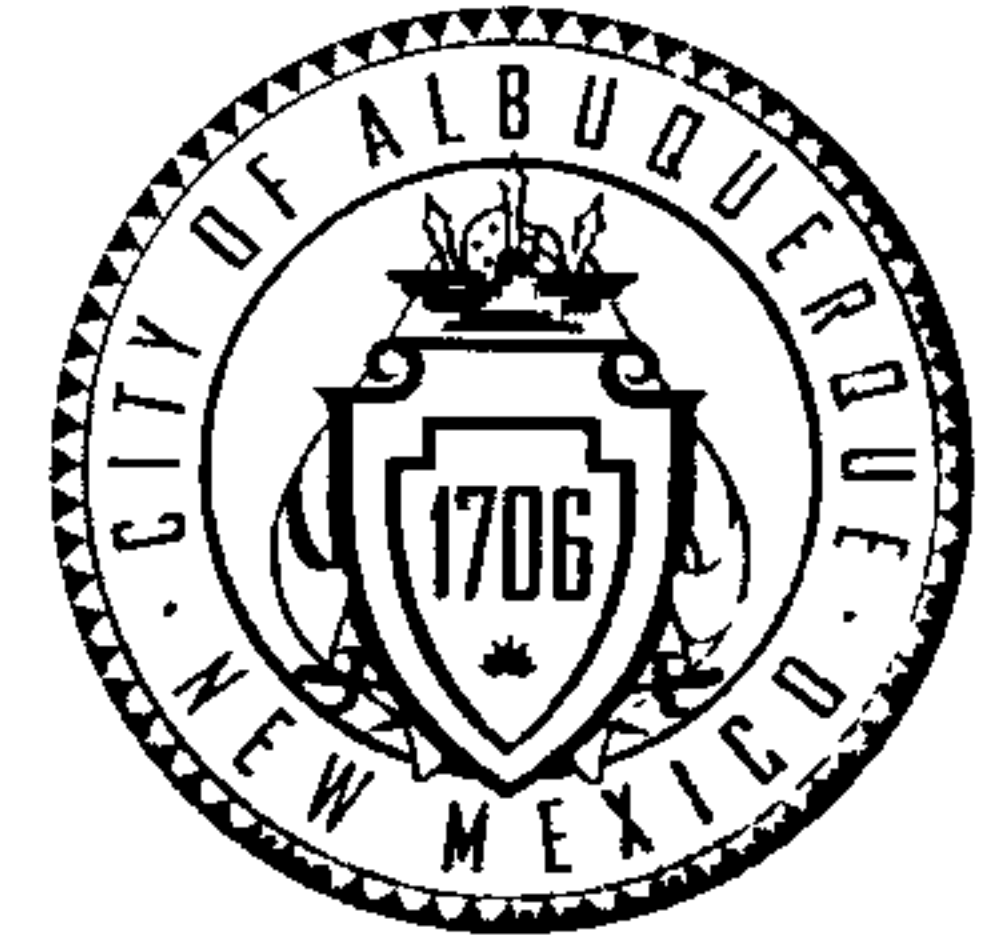


CITY OF ALBUQUERQUE



February 4, 2013

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

pawrod@hotmail.com

**Re: Casa Verde Spa, 5113 Comanche Rd. NE,
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 02-02-06, (G17/D041)
Certification dated: 09-07-12**

Dear Mr. Valdez,

Based upon the information provided in the Certification received 01-31-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: ccherne@cabq.gov or tsims@cabq.gov.

Albuquerque

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

NM 87103

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer—Hydrology Section
Development and Building Services

www.cabq.gov

C: CO Clerk—Katrina Sigala
File
E-mail via addressee

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

PROJECT TITLE: CASA VERDE SPA ZONE MAP: G-17/P0241
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 5113 COMANCHE ROAD N.E.

