

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department Transportation Development Services Section

December 24, 2003

Ronald R. Bohannan, 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. Bohannan:

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

8509 Jefferson NE Albuquerque, NM 87113

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

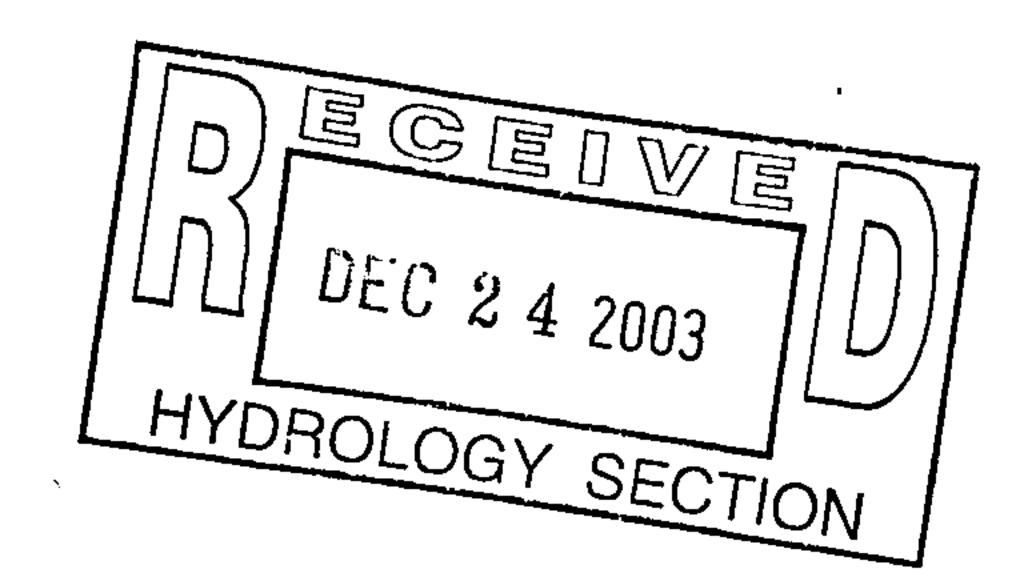
December 23, 2003

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

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

H-18/066

PROJECT TITLE:	Uptown Park DID Gookstau		ZONE MAP/DRG. FILE #: (H-18/D-66)		
DRB 1002135	EPC #:	WORK ORE	ER #: 7132.81		
LEGAL DESCRIPTION	: TRACT C-2-A-2-B, UNIT NO.5 DALE BELLAN	MAH'S JEANNEDAL	E		
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		
DRAINAGE PL CONCEPTUAL GRADING PLAI EROSION CON ENGINEER'S C CLOMR/LOMR X TRAFFIC CIRC ENGINEERS CI ENGINEERS CI OTHER	PORT AN 1st SUBMITTAL, REQUIRES TCL or equal AN RESUBMITTAL GRADING & DRAINAGE PLAN N TROL PLAN ERTIFICATION (HYDROLOGY) ULATION LAYOUT (TCL) ERTIFICATION (DRB APPR. SITE PLAN) ONFERENCE ATTENDED: ONFERENCE ATTENDED:	SIA / FINAI PRELIMINA S. DEV. PL S. DEV. PL SECTOR F FINAL PLA FOUNDAT BUILDING X CERTIFICA CERTIFICA GRADING PAVING PI	APPROVAL SOUGHT: NACIAL GUARANTEE RELEASE ARY PLAT APPROVAL AN FOR SUB'D. APPROVAL AN FOR BLDG. PERMIT APPROVAL PLAN APPROVAL TON PERMIT APPROVAL PERMIT APPROVAL ATE OF OCCUPANCY (PERM.) ATE OF OCCUPANCY (TEMP.) PERMIT APPROVAL ERMIT APPROVAL DER APPROVAL PECIFY)		
		SECTION			
DATE SUBMITTED:	12/23/2003	BY:	J Brad Frosch		

- 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.



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department Transportation Development Services Section

November 25, 2003

Ronald R. Bohannan, 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. Bohannan:

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 <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 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-Pernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

e: Fi

Engineer

CO Clerk

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.

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Ronald R. Bohannan, PE

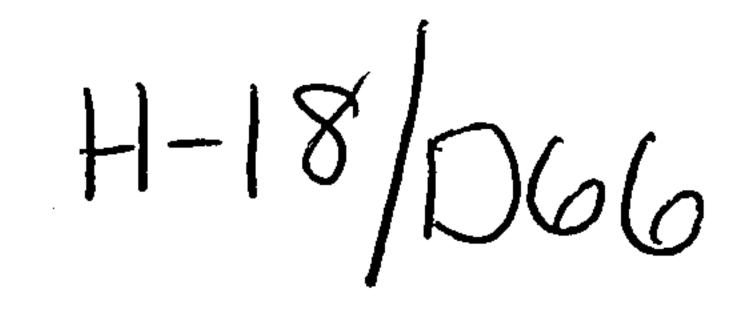
Enclosure/s

cc: Paul Silverman EB Enterprises

JN: 220042 RRB/bf

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)



PROJECT TITLE:	UPTOWN PARK ZONE MAP/DR		RG. FILE #: H-18	
DRB	EPC #:	WORK ORDER #:		
LEGAL DEGGEDINE				
	TRACT C-2-A-2-B, UNIT NO. 5 DALE BELLAN	IAH'S JEANNEDAL	E	
CITY ADDRESS:	2201 LOUISANA 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	
ABCUITECT		CONTACT	Ob T-11-f	
ARCHITECT: ADDRESS:	Dekker, Perich & Sabatini 6801 Jefferson NE	_ CONTACT: PHONE:	Sheri Tollefson 761-9700	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109	
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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. Bo)	_ PHONE:	264-3951	
CITY, STATE:	Albuquerque, NM	_ ZIP CODE:	87190	
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DATE SUBMITTED:	11/21/2003	BY:	Brad Frosch 263-5808	
	HYDROLO	GY SECTION		

- 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.



