

CITY OF ALBUQUERQUE



September 12, 2006

Mr. John Blasingame, PE
D & P BUILDERS & ENGINEERS, INC.
435 S. Guadalupe, Suite G
Santa Fe, NM 87501

Re: 12TH STREET & MOUNTAIN ROAD OFFICES
1131 Mountain Road NW
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 04/25/2005 (J-13/D83)
Certification dated 09/11/2006

Dear John,

P.O. Box 1293 Based upon the information provided in your submittal received 09/12/2006, the above
referenced certification is approved for release of Permanent Certificate of Occupancy by
Hydrology.

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

New Mexico 87103

www.cabq.gov

Sincerely,

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

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: 12th & Mountain Offices ZONE MAP: J-13/D83
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 1-A Block 1 Rosemont Park Addn
CITY ADDRESS: 1131 Mountain Rd NW

ENGINEERING FIRM: D&P Builders & Engineers, Inc. CONTACT: John Blasingame
ADDRESS: 435 S. Guadalupe #6 PHONE: 505-470-1992
CITY, STATE: Santa Fe, NM ZIP CODE: 87501

OWNER: S & G Properties CONTACT: Sean Gilligan
ADDRESS: 811 Marquette Ar SE PHONE: 440-5814
CITY, STATE: Albuq. NM ZIP CODE: 87102

ARCHITECT: Cisneros Design Studios CONTACT: Erik
ADDRESS: 917-A Copper NW PHONE: 842-6875
CITY, STATE: Albuquerque NM ZIP CODE: 87102

SURVEYOR: Survey Southwest CONTACT: Dan Graney
ADDRESS: 333 Lomas NE PHONE: 988-0303
CITY, STATE: Albuquerque NM ZIP CODE: 87102

CONTRACTOR: Sam Porter Ltd CONTACT: Sam
ADDRESS: 2715 Indian Farm Ln NW PHONE: 263-8993
CITY, STATE: Albu NM ZIP CODE: 87107

TYPE OF SUBMITTAL:

