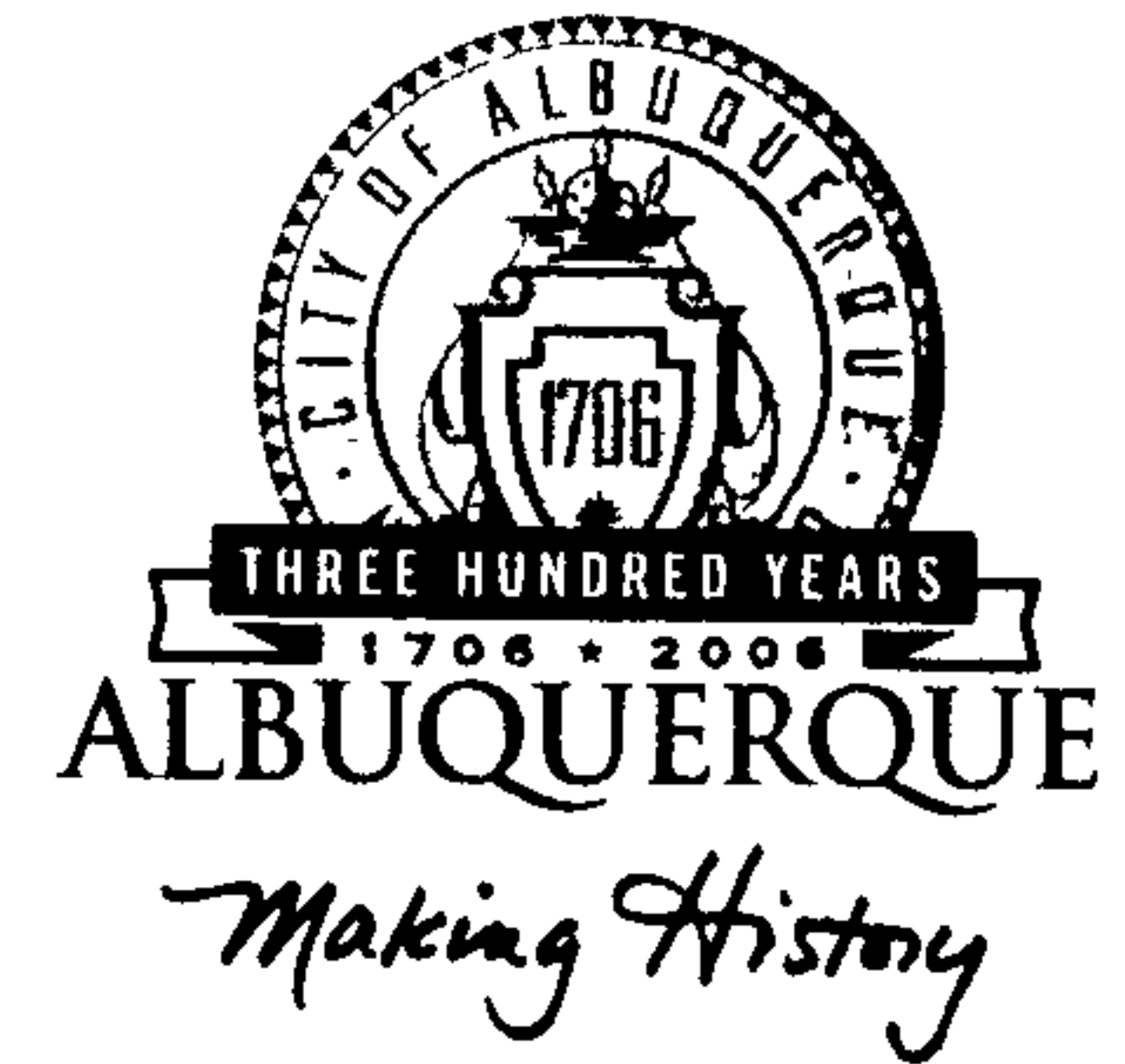


CITY OF ALBUQUERQUE



February 3, 2006

Mr. Steve Morrow, P.E.
BRASHER & LORENZ, LLC
2201 San Pedro Dr. NE, Bldg. 1, STE 1200
Albuquerque, NM 87110

Re: OFFICE CENTER
5005 Prospect Ave. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 11/16/2004 (H-17/D106)
Certification dated 02/01/2006

P.O. Box 1293

Dear Steve,

Albuquerque

Based upon the information provided in your submittal received 02/02/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

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

www.cabq.gov

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 06/22/2005)

PROJECT TITLE: OFFICE CENTER ZONE MAP/DRG. FILE # H17-D106
DRB#: 1003646 EPC#: 04EPC-01336 WORK ORDER#: N/A

LEGAL DESCRIPTION: LOT 1-B-5 BLOCK 1, VIDAS SUBDIVISION
CITY ADDRESS: 5005 PROSPECT NE

ENGINEERING FIRM: BRASHER & LORENZ CONTACT: STEVE MORROW
ADDRESS: 2201 SAN PEDRO NE, BLDG 1, STE 1200 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87110

