



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department  
Transportation Development Services Section***

December 24, 2003

Ronald R. Bohannon, P.E.  
8509 Jefferson NE  
Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Uptown Park (Old Book Star), [H-18 / D66]  
2210 Louisiana Blvd  
Engineer's Stamp Dated 12/23/03

Dear Mr. Bohannon:

The TCL / Letter of Certification submitted on December 24, 2003 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

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

c: Engineer  
Hydrology file  
CO clerk

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

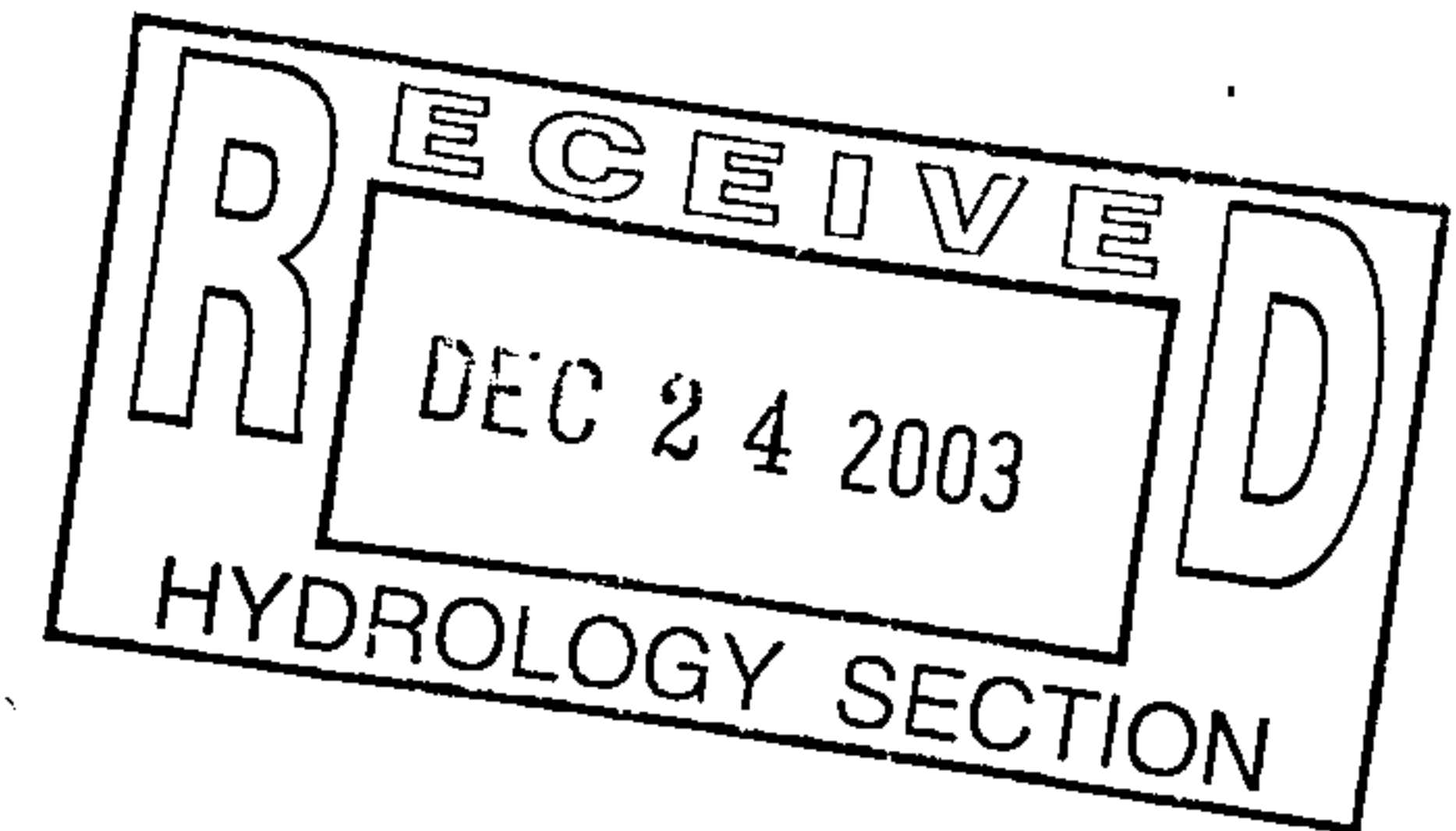
(505) 858-3100  
fax (505) 858-1118

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

December 23, 2003

Mr. Nilo Salgado-Fernandez  
Development and Building Services  
Public Works Department  
PO Box 1293  
Albuquerque, NM 87103

