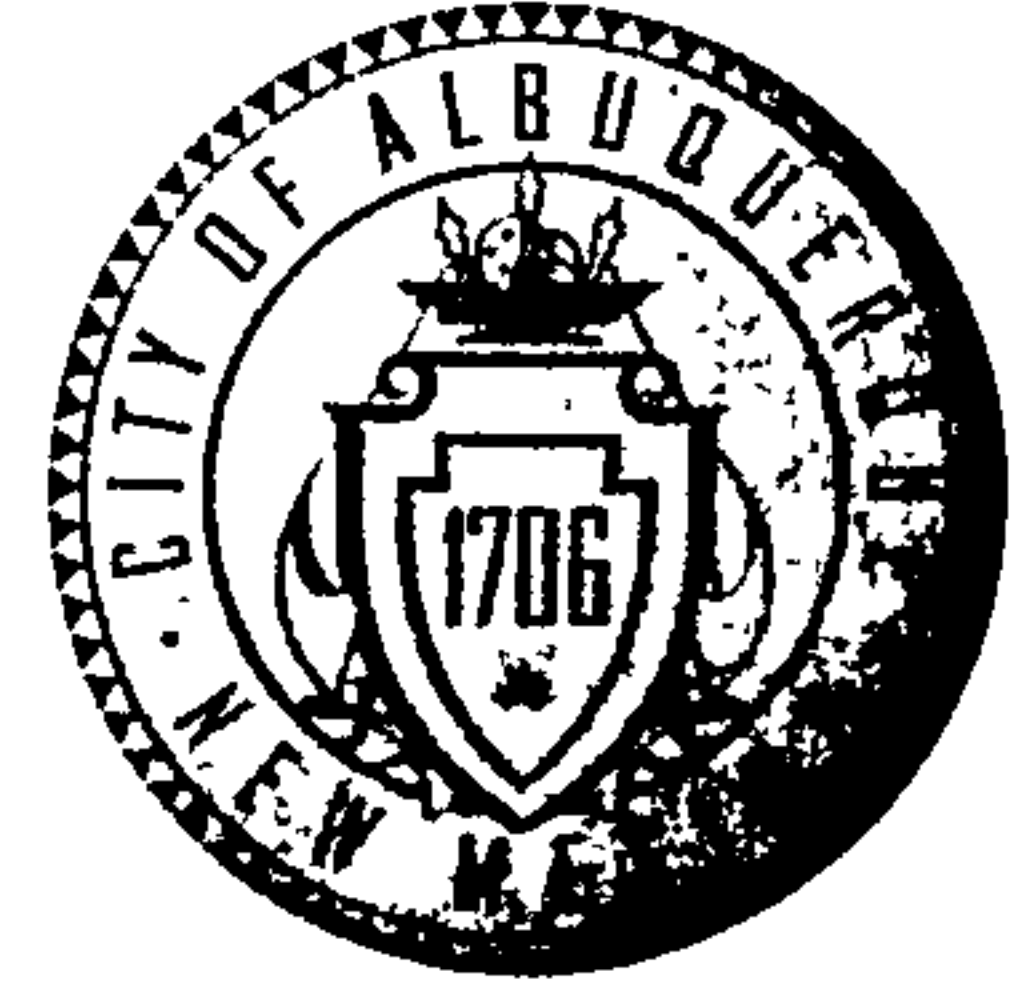


# CITY OF ALBUQUERQUE



February 16, 2010

Michael A. Jackson, P.E.  
**Pac Land**  
P.O. Box 13411  
Tempe, AZ 85284

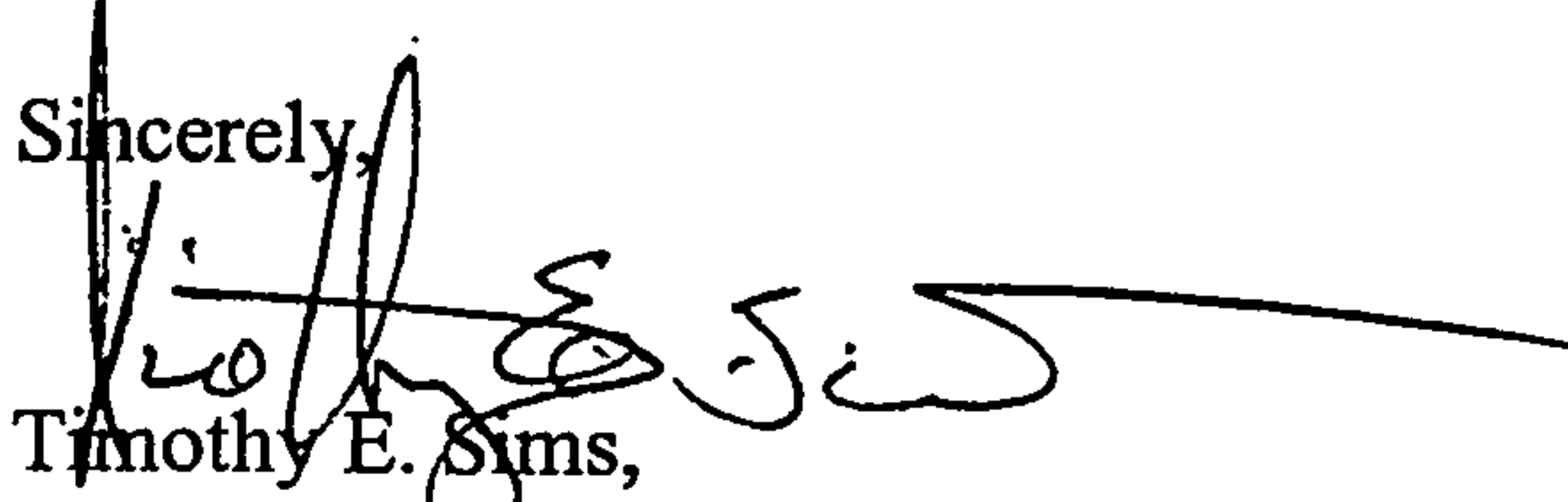
**Re: The Retail Shops @ Carlisle & Claremont, 2711 Carlisle NE,  
Request for Permanent C.O. - Approved  
Engineer's Stamp dated: 6-15-09 (H-16/D083A2)  
Certification dated: 02-12-10**

Dear Mr. Jackson,

Based upon the information provided in the Certification received 2-16-10, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3982.

Sincerely,

  
Timothy E. Sims,  
Plan Checker—Hydrology Section  
Development and Building Services

C: CO Clerk—Katrina Sigala  
File

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV 12/2005)

H-16/DO 83A2

PROJECT TITLE: The Retail Shops at Carlisle : Claremont ZONE MAP: H-16-52  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Tract F-1-B American Square  
