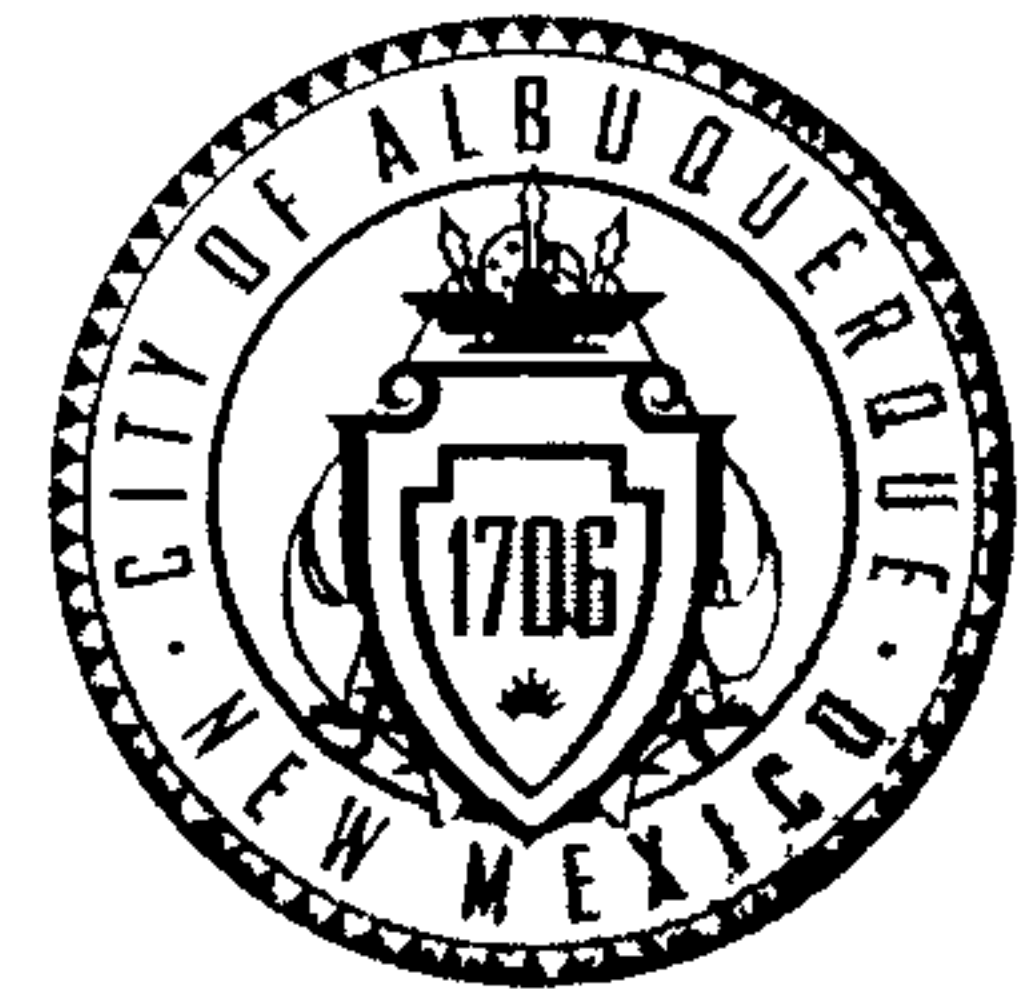


# CITY OF ALBUQUERQUE



**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

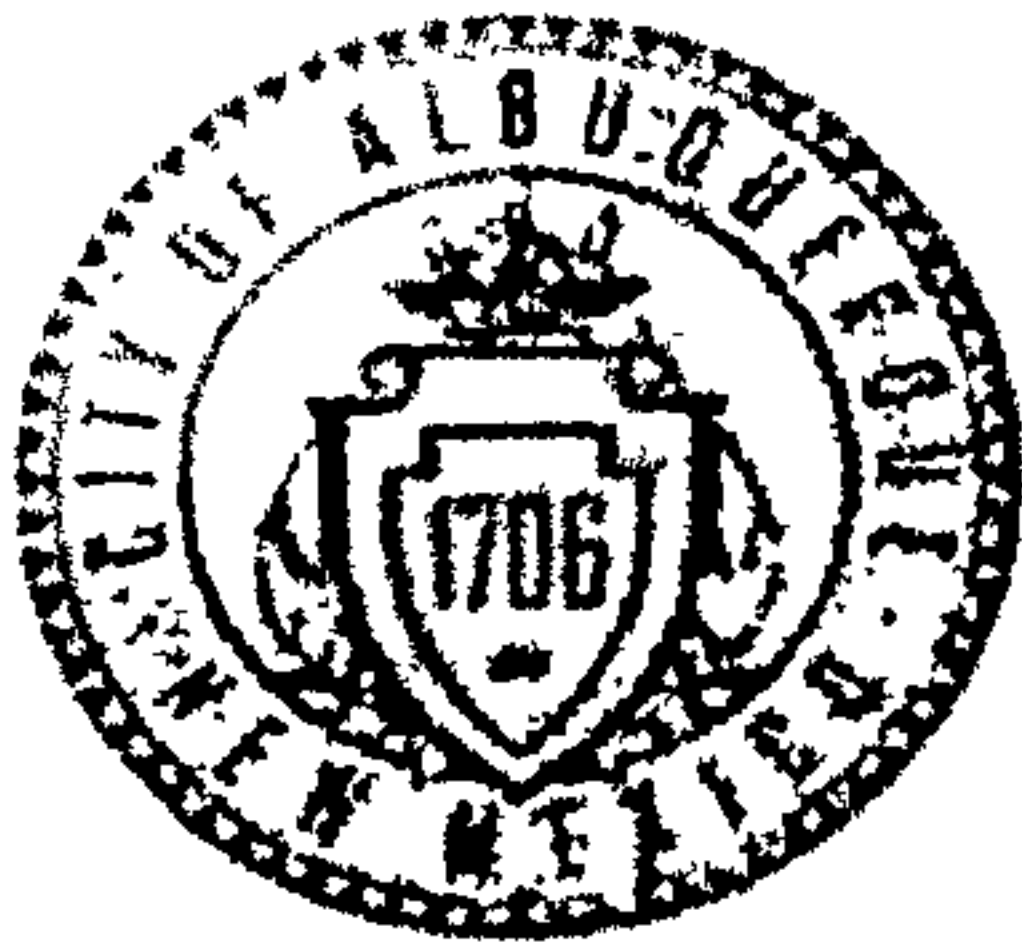
Based upon the information provided in your submittal received 03-02-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

Sincerely,

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, LOUISIANA ADDITION

City Address: 7016 PROSPECT AVE. NE; ALBUQUERQUE, NM 87110

Engineering Firm: Mathew O'Grady Contact: \_\_\_\_\_

Address: 8707 La Sala Del Sur NE, Albuquerque, NM 87111

Phone#: 505-507-1436 Fax#: \_\_\_\_\_ E-mail: mathewogradype@gmail.co

Owner: Mark Bentz Contact: \_\_\_\_\_

Address: 9800 Lorelei Ln NE, Albuquerque, NM 87111

Phone#: 505-449-7090 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: ARRIS DESIGN GROUP Contact: \_\_\_\_\_