**RE: Site Plan Certification  
For Final Certificate of Occupancy  
Uptown Park; 2210 Louisiana Blvd. NE (H-18)**



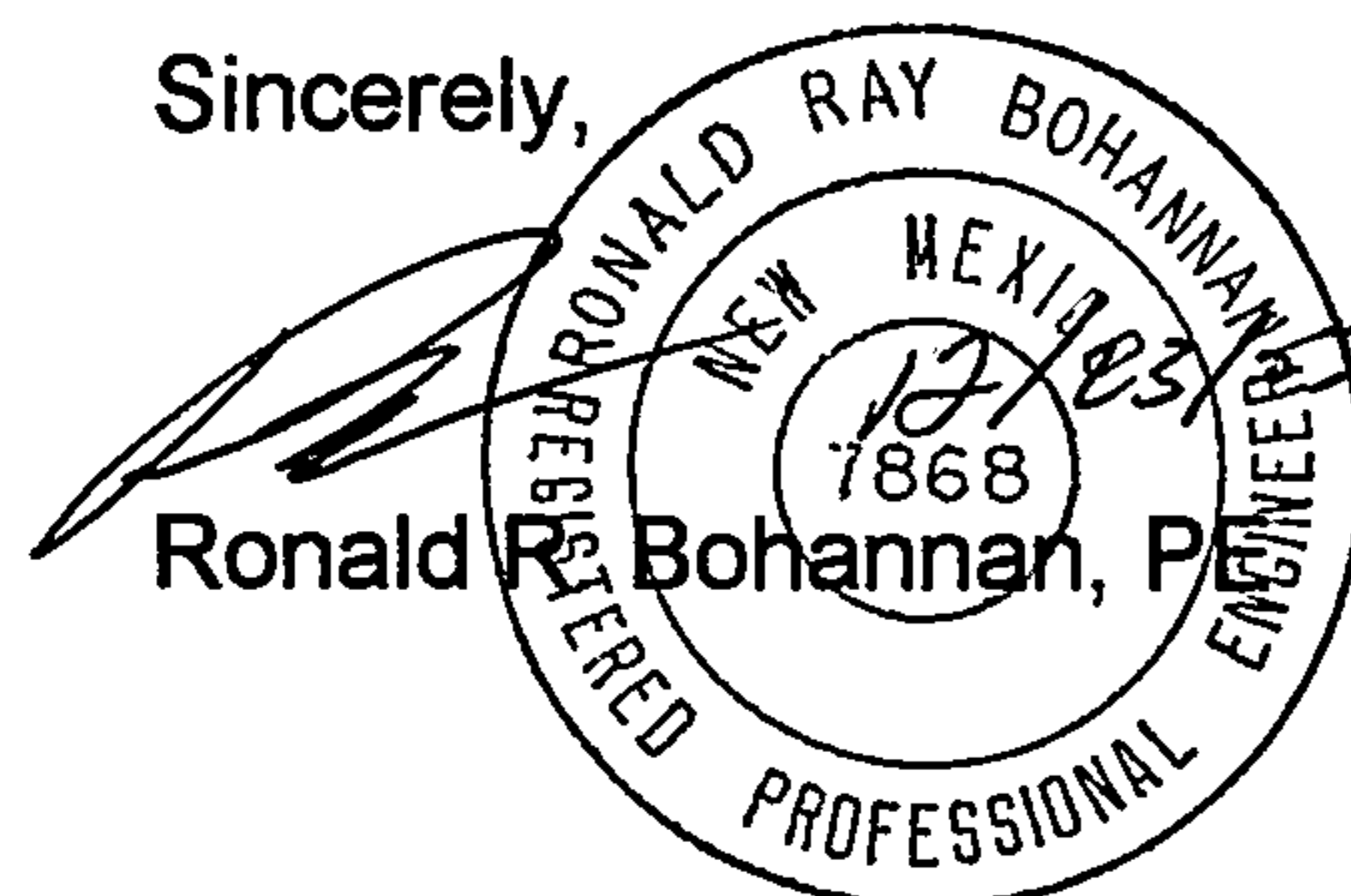
Dear Nilo:

Tierra West, LLC, requests a Final Certification of the Site Plan for the Uptown Park project located at 2201 Louisiana Boulevard and Uptown Boulevard. Enclosed please find the Traffic Circulation Layout and the Information Sheet for the site. The building permit was issued as a remodel. The parking area has not changed substantially from the original design. The paving, striping, handicap access and sidewalk improvements are complete. The patio area's flagstone walkway and landscaping are complete. The dumpster enclosure was rotated slightly to allow better access for Solid Waste Removal.

Field verification of the Site Plan was completed by our office and is in substantial compliance with the approved Plan. We are, therefore, requesting Certification of the Site Plan for a Final Certificate of Occupancy.