CITY ADDRESS: 2711 Carlisle Albuquerque, NM 87110

ENGINEERING FIRM: PACLAND CONTACT: MIKE JACKSON  
ADDRESS: P.O. Box 13411 PHONE: 480-292-0247  
CITY, STATE: TEMPE, AZ ZIP CODE: 85284

OWNER: SRI Albuquerque LLC CONTACT: Joe Geivett  
ADDRESS: 1905 Queen Anne Ave N PHONE: 206-910-8825  
CITY, STATE: Seattle, WA ZIP CODE: 98109

ARCHITECT: F.H. Hoffeins Jr AIA CONTACT: HAL HOFFEINS  
ADDRESS: 2422 12th Ave ID #153 PHONE: 208-442-7106  
CITY, STATE: NAMPA, ID ZIP CODE: 83606

SURVEYOR: Terra Land Surveys LLC CONTACT: Chris Medina  
ADDRESS: PO Box 2532 PHONE: 505-792-0513  
CITY, STATE: Corrales NM ZIP CODE: 87048

CONTRACTOR: Radix Construction Inc CONTACT: Kevin Gilbertson  
ADDRESS: 2422 12th Ave. ID #153 PHONE: 208-442-7106  
CITY, STATE: Nampa, ID ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☒ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**CHECK TYPE OF APPROVAL SOUGHT:**

