CITY OF ALBUQUERQUE

October 31, 2006

Mr. Jeffrey L. Mulbery, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE – Courtyard 1
Albuquerque, NM 87109

Re: ABQ UPTOWN ST. PIUS SITE, BLDGS 2,3,5,7, 9 & 10
Bldg. 2 = 2261 Q Street NE; Bldg. 3 = 2260 Q Street NE
Bldg. 5 = 2240 Louisiana Blvd. NE; Bldg. 7 = 2241 Q Street NE;
Bldg. 9 = 2201 Q Street NE; Bldg. 10 2240 Q Street NE
Approval of ~~Temporary~~ Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/18/2005 (H-19/D73)
Certification dated 10/30/2006

Dear Jeff:

Based upon the information provided in your submittal received 10/31/2006, 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 924-3982.

Sincerely,

Arlene V. Portillo

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

C: CO Clerk
File

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Arlene Portillo
City of Albuquerque - Hydrology
600 2nd St. NW 2nd Floor
Albuquerque, NM 87102

Requested by: Jeff Mulbery

Date: 10-30-06

Time Due:
- ☐ **This A.M.**
- ☒ **This P.M.**
- ☐ **Rush** _____
- ☐ **By Tomorrow**

Phone: 924-3986

Job No.: 040371

Job Name: ABQ Uptown

DELIVERY VIA

- ☒ **Courier**
- ☐ **Federal Express**
- ☐ **Mail**
- ☐ **UPS**
- ☐ **Other**

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Drainage info sheet
2	5 sheets	Approved grading plan - Sheet C101,C102,C103,C104 and Detail sheet (engineer stamp dated 10-18-05) Drainage Certification Engineering Stamp dated 10-30-06
3	1	Building Permit approval letter dated10-26-05

COMMENTS / INSTRUCTIONS

This drainage certification submittal is in support of Permanent CO for Buildings 2,3,5,7,9 & 10. If there is anything I am missing, feel free to contact me. Thank you.

RECEIVED
OCT 31 2006
HYDROLOGY SECTION

REC'D BY: Sandy Handley **DATE:** 10/31/06 **TIME:** 9:23

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: ABQ Uptown St. Pius Site – Bldg 2,3,5,7,9 & 10 ZONE MAP/DRG. FILE # H-19/D73
DRB #: 1002247 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: Tract A-1, St. Pius X Subdivision
CITY ADDRESS: 2261 Q Street NE-Bldg 2; 2260 Q Street NE-Bldg 3; 2241 Q Street NE-Bldg 7;
2201 Q Street NE-Bldg 9; 2240 Q Street NE-Bldg 10; 2240 Louisiana-Bldg 5

ENGINEERING FIRM: Bohannan Huston, Inc. CONTACT: James Topmiller
ADDRESS: 7500 Jefferson NE – Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Hunt Building Corp. CONTACT: Tom Philley
ADDRESS: P.O. Box 12220 PHONE:
CITY, STATE: El Paso Texas ZIP CODE: 79913-0220

ARCHITECT: DPS CONTACT:
ADDRESS: 6801 Jefferson PHONE: 761-9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

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

CONTRACTOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CHECK TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- ____ GRADING PLAN (REVISED)
- ____ EROSION CONTROL PLAN
- X 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 / FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D. APPROVAL
- ____ S. DEV. PLAN FOR DRB APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- X CERTIFICATE OF OCCUPANCY (PERM.) FOR BLDGS 2,3,5,7,9 & 10
- ____ CERTIFICATE OF OCCUPANCY (TEMP.)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ____ YES
- ____ NO
- ____ COPY PROVIDED

RECEIVED
OCT 31 2006
HYDROLOGY SECTION

DATE SUBMITTED: 10/30/06 BY: Jeff Mulbery/mb

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 (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

September 28, 2006

Mr. Jeffrey L. Mulbery, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE – Courtyard 1
Albuquerque, NM 87109

Re: ABQ UPTOWN ST. PIUS SITE, BLDGS 1, 2, 7, 8 & 9
Bldg. 1 = 2260 Louisiana Blvd. NE; Bldg. 2 = 2261 Q Street NE;
Bldg. 7 = 2241 Q Street NE; Bldg. 8 = 2200 Louisiana Blvd. NE;
Bldg. 9 = 2201 Q Street NE
Approval of 30-Day Extension to Temporary Certificate of Occupancy
Engineer's Stamp dated 10/18/2005 (H-19/D73)
Certification dated 07/24/2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Dear Jeff:

Your request, via e-mail, for a 30-day Extension to 10/27/2006 to the Temporary Certificate of Occupancy (C.O.) has been granted by Hydrology.

Upon completion of noted exception(s) listed in the Drainage Certification, dated 07/24/2006, please resubmit an updated Certification for Permanent C.O.

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

Sincerely,

Arlene V. Portillo

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

C: CO Clerk
File

CITY OF ALBUQUERQUE

July 26, 2006

Mr. Jeffrey L. Mulbery, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE – Courtyard 1
Albuquerque, NM 87109

Re: ABQ UPTOWN ST. PIUS SITE, BLDGS 1, 2, 7, 8 & 9
Bldg. 1 = 2260 Louisiana Blvd. NE; Bldg. 2 = 2261 Q Street NE;
Bldg. 7 = 2241 Q Street NE; Bldg. 8 = 2200 Louisiana Blvd. NE;
Bldg. 9 = 2201 Q Street NE
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/18/2005 (H-19/D73)
Certification dated 07/24/2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Dear Jeff:

Based upon the information provided in your submittal received 07/25/2006, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

Upon acceptance of the required SO-19(s) and the listed deficiencies, please resubmit for permanent C.O.

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

Sincerely,

Arlene V. Portillo

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

C: CO Clerk
File

CITY OF ALBUQUERQUE

October 30, 2006

Mr. Jeffrey L. Mulbery, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE – Courtyard 1
Albuquerque, NM 87109

Re: ABQ UPTOWN ST. PIUS SITE, BLDGS 2, 7 & 9

Bldg. 2 = 2261 Q Street NE

Bldg. 7 = 2241 Q Street NE

Bldg. 9 = 2201 Q Street NE

Approval of 30-Day Extension to Temporary Certificate of Occupancy

Engineer's Stamp dated 10/18/2005 (H-19/D73)

Certification dated 07/24/2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Dear Jeff:

Your request, via e-mail, for a 30-day Extension to 11/27/2006 to the Temporary Certificate of Occupancy (C.O.) has been granted by Hydrology.

Upon completion of noted exception(s) listed in the Drainage Certification, dated 07/24/2006, please resubmit an updated Certification for Permanent C.O.

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

Sincerely,

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

C: CO Clerk
File

CITY OF ALBUQUERQUE

October 30, 2006

Mr. Jeffrey L. Mulbery, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE – Courtyard 1
Albuquerque, NM 87109

Re: ABQ UPTOWN ST. PIUS SITE, BUILDING 10
2240 Q Street NE
Approval of Extension to Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/18/2005 (H-19/D73)
Certification dated 08/08/2006

Dear Jeff:

Your request, via e-mail, for a 30-day Extension to 11/27/2006 to the Temporary Certificate of Occupancy (C.O.) has been granted by Hydrology.

Upon completion of noted exception(s) listed in the Drainage Certification, dated 08/08/2006, please resubmit an updated Certification for Permanent C.O.

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

Sincerely,

Arlene V. Portillo

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

C: CO Clerk
File

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

October 27, 2006

Mr. Jeffrey L. Mulbery, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE – Courtyard 1
Albuquerque, NM 87109

Re: ABQ UPTOWN ST. PIUS SITE, BUILDING 3
2260 Q Street NE
Approval of Extension to Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/18/2005 (H-19/D73)
Certification dated 09/19/2006

Dear Jeff:

Based upon the information provided in your e-mail received 10/26/2006, requesting a 30-day Extension to the Temporary C.O. to 11/19/2006 has been granted by Hydrology.

Upon completion of noted exception(s) listed in the Drainage Certification, dated 09/19/2006, please resubmit an updated Certification for Permanent C.O.

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

Sincerely,

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

C: CO Clerk
File

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

September 19, 2006

Mr. Jeffrey L. Mulbery, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE – Courtyard 1
Albuquerque, NM 87109

Re: ABQ UPTOWN ST. PIUS SITE, BUILDING 3
2260 Q Street NE
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/18/2005 (H-19/D73)
Certification dated 09/19/2006

Dear Jeff:

Based upon the information provided in your submittal received 09/19/2006, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

Upon acceptance of the required SO-19(s) and the listed deficiencies, please resubmit for permanent C.O.

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

Sincerely,

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

C: CO Clerk
File

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

August 10, 2006

Mr. Jeffrey L. Mulbery, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE – Courtyard 1
Albuquerque, NM 87109

Re: ABQ UPTOWN ST. PIUS SITE, BUILDING 10
2240 Q Street NE
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/18/2005 (H-19/D73)
Certification dated 08/08/2006

Dear Jeff:

Based upon the information provided in your submittal received 08/09/2006, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

Upon acceptance of the required SO-19(s) and the listed deficiencies, please resubmit for permanent C.O.

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

Sincerely,

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

C: CO Clerk
File

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

November 15, 2006

Mr. Jeffrey L. Mulbery, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE – Courtyard 1
Albuquerque, NM 87109

Re: ABQ UPTOWN ST. PIUS SITE, BUILDING 6

2220 ~~2240~~ **Q Street NE**

KAL **Approval of ~~Temporary~~ Permanent Certificate of Occupancy (C.O.)**

12/15/06 **Engineer's Stamp dated 10/18/2005 (H-19/D73)**

Certification dated 11/15/2006

Dear Jeff:

Based upon the information provided in your submittal received 11/15/2006, 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 924-3982.

Sincerely,

Arlene V. Portillo

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

C: CO Clerk
File

crystal

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE

November 15, 2006

Mr. Jeffrey L. Mulbery, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE – Courtyard 1
Albuquerque, NM 87109

Re: ABQ UPTOWN ST. PIUS SITE, BUILDING 6
2240 Q Street NE
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/18/2005 (H-19/D73)
Certification dated 11/15/2006

Dear Jeff:

Based upon the information provided in your submittal received 11/15/2006, 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 924-3982.

Sincerely,

Arlene V. Portillo

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

C: CO Clerk
File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: ABQ Uptown St. Pius Site – Bldg 6 ZONE MAP/DRG. FILE # H-19/D73
DRB #: 1002247 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: Tract A-1, St. Pius X Subdivision
CITY ADDRESS: 2220 Louisiana

ENGINEERING FIRM: Bohannan Huston, Inc. CONTACT: James Topmiller
ADDRESS: 7500 Jefferson NE – Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Hunt Building Corp. CONTACT: Tom Philley
ADDRESS: P.O. Box 12220 PHONE:
CITY, STATE: El Paso Texas ZIP CODE: 79913-0220

ARCHITECT: DPS CONTACT:
ADDRESS: 6801 Jefferson PHONE: 761-9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

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

CONTRACTOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CHECK TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- ____ GRADING PLAN (REVISED)
- ____ EROSION CONTROL PLAN
- X 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 / FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D. APPROVAL
- ____ S. DEV. PLAN FOR DRB APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- X CERTIFICATE OF OCCUPANCY (PERM.) FOR BUILDING 6
- ____ CERTIFICATE OF OCCUPANCY (TEMP.)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ____ YES
- ____ NO
- ____ COPY PROVIDED

RECEIVED
NOV 15 2006
HYDROLOGY SECTION

DATE SUBMITTED: 11/15/06 BY: Jeff Mulbery/mb

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 (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.

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Arlene Portillo
City of Albuquerque - Hydrology
600 2nd St. NW 2nd Floor
Albuquerque, NM 87102

Requested by: Jeff Mulbery

Date: 11-15-06

Time Due:
- ☐ **This A.M.**
- ☒ **This P.M.**
- ☐ **Rush** _____
- ☐ **By Tomorrow**

Phone: 924-3986

Job No.: 040371

Job Name: ABQ Uptown

DELIVERY VIA

- ☒ **Courier**
- ☐ **Federal Express**
- ☐ **Mail**
- ☐ **UPS**
- ☐ **Other**

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Drainage info sheet
2	3 sheets	Approved grading plans - Sheets C101,C102, and C105 (engineer stamp dated 10-18-05) Drainage Certification Engineering Stamp dated 11-15-06

COMMENTS / INSTRUCTIONS

This drainage certification submittal is in support of Permanent CO for Building 6, Address: 2220 Louisiana. If there is anything I am missing, feel free to contact me. Thank you.

REC'D BY: _____ ***DATE:*** 11·15·06 ***TIME:*** 3:27

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

CITY OF ALBUQUERQUE

October 18, 2006

Mr. Jeffrey L. Mulbery, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE – Courtyard 1
Albuquerque, NM 87109

Re: ABQ UPTOWN ST. PIUS SITE, BUILDINGS 1 & 8, AND PARKING STRUCTURE

Building #1 – 2260 Q Street NE

Building #8 – 2200 Louisiana NE

Parking Structure - 2241B Q Street

Approval of Permanent Certificate of Occupancy (C.O.)

Engineer's Stamp dated 10/18/2005 (H-19/D73)

Certification dated 10/16/2006

P.O. Box 1293

Dear Jeff:

Albuquerque

Based upon the information provided in your submittal received 08/29/2006, 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.

Sincerely,

Arlene V. Portillo

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

www.cabq.gov

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: ABQ Uptown St. Pius Site – Bldg 1, 8 & Parking Structure ZONE MAP/DRG. FILE # H-19/D73
DRB #: 1002247 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: Tract A-1, St. Pius X Subdivision
CITY ADDRESS: 2260 Q Street NE– Bldg 1
2200 Louisiana Blvd. NE – Bldg 8
2241B Q Street NE – Parking Structure

ENGINEERING FIRM: Bohannan Huston, Inc. CONTACT: James Topmiller
ADDRESS: 7500 Jefferson NE – Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Hunt Building Corp. CONTACT: Tom Philley
ADDRESS: P.O. Box 12220 PHONE:
CITY, STATE: El Paso Texas ZIP CODE: 79913-0220

ARCHITECT: DPS CONTACT:
ADDRESS: 6801 Jefferson PHONE: 761-9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

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

CONTRACTOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CHECK TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- ____ GRADING PLAN (REVISED)
- ____ EROSION CONTROL PLAN
- __X__ 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 / FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D. APPROVAL
- ____ S. DEV. PLAN FOR DRB APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- __X__ CERTIFICATE OF OCCUPANCY (PERM.) FOR BLDGS 1, 8 & Parking Structure
- ____ CERTIFICATE OF OCCUPANCY (TEMP.)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ____ YES
- ____ NO
- ____ COPY PROVIDED

RECEIVED
OCT 17 2006
HYDROLOGY SECTION

DATE SUBMITTED: 10/17/06 BY: Jeff Mulbery/mb

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 (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.

Bohannan ▲ Huston Inc.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Arlene Portillo
City of Albuquerque - Hydrology
600 2nd St. NW 2nd Floor
Albuquerque, NM 87102

Requested by: Mike Balaskovits, E.I.

Date: October 17, 2006

Time Due:
- ☒ **This A.M.**
- ☐ **This P.M.**
- ☐ **Rush** _____
- ☐ **By Tomorrow**

Phone: 924-3986

Job No.: 040371

Job Name: ABQ Uptown

DELIVERY VIA

- ☒ **Courier**
- ☐ **Federal Express**
- ☐ **Mail**
- ☐ **UPS**
- ☐ **Other**

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Drainage Info Sheet
1	2 sheets	Approved grading plan - Sheet C101, & C102 (engineer stamp dated 10-18-05) Drainage Certification Engineering Stamp dated 10-16-06
1	1	COA Building Permit approval letter dated 10-26-05

COMMENTS / INSTRUCTIONS

This drainage certification submittal is in support of Permanent CO for Building #1, 8 and the Parking Structure. If there is anything I am missing, feel free to contact me. Thank you.

RECEIVED
OCT 17 2006
HYDROLOGY SECTION

The addresses are;
Building #1 - 2260 Q Street
Building #8 - 2200 Louisiana Blvd
Parking Structure - 2241B Q Street

REC'D BY: _____ ***DATE:*** _____ ***TIME:*** _____

CITY OF ALBUQUERQUE

September 28, 2006

Mr. Jeffrey L. Mulbery, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE – Courtyard 1
Albuquerque, NM 87109

Re: ABQ UPTOWN ST. PIUS SITE, BUILDING 10
2240 Q Street NE
Approval of Extension to Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/18/2005 (H-19/D73)
Certification dated 08/08/2006

Dear Jeff:

P.O. Box 1293 Your request, via e-mail, for a 30-day Extension to 10/27/2006 to the Temporary Certificate of Occupancy (C.O.) has been granted by Hydrology.

Albuquerque Upon completion of noted exception(s) listed in the Drainage Certification, dated 08/08/2006, please resubmit an updated Certification for Permanent C.O.

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

New Mexico 87103

Sincerely,

Arlene V. Portillo

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

www.cabq.gov

C: CO Clerk
File

CITY OF ALBUQUERQUE

May 19, 2005

Jeff Mulberry, PE
Bohannan Huston, Inc
7500 Jefferson NE
Albuquerque, NM 87109

Re: ABQ Uptown Grading and Drainage Plan
Engineer's Stamp dated 5-17-05, (H19/D73)

Dear Mr. Mulberry,

Based upon the information provided in your submittal dated 5-17-05, the above referenced plan is approved for Building Permit. Please submit any updated plans as they are modified in the course of this project.

Also, prior to Certificate of Occupancy release, Engineer Certification of the grading plan per the DPM checklist will be required.

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

Sincerely,

Bradley L. Bingham

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

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE

April 6, 2005

Bruce J. Stidworthy, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE – Courtyard 1
Albuquerque, NM 87109

Re: Abq. Uptown – St. Pius Site, Louisiana and Indian School - Grading and Drainage Plan - Engineer's Stamp dated 3-7-05 (H19–D73)

Dear Mr. Stidworthy,

Based upon the information provided in your submittal dated 2-2-05, the above referenced plan is approved for Rough Grading Permit.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3990.