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

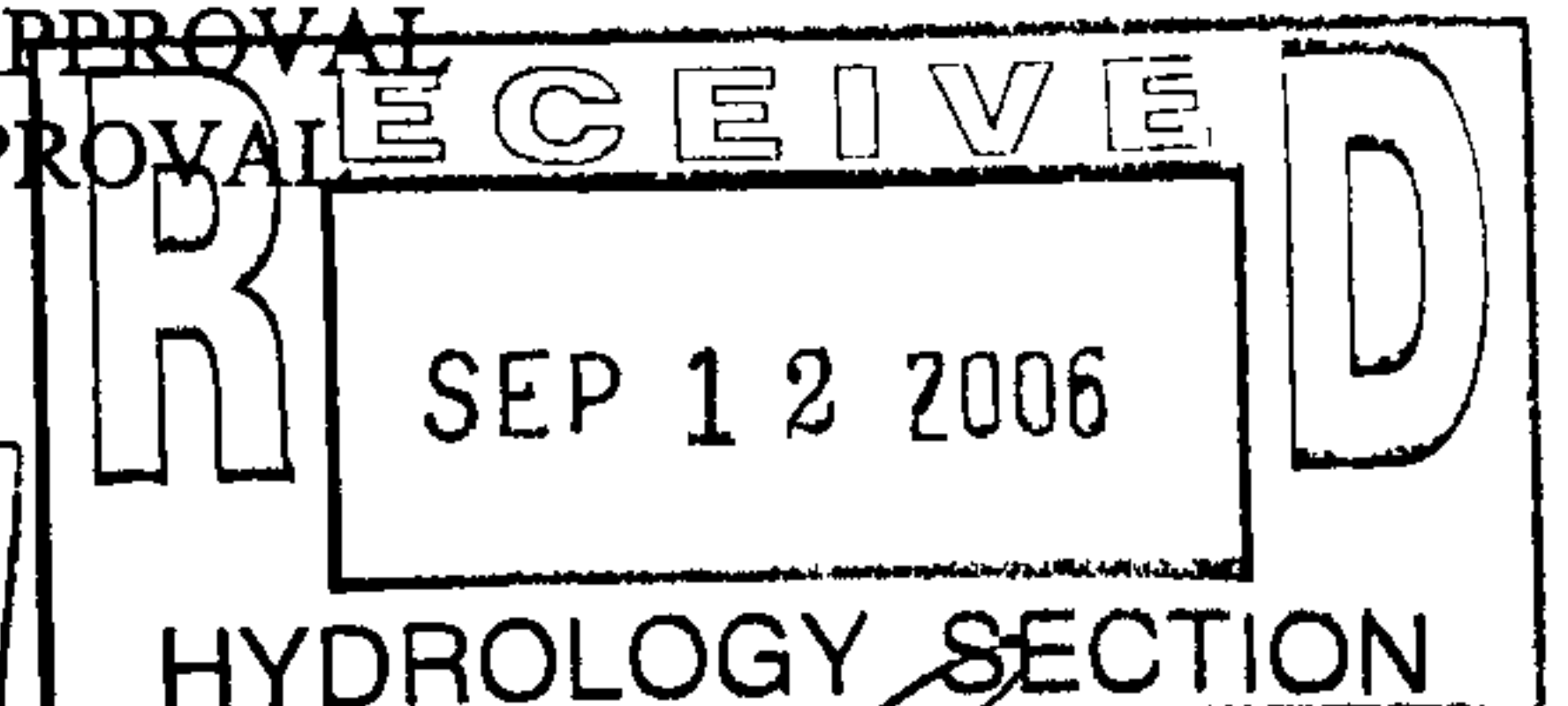
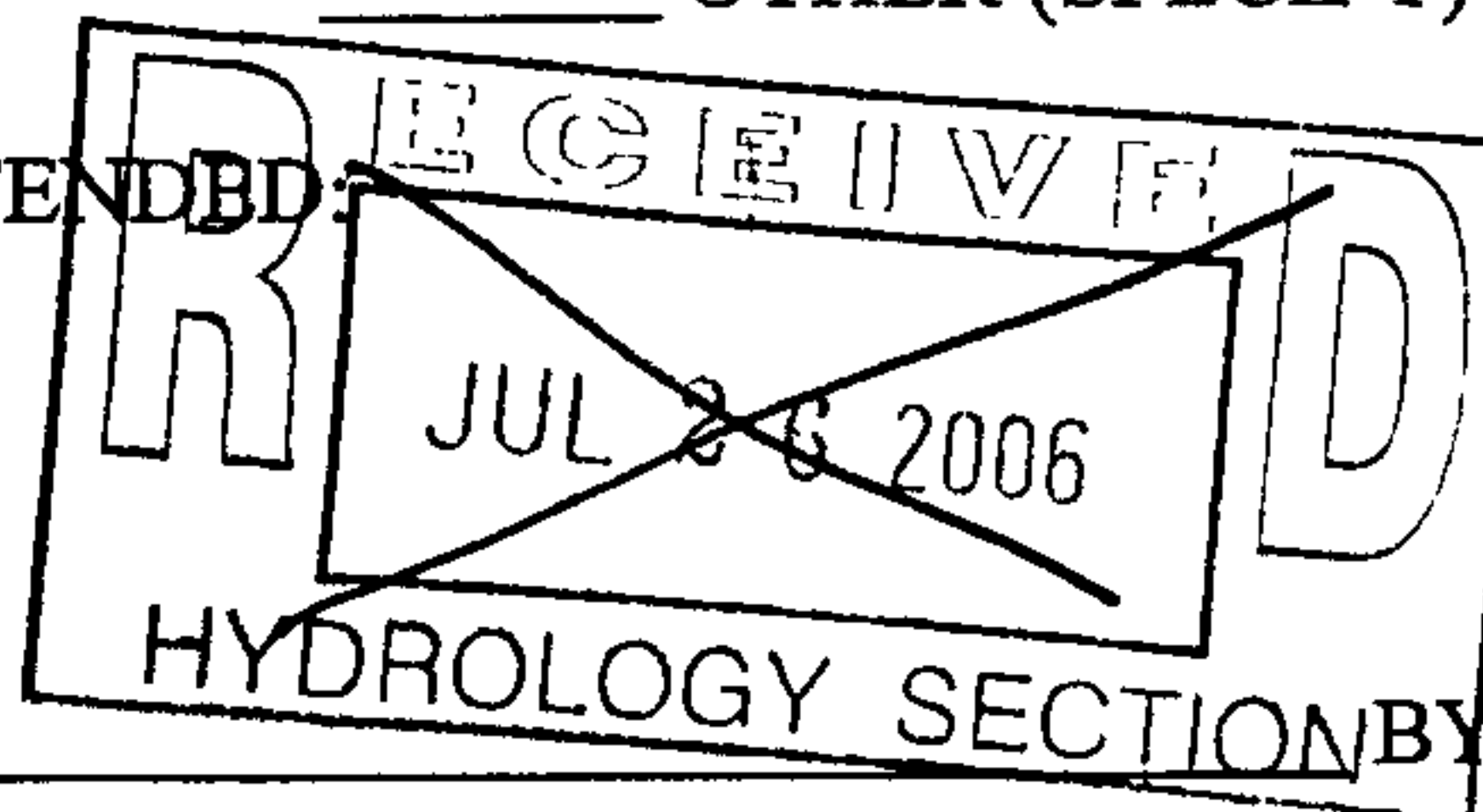
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☒ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 9/12/06