OWNER: PAULA DAL SANTO CONTACT: PAULA DAL SANTO
ADDRESS: 1200 WASHINGTON NE PHONE: 259-3955
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87110

ARCHITECT: PAULA DAL SANTO CONTACT: PAULA DAL SANTO
ADDRESS: 1200 WASHINGTON NE PHONE: 259-3955
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87110

SURVEYOR: MAPPING BY BRASHER & LORENZ CONTACT: SEE ABOVE
ADDRESS: 11/04 - OK PER PHONE: _____
CITY, STATE: RICHARD DOUDTE ZIP CODE: _____
PRECEDED CHANGE TO SURVEY ACT

CONTRACTOR: DAL SANTO SYSTEMS INC. CONTACT: PAULA DAL SANTO
ADDRESS: 1200 WASHINGTON NE PHONE: 259-3955
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87110

TYPE OF SUBMITTAL:

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

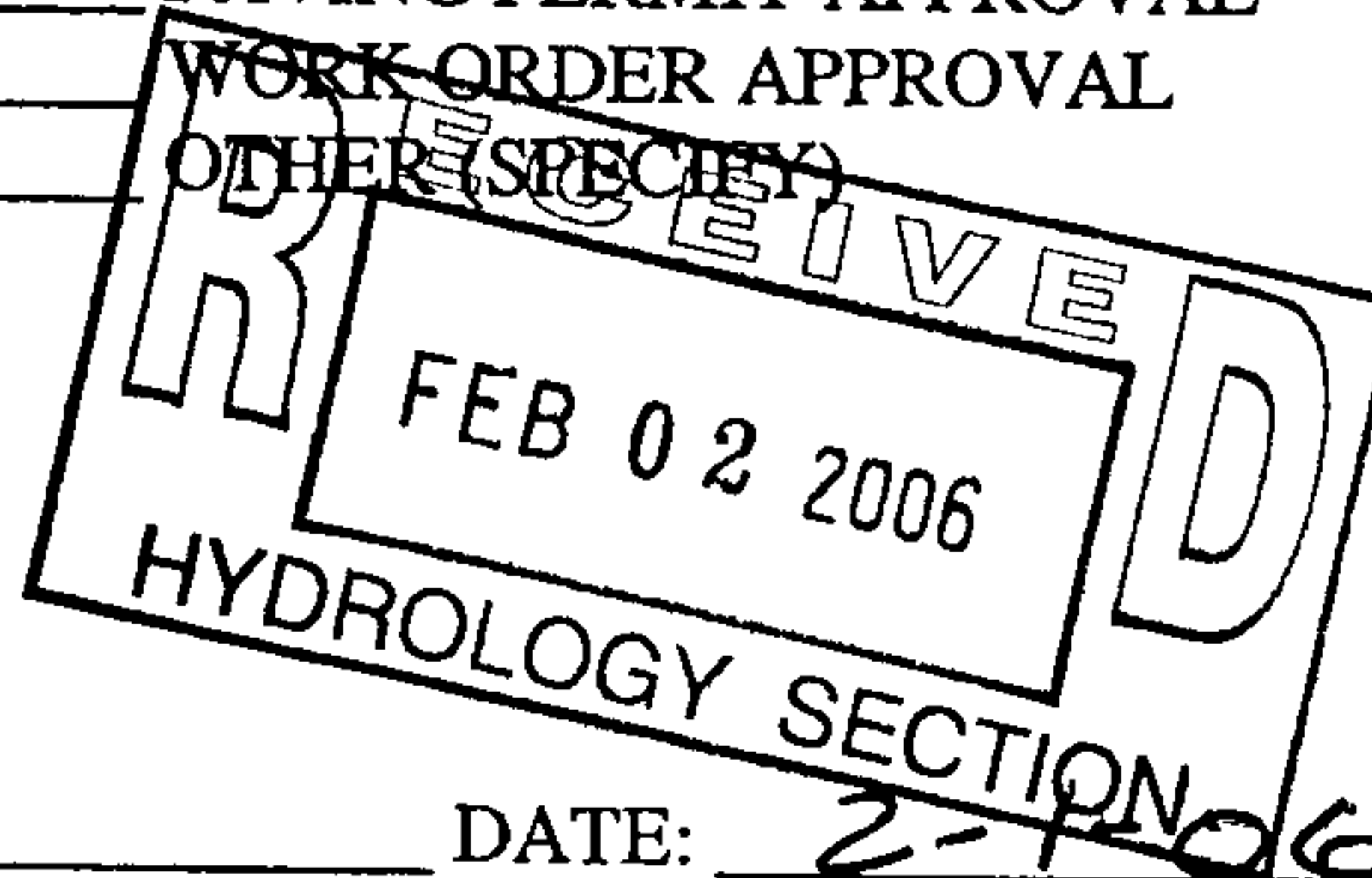
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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

