

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

January 15, 2002

Claudio Vigil, Registered Architect Claudio Vigil Architects 1801 Rio Grande Blvd. N.W. Albuquerque, NM 87104

Re:

Certification Submittal for Final Building Certificate of Occupancy for

Oso Del Rio Office Park, [H13 / D039]

1805 Rio Grande Blvd. N.W. Architect's Stamp Dated 01/08/02

Dear Mr. Vigil:

The TCL / Letter of Certification submitted on January 15, 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

Public Works Department

c: Engineer Hydrology File Mike Zamora

PROJECT TITLE: OSD DEL RIO OFFICE PARK JOHR #: 150 EPC#: WORK ORDER#: LEGAL DESCRIPTION TOTAL 2.5.3 DO DEL RIO SECTION 7 TIO N R.3E NIM PM CITY ADDRESS: CONTACT: PHONE: CITY, STATE: CITY, STATE: ZIP CODE: ADDRESS: CITY, STATE: ZIP CODE: ADDRESS: LOOI RIO SEANOR DIVID. NIM CONTACT: PHONE: ZIP CODE: APCHITECT: CAUKLO VIGIL ARCHITECTS ADDRESS: LOOI RIO SEANOR BLUD. NIM CITY, STATE: ALEXANDROLL, NIM 2710 TIP CODE: ADDRESS: CITY, STATE: ZIP CODE: ADDRESS: CITY, STATE: ZIP CODE: CONTACT: PHONE:		(H'/3/D39)
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(REV. 11/01/2001)

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 ten (10) lots or constituting five (5) acres or 1/15/02 - Sant letter for Arch.



January 9, 2002

Mr. Mike Zamora
600 2nd St. N.W.
Transportation Department
Building and Inspection
Albuquerque, New Mexico

RE: Oso del Rio

1805 Rio Grande Blvd N.W.

Albuquerque, New Mexico 87104

Dear Mike:

On January 9, 2002, this office made an inspection of Phase II of the Oso del Rio project, specifically the improvements permitted with 1805 Rio Grande N.W. All work has been completed and is in compliance with the approved plan check set. The work is complete and ready for occupancy.

Sincerely,

Claudio Vigil

President





P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

January 10, 2002

Claudio Vigil, Registered Architect 1801 Rio Grande Blvd. N.W. Albuquerque, NM 87104

Re:

Certification Submittal for Final Building Certificate of Occupancy for

Oso Del Rio Office Park, [DRB-99-150]

1803 Rio Grande Blvd. N.W. Architect's Stamp Dated 01/08/02

Dear Mr. Vigil:

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 Zámora

Commercial Plan Checker

Development and Building Services

Public Works Department

c: Hydrology Mike Zamora



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

January 10, 2002

Claudio Vigil, Registered Architect 1801 Rio Grande Blvd. N.W. Albuquerque, NM 87104

Re:

Certification Submittal for Final Building Certificate of Occupancy for

Oso Del Rio Office Park, [DRB-99-150]

1803 Rio Grande Blvd. N.W.

Architect's Stamp Dated 01/08/02

Dear Mr. Vigil:

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Sincerely,

Mike Zámora

Commércial Plan Checker

Development and Building Services

Public Works Department

c: Hydrology Mike Zamora

TINAL!

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: OSO DEL RIO OFFICE PARK / N DRB #: 99-150 EPC#:	ZONE MAP/DRG. FILE #:
	WORK ORDER#:
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RCHITECT: CLAUDIO VIGIL ARCHITECTS	
ADDDESS. IGAL RIA GRANDS	
CITY, STATE: Albajuevave, NM 87104	
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URVEYOR:	, ^^\\IT^^
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January 9, 2002

Mr. Mike Zamora
600 2nd St. N.W.
Transportation Department
Building and Inspection
Albuquerque, New Mexico

RE: Oso del Rio

1803 Rio Grande Blvd N.W.

Albuquerque, New Mexico 87104

Dear Mike:

On January 9, 2002, this office made an inspection of Phase II of the Oso del Rio project, specifically the improvements permitted with 1803 Rio Grande N.W. All work has been completed and is in compliance with the approved plan check set. The work is complete and ready for occupancy.