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) \_\_\_\_\_

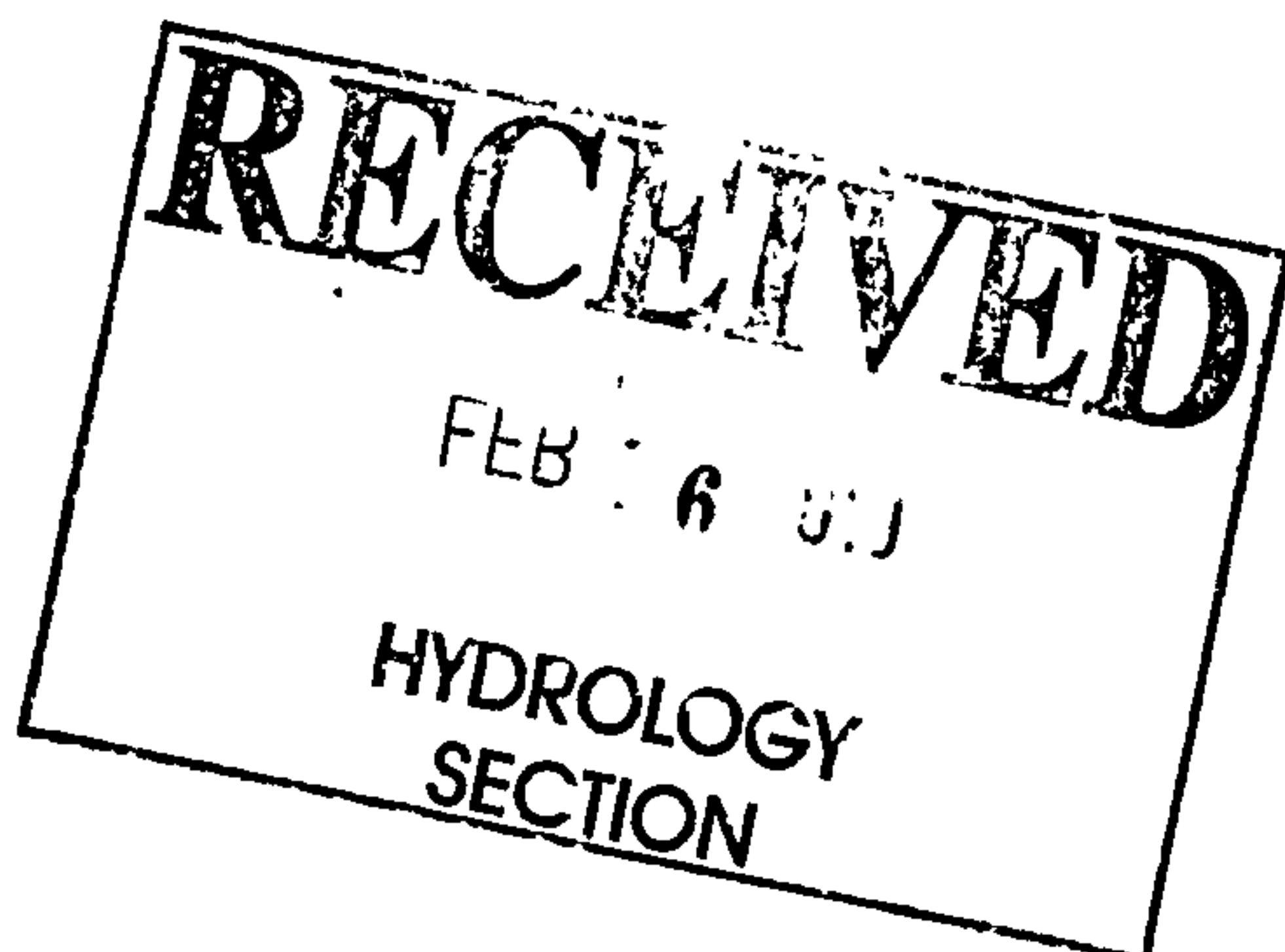
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 2/12/10 BY: [Signature]

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.



**DRAINAGE CERTIFICATION**

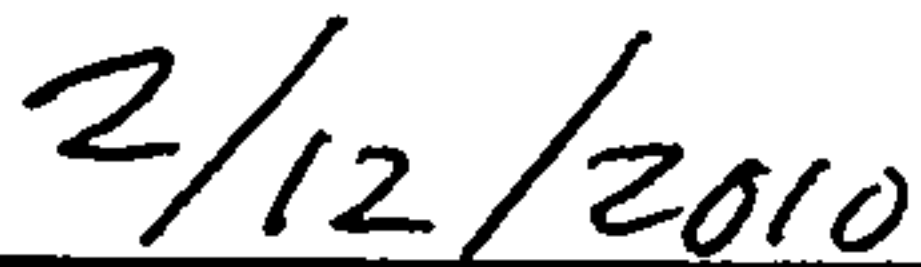
Project: The Retail Shops at Carlisle & Claremont  
2711 Carlisle  
Albuquerque, New Mexico 87110  
Site Plan # 1002249

I, Mike Jackson, NMPE of the firm PACLAND, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated, April 16, 2009. The record information edited onto the original plans has been obtained by Christopher Medina, NMPLS 15702. I further certify that my representative has personally visited the project site on February 8, 2010 and has determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct. This certification is submitted in support of a request for Certificate of Occupancy.