Address: P.O. Box 93693, Albuquerque, NM 87199

Phone#: (505) 301-0358 Fax#: \_\_\_\_\_ E-mail: adg@arrisdg.com

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: Renaissance Man Construction Inc. Contact: Mike Howell

Address: P.O. Box 90118, Albuquerque, NM 87199

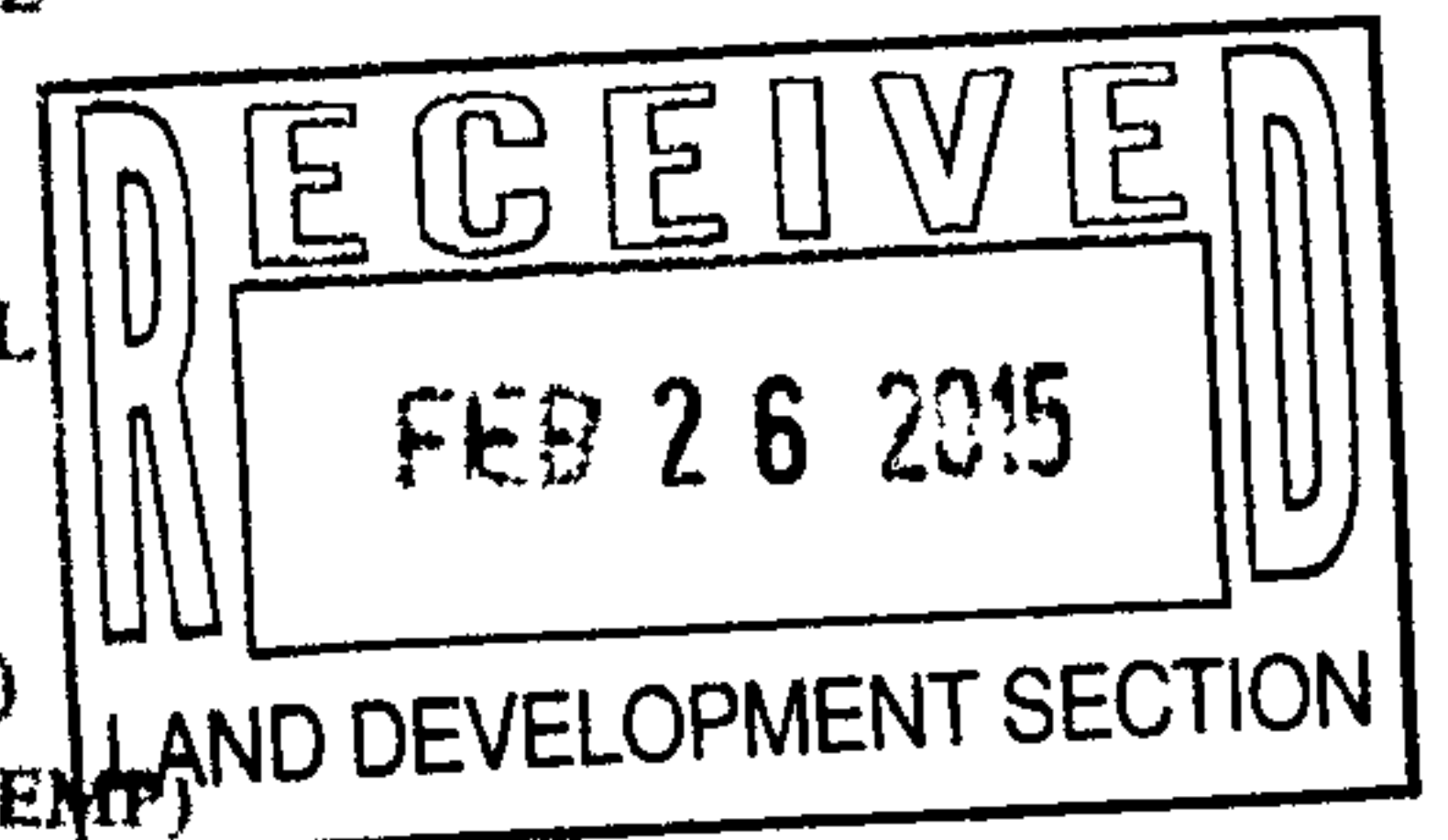
Phone#: (505)659-7208 Fax#: \_\_\_\_\_ E-mail: rmcincnm@gmail.com

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☒ OTHER (SPECIFY) TRAFFIC CERT.

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: 2/26/15 By: Mike Howell

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
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February 16, 2015

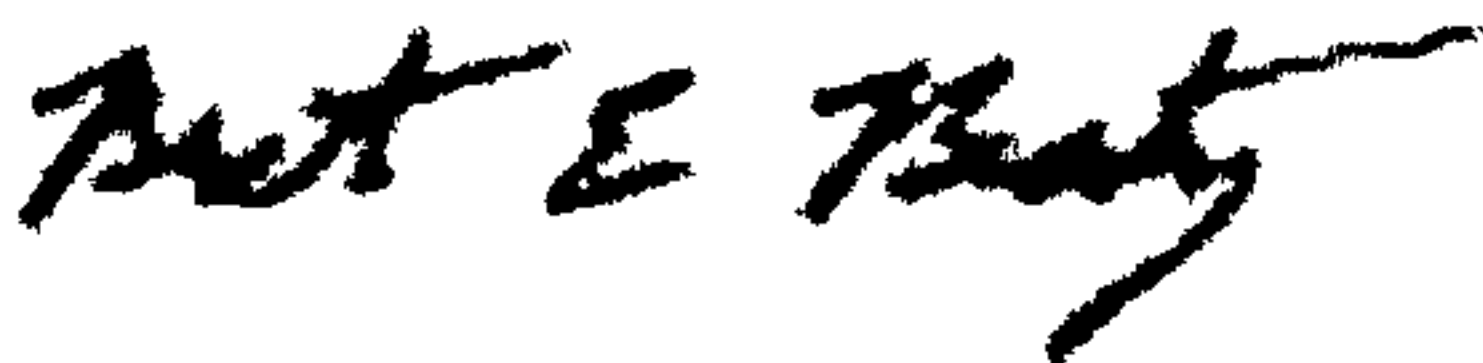
Traffic - Planning Department  
Building Safety Division  
600 2nd St NW  
Albuquerque, NM 87102

