CITY OF ALBUQUERQUE



Planning Department Transportation Development Services

March 6, 2015

Brett Beaty, R.A. Arris Design Group P.O. Box 93693 Albuquerque, NM 87199

Re: Prospect Apartments, 7016 Propect Ave NE

Certificate of Occupancy – Transportation Development

Architect's Stamp dated 05-31-13 (H19-D080)

Certification dated 02-25-14

Dear Mr. Beaty

Based upon the information provided in your submittal received 03-02-15,

Transportation Development has no objection to the issuance of a Permanent

Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building

and Safety Division.

Albuquerque

PO Box 1293

If you have any questions, please contact me at (505)924-3630.

New Mexico 87103

Sincerely,

www.cabq.gov

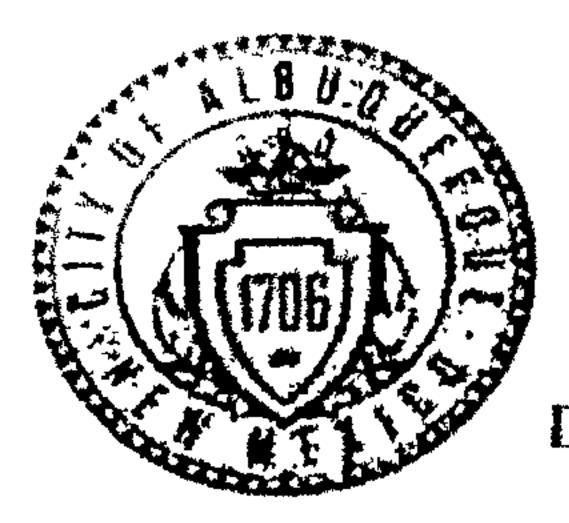
Racquel M. Michel, P.E.

Senior Engineer, Planning Dept. Development Review Services

c:

File

CO Clerk MAO



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Prospect Apartments	Building Permit #:201391936 City Drainage #: H19D080)
DRB#: EPC#:	Work Order#:
Legal Description: LOT 2 & 3, BLOCK B, LOUISI	
City Address: 7016 PROSPECT AVE. NE; ALBU	QUERQUE, NM 87110
Engineering Firm: Mathew O'Grady	Contact:
Address: 8707 La Sala Del Sur NE, Albuquerque	
Phone#: 505-507-1436 Fax#:	E-mail: mathewogradype(a)gmail.co
Owner: Mark Bentz	Contact:
Address: 9800 Lorelei Ln NE, Albuquerque, NN	187111
Phone#: 505-449-7090 Fax#:	E-mail:
Architect: ARRIS DESIGN GROUP	Contact:
Address: P.O. Box 93693, Albuquerque, NM 87	199
Phone#: (505) 301-0358 Fax#:	E-mail: adg@arrisdg.com
Surveyor:	Contact:
Address:	
Phone#: Fax#:	E-mail:
Contractor: Renaissance Man Construction In	
Address: P.O.Box 90118, Albuquerque, NM 871	
Phone#: (505)659-7208 Fax#:	E-mail: mcincnm@gmail.com
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPANCY (PERM) CERTIFICATE OF OCCUPANCY (TCL TEMP) COUNTY ATTOM DEPART APPROVAL
CLOMR/LOMR	CERTIFICATE OF OCCUPANCY (TCL TEMP)"
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION FERMIT AFFROVAL
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPROVAL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVAL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL ESC CERT. ACCEPTANCE
X OTHER (SPECIFY) TRAFFIC CERT.	GRADING CERTIFICATION OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Copy Provided
DATE SUBMITTED: 2/210/15	By: Mille Copy Provided
Requests for approvats of Site Development Plans and/or Subdivision	Plats shall be accompanied by a drainage submittal. The particular nature, location, and

scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

- Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



February 16, 2015

- 🎾

Traffic - Planning Department Euliding Safety Division 600 2" St NW Albuquerque, NM 67102

Traffic Certification:

i, Brett Beaty, NMRA of the firm Arris Design Group, herby certify that this project is in substantial compliance with and in accordance with the design intent of Phase 1 of the approved plan dated May 28, 2013. The record information edited onto the original design document has been obtained by Brett Beaty of the firm Arris Design Group. I further certify that I have personally visited the project site on Friday, February 13, 2015 and have determined by visual inspection that the survey data provided is representative of the actual site conditions of Phase 1 is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a permanent certificate of occupancy.