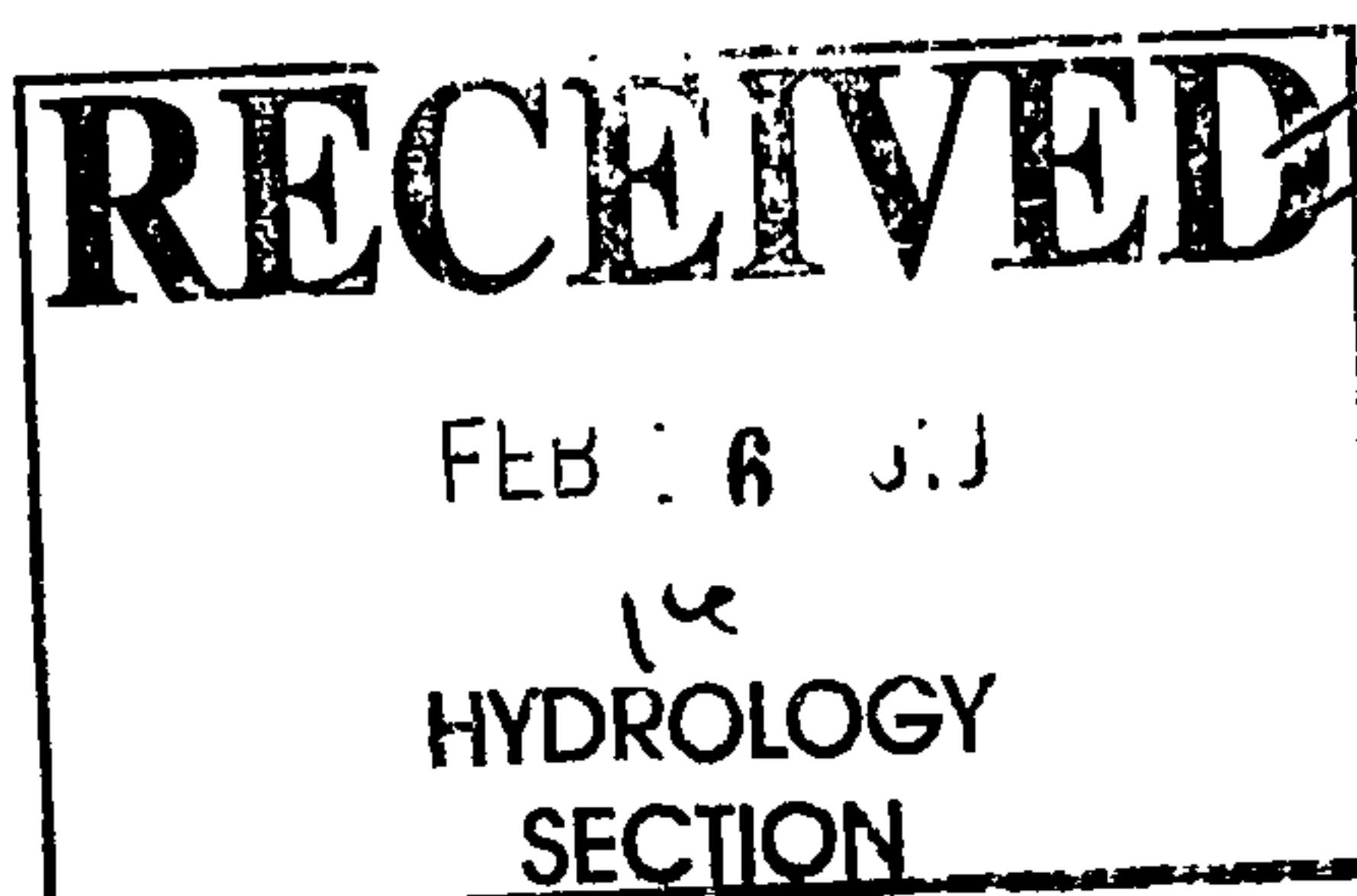
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



Mike Jackson, NMPE 17953



Date





City of Albuquerque  
Planning Department  
505-924-3900 (main number)  
505-924-3864 (fax number)  
Development and Building Services (One Stop Shop)  
Plaza Del Sol Building, 2<sup>nd</sup> Floor  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**City of Albuquerque  
Planning Dept.  
Dev. & Bldg. Svcs.**

**RADIX CONSTRUCTION**  
Inc.

*Specializing in Commercial Construction Management  
& General Contracting Services*

**John Grevey**

Site Superintendent

2422 12th Ave. Rd. #153  
Nampa, Idaho 83686-6300

E-mail: johng@radixconstruction.com

Office: 208-442-7106

Fax: 208-442-7107

Cell: 208-318-8978

**Fax**

To: Michael A Jackson

From: Tim Sims

Copies to:

Fax: 602-273-7505

Pages Sent: 6 (including this page)

Phone: 602 273-7500

Date: 2-9-2010

Time: 11:53 am

☒ Urgent

☐ For Review

☐ Please Comment

☒ Please Reply

☐ Please Recycle

**COMMENTS:**

Thanks,

could not  
FAX - wrong #'s  
mailed  
2-9-10

*[Signature]*

# CITY OF ALBUQUERQUE



February 16, 2010

Michael A. Jackson, P.E.  
PAC LAND  
PO BOX 13411  
Tempe, AZ 85284

**Re: The Retail Shops at Carlisle & Claremont  
2711 Carlisle NE  
Permanent Certificate of Occupancy – Transportation Development  
Engineer's Stamp dated 02-12-10 (H16-D083A2)**

Dear Mr. Jackson,

Based upon the information provided in your submittal received 02-16-10, 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 924-3630.

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

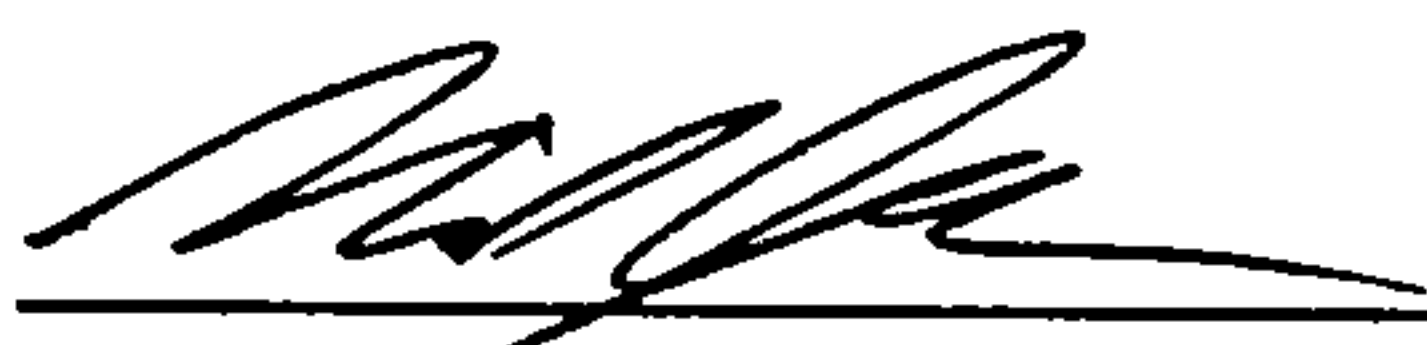
C: CO Clerk  
File

TRAFFIC CERTIFICATION

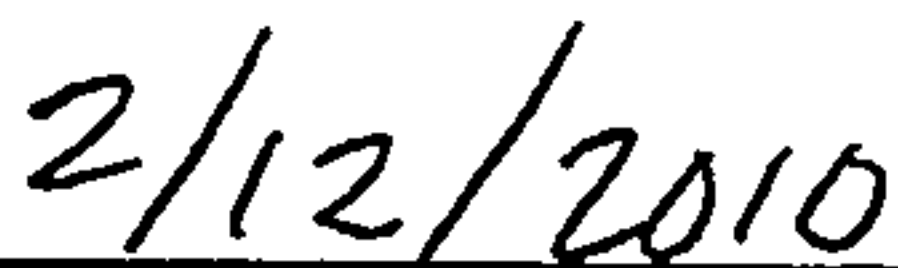
Project: The Retail Shops at Carlisle & Claremont  
2711 Carlisle  
Albuquerque, New Mexico 87110  
Site Plan # 1002249

I, Mike Jackson, NMPE of the firm PACLAND, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated, April 16, 2009. The record information edited onto the original plans has been obtained by Christopher Medina, NMPLS 15702. I further certify that my representative has personally visited the project site on February 8, 2010 and has determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct. This certification is submitted in support of a request for Certificate of Occupancy.