Sincerely,

Claudio Vigil

President



SIGNATURE BLOCK PAGE 10F1 2-98102

SP-1 TAPED/N NOTE

RED COMMENTS



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

October 23, 2001

Claudio Vigil, Registered Architect Claudio Vigil Architects 1801 Rio Grande Blvd., NW Albuquerque, NM 87104

Re:

Oso del Rio Office Park [DRB # XXXX]

1803 Rio Grande

Architect's Stamp Dated 10/19/01

Dear Mr. Vigil:

Based on the information provided on your submittal dated 10/23/01, the above referenced project is approved for a 30-day Temporary Certificate of Occupancy.

A Temporary Certificate of Occupancy has been issued for 30 days, allowing the following outstanding issue to be resolved within this time period. The City Permit Plan Set kept in the Building Safety Section could not be found to compare the submittal to. Field City Permit Set must be brought in for comparison. This Approved Plan will be used to determine if work has been fully completed and is in substantial compliance. If in compliance, a Permanent Certificate of Occupancy (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:

Terri Martin, Hydrology

Office File

MZ:gds

HART CONSTRUCTION



	•								
Date: Oc	10BER 2	2, 200)		RE: C	so del	Rio		
Job No.:		•						12	9
Attention:					1.13/0				
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October 19, 2001

Mr. Mike Zamora/Richard Dourte, P.E. 600 2nd. St. N.W.
Transportation Department
Building and Inspection
Albuquerque, New Mxico

RE: Oso del Rio

1803 Rio Grande Blvd. N.W.

Dear Mike Zamora/Richard Dourte,:

On October 19, 2001 this office made an inspection of Phase II of the Oso del Rio project, specifically the improvements permitted with 1803 Rio Grande N.W. All work has been completed and is in compliance with the approved plan check set. The work is complete and ready for occupancy.

Claudio Vigil

Sincerely,

President





P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 23, 2001

Gilbert Aldez, P.E. Applied Engineering & Surveying, Inc. 1605 Blair Dr NE Albuquerque, New Mexico 87112

RE:

OSO DEL RIO OFFICE PARK

(H-13/D39)

ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY

ENGINEERS STAMP DATED 05/26/1999

ENGINEERS CERTIFICATION DATED 10/15/2001

Dear Mr. Aldez:

Based upon the information provided in your Engineers Certification submittal dated 10/15/2001, and the approval of the SO19 from the Storm Drainage Maintenance Inspector (dated 10/23/2001), the above referenced site is approved for a Permanent Certificate of Occupancy for the remaining two buildings at the above referenced site.

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

Sincerely,

Teresa A. Martin

Hydrology Plan Checker

Town A. Muth

Public Works Department

BUS

C:

Vickie Chavez, COA drainage file approval file

PROJECT TITLE: Oso Del Rio Office Park	ZONE MAP/DRG. FILE #:_ $H - 13/039$
	WORK ORDER#:
LEGAL DESCRIPTION: Tracts 9/A/AZ, 9ZAZA 9ZAZCA, CITY ADDRESS: Bio Grande Blvd & Indian Sch	92AZB 9ZAZCZ \$ 93 100/ Road.
ENGINEERING FIRM: Applied Engineering & Surveying J. ADDRESS: 1605 Blair Drive NE	nc contact: Gilbert Aldaz PHONE: 237-1456
CITY, STATE: A/bug. NM	ZIP CODE: 87//Z
OWNER:	CONTACT:
ADDRESS:CITY, STATE:	PHONE:
	ZIP CODE:
ARCHITECT: Claudio Vigil Architects ADDRESS: 1801 Rio Grande Blvd NW CITY, STATE: Albug NM	CONTACT: Claudio Vigi' PHONE: 842-1113
CITY. STATE: Albua Nim	PHONE:
	ZIP CODE:
SURVEYOR: ADDRESS	CONTACT:
CITY, STATE:	PHONE:
	'ZIP CODE:
CONTRACTOR:ADDRESS:	CONTACT:
CITY, STATE:	PHONE:
	ZIP CODE:
DRAINAGE REPORT DRAINAGE PLAN CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION CLOMR/LOMR OTHER WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED	YPE OF APPROVAL SOUGHT: SIA / FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUBD. APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY APPROVAL GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY)
DATE SUBMITTED: 10-15-01 BY: 61	Ibert Aldaz.
Requests for approvals of Site Development Plans and/or Subdivision. The particular nature, location and scope of the proposed development more of the following levels of submittal may be required based on the 1. Conceptual Grading and Drainage Plan: Required for app (5) acres and Sector Plans. 2. Drainage Plans: Required for building permits, grading permacres. 3. Drainage Report: Required for subdivisions containing more.	following: roval of Site Development Plans greater than five mits, paving permits and site plans less than five (5)

IMPORTANT MESSAGE					
FOR OF	FOR				
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engineer certification. City sermi					
SIGNED AS # 0105 7 90.					
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13 StavaB 01/28 Mr EAJawillo 2426 Ind, Sch. Ld XW 242-0373 Complaint - dvainage from Ind. Sch, Rd outo his property

Pic from SDMH. Whitney

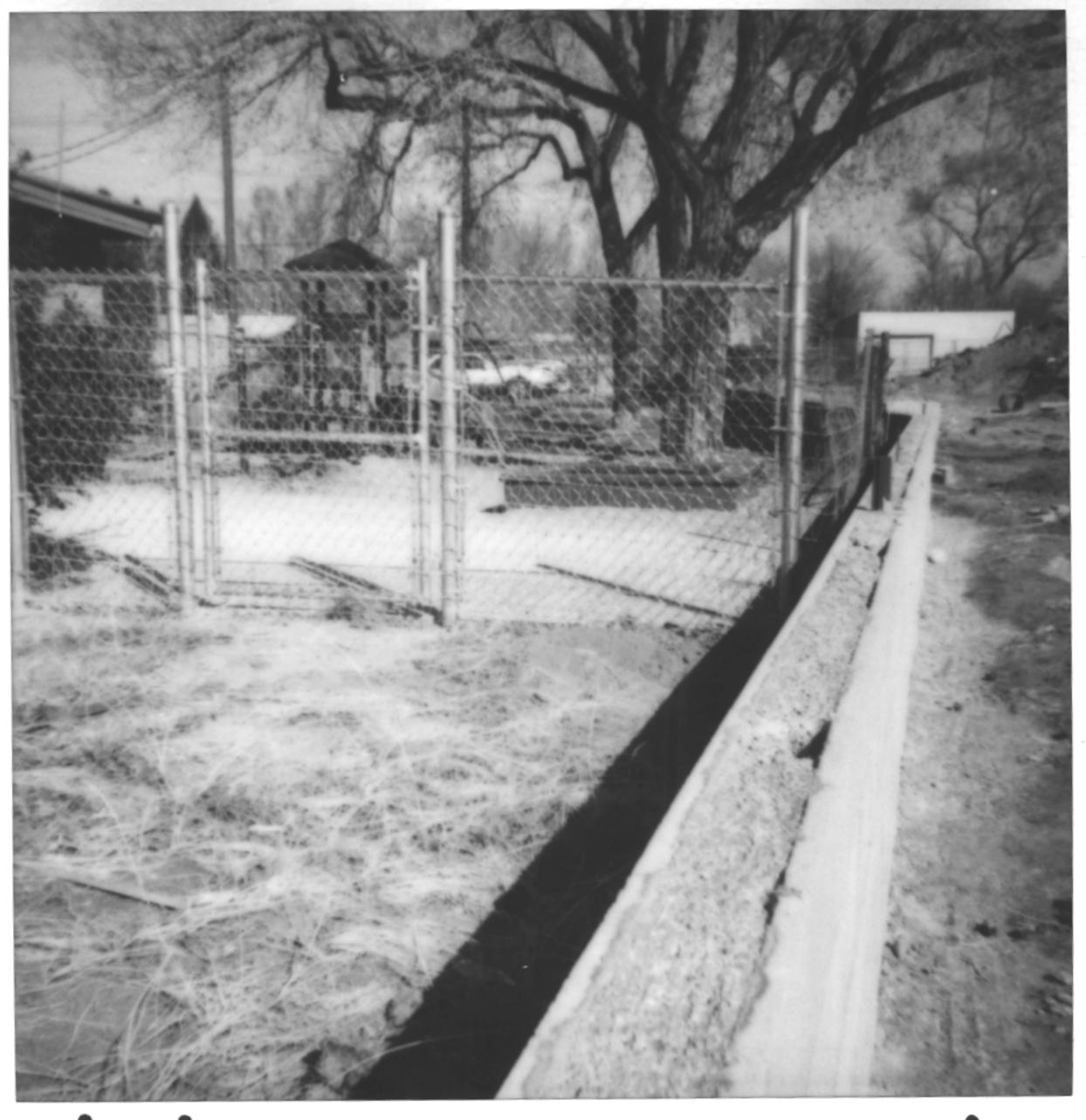
2/9/00 Ind. Sch. Rd Jooking W. This is W of RGB/Ud