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

Sincerely,



Enclosure/s

cc: Paul Silverman  
EB Enterprises

JN: 220042  
RRB/bf

220042/1 Intown Park TCI Cert

# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

H-18/D66

PROJECT TITLE: Uptown Park & Old Bookstar ZONE MAP/DRG. FILE #: (H-18/D-66)  
 DRB 1002135 EPC #:  WORK ORDER #: 7132.81

LEGAL DESCRIPTION: TRACT C-2-A-2-B, UNIT NO.5 DALE BELLAMAH'S JEANNEDALE  
 CITY ADDRESS: UPTOWN BLVD. AND LOUISIANA

ENGINEERING FIRM: Tierra West, LLC CONTACT: RONALD R. BOHANNAN  
 ADDRESS: 8509 Jefferson NE PHONE: (505) 858-3100  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87113

OWNER: Geltmore Realty CONTACT: Paul Silverman  
 ADDRESS: 4408 Canyon Court NE PHONE: (505) 294-8625  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87106

ARCHITECT: Dekker, Perich & Sabatini CONTACT: Sheri Tollefson  
 ADDRESS: 6801 Jefferson NE PHONE: 761-9700  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: A&M SURVEYING CONTACT: MICHAEL T. SHOOK  
 ADDRESS:  PHONE: 896-1716  
 CITY, STATE: Rio Rancho, NM ZIP CODE: 87144

CONTRACTOR: Enterprise Builders CONTACT: Darren Lewis  
 ADDRESS: PO Box 3987 PHONE: 264-3951  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87190

**CHECK TYPE OF SUBMITTAL:**

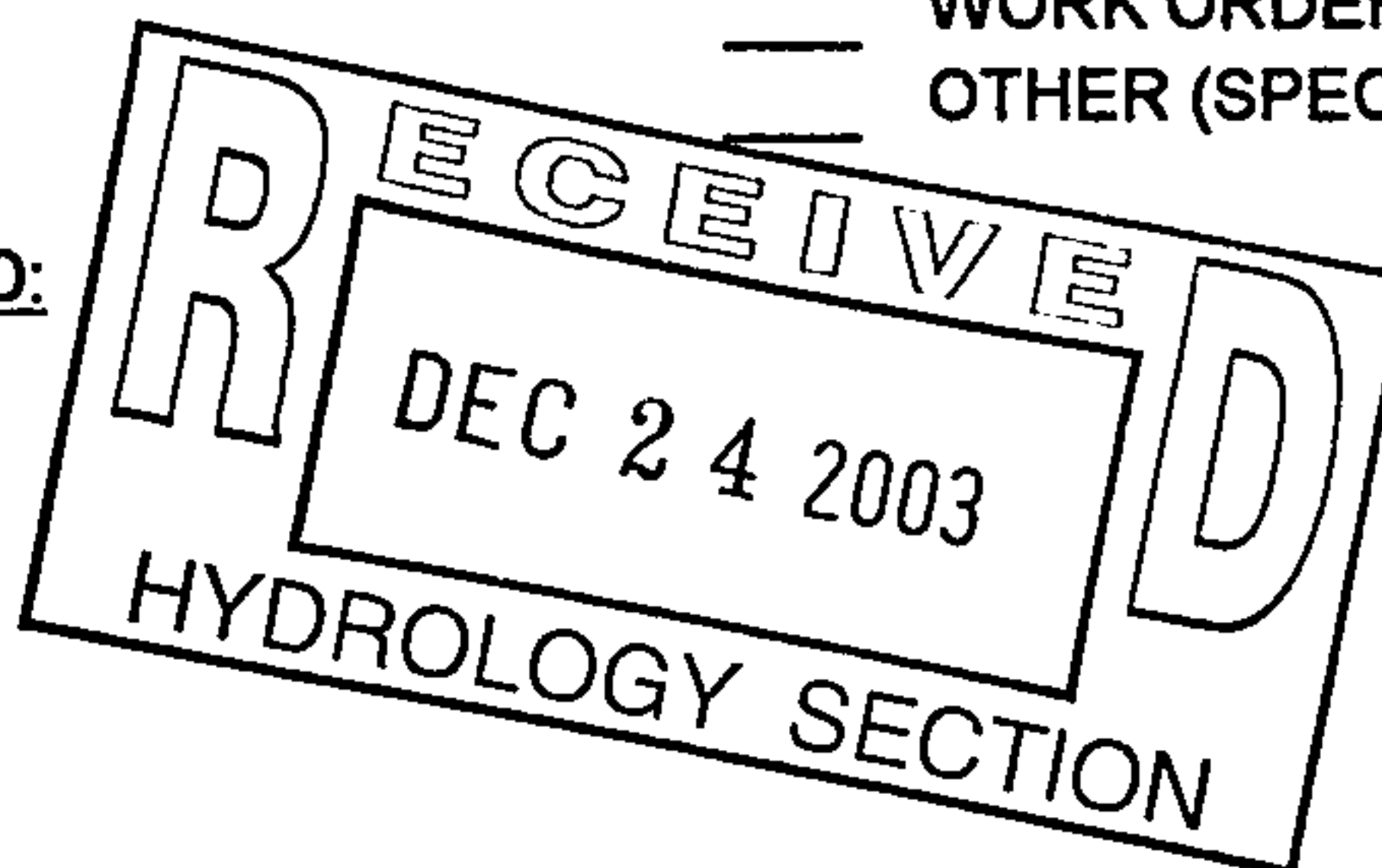
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION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