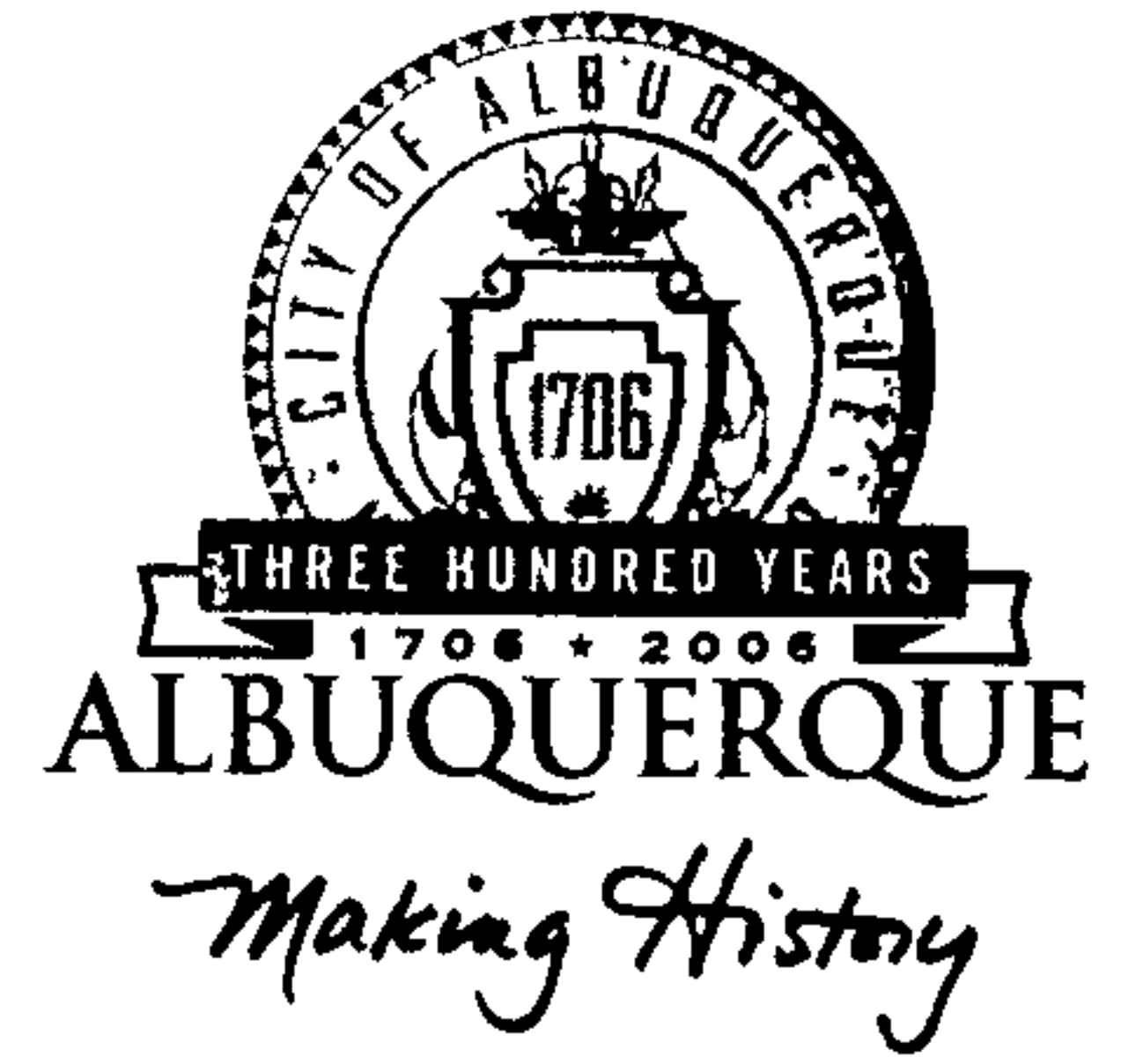
SUBMITTED BY: STEVE MORROW DATE: 2-1-06



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

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

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 8, 2005

Paula Dal Santo, RA
PAULA DAL SANTO ARCHITECT
1200 Washington St. NE
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
OFFICE CENTER, [H-17 / D106]
5005 Prospect Avenue NE
Architect's Stamp Dated 12/05/2005

Dear Ms. Dal Santo:

P.O. Box 1293

The TCL / Letter of Certification submitted on December 8, 2005 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

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

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 06/22/2005)