**Traffic Certification:**

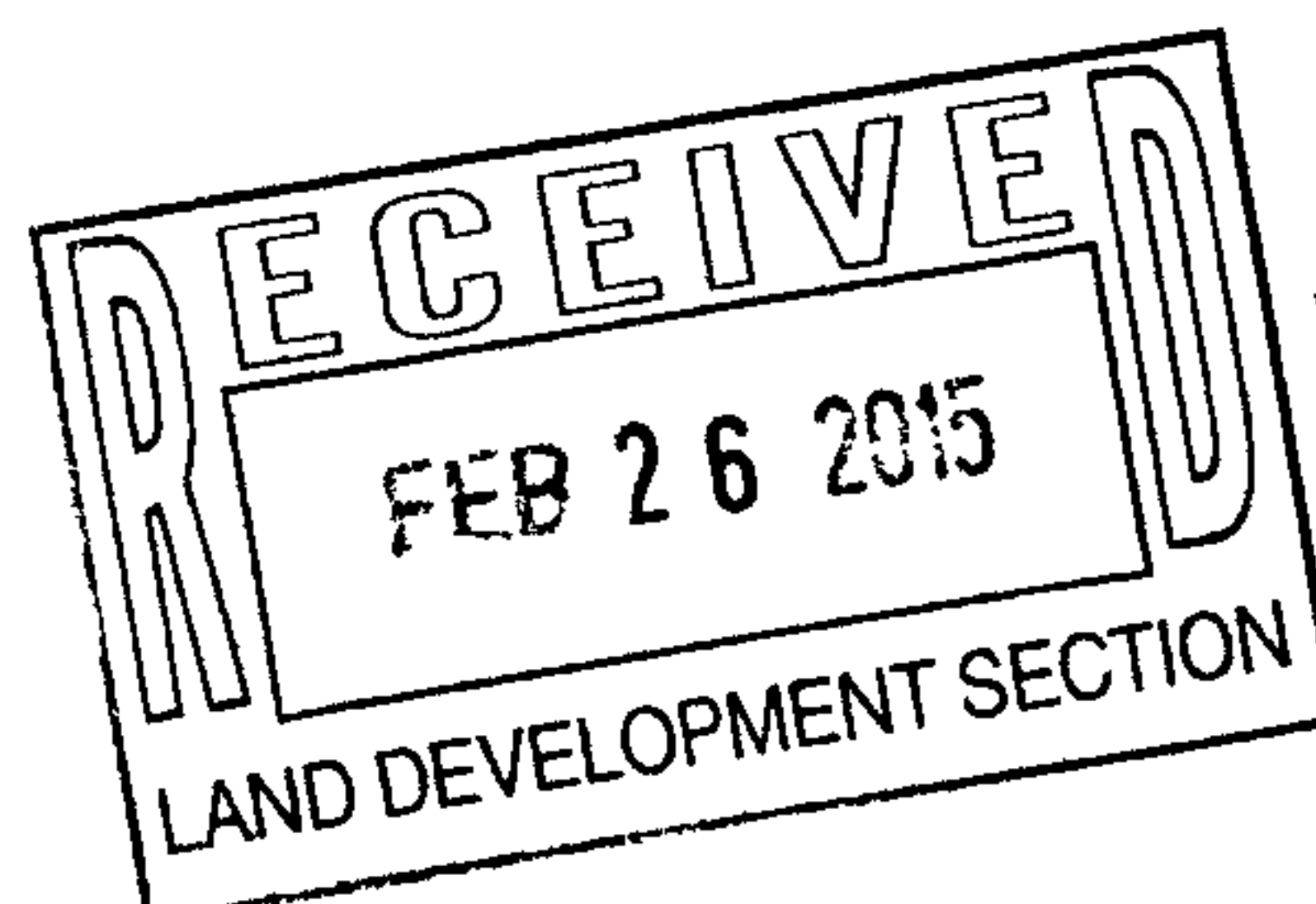
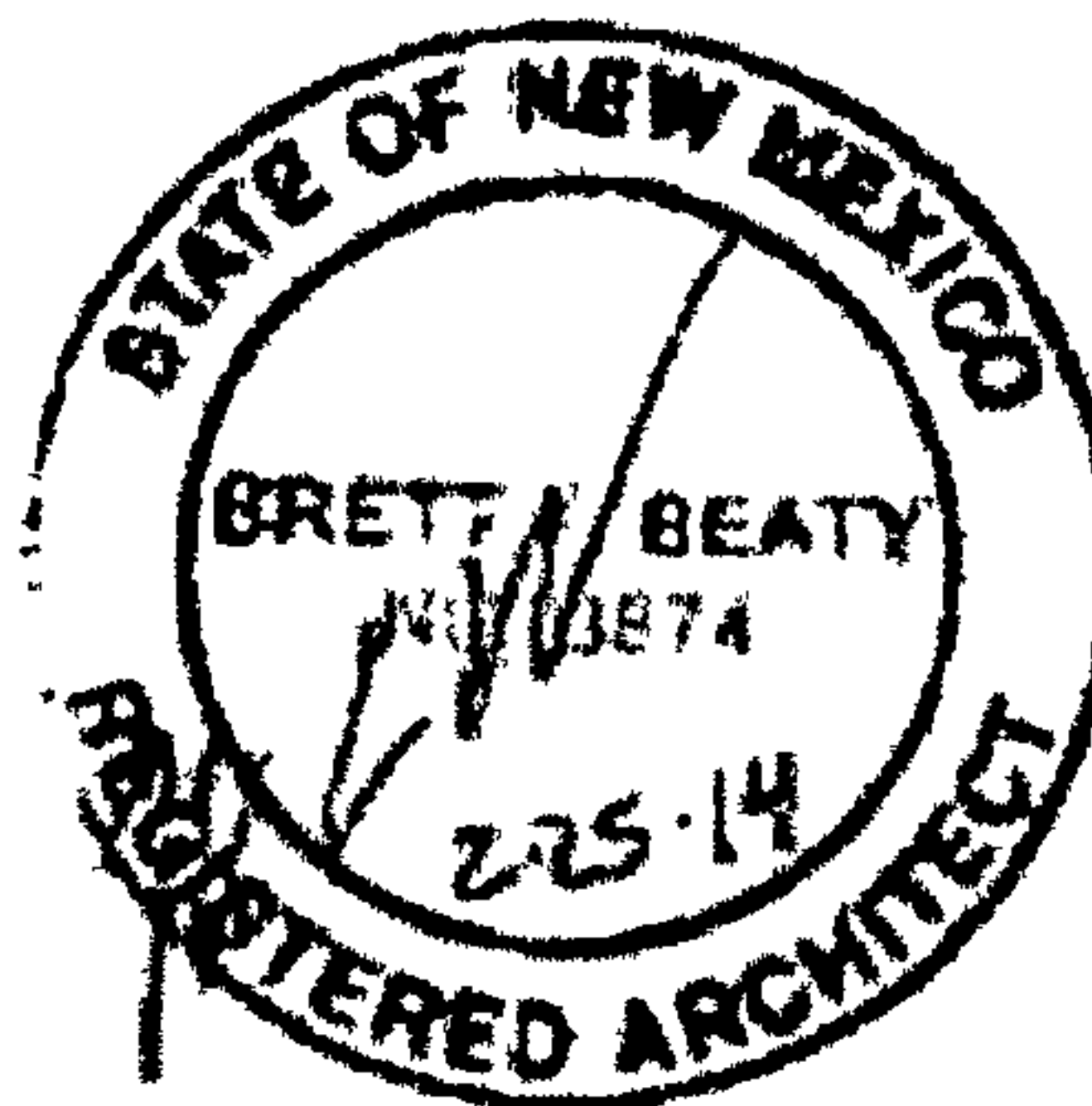
I, Brett Beaty, NMAA of the firm Arris Design Group, hereby certify that this project is in substantial compliance with and in accordance with the design intent of Phase I of the approved plan dated May 28, 2013. The record information edited onto the original design document has been obtained by Brett 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 I 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 herein 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,