**CHECK TYPE OF APPROVAL SOUGHT:**

- ☐ SIA / FINANACIAL 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)

**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 12/23/2003 BY: Brad Frosch

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 Plans:** 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department  
Transportation Development Services Section***

November 25, 2003

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

Re: Approval of Temporary Certificate of Occupancy (C.O.) for  
Uptown Park, [H-18 / D66]  
2201 Louisiana Blvd & Uptown  
Engineer's Stamp Dated 11/25/03

Dear Mr. Bohannon:

Based on the information provided on your submittal dated November 25, 2003, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the patio area's flagstone walkway and landscaping issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation 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 exact 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 with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,

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

c: Engineer  
Hydrology file  
CO Clerk

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

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

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

November 24, 2003

Mr. Nilo Salgado-Fernandez  
Development and Building Services  
Public Works Department  
PO Box 1293  
Albuquerque, NM 87103

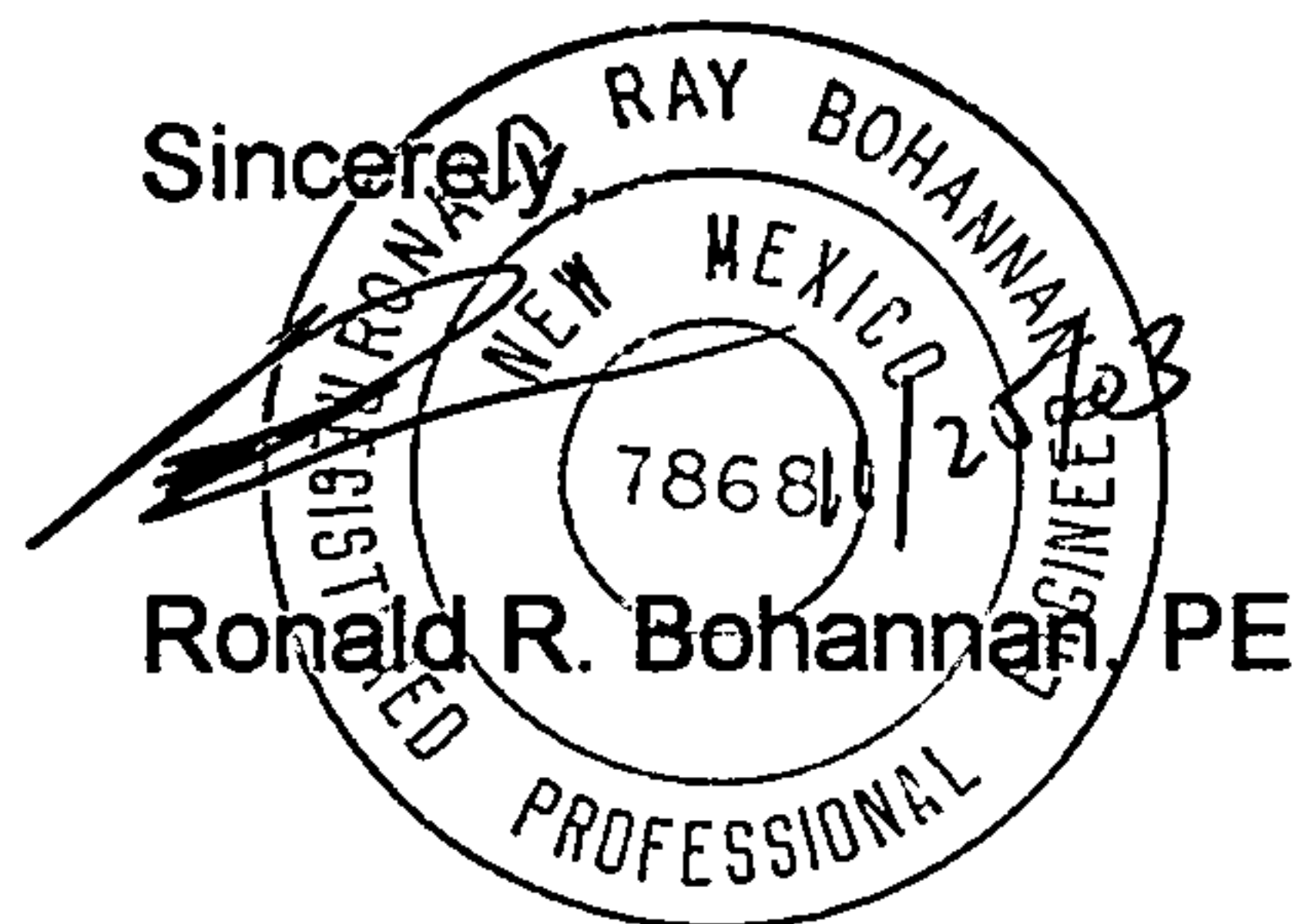
**RE: Site Plan Certification  
for 30-Day Temporary Certificate of Occupancy  
Uptown Park; 2210 Louisiana Blvd. NE (H-18)**