2/9/00 Looking SW across Oss Del Riosite



2/9/00 Duranes Elew Seh. E side looking N 9/049 New retaining Wal



2/9/00 Durawas Sch Morth and Zickart Rd.



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 29, 1999

Gilbert Aldaz, PE Applied Engineering Inc, 1605 Blair Drive NE Albuquerque, NM 87112

RE: GRADING & DRAINAGE PLAN FOR OSO DEL RIO OFFICE PARK (H-13/D39)
RECEIVED AUG 5, 1999 FOR BUILDING & S.O.19 PERMIT

ENGINEER'S STAMP DATED 07-29-99

Dear Mr. Aldaz:

Based on the information included in the submittal referenced above, City Hydrology accepts the Grading & Drainage Plan for Building & S.O.19 Permit.

Include a copy of the approved Grading & Drainage Plan, dated 07-29-99, in each set of construction documents that will be submitted to Code Administration for the Building Permit.

A separate permit is required for construction of private drainage facilities within the City right of way. A copy of this letter must be on hand when applying for the excavation permit.

Engineer's Certification of grading & drainage per DPM checklist must be accepted by City Hydrology before any Certificate of Occupancy will be released.

If I can be of further assistance, You may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.

Project Manager, PWD/Hyd

c: Inspector Permits

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

September 29, 1999

INTEROFFICE CORRESPONDENCE

HYDROLOGY DIVISION

TO:

Desiderio Salas, Street Maintenance Division

FROM:

John P. Curtin, Hydrology Division/Development Section

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY DRAINAGE FILE NUMBER (H-13/D39) OSO DEL RIO OFFICE PARK.

> Transmitted herewith, is a copy of the approved drainage plan for the referenced project incorporating the S.O.19 design.

This plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed off S.O.19 is required by this office Certificate of occupancy release; therefore your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation. If you should have any questions or comments, please call me at 768-2727.