ENGINEERING FIRM: FRANK D. LOVELADY, P.E. CONTACT: FRANK LOVELADY (RETIRED)
ADDRESS: 300 ALAMOSA ROAD N.E. PHONE: 345-2267
CITY, STATE: ALBUQUERQUE, N.M. ZIP CODE: _____
EMAIL: _____

OWNER: DONALD A. & BARBARA MAESTAS CONTACT: DON MAESTAS
ADDRESS: 952 DEER DRIVE N.E. PHONE: 881-6464
CITY, STATE: ALBUQUERQUE, N.M. ZIP CODE: 87122

ARCHITECT: GORDON A. HALL, C.S.I. CONTACT: GORDON HALL
ADDRESS: 18 TRAILS ROAD EAST PHONE: 450-4707
CITY, STATE: PLACITAS, N.M. ZIP CODE: 87043
EMAIL: _____

SURVEYOR: HARRIS SURVEYING CONTACT: TONY HARRIS
ADDRESS: _____ PHONE: 889-8056
CITY, STATE: ALBUQUERQUE, N.M. ZIP CODE: _____

CONTRACTOR: ROBERT TRUJILLO CONSTRUCTION CONTACT: BOBBY TRUJILLO
ADDRESS: P.O. BOX 12471 PHONE: 450-9875
CITY, STATE: ALBUQUERQUE, N.M. ZIP CODE: 87195

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) _____

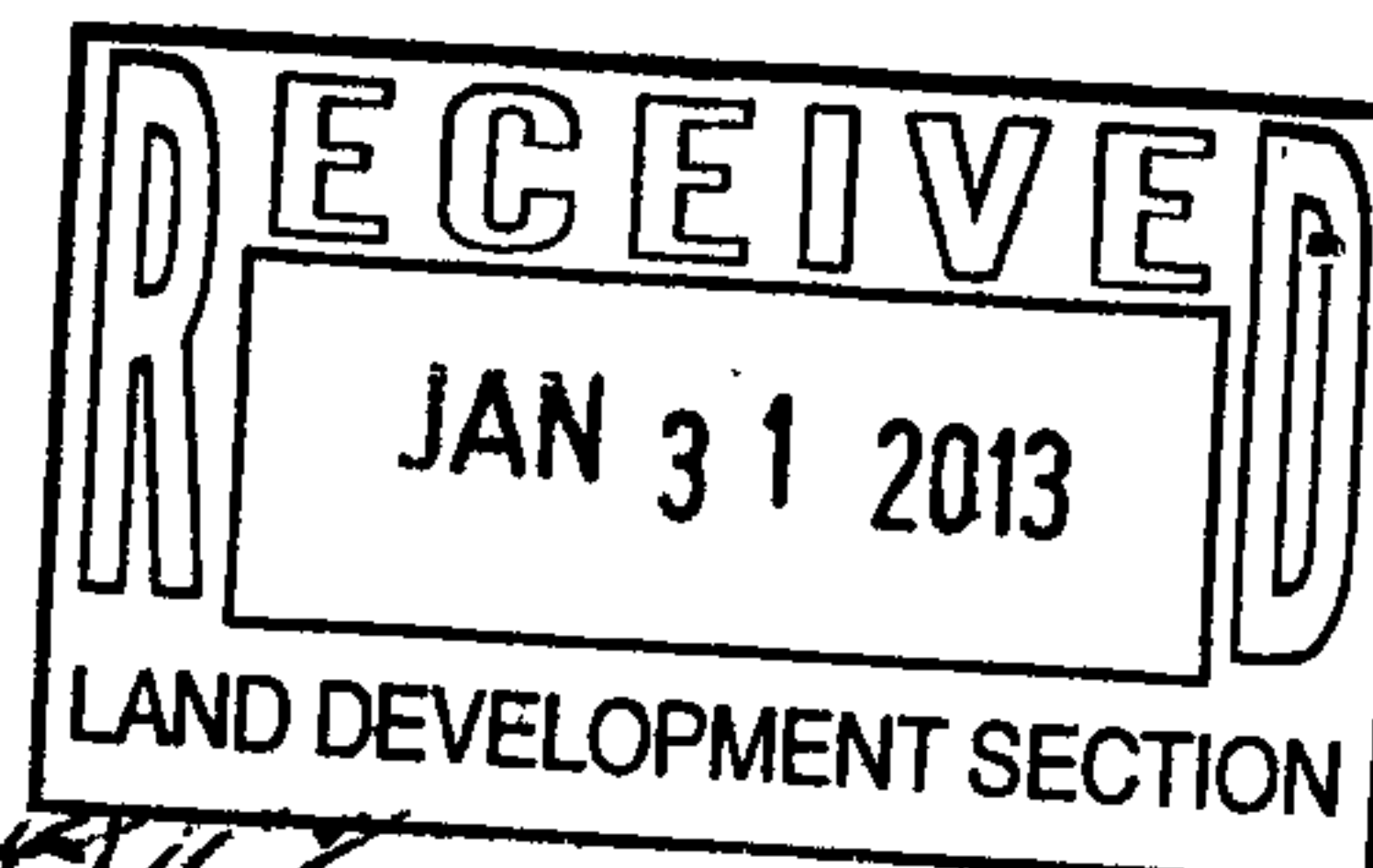
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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
- ☐ GRADING CERTIFICATION
- ☐ OTHER (SPECIFY) SO-19 _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO (DON'T KNOW)
☐ COPY PROVIDED