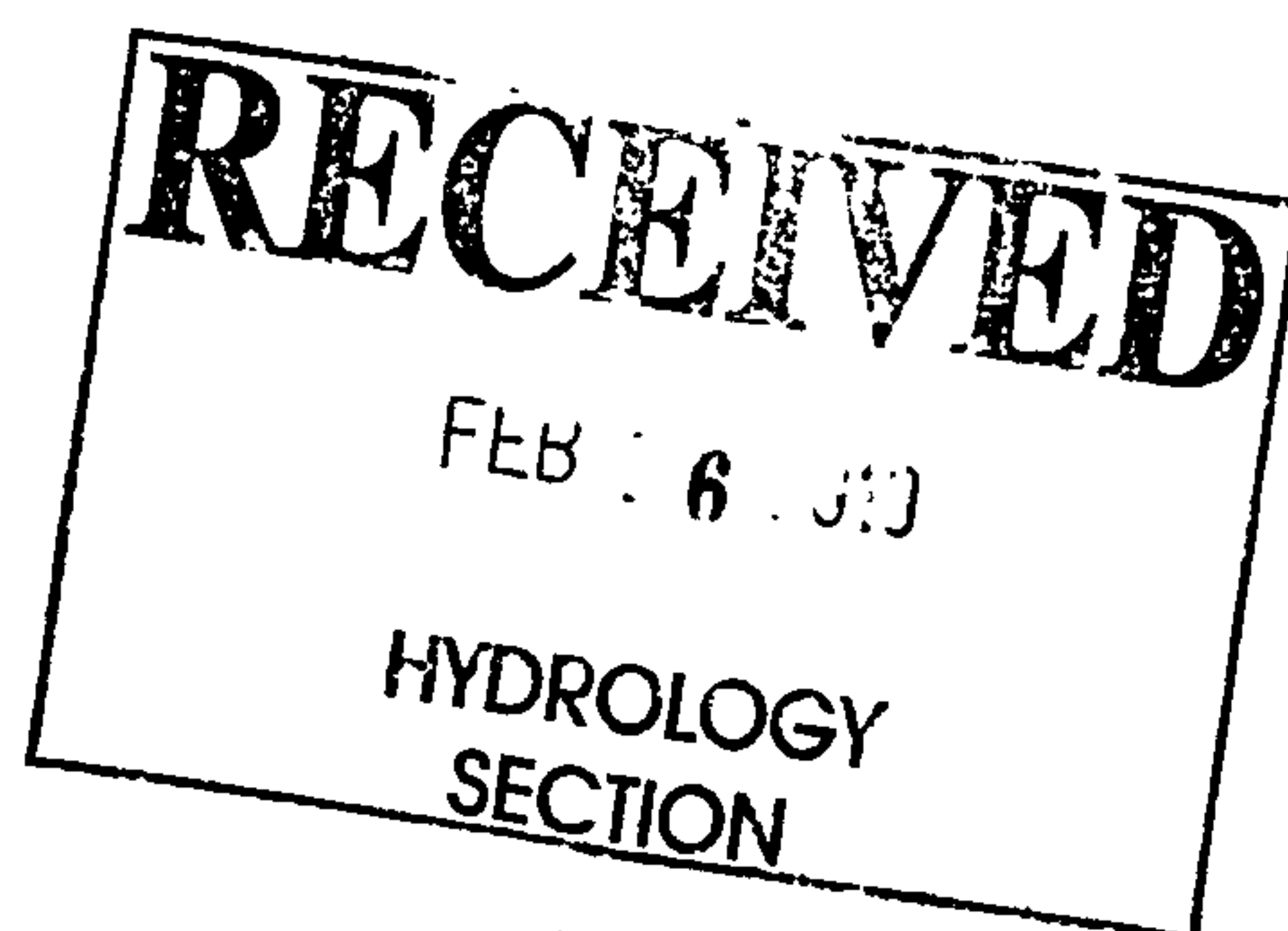
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



Mike Jackson, NMPE 17953



Date





**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV 12/2005)

PROJECT TITLE: The Retail Shops at Carlisle : Claremont ZONE MAP: H-16-2  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Tract F-1-B American Square  
CITY ADDRESS: 2711 Carlisle Albuquerque, NM 87110

ENGINEERING FIRM: PACLAND CONTACT: MIKE JACKSON  
ADDRESS: P.O. Box 13411 PHONE: 480-292-0247  
CITY, STATE: TEMPE, AZ 85281 ZIP CODE: 85284

OWNER: SRI Albuquerque LLC CONTACT: Joe Geivett  
ADDRESS: 1905 Queen Anne Ave N PHONE: 206-910-3825  
CITY, STATE: Seattle, WA ZIP CODE: 98109

ARCHITECT: F.H. Hoffeins Jr AIA CONTACT: HAL HOFFEINS  
ADDRESS: 2422 12th Ave NE #153 PHONE: 208-442-7106  
CITY, STATE: NAMPA, ID ZIP CODE: 83686