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 24, 2003

Ronald Bohannan, 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. Bohannan,

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,

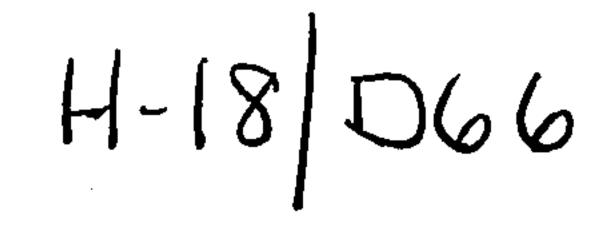
Kristal D. Metro

Engineering Associate, Planning Dept. Development and Building Services

C: Phyllis Villanueva file

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)



PROJECT TITLE: Uptown Park : Uld Kookstav		ZONE MAP/DRG. FILE #: (H-18/D-66)		
DRB1002135	5		ORDER #: 7132.81	
	TRACT C-2-A-2-B, UNIT NO.5 DALE BELLAM	AH'S JEANNEDALI		
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:	Marran I ausia	
ADDRESS:	PO Box 3987	PHONE:	Darren Lewis 264-3951	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87190	
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DATE SUBMITTED:	12/23/2003	BY:	Brad Frosch	

- 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

November 25, 2003

Ronald Bohannan, 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. Bohannan,

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

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

H-18/1066

ENGINEERING FIRM: Tierra West, LLC CONTACT: RONALD R. BOHANN. ADDRESS: 8509 Jefferson NE PHONE: (505) 858-3100 CITY, STATE: Albuquerque, NM ZIP CODE: 87113	IAN
CITY ADDRESS: 2201 LOUISANA BLVD. & UPTOWN ENGINEERING FIRM: Tierra West, LLC ADDRESS: 8509 Jefferson NE CITY, STATE: Albuquerque, NM CONTACT: RONALD R. BOHANN. PHONE: (505) 858-3100 ZIP CODE: 87113	IAN
CITY ADDRESS: 2201 LOUISANA BLVD. & UPTOWN ENGINEERING FIRM: Tierra West, LLC ADDRESS: 8509 Jefferson NE CITY, STATE: Albuquerque, NM CONTACT: RONALD R. BOHANN. PHONE: (505) 858-3100 ZIP CODE: 87113	IAN
ENGINEERING FIRM: Tierra West, LLC CONTACT: RONALD R. BOHANN. ADDRESS: 8509 Jefferson NE PHONE: (505) 858-3100 CITY, STATE: Albuquerque, NM ZIP CODE: 87113	IAN
ADDRESS: 8509 Jefferson NE PHONE: (505) 858-3100 CITY, STATE: Albuquerque, NM ZIP CODE: 87113	IAN
CITY, STATE: Albuquerque, NM ZIP CODE: 87113	
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. Bo) PHONE: 264-3951	· · · · · · · · · · · · · · · · · · ·
ADDRESS: P.O. Bo) L PHONE: 264-3951 CITY, STATE: Albuquerque, NM ZIP CODE: 87190	······································
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DATE SUBMITTED: 11/21/2003 HYDROLOGY SE(BY:ION Brad Frosch 263-580	08

- 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.



P.O. BOX-1293 ALBUQUERQUE, NEW MEXICO 87103

May 21, 2003

Ron Bohannan, 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. Bohannan,

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)

PROJECT TITLE:	UPTOWN PARK	ZONE MAP/DRG. FILE #: 1/1/28/		
DRB #:	EPC #:	WORK ORDI	E <u>R #:</u>	
LEGAL DESCRIPTION:	TRACT C-2-A-2-B, UNIT NO. 5 DALE BE	LLAMAH'S JEANNED	ALE	
CITY ADDRESS:			· · · · · · · · · · · · · · · · · · ·	
	TICODA MACOT LLO	CONTACT		
ENGINEERING FIRM:	TIERRA WEST, LLC	CONTACT:	RONALD R. BOHANNAN, P.E.	
ADDRESS:	8509 JEFFERSON NE	_ PHONE:	(505) 858-3100 07440	
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:	303)234-0023	
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ARCHITECT:		CONTACT:		
ADDRESS:		PHONE:		_
CITY, STATE:		ZIP CODE:		
OITT, OTATE.				
SURVEYOR:	PRECISION SURVEYS	CONTACT:	LARRY MEDRANO	
ADDRESS:	8414-D JEFFERSON NE	PHONE:	(505)856-5700	
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:		
CONTRACTOR:		CONTACT:		
ADDRESS:		PHONE:		
CITY, STATE:	·	ZIP CODE:	• • • • • • • • • • • • • • • • • • •	
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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.

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