DATE SUBMITTED: 09-11-12 BY: Robert Trujillo

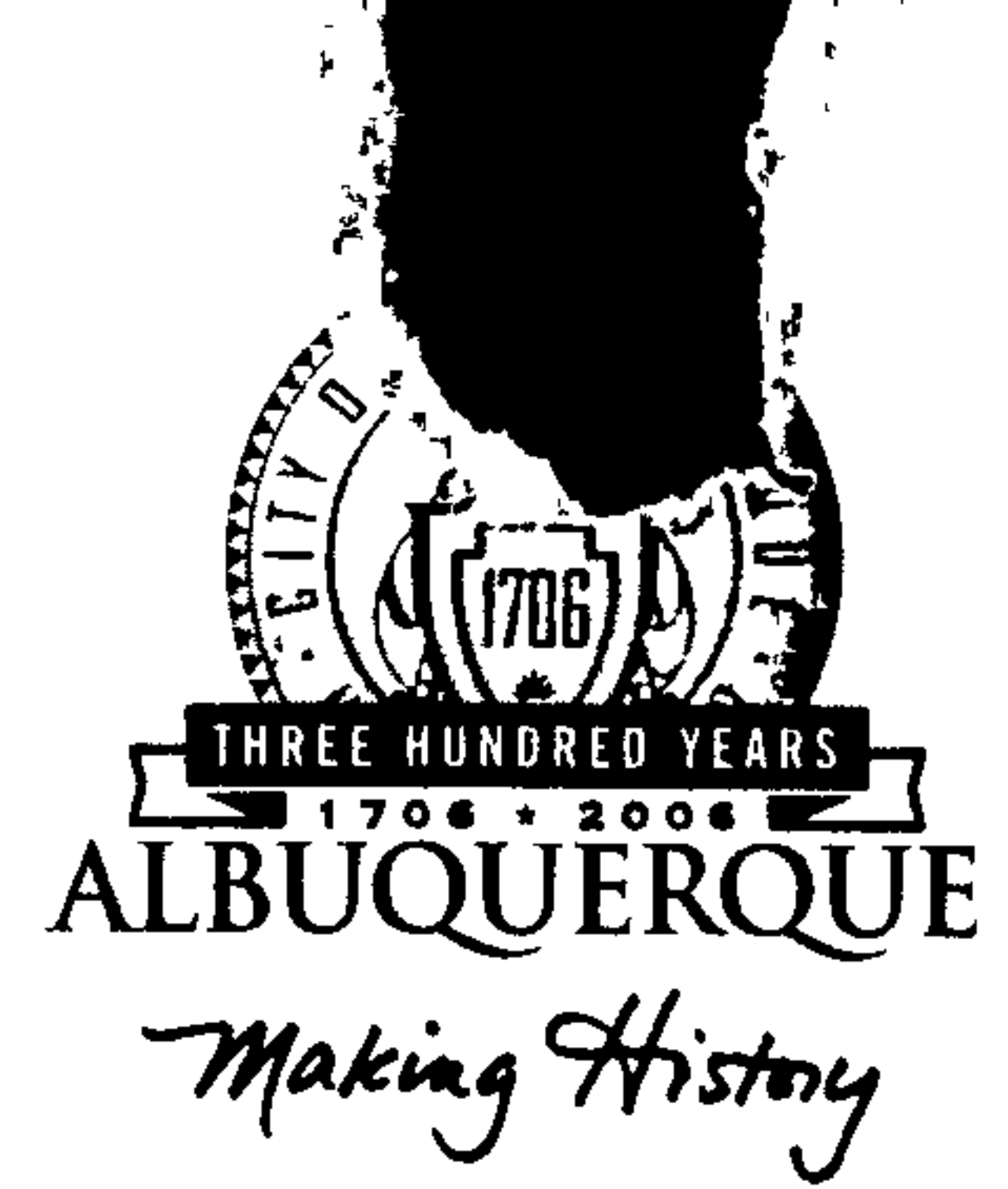


* NOTE: THIS "ENGINEER'S CERTIFICATION" BY CEVI J. VALDEZ, P.E. NO. 5693

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

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

CITY OF ALBUQUERQUE



March 20, 2006

Frank Lovelady, PE
300 Alamosa NW
Albuquerque, NM 87107

**Re: Casa Verde Spa Addition Grading and Drainage Plan
Engineer's Stamp dated 2-2-06 (G17/D41)**

Dear Mr. Lovelady,

Based upon the information provided in your submittal dated 3-26-03, the above referenced plan is approved for Building Permit and SO#19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

Also, prior to Certificate of Occupancy release, Engineer Certification of the grading plan per the DPM checklist will be required.

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

Sincerely,

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

C: Liz Sanchez, Excavation and Barricading
Ed Elwell, Storm Drain Maintenance
file

CITY OF ALBUQUERQUE



January 28, 2013

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

Re: Casa Verde Spa Addition, 5113 Comanche Blvd NE
Permanent Certificate of Occupancy - Transportation Development
Architect's Stamp dated 06-26-06 (G17-D041)
Certification dated 01-23-13

Dear Mr. Valdez,