SURVEYOR: Terra Land Surveys LLC CONTACT: Chris Medina  
ADDRESS: PO Box 2532 PHONE: 505-792-0513  
CITY, STATE: Corrales NM ZIP CODE: 87048

CONTRACTOR: Radix Construction Inc CONTACT: Kevin Gilbertson  
ADDRESS: 2422 12th Ave NE #153 PHONE: 208-442-7106  
CITY, STATE: Nampa, ID ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
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- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☒ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

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- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
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- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) \_\_\_\_\_

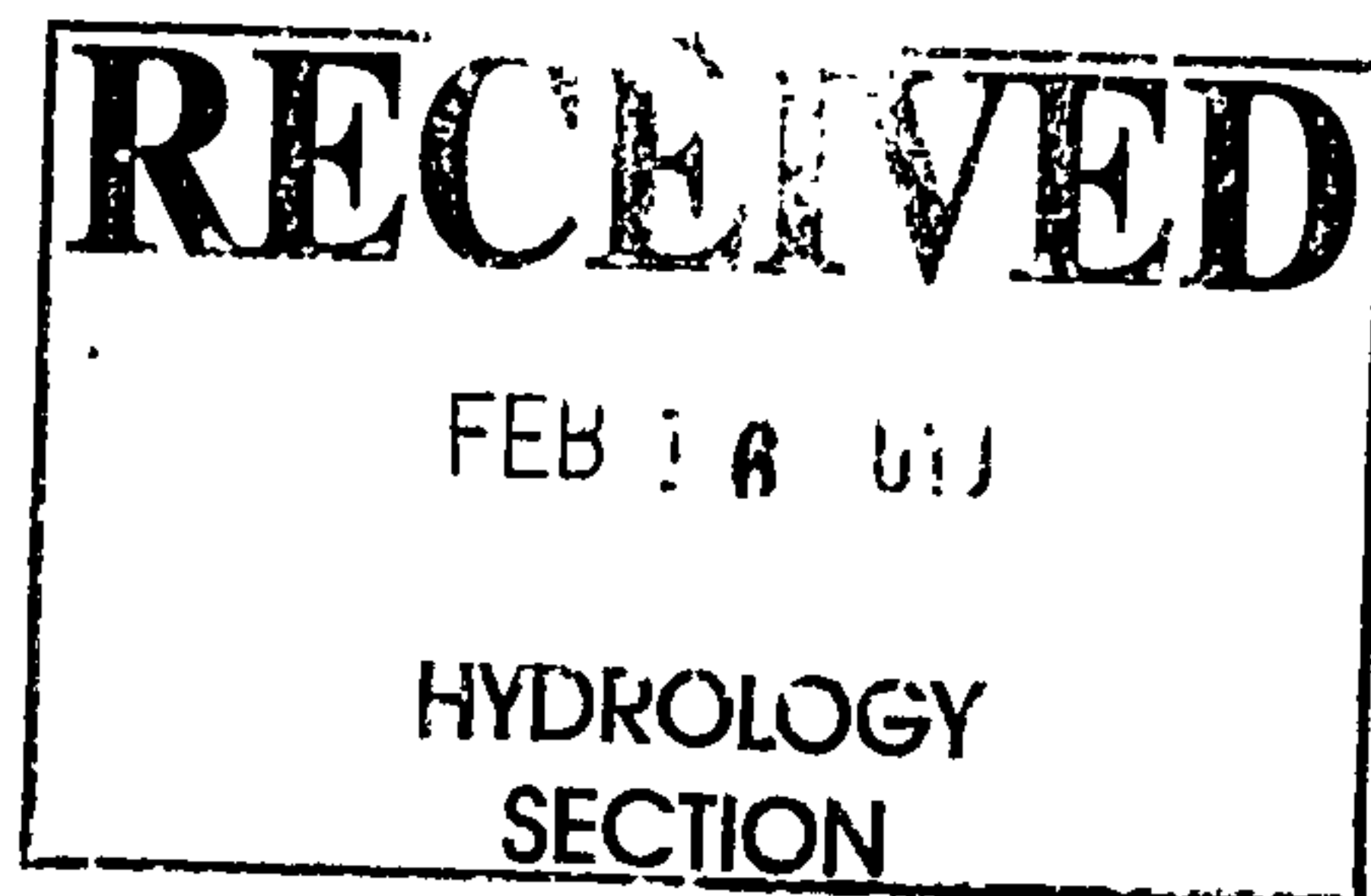
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 2/12/10 BY: [Signature]

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

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



**Salgado-Fernandez, Nilo E.**

---

**From:** Mike Jackson [mjackson@pacland.com]  
**Sent:** Friday, February 12, 2010 11:05 AM  
**To:** Salgado-Fernandez, Nilo E.  
**Subject:** Mattress Shop at SW Corner of Claremont and Carlisle - Site Plan #1002249

Nilo,

Please accept this email as our request for Temporary C of O. We are working on addressing the items required for our final C of O. Please let me know if you have any questions.