PROJECT TITLE: Office Center ZONE MAP/DRG. FILE # H-17-~~ED~~ D106
 DRB#: 050RB-00114 EPC#: 04 EPC-01336 WORK ORDER#: 1003646 Project Number

LEGAL DESCRIPTION: Lot 1B5, Block 1 Vidas Subdivision
 CITY ADDRESS: 5005 Prospect Ave. NE 87110

ENGINEERING FIRM: Brasher + Lorenz CONTACT: Paul Brasher
 ADDRESS: 2201 San Pedro NE Bldg. 1 ste. 120 PHONE: 998-6088
 CITY, STATE: Albuquerque, NM 87110 ZIP CODE: 87110

OWNER: Paula Dal Santo + Ed Anlian CONTACT: Paula Dal Santo
 ADDRESS: 1200 Washington NE PHONE: 259-3955
 CITY, STATE: Albuquerque, NM 87110 ZIP CODE: 87110

ARCHITECT: Paula Dal Santo Architect CONTACT: Paula Dal Santo
 ADDRESS: 1200 Washington NE PHONE: 259-3955
 CITY, STATE: Albuquerque, NM 87110 ZIP CODE: 87110

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: Dal Santo System CONTACT: Paula Dal Santo
 ADDRESS: 1200 Washington NE PHONE: 259-3955
 CITY, STATE: Albuquerque, NM 87110 ZIP CODE: 87110

TYPE OF SUBMITTAL:

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

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)

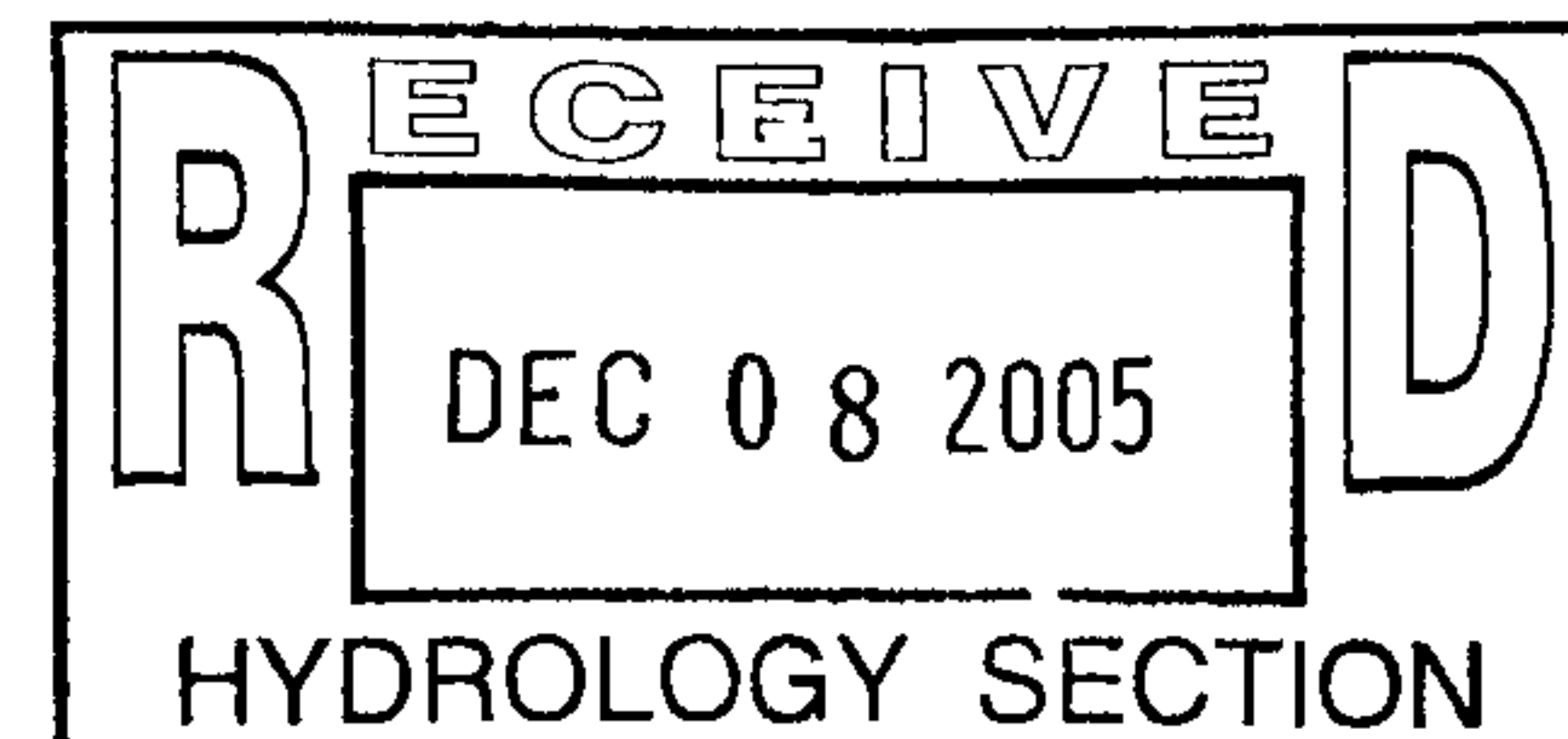
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Paula Dal Santo DATE: 12-8-05

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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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.