Dear Nilo:

Tierra West, LLC, requests a 30-day Temporary Certification of the Site Plan for the Uptown Park project located at 2201 Louisiana Boulevard and Uptown Boulevard. Enclosed please find the Site Plan, Revised Site Plan and the Information Sheet for the site. The building permit was issued as a remodel. The parking area has not changed substantially from the original design. The paving, striping, handicap access and sidewalk improvements adjacent to the building were completed. The patio area's flagstone walkway and landscaping have not been completed.

Field verification of the Site Plan was completed by our office and is in substantial compliance with the approved Plan. We are, therefore, requesting Certification of the Site Plan for a 30-Day Temporary Certificate of Occupancy.

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



Enclosure/s

cc: Paul Silverman  
EB Enterprises

JN: 220042  
RRB/bf

220042/Uptown Park Temp TCL Cert



(REV. 1/28/2003rd)

H-18/D66

- 1. Conceptual Grading and Drainage Plans:** 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 24, 2003

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

**Re: Uptown Park, 2201 Louisiana Blvd., Certificate of Occupancy  
Engineer's Stamp dated 4-28-03 (H18/D66)  
Certification dated 12-23-03**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 12-24-03, the above referenced certification is approved for release of permanent Certificate of Occupancy by Hydrology.

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: Phyllis Villanueva  
file

H-18/D66

**DRAINAGE AND TRANSPORTATION SHEET**  
(REV. 1/28/2003rd)

PROJECT TITLE: Uptown Park & Old Bookstar ZONE MAP/DRG. FILE #: (H-18/D-66)  
DRB 1002135 EPC #:  WORK ORDER #: 7132.81

LEGAL DESCRIPTION: TRACT C-2-A-2-B, UNIT NO.5 DALE BELLAMAH'S JEANNEDALE  
CITY ADDRESS: UPTOWN BLVD. AND LOUISIANA

ENGINEERING FIRM: Tierra West, LLC CONTACT: RONALD R. BOHANNAN  
ADDRESS: 8509 Jefferson NE PHONE: (505) 858-3100  
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

OWNER: Geltmore Realty CONTACT: Paul Silverman  
ADDRESS: 4408 Canyon Court NE PHONE: (505) 294-8625  
CITY, STATE: Albuquerque, NM ZIP CODE: 87106

ARCHITECT: Dekker, Perich & Sabatini CONTACT: Sheri Tollefson  
ADDRESS: 6801 Jefferson NE PHONE: 761-9700  
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: A&M SURVEYING CONTACT: MICHAEL T. SHOOK  
ADDRESS:  PHONE: 896-1716  
CITY, STATE: Rio Rancho, NM ZIP CODE: 87144

CONTRACTOR: Enterprise Builders CONTACT: Darren Lewis  
ADDRESS: PO Box 3987 PHONE: 264-3951  
CITY, STATE: Albuquerque, NM ZIP CODE: 87190