Sincerely,

Phillip J. Lovato, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: Chuck Caruso, DMD
file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE

October 26, 2005

Jeffery L. Mulbery, P.E.
Bohannan Huston Inc.
7500 Jefferson St. NE-Courtyard I
Albuquerque, NM 87109

Re: Albuquerque Uptown, St. Pius X Subdivision,
Grading and Drainage Plan
Engineer's Stamp dated 10-18-05 (H19-D73)

Dear Mr. Mulbery,

Based upon the information provided in your submittal received 10-20-05, 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.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

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

Sincerely,

Rudy E. Rael, Associate Engineer
Planning Department.
Development and Building Services

C: Charles Caruso
CC: File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

October 11, 2006

Kendal W. Giles, Registered Architect
6801 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
ABQ.Uptown - Quadrant IV, [H-19 / D73]
2260 Q Street NE (Bldg 3)
Architect's Stamp Dated 10/06/06

Dear Mr. Giles:

The TCL / Letter of Certification submitted on October 9, 2006 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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

September 29, 2006

Kendal Giles, Registered Architect
6801 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
ABQ Uptown Quadrant III(Bldg 10 & Pad Site 12), [H-19 / D73]
2240 Q St. NE(Bldg 10)
2201 Uptown Loop NE(Pad Site 12)
Architect's Stamp Dated 09/28/06

Dear Mr. Giles:

P.O. Box 1293

The TCL / Letter of Certification submitted on September 28, 2006 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. 1/11/2002)

PROJECT TITLE: ABQ Uptown St. Pius Site - Bldg 10 & Pad Site 12 ZONE MAP/DRG. FILE # H-19/D73
DRB #: 1002247 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: Tract A-1, St. Pius X Subdivision
CITY ADDRESS: Bldg 10 = 2240 Q Street NE ; Pad 12 = 2201 Uptown Loop Rd. NE.

ENGINEERING FIRM: Bohannan Huston, Inc.
ADDRESS: 7500 Jefferson NE – Courtyard I
CITY, STATE: Albuquerque, NM
CONTACT: James Topmiller
PHONE: (505) 823-1000
ZIP CODE: 87109

OWNER: Hunt Building Corp.
ADDRESS: P.O. Box 12220
CITY, STATE: El Paso, Texas
Tony Quinn 681-0518
CONTACT: Aaron Dosca
PHONE: (505)830-2494
ZIP CODE: 79913-0220

ARCHITECT: Dekker/Perich/Sabatini
ADDRESS: 6801 Jefferson, Suite 100
CITY, STATE: Albuquerque, NM
CONTACT: Kendal Giles
PHONE: (505)761-9700
ZIP CODE: 87109

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

CONTRACTOR: Bradbury Stamm Construction, Inc.
ADDRESS: 3701 Paseo Del Norte NE
CITY, STATE: Albuquerque, New Mexico
CONTACT: Jim Carnes
PHONE: (505)765-1200
ZIP CODE: 87113

CHECK TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- ____ GRADING PLAN (REVISED)
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- X ENGINEERS/ARCHITECTS CERTIFICATION (TCL)
- ____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:
- ____ SIA / FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D. APPROVAL
- ____ S. DEV. PLAN FOR DRB APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- X CERTIFICATE OF OCCUPANCY (PERM.)
- ____ CERTIFICATE OF OCCUPANCY (TEMP.)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ____ YES
- X NO
- ____ COPY PROVIDED

RECEIVED
SEP 28 2006
HYDROLOGY SECTION

DATE SUBMITTED: 9.28.2006 BY:

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 (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.

APPROVED,

I APPROVED A

30 DAY TEMP for

BLDR TO SOUTH ONLY

DA 9-28-06

September 28, 2006

Dekker/Perich/Sabatini
architecture
interiors
planning
engineering

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development & Building Services; Planning Dept.
600 2nd Street NW
Albuquerque, NM 87102

Re: Traffic Certification for Permanent Certification of Occupancy
ABQ Uptown - **Quadrant III**

Dear Mr. Fernandez:

I Kendal W. Giles, NMRA No. 3551, of the firm Dekker/Perich/Sabatini, hereby certify that this project has in substantial compliance with and in accordance with the design intent of the approved Site Development Plan dated June 23, 2004. I further certify that I have personally visited the project site on September 28, 2006 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certification of Occupancy.

This Certification is for the third of four quadrants that we plan to certify. Please refer to the attached 8-1/2"x 11" site plan which indicates the limits of each quadrant. Buildings located in Quadrant III are as follows:

- Building 10 – 2240 Q Street NE
- Building Pad Site 12 – 2201 Uptown Loop Rd. NE

We have also attached a copy of a letter sent to Richard Dineen for your information which describes approved Phase I construction, and specifically states that surface parking lots are being constructed in the location of Garage1, Garage 3, Building 4 and Building 13, until such time as these are built in a subsequent phase.

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.

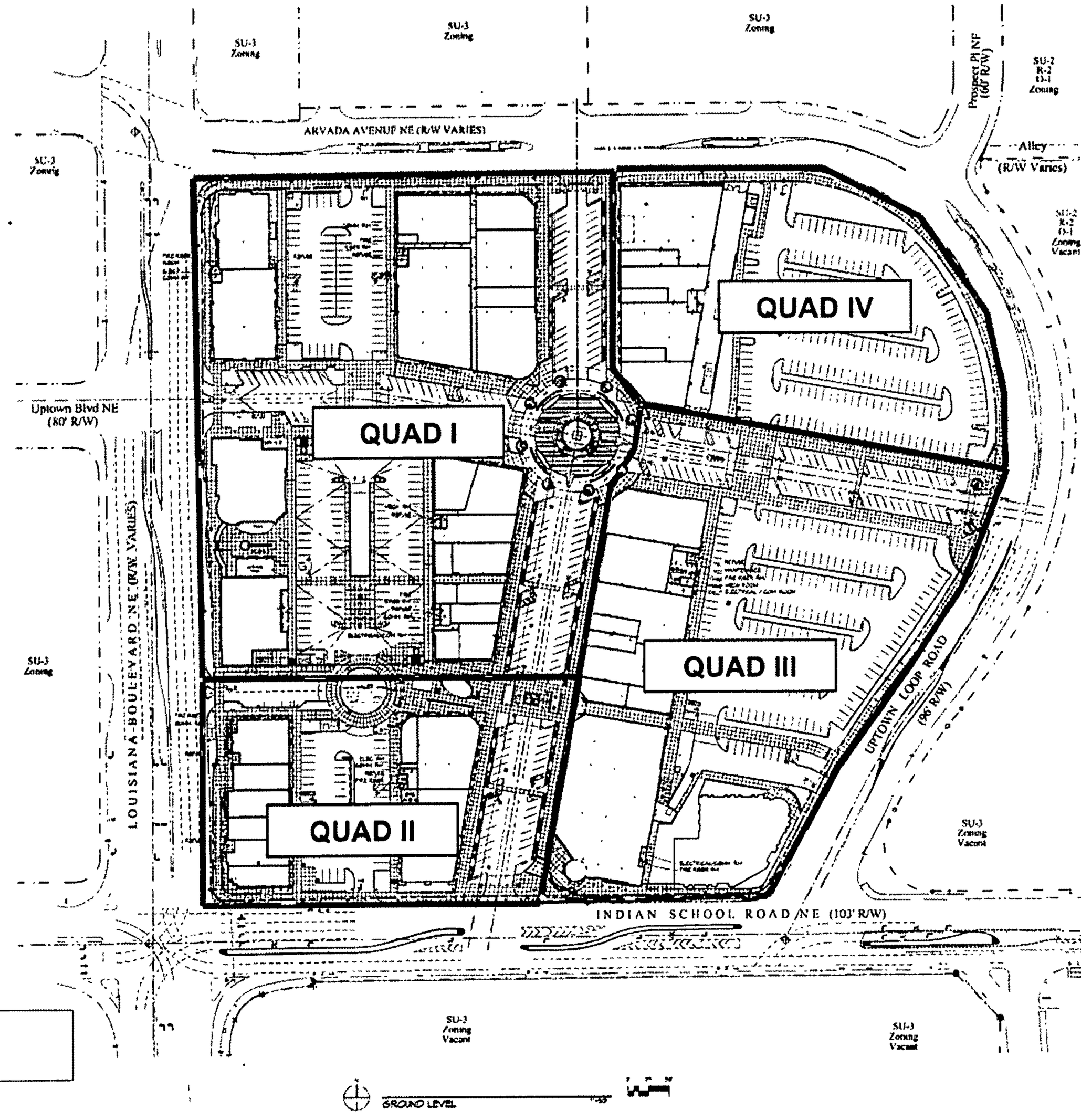
Very truly yours,

Dekker/Perich/Sabatini Ltd.

Kendal W. Giles, AIA
Principal and Architect of Record

STATE OF NEW MEXICO
KENDAL WILLIAM
GILES
NO. 003551
9/28/06
REGISTERED ARCHITECT

6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761 9700
fax 761 4222
dps@dpsabq.com



QUAD PLAN UPDATED 05JUN06
DATA DATE: 26JUN06

Dekker Perich Sabatini

LOUISIANA & INDIAN SCHOOL
ALBUQUERQUE, NM

LP-100

Dekker/Perich/Sabatini
architecture
interiors
planning
engineering

April 4, 2006

Richard Dineen
Director
Planning Department
City of Albuquerque
600 2nd Street
Albuquerque, NM 87103

re: ABQ Uptown Project
Updated Drawings of Phase 1 Construction

Mr. Dineen:

On March 23 Lawrence Kline and I met with you, Steve Chavez, and a couple of other individuals from Zoning to review the proposed building elevations and footprints for Elephant Bar (Building 5) and Bravo (Building 6) restaurants at ABQ Uptown Phase 1. The consensus at that meeting was that the elevations and footprints for those buildings, while differing from those that were shown in the DRB approved Site Development Plan, were within the approved "kit of parts" concept originally envisioned and approved in the DRB package, and thus did not rise to the level of requiring an Administrative Amendment for approval.

This "kit of parts" concept was very forward thinking in that it allowed flexibility for the actual building designs to differ from the literal elevations and footprints shown and approved in the DRB package, which was necessary to allow for incorporation of imagery and space requirements of national retail tenants that were unknown or not firm at the time of the original approval. However, the "kit of parts" was still a way to ensure that the level of design quality would be consistently high, and the architectural character of all of the buildings in the development would be consistent through the use of a pre-approved palette of materials, colors, and building elements such as canopies, sunshades, awnings, railings, etc.

At that meeting it became apparent that minor changes in footprints, elevations and site elements have been made and approved for each of the building permit packages, as each building was submitted and approved separately. Further, an agreement to build the entitled project in phases was made (agreement letter dated 5/18/05 attached herein), and thus what is being approved and constructed in Phase 1 differs from what was fully entitled and shown in the DRB package. Thus, it is important to synthesize all of these various changes in a single package of updated drawings, which reflect what has actually been approved and is being constructed in Phase 1. Attached please find this drawing package which shows the site plan and building elevations for each of the buildings as currently approved and being constructed.

While minor adjustments to individual building footprints, building elevations, and site elements such as light poles, benches, walls, landscaping and water elements have been made in the course of design development and are too numerous to itemize specifically, it is important to state that the original design intent and character of the development as approved has been maintained. Further, the overall gross square-footage for retail/restaurant use being constructed on the site in Phase 1 is within the total approved in the DRB package. A summary what buildings are being constructed in Phase 1 versus what was entitled in the DRB package is as follows:

- Building 1: This building was entitled as a two-story building of retail/restaurant use on the ground story and office use on the second story. Further, the building was shown with a pedestrian walkway separating the ground story into two halves. It is being constructed as a single-story building of retail use in Phase 1, and the walkway through the building has been eliminated.
- Building 2: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is being constructed as a single-story building of retail/restaurant use in Phase 1.
- Building 3: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is

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being constructed as a single-story building of retail/restaurant use in Phase 1, with pier foundations designed to handle the ultimate loads of a four-story building.

- Building 4: This building was entitled as a four-story multi-family residential building. It is not being constructed in Phase 1.
- Building 5: This building was entitled as a single-story building of retail/restaurant use, and is being constructed as a single-story restaurant in Phase 1.
- Building 6: This building was entitled as a single-story building of retail/restaurant use, and is being constructed as a single-story restaurant in Phase 1.
- Building 7: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is being constructed as a single-story building of retail/restaurant use in Phase 1.
- Building 8: This building was entitled as a two-story building of retail/restaurant use on the ground story and office use on the second story. It is being constructed as a single-story building of retail use in Phase 1.
- Building 9: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is being constructed as a single-story building of retail/restaurant use in Phase 1.
- Building 10: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is being constructed as a single-story building of retail/restaurant use in Phase 1, with pier foundations designed to handle the ultimate loads of a four-story building. The use of label for "Building 11" was eliminated, and thus Building 10 now includes the ground-story of what was entitled as "Building 11".
- Building 11: This building was entitled as a five-story building of retail/restaurant use on the ground story, a small amount of restaurant use and multi-family residential or office use on second floor, and multi-family residential or office use on the third through fifth stories. The use of label for "Building 11" was eliminated, and thus Building 10 now includes the ground-story of what was entitled as "Building 11". It is being constructed as a single-story building of retail/restaurant use in Phase 1, with pier foundations designed to handle the ultimate loads of a four-story building. The footprint was modified to remove the eastern portion creating the "L" shape, which was submitted and approved as an Administrative Amendment.
- Building 12: This building was entitled as a four-story building of service retail on the first and second stories and multi-family residential or office uses on the third and fourth stories. It is currently in the process of design as a two-story service retail building by another architect for a different owner, and will be submitted separately for approval. It is thus shown as an empty pad site at this time.
- Building 13: This building was entitled as a four-story multi-family residential building. It is not being constructed in Phase 1.
- Parking Garage 1: This garage was entitled as a seven-story garage. It is not being constructed in Phase 1.
- Parking Garage 2: This garage was entitled as a surface level of parking with two levels of parking below grade, which is what is being constructed in Phase 1. The garage as entitled had ingress to lower levels on the south side and egress from the lower levels on the north side, while the garage as constructed has both ingress to and egress from the lower levels on the north side.
- Parking Garage 3: This garage was entitled as a seven-story garage. It is not being constructed in Phase 1.

A summary of major site design related changes is as follows:

- The pedestrian walkway through the ground story of Building 1, separating it into two halves, has been eliminated. It was felt that this walkway was not needed for access, would have had very little or no use by pedestrians, and thus was not desired.
- The proposed water feature in Plaza 1 was eliminated, due to concerns for adequate space for pedestrians.
- The design of the water feature in Plaza 2 has been changed to better fit the shape/scale of the plaza space.

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interiors
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- The proposed water feature in Plaza 6, and further development of this plaza, are not being constructed in Phase 1.
- The scale of Plaza 7 has been reduced due to requirements for adequate restaurant size for Buildings 5 and 6, and thus the design of the water feature and other plaza elements has changed to better fit the shape/scale of the plaza space.
- The Valet awning structure shown immediately east of Plaza 7 has been moved for improved visitor access and is being constructed immediately west of Plaza 2, on the east side of the round-about immediately south of Garage 2.
- Surface parking lots are being constructed in Phase 1 in the location of Garage 1, Garage 3, Building 4 and Building 13, until such time as these are built in a subsequent phase.

As previously mentioned, other minor adjustments and changes have been made during the course of the development of the design which are too numerous and inconsequential to individually itemize. What is important to convey is that the original design intent and character of the development as approved has been maintained, and that the total gross square footage of retail/restaurant that is being constructed in Phase 1 is within what was approved in the DRB package.

If you have any questions or concerns, please feel free to contact me.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Kendal W. Giles, AIA
Principal and Architect of Record

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Albuquerque NM
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MYERS, OLIVER & PRICE, P.C.
LAWYERS
1401 CENTRAL AVENUE, N.W.
ALBUQUERQUE, NEW MEXICO 87104

JOHN A. MYERS
SCOTT OLIVER*
CHARLES P. PRICE III
KEVIN J. MCCREADY
HOPE M. WYNN
*ALSO LICENSED IN TEXAS

TELEPHONE
(505) 247-9080

FACSIMILE
(505) 247-9109

May 18, 2005

Telefaxed: 768-4525
Robert M. White, City Attorney
City of Albuquerque
P.O. Box 2248
Albuquerque, New Mexico 87103

Re: Hunt Uptown LLC and Hunt Uptown II, LLC

Dear Bob:

Hunt Uptown, LLC, owns and has an approved site development plan for the portion of the St. Pius High School site inside the Loop Road in Uptown (the "St. Pius Inside Site"), and is the owner of the portion of the St. Pius High School site outside of the Loop Road (the "St. Pius Outside Site"). Hunt Uptown II, LLC, owns and has an approved site plan for the Monroe Junior High School site in Uptown (the "Monroe Site"). Hunt Uptown and Hunt Uptown II are jointly referred to herein as "Hunt".

Hunt has building permit applications pending for several buildings within the St. Pius Inside Site identified as buildings 7, 8, 9 and 1 on the reduced Phase I Site Plan attached. Hunt will soon submit for building permits for buildings 3, 10, 2, 5, 6 and 11 within the St. Pius Inside Site. The City has withheld issuance of the pending building permits because of concern whether the proposed construction is in compliance with the approved site development plan.

As I have discussed with you and your staff, the proposed construction (a) is coincident with the building footprints as shown on the approved site plan, (b) has facades which are consistent with those shown on the approved site plan and (c) the location of the uses within the proposed construction are consistent with the locations of the uses shown on the approved site plan. Therefore, the proposed construction is entirely consistent with the approved site plan. However, not all of the project is being built out at once, as clearly permitted by the 1999 amendment to the Uptown Plan. It was made clear to the EPC that this project would be phased. Therefore, Hunt's pending permit requests are in compliance with the approved site plan, and no amendment to the site plan is necessary for the issuance of these permits.

In addition to the attached Phase I Site Plan we are attaching a copy of the St. Pius Inside Site Plan approved by the Planning Commission and the Development

Review Board. Comparison of these plans demonstrates that the building locations and configurations have not changed. However, the Phase I Site Plan shows temporary surface parking in the area which will eventually be improved with residential buildings numbered 4 and 13. The Phase I Site Plan is not intended to remove these residential buildings from the project.

Notwithstanding the foregoing, the City has sought some assurances from Hunt that the future phases of the project will be built out. By Hunt's draft letter of May 9, 2005, Hunt provided to the City its projected schedule for building out its property. The City has sought further assurances from Hunt on this issue and has sought some commitment from Hunt to cooperate in amendments to the Uptown Sector Plan to facilitate the further redevelopment of Uptown.