Thank you,

Mike Jackson, P.E., LEED AP  
PACLAND  
480.292.0247

OK - for 90 DAY temp  
2-12-10 NSF  
REC 2/12/10.

Shops @  
Claremont &  
Carlisle  
Beside Jack in the  
Box

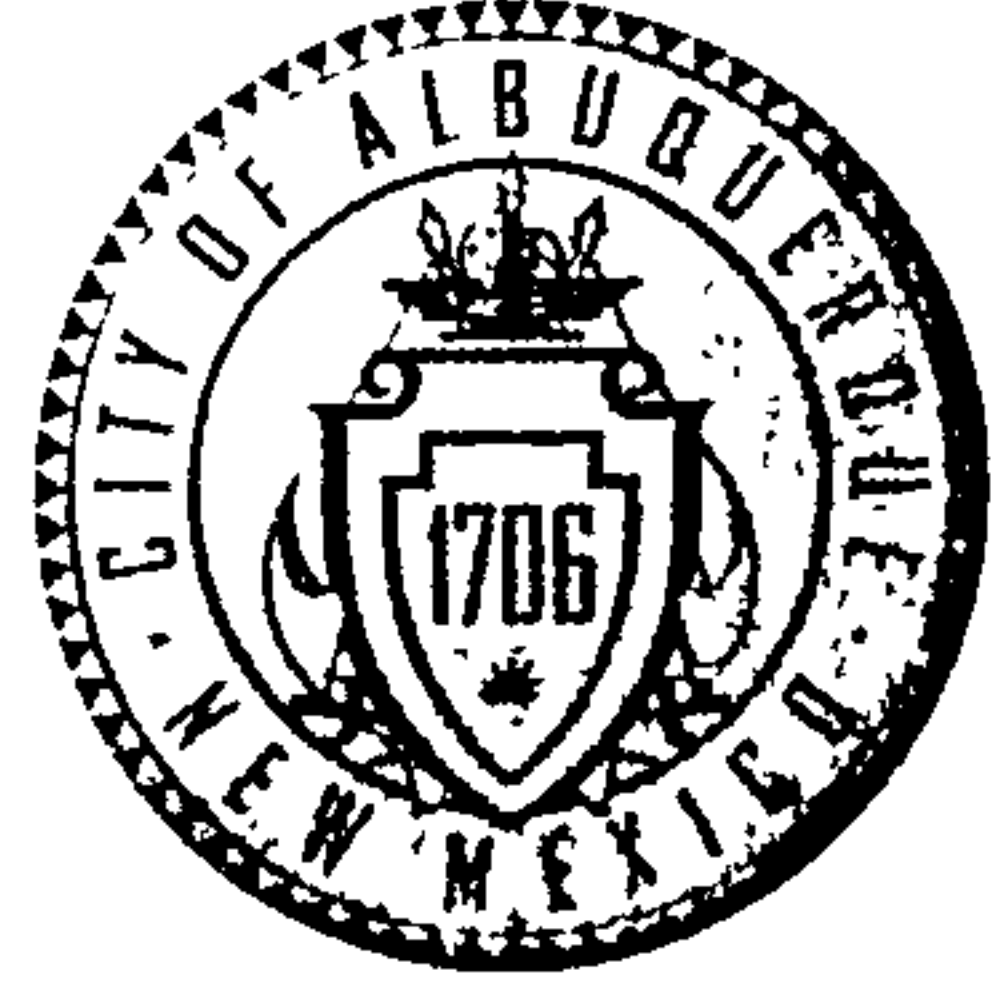
16

D38B

Retail Shops  
2701 Carlisle Ave NE



# CITY OF ALBUQUERQUE



June 22, 2009

Michael A. Jackson, P.E.  
PacLand  
432 N. 44<sup>th</sup> St, Suite 353  
Phoenix, AZ 85008

**Re: Retail Shops, 2701 Carlisle Ave NE, Grading Plan**  
**Engineer's Stamp date 6-15-09 (H16/D038B)**

Dear Mr. Jackson,

Based upon the information provided in your submittal received 6-16-09, the above referenced plan is approved for Site Development for Building Permit action by the DRB and for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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

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

Sincerely,

Curtis A. Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

C: file

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)