**CHECK TYPE OF SUBMITTAL:**

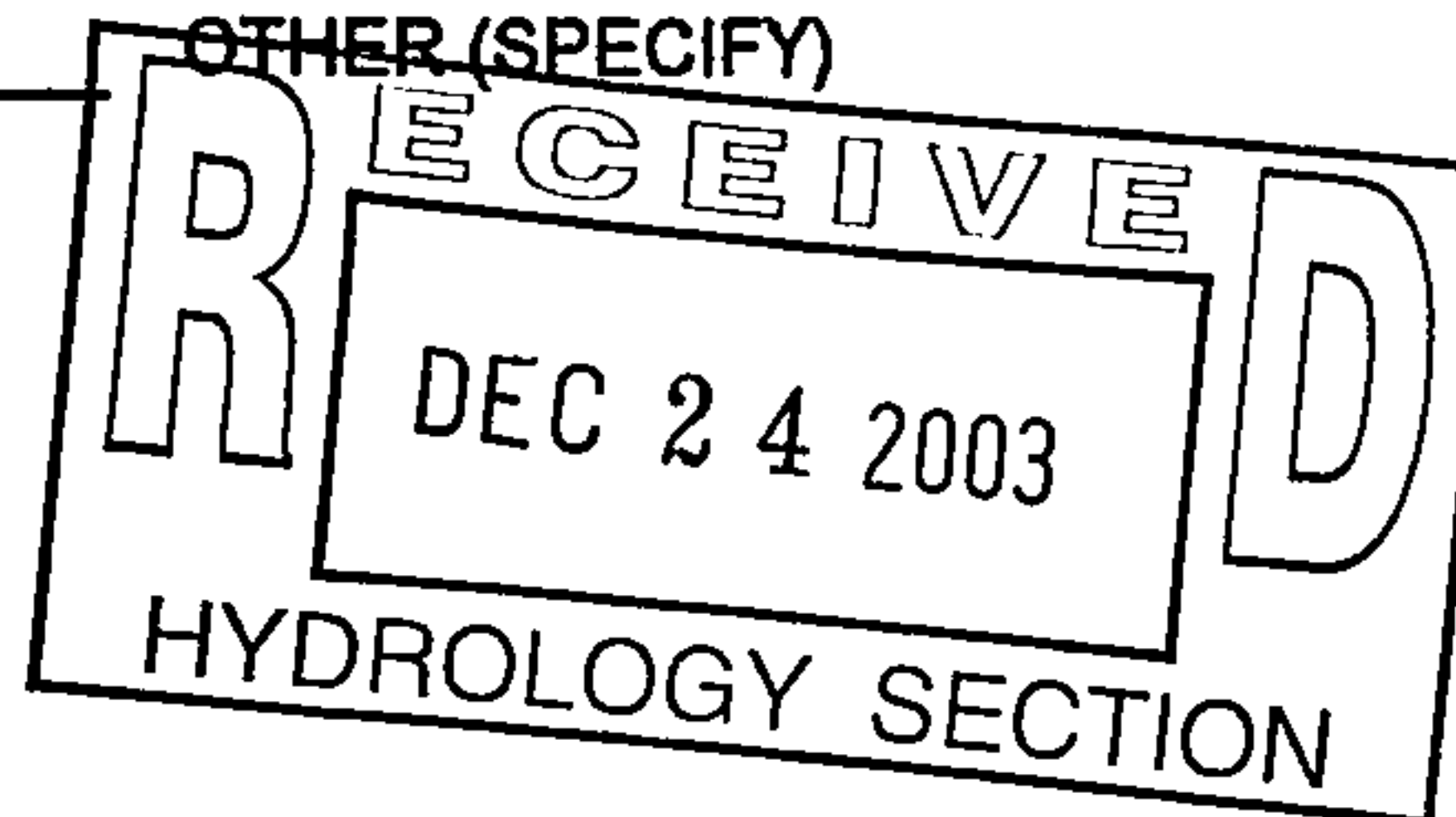
- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION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

**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- ☐ YES  
☒ NO  
☐ COPY PROVIDED

**CHECK TYPE OF APPROVAL SOUGHT:**

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



DATE SUBMITTED: 12/23/2003 BY: Brad Frosch

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:

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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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.





# **City of Albuquerque**

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 25, 2003

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

**Re: Uptown Park, 2201 Louisiana Blvd., Certificate of Occupancy**

**Engineer's Stamp dated 4-28-03 (H18/D66)**

**Certification dated 11-25-03**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 11-25-03, the above referenced certification is approved for release of 30-day temporary Certificate of Occupancy by Hydrology.

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: Phyllis Villanueva  
file

# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

H-18/D66

PROJECT TITLE: UPTOWN PARK ZONE MAP/DRG. FILE #: H-18  
DRB                      EPC #:                      WORK ORDER #:                     

LEGAL DESCRIPTION: TRACT C-2-A-2-B, UNIT NO. 5 DALE BELLAMAH'S JEANNEDALE  
CITY ADDRESS: 2201 LOUISIANA BLVD. & UPTOWN

ENGINEERING FIRM: Tierra West, LLC CONTACT: RONALD R. BOHANNAN  
ADDRESS: 8509 Jefferson NE PHONE: (505) 858-3100  
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

OWNER: Geltmore Realty CONTACT: Paul Silverman  
ADDRESS: 4408 Canyon Court NE PHONE: 294-8625  
CITY, STATE: Albuquerque, NM ZIP CODE: 87112

ARCHITECT: Dekker, Perich & Sabatini CONTACT: Sheri Tollefson  
ADDRESS: 6801 Jefferson NE PHONE: 761-9700  
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: A&M Survey CONTACT: Michael T. Shook  
ADDRESS: 612 Cerro De Ortega PHONE: 896-1716  
CITY, STATE: Rio Rancho, NM ZIP CODE: 81124

CONTRACTOR: Enterprise Builders CONTACT: Darren Lewis  
ADDRESS: P.O. Box 4444 PHONE: 264-3951  
CITY, STATE: Albuquerque, NM ZIP CODE: 87190

