8509 Jefferson NE Albuquerque, NM 87113

(505) 858-3100 fax (505) 858-1118 twllc@tierrawestllc.com 1-800-245-3102

February 8, 2002

Mr. Mike Zamora Development and Building Services Public Works Department PO Box 1293 Albuquerque, NM 87103

RE: Final Traffic Circulation Layout Certification

Building 1 of Tracts 11 and 12, Buildings 2, 3 and 7 of Tract 10 and Building 4 of Tract A-2021-A at the West Bluff Shopping Center

5201, 5211, 5221, 5241 Ouray and 2670 Coors

Dear Mr. Zamora:

We are requesting Final Certification of the Traffic Circulation Layout Plan (Site Plan). Enclosed please find one copy of the approved TCL with as-built information for the above referenced project. We show Building 3 as Phase I and Buildings 4 and 7 as Phase II. Phase III includes Buildings 1 and 2. Enterprise Builders completed the on-site paving, curb and gutter and sidewalks. The parking lot is striped, and the landscaping is complete. Field verification of the Site Plan was completed by our office. All work is in substantial compliance with the approved TCL Plan. We are, therefore, requesting Final Certification of Occupancy for these buildings.

Ronald R. Bohannan, P. E.

PROFESSION

If you have any questions regarding this matter, please do not hesitate to call me.

Enclosures

Paul Silverman CC:

JN: 980063 RRB/rw

這 HYDROLOGY SECTION

9863 bldg 3, 4 & 7 Finaltraffic



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

March 21, 2002

Ronald R. Bohannan, PE Tierra West, LLC 6509 Jefferson NE Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for

West Bluff Center; [H11/D59A]

5201 & 5211 Ouray

Engineer's Stamp Dated 2/08/02

Dear Mr. Bohannan,

The TCL / Letter of Certification submitted to this office on 3-20-02 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Lèslie Romero

Engineering Associate

Development and Building Services

Public Works Department

c: Terri Martin, Hydrology

File (1)

	DRAINAGE AND TRANS		EET	
1R.10+11 B	(BG. 3, 4+7, (REV. 1/11	/2002)		4-11/D59A)
PROJECT TITLE:	West Bluff Center	70NE 144D	/DDO EU E #-	1144/050
DRB #:	EPC #:	WORK OR	/DRG. FILE #:)FR #:	
	N Tracts 10 and 11 West Bluff			
CITY ADDRESS:	5201, 5211, 5241 Ouray and 2670 Coc	rs		
ENGINEERING FIRM	1. Tierra West J.I.C.	CONTACT	DONALD D DOLLAN	
ADDRESS:	8509 Jefferson NE	PHONE:	RONALD R. BOHAN (505) 858-3100	NAN OH SAHA LAVY
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87113	
OWNER:	Paul Silverman	CONTACT:	Paul Silverman	
ADDRESS:	4408 Canyon Court, NE	PHONE:	(505) 294-8625	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87111	
ARCHITECT:	Dekker-Perich-Sabatini	CONTACT:	Ann Marie Christian	
ADDRESS:	6801 Jefferson NE, Suite 100	PHONE:	761-9700	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109	
SURVEYOR:	Precision Surveys	CONTACT:	Larry Medrano	
ADDRESS:	8414-D Jefferson Street, NE	PHONE:	(505) 856-5700	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87113	
CONTRACTOR:	Enterprise Builders	CONTACT:	Pat Abel	
ADDRESS:	8316 Washington Street, NE	PHONE:	857-0050	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87113	
GRADING PLA EROSION CON ENGINEER'S CON CLOMR/LOMR X TRAFFIC CIRC ENGINEERS CON	PORT AN GRADING & DRAINAGE PLAN N ITROL PLAN ERTIFICATION (HYDROLOGY)	SIA / FINAN PRELIMINA S. DEV. PL S. DEV. PL SECTOR P FINAL PLAT FOUNDATION BUILDING I CERTIFICA GRADING I PAVING PE	APPROVAL SOUGHACIAL GUARANTER APPROVAL AN FOR SUB'D. APPROVAL APPROVAL ON PERMIT APPROVAL TE OF OCCUPANCY PERMIT APPROVAL APPROVA	E RELEASE AL PROVAL MIT APPROVAL Y (PERM.) Y (TEMP.)
WAS A PRE-DESIGN C YES X NO COPY PROVIDE	ONFERENCE ATTENDED: ED			MAR 2 0 2002 HYDROLOGY SECTION
DATE SUBMITTED:	3/20/02	BY:	Sara Lavy	

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plans: Required for approval of Site Development Plans greater than five (5) acres
- 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.

8509 Jefferson NE Albuquerque, NM 87113

(505) 858-3100 fax (505) 858-1118

twllc@tierrawestllc.com 1-800-245-3102

February 8, 2002

Mr. Mike Zamora
Development and Building Services
Public Works Department
PO Box 1293
Albuquerque, NM 87103

RE: Final Traffic Circulation Layout Certification

Building 1 of Tracts 11 and 12, Buildings 2, 3 and 7 of Tract 10 and Building 4 of Tract A-2021-A at the West Bluff Shopping Center 5201, 5211, 5221, 5241 Ouray and 2670 Coors

Dear Mr. Zamora:

We are requesting Final Certification of the Traffic Circulation Layout Plan (Site Plan). Enclosed please find one copy of the approved TCL with as-built information for the above referenced project. We show Building 3 as Phase I and Buildings 4 and 7 as Phase II. Phase III includes Buildings 1 and 2. Enterprise Builders completed the on-site paving, curb and gutter and sidewalks. The parking lot is striped, and the landscaping is complete. Field verification of the Site Plan was completed by our office. All work is in substantial compliance with the approved TCL Plan. We are, therefore, requesting Final Certification of Occupancy for these buildings.

Sincerely.

RAY

Ronald R. Bohannan, P. E.

If you have any questions regarding this matter, please do not hesitate to call me.

Enclosures

cc: Paul Silverman

JN: 980063 RRB/rw

9863 bldg 3, 4 & 7 Finaltraffic

MAR 2 0 2002

HYDROLOGY SECTION



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 12, 2002

Ronald R. Bohannan, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, New Mexico 87113

RE: WEST BLUFF CTR. PH. 3 TR. 10 & 11 Bldg. 1 & 2 (H-11/D59A)

(5201 Ouray Rd NW and 5211 Ouray Rd NW)

ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY

ENGINEERS STAMP DATED 3/6/2001

ENGINEERS CERTIFICATION DATED 2/8/2002

Dear Mr. Bohannan:

Based upon the information provided in your Engineers Certification submittal dated 2/11/2002, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin

Hydrology Plan Checker Public Works Department

Bus

C: Vickie Chavez, COA approval file drainage file

BBB #	West Bluff Center	ZONE ATLA	S/DRG FILE#: H11/1039	
DRB #:	EPC #:	WORK ORE	DER #:	
	N: Tracts 10 and 11 West Bluff Center			
CITY ADDRESS:	5201 Ouray, 5211 Ouray, 5221 Ouray, 52	241 Ouray, and 2670) Coors	
ENGINEERING FIRM	1: TIERRA WEST, LLC	CONTACT:	RONALD R. BOHANNAN OR SARA LAVY	
ADDRESS:	8509 JEFFERSON NE	PHONE:	(505) 858-3100	
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87113	
OWNER:	Paul Silverman	CONTACT:	Paul Silverman	
ADDRESS:	4408 Canyon Court, NE	PHONE:	(505) 294-8625	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87111	
ARCHITECT:	Dekker-Perich-Sabatini	CONTACT:	Ann Marie Christian	
ADDRESS:	6801 Jefferson NE, Suite 100	PHONE:	(505) 761-9700	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109	
	- and quoi quo, raivi		07 103	
SURVEYOR:	Precision Surveys	CONTACT:	Larry Medrano	
ADDRESS:	8414-D Jefferson Street, NE	PHONE:	(505) 856-5700	
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87113	
CONTRACTOR	Catamaiaa Duildana	00NT.0T		
CONTRACTOR: ADDRESS:	Enterprise Builders 8316 Washington Street, NE	CONTACT: PHONE:	Pat Abei 857-0050	
, wolked.	CO LO AAGGI III IÖTÖLL OLI GEL, TAE	F IT LANE	OD/-(AEX)	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87113	
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CHECK TYPE OF SUID DRAINAGE RECONCEPTUAL GRADING PLEROSION COLOMR/LOMING TRAFFIC CIRENGINEERS ENGINEERS OTHER	Albuquerque, NM BMITTAL: EPORT LAN L GRADING & DRAINAGE PLAN AN NTROL PLAN CERTIFICATION (HYDROLOGY) R CULATION LAYOUT (TCL) CERTIFICATION (TCL) CERTIFICATION (DRB APPR. SITE PLAN) CONFERENCE ATTENDED:	CHECK TYPE OF SIA / FINAN PRELIMINA S. DEV. PL S. DEV. PL SECTOR P FINAL PLA FOUNDATI BUILDING I CERTIFICA GRADING F PAVING PE	EAPPROVAL SOUGHT: NACIAL GUARANTEE RELEASE ARY PLAT APPROVAL AN FOR SUB'D. APPROVAL AN FOR BLDG. PERMIT APPROVAL LAN APPROVAL T APPROVAL ON PERMIT APPROVAL PERMIT APPROVAL ATE OF OCCUPANCY (PERM.) ATE OF OCCUPANCY (TEMP.) PERMIT APPROVAL ERMIT APPROVAL DER APPROVAL DER APPROVAL PECIFY)	

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plans: Required for approval of Site Development Plans greater than five (5) acres
- 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.

8509 Jefferson NE Albuquerque, NM 87113 (505) 858-3100 fax (505) 858-1118 twllc@tierrawestllc.com 1-800-245-3102

February 8, 2002

Ms. Terri Martin
Hydrology Section
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Final Certification of Drainage for Certificate of Occupancy

Phases I, II and III of Tracts 10 and 11 at West Bluff, H11/D59A

Dear Ms. Martin:

Enclosed please find one copy of the as-built Grading and Drainage Plan and information sheet for Tract 10 and 11 of the West Bluff Shopping Center. There are five (5) buildings on the site and the building addresses were added to the as-built Grading and Drainage Plan. Enterprise Builders completed the on-site paving and curb and gutter. Landscaping for the site is complete. As-built information was provided by Precision Surveys and field inspection. All work is in substantial compliance with the approved plans. We are, therefore, requesting Final Certification of Drainage for Certificate of Occupancy.

If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely

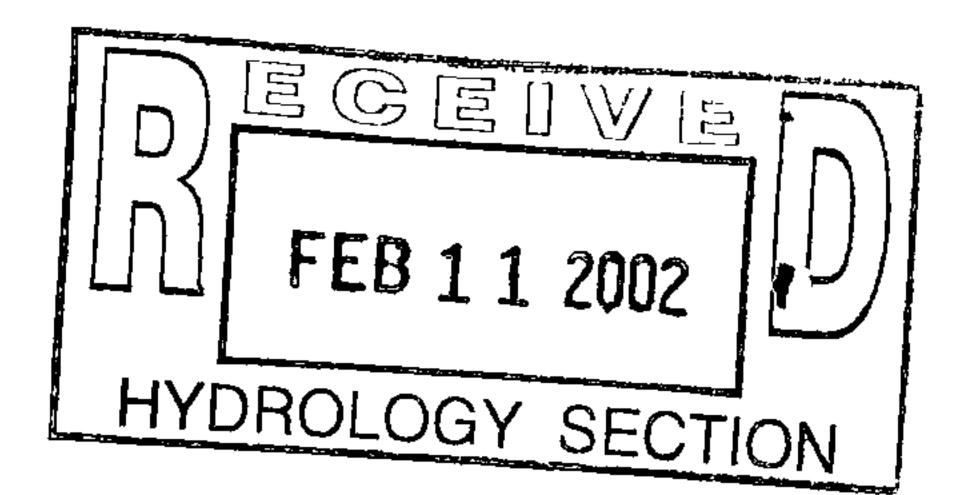
Ronald R. Bohannan, P. E.

Enclosure/s

cc: Paul Silverman

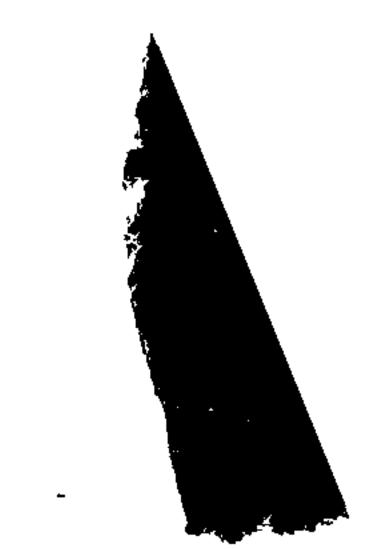
JN: 980063 RRB/rw

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P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103



Public Works Department Transportation Development Services Section

November 19, 2001

Sara Lavy for Ronald R.Bohannon, Registered Architect 8509 Jefferson N.E. Albuquerque, NM 87113

Re:

Approval of Temporary Certificate of Occupancy (C.O.) for

West Bluff Ctr., Tracts 10 & 11 - Phase2, ----- [H11 / D059A]

2670 Coors Blvd. N.W.

No Engineer's Stamp

Dear Ms. Lavy:

Based on the information provided on your submittal, the above referenced project is approved for a 30-day Temporary C.O. A Temporary C.O. has been issued for 30 days, allowing the outstanding issues to be completed within this time period. The perimeter of the parking lot and current work must be curbed or sufficiently barricaded to safely separate pedestrians and vehicles from work or from adjacent site not yet complete or begun. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an <u>exact</u> copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets. The package also must include a letter of certification on designer's letterhead. The TCL or the letter must be stamped with his seal and signed--they must be dated per the submittal of the cert. package. The address of the site, <u>development name</u> and Hydrology file number need to be included in the letter or on the TCL.

<u>All</u> staff members of the design company must be made aware of these revisions to the procedure toward finalization of each commercial building project for Transportation/Hydrology.

For future submittals, for Temporary C.O., all work not completed needs to be shown and labeled clearly on TCL. Also, show barricading layout, if necessary, on submittal for Temp.



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

January 17,2002

Sary Lavy for Ronald R. Bohannon P.E., 8509 Jefferson N.E. Albuquerque, NM 87113

Re: Approval of Temporary Certificate of Occupancy (C.O.) for

Middle Six Acres @ West Bluff, Bldg. 1, [H11 / D059A]

5201 Ouray N.W.

Engineer's Stamp Dated 01/16/02

Dear Ms. Lavy:

Based on the information provided on your submittal, the above referenced project is approved for a 60-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding issues stated in the Letter of Certification to be completed within this time period. Easements are required in conjunction with the added parking on the north side as described in the Letter of Certification.

When these remaining issues have been fully completed, are in substantial compliance, and a final Certification has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

If you have any questions, please call me at 924-3620.

Sincerely,

Mike Zamora

Commercial Plan Checker

Development and Building Services

Public Works Department

c: Hydrology File Mike Zamora



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

February 13, 2001

Ronald R. Bohannan, PE Tierra West, LLC 6509 Jefferson NE Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for

West Bluff Center; Tract 2; Bldg. 1-4, & 7; Phases 1-3 [H11/D59A]

5211 Ouray

Engineer's Stamp Dated 2/08/02

Dear Mr. Bohannan,

The TCL / Letter of Certification submitted to this office on 2-11-02 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Leslie Romero

Engineering Associate

Development and Building Services

Public Works Department

c: Terri Martin, Hydrology

File (1)



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

January 17,2002

Sary Lavy for Ronald R. Bohannon P.E., 8509 Jefferson N.E. Albuquerque, NM 87113

Re: Ap

Approval of Temporary Certificate of Occupancy (C.O.) for

Middle Six Acres @ West Bluff, Bldg. 2, [H11 / D059A]

5211 Ouray N.W.

Engineer's Stamp Dated 01/16/02

Dear Ms. Lavy:

Based on the information provided on your submittal, the above referenced project is approved for a 60-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding issues stated in the Letter of Certification to be completed within this time period. Easements are required in conjunction with the added parking on the north side as described in the Letter of Certification.

When these remaining issues have been fully completed, are in substantial compliance, and a final Certification has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

If you have any questions, please call me at 924-3620.

Sincerely,

Mike Zamora

Commercial Plan Checker

Development and Building Services

Public Works Department

c: Hydrology File Mike Zamora



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

January 17,2002

Sary Lavy for Ronald R. Bohannon P.E., 8509 Jefferson N.E. Albuquerque, NM 87113

Re:

Approval of Temporary Certificate of Occupancy (C.O.) for

Middle Six Acres @ West Bluff, Bldg. 1, [H11 / D059A]

5201 Ouray N.W.

Engineer's Stamp Dated 01/16/02

Dear Ms. Lavy:

Based on the information provided on your submittal, the above referenced project is approved for a 60-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding issues stated in the Letter of Certification to be completed within this time period. Easements are required in conjunction with the added parking on the north side as described in the Letter of Certification.

When these remaining issues have been fully completed, are in substantial compliance, and a final Certification has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

If you have any questions, please call me at 924-3620.

Sincerely,

Mike Zamora

Commercial Plan Checker

Development and Building Services

Public Works Department

c: Hydrology File Mike Zamora If you have any questions, please call me at 924-3620.

Sincerely,

Mike Zamora, Commercial Plan Checker,

Development and Building Services, Public Works Department

c: Terri Martin – Hydrology Office file



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 20, 2001

Ronald R. Bohannan, P.E. Tierra West, LLC 8509 Jefferson NE Albuquerque, New Mexico 87113

RE: WEST BLUFF TRACTS 10 & 11

(H-11/D59A)

Engineers Certification For Release of Financial Guaranty

Engineers Stamp dated 3/6/2001

Engineer's Certification dated 7/11/2001

Dear Mr.Bohannan:

Based upon the information provided in your submittal dated 7/12/2001, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for City Hydrology requirements; *However*, since no Subdivision Improvements Agreement (SIA) or Financial Guaranty was posted for these tracts (10 & 11) of West Bluff, there can be no release of an SIA or financial guaranty as requested.

NOTE: As per City Hydrology letter dated 3/26/2001, an Engineers Certification is still required prior to issuance of a Certificate of Occupancy for any building permitted.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin

Hydrology Plan Checker

Tuesa a. Martin

Public Works Department

C: Arlene Portillo, PWD – #646781

8509 Jefferson NE Albuquerque, NM 87113 (505) 858-3100 fax (505) 858-1118

e-mail: twdms@aol.com 1-800-245-3102

July 11, 2001

Mr. Bradley L. Bingham, P.E. Sr. Engineer, City of Albuquerque, Hydrology Albuquerque Public Works Department P.O. Box 1293
Albuquerque, New Mexico

RE: West Bluff Tracts 10 and 11, Mass Grading Certification of Drainage for

Release of Finanicial Guarantees (H11/D59A)

COA Work Order # 6466.81

Dear Bradley:

Enclosed please find one copy of the as-built Grading and Drainage Plan and information sheet for tracts 10 and 11 of the West Bluff Shopping Center. Franklin's Earthmoving has completed mass grading of the site to within +/- 1 tenth of sub-grade. The Public Work Order items associated with this site are complete. Construction of the private storm sewer on the site is complete with the exception of the truck dock drain located adjacent to Corona Drive. The grades at the site were lowered 6" to balance the site. The drainage pattern has remained the same. We are requesting that each individual lot be separately certified as construction of the buildings and parking lots is acomplished. As-built survey information was provided by Aldrich Land Surveying. All work is in substancial compliance with the approved grading and drainage plan. We are, therefore, requesting Mass Certification of Drainage for Release of Financial Guarantees.

Should you have any questions, please do not hesitate to contact our office.

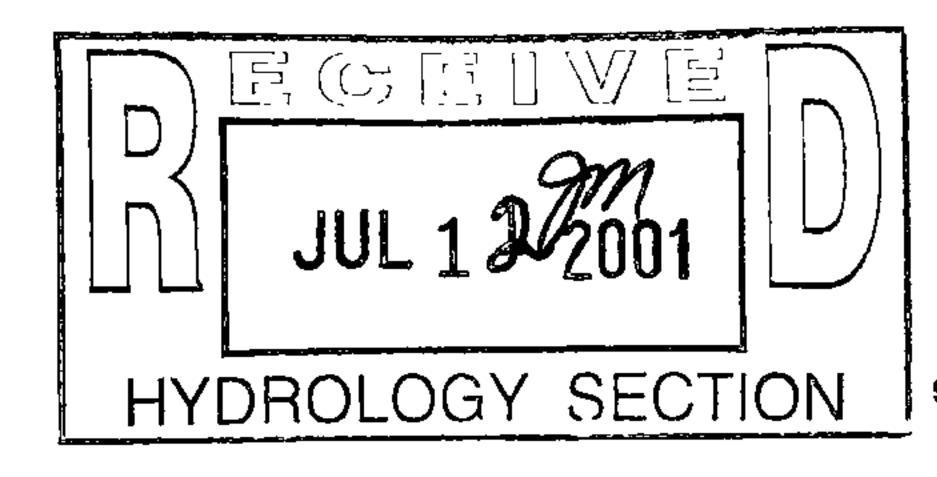
Sincerely.

Ronald R. Bohannan, P.E.

Enclosure

cc: Mohsen Ghadimkhani

JN: 980063 RRB/rw



980063:H2oMass10&11

07/11/2001

7682502



07:24

City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103 Public Works Department

July 10, 2001

Certificate of Work Order Completion

City Engineer 600 Second St. Plaza Del Sol Albuquerque, NM 87102

Re:

West Bluff Center Project No. 6466.81

Map No. H-11

Dear Sir:

This is to certify that Project No. 6466.81 has been completed according to approved plans and construction specifications. Please be advised this Certificate of Work-Order Completion does not constitute acceptance of the city infrastructure until all requirements of the subdivision improvements agreement have been satisfied and a Certificate of Completion and Acceptance is issued by the City Engineer.

The project is described as follows:

The West Bluff project is a new commercial development located north of Interstate 40 and East of Coors Boulevard. A total of 7 tracts were created and the following items constructed as part of infrastructure for the above-mentioned project.

Paving:

A 12' F-E Arterial Paving right turn lane was constructed in Coors Boulevard from Quail Road to Redlands Road with curb and gutter and 6' sidewalks.

A 12' F-E Arterial Paving right turn lane was constructed in Coors Boulevard from 550' south of Quail Road to Quail Road with curb and gutter.

A 12' F-E Arterial Paving deceleration lane is existing in Coors Boulevard from 150' south of Ouray Road to Ouray Road with curb and gutter.

A 10' Asphalt Trail was constructed adjacent to Coors Boulevard from Quail Road to the south property line.

A 10' Asphalt Trail was constructed on the South Property Line from Coors Boulevard to Atrisco Drive.

A 12' F-E Arterial Paving was constructed in Quail Road from Coors Boulevard to Corona Drive with curb and gutter and 6' sidewalk.

A 40' F-F Arterial Paving was constructed in Oursy Road from Coors Boulevard to Corona Drive with curb and gutter and 6' sidewalks both sides.

7682502

PWDCONST

PAGE 03

A 12' F-E Arterial Paving was constructed in Corona drive from Quail Road to the Wal-mart east property line with curb and gutter and 6' sidewalk.

A 40° F-F Arterial Paving was constructed in Corona Drive from the Wal-mart east property line to Atrisco Drive with curb and gutter and 6° sidewalk on the east and south sides.

A \$60,000 SIA was established for paving improvements and design of an eastbound I-40 ramp from Coors Boulevard to I-40.

Storm Sewer:

A 36" RCP Storm Sewer was installed in Corona Drive from 700' south of Quail Road to 870' south of Quail road.

A 18" RCP Storm Sewer was installed in Corona Drive from 370' west of Atrisco Drive to 225' west of Atrisco

A 24" RCP Storm Sewer was installed in Corona Drive from 225' west of Atrisco Drive to 35' west of Atrisco

A 30" RCP Storm Sewer was installed in Corona Drive from 35' west of Atrisco Drive to Atrisco Drive.

An 18" RCP Storm Sewer was installed in Corona Drive from Atrisco Drive to 100' east of Atristo Drive.

Sanitary Sewer:

A 8" SDR-35 gravity sewer line was installed in Corona Drive from the Wal-mart east property line to Atrisco

Water:

A 12" C-900 PVC water line was installed in Corona Drive from the Wal-mart east property line to Atrisco Drive.

A 12" C-900 PVC water line was installed on the north side of the Wal-mart Building from the Wal-mart east property Line to 200' East of the Wal-mart west property line.

Misc:

A 18" SDR-35 gravity sewer line was installed in Ouray Road from Coors Boulevard to Corona Drive. Removal of existing water, sanitary sewer, and storm drain lines in Atrisco and Corona.

Sanitary sewer to included manholes and service connections as required.

Intersection improvements at Quail/Coors in accordance with the TIS (including signal modifications).

Water infrastructure included valves, fittings, valve boxes, and fire hydrants as required.

Catch basins and RCP included with Storm Sewer.

Residential street lights were installed per the DPM.

Grading and drainage has been certified

p.4

.07/11/2001 07:24

7582502

PWDCONST

PAGE 04

The contractor's correction period will begin the date of the City Engineers Certificate of Completion and Acceptance letter and is effective for a period of one (1) year.

Sincerely,

Peter Chang, P.E. 7/10/61

Chief Construction Engineer
Public Works Department

Tierra West LLC
Master Scheduler
Project Administrator
Martin Barker, Materials Testing Lab
Sam Hall, Water Systems
Dave Harmon, Traffic Engineering, PWD
Josic Jaramillo, New Meter Sales, PWD
George King, Maps & Records, PWD
Project No. 6466.81
Warranty: Contract



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 17, 2001

Ronald R. Bohannan, P.E. Tierra West, LLC 8509 Jefferson NE Albuquerque, NM 87113

ATTN: Sara Levy, E.I.

RE: CRBL SUBDIVISION (H11-D59A). GRADING PLAN FOR BUILDING PERMIT AND GRADING PERMIT APPROVALS. ENGINEER'S STAMP DATED NOVEMBER 17, 2000.

Dear Mr. Bohannan:

Based on the information provided on your November 20, 2000 submittal, the above referenced project is approved for Building Permit. Note that Building Permit also covers the requested Grading Permit.

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

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

John P. Murray, P.E.

Hydrology

c: Whitney Reierson File

January 10, 2001

Loren Meinz, P.E., Head Hydrology Division City of Albuquerque 600 2nd Street NW Albuquerque, NM 87102

• Case No: H11-D059A

• Submittal dated: November 20, 2000 by Tierra West

Project Title: CBRL Subdivision
 Location: Coors and Ouray
 Approval Type: Building Permit, SO-19

 Note: This submittal concerns the construction of eight new commercial buildings in the West Bluff Shopping Center.

Dear Mr. Meinz:

Based on the submittal stamped November 17, 2000, the proposed grading and drainage plan concept does appear to be sufficient and can be approved for building permit at this time. However, no storm drainage and/or inlet calculations were found on the plan.

If you have any questions regarding this letter or need any clarification concerning the above project, please feel free to call me at 296-0461.

Sincerely,

Mark H. Burak, P.E. Hydrology Consultant

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Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc



ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

January 17, 2002

Sara Lavy for Ronald R. Bohannon, P.E., Registered Architect Tierra West L.L.C. 8509 Jefferson N.E. Albuquerque, NM 87113

Certification Submittal for Final Building Certificate of Occupancy for Re: Sertification Submittanion in the Description Submittanion in

Engineer's Stamp Dated 01/16/02

Dear Ms. Lavy:

The TCL / Letter of Certification submitted is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Mike Zamora

Commercial Plan Checker

Development and Building Services

Public Works Department

Hydrology File Mike Zamora

8509 Jefferson NE Albuquerque, NM 87113 (505) 858-3100 fax (505) 858-1118 twllc@tierrawestllc.com 1-800-245-3102

January 16, 2002

Mr. Mike Zamora
Development and Building Services
City of Albuquerque
Public Works Department
600 2nd Street, NW
Albuquerque, New Mexico 87102

· RE:

Final Traffic Control Plan (Site Plan) Certification for Certificate of Occupancy. Tract 3 (2800 Coors) of the West Bluff Shopping Center.

Blog

Dear Mike:

Enclosed please find one copy of the as-built Traffic Control Plan (Site Plan) for the above referenced site. This plan was the approved Site Plan approved by DRB for this Tract. Enterprise Builders completed the site paving, curb and gutter and the sidewalks at the site. Off-site paving, curb and gutter and sidewalks are also complete. The parking lot is striped. Field verification of the approved Site Plan was completed by our office. All work is in substantial compliance with the approved Site Plan. We are, therefore, requesting Final Certification of the Site Plan for Certification of Occupancy.

If you have any questions or need additional information, please feel free to call.

Sincerely

Ronald R. Bohannam

Enclosure/s

CC:

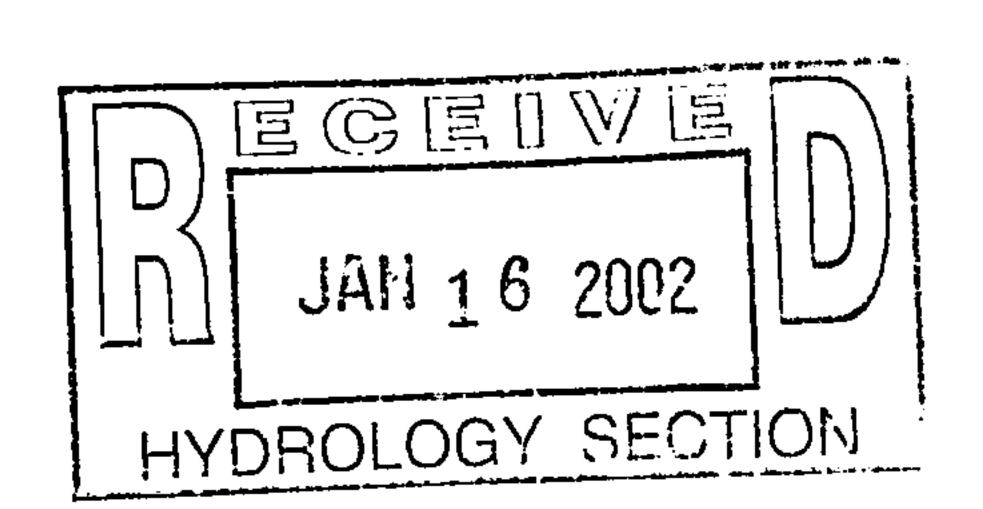
Paul Silverman

JN: 990063 RRB/rw

980063TCPFinalHomeDepot

5

ENGINEE!



DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: DRB #:	West Bluff Center EPC #:	ZONE ATLA WORK ORD	S/DRG FILE #: H11/D59 ER #:
LEGAL DESCRIPTION	N Tracts 1-7 West Bluff Center		
CITY ADDRESS:	2800 Coors (Tract 3 West Bluff Center)	······································	
ENGINEERING FIRM		CONTACT:	RONALD R. BOHANNAN OR SARA LAVY
ADDRESS: CITY, STATE:	8509 JEFFERSON NE ALBUQUERQUE, NM	PHONE: ZIP CODE:	(505) 858-3100 87113
OIII, SIAIL.	ALDOQUENQUE, IVIVI		0/110
<u>OWNER:</u>		CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:	· · · · · · · · · · · · · · · · · · ·	ZIP CODE:	
ARCHITECT:	Dekker-Perich-Sabatini	CONTACT:	Ann Marie Christian
ADDRESS:	6801 Jefferson NE, Suite 100	PHONE:	(505) 761-9700
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
OLIDVEVOD.			Laura Manduna
SURVEYOR: ADDRESS:	Precision Surveys 8414-D Jefferson Street, NE	CONTACT: PHONE:	<u>Larry Medrano</u> (505) 856-5700
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87113
OILI, SIAIL.	ALBOQUE, MVI		
CONTRACTOR:	Enterprise Builders	CONTACT:	Pat Abel
ADDRESS:	8316 Washington Street, NE	PHONE:	857-0050
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87113
GRADING PLA EROSION CON ENGINEER'S CON CLOMR/LOMR TRAFFIC CIRC ENGINEERS CON	PORT AN GRADING & DRAINAGE PLAN N NTROL PLAN CERTIFICATION (HYDROLOGY)	SIA / FINAN PRELIMINA S. DEV. PL S. DEV. PL SECTOR P FINAL PLA FOUNDATI BUILDING X CERTIFICA CERTIFICA GRADING PAVING PE	APPROVAL SOUGHT: NACIAL GUARANTEE RELEASE ARY PLAT APPROVAL AN FOR SUB'D. APPROVAL AN FOR BLDG. PERMIT APPROVAL CLAN APPROVAL T APPROVAL HON PERMIT APPROVAL ATE OF OCCUPANCY (PERM.) ATE OF OCCUPANCY (TEMP.) PERMIT APPROVAL ERMIT APPROVAL ERMIT APPROVAL DER APPROVAL PECIFY)
WAS A PRE-DESIGN COPY PROVIDE	ONFERENCE ATTENDED: OED		JAN 16 2002 YDROLOGY SECTION
DATE SUBMITTED:	1/16/02	BY:	Ron Wright

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plans: Required for approval of Site Development Plans greater than five (5) acres
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

November 19, 2001

Sara Lavy for Ron Bohannon, Registered Architect Tierra West LLC 8509 Jefferson N.E. Albuquerque, NM 87113

Re: Approval of Temporary Certificate of Occupancy (C.O.) for

West Bluff Center, Bldg. 7., ----, [H11 / D059A]

5241 Ouray N.W.

No Recent Engineer's Stamp on Certification.

Dear Ms. Lavy:

Based on the information provided on your submittal, the above referenced project is approved for a 30-day Temporary C.O. The perimeter of the parking lot and current work must be curbed or sufficiently barricaded to safely separate pedestrians and vehicles from work or from adjacent site not yet complete or begun. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an <u>exact</u> copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets. The package also must include a letter of certification on designer's letterhead. The TCL or the letter must be stamped with his seal and signed--they must be dated within the date of submittal of the cert. package. The address of the site, <u>development name</u> and Hydrology file number need to be included in the letter or on the TCL.

<u>All</u> staff members of the design company must be made aware of these revisions to the procedure toward finalization of each commercial building project for Transportation/ Hydrology.

For future submittals, for Temporary C.O., all work not completed needs to be shown and labeled clearly on TCL. Also, show barricading layout, if necessary, on submittal for Temp.

If you have any questions, please call me at 924-3620.

Sincerely,

Mike Zamora

Commercial Plan Checker

Development and Building Services

Public Works Department

c: Terri Martin
Office file

DRAINAGE INFORMATION SHEET

PROJECT TITLE:	West Bluff Center	ZONE ATI	AS/DRG FILE #: -H11/059
DRB #:	EPC #:	WORK ORI	
I FGAL DESCRIPTION	1. Tuesche O 144 - 1 D1 65 -		
CITY ADDRESS:	l: Tracts 2 West Bluff Center		
OH I ADDINESS.	5211 Ouray, 5241 Ouray and 2670		
ENGINEERING FIRM:	TIERRA WEST, LLC	CONTACT.	
ADDRESS:	8509 JEFFERSON NE	CONTACT:	RONALD R. BOHANNAN OR SARA LAVY
CITY, STATE:	ALBUQUERQUE, NM	PHONE:	(505) 858-3100
		ZIP CODE:	87113
OWNER:	Paul Silverman	CONTACT:	Doud Cibronnes
ADDRESS:	4408 Canyon Court, NE	PHONE:	Paul Silverman (505) 204 9625
CITY, STATE:	Albuquerque, NM	ZIP CODE:	(505) 294-8625 87111
ADOLUTEOT.			
ARCHITECT:	Dekker-Perich-Sabatini	CONTACT:	Ann Marie Christian
ADDRESS:	6801 Jefferson NE, Suite 100	PHONE:	(505) 761-9700
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
SURVEYOR:	Droeinian C		
* * * -	Precision Surveys	CONTACT:	Larry Medrano
	8414-D Jefferson Street, NE ALBUQUERQUE, NM	PHONE:	(505) 856-5700
	ALDOGOERGOE, IVIVI	ZIP CODE:	87113
CONTRACTOR:	Enterprise Builders		
	8316 Washington Street, NE	CONTACT:	Pat Abel
	Albuquerque, NM	PHONE: ZIP CODE:	857-0050 87113
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X NO COPY PROVIDED			FEB 1 1 2002 HYDROLOGY SECTION
ATE SUBMITTED:	2/8/02	BY:	Ron Wright

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plans: Required for approval of Site Development Plans greater than five (5) acres
- 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.

8509 Jefferson NE Albuquerque, NM 87113

(505) 858-3100 fax (505) 858-1118

twllc@tierrawestllc.com 1-800-245-3102

February 8, 2002

Mr. Mike Zamora
Development and Building Services
Public Works Department
PO Box 1293
Albuquerque, NM 87103

RE: Final Traffic Circulation Layout Certification

Building 1 of Tracts 11 and 12, Buildings 2, 3 and 7 of Tract 10 and Building 4 of Tract A-2021-A at the West Bluff Shopping Center

5201, 5211, 5221, 5241 Ouray and 2670 Coors

Dear Mr. Zamora:

We are requesting Final Certification of the Traffic Circulation Layout Plan (Site Plan). Enclosed please find one copy of the approved TCL with as-built information for the above referenced project. We show Building 3 as Phase I and Buildings 4 and 7 as Phase II. Phase III includes Buildings 1 and 2. Enterprise Builders completed the on-site paving, curb and gutter and sidewalks. The parking lot is striped, and the landscaping is complete. Field verification of the Site Plan was completed by our office. All work is in substantial compliance with the approved TCL Plan. We are, therefore, requesting Final Certification of Occupancy for these buildings.

RAY

Ronald R. Bohannan, P. E.

PROFESSION

If you have any questions regarding this matter, please do not hesitate to call me.

Enclosures

CC:

Paul Silverman

JN: 980063 RRB/rw FEB 1 1 2002

HYDROLOGY SECTION

9863 bldg 3, 4 & 7 Finaltraffic



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 12, 2002

Ronald R. Bohannan, P.E. Tierra West, LLC 8509 Jefferson NE Albuquerque, New Mexico 87113

RE: WEST BLUFF CTR. PH. 2 TR. 10 & 11 Bldg. 4 & 7 (H-11/D59A)

(2670 Coors NW and 5241 Ouray Rd NW)

ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY

ENGINEERS STAMP DATED 3/6/2001

ENGINEERS CERTIFICATION DATED 2/8/2002

Dear Mr. Bohannan:

Based upon the information provided in your Engineers Certification submittal dated 2/11/2002, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin

Hydrology Plan Checker Public Works Department

BUS

C: Vickie Chavez, COA approval file drainage file



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 15, 2001

Sara Lavy, P.E. Tierra West, LLC 8509 Jefferson NE Albuquerque, New Mexico 87113

RE: WEST BLUFF CENTER TR. 10 & 11- Phase 2 (Bldg. 4 & 7)

(H-11/D59A)

(Bldg 4 = 2670 Coors NW) (Bldg 7 = 52411 Ouray Rd NW) CERTIFICATE OF OCCUPANCY APPROVAL-*Temporary*

ENGINEERS CERTIFICATION DATED 11/14/2001

Dear Ms. Lavy:

Based on the information provided in your November 15, 2001 submittal, the above referenced project is approved for a **TEMPORARY** Certificate of Occupancy.

A Temporary Certificate of Occupancy has been issued for 30 days, allowing the remaining drainage issues in your 11/14/2001 Engineers Certification to be completed within this time scope.

Upon completion of the remaining drainage issues, final certification will be required for a Permanent Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 924-3981.

Sincerely,

Teresa A. Martin

Hydrology Plan Checker Public Works Department

RUB

c: Vickie Chavez, COA

Drainage file

Approval file



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

November 14, 2001

Sara Lavy for Ron Bohannon, P.E. Tierra West, LLC. 8509 Jefferson N.E. Albuquerque, NM 87113

Re:

Approval of Temporary Certificate of Occupancy (C.O.) for

IHOP @ West Bluff, [H11/D059A]

5221 Ouray Rd. N.W.

Engineer's Stamp Dated None

Dear Mr. Bohannon:

Based on the information provided on your submittal, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued for 30 days, allowing the outstanding issues not completed are finalized within this time period. Barricading will be required clearly and securely separating this development from adjacent sites not yet under construction. On subsequent submittals for Temporary C.O., for large sites similar to this, show barricading to be used for adequate separation.

When these remaining issues have been fully completed, are in substantial compliance, and a final Certification has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an <u>exact</u> copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead, stamped, signed, and dated. Address of site, development name and Hydrology file number need to be included.

If you have any questions, please call me at 924-3620.

Sincerely,

Mike Zamora

Commercial Plan Checker

Development and Building Services
Public Works Department

Terri Martin, Hydrology Office file



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 12, 2002

Ronald R. Bohannan, P.E. Tierra West, LLC 8509 Jefferson NE Albuquerque, New Mexico 87113

RE: WEST BLUFF CTR. PH. 1 TR. 10 & 11 (IHOP REST.) (H-11/D59A)

(5221 Ouray Rd NW)

ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY

ENGINEERS STAMP DATED 3/6/2001

ENGINEERS CERTIFICATION DATED 2/8/2002

Dear Mr. Bohannan:

Based upon the information provided in your Engineers Certification submittal dated 2/11/2002, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin

Hydrology Plan Checker Public Works Department

Tres a. Martin

BLD

C: Vickie Chavez, COA approval file drainage file

DRAINAGE INFORMATION SHEET

PHOP TO HI

H-11/559A

PROJECT TITLE:	West Bluff Center		ZONE ATI A	S/DRG FILE #	+11/D59	
DRB #:	EPC #:	·	WORK ORE	•		
I EGAL DESCRIPTIO	No Tagada do aladado de ser escara					
CITY ADDRESS:	N: Tracts 10 and 11 West Bluff Center					
CITT ADDRESS.	5201 Ouray, 5211 Ouray, 5221 Ouray,	5241 Our	ay, and 2670	Coors		
ENGINEERING FIRM	: TIERRA WEST, LLC		CONTACT:			
ADDRESS:	8509 JEFFERSON NE				HANNAN OR SARA LAVY	
CITY, STATE:	ALBUQUERQUE, NM		PHONE: ZIP CODE:	(505) 858-3100 87113		
OWNER:	Paul Silverman		CONTACT:	Paul Silverma		
ADDRESS:	4408 Canyon Court, NE	F	PHONE:	(505) 294-862	5	
CITY, STATE:	Albuquerque, NM		ZIP CODE:	87111		
ARCHITECT:	Dekker-Perich-Sabatini		>>\			
ADDRESS:	6801 Jefferson NE, Suite 100		CONTACT:	Ann Marie Chr		
CITY, STATE:	Albuquerque, NM		PHONE:	(505) 761-970	0	
	- and doct doct (title	 -	ZIP CODE:	87109		
SURVEYOR:	Precision Surveys	•	CONTACT:	l gene Mades		
ADDRESS:	8414-D Jefferson Street, NE	 _	PHONE:	(505) 856-570		
CITY, STATE:	ALBUQUERQUE, NM		IP CODE:	87113		
CONTRACTOR:	Enterprise Builders		CONTACT:	Pat Abel		
ADDRESS:	8316 Washington Street, NE	F	PHONE:	857-0050		
CITY, STATE:	Albuquerque, NM	Z	IP CODE:	87113		
GRADING PLA EROSION CON X ENGINEER'S C CLOMR/LOMR TRAFFIC CIRC ENGINEERS C ENGINEERS C OTHER	AN GRADING & DRAINAGE PLAN N ITROL PLAN ERTIFICATION (HYDROLOGY) ULATION LAYOUT (TCL) ERTIFICATION (TCL) ERTIFICATION (DRB APPR. SITE PLAN) ONFERENCE ATTENDED:		SIA/FINAN PRELIMINA S. DEV. PLA S. DEV. PLA SECTOR PL FINAL PLAT FOUNDATION BUILDING P CERTIFICAT CERTIFICAT GRADING P PAVING PEI	RY PLAT APPR IN FOR SUB'D. IN FOR BLDG. AN APPROVAL APPROVAL ON PERMIT APPRO ERMIT APPROVAL ERMIT APPROVAL RMIT APPROVAL	NTEE RELEASE ROVAL APPROVAL PERMIT APPROVAL L PROVAL NCY (PERM.) NCY (TEMP.) VAL AL	
ATE SUBMITTED:		BY:			HYDROLOGY SEC	
		DI.		Ron Wright		

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plans: Required for approval of Site Development Plans greater than five (5) acres
- 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.

8509 Jefferson NE Albuquerque, NM 87113

(505) 858-3100 fax (505) 858-1118

twllc@tierrawestllc.com 1-800-245-3102

February 8, 2002

Ms. Terri Martin
Hydrology Section
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE:

Final Certification of Drainage for Certificate of Occupancy Phases I, II and III of Tracts 10 and 11 at West Bluff, H11/D59A

Dear Ms. Martin:

Enclosed please find one copy of the as-built Grading and Drainage Plan and information sheet for Tract 10 and 11 of the West Bluff Shopping Center. There are five (5) buildings on the site and the building addresses were added to the as-built Grading and Drainage Plan. Enterprise Builders completed the on-site paving and curb and gutter. Landscaping for the site is complete. As-built information was provided by Precision Surveys and field inspection. All work is in substantial compliance with the approved plans. We are, therefore, requesting Final Certification of Drainage for Certificate of Occupancy.

If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely

Ronald R. Bohannan, P. E.

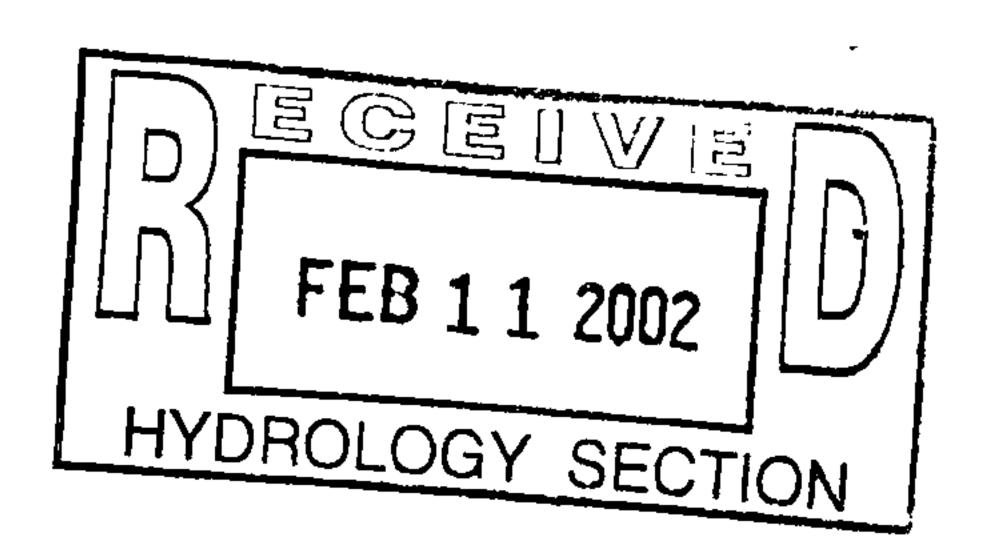
Enclosure/s

CC:

Paul Silverman

JN: 980063 RRB/rw

9863 Middle6FianlH2o





P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 12, 2001

Sara Lavy, P.E. Tierra West, LLC 8509 Jefferson NE Albuquerque, New Mexico 87113

IHOP RESTAURANT @ WEST BLUFF RE:

(H-11/D59A)

(5221 Ouray Rd NW)

CERTIFICATE OF OCCUPANCY APPROVAL-Temporary

ENGINEERS CERTIFICATION DATED 11/6/2001

Dear Ms. Lavy:

Based on the information provided in your November 7, 2001 submittal, the above referenced project is approved for a TEMPORARY Certificate of Occupancy.

A Temporary Certificate of Occupancy has been issued for 30 days, allowing the remaining drainage issues in your 11/6/2001 Engineers Certification to be completed within this time scope.

Upon completion of the remaining drainage issues, final certification will be required for a Permanent Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 924-3981.

Sincerely,

Tuesa A. Martin

Hydrology Plan Checker

Public Works Department

Vickie Chavez, COA

 Drainage file Approval file



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 17, 2002

Sara Lavy, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, New Mexico 87113

RE: WEST BLUFF CTR TR. 10 & 11 Phase 3 Bldgs. 1 & 2 (H-11/D59A)

(Bldg 1= 5201 Ouray Rd NE and Bldg 2= 5211 Ouray Rd NE) CERTIFICATE OF OCCUPANCY APPROVAL-Temporary

ENGINEERS CERTIFICATION DATED 1/16/2002

Dear Ms. Lavy:

Based on the information provided in your 1/16/2002 submittal, the above referenced project is approved for a TEMPORARY Certificate of Occupancy.

A Temporary Certificate of Occupancy has been issued for 30 days, allowing the remaining drainage issues in your 1/16/2002 Engineers Certification to be completed within this time scope.

Upon completion of the remaining drainage issues, final certification will be required for a Permanent Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 924-3981.

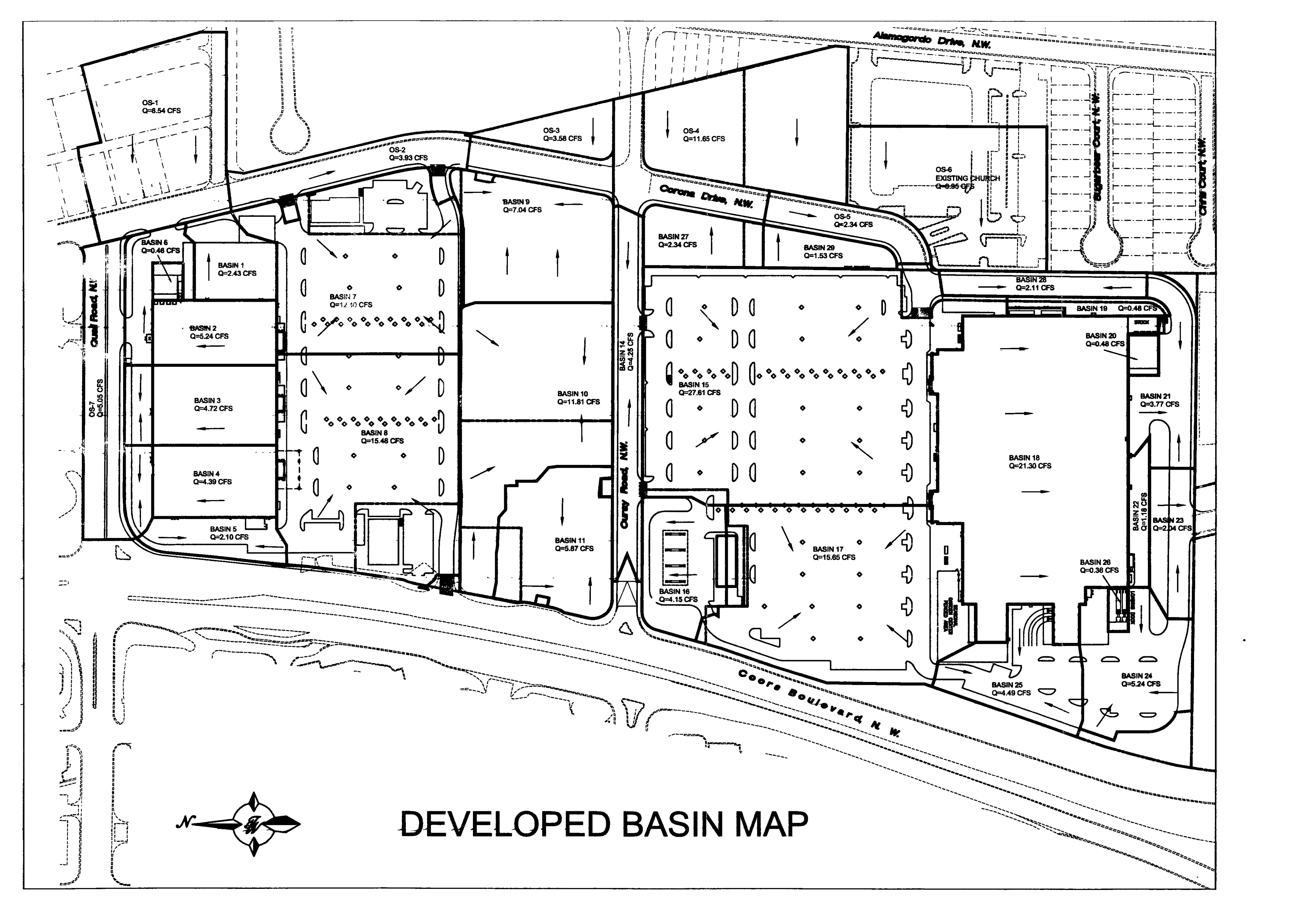
Sincerely,

Teresa A. Martin

Hydrology Plan Checker Public Works Department

BLB

c: Vickie Chavez, COA
Drainage file
Approval file





P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 4, 2000

Ronald R. Bohannan, P.E. Ms. Sara Lavy
Tierra West LLC
8509 Jefferson NE,
Albuquerque, NM 87113

RE: GRADING & DRAINAGE PLAN FOR CBRL SUBDIVISION (H-11/D059A) ENGINEERS STAMP DATED 4/26/00 SUBMITTED FOR BUILDING PERMIT APPROVAL

Dear Mr. Bohannan,

Based upon the information provided in your May 1, 2000, submittal, the project referred to above is approved for Building Permit. It must be understood that the building permit applies only to the site. The drainage facilities constructed within the City's right-of-way must be built under Work Order. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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

If you have any questions, please call me at 924-3988.

Sincerely, Shuart Keedge, P.E.

Stuart Reeder, P.E. Hydrology Division

xc: Whitney Reierson

File



March 2, 2000

Ronald R. Bohannan, P.E. Tierra West, LLC 4421 McLeod NE Suite D Albuquerque, NM 87109

Attn: Sara Lavy

CRACKER BARREL at West Bluff (H11-D59A). GRADING PLAN FOR BUILDING RE: PERMIT AND GRADING PERMIT APPROVALS.. ENGINEER'S STAMP DATED

FEBRUARY 1, 2000.

Dear Mr. Bohannan:

Your February 3, 2000 submittal is premature inasmuch as the Drainage Report, and G&D Plan for West Bluff (H11-D59) is still in the review process. See C.O.A. letter dated January 25, 2000.

If I can be of further assistance, please feel free to call me at 924-3984.

Sincerely,

John P. Murray, P.E.

"

Hydrology

c: Whitney Reierson



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

April 9, 2001

Ronald R. Bonannan, Registered Professional Engineer, Tierra West L.L.C. 8509 Jefferson N.E. Albuquerque, New Mexico 87113

Re: T.C.L. submittal for building permit approval for Tracts 10 & 11 West Bluff – Cracker Barrel,

2800 Coors Blvd. N.W. [H11/D059A], Engineer's Stamp dated 3/06/2001.

Dear Mr. Bohannan,

The location referenced above is not acceptable and requires modification to the Traffic Circulation Layout (T.C.L.) prior to Building Permit release as stated on the attached checklist, written comments, and red-lined T.C.L. markup.

Please resubmit revised T.C.L. after addressing typed and marked up comments. Submit Plan along with typed comments and all red-lined, mark-up copies.

Sincerely,

Mike Zamora,

Commercial Plan Checker

cc: Hydrology File Office File

TRAFFIC CIRCULATION LAYOUT CHECKLIST

SITE ADDRESS:		_ AGENT:	Turra West. L.L.C.	DATE: 4/9/01
LEGAL DESCRIPTION:	West Bluff Subd.	Tracts	10\$11	ZONE ATLAS PAGE: H-//

The Traffic Control Layout (TCL) is a basic Site Plan that contains information on all new and existing elements involved in the development of the site including: buildings, street widths, street sidewalks and curb & gutter, parking lot features, driveways, landscaped areas, lot lines and easement limits, etc. It will be reviewed prior to submittal of plans for a building permit. The TCL must be processed prior to submittal of plans for building permit. In most all cases the TCL must be certified by the designer-of-record prior to the issuance of a Certificate of Occupancy.

On all subsequent submittals, this design firm needs to complete the new TRAFFIC CIRCULATION LAYOUT CHECKLIST provided, along with the DPM (Development Process Manual) to confirm required City standards. The first checklist has been completed by Transportation. Also refer to previous TCL/Building Permit submittals (along with comments and markups) for past projects to avoid repeating errors and to help reduce the time required for plan review on subsequent TCL submittals.

The checklist submitted, as yet, is not finalized.

GENERAL INFORMATION REQUIRED:

LEGEND-

- M Item addressed on initial submittal
- Item not yet addressed
- Not Applicable
- 1. TCL will be stamped, signed and dated by architect or engineer.
- □ 2. Street address of site could be part of title block or Drainage Application sheet in Hydrology file.
- 3. Provide name of subdivision; lot number and/or tract number on TCL, if it's not on the Drainage Information Sheet.
- 4. Place note on TCL and Site Plan for Construction:

As required by Transportation Development Section, a copy of the approved TCL AS-BUILT will be submitted by the designer or acceptable representative party which includes a letter of certification stating the site has been constructed in accordance with the approved TCL. Verification of TCL acceptability, to include random field checks, will be made before a Final Certificate of Occupancy (C.O.) is issued. Please call this office to obtain temporary CO. Confirmation from Hydrology, supporting this requirement, will be needed prior to approval of TCL by Transportation.

- □ 5. The plan review by Zoning could initiate a new review if original parking lot layout, approved by Transportation, needs to be altered.
- 6. Any Infrastructure work on city property, as part of this development, must be complete before issuance of CO. If work is not completed, Financial Guarantee must be on file with Design Review Office.
- 7. Encroachment agreements are needed when structures, fences, walls or items of equal conflict are within City property.
- 8. Drawing line work on Drainage and Landscape Plans must exactly match Site Plan.

SPECIFIC INFORMATION REQUIRED:

- 1. State Highway Department approval is required at locations where access is being taken from Highway Dept. roadways.
- 2. Overhead doors desired on site. Expectation by plan reviewer is that large wheel base (refuse/UPS) vehicle will be smallest vehicle to use doors. Refer to DPM for restrictions.
- 3. State the design vehicle to be used at rear of site.
- 4. Provide new and existing elements on TCL, properly labeled, and dimensioned. Show clear differentiation between existing construction and new improvements on TCL, sidewalks specifically.
- 5. Indicate which buildings the permit will certify for parking improvements. If applicable, clearly differentiate future construction line type from new construction line type.
- 6. Any minor changes to TCL as required by Transportation and are acceptable by Hydrology, call out on Site Plan as such: "INSPECTION OF CONSTRUCTION FOR CO, FOR TRANSPORTATION, WILL BE DONE FROM THIS SHEET."
- 7. Indicate transition from one surface type to the other on TCL, for example, ramps (include handicap (HC) ramps), concrete/asphalt, landscape area/concrete, concrete / dirt, concrete /gravel, etc. Label each area or stipple to show varying surfaces, or equal.
- Show, label and dimension position of all existing obstructions in sidewalks in City right-of-way.
- 9. Label stalls for small car parking as "COMPACT" or equal, paint on asphalt.
- 10. Minimum 5 foot width concrete sidewalk raised 6" above parking surface will be needed, when located at front of parking vehicles (min.20' long stall) adjacent to any building. Place sidewalk at other locations where landscape shrubbery is required, by Zoning, at front of stalls.
- □ 11. At HC parking area, HC ramp must be constructed as part of sidewalk and not part of parking area.
- 12. Restriping of parking stalls shall be called out, to be per City Standard.
- 13. For future reference and for this project, provide half width of all streets 40' wide and over on TCL. Also, on streets which will be used for Heavy Commercial traffic accessing site. On major streets, include median and openings, if existing and if not, show traffic lanes on developer's side of street, up to and including middle turn lane.
- 14. Alley limits must be 20-foot width
- 15. City standard paved roadway must be constructed in alley, along the entire lot frontage from point of access into alley from street at either end of alley.
- 16. Construct alley entrance per City Std. Detail Dwg. 2428. Width of entrance will be a minimum of 24 feet when the development is the first lot on the block, and access to proposed parking is taken thorough the alley.
- 17. The route to the Loading dock at building 1 must be minim. 30' wide per DPM, as shown. 25' radius curves needed as shown.
- □ 18. Small car parking at north end at building 1 is not allowed, replace with keyway(minim. 5'-0" wide), as shown.
- □ 19. Call out all landscaped areas(L.S.) or provide landscape plan.
- 20. Include the approved "Master Plan" (this approval) with each address when submitted for building permit. Any changes or deviations from Master Plan will need to be reviewed and approved by this office.



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

June 13, 2002

Ronald R. Bohannon, Registered Professional Engineer Tierra West L.L.C. 8509 Jefferson N.E. Albuquerque, NM 87113

Re:

Certification Submittal for Final Building Certificate of Occupancy for

Wal-Mart at West Bluff Center, [H-11 / D059]

2550 Coors Blvd. N.W.

Engineer's Stamp Dated 06/13/02

Dear Mr. Bohannon:

The TCL / Letter of Certification submitted on June 13, 2002 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Mike Zamora, Commercial Plan Checker Development and Building Services

Planning Department

c: Hydrology file Mike Zamora

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: DRB #:	Wal-Mart at West Bluff Center EPC #:	ZONE MAP/ WORK ORD	DRG. FILE #: ER #:	H11/D59
	I Troot 5 Minot Bluff Contor			. •
	N Tract 5 West Bluff Center 2550 Coors Boulevard NW	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	
CITY ADDRESS:	2000 Cools Boulevalu IVVV		· ···-	<u></u>
ENGINEERING FIRM:	Tierra West 11 C	CONTACT:	RONALD R. BOHANNAN	OR SARA LAVY
ADDRESS:	8509 Jefferson NE	PHONE:	(505) 858-3100	
CITY, STATE:	Albuquerque, NM	ZIP CODE:		
OITT, OTATE.	Albuqueique, ivivi		<u> </u>	
OWNER:	Wal-Mart Stores, Inc.	CONTACT:	Mohsen Ghadimkhani	
ADDRESS:	2001 SE 10th Street	PHONE:	(479)273-4940	
CITY, STATE:	Bentonville, AR	ZIP CODE:	72716	
O , O				
ARCHITECT:	Boice Raidl Rhea Architects	CONTACT:	Lee Roberts	
ADDRESS:	6700 Antioch Plaza, Suite 300	PHONE:	(913)262-9095	
CITY, STATE:	Merriam, KS	ZIP CODE:	66204	-
· · · · · · · · · · · · · · · · · · ·				
SURVEYOR:	Precision Surveys	CONTACT:	Larry Medrano	
ADDRESS:	8414-D Jefferson Street, NE	PHONE:	(505) 856-5700	-
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87113	
O , O	- indugation			.,
CONTRACTOR:	Wadman Corporation	CONTACT:	Ron Hawker	
ADDRESS:	2920 South 925 West	PHONE:	831-8904	
CITY, STATE:	Ogden, UT	ZIP CODE:	84402	
GRADING PLA EROSION CON	PORT AN GRADING & DRAINAGE PLAN N HTROL PLAN CERTIFICATION (HYDROLOGY)	SIA / FINAN PRELIMINA S. DEV. PL S. DEV. PL SECTOR F FINAL PLA	F APPROVAL SOUGHT: NACIAL GUARANTEE RIARY PLAT APPROVAL AN FOR SUB'D. APPRO AN FOR BLDG. PERMIT PLAN APPROVAL T APPROVAL ON PERMIT APPROVAL	VAL
	ULATION LAYOUT (TCL)	BUILDING	PERMIT APPROVAL	
ENGINEERS	ERTIFICATION (TCL)		ATE OF OCCUPANCY (F	
X ENGINEERS COTHER	ERTIFICATION (DRB APPR. SITE PLAN)	GRADING PAVING PE	TE OF OCCUPANCY (T PERMIT APPROVAL ERMIT APPROVAL DER APPROVAL PECIFY)	EMP.)
WAS A PRE-DESIGN C	ONFERENCE ATTENDED:			
YES X NO COPY PROVID		D JUN	国 () [] () () () () () () () () () (
DATE SUBMITTED:	6/12/02	BYHYDROLO	GPYon Syffight ION	<u>.</u>

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plans: Required for approval of Site Development Plans greater than five (5) acres
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.

8509 Jefferson NE Albuquerque, NM 87113 (505) 858-3100 fax (505) 858-1118 twllc@tierrawestllc.com 1-800-245-3102

June 12, 2002

Mr. Mike Zamora
Development and Building Services
Public Works Department
PO Box 1293
Albuquerque, NM 87103

RE:

Final Traffic Certification for Certificate of Occupancy

Tract 5 West Bluff, 2550 Coors Blvd, NW

Dear Mr. Zamora:

We are requesting Final Traffic Certification of the Site Plan for the Wal-Mart Supercenter located at the West Bluff Center. Enclosed please find one copy of the approved Site Plan with as-built information and information sheet for the above referenced project. Wadman Corporation completed the on-site paving, curb and gutter and sidewalks. The parking lot is striped. Field verification of the Site Plan was completed by our office. All work is in substantial compliance with the approved TCL. The punch list items for the site were completed. Construction of the Chili's Restaurant is underway and will be certified separately when complete.

If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely, Sincerely,

Ronald R. Bôhannan, PE

Enclosures

JN: 980063 RRB/rw

990045: 9945 Final CO traffic ltr.doc

HYDROLOGY SECTION

7868