The record information presented heron 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

Sincerety.

Brett E. Seaty AIA

Principal: Amis Design Group

 $(505)\ 301-0358$

BRETTA BEATY

OF NEW BOOK

BRETTA BEATY

DEFENSE BEATY

BRETTA BEATY

DEFENSE BEATY

BRETTA BEATY

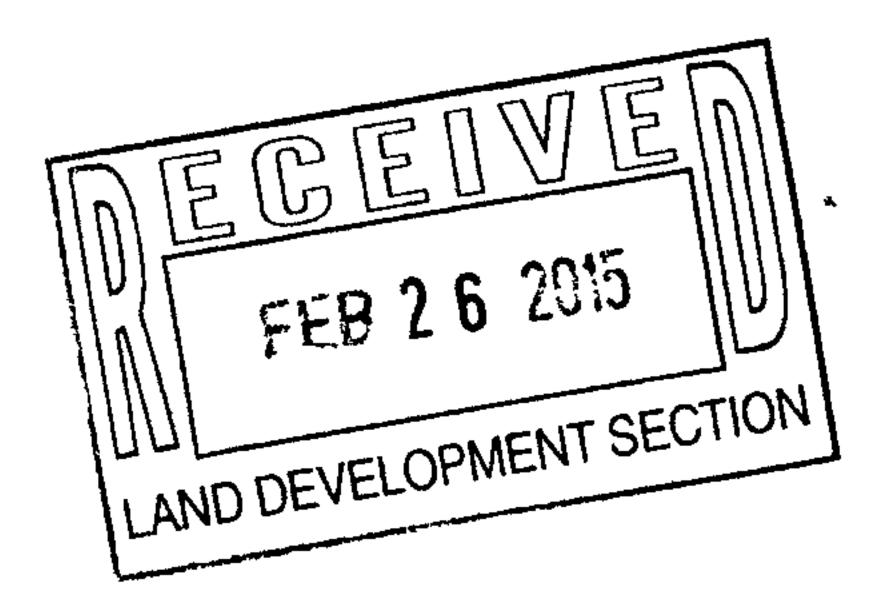
DEFENSE BEATY

BRETTA BEATY

DEFENSE BEATY

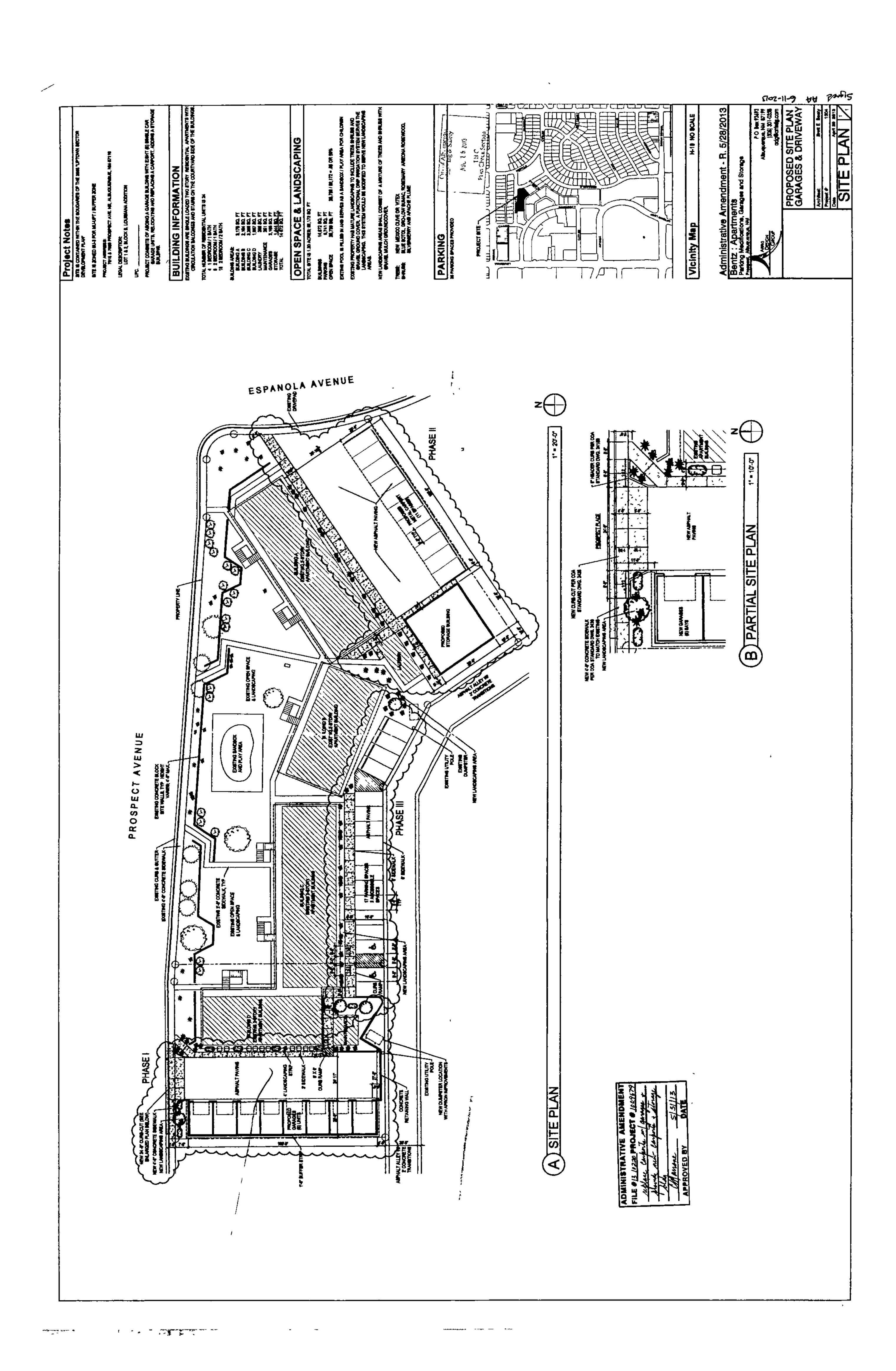
BRETTA BEATY

BRETTA





PO 80× 93693 Albuquerque, NM 87199-3693 Phore: (\$05) 301-0358 Email: ADC/201/505.com



CITY OF ALBUQUERQUE

March 2, 2015



Mathew O'Grady, PE Mathew O'Grady 8707 La Sala Del Sur NE Albuquerque, NM 87110

Re: Prospect Apartments Garages

7016 Prospect Ave NE

Request Permanent C.O. - Accepted

Engineer's Stamp dated: 11-18-13 (H19D080)

Certification dated: 2-23-15

Dear Mr. O'Grady,

Based on the Certification received 2/25/2015, the garages are acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

PO Box 1293

Sincerely,

Albuquerque

Curtis Cherne, P.E.

New Mexico 87103

Principal Engineer,
Planning Department

www.cabq.gov

RR/CC

 \mathbf{C}

email

137-9

City of Albuquerque

Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Prospect Apartments	Building Permit #:201391936 City Drainage #: H19D080
DRB#: EPC#:	Work Order#:
Legal Description: LOT 2 & 3, BLOCK B, LOUIS	
City Address: 7016 PROSPECT AVE. NE; ALBI	JQUERQUE, NM 87110
Engineering Firm: Mathew O'Grady	Contact:
Address: 8707 La Sala Del Sur NE, Albuquerqu	ie, NM 87111
Phone#: 505-507-1436 Fax#:	E-mail: mathewogradype@gmail.co
Owner: Mark Bentz	Contact:
Address: 9800 Lorelei Ln NE, Albuquerque, N	M 87111
Phone#: 505-449-7090 Fax#:	E-mail:
Architect: ARRIS DESIGN GROUP	Contact:
Address: P.O. Box 93693, Albuquerque, NM 8	7199
Phone#: (505) 301-0358 Fax#:	E-mail: adg@arrisdg.com
Surveyor:	Contact:
Address:	
Phone#: Fax#:	E-mail:
Contractor: Renaissance Man Construction In	Contact: Mike Howell
Address: P.O Box 90118, Albuquerque, NM 87	
Phone#: (505)659-7208 Fax#:	E-mail: mcincnm@gmail.com
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL [5 [5] [7] [5] [7]
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL FINAL PLAT APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC)	
X ENGINEER'S CERT (HYDROLOGY)	X CERTIFICATE OF OCCUPANCY (PERMY)
CLOMR/LOMR	CERTIFICATE OF OCCUPANCY (TCL TEMP) DEVELOPMENT SECTION FOUNDATION PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	BUILDING PERMIT APPROVAL BUILDING PERMIT APPROVAL
ENGINEER'S CERT (TCL) ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL SO-19 APPROVAL
	PAVING PERMIT APPROVAL ESC PERMIT APPROVAL
ENGINEER'S CERT (ESC)	THE COURT ADDROLLAT TOO OTDO ACCOUNT ANCE
X OTHER (SPECIFY) Resubmit W/ requested	GRADING CERTIFICATION OTHER (SPECIFY)
Into	
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Copy Proyided
DATE SUBMITTED: 2/24/2015	By: //w/ Chorrell