## CHECK TYPE OF SUBMITTAL:

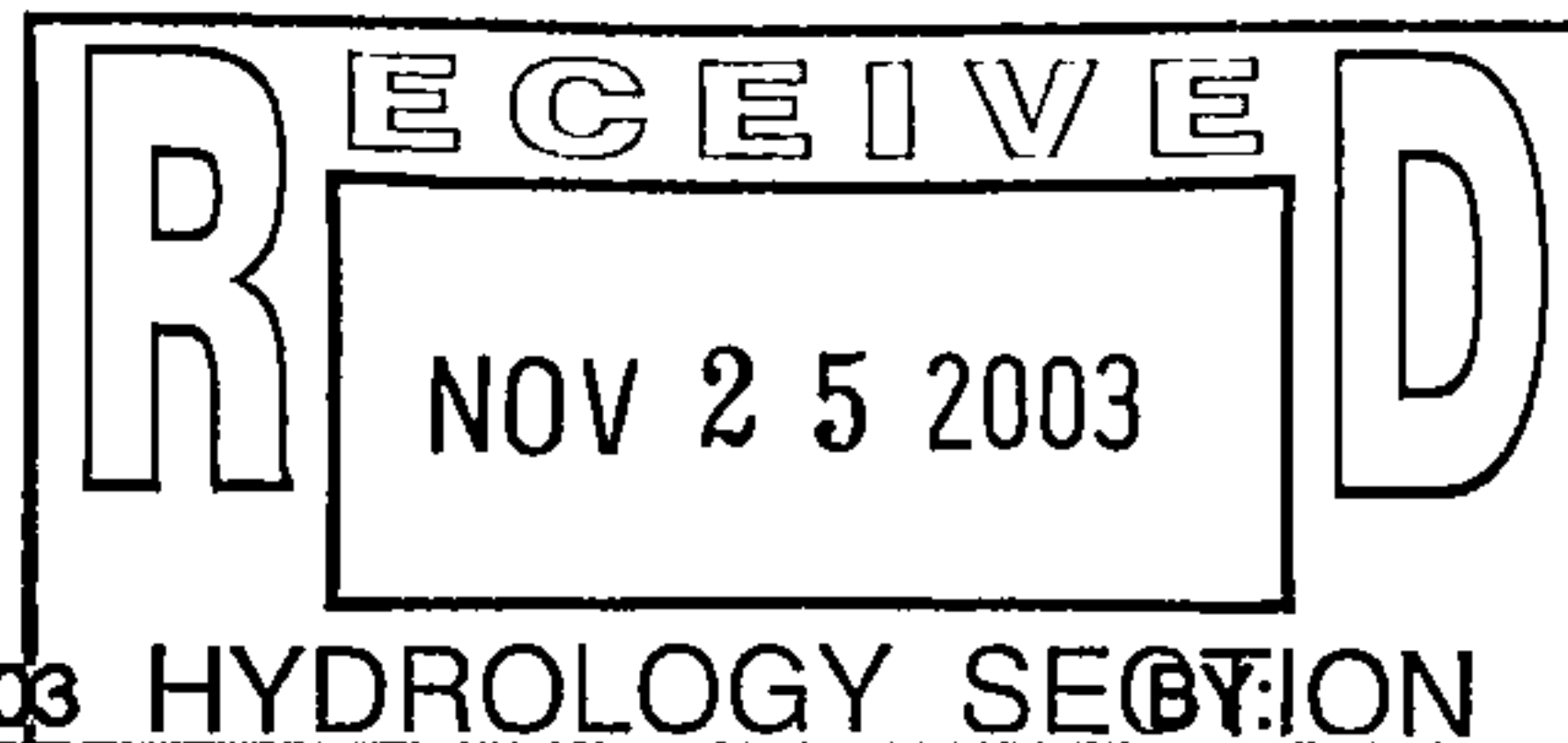
- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION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

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☒ 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: 11/21/2003 HYDROLOGY SECTION Brad Frosch 263-5808

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 Plans:** 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 21, 2003

Ron Bohannon, PE  
Tierra West LLC  
8509 Jefferson NE  
Albuquerque, NM 87113

**Re: Uptown Park Traffic Circulation Layout Plan**  
**Engineer Stamp date 4-23-03 (H18/D66)**

Dear Mr. Bohannon,

Based on information provided in your submittal dated 4-24-03, 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 Transportation. Also, prior to Certificate of Occupancy release, Engineer Certification of this plan will be required.