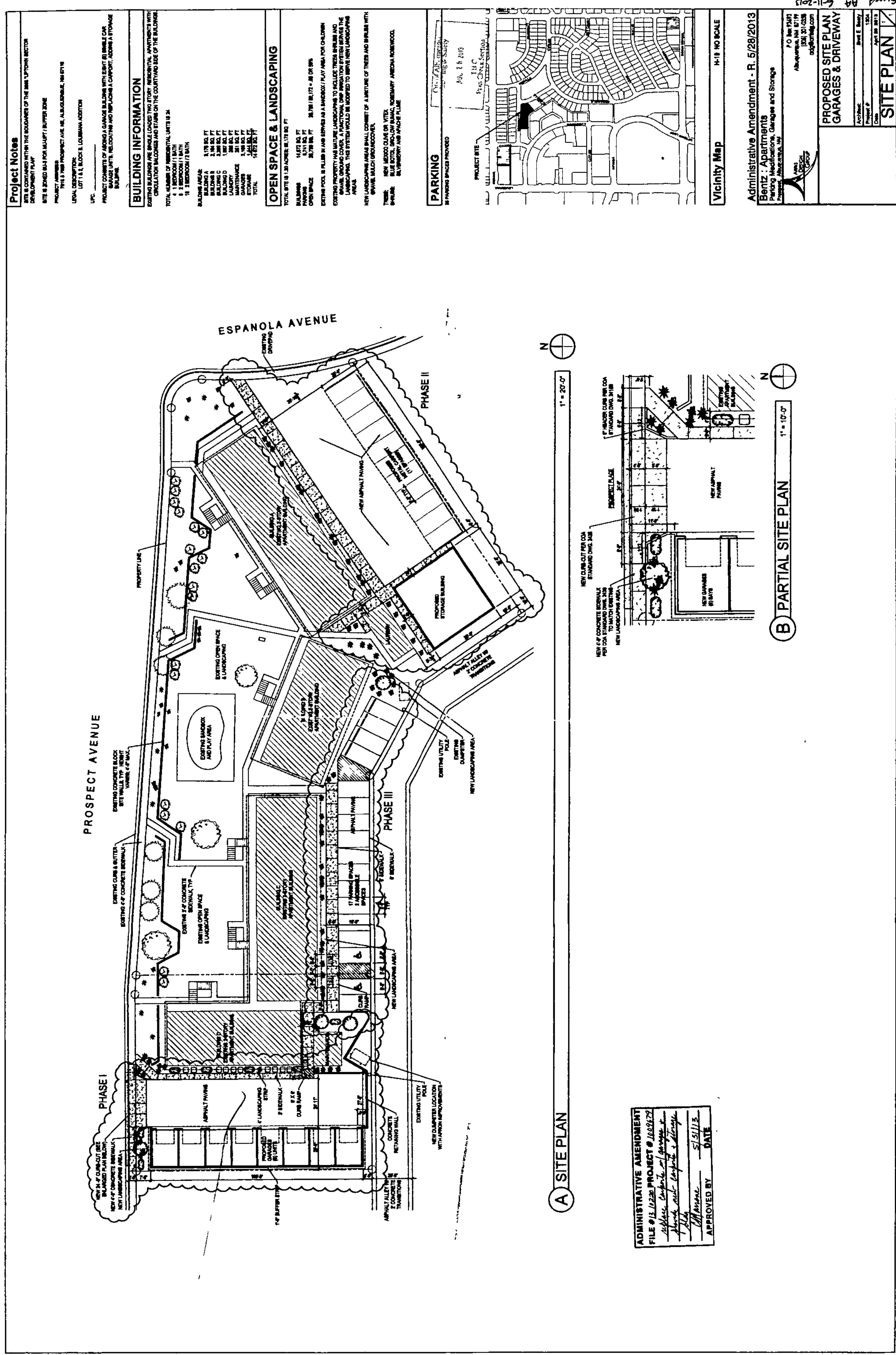


Brett E. Beaty AIA  
Principal, Arris Design Group  
(505) 301-0358

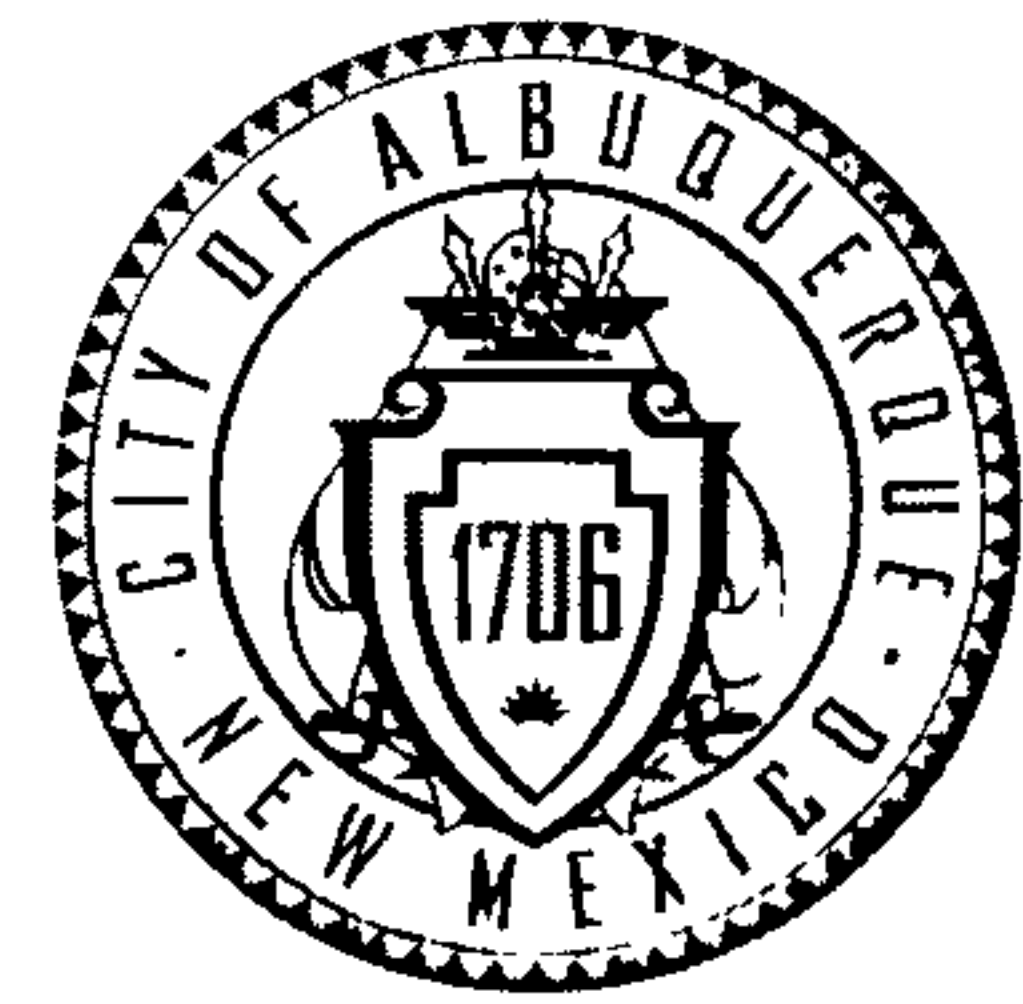


PO Box 93693 Albuquerque, NM 87199-3693  
Phone: (505) 301-0358 Email: ADG@arrisdg.com