Based upon the information provided in your submittal received 01-28-13, 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, you can contact me at 924-3991.

Sincerely,

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

C. CO Clerk
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

PROJECT TITLE: CASA VERDE SPA ZONE MAP: G-17/D041
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 2-A, BLOCK 66, BEL-AIR SUBDIVISION
CITY ADDRESS: 5113 COMANCHE BLVD. N.E.

CERTIFICATION BY: LEVI J. VALDEZ, P.E. LEVI VALDEZ
ENGINEERING FIRM: GEORGE T. RODRIGUEZ-CONSULTING CONTACT: GEORGE RODRIGUEZ
ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123
(ORIGINAL PLAN BY: FRANK LOVELADY, P.E. #6512) EMAIL: _____

OWNER: DON MAESTAS CONTACT: DON MAESTAS
ADDRESS: 5113 COMANCHE BLVD. N.E. PHONE: 881-0464
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

ARCHITECT: GORDON ALLAN HALL CONTACT: GORDON HALL
ADDRESS: _____ PHONE: 224-3351
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: _____
EMAIL: _____

SURVEYOR: WAXJOHN SURVEYING CONTACT: TOM JOHNSTON
ADDRESS: 330 LOUISIANA BLVD. N.E. PHONE: 255-2652
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108

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
☐ GRADING CERTIFICATION
☐ OTHER (SPECIFY) SO-19 _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☒ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 01-25-13 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.