Attachment

PROJECT TITLE: 05	2 Del Rio Office E	2/2 ZONE ATLAS/	DDMC DTT -	
		_		
LEGAL DESCRIPTION:	Tracts 9/A/AZ:	72A7A 92A7CA	ATAQUER #:	210-
ENGINEERING FIRM:	Applied Engineer	29 Zenc CONTAC:	T: Gilber:	1 11/2
ADDRESS: 160	5 Blair Drive	NE PHONE:	237-14	151
OWNER:				
ADDRESS:		CONTACI		
		PHONE:	·	
ARCHITECT: Cloudi		CONTACT	:: Claudio	Vig i'
	Tijeras NW	PHONE:	<u>842-111</u>	3
SURVEYOR: Applie	2d Surveyors	Znc. CONTACT	: Gilber	+ Aldoz
ADDRESS: 160	5 Blair Drive	NE PHONE:		_
CONTRACTOR:		CONTACT		
ADDRESS:		•	• <u></u>	
		PHONE:		·
TYPE OF SUBMITTAL: DRAINAGE REPORT		CHECK TYPE OF A	APPROVAL SOUGE	T:
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		PRELIMINAR	RY PLAT APPROV	AL
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EROSION CONTROL P			N APPROVAL	•
ENGINEER'S CERTIF	ICATION	FINAL PLAT	APPROVAL	
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	•			_ (SPECIFY)
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ATE SUBMITTED:	-06-99	•		•



August 5, 1999

John P. Murray, P.E. Hydrology City Of Albuquerque New Mexico 87103

RE: OSO DEL RIO OFFICE PARK (H13-D39). GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT, REVISED ENGINEER'S STAMP DATED JULY 29, 1999

Dear Mr. Murray:

The purpose of this letter is to address your comments dated June 30, 1999 and to submit a new plan due to changes in the original site plan:

- 1. Basins "A", "B", and "C" are now shown on the attached plan.
- 2. The arithmetic error in #5 of the analysis is now corrected.
- 3. Vicinity Map is now corrected to read H-13.

The driveway that was shown on the southwest corner has been eliminated due to City Transportation concerns. I have revised this drawing to now reflect a new sump drop inlet that will connect into the back of an existing inlet in Indian School Road NW.

I have also met with Glen Jurgenson and received approval for converting the existing "C" inlet into a type "D" inlet, this is in the driveway into Rio Grande Boulevard. As part of this approval we will be constructing a new type "C" directly upstream at the curb return to provide a throated inlet. Please see the approval signature on sheet 2, to include the SO#19 request for construction.

If you should have any questions, please do not hesitate to call me at 237-1456.

Sincerely

Gilbert Aldaz, P.E. & P.S.

AUG 5 1999

HYDROLOGY SECTION



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 30, 1999

Gilbert Aldaz, P.E. Applied Engineering & Surveying, Inc. 1605 Blair Drive NE Albuquerque, NM 87112

RE: OSO DEL RIO OFFICE PARK (H13-D39). GRADING AND DRAINAGE PLAN FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND FOR BUILDING PERMIT. ENGINEER'S STAMP DATED MAY 26,1999.

Dear Mr. Aldaz:

Based on the information provided on your May 27, 1999 submittal, the above referenced project is approved for Site Development Plan for Building Permit and for Building Permit.

The Drainage Information Sheet checked off "Conceptual" G&D for Building Permit. Plan sheets are correct in titling submittal as Grading and Drainage. Please identify Basins "A", "B" and "C" on Sheet 1. There is an arithmetic error in #5 of the analysis - 0.13 for sum of 0.05 and 0.06. This affects the magnitude but not outcome. Also, Vicinity Map is labeled P-13 instead of H-13. Please make the appropriate corrections for the record drawings.

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.H.

Hydrology

File

PROJECT TITLE: Oso De Kio Office la	ZONE ATLAS/DRNG. FILE #: 13/DO
DKD #: RPC #:	WODY ADDDD "
LEGAL DESCRIPTION: Tracts 9/A/42,9	ZAZA, 9ZAZCA, 9ZAZB9ZAZCZ & 93
CITY ADDRESS:	
ENGINEERING FIRM: Applied Engineerin	9 Jus CONTACT: Gilbert Aldoz
ADDRESS: 1605 Blair Drive	NE PHONE: 237-1456
OWNER:	CONTACT:
ADDRESS:	PHONE:
ARCHITECT: Claudio Vigil Architec	
ADDRESS: 1305 Tijeras NW	PHONE: <u>842-1113</u>
SURVEYOR: Applied Surveyors.	Inc. contact: Gilbert Aldoz
ADDRESS: 1605 Blair Drive	NE PHONE: 237-14-56
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
YPE OF SUBMITTAL:	
DRAINAGE REPORT	CHECK TYPE OF APPROVAL SOUGHT:
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	PRELIMINARY PLAT APPROVAL
CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN	S. DEV. PLAN FOR SUB'D. APPROVAL
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OTHER	FINAL PLAT APPROVAL
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COPY PROVIDED	PAVING PERMIT APPROVAL
	S.A.D. DRAINAGEMANPORT 1999
	DRAINAGE REQUIREMENTS HYDROLOGY SECTION (SPECIFY)
·	
TE SIIRMITTED. $0.5 - 29 - 99$	•

DATE SUBMITTED: 05,-29-99

BY: Lillant Alle



July 5, 2000

Gilbert Aldaz, P.E. Applied Engineering, Inc. 1605 Blair Drive, NE, Albuquerque, NM 87112

ENGINEER'S CERTIFICATION FOR OSO DEL RIO OFFICE PARK, (H-13/ RE: AKA (PK-1) FOR 1801 ROOMANDE NIW. D039), ENGINEER'S STAMP DATED 7/29/99, CERTIFICATION DATED

06/20/2000.

Dear Mr. Aldaz,

Based upon the information provided in your submittal dated June 2000, the Engineering Certification for Certificate of Occupancy for the project referred to above is approved.

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

Sincerely,

Stuart Reeder, P.E.

Hydrology Division

Whitney Reierson

PROJECT TITLE: Oso Le Kio Office Park	ZONE ATLAS/DRNG. FILE #: [H-13/03]
DRB #: BPC #:	WORK ORDER #:
DRB #: BPC #: LEGAL DESCRIPTION: Tracts 9/A/AZ, 92AZ	A, 92AZCA, 92A2B92A2CZ & 93
CITY ADDRESS:	
ENGINEERING FIRM: Applied Engineering	Inc CONTACT: Gilbert Aldaz
ADDRESS: 1605 Blair Drive NE	PHONE: 237-1456
OWNER:	CONTACT:
ADDRESS:	PHONE:
ARCHITECT: Claudio Vigil Architects	CONTACT: C/audio Vigi/
ADDRESS: 1305 Tijeras NW	PHONE: <u>842-1113</u>
SURVEYOR: Applied Surveyors Inc	c. contact: <u>Gilbert Aldoz</u>
ADDRESS: 1605 Blair Drive NE	PHONE: 237-1456
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
TYPE OF SUBMITTAL:	HECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SKETCH PLAT APPROVAL
DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
CONCEPTUAL GRADING & DRAINAGE PLAN	S. DEV. PLAN FOR SUB'D. APPROVAL
	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
EROSION CONTROL PLAN	SECTOR PLAN APPROVAL
ENGINEER'S CERTIFICATION .	FINAL PLAT APPROVAL
	FOUNDATION PERMIT APPROVAL
	BUILDING PERMIT APPROVAL
PRE-DESIGN MEETING:	CERTIFICATE OF OCCUPANCY APPROVAL
YES	GRADING PERMIT APPROVAL
X NO	PAVING PERMIT APPROVAL
COPY PROVIDED	S.A.D. DRAINAGE REPORT
	DRAINAGE REQUIREMENTS
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	JUN 2 9 2000
DATE SUBMITTED: ,	
BY: Substitles all	HYDROLOGY SECTION