OR SUB'D. APPROVAL
CONCEPTUAL GRADING 8	& DRAINAGE PLAN	S. DEV. PLAN FO	R BLDG. PRMT. APPROVAL
GRADING PLAN		SECTOR PLAN A	PPROVAL
EROSION CONTROL PLAN	1	FINAL PLAT APP	ROVAL
ENGINEER'S CERTIFICAT	ION (HYDROLOGY)	FOUNDATION PE	ERMIT APPROVAL
CLOMR/LOMR	· · · · · · · · · · · · · · · · · · ·	XBUILDING PERM	IT APPROVAL
X TRAFFIC CIRCULATION LA	AYOUT (TCL)	CERTIFICATE O	F OCCUPANCY (PERM.)
ENGINEER'S CERTIFICAT	ION (TĆI)		
ENGINEER'S CERT. (DRB		CERTIFICATE O	FOCCUPANCY (TEMP-)
		GRADING PERM	IT APPROVAL VI
OTHER		-	IT APPROVAL VI
OTHER		GRADING PERMIT	APPROVAL DE LA COMPANSION DE LA COMPANSI
OTHER		GRADING PERMIT PAVING PERMIT WORK ORDERA OTHER (SPECIAL	APPROVAL PPROVAL 2003 YNOV 2 5 2003
	APPR. SITE PLAN)	GRADING PERMIT PAVING PERMIT WORK ORDERA OTHER (SPECIAL	APPROVAL PPROVAL 2003 YNOV 2 5 2003
WAS A PRE-DESIGN MEETING ATTE	APPR. SITE PLAN)	GRADING PERMIT PAVING PERMIT WORK ORDERA OTHER (SPECIAL	APPROVAL PPROVAL 2003 YNOV 2 5 2003
WAS A PRE-DESIGN MEETING ATTE	APPR. SITE PLAN)	GRADING PERMIT PAVING PERMIT WORK ORDERA OTHER (SPECIAL	APPROVAL DE LA COMPANSION DE LA COMPANSI
WAS A PRE-DESIGN MEETING ATTE YES NO	APPR. SITE PLAN)	GRADING PERMIT PAVING PERMIT WORK ORDERA OTHER (SPECIAL	APPROVAL PPROVAL 2003 YNOV 2 5 2003
WAS A PRE-DESIGN MEETING ATTE	APPR. SITE PLAN)	GRADING PERMIT PAVING PERMIT WORK ORDERA OTHER (SPECIAL	APPROVAL PPROVAL 2003 YNOV 2 5 2003
WAS A PRE-DESIGN MEETING ATTE YES _x NO COPY PROVIDED	APPR. SITE PLAN)	GRADING PERMIT WORK ORDERA OTHERVSPECIF	APPROVAL PPROVAL 2003 YNOV 2 5 2003
WAS A PRE-DESIGN MEETING ATTE YES NO	APPR. SITE PLAN)	GRADING PERMIT PAVING PERMIT WORK ORDERA OTHER (SPECIAL	APPROVAL PPROVAL 2003 YNOV 2 5 2003

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
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than (10) lots or constituting five (5) acres