Therefore, Hunt offers the following:

1. The City will release the building permits currently being held and will not withhold the issuance of future building permits predicated upon the "phasing issue";

2. Hunt will proceed with reasonable diligence to complete Phase One of its project for the St. Pius Inside Site, having an estimated cost of $70 million dollars with an estimated opening date of November 1, 2006;

3. Hunt will provide reasonable cooperation with the City's efforts to formulate and implement acceptable amendments to the Uptown Sector Plan to facilitate viable redevelopment of the Uptown Area as an Urban Center as contemplated by the Comprehensive Plan pursuant to a timing schedule acceptable to Hunt and other interested property owners in Uptown;

4. Hunt will submit a site plan for building permit for at least 150 dwelling units on the St. Pius Outside Site by December 1, 2005, and will commence construction of these units by December 1, 2006, subject only to procuring financing;

5. Hunt will design, permit, and build the foundations for buildings 3 and 10 for the ultimate four story buildings which will eventually house ±160,000 ft² of residential or office uses which foundations the City agrees will withstand code changes;

6. The approved site plan for Buildings 2, 3, 10, 7 and 9 provide for ±426,500 ft² of either office or residential uses. Subject to transportation planning staff approval, Hunt will limit the use of this space to no more than 50% office;

7. Hunt renews its commitment to build out the entire project as shown on the approved site plan subject to market conditions, and to provide bi-annual reports to the City of the status of the market and Hunt's plans for the project; and

8. If market conditions do not justify the construction of residential uses on the St. Pius Inside Site, Hunt will support the adoption of a Metropolitan Redevelopment District for Uptown and will work in good faith with the City towards an agreement which provides for City subsidization of structured parking or other qualified project costs for residential projects with some negotiated payback to the City.

Please call if you have questions. If the terms of this letter are acceptable to the City please have a copy of this letter executed by an appropriate City official and return a copy to me.

Very truly yours,

MYERS, OLIVER & PRICE, P.C.

By: _____
John A. Myers

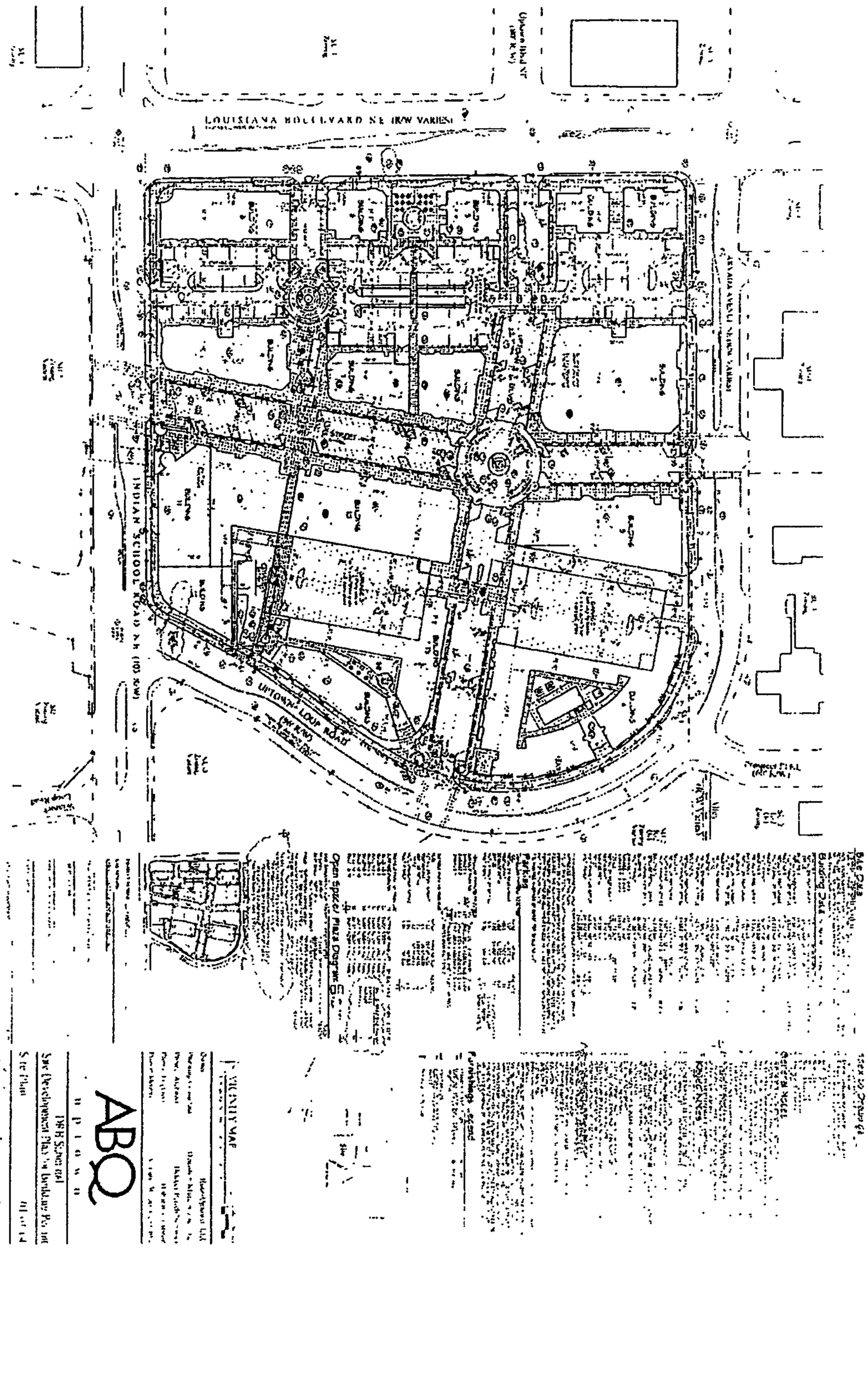
JAM:kla

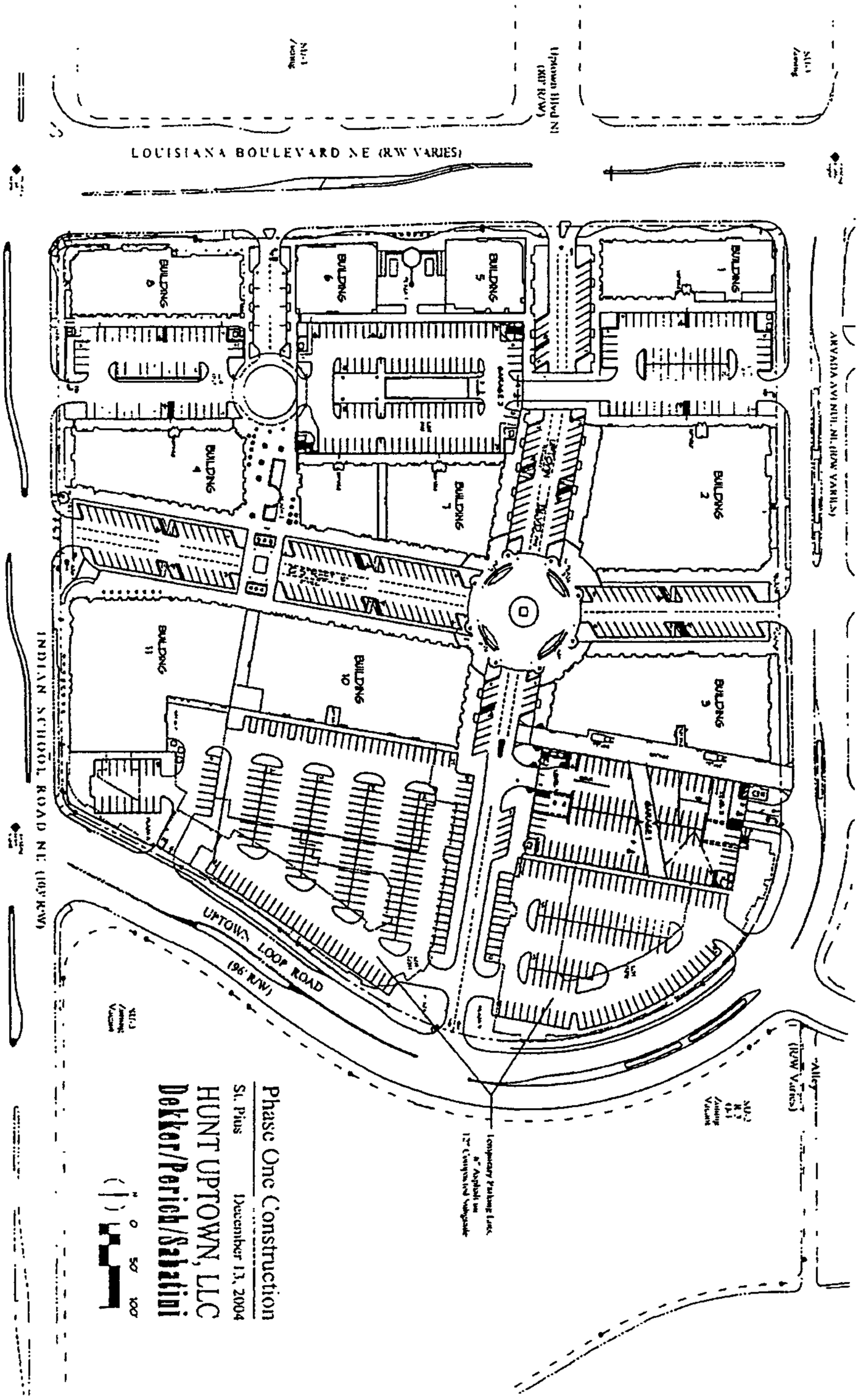
AGREED:

CITY OF ALBUQUERQUE, a
municipal corporation

By: _____
Its: Planning Director

JAM:kla
Enclosure
cc w/enc.: Richard Dineen, Planning Director


LOUISIANA BOULEVARD NE (R/W VARIES)
INDIAN SCHOOL ROAD NE (R/W VARIES)
UPTOWN LOOP ROAD
ARVADA AVENUE (R/W VARIES)
ABQ


LOUISIANA BOULEVARD NE (R/W VARIES)
INDIAN SCHOOL ROAD NE (105' R/W)
ARVADA AVENUE NE (R/W VARIES)
UPTOWN LOOP ROAD
(96' R/W)
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 10
BUILDING 11
Temporary Parking Lots
8" Asphalt on
12" Compacted Subgrade
Phase One Construction
St. Pius
December 13, 2004
HUNT UPTOWN, LLC
Dekker/Perich/Sabatini

Dekker/Perich/Sabatini
architecture
interiors
planning
engineering

October 6, 2006

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development & Building Services; Planning Dept.
600 2nd Street NW
Albuquerque, NM 87102

Re: Traffic Certification for Permanent Certification of Occupancy
ABQ Uptown - **Quadrant IV**

Dear Mr. Fernandez:

I Kendal W. Giles, NMRA No. 3551, of the firm Dekker/Perich/Sabatini, hereby certify that this project has in substantial compliance with and in accordance with the design intent of the approved Site Development Plan dated June 23, 2004. I further certify that I have personally visited the project site on October 6, 2006 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certification of Occupancy.

This Certification is for the fourth quadrant of the development. Please refer to the attached 8-1/2"x 11" site plan which indicates the limits of each quadrant. Buildings located in Quadrant IV are as follows:

- Building 3 – 2260 Q Street NE

We have also attached a copy of a letter sent to Richard Dineen for your information which describes approved Phase I construction, and specifically states that surface parking lots are being constructed in the location of Garage1, Garage 3, Building 4 and Building 13, until such time as these are built in a subsequent phase.

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.

Very truly yours,

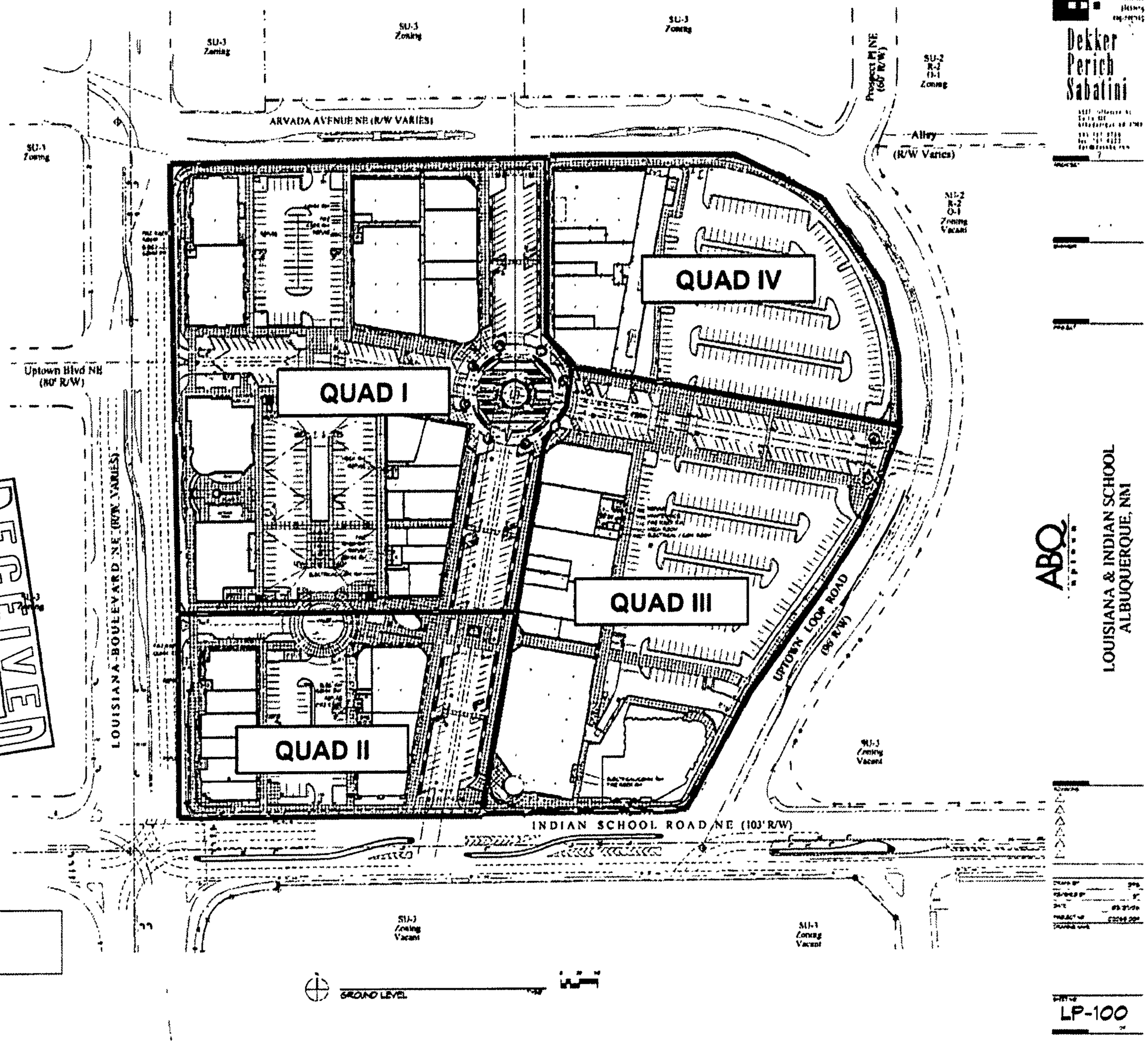
Dekker/Perich/Sabatini Ltd.

Kendal W. Giles, AIA
Principal and Architect of Record

STATE OF NEW MEXICO
KENDAL WILLIAM GILES
NO. 003551
REGISTERED ARCHITECT

RECEIVED
OCT 09 2006
LAND DEVELOPMENT SECTION

6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761 9700
fax 761 4222
dps@dpsabq.com



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OCT 09 2006
LAND DEVELOPMENT SECTION

QUAD PLAN UPDATED 05JUN06
DATA DATE: 26JUN06

Dekker Perich Sabatini

LOUISIANA & INDIAN SCHOOL
ALBUQUERQUE, NM

LP-100

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OCT 0 9 2006
LAND DEVELOPMENT SECTION

April 4, 2006

Richard Dineen
Director
Planning Department
City of Albuquerque
600 2nd Street
Albuquerque, NM 87103

re: ABQ Uptown Project
Updated Drawings of Phase 1 Construction

Mr. Dineen:

On March 23 Lawrence Kline and I met with you, Steve Chavez, and a couple of other individuals from Zoning to review the proposed building elevations and footprints for Elephant Bar (Building 5) and Bravo (Building 6) restaurants at ABQ Uptown Phase 1. The consensus at that meeting was that the elevations and footprints for those buildings, while differing from those that were shown in the DRB approved Site Development Plan, were within the approved "kit of parts" concept originally envisioned and approved in the DRB package, and thus did not rise to the level of requiring an Administrative Amendment for approval.

This "kit of parts" concept was very forward thinking in that it allowed flexibility for the actual building designs to differ from the literal elevations and footprints shown and approved in the DRB package, which was necessary to allow for incorporation of imagery and space requirements of national retail tenants that were unknown or not firm at the time of the original approval. However, the "kit of parts" was still a way to ensure that the level of design quality would be consistently high, and the architectural character of all of the buildings in the development would be consistent through the use of a pre-approved palette of materials, colors, and building elements such as canopies, sunshades, awnings, railings, etc.

At that meeting it became apparent that minor changes in footprints, elevations and site elements have been made and approved for each of the building permit packages, as each building was submitted and approved separately. Further, an agreement to build the entitled project in phases was made (agreement letter dated 5/18/05 attached herein), and thus what is being approved and constructed in Phase 1 differs from what was fully entitled and shown in the DRB package. Thus, it is important to synthesize all of these various changes in a single package of updated drawings, which reflect what has actually been approved and is being constructed in Phase 1. Attached please find this drawing package which shows the site plan and building elevations for each of the buildings as currently approved and being constructed.

While minor adjustments to individual building footprints, building elevations, and site elements such as light poles, benches, walls, landscaping and water elements have been made in the course of design development and are too numerous to itemize specifically, it is important to state that the original design intent and character of the development as approved has been maintained. Further, the overall gross square-footage for retail/restaurant use being constructed on the site in Phase 1 is within the total approved in the DRB package. A summary what buildings are being constructed in Phase 1 versus what was entitled in the DRB package is as follows:

- Building 1: This building was entitled as a two-story building of retail/restaurant use on the ground story and office use on the second story. Further, the building was shown with a pedestrian walkway separating the ground story into two halves. It is being constructed as a single-story building of retail use in Phase 1, and the walkway through the building has been eliminated.
- Building 2: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is being constructed as a single-story building of retail/restaurant use in Phase 1.
- Building 3: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is

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being constructed as a single-story building of retail/restaurant use in Phase 1, with pier foundations designed to handle the ultimate loads of a four-story building.