Paula Dal Santo, Architect

1200 Washington N.E.
Albuquerque, New Mexico
87110

Phone: 505.259.3955
Fax: 505.883.8264
Email: dalsantoarch@aol.com

Traffic Certification

I, Paula Dal Santo, New Mexico Registered Architect, hereby certify that the Office Center at 5005 Prospect Ave. NE is in substantial compliance with and in accordance with the design intent of the approved plan dated ~~August 12, 2004~~. *2-16-05 PDS*

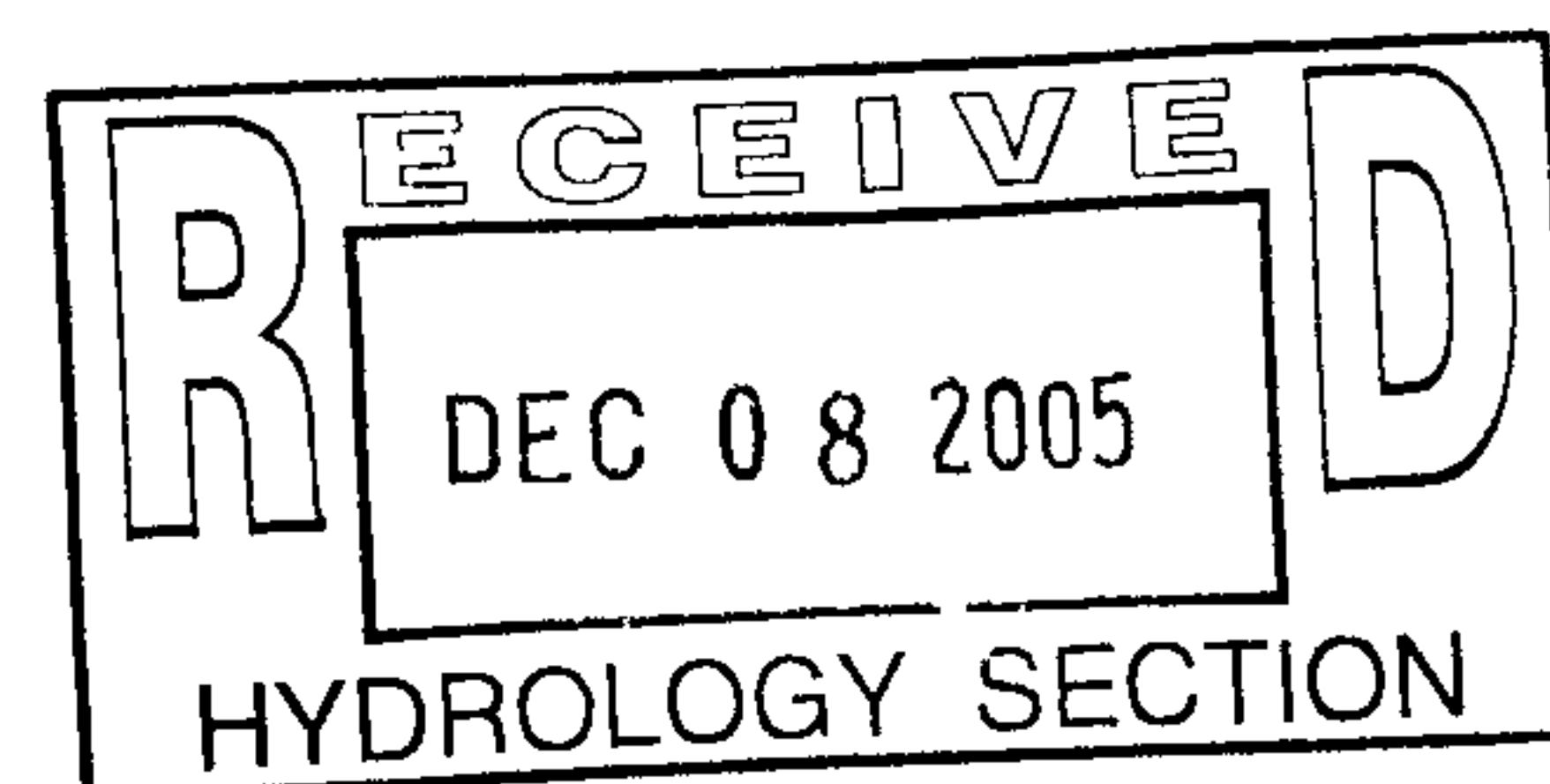
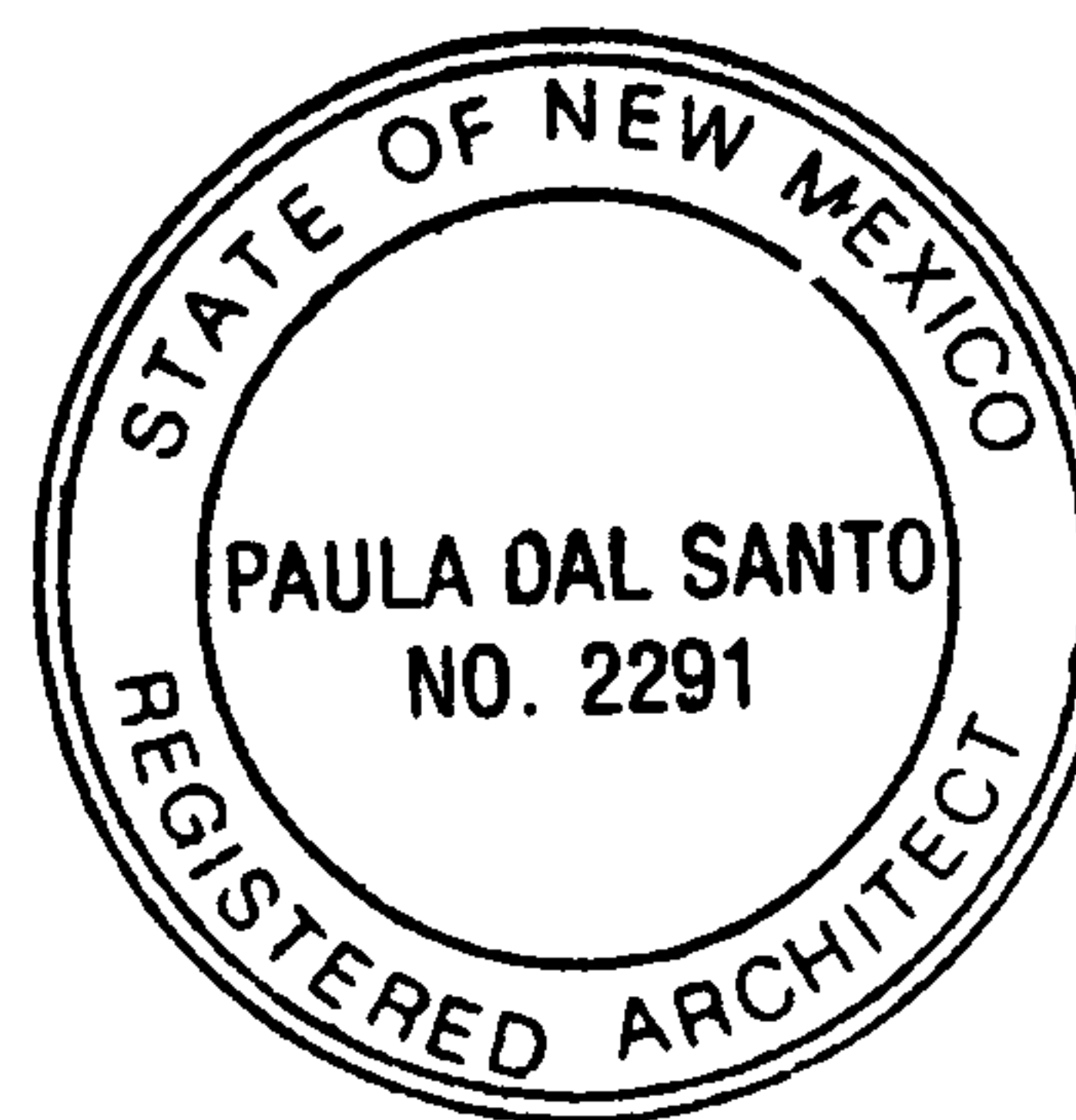
I further certify that I have personally visited the project site on December 2, 2005 and have determined by visual inspection that the data provided is representative of the actual site conditions and is true and correct to the best of my knowledge.

The record information presented hereon is not necessarily complete and is 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.