# 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

Albuquerque

New Mexico 87103

Sincerely,

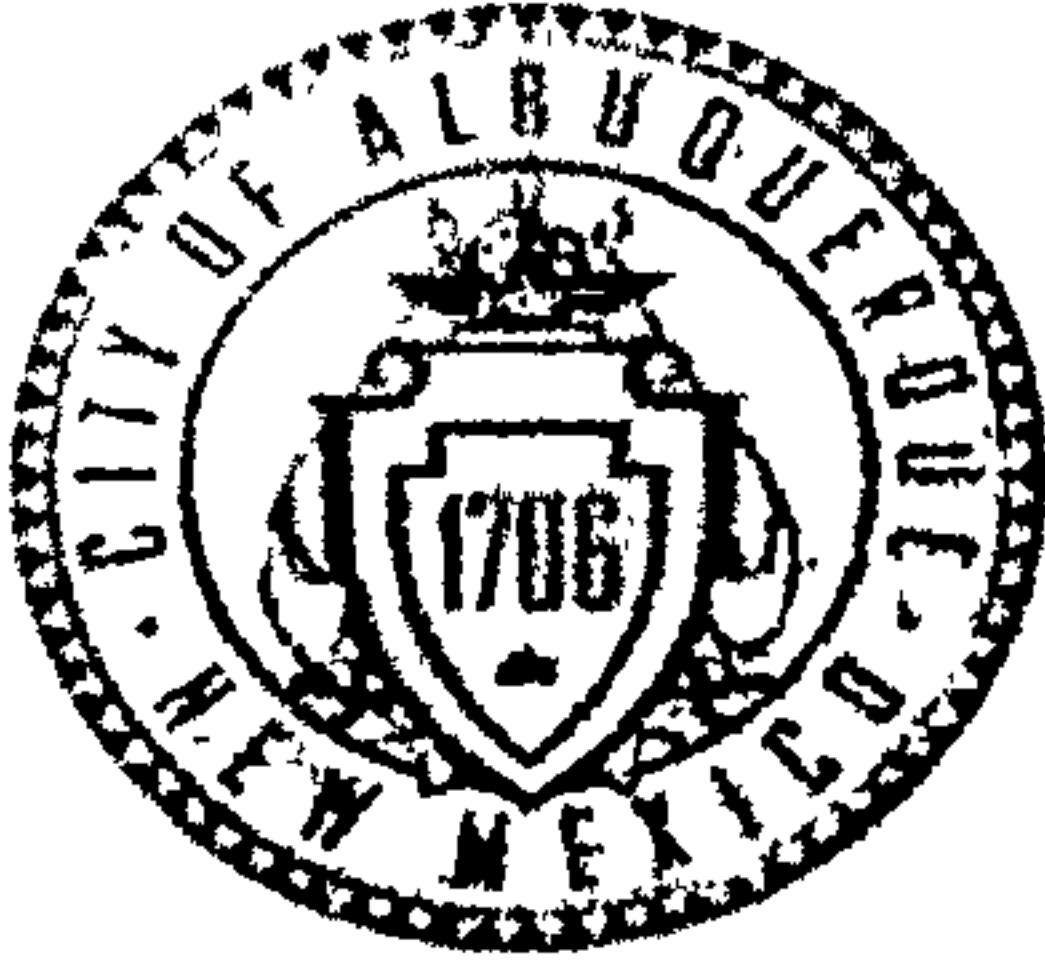
Curtis Cherne, P.E.  
Principal Engineer,  
Planning Department

[www.cabq.gov](http://www.cabq.gov)

C: RR/CC  
email



# 1379



# 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, LOUISIANA ADDITION

City Address: 7016 PROSPECT AVE. NE; ALBUQUERQUE, NM 87110

Engineering Firm: Mathew O'Grady Contact: \_\_\_\_\_

Address: 8707 La Sala Del Sur NE, Albuquerque, NM 87111

Phone#: 505-507-1436 Fax#: \_\_\_\_\_ E-mail: mathewogrady@gmail.com

Owner: Mark Bentz Contact: \_\_\_\_\_

Address: 9800 Lorelei Ln NE, Albuquerque, NM 87111

Phone#: 505-449-7090 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: ARRIS DESIGN GROUP Contact: \_\_\_\_\_

Address: P.O. Box 93693, Albuquerque, NM 87199

Phone#: (505) 301-0358 Fax#: \_\_\_\_\_ E-mail: adg@arrisdg.com

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: Renaissance Man Construction Inc. Contact: Mike Howell

Address: P.O. Box 90118, Albuquerque, NM 87199

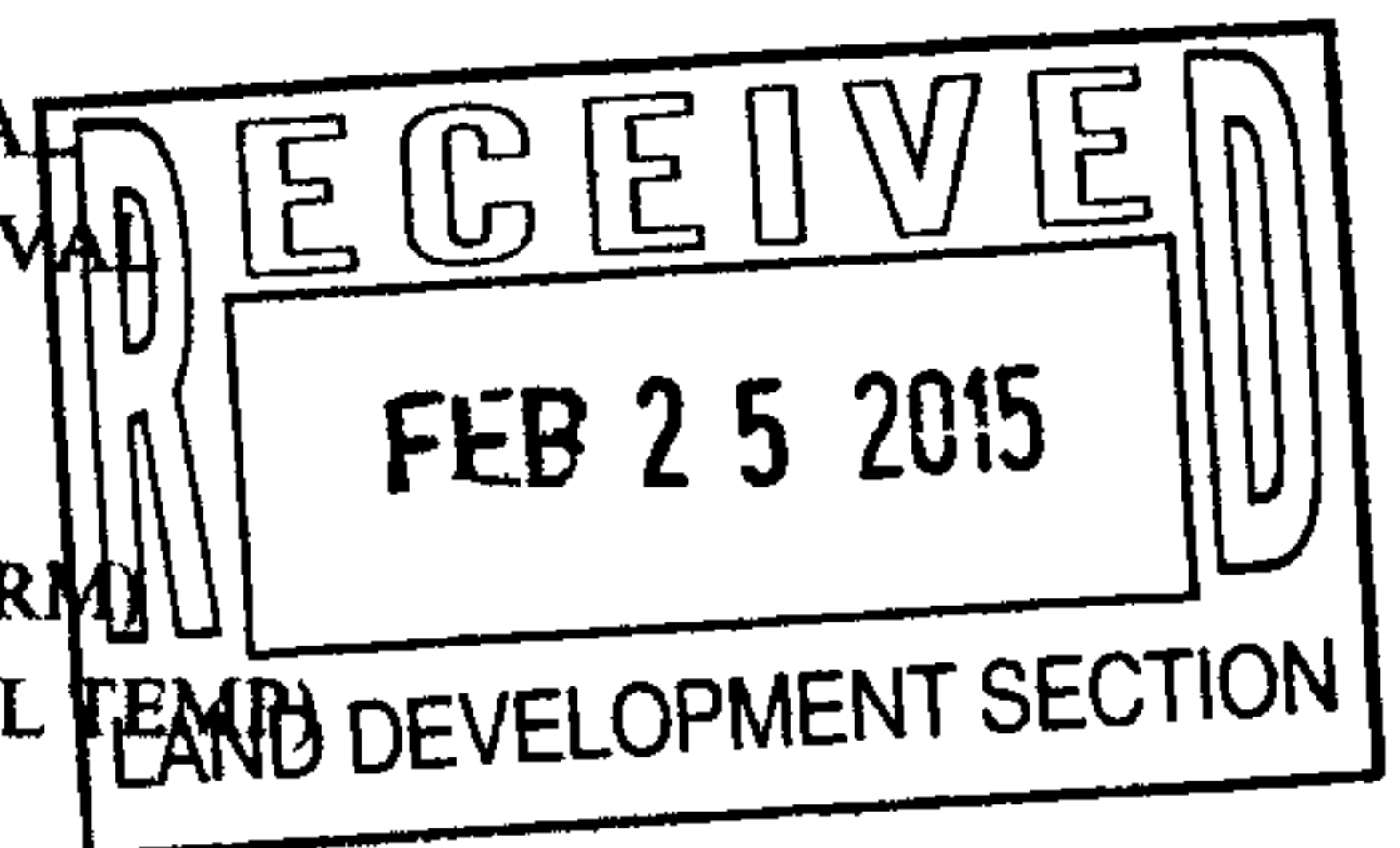
Phone#: (505)659-7208 Fax#: \_\_\_\_\_ E-mail: rmcincnm@gmail.com