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 CASA VERDE SPA
5113 COMANCHE BLVD. N.E.
ALBUQUERQUE, NEW MEXICO

TRAFFIC CERTIFICATION

I, LEVI J. VALDEZ, NMPE NO. 5693, OF THE FIRM
WAYJOHN SURVEYING, HEREBY CERTIFY THAT THIS PROJECT HAS IS IN
SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE
DESIGN INTENT OF THE APPROVED PLAN DATED 06-28-06. THE
RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT
HAS BEEN OBTAINED BY THOMAS JOHNSTON OF THE FIRM
WAYJOHN SURVEYING. I FURTHER CERTIFY THAT I HAVE PERSONALLY
VISITED THE PROJECT SITE ON 01-23-13 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
PERMANENT CERTIFICATE OF OCCUPANCY.

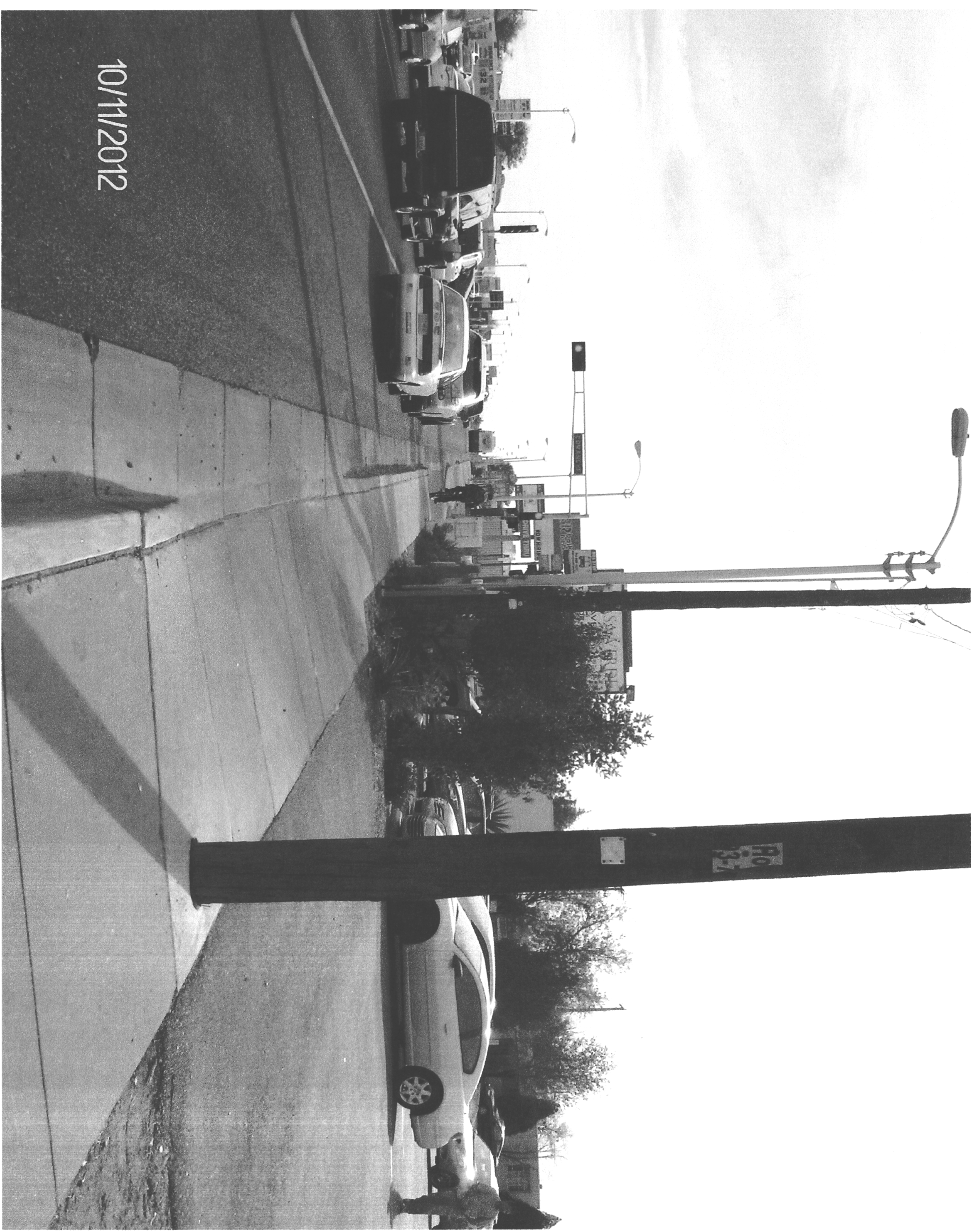
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY
COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE
OF THE TRAFFIC LAYOUT ASPECTS OF THIS PROJECT. THOSE
RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN
INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR
ANY OTHER PURPOSE.