- Building 4: This building was entitled as a four-story multi-family residential building. It is not being constructed in Phase 1.
- Building 5: This building was entitled as a single-story building of retail/restaurant use, and is being constructed as a single-story restaurant in Phase 1.
- Building 6: This building was entitled as a single-story building of retail/restaurant use, and is being constructed as a single-story restaurant in Phase 1.
- Building 7: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is being constructed as a single-story building of retail/restaurant use in Phase 1.
- Building 8: This building was entitled as a two-story building of retail/restaurant use on the ground story and office use on the second story. It is being constructed as a single-story building of retail use in Phase 1.
- Building 9: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is being constructed as a single-story building of retail/restaurant use in Phase 1.
- Building 10: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is being constructed as a single-story building of retail/restaurant use in Phase 1, with pier foundations designed to handle the ultimate loads of a four-story building. The use of label for "Building 11" was eliminated, and thus Building 10 now includes the ground-story of what was entitled as "Building 11".
- Building 11: This building was entitled as a five-story building of retail/restaurant use on the ground story, a small amount of restaurant use and multi-family residential or office use on second floor, and multi-family residential or office use on the third through fifth stories. The use of label for "Building 11" was eliminated, and thus Building 10 now includes the ground-story of what was entitled as "Building 11". It is being constructed as a single-story building of retail/restaurant use in Phase 1, with pier foundations designed to handle the ultimate loads of a four-story building. The footprint was modified to remove the eastern portion creating the "L" shape, which was submitted and approved as an Administrative Amendment.
- Building 12: This building was entitled as a four-story building of service retail on the first and second stories and multi-family residential or office uses on the third and fourth stories. It is currently in the process of design as a two-story service retail building by another architect for a different owner, and will be submitted separately for approval. It is thus shown as an empty pad site at this time.
- Building 13: This building was entitled as a four-story multi-family residential building. It is not being constructed in Phase 1.
- Parking Garage 1: This garage was entitled as a seven-story garage. It is not being constructed in Phase 1.
- Parking Garage 2: This garage was entitled as a surface level of parking with two levels of parking below grade, which is what is being constructed in Phase 1. The garage as entitled had ingress to lower levels on the south side and egress from the lower levels on the north side, while the garage as constructed has both ingress to and egress from the lower levels on the north side.
- Parking Garage 3: This garage was entitled as a seven-story garage. It is not being constructed in Phase 1.

A summary of major site design related changes is as follows:

- The pedestrian walkway through the ground story of Building 1, separating it into two halves, has been eliminated. It was felt that this walkway was not needed for access, would have had very little or no use by pedestrians, and thus was not desired.
- The proposed water feature in Plaza 1 was eliminated, due to concerns for adequate space for pedestrians.
- The design of the water feature in Plaza 2 has been changed to better fit the shape/scale of the plaza space.

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- The proposed water feature in Plaza 6, and further development of this plaza, are not being constructed in Phase 1.
- The scale of Plaza 7 has been reduced due to requirements for adequate restaurant size for Buildings 5 and 6, and thus the design of the water feature and other plaza elements has changed to better fit the shape/scale of the plaza space.
- The Valet awning structure shown immediately east of Plaza 7 has been moved for improved visitor access and is being constructed immediately west of Plaza 2, on the east side of the round-about immediately south of Garage 2.
- Surface parking lots are being constructed in Phase 1 in the location of Garage 1, Garage 3, Building 4 and Building 13, until such time as these are built in a subsequent phase.

As previously mentioned, other minor adjustments and changes have been made during the course of the development of the design which are too numerous and inconsequential to individually itemize. What is important to convey is that the original design intent and character of the development as approved has been maintained, and that the total gross square footage of retail/restaurant that is being constructed in Phase 1 is within what was approved in the DRB package.

If you have any questions or concerns, please feel free to contact me.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Kendal W. Giles, AIA
Principal and Architect of Record

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(505) 247-9109

May 18, 2005

Telefaxed: 768-4525
Robert M. White, City Attorney
City of Albuquerque
P.O. Box 2248
Albuquerque, New Mexico 87103

Re: Hunt Uptown LLC and Hunt Uptown II, LLC

Dear Bob:

Hunt Uptown, LLC, owns and has an approved site development plan for the portion of the St. Pius High School site inside the Loop Road in Uptown (the "St. Pius Inside Site"), and is the owner of the portion of the St. Pius High School site outside of the Loop Road (the "St. Pius Outside Site"). Hunt Uptown II, LLC, owns and has an approved site plan for the Monroe Junior High School site in Uptown (the "Monroe Site"). Hunt Uptown and Hunt Uptown II are jointly referred to herein as "Hunt".

Hunt has building permit applications pending for several buildings within the St. Pius Inside Site identified as buildings 7, 8, 9 and 1 on the reduced Phase I Site Plan attached. Hunt will soon submit for building permits for buildings 3, 10, 2, 5, 6 and 11 within the St. Pius Inside Site. The City has withheld issuance of the pending building permits because of concern whether the proposed construction is in compliance with the approved site development plan.

As I have discussed with you and your staff, the proposed construction (a) is coincident with the building footprints as shown on the approved site plan, (b) has facades which are consistent with those shown on the approved site plan and (c) the location of the uses within the proposed construction are consistent with the locations of the uses shown on the approved site plan. Therefore, the proposed construction is entirely consistent with the approved site plan. However, not all of the project is being built out at once, as clearly permitted by the 1999 amendment to the Uptown Plan. It was made clear to the EPC that this project would be phased. Therefore, Hunt's pending permit requests are in compliance with the approved site plan, and no amendment to the site plan is necessary for the issuance of these permits.

In addition to the attached Phase I Site Plan we are attaching a copy of the St. Pius Inside Site Plan approved by the Planning Commission and the Development

Review Board. Comparison of these plans demonstrates that the building locations and configurations have not changed. However, the Phase I Site Plan shows temporary surface parking in the area which will eventually be improved with residential buildings numbered 4 and 13. The Phase I Site Plan is not intended to remove these residential buildings from the project.

Notwithstanding the foregoing, the City has sought some assurances from Hunt that the future phases of the project will be built out. By Hunt's draft letter of May 9, 2005, Hunt provided to the City its projected schedule for building out its property. The City has sought further assurances from Hunt on this issue and has sought some commitment from Hunt to cooperate in amendments to the Uptown Sector Plan to facilitate the further redevelopment of Uptown.

Therefore, Hunt offers the following:

1. The City will release the building permits currently being held and will not withhold the issuance of future building permits predicated upon the "phasing issue";

2. Hunt will proceed with reasonable diligence to complete Phase One of its project for the St. Pius Inside Site, having an estimated cost of $70 million dollars with an estimated opening date of November 1, 2006;

3. Hunt will provide reasonable cooperation with the City's efforts to formulate and implement acceptable amendments to the Uptown Sector Plan to facilitate viable redevelopment of the Uptown Area as an Urban Center as contemplated by the Comprehensive Plan pursuant to a timing schedule acceptable to Hunt and other interested property owners in Uptown;

4. Hunt will submit a site plan for building permit for at least 150 dwelling units on the St. Pius Outside Site by December 1, 2005, and will commence construction of these units by December 1, 2006, subject only to procuring financing;

5. Hunt will design, permit, and build the foundations for buildings 3 and 10 for the ultimate four story buildings which will eventually house ±160,000 ft² of residential or office uses which foundations the City agrees will withstand code changes;

6. The approved site plan for Buildings 2, 3, 10, 7 and 9 provide for ±426,500 ft² of either office or residential uses. Subject to transportation planning staff approval, Hunt will limit the use of this space to no more than 50% office;

7. Hunt renews its commitment to build out the entire project as shown on the approved site plan subject to market conditions, and to provide bi-annual reports to the City of the status of the market and Hunt's plans for the project; and

8. If market conditions do not justify the construction of residential uses on the St. Pius Inside Site, Hunt will support the adoption of a Metropolitan Redevelopment District for Uptown and will work in good faith with the City towards an agreement which provides for City subsidization of structured parking or other qualified project costs for residential projects with some negotiated payback to the City.

Please call if you have questions. If the terms of this letter are acceptable to the City please have a copy of this letter executed by an appropriate City official and return a copy to me.

Very truly yours,

MYERS, OLIVER & PRICE, P.C.

By:_____
John A. Myers

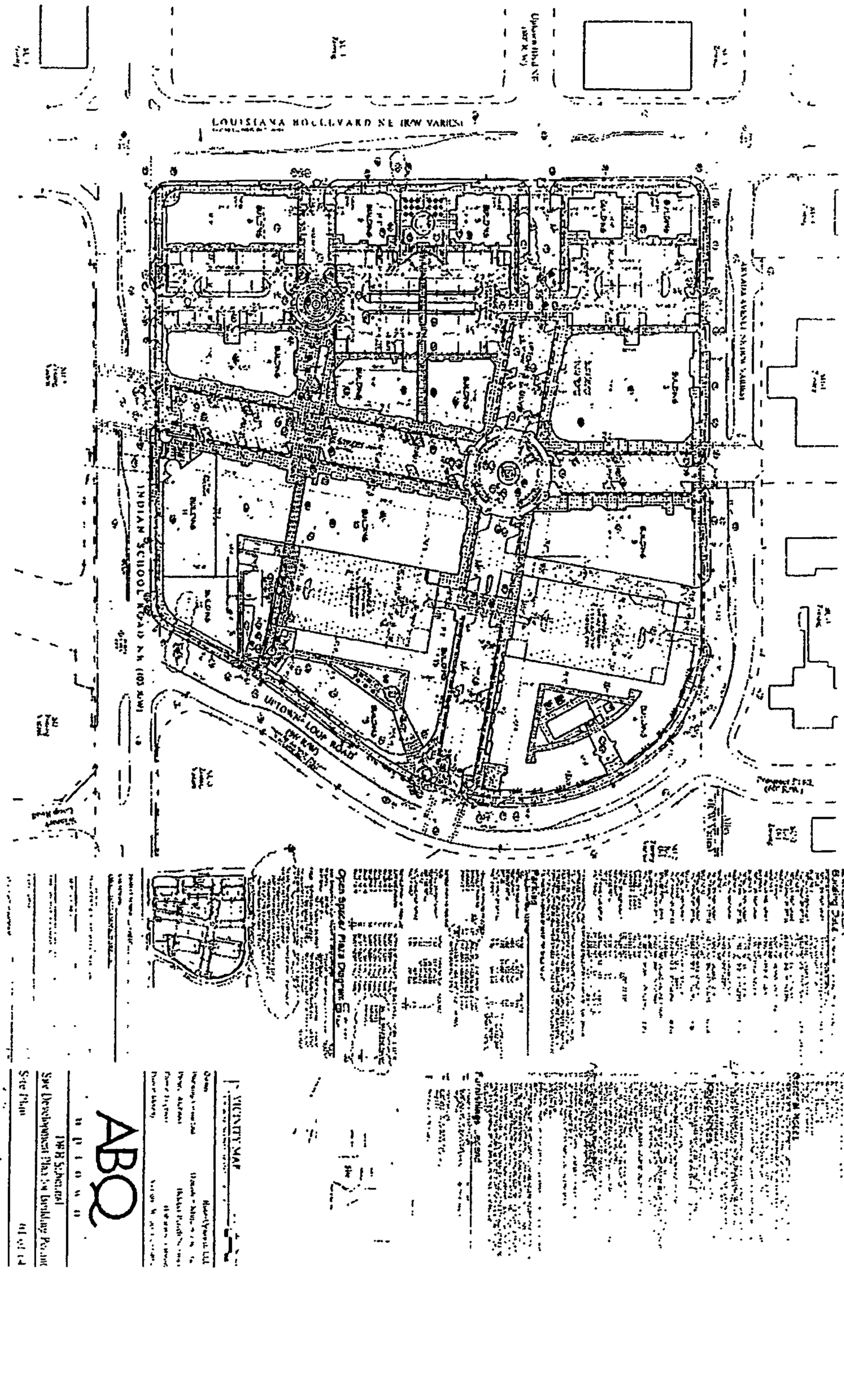
JAM:kla

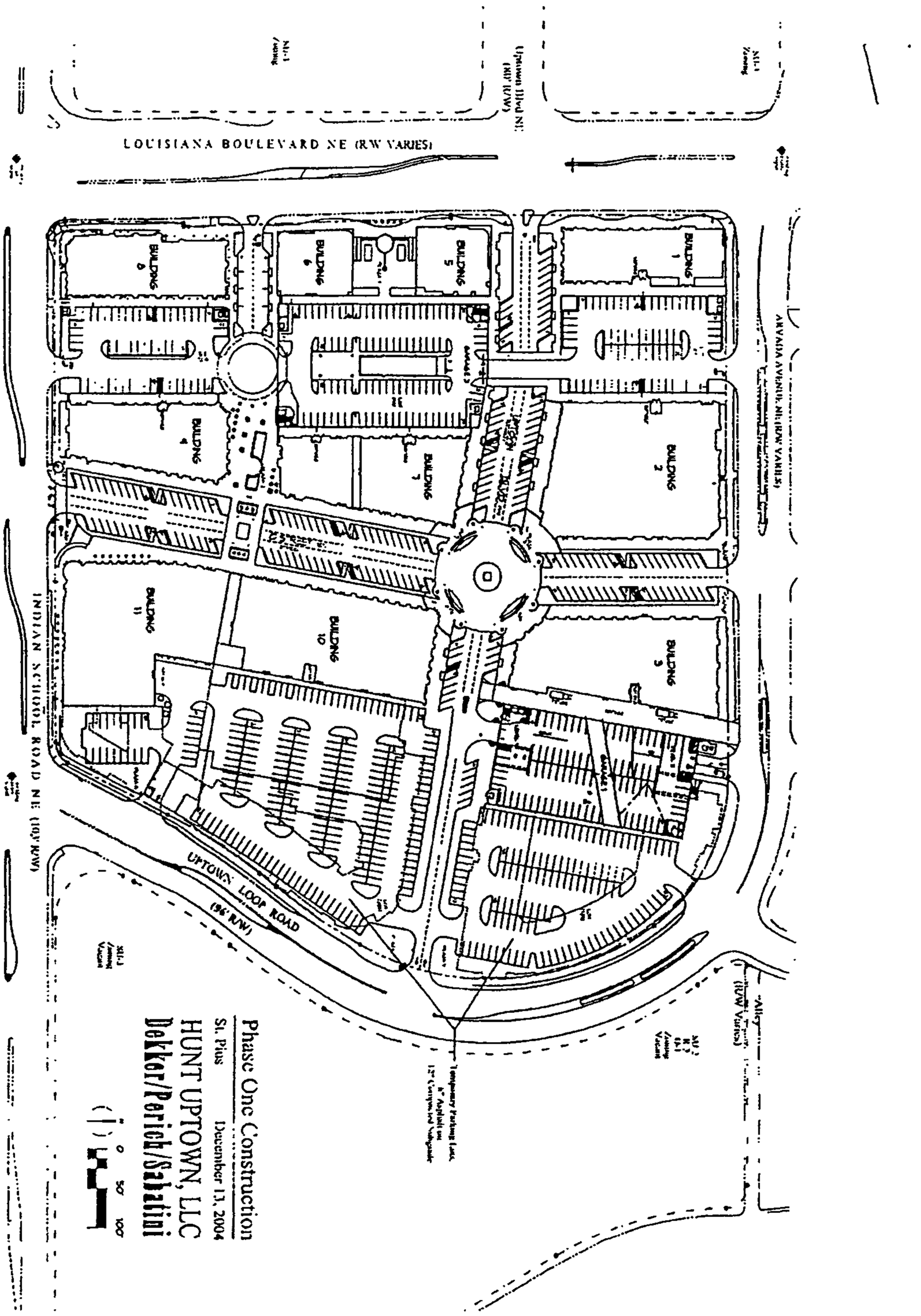
AGREED:

CITY OF ALBUQUERQUE, a
municipal corporation

By: _____
Its: Planning Director

JAM:kla
Enclosure
cc w/enc.: Richard Dineen, Planning Director


LOUISIANA BOULEVARD NE (NM VARIES)
INDIAN SCHOOL ROAD NE (NM VARIES)
UPTOWN LOOP ROAD
ARVADA AVENUE NE (NM VARIES)
SITE PLAN
ABQ


LOUISIANA BOULEVARD NE (RW VARIES)
ARVADA AVENUE NE (RW VARIES)
INDIAN SCHOOL ROAD NE (100' RW)
UPTOWN LOOP ROAD
(96' R/W)
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 9
BUILDING 10
BUILDING 11
Phase One Construction
St. Pius
December 13, 2004
HUNT UPTOWN, LLC
Dekker/Perich/Sabatini

September 28, 2006

Dekker/Perich/Sabatini
architecture
interiors
planning
engineering

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development & Building Services; Planning Dept.
600 2nd Street NW
Albuquerque, NM 87102

Re: Traffic Certification for Permanent Certification of Occupancy
ABQ Uptown - **Quadrant III**

Dear Mr. Fernandez:

I Kendal W. Giles, NMRA No. 3551, of the firm Dekker/Perich/Sabatini, hereby certify that this project has in substantial compliance with and in accordance with the design intent of the approved Site Development Plan dated June 23, 2004. I further certify that I have personally visited the project site on September 28, 2006 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certification of Occupancy.

This Certification is for the third of four quadrants that we plan to certify. Please refer to the attached 8-1/2"x 11" site plan which indicates the limits of each quadrant. Buildings located in Quadrant III are as follows:

- Building 10 – 2240 Q Street NE
- Building Pad Site 12 – 2201 Uptown Loop Rd. NE

We have also attached a copy of a letter sent to Richard Dineen for your information which describes approved Phase I construction, and specifically states that surface parking lots are being constructed in the location of Garage1, Garage 3, Building 4 and Building 13, until such time as these are built in a subsequent phase.