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
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- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
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- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☒ OTHER (SPECIFY) Resubmit w/ requested info

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
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- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
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- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_

Yes No Copy Provided

DATE SUBMITTED: 2/24/2015 By: Mike Howell

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
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# 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, LOUISIANA ADDITION

City Address: 7016 PROSPECT AVE. NE, ALBUQUERQUE, NM 87110

Engineering Firm: Mathew O'Grady Contact: \_\_\_\_\_

Address: 8707 La Sala Del Sur NE, Albuquerque, NM 87111

Phone#: 505-507-1436 Fax#: \_\_\_\_\_ E-mail: mathewogrady@gmail.com

Owner: Mark Bentz Contact: \_\_\_\_\_

Address: 9800 Lorelei Ln NE, Albuquerque, NM 87111

Phone#: 505-449-7090 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: ARRIS DESIGN GROUP Contact: \_\_\_\_\_

Address: P.O. Box 93693, Albuquerque, NM 87199

Phone#: (505) 301-0358 Fax#: \_\_\_\_\_ E-mail: adg@arrisdg.com

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: Renaissance Man Construction Inc. Contact: Mike Howell

Address: P.O. Box 90118, Albuquerque, NM 87199

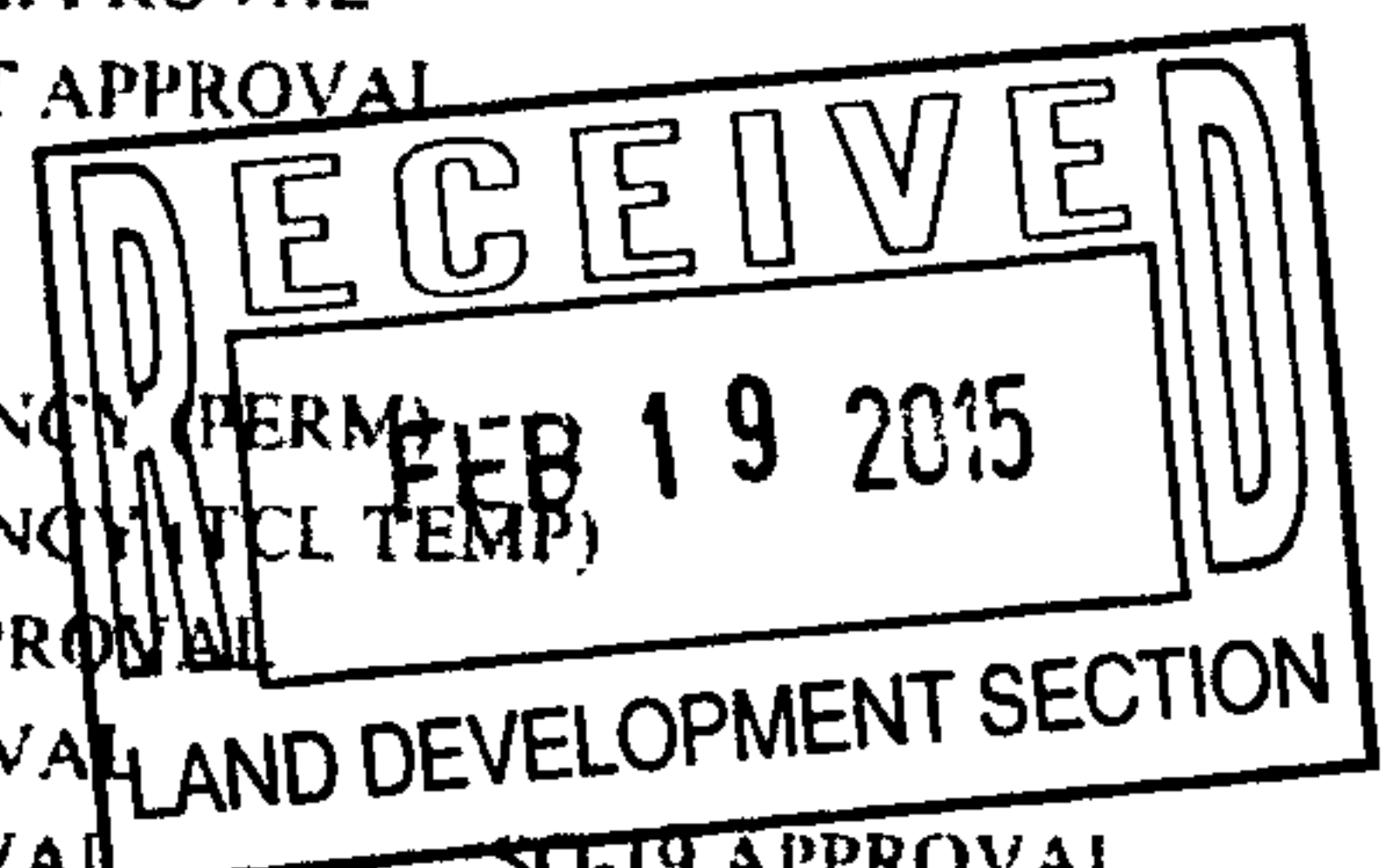
Phone#: (505) 659-7208 Fax#: \_\_\_\_\_ E-mail: mcincnm@gmail.com

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
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- ☐ CLOMR/LOMR
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- ☐ ENGINEER'S CERT (DRB SITE PLAN)
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- ☐ SO-19
- ☒ OTHER (SPECIFY) TRAFFIC CERT.