Levi J. Valdez
Signature of Engineer

01-23-13
Date

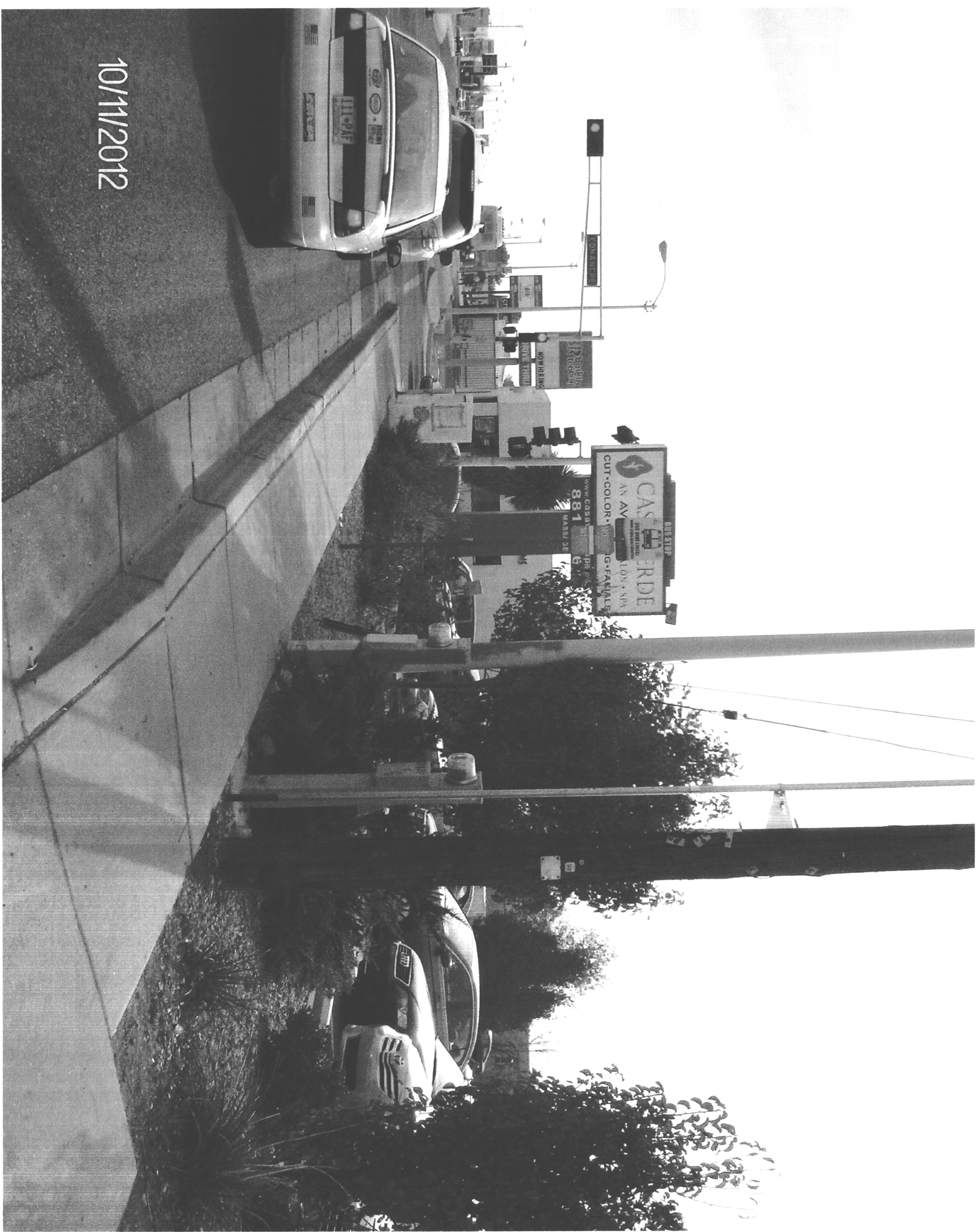
ENGINEER'S STAMP





10/11/2012

10/11/2012



10/11/2012



10/11/2012





10/11/2012

N

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

June 28, 2006

Gordon Allan Hall, Registered Architect
18 Trails Road East
Albuquerque, NM 87109

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Casa Verde Spa Addition, [G-17 / D41]
5113 Comanche NE
Architect's Stamp Dated 06/26/06

Dear Mr. Hall:

The TCL submittal, dated June 27, 2006, is sufficient for acceptance by this office and is stamped and signed as such. Four copies will be required: two for submittal of building permit plans, one for this office and one to be kept by you to be used for certification of the site for final C.O. for Hydrology/Transportation.

P.O. Box 1293
Albuquerque
New Mexico 87109
When superintendent of project is ready to call for a Temporary C.O. immediate issuance is no longer possible at that time. An exact copy of the approved TCL, marked up, showing incomplete work remaining, along with a letter of certification is required prior to issuance of Temporary C.O. If project is one of multiple phases, Barricading Plan is needed clearly illustrating separation of this site from coming phases, not completed or yet begun.