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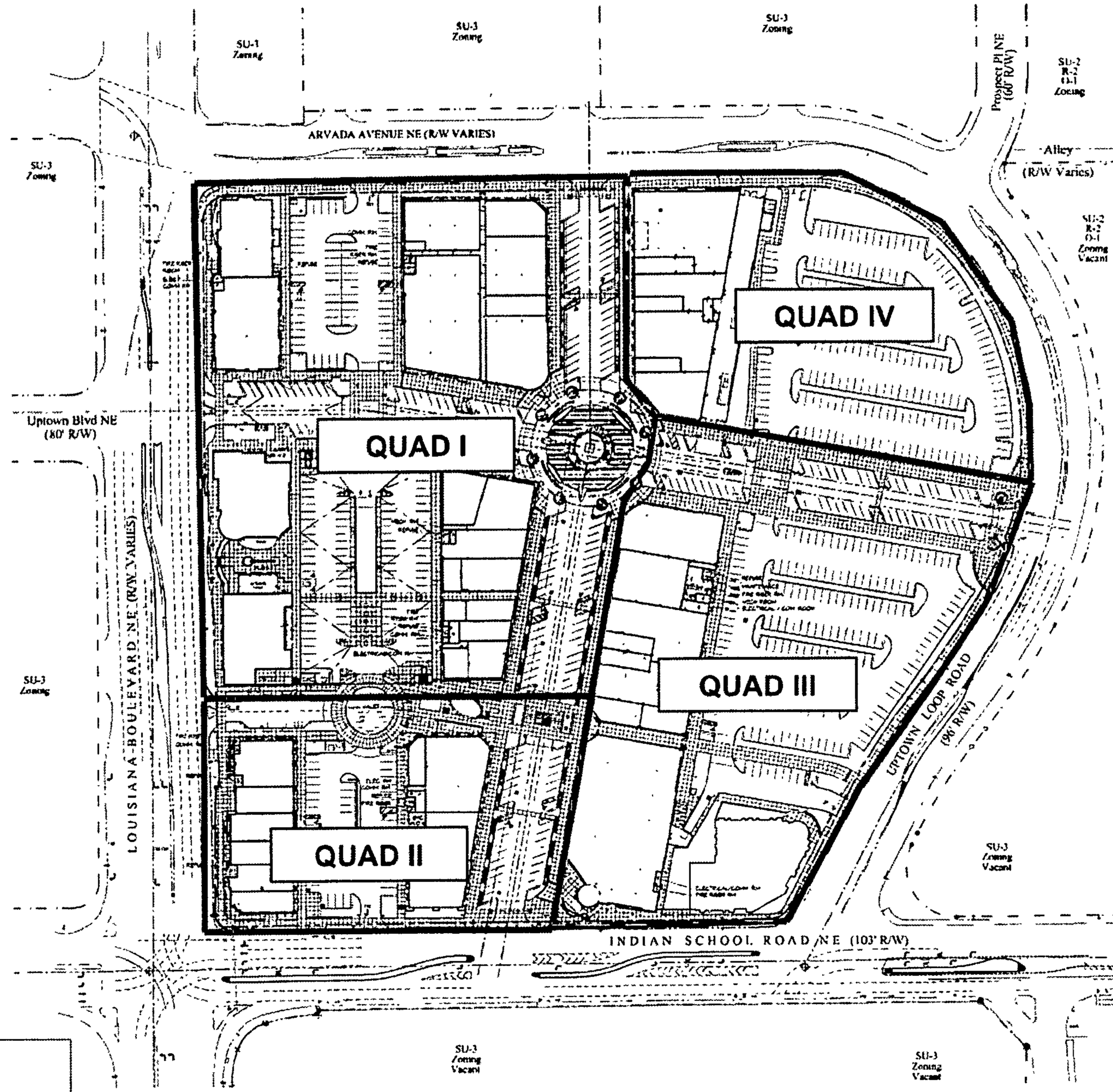

ABQ uptown

QUAD PLAN UPDATED 05JUN06
DATA DATE: 26JUN06

Dekker Perich Sabatini

ABQ uptown

LOUISIANA & INDIAN SCHOOL
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April 4, 2006

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Director
Planning Department
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- Building 4: This building was entitled as a four-story multi-family residential building. It is not being constructed in Phase 1.
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Very truly yours,

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May 18, 2005

Telefaxed: 768-4525
Robert M. White, City Attorney
City of Albuquerque
P.O. Box 2248
Albuquerque, New Mexico 87103

Re: Hunt Uptown LLC and Hunt Uptown II, LLC

Dear Bob:

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Hunt has building permit applications pending for several buildings within the St. Pius Inside Site identified as buildings 7, 8, 9 and 1 on the reduced Phase I Site Plan attached. Hunt will soon submit for building permits for buildings 3, 10, 2, 5, 6 and 11 within the St. Pius Inside Site. The City has withheld issuance of the pending building permits because of concern whether the proposed construction is in compliance with the approved site development plan.

As I have discussed with you and your staff, the proposed construction (a) is coincident with the building footprints as shown on the approved site plan, (b) has facades which are consistent with those shown on the approved site plan and (c) the location of the uses within the proposed construction are consistent with the locations of the uses shown on the approved site plan. Therefore, the proposed construction is entirely consistent with the approved site plan. However, not all of the project is being built out at once, as clearly permitted by the 1999 amendment to the Uptown Plan. It was made clear to the EPC that this project would be phased. Therefore, Hunt's pending permit requests are in compliance with the approved site plan, and no amendment to the site plan is necessary for the issuance of these permits.

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Therefore, Hunt offers the following:

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5. Hunt will design, permit, and build the foundations for buildings 3 and 10 for the ultimate four story buildings which will eventually house ±160,000 ft² of residential or office uses which foundations the City agrees will withstand code changes;

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Please call if you have questions. If the terms of this letter are acceptable to the City please have a copy of this letter executed by an appropriate City official and return a copy to me.

Very truly yours,

MYERS, OLIVER & PRICE, P.C.

By:_____
John A. Myers

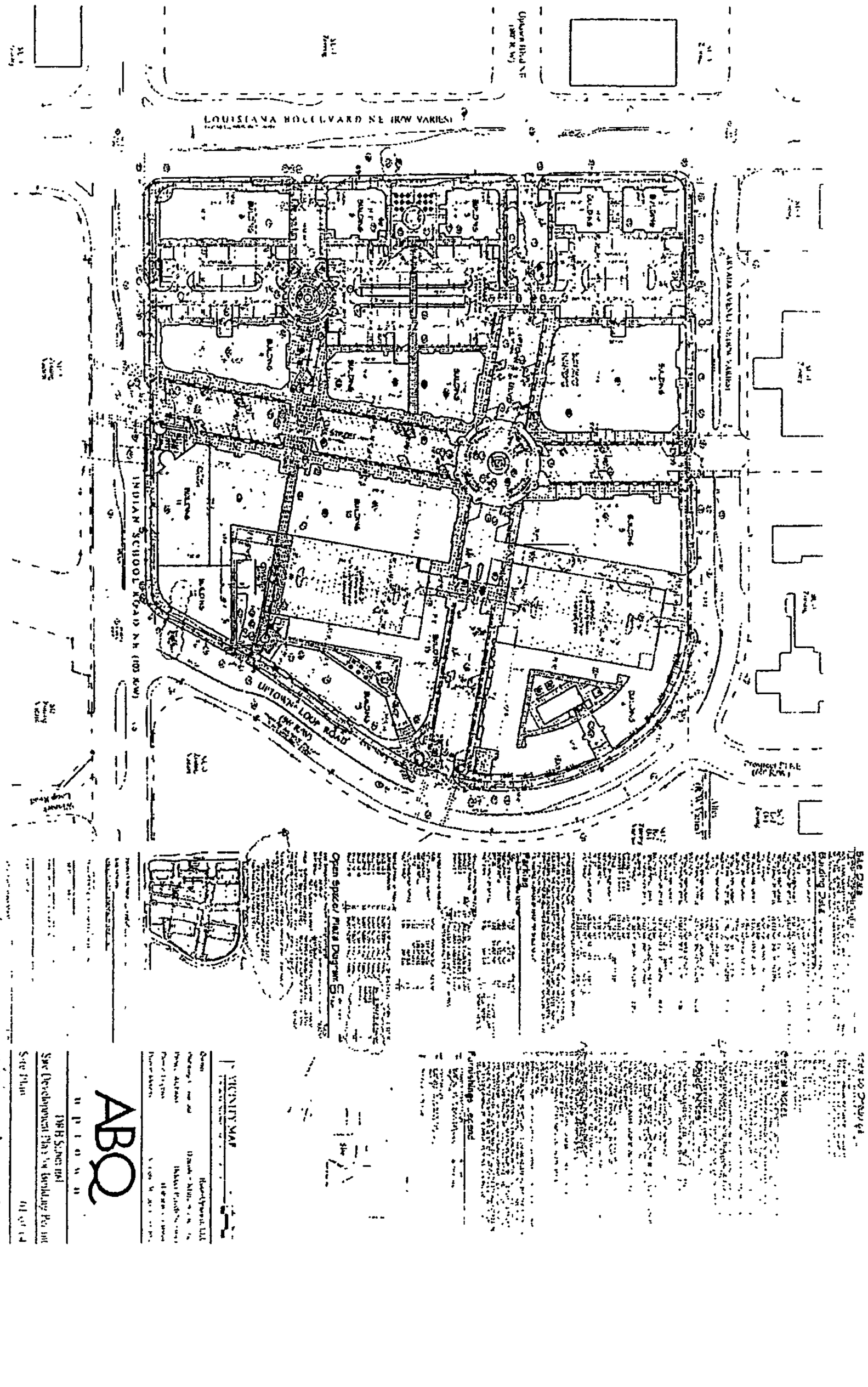
JAM:kla

AGREED:

CITY OF ALBUQUERQUE, a
municipal corporation

By: _____
Its: Planning Director

JAM:kla
Enclosure
cc w/enc.: Richard Dineen, Planning Director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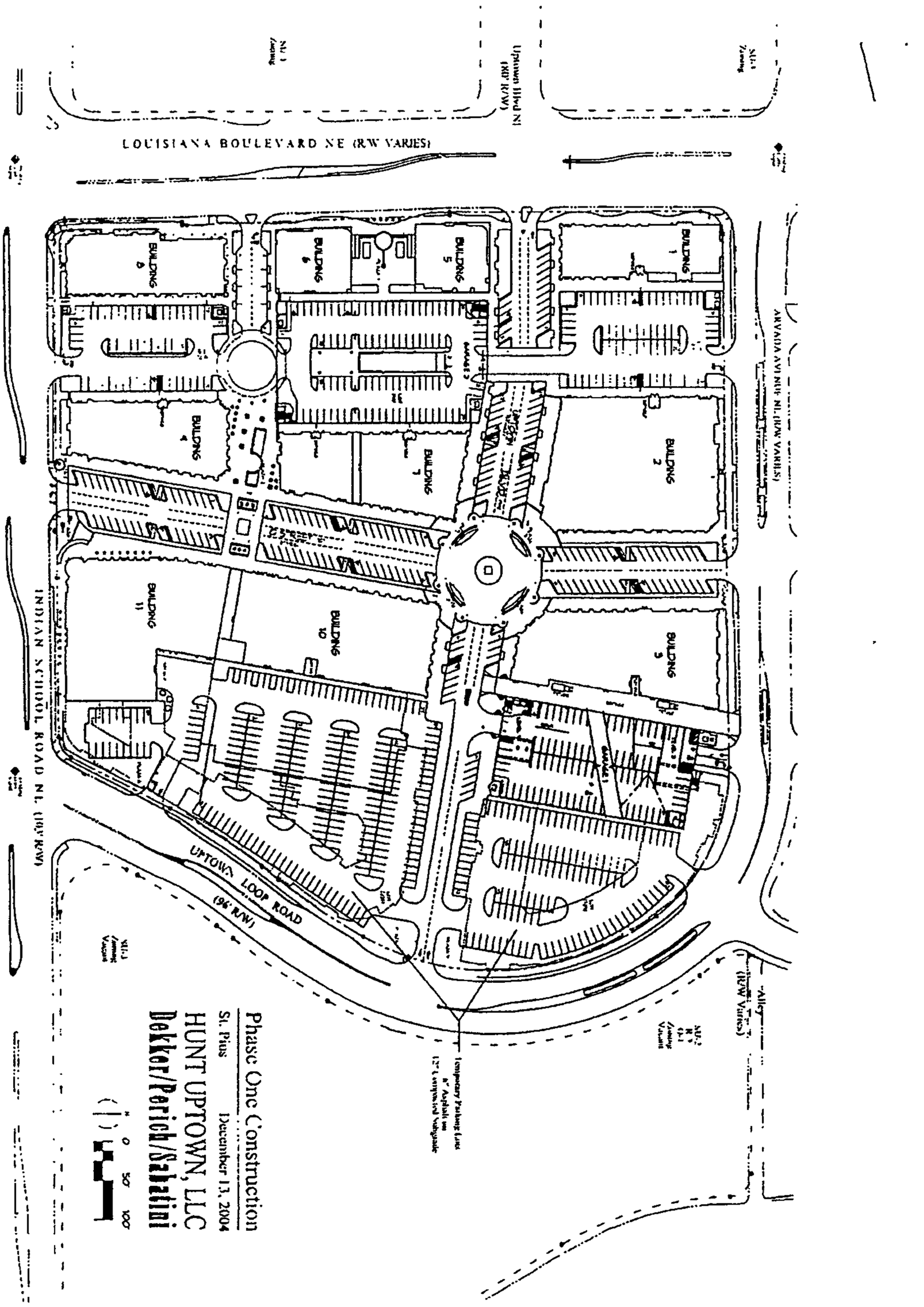
INDIAN SCHOOL ROAD NE (R/W VARIES)
ULTIMATE LOOP ROAD
ABQ


LOUISIANA BOULEVARD NE (R/W VARIES)
INDIAN SCHOOL ROAD NE (100' R/W)
ARVADA AVENUE NE (100' R/W VARIES)
UPTOWN LOOP ROAD
(96' R/W)
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 10
BUILDING 11
Phase One Construction
St. Pius
December 13, 2004
HUNT UPTOWN, LLC
Dekker/Perich/Sabatini

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

September 25, 2006

Kendal Williams Giles, Registered Architect
6801 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
ABQ Uptown(Quadrant II)St. Pius site, [H-19 / D73]
2200 Louisiana NE(BLDG 8)
2201 Q St. NE(BLDG 9)
Architect's Stamp Dated 09/22/06

Dear Mr. Giles:

The TCL / Letter of Certification submitted on September 22, 2006 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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Dekker/Perich/Sabatini
architecture
interiors
planning
engineering

September 22, 2006

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development & Building Services; Planning Dept.
600 2nd Street NW
Albuquerque, NM 87102

Re: Traffic Certification for Permanent Certification of Occupancy
ABQ Uptown - Quadrant II

Dear Mr. Fernandez:

I Kendal W. Giles, NMRA No. 3551, of the firm Dekker/Perich/Sabatini, hereby certify that this project has in substantial compliance with and in accordance with the design intent of the approved Site Development Plan dated June 23, 2004. I further certify that I have personally visited the project site on September 20, 2006 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certification of Occupancy.

This Certification is for the second of four quadrants that we plan to certify. Please refer to the attached 8-1/2"x 11" site plan which indicates the limits of each quadrant. Buildings located in Quadrant II are as follows:

- Building 8 – 2200 Louisiana Blvd. NE
- Building 9 – 2201 Q Street NE

We have also attached a copy of a letter sent to Richard Dineen for your information which describes approved Phase I construction, and specifically states that surface parking lots are being constructed in the location of Garage1, Garage 3, Building 4 and Building 13, until such time as these are built in a subsequent phase.

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.

Very truly yours,

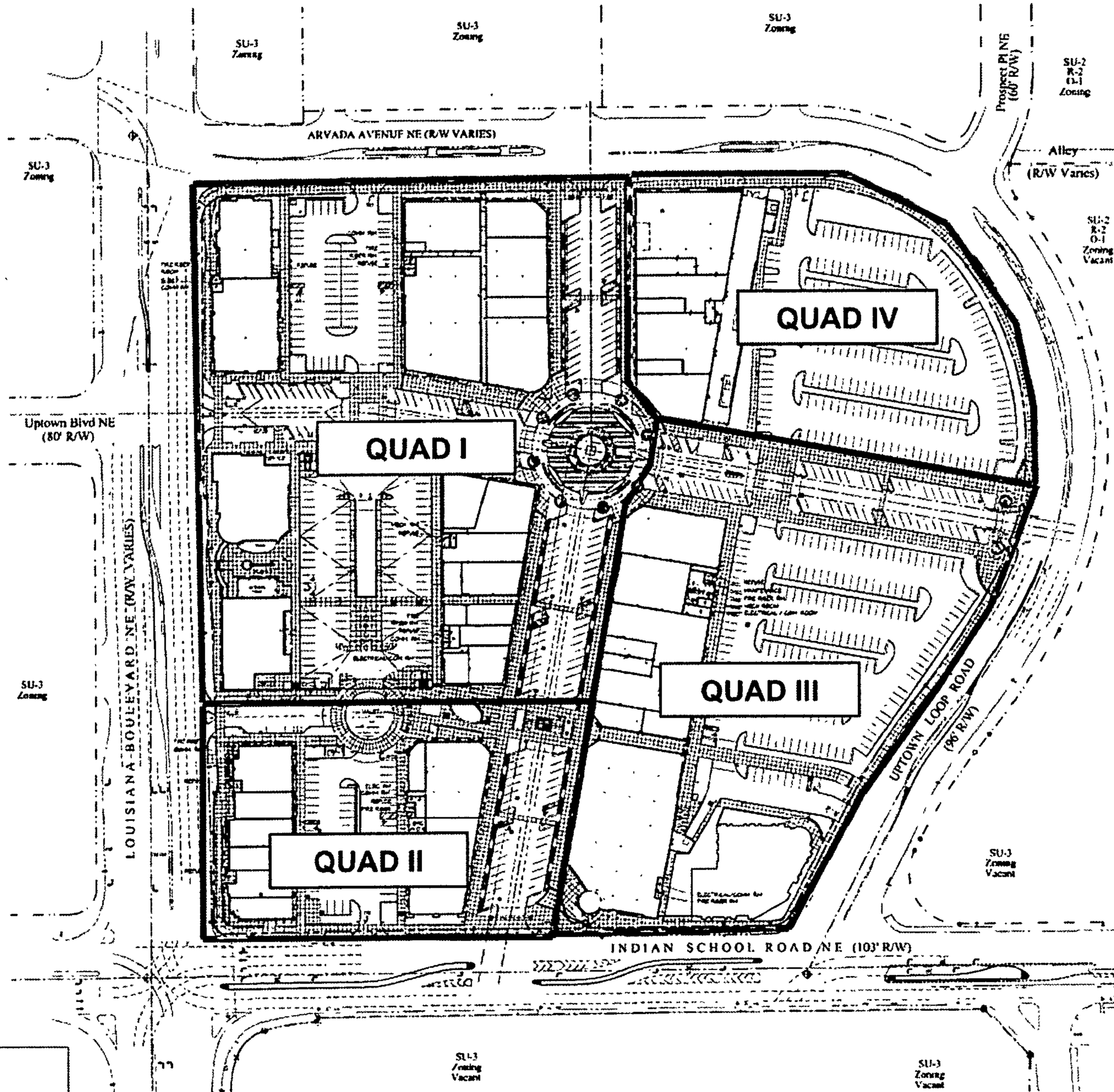
Dekker/Perich/Sabatini Ltd.