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- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
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- ☐ GRADING PERMIT APPROVAL
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- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided \_\_\_\_\_

DATE SUBMITTED: 2/17/2015 By: MIKE HOWELL Mike Howell

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

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*Verbal - N*  
*Incomplete*  
*Verbal Cert*



February 16, 2015

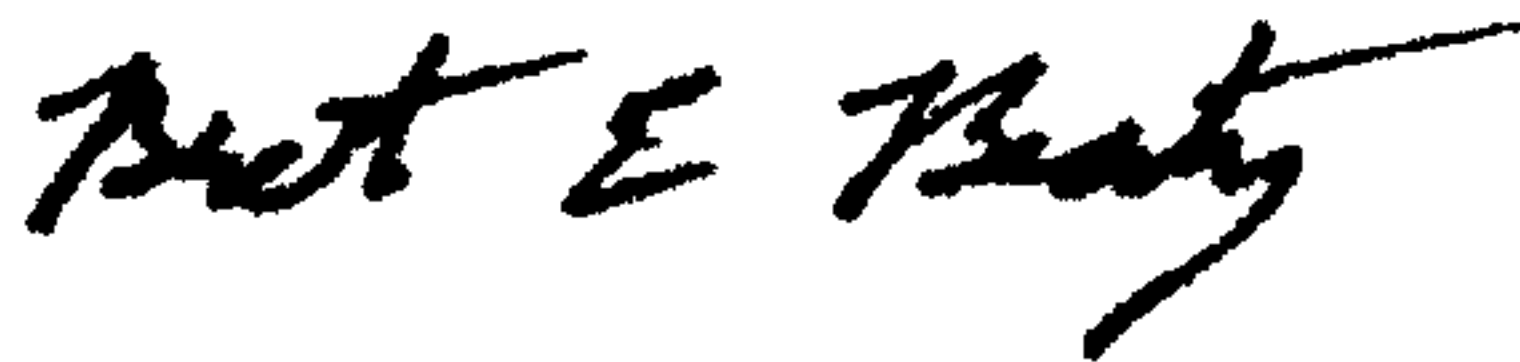
Traffic - Planning Department  
Building Safety Division  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

Traffic Certification:

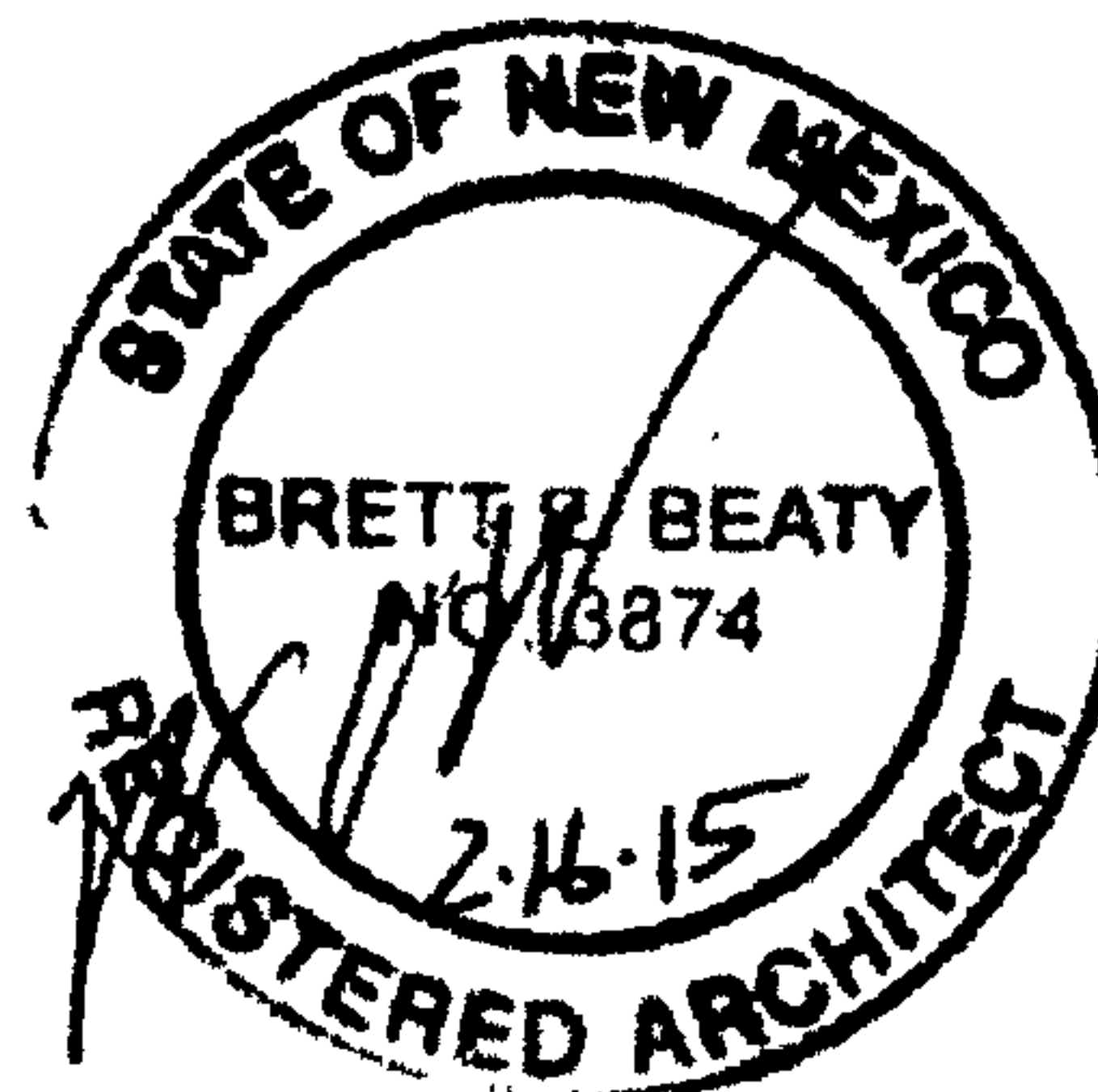
I, Brett Beaty, NMRA of the firm Arris Design Group, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated May 28, 2013. The record information edited onto the original design document has been obtained by Brett Beaty of 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  
(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,