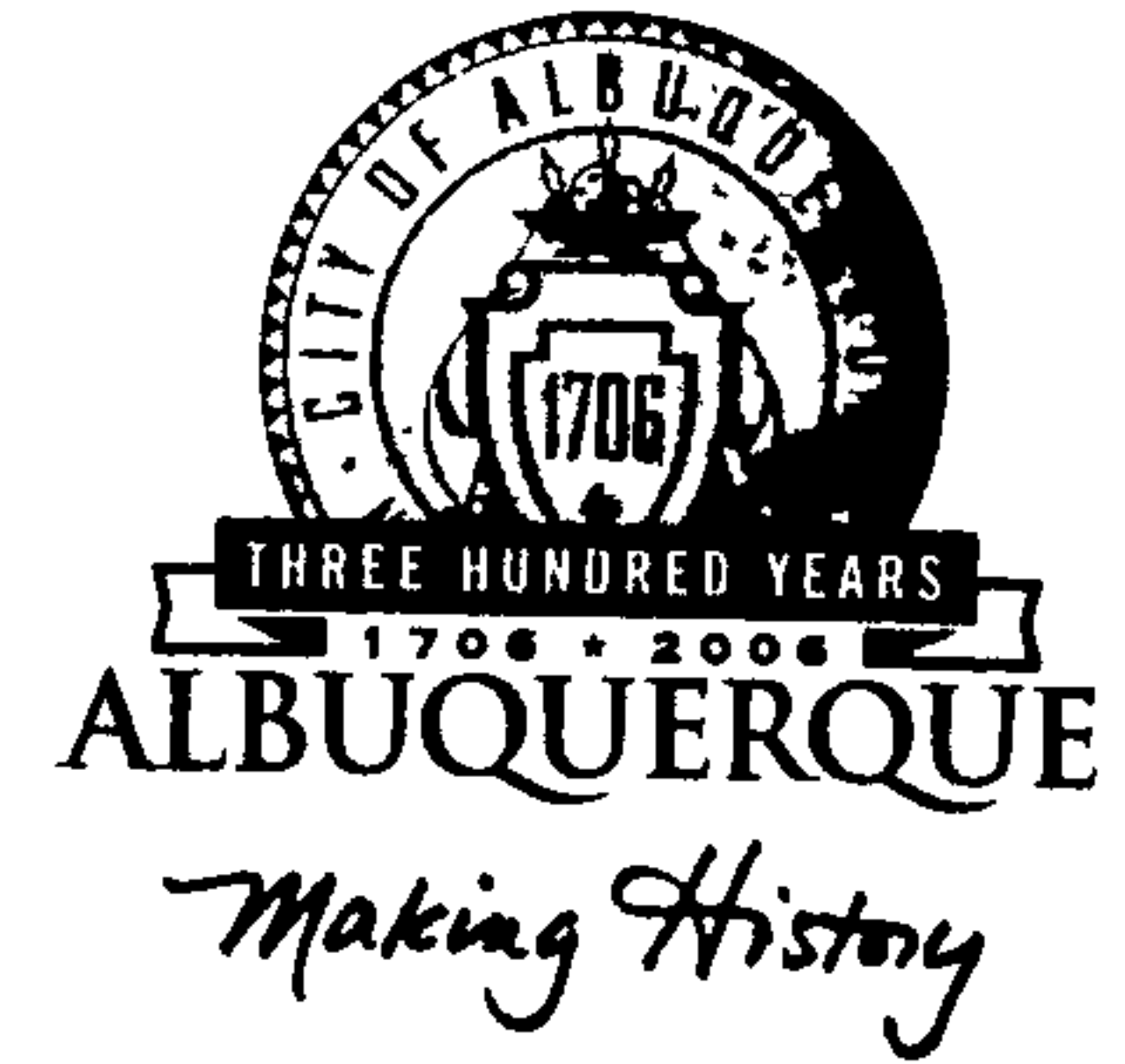
Paula Dal Santo, Architect

12-5-05

Date



CITY OF ALBUQUERQUE



January 19, 2005

Paul Brasher, P.E.
Brasher & Lorenz
2201 San Pedro NE, Building 1 Suite 1200
Albuquerque, NM 87110

**Re: Office Center, 5005 Prospect Ave NE, Grading and Drainage Plan
Engineer's Stamp dated 11-16-04 (H17-D106)**

Dear Mr. Brasher,

Based upon the information provided in your submittal received 11-24-04, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. 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 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: OFFICE CENTER ZONE MAP/DRG. FILE #: H-17/D106
DRB #: 1003646 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 1-B-5, BLOCK 1, VIDAS SUBDIVISION
CITY ADDRESS: 5005 PROSPECT NE

ENGINEERING FIRM: BRASHER AND LORENZ, INC.
ADDRESS: 2201 SAN PEDRO NE, BLDG 1, STE. 1200
CITY, STATE: ALBUQUERQUE, NM

CONTACT: PAUL BRASHER
PHONE: 888-6088
ZIP CODE: 87110

OWNER: PAULA DAL SANTO
ADDRESS: 1200 WASHINGTON NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: PAULA DAL SANTO
PHONE: 888-259-3955
ZIP CODE: 87110

ARCHITECT: PAULA DAL SANTO
ADDRESS: 1200 WASHINGTON NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: PAULA DAL SANTO
PHONE: 259-3955
ZIP CODE: 87110