Kendal W. Giles, AIA
Principal and Architect of Record

STATE OF NEW MEXICO
KENDAL WILLIAM GILES
NO. 003551
REGISTERED ARCHITECT

RECEIVED
SEP 22 2006
ON

6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761 9700
fax 761 4222
dps@dpsabq com



RECEIVED
SEP 22 2006
HYDROLOGY

QUAD PLAN UPDATED 05JUN06
DATA DATE: 26JUN06

Dekker Perich Sabatini

LOUISIANA & INDIAN SCHOOL
ALBUQUERQUE, NM

LP-100

Dekker/Perich/Sabatini
architecture
interiors
planning
engineering

April 4, 2006

Richard Dineen
Director
Planning Department
City of Albuquerque
600 2nd Street
Albuquerque, NM 87103

re: ABQ Uptown Project
Updated Drawings of Phase 1 Construction

Mr. Dineen:

On March 23 Lawrence Kline and I met with you, Steve Chavez, and a couple of other individuals from Zoning to review the proposed building elevations and footprints for Elephant Bar (Building 5) and Bravo (Building 6) restaurants at ABQ Uptown Phase 1. The consensus at that meeting was that the elevations and footprints for those buildings, while differing from those that were shown in the DRB approved Site Development Plan, were within the approved "kit of parts" concept originally envisioned and approved in the DRB package, and thus did not rise to the level of requiring an Administrative Amendment for approval.

This "kit of parts" concept was very forward thinking in that it allowed flexibility for the actual building designs to differ from the literal elevations and footprints shown and approved in the DRB package, which was necessary to allow for incorporation of imagery and space requirements of national retail tenants that were unknown or not firm at the time of the original approval. However, the "kit of parts" was still a way to ensure that the level of design quality would be consistently high, and the architectural character of all of the buildings in the development would be consistent through the use of a pre-approved palette of materials, colors, and building elements such as canopies, sunshades, awnings, railings, etc.

At that meeting it became apparent that minor changes in footprints, elevations and site elements have been made and approved for each of the building permit packages, as each building was submitted and approved separately. Further, an agreement to build the entitled project in phases was made (agreement letter dated 5/18/05 attached herein), and thus what is being approved and constructed in Phase 1 differs from what was fully entitled and shown in the DRB package. Thus, it is important to synthesize all of these various changes in a single package of updated drawings, which reflect what has actually been approved and is being constructed in Phase 1. Attached please find this drawing package which shows the site plan and building elevations for each of the buildings as currently approved and being constructed.

While minor adjustments to individual building footprints, building elevations, and site elements such as light poles, benches, walls, landscaping and water elements have been made in the course of design development and are too numerous to itemize specifically, it is important to state that the original design intent and character of the development as approved has been maintained. Further, the overall gross square-footage for retail/restaurant use being constructed on the site in Phase 1 is within the total approved in the DRB package. A summary what buildings are being constructed in Phase 1 versus what was entitled in the DRB package is as follows:

- Building 1: This building was entitled as a two-story building of retail/restaurant use on the ground story and office use on the second story. Further, the building was shown with a pedestrian walkway separating the ground story into two halves. It is being constructed as a single-story building of retail use in Phase 1, and the walkway through the building has been eliminated.
- Building 2: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is being constructed as a single-story building of retail/restaurant use in Phase 1.
- Building 3: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is

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fax 761.4222
dps@dpsabq.com

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being constructed as a single-story building of retail/restaurant use in Phase 1, with pier foundations designed to handle the ultimate loads of a four-story building.

- Building 4: This building was entitled as a four-story multi-family residential building. It is not being constructed in Phase 1.
- Building 5: This building was entitled as a single-story building of retail/restaurant use, and is being constructed as a single-story restaurant in Phase 1.
- Building 6: This building was entitled as a single-story building of retail/restaurant use, and is being constructed as a single-story restaurant in Phase 1.
- Building 7: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is being constructed as a single-story building of retail/restaurant use in Phase 1.
- Building 8: This building was entitled as a two-story building of retail/restaurant use on the ground story and office use on the second story. It is being constructed as a single-story building of retail use in Phase 1.
- Building 9: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is being constructed as a single-story building of retail/restaurant use in Phase 1.
- Building 10: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is being constructed as a single-story building of retail/restaurant use in Phase 1, with pier foundations designed to handle the ultimate loads of a four-story building. The use of label for "Building 11" was eliminated, and thus Building 10 now includes the ground-story of what was entitled as "Building 11".
- Building 11: This building was entitled as a five-story building of retail/restaurant use on the ground story, a small amount of restaurant use and multi-family residential or office use on second floor, and multi-family residential or office use on the third through fifth stories. The use of label for "Building 11" was eliminated, and thus Building 10 now includes the ground-story of what was entitled as "Building 11". It is being constructed as a single-story building of retail/restaurant use in Phase 1, with pier foundations designed to handle the ultimate loads of a four-story building. The footprint was modified to remove the eastern portion creating the "L" shape, which was submitted and approved as an Administrative Amendment.
- Building 12: This building was entitled as a four-story building of service retail on the first and second stories and multi-family residential or office uses on the third and fourth stories. It is currently in the process of design as a two-story service retail building by another architect for a different owner, and will be submitted separately for approval. It is thus shown as an empty pad site at this time.
- Building 13: This building was entitled as a four-story multi-family residential building. It is not being constructed in Phase 1.
- Parking Garage 1: This garage was entitled as a seven-story garage. It is not being constructed in Phase 1.
- Parking Garage 2: This garage was entitled as a surface level of parking with two levels of parking below grade, which is what is being constructed in Phase 1. The garage as entitled had ingress to lower levels on the south side and egress from the lower levels on the north side, while the garage as constructed has both ingress to and egress from the lower levels on the north side.
- Parking Garage 3: This garage was entitled as a seven-story garage. It is not being constructed in Phase 1.

A summary of major site design related changes is as follows:

- The pedestrian walkway through the ground story of Building 1, separating it into two halves, has been eliminated. It was felt that this walkway was not needed for access, would have had very little or no use by pedestrians, and thus was not desired.
- The proposed water feature in Plaza 1 was eliminated, due to concerns for adequate space for pedestrians.
- The design of the water feature in Plaza 2 has been changed to better fit the shape/scale of the plaza space.

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interiors
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- The proposed water feature in Plaza 6, and further development of this plaza, are not being constructed in Phase 1.
- The scale of Plaza 7 has been reduced due to requirements for adequate restaurant size for Buildings 5 and 6, and thus the design of the water feature and other plaza elements has changed to better fit the shape/scale of the plaza space.
- The Valet awning structure shown immediately east of Plaza 7 has been moved for improved visitor access and is being constructed immediately west of Plaza 2, on the east side of the round-about immediately south of Garage 2.
- Surface parking lots are being constructed in Phase 1 in the location of Garage 1, Garage 3, Building 4 and Building 13, until such time as these are built in a subsequent phase.

As previously mentioned, other minor adjustments and changes have been made during the course of the development of the design which are too numerous and inconsequential to individually itemize. What is important to convey is that the original design intent and character of the development as approved has been maintained, and that the total gross square footage of retail/restaurant that is being constructed in Phase 1 is within what was approved in the DRB package.

If you have any questions or concerns, please feel free to contact me.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Kendal W. Giles, AIA
Principal and Architect of Record

6801 Jefferson NE
Suite 100
Albuquerque NM
87109

505 761.9700
fax 761.4222
dps@dpsabq.com

MYERS, OLIVER & PRICE, P.C.
LAWYERS
1401 CENTRAL AVENUE, N.W.
ALBUQUERQUE, NEW MEXICO 87104

JOHN A. MYERS
SCOTT OLIVER*
CHARLES P. PRICE III
KEVIN J. MCCREADY
HOPE M. WYNN
*ALSO LICENSED IN TEXAS

TELEPHONE
(505) 247-9080

FACSIMILE
(505) 247-9109

May 18, 2005

Telefaxed: 768-4525
Robert M. White, City Attorney
City of Albuquerque
P.O. Box 2248
Albuquerque, New Mexico 87103

Re: Hunt Uptown LLC and Hunt Uptown II, LLC

Dear Bob:

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Please call if you have questions. If the terms of this letter are acceptable to the City please have a copy of this letter executed by an appropriate City official and return a copy to me.

Very truly yours,

MYERS, OLIVER & PRICE, P.C.

By:_____
John A. Myers

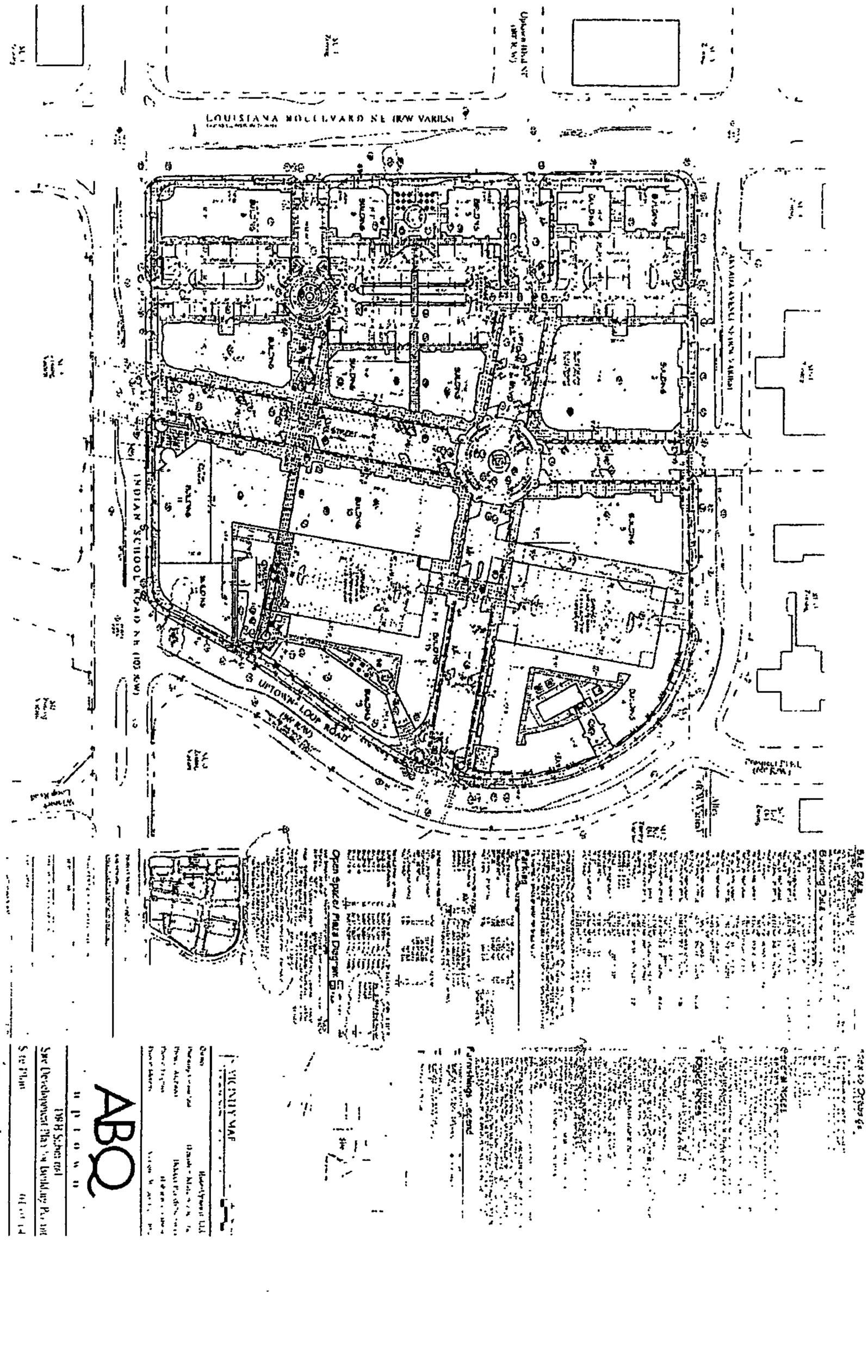
JAM:kla

AGREED:

CITY OF ALBUQUERQUE, a
municipal corporation

By: _____
Its: Planning Director

JAM:kla
Enclosure
cc w/enc.: Richard Dineen, Planning Director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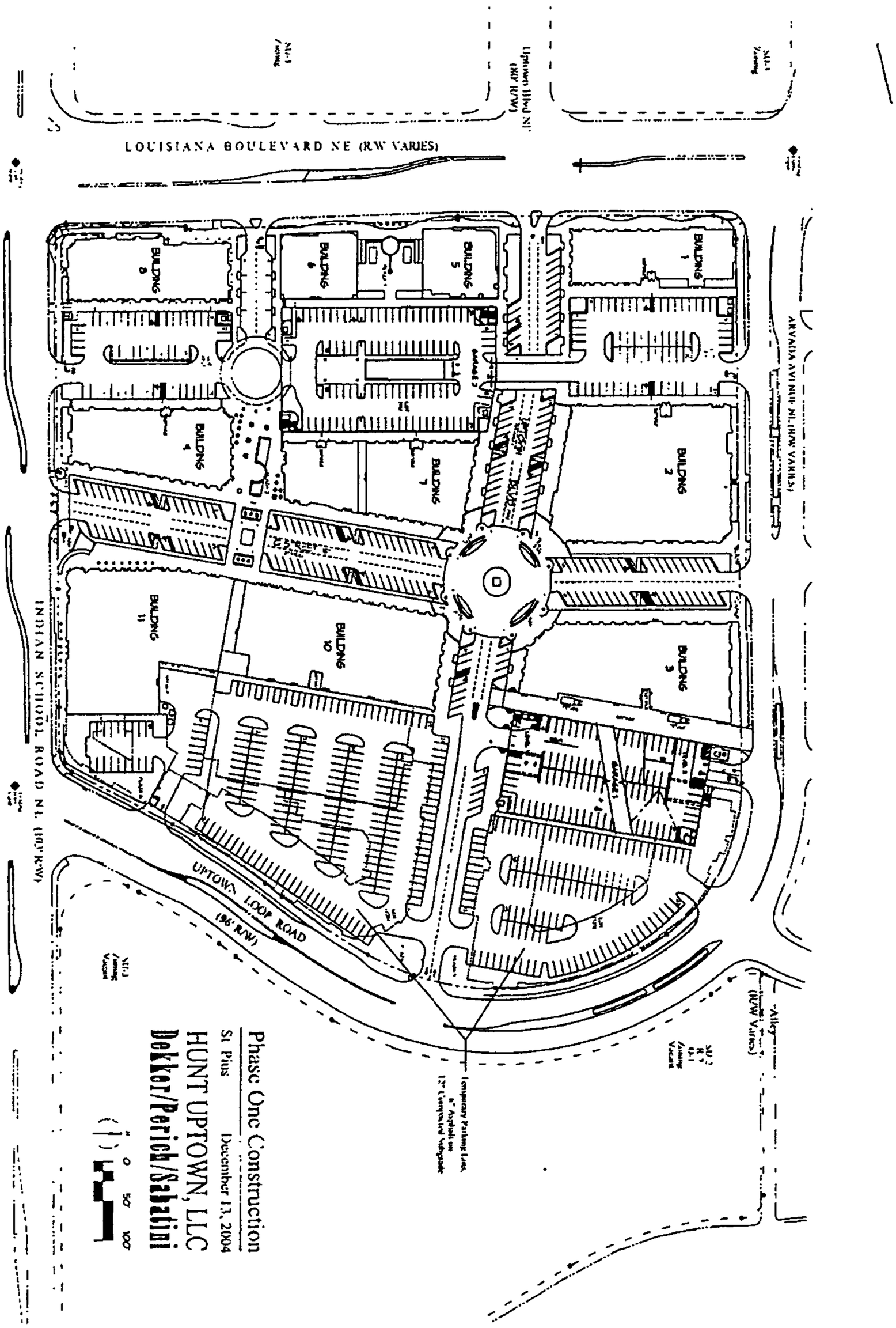
UPTOWN LOOP ROAD
(66' R/W)
ARVADA AVENUE NE (VARIES)
Site Data
Building Data
Parking
Open Space / Plaza Design
Site Plan
SECURITY MAP
Uptown
Site Development Plan for Building Permit
ABQ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(96' R/W)
Phase One Construction
St Pius
December 13, 2004
HUNT UPTOWN, LLC
Dekker/Perich/Sabatini

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

August 22, 2006

Kendal William Giles, Registered Architect
6801 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
ABQ Uptown St.Pius(Bldg 1,2,7;Garage 2;Bldg pad 5 & 6), [H-19 / D73]
2240,2220 & 2260 Louisiana Blvd NE
2241, 2241-B & 2261 Q Street NE
Architect's Stamp Dated 08/15/06

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Dear Mr. Giles:

The TCL / Letter of Certification submitted on August 21, 2006 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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/11/2002)

Bldgs. 1, 2, 7, Garage 2, Pad 5, Pad 6

PROJECT TITLE: ABQ Uptown St. Pius Site ZONE MAP/DRG. FILE # H-19/D73
DRB #: 1002247 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: Tract A-1, St. Pius X Subdivision
CITY ADDRESS:

ENGINEERING FIRM: Bohannan Huston, Inc. CONTACT: James Topmiller
ADDRESS: 7500 Jefferson NE – Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Hunt Building Corp. CONTACT: Aaron Dosca
ADDRESS: P.O. Box 12220 PHONE: (505)830-2494
CITY, STATE: El Paso Texas ZIP CODE: 79913-0220

ARCHITECT: Dekker/Perich/Sabatini CONTACT: Kendal Giles
ADDRESS: 6801 Jefferson, Suite 100 PHONE: (505)761-9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

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

CONTRACTOR: Bradbury Stamm Construction, Inc. CONTACT: Jim Carnes
ADDRESS: 3701 Paseo Del Norte NE PHONE: (505)765-1200
CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87113

CHECK TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- ____ GRADING PLAN (REVISED)
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- __X__ ENGINEERS/ARCHITECTS CERTIFICATION (TCL)
- ____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:
- ____ SIA / FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D. APPROVAL
- ____ S. DEV. PLAN FOR DRB APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- __X__ CERTIFICATE OF OCCUPANCY (PERM.)
- ____ CERTIFICATE OF OCCUPANCY (TEMP.)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ____ YES
- __X__ NO
- ____ COPY PROVIDED

RECEIVED
AUG 21 2006
LAND DEVELOPMENT SECTION

DATE SUBMITTED: 8·21·06 BY: Tim A. Veltkamp

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 (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.