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

- Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Prospect Apartments	Building Permit #:7	201391936 City Drainage #: H19D080
DRB#:	EPC#:	Work Order#:
Legal Description: LOT 2 & 3, BLOCK I	3, LOUISIANA ADDITION	
City Address: 7016 PROSPECT AVE. N	IE; ALBUQUERQUE, NM 87110	
Engineering Firm: Mathew O'Grady		Contact:
Address: 8707 La Sala Del Sur NE, A	buquerque NM 87111	
	Fax#:	E-mail: mathewogradype@gmail.co
Owner: Mark Bentz		Contact:
Address: 9800 Lorelei Ln NE, Albuqu		
Phone#: 505-449-7090	Fax#:	E-mail:
Architect: ARRIS DESIGN GROUP		Contact:
Address: P.O. Box 93693, Albuquerqu	e. NM 87199	**************************************
	Far#:	E-mail: adg@arrisdg.com
		Camtaati
Surveyor:		Contact:
Address:	Fax#;	E-mail:
Phone#.	гихи.	15-171211.
Contractor: Renaissance Man Const	ruction Inc.	Contact: Mike Howell
Address: P.O Box 90118, Albuquerque	: NM 87199	
	Fax#:	E-mail. mcincnm@gmail.com
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROV	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APP	ROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERM	IT APPROVAL DODGE
GRADING PLAN	SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLA	N (ESC) FINAL PLAT APPROVAL	
ENGINEER'S CERT (HYDROLOGY)	X CERTIFICATE OF OCCUPA	4N4N/PERMELT 1 9 2015
CLOMR/LOMR	CERTIFICATE OF OCCUPA	
TRAFFIC CIRCULATION LAYOUT (TCL) FOUNDATION PERMIT AF	PROMINE
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPRO	DVALAND DEVELOPMENT SECTION
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	VAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROV	AL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL	ESC CERT. ACCEPTANCE
X OTHER (SPECIFY) TRAFFIC CERT.	GRADING CERTIFICATION	N OTHER (SPECIFY)
WAS A PRE-DESIGN CONFEDENCE ATTEND	ED: Yes No Co	ony Provided
WAS A PRE-DESIGN CONFERENCE ATTEND DATE SUBMITTED: 2/17/20/5	ED: Yes No Co By: MIKE HOWELL	Millo 11 (1
	an Cabaliana on Dinte chall be accompanied by a designed	

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

- Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3 Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development.

What I remplished

February 16, 2015

Traffic - Planning Department Building Safety Division 600 2nd St NW Albuquerque, NM 87102

Traffic Certification:

I, Brett Beaty, NMRA of the firm Arris Design Group, herby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated May 28, 2013. The record information edited onto the original design document has been obtained by Brett Beaty of the firm Arris Design Group. I further certify that I have personally visited the project site on Friday, February 13, 2015 and have determined by visual inspection that the survey data provided is representative of the 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 a permanent certificate of occupancy.

The record information presented heron 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