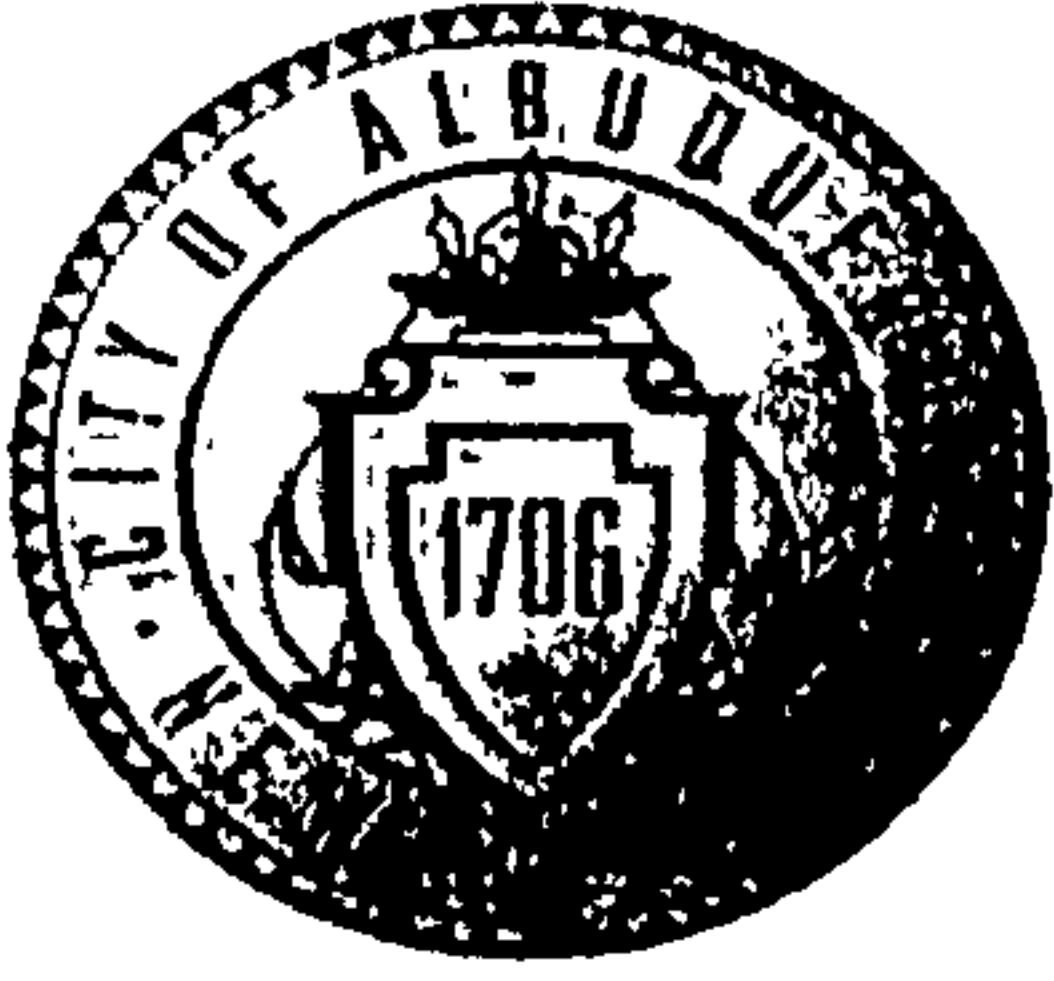
Based upon the information provided in your submittal November 18, 2013, the above referenced plan is approved for Building Permit. Please attach a copy of this approved grading plan to the Building Permit set prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification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

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

Sincerely,

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)

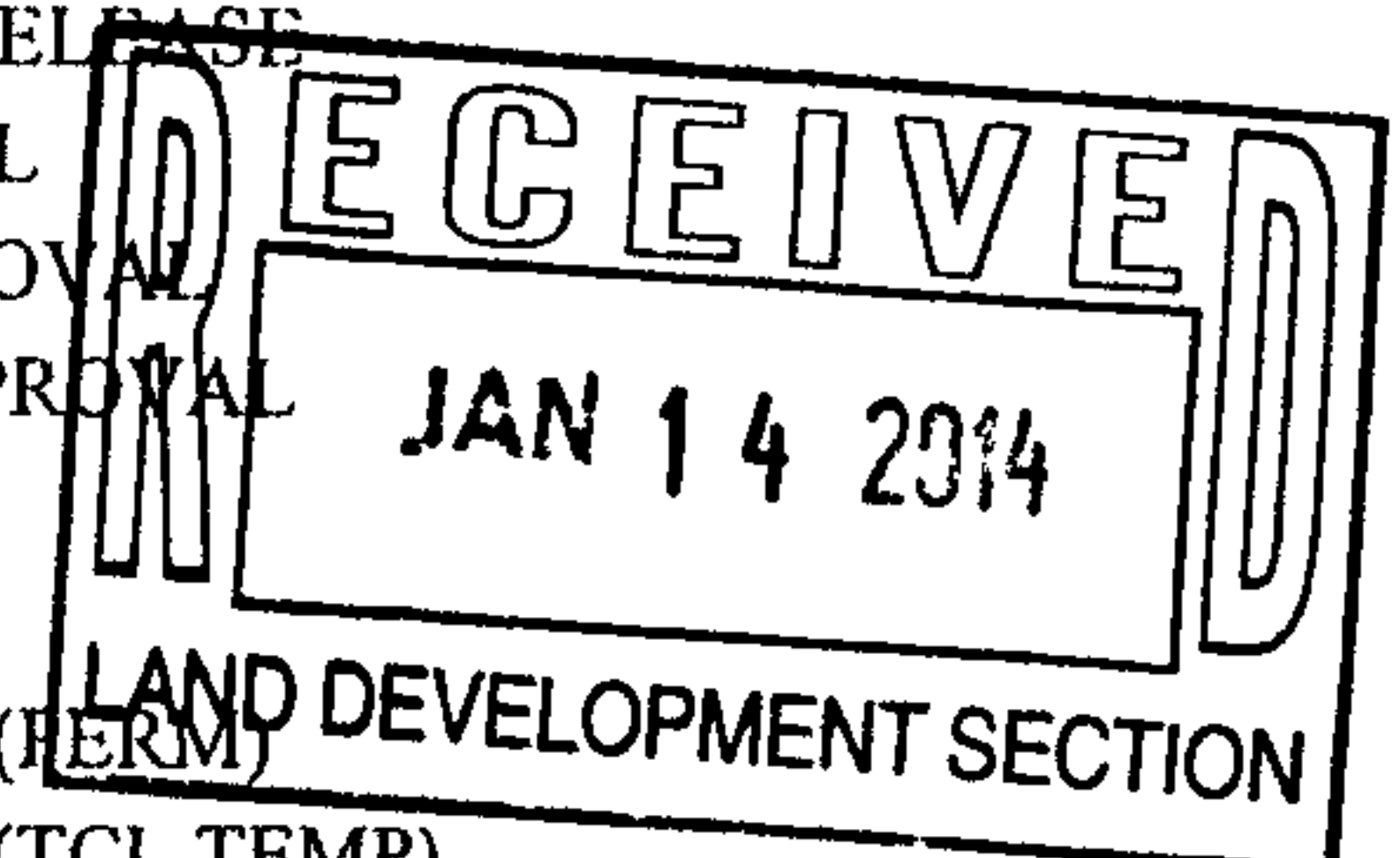
Project Title: Project Apartments Building Permit #: 201391936 City Drainage #: H19/0080  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Lot 1 & 2 Block B Louisiana Addition  
City Address: 7020 Project Ave NE 87110  
Engineering Firm: Matthew D'Grady Contact: Matthew D'Grady  
Address: 8707 La Seta del Sur NE Albuquerque NM 87111  
Phone#: (505) 262-1436 Fax#: \_\_\_\_\_ E-mail: matthewogrady12@gmail.com  
Owner: Mark Bentz Contact: Mark Bentz  
Address: 9800 Lorelei Lane NE Albuquerque, NM 87111  
Phone#: (505) 449-7090 Fax#: \_\_\_\_\_ E-mail: mgbentz@gmail.com  
Architect: Brett Beety - Arris Design Group Contact: Brett Beety  
Address: P.O. Box 93693 Albuquerque NM 87199  
Phone#: (505) 301-0358 Fax#: \_\_\_\_\_ E-mail: adg@arrisdg.com  
Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Contractor: TBD. Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

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☒ DRAINAGE PLAN 1st SUBMITTAL  
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☐ ENGINEER'S CERT (DRB SITE PLAN)  
☐ ENGINEER'S CERT (ESC)  
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☐ CERTIFICATE OF OCCUPANCY (PERM)  
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☐ SO-19 APPROVAL  
☐ ESC PERMIT APPROVAL  
☐ ESC CERT. ACCEPTANCE  
☐ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_

Yes

No

Copy Provided

DATE SUBMITTED: 1-14-2014

By: Brett Beety

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

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