Nilo: They included 2 sets.

Arlene

August 15, 2006

Dekker/Perich/Sabatini
architecture
interiors
planning
engineering

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development & Building Services; Planning Dept.
600 2nd Street NW
Albuquerque, NM 87102

RECEIVED
AUG 21 2006
LAND DEVELOPMENT SECTION

Re: Traffic Certification for Permanent Certification of Occupancy
ABQ Uptown - Quadrant I

Dear Mr. Fernandez:

I Kendal W. Giles, NMRA No. 3551, of the firm Dekker/Perich/Sabatini, hereby certify that this project has in substantial compliance with and in accordance with the design intent of the approved Site Development Plan dated June 23, 2004. I further certify that I have personally visited the project site on August 17, 2006 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certification of Occupancy.

This Certification is for the first of four quadrants that we plan to certify. Please refer to the attached 8-1/2"x 11" site plan which indicates the limits of each quadrant. Buildings located in Quadrant I are as follows:

- Building 1 – 2260 Louisiana Blvd. NE
- Building 2 – 2261 Q Street NE
- Building 7 – 2241 Q Street NE
- Garage 2 – 2241-B Q Street NE
- Building Pad 5 – 2240 Louisiana Blvd. NE
- Building Pad 6 – 2220 Louisiana Blvd. NE

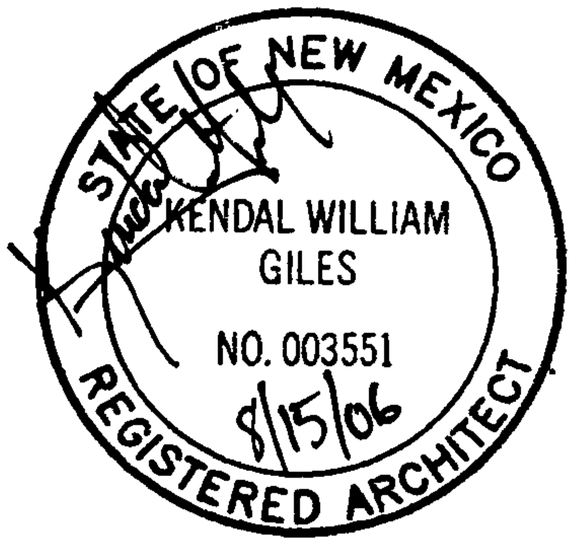
We have also attached a copy of a letter sent to Richard Dineen for your information which describes approved Phase I construction, and specifically states that surface parking lots are being constructed in the location of Garage1, Garage 3, Building 4 and Building 13, until such time as these are built in a subsequent phase.

The only exception to the approved plan is a construction error in parking space placement at the northwest corner of Garage #2. Please refer to the marked up plan showing the actual site condition, which we feel does not compromise the original design intent, nor does it change the number of parking spaces provided.

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.

Very truly yours,

Dekker/Perich/Sabatini Ltd.



Kendal W. Giles, AIA
Principal and Architect of Record

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Suite 100
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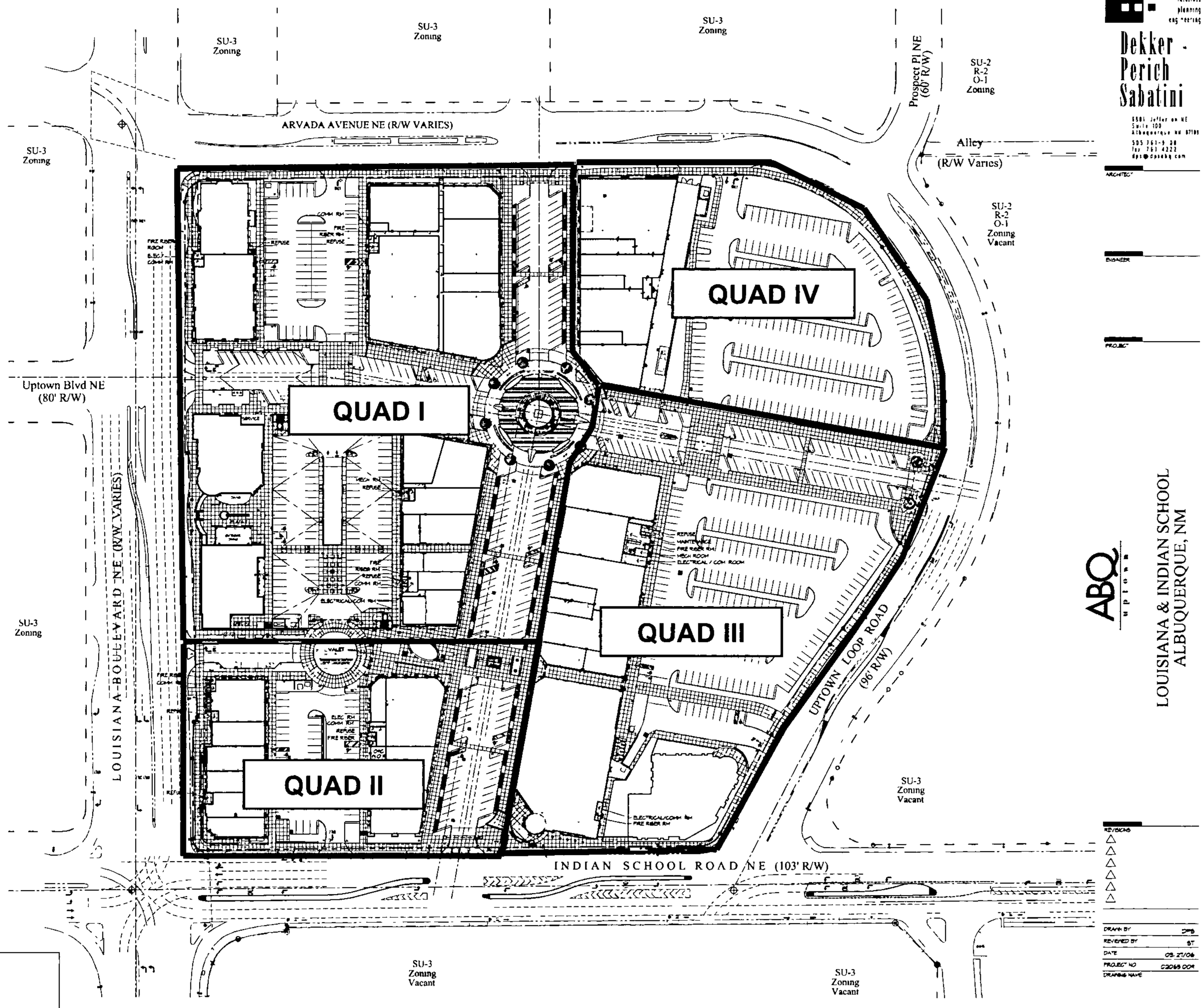
fax 761 4222
dps@dpsabq.com



QUAD PLAN UPDATED 05JUN06
DATA DATE: 26JUN06

Dekker - Perich Sabatini

LOUISIANA & INDIAN SCHOOL
ALBUQUERQUE, NM

DRAWN BY	DPS
REVIEWED BY	ST
DATE	05.27.06
PROJECT NO	03069.00R
DRAWING NAME	

SHEET NO
LP-100
OF

Dekker/Perich/Sabatini
architecture
interiors
planning
engineering

April 4, 2006

Richard Dineen
Director
Planning Department
City of Albuquerque
600 2nd Street
Albuquerque, NM 87103

re: ABQ Uptown Project
Updated Drawings of Phase 1 Construction

Mr. Dineen:

On March 23 Lawrence Kline and I met with you, Steve Chavez, and a couple of other individuals from Zoning to review the proposed building elevations and footprints for Elephant Bar (Building 5) and Bravo (Building 6) restaurants at ABQ Uptown Phase 1. The consensus at that meeting was that the elevations and footprints for those buildings, while differing from those that were shown in the DRB approved Site Development Plan, were within the approved "kit of parts" concept originally envisioned and approved in the DRB package, and thus did not rise to the level of requiring an Administrative Amendment for approval.

This "kit of parts" concept was very forward thinking in that it allowed flexibility for the actual building designs to differ from the literal elevations and footprints shown and approved in the DRB package, which was necessary to allow for incorporation of imagery and space requirements of national retail tenants that were unknown or not firm at the time of the original approval. However, the "kit of parts" was still a way to ensure that the level of design quality would be consistently high, and the architectural character of all of the buildings in the development would be consistent through the use of a pre-approved palette of materials, colors, and building elements such as canopies, sunshades, awnings, railings, etc.

At that meeting it became apparent that minor changes in footprints, elevations and site elements have been made and approved for each of the building permit packages, as each building was submitted and approved separately. Further, an agreement to build the entitled project in phases was made (agreement letter dated 5/18/05 attached herein), and thus what is being approved and constructed in Phase 1 differs from what was fully entitled and shown in the DRB package. Thus, it is important to synthesize all of these various changes in a single package of updated drawings, which reflect what has actually been approved and is being constructed in Phase 1. Attached please find this drawing package which shows the site plan and building elevations for each of the buildings as currently approved and being constructed.

While minor adjustments to individual building footprints, building elevations, and site elements such as light poles, benches, walls, landscaping and water elements have been made in the course of design development and are too numerous to itemize specifically, it is important to state that the original design intent and character of the development as approved has been maintained. Further, the overall gross square-footage for retail/restaurant use being constructed on the site in Phase 1 is within the total approved in the DRB package. A summary what buildings are being constructed in Phase 1 versus what was entitled in the DRB package is as follows:

- Building 1: This building was entitled as a two-story building of retail/restaurant use on the ground story and office use on the second story. Further, the building was shown with a pedestrian walkway separating the ground story into two halves. It is being constructed as a single-story building of retail use in Phase 1, and the walkway through the building has been eliminated.
- Building 2: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is being constructed as a single-story building of retail/restaurant use in Phase 1.
- Building 3: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is

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engineering

being constructed as a single-story building of retail/restaurant use in Phase 1, with pier foundations designed to handle the ultimate loads of a four-story building.

- Building 4: This building was entitled as a four-story multi-family residential building. It is not being constructed in Phase 1.
- Building 5: This building was entitled as a single-story building of retail/restaurant use, and is being constructed as a single-story restaurant in Phase 1.
- Building 6: This building was entitled as a single-story building of retail/restaurant use, and is being constructed as a single-story restaurant in Phase 1.
- Building 7: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is being constructed as a single-story building of retail/restaurant use in Phase 1.
- Building 8: This building was entitled as a two-story building of retail/restaurant use on the ground story and office use on the second story. It is being constructed as a single-story building of retail use in Phase 1.
- Building 9: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is being constructed as a single-story building of retail/restaurant use in Phase 1.
- Building 10: This building was entitled as a five-story building of retail/restaurant use on the ground story, and multi-family residential or office use on second through fifth stories. It is being constructed as a single-story building of retail/restaurant use in Phase 1, with pier foundations designed to handle the ultimate loads of a four-story building. The use of label for "Building 11" was eliminated, and thus Building 10 now includes the ground-story of what was entitled as "Building 11".
- Building 11: This building was entitled as a five-story building of retail/restaurant use on the ground story, a small amount of restaurant use and multi-family residential or office use on second floor, and multi-family residential or office use on the third through fifth stories. The use of label for "Building 11" was eliminated, and thus Building 10 now includes the ground-story of what was entitled as "Building 11". It is being constructed as a single-story building of retail/restaurant use in Phase 1, with pier foundations designed to handle the ultimate loads of a four-story building. The footprint was modified to remove the eastern portion creating the "L" shape, which was submitted and approved as an Administrative Amendment.
- Building 12: This building was entitled as a four-story building of service retail on the first and second stories and multi-family residential or office uses on the third and fourth stories. It is currently in the process of design as a two-story service retail building by another architect for a different owner, and will be submitted separately for approval. It is thus shown as an empty pad site at this time.
- Building 13: This building was entitled as a four-story multi-family residential building. It is not being constructed in Phase 1.
- Parking Garage 1: This garage was entitled as a seven-story garage. It is not being constructed in Phase 1.
- Parking Garage 2: This garage was entitled as a surface level of parking with two levels of parking below grade, which is what is being constructed in Phase 1. The garage as entitled had ingress to lower levels on the south side and egress from the lower levels on the north side, while the garage as constructed has both ingress to and egress from the lower levels on the north side.
- Parking Garage 3: This garage was entitled as a seven-story garage. It is not being constructed in Phase 1.

A summary of major site design related changes is as follows:

- The pedestrian walkway through the ground story of Building 1, separating it into two halves, has been eliminated. It was felt that this walkway was not needed for access, would have had very little or no use by pedestrians, and thus was not desired.
- The proposed water feature in Plaza 1 was eliminated, due to concerns for adequate space for pedestrians.
- The design of the water feature in Plaza 2 has been changed to better fit the shape/scale of the plaza space.

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- The proposed water feature in Plaza 6, and further development of this plaza, are not being constructed in Phase 1.
- The scale of Plaza 7 has been reduced due to requirements for adequate restaurant size for Buildings 5 and 6, and thus the design of the water feature and other plaza elements has changed to better fit the shape/scale of the plaza space.
- The Valet awning structure shown immediately east of Plaza 7 has been moved for improved visitor access and is being constructed immediately west of Plaza 2, on the east side of the round-about immediately south of Garage 2.
- Surface parking lots are being constructed in Phase 1 in the location of Garage 1, Garage 3, Building 4 and Building 13, until such time as these are built in a subsequent phase.

As previously mentioned, other minor adjustments and changes have been made during the course of the development of the design which are too numerous and inconsequential to individually itemize. What is important to convey is that the original design intent and character of the development as approved has been maintained, and that the total gross square footage of retail/restaurant that is being constructed in Phase 1 is within what was approved in the DRB package.

If you have any questions or concerns, please feel free to contact me.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Kendal W. Giles, AIA
Principal and Architect of Record

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LAWYERS
1401 CENTRAL AVENUE, N.W.
ALBUQUERQUE, NEW MEXICO 87104

JOHN A. MYERS
SCOTT OLIVER*
CHARLES P. PRICE III
KEVIN J. MCCREADY
HOPE M. WYNN
*ALSO LICENSED IN TEXAS

TELEPHONE
(505) 247-9080

FACSIMILE
(505) 247-9109

May 18, 2005

Telefaxed: 768-4525
Robert M. White, City Attorney
City of Albuquerque
P.O. Box 2248
Albuquerque, New Mexico 87103

Re: Hunt Uptown LLC and Hunt Uptown II, LLC

Dear Bob:

Hunt Uptown, LLC, owns and has an approved site development plan for the portion of the St. Pius High School site inside the Loop Road in Uptown (the "St. Pius Inside Site"), and is the owner of the portion of the St. Pius High School site outside of the Loop Road (the "St. Pius Outside Site"). Hunt Uptown II, LLC, owns and has an approved site plan for the Monroe Junior High School site in Uptown (the "Monroe Site"). Hunt Uptown and Hunt Uptown II are jointly referred to herein as "Hunt".

Hunt has building permit applications pending for several buildings within the St. Pius Inside Site identified as buildings 7, 8, 9 and 1 on the reduced Phase I Site Plan attached. Hunt will soon submit for building permits for buildings 3, 10, 2, 5, 6 and 11 within the St. Pius Inside Site. The City has withheld issuance of the pending building permits because of concern whether the proposed construction is in compliance with the approved site development plan.

As I have discussed with you and your staff, the proposed construction (a) is coincident with the building footprints as shown on the approved site plan, (b) has facades which are consistent with those shown on the approved site plan and (c) the location of the uses within the proposed construction are consistent with the locations of the uses shown on the approved site plan. Therefore, the proposed construction is entirely consistent with the approved site plan. However, not all of the project is being built out at once, as clearly permitted by the 1999 amendment to the Uptown Plan. It was made clear to the EPC that this project would be phased. Therefore, Hunt's pending permit requests are in compliance with the approved site plan, and no amendment to the site plan is necessary for the issuance of these permits.

In addition to the attached Phase I Site Plan we are attaching a copy of the St. Pius Inside Site Plan approved by the Planning Commission and the Development

Review Board. Comparison of these plans demonstrates that the building locations and configurations have not changed. However, the Phase I Site Plan shows temporary surface parking in the area which will eventually be improved with residential buildings numbered 4 and 13. The Phase I Site Plan is not intended to remove these residential buildings from the project.

Notwithstanding the foregoing, the City has sought some assurances from Hunt that the future phases of the project will be built out. By Hunt's draft letter of May 9, 2005, Hunt provided to the City its projected schedule for building out its property. The City has sought further assurances from Hunt on this issue and has sought some commitment from Hunt to cooperate in amendments to the Uptown Sector Plan to facilitate the further redevelopment of Uptown.

Therefore, Hunt offers the following:

1. The City will release the building permits currently being held and will not withhold the issuance of future building permits predicated upon the "phasing issue";

2. Hunt will proceed with reasonable diligence to complete Phase One of its project for the St. Pius Inside Site, having an estimated cost of $70 million dollars with an estimated opening date of November 1, 2006;

3. Hunt will provide reasonable cooperation with the City's efforts to formulate and implement acceptable amendments to the Uptown Sector Plan to facilitate viable redevelopment of the Uptown Area as an Urban Center as contemplated by the Comprehensive Plan pursuant to a timing schedule acceptable to Hunt and other interested property owners in Uptown;

4. Hunt will submit a site plan for building permit for at least 150 dwelling units on the St. Pius Outside Site by December 1, 2005, and will commence construction of these units by December 1, 2006, subject only to procuring financing;

5. Hunt will design, permit, and build the foundations for buildings 3 and 10 for the ultimate four story buildings which will eventually house ±160,000 ft² of residential or office uses which foundations the City agrees will withstand code changes;

6. The approved site plan for Buildings 2, 3, 10, 7 and 9 provide for ±426,500 ft² of either office or residential uses. Subject to transportation planning staff approval, Hunt will limit the use of this space to no more than 50% office;

7. Hunt renews its commitment to build out the entire project as shown on the approved site plan subject to market conditions, and to provide bi-annual reports to the City of the status of the market and Hunt's plans for the project; and

8. If market conditions do not justify the construction of residential uses on the St. Pius Inside Site, Hunt will support the adoption of a Metropolitan Redevelopment District for Uptown and will work in good faith with the City towards an agreement which provides for City subsidization of structured parking or other qualified project costs for residential projects with some negotiated payback to the City.