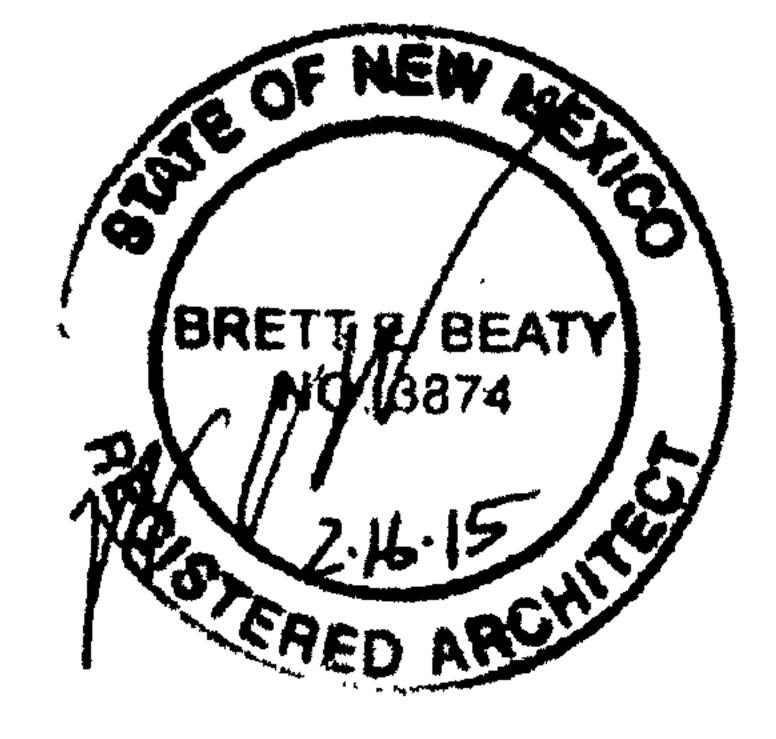
Sincerely,

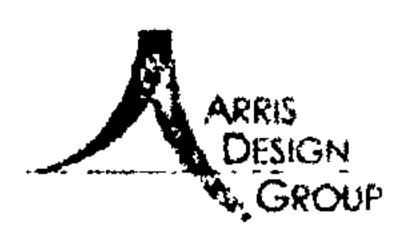
Brett E. Beaty AIA

Principal; Arris Design Group

But E Buty

(505) 301-0358





PO Box 93693 Albuquerque, NM 87199-3693 Phone: (505) 301-0358 Email: ADG@arrisdg.com

CITY OF ALBUQUERQUE



January 17, 2014

Mathew O'Grady, P.E. 8707 La Sala del Oro NE Albuquerque, NM 87110

Re: Prospect Apartments

Garages, Carport, and Parking Modification

Grading and Drainage Plan

Engineer's Stamp Date 1-15-2014 (H19/D080)

Dear Mr. O'Grady,

PO Box 1293

Based upon the information provided in your submittal November 18, 2013, the above referenced plan is approved for Building Permit. Please attach a copy of this approved grading plan to the Building Permit set prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist is required.

Albuquerque

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

New Mexico 87103

Sincerely,

www.cabq.gov

Shahab Biazar, P.E.

Principal Engineer, Planning Dept. Development Review Services

C: e-mail



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Proyect April 128	Building Permit #: 201391936 City Drainage #: <u>F//9/</u> Work Order#:
Legal Description: Lot 5 2 Black B Low	15ina Addition
	7110
Engineering Firm: Makew b'bash	Contact: MARCW D'Grady
Address: 8707 La Sala del Sur NE	Albaresure PM 87/11
hone#: (505) 262-1436 Fax#:	E-mail: Mathewogrady Pelog
owner: MAZK Bentz	Contact: Mark Bentz
	224. PM 87111
hone#: (505) 449-7090 Fax#:	E-mail: mgbentze grail. Lo
Architect: Brett Besty - Arris Design	
Address: 1.0. Box 93693 Abuquesqui	PM 87199
hone#: (595) 301 - 035 % Fax#:	E-mail: ada@assisda.Lot
urveyor:	Contact:
ddress:	#n + 1
hone#: Fax#:	E-mail:
ontractor: TBD.	Contact:
ddress:	
hone#: Fax#:	E-mail:
YPE OF SUBMITTAL:	CK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
	/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL PRI	ELIMINARY PLAT APPROVAL IN 5 P 5 D 70 P
DRAINAGE PLAN RESUBMITTAL S. I	DEV. PLAN FOR SUB'D APPROVM
CONCEPTUAL G & D PLANS. I	DEV. FOR BLDG. PERMIT APPRIMAL JAN 1 4 20%.
	CTOR PLAN APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC) FIN	RTIFICATE OF OCCUPANCY (HERM) DEVELOPMENT SECTION
	RTIFICATE OF OCCUPANCY (TCL TEMP) UNDATION PERMIT APPROVAL
	ILDING PERMIT APPROVAL
	ADING PERMIT APPROVAL SO-19 APPROVAL
	VING PERMIT APPROVAL ESC PERMIT APPROVAL
	RK ORDER APPROVAL ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	ADING CERTIFICATION OTHER (SPECIFY)
AS A PRE-DESIGN CONFERENCE ATTENDED: Yes	No Conu Drowidad
AS A PRE-DESIGN CONFERENCE ATTENDED: Yes	No Copy Provided

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

- 1 Conceptual Grading and Drainage Plan Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2. Drainage Plans Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3. Drainage Report Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4 Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development