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

Sincerely,

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

C: file



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

H-18/D66

PROJECT TITLE: UPTOWN PARK  
 DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: 1108  
 WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT C-2-A-2-B, UNIT NO. 5 DALE BELLAMAH'S JEANNEDALE  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: TIERRA WEST, LLC  
 ADDRESS: 8509 JEFFERSON NE  
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: RONALD R. BOHANNAN, P.E.  
 PHONE: (505) 858-3100  
 ZIP CODE: 87113

OWNER: GELTMORE REALTY  
 ADDRESS: 4408 CANYON COURT NE  
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: PAUL SILVERMAN  
 PHONE: 505)294-8625  
 ZIP CODE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

SURVEYOR: PRECISION SURVEYS  
 ADDRESS: 8414-D JEFFERSON NE  
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: LARRY MEDRANO  
 PHONE: (505)856-5700  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

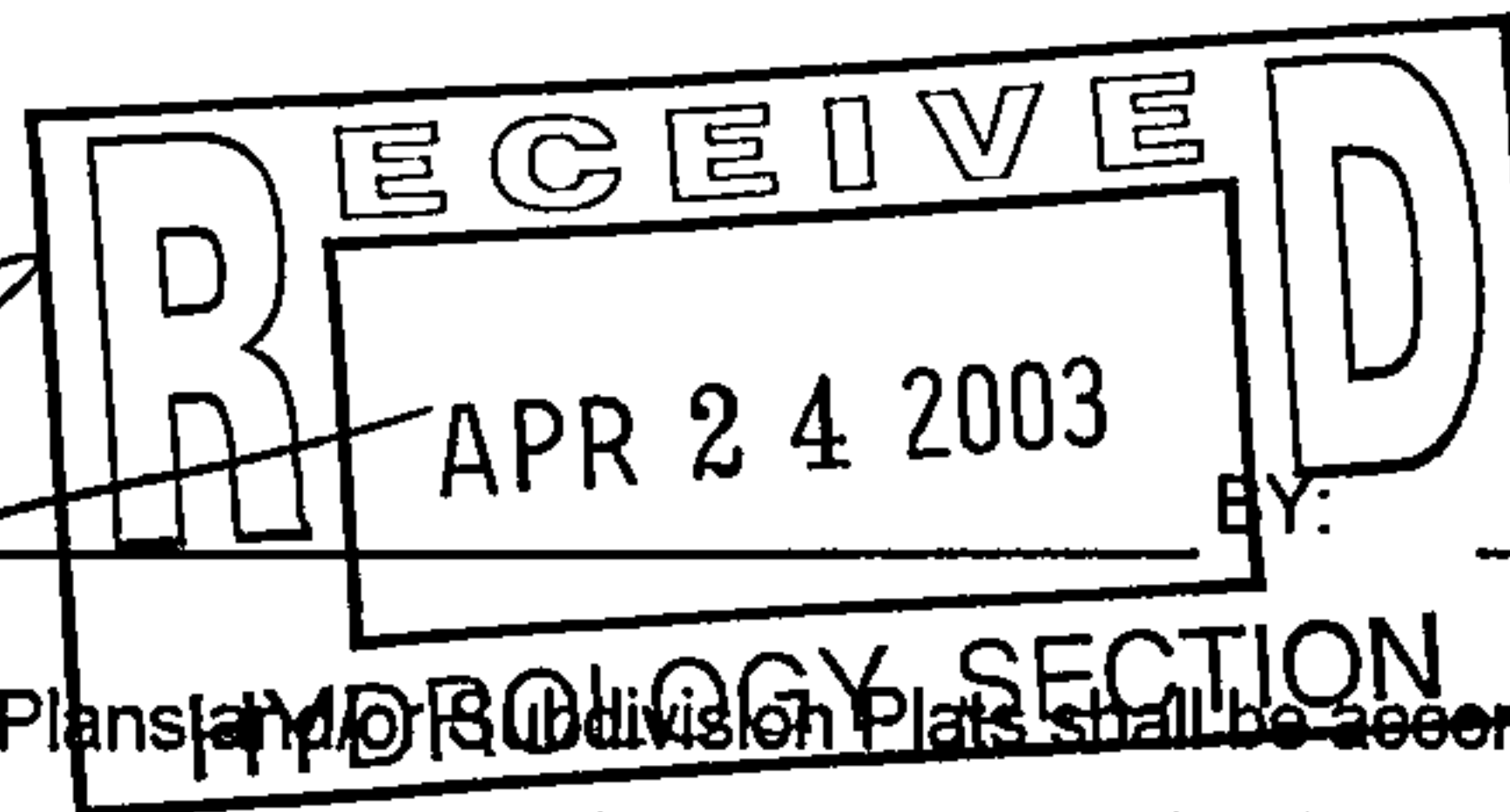
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- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ **TRAFFIC CIRCULATION LAYOUT (TCL)**
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

- ☐ SIA / FINANACIAL 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
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- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: \_\_\_\_\_



BY: \_\_\_\_\_

4/23/05

Requests for approvals of Site Development Plans and/or Subdivision Plans 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 Plans:** 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.