Please call if you have questions. If the terms of this letter are acceptable to the City please have a copy of this letter executed by an appropriate City official and return a copy to me.

Very truly yours,

MYERS, OLIVER & PRICE, P.C.

By:_____
John A. Myers

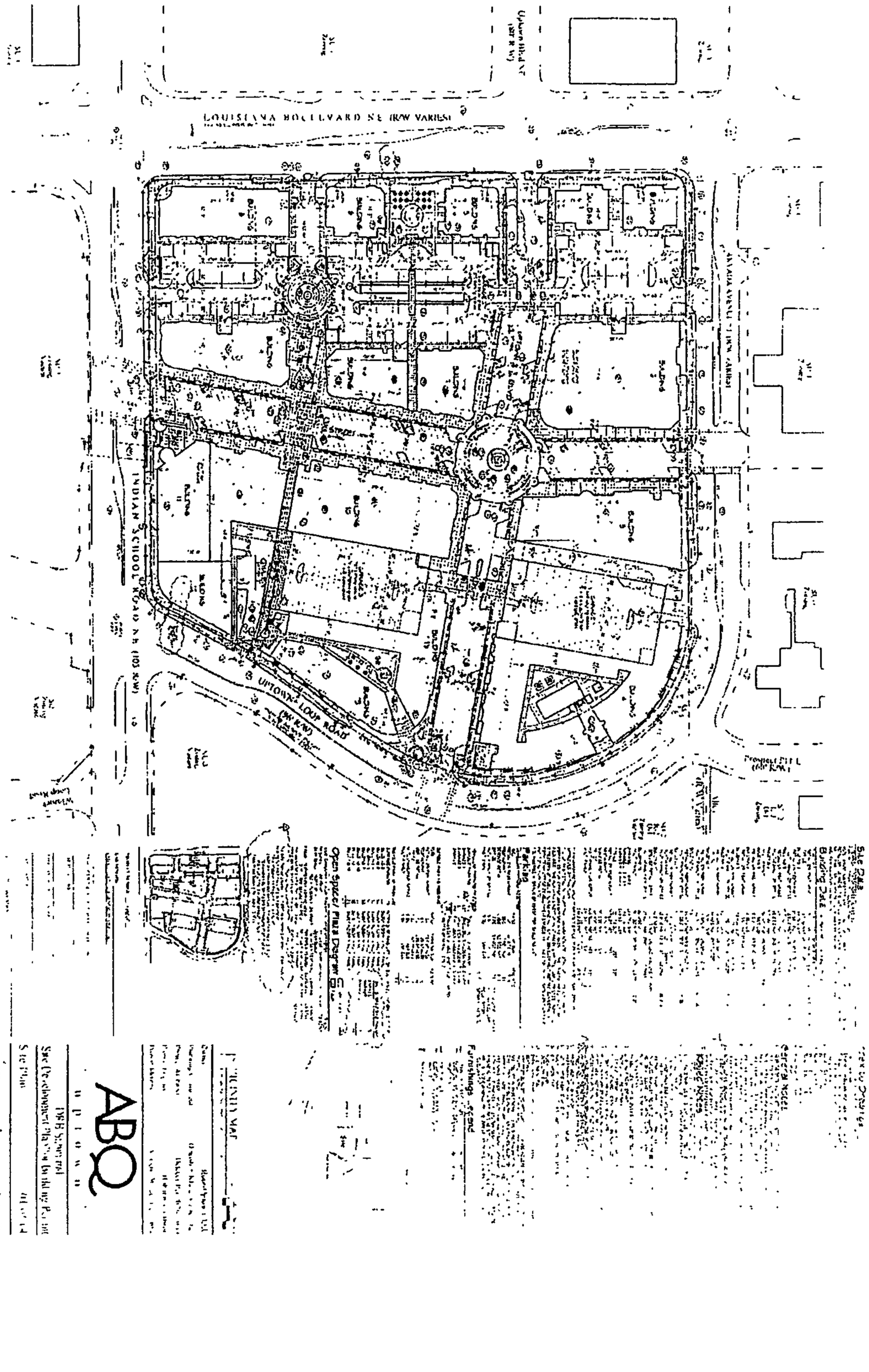
JAM:kla

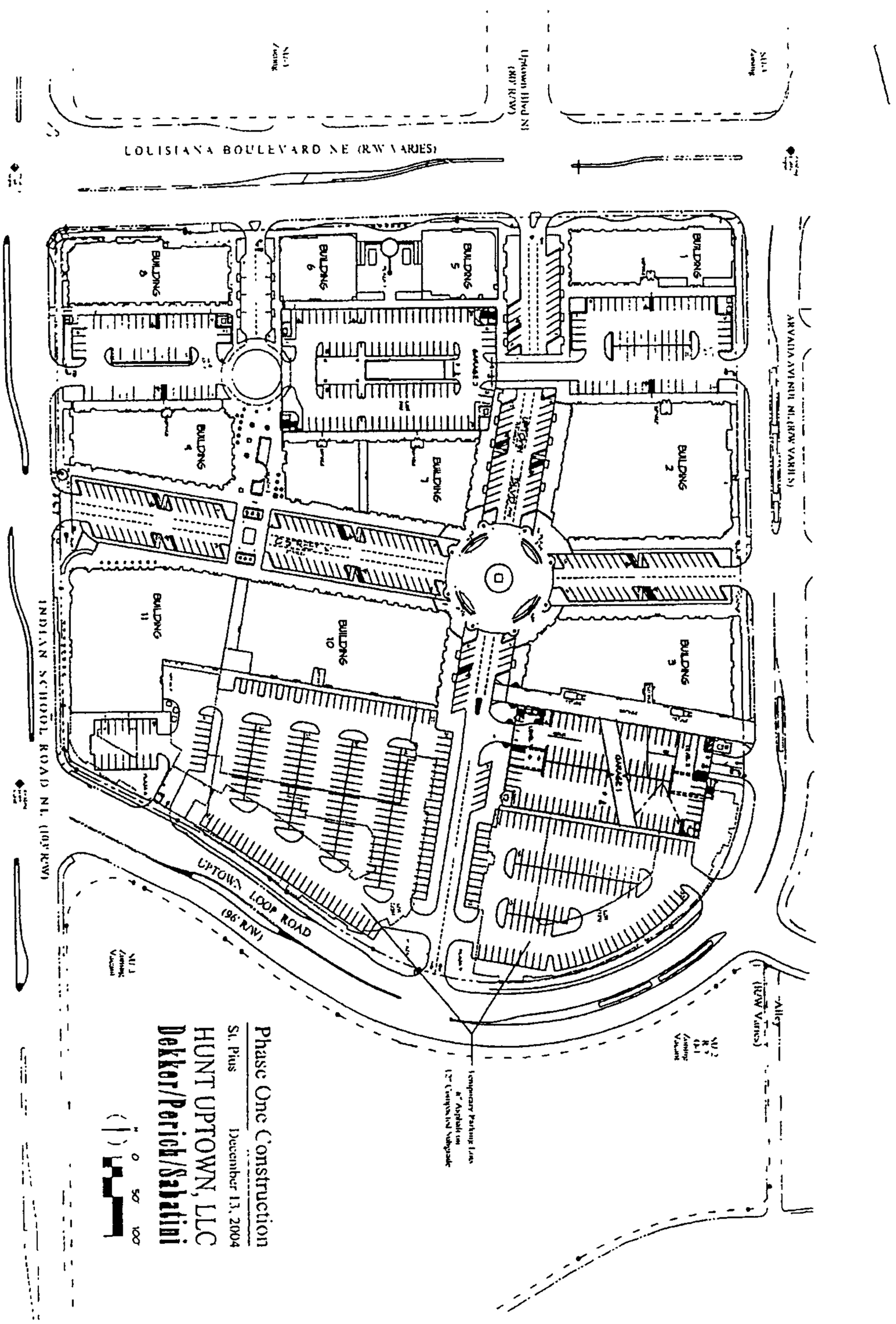
AGREED:

CITY OF ALBUQUERQUE, a
municipal corporation

By: _____
Its: Planning Director

JAM:kla
Enclosure
cc w/enc.: Richard Dineen, Planning Director


LOUISIANA BOULEVARD NE (ROW VARIES)
INDIAN SCHOOL ROAD NE (100' ROW)
UPTOWN LOOP ROAD
(50' ROW)
ABQ


LOUISIANA BOULEVARD NE (R/W VARIES)
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 10
BUILDING 11
ARVADA AVENUE NE (R/W VARIES)
INDIAN SCHOOL ROAD NE (105' R/W)
UPTOWN LOOP ROAD
(96' R/W)
Alley
(16' R/W Varies)
Temporary Parking Lots
w/ Asphalt on
12" Compacted Subgrade
Phase One Construction
St. Pius
December 13, 2004
HUNT UPTOWN, LLC
Dekker/Perich/Sabatini

Bohannan Huston Inc.

H-19/D073

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

April 26, 2005

File

Mr. Jim Carnes
Bradbury Stamm Construction
PO Box 10850
Albuquerque, NM 87184-0850

Re: Existing Storm Sewer Removal for the ABQ Uptown Off-Site Drainage Project

Dear Mr. Carnes:

On March 8, 2005, representatives from BHI, Bradbury Stamm, and Hunt Building Corp met with the City of Albuquerque to discuss construction phasing and sequencing for the ABQ Uptown Off-Site drainage project. The two major topics were traffic control associated with the new storm drain facilities in Indian School Road and Uptown Loop Road and maintaining the 10-year storm water capacity within the existing storm drain system during construction.

The City expressed concerns with scheduling traffic control along Indian School and Louisiana. Construction within Louisiana Boulevard and Indian School needs to be scheduled in between the Wyoming construction and the Pennsylvania bridge construction. All parties were in agreement with the contractor proposed construction phasing and traffic control plan.

Richard H. Dourte, City Engineer, requested that the engineer and the contractor ensure that the 10-year storm is able to pass through the storm drain system during all phases of construction. BHI verified sufficient capacity within the existing 84" storm drain currently diverting storm water to the AMAFCA channel in I-25. In order to meet this requirement, the contractor will have to build the new storm drain system from the connection at Espanola to the existing storm drain in Uptown Loop Road south of Indian School prior to removing the existing 60" storm drain located within the St. Pius site. The City agreed that the construction of the storm drain within Uptown Loop Road would not significantly impact traffic, and therefore these construction activities could take place simultaneously with the Pennsylvania Bridge construction and Wyoming Boulevard construction.

If you have any questions related to these issues, please call me at 823-1000

Sincerely,

Scott Medina

Scott Medina, P.E.
Project Engineer
Water Resources Group

SM/vs
Enclosure

cc: Tom Phillley, Hunt Building Corp. (w/encl.)
Richard Dourte, City of Albuquerque (w/encl.)
Brad Bingham, City of Albuquerque (w/encl.)
Matt, Santistevan, BHI (w/encl.)

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

Sent to
Bruce OB/H.
4/15/05
Thx Lauren

REQUEST FOR INFORMATION

No. 00007

ruction, Inc.

PROJECT: ABQ Uptown

PROJECT #: 0502

TO: **Dekker Perich Sabatini Architects**
Attn: Jim Welby
6801 Jefferson NE, Suite 100
Albuquerque, NM 87109

DATE: 4/8/2005

SUBJECT: Existing Storm Sewer Removal

REQUESTED BY: Bradbury Stamm Construction, In

FAX #: 505-761-4222

ANSWER REQUESTED BY: 4/15/2005

Information Requested:

Some time ago we met with the City and the Civil Engineer to discuss how we can proceed with the Project and not impact completion due to City restriction on when we can construct in Loisiana Boulvard. Please confirm that we were advised that constructing the Offsite Storm Sewer from the tie-in on the south side of Indian School on the lower end to Espanola Rd. on the upper end is adquate to remove the existing storm sewer on site.

Response:

Signed: _____ **Date:** _____

3701 Paseo Del Norte NE, Albuquerque, New Mexico 87113-1522
P.O. Box 10850, Albuquerque, New Mexico 87184-0850
Tel: (505) 765-1200
Fax: (505) 842-5419

File
HM/D 073

HUNT UPTOWN LLC
4401 N. MESA ST.
EL PASO, TEXAS 79902
915-533-1122

February 28, 2005

Mr. Richard Dourte
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: ABQ Uptown – Agreement regarding Proposed Property Replat and Existing Public Storm Drains

Dear Richard:

ABQ Uptown wishes to submit and file a survey replat of the property in the very near future. In this replat, in accordance with the DRB-approved vacation actions, the existing storm drain easements will be removed from the property.

Almost concurrently, ABQ Uptown will be beginning public work order projects that physically remove existing storm drains on the property. The replat, and associated easement removal, will be filed in advance of the actual construction completion.

In accordance with the instructions provided by yourself and Kevin Curran, the undersigned agree that the existing storm drains will remain in operation until the new replacement storm drains are in place and operating.

We appreciate working with you to resolve this platting versus construction situation.

Sincerely,
Gary Sapp, Hunt Uptown LLC

_____ 2/28/05 (signature and date)

James R. Topmiller, Bohannan Huston, agent

_____ 4/26/05 (signature and date)

Conceptual Drainage Management Plan

Site Location and Background Information

The purpose of this submittal is to present a conceptual drainage and grading plan for the proposed Uptown development at the St. Pius Site on the northeast corner of Indian School and Louisiana Blvd. The proposed use of this site is a mix of residential, retail and office space. The site is in rainfall zone 3 as defined by figure A-1 of the DPM section 22. The legal description of the site is Tract A-1 of the Plat of Tracts A-1, B-1 and B-1 St. Pius X Subdivision. Please see the vicinity map on this sheet for a graphic depiction of the site location. This conceptual grading and drainage plan is submitted in support of Site Development Plan approval at DRB.

The most recent drainage report to address drainage off this site and the surrounding area is entitled "*Addendum No.1 for the Drainage Study for the ABQ Uptown Area*", prepared by Bohannan Huston Inc. (hereafter called '*Addendum No. 1*'). This submittal is in compliance with the guidance and recommendations set forth in that report.

Existing Conditions

This site is approximately 17.9acres. 13.8acres of this site is currently being used as a borrow site for the Louisiana, I-40 interchange. Based on the approved grading plan, engineering stamp dated 1/8/04 (H19/D72), there are two ponds constructed on site. These ponds currently accept the runoff produced from the 13.8acres. The remainder of the site drains directly into Indian School Rd. via surface flow. These two ponds will be used for two proposed onsite parking structures that will be built with the construction of this project.

Proposed Conditions

Under proposed conditions the site is divided into two onsite basins as indicated on this sheet, Basin A and Basin B. These basins have similar impervious percentages and associated flow rates as shown on the proposed conditions basin table. The allowable discharge rate for this site is identified in *Addendum No. 1*. According to this report Basin A is referred to as Basin 2A and Basin B is referred to as Basin 2B. The allowable discharge rate for these two basins is 71.93cfs and 13.79cfs respectively. The allowable discharge for these basins can be found on figure 1 of *Addendum No. 1*.

Basin A is approximately 2.88acres and Basin B is 15.04acres. The associated land treatments for these basins are 95% land treatment D and 5% treatment C. According to the methodology outlined in the DPM section 22.2 the corresponding 100yr peak discharge for each basin is 74.32cfs for Basin A and 14.23cfs for Basin B. Basin A and B will drain into an existing 48" RCP pipe in Indian School Rd. These flows will be conveyed to this 48" storm drain via an onsite storm drain system for each basin.

The peak discharges generated for this site are slightly greater then the allowable flows provided in *Addendum No. 1*. There will be an insignificant impact on the drainage system downstream due to this minor increase.

Floodplain

In accordance with FEMA community map panel #35001C0352 E, the site is not located within a floodplain.

Offsite Flows

There are no upstream offsite flows which will impact this site. In addition, the site will not have any detrimental impact on downstream drainage infrastructure since the proposed peak discharge is increased by an insignificant amount.

Conclusions

This drainage submittal has been prepared in accordance with City of Albuquerque requirements, and complies with *Addendum No. 1* drainage plan for this area. This plan clearly demonstrates the proposed grading and drainage concepts. The implementation of these concepts would result in the safe passage of the 100 year storm event. With this submittal we request hydrology department approval of this Conceptual Grading and Drainage Plan for Site Development Plan approval by the DRB.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 12, 2004

Bruce Stidworthy, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE – Courtyard 1
Albuquerque, NM 87109

Re: ABQ Uptown St. Pius Site, NE Corner of Indian School and Louisiana Blvd, Site Development Plan

Engineer's Stamp dated 6-08-04 (H19-D73)

Dear Mr. Stidworthy,

Based upon the information provided in your submittal received 6-08-04, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB. Please note that the proposed storm drain must be built and approved before this project can be approved for building permit.

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

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE

August 17, 2006

Mr. Jeffrey L. Mulbery, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE – Courtyard 1
Albuquerque, NM 87109

Re: ABQ UPTOWN ST. PIUS SITE, PARKING STRUCTURE
2241B Q Street
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/18/2005 (H-19/D73)
Certification dated 07/24/2006

Dear Jeff:

Based upon the information provided in your submittal received 08/17/2006, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

Upon acceptance of the required SO-19(s) and the listed deficiencies, please resubmit for permanent C.O.

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

Sincerely,

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

C: CO Clerk
File

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

September 28, 2006

Mr. Jeffrey L. Mulbery, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE – Courtyard 1
Albuquerque, NM 87109

Re: ABQ UPTOWN ST. PIUS SITE, PARKING STRUCTURE
2241B Q Street
Approval of Extension to Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/18/2005 (H-19/D73)
Certification dated 07/24/2006

Dear Jeff:

P.O. Box 1293 Your request, via e-mail, for a 30-day Extension to 10/27/2006 to the Temporary Certificate of Occupancy (C.O.) has been granted by Hydrology.

Albuquerque Upon completion of noted exception(s) listed in the Drainage Certification, dated 07/24/2006, please resubmit an updated Certification for Permanent C.O.

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

New Mexico 87103

Sincerely,

Arlene V. Portillo

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

www.cabq.gov

C: CO Clerk
File