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

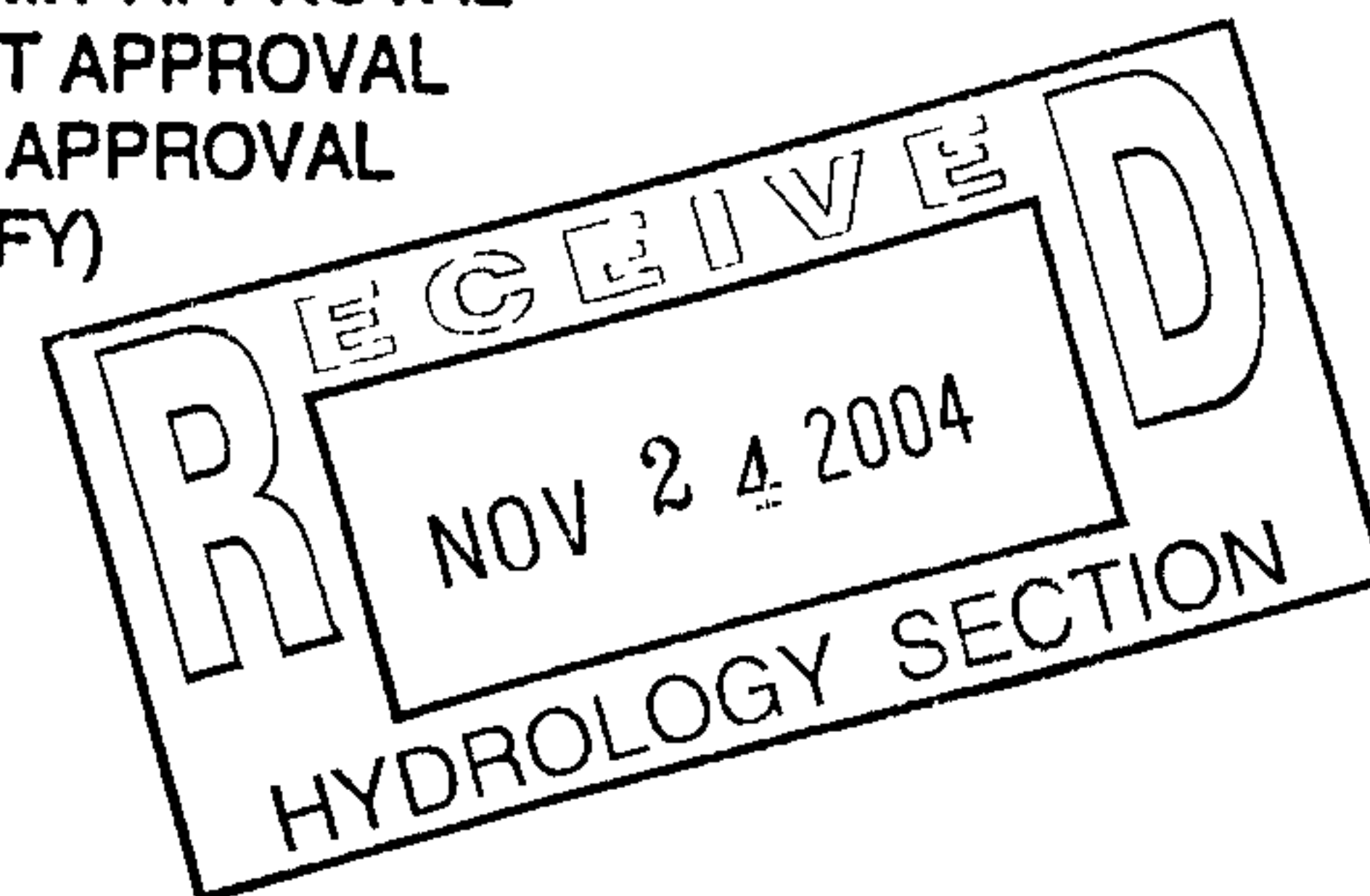
BP fee paid

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN 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)



DATE SUBMITTED: 11-24-04 BY: PAUL BRASHER

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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

Q FACTORS			
A	B	C	D
1.56	2.28	3.14	4.7

EXISTING

	Area (ac)	A	B	C	D	Q (cfs)
A	0.0342	0	0	0	0.0342	0.1607
B	0.0972	0	0	0	0.0972	0.4568
C	0.3036	0	0	0.0186	0.2850	1.3979
TOTAL	0.435					2.0155

PROPOSED

	Area (ac)	A	B	C	D	Q (cfs)
A	0.0342	0	0	0.0092	0.0250	0.1464
B	0.0972	0	0	0.0159	0.0813	0.4320
C	0.3036	0	0	0.0240	0.2796	1.3895
TOTAL	0.435					1.9679