When site is complete and a Final C.O. is needed, a Letter of Certification, stating site was built in substantial compliance, needs to be attached to your stamped, approved TCL letter or TCL must be stamped with the designer's seal for the certification. Seal must be signed and dated for that submittal. This and all documentation must be submitted with a completed Drainage Information Sheet (also used for the Grading and Drainage submittal) 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 Final C.O. has been issued to the superintendent, call Building Safety at 924-3306.

Sincerely,

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

c: Engineer
Hydrology file

CITY OF ALBUQUERQUE



June 20, 2006

Gordon Hall
Gordon Hall Architect
18 Trails Road East
Placitas, NM 87109

**Re: Casa Verde Spa Addition, 5113 Comanche NE, Traffic Circulation
Layout Architect's Stamp dated XX-XX-XX (G17-D41)**

Dear Mr. Hall,

Based upon the information provided in your submittal received 06-19-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Sign and date the stamp on the plan.
2. Please, ensure the correct drawing number is referenced on the plans.
3. Include parking calculations
4. Include a vicinity map on all submitted plans.
5. Show all side walk transitions; the one on the North side as well as the one on the west side. Why is the sidewalk on Comanche not all the way to the property line? Explain.
6. Provide a sidewalk easement for the entrance off of the San Mateo.
7. Show the width of the sidewalk north of the drive pad on San Mateo.
8. The new drive pad on San Mateo will need to be 30'.
9. Correct the scale to reflect 1":10'.

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

Sincerely,

Wilfred Gagellos, P.E.
Development and Building Services
C: file
WAG,tes

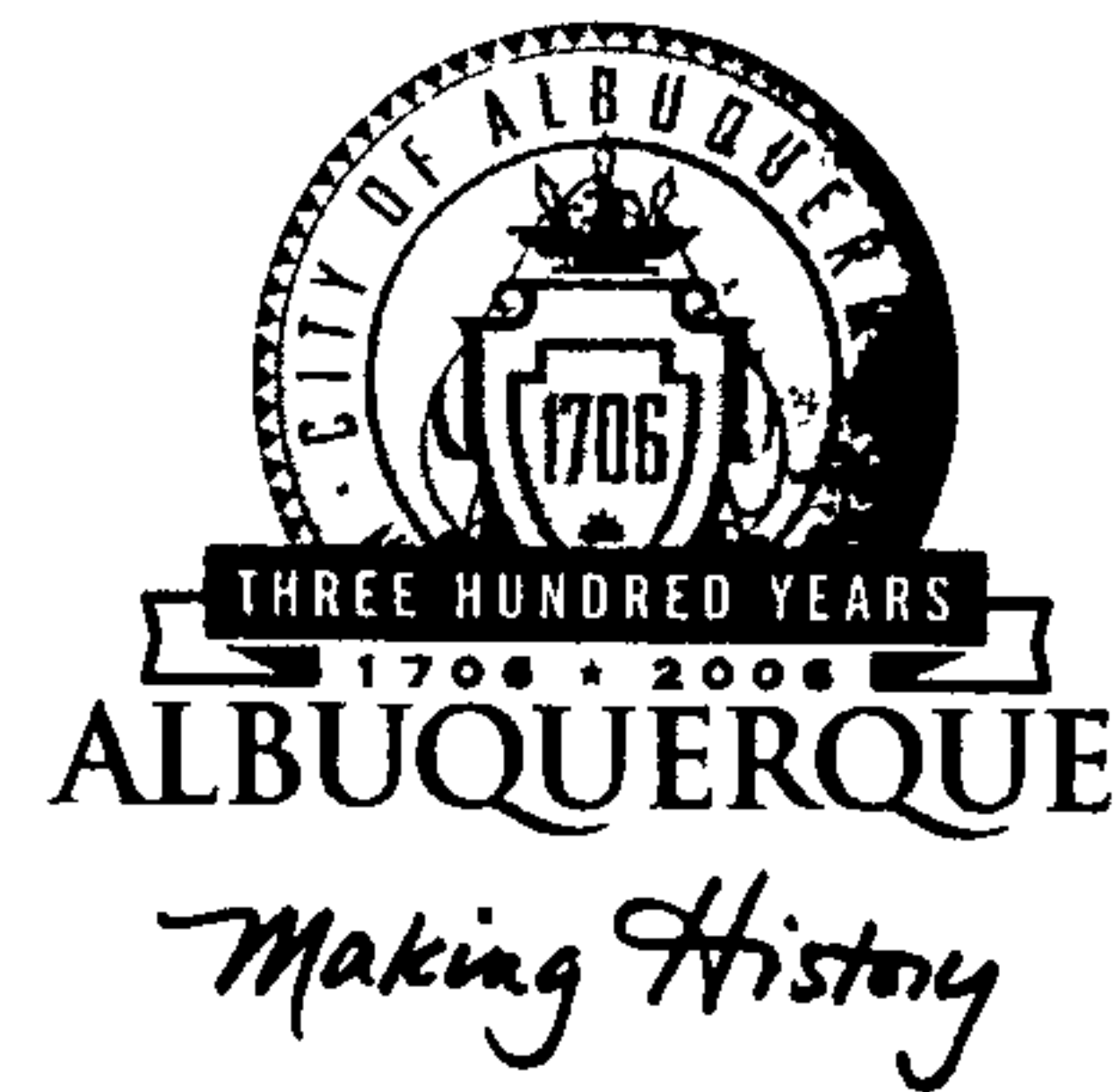
P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



February 17, 2006

Gordon Hall
Gordon Hall Architect
18 Trails Road East
Placitas, NM 87109

**Re: Casa Verde Spa Addtn, 5113 Comanche NE, Traffic Circulation
Layout Architect's Stamp dated 02-08-06 (G17-D41)**

Dear Mr. Hall,

Based upon the information provided in your submittal received 02-03-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List radii for all curves shown.
2. Please, refer to all appropriate City Standards; the drawing number should be included in this reference.
3. Include parking dimensions.
4. Include a vicinity map and a directional arrow.
5. Ensure that all handicap ramps are ADA compliant.
6. Provide a sidewalk easement for the entrance off of the side street. Include the name of the side street.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

Sincerely,

Wilfred Gagellos, P.E.
Development and Building Services
C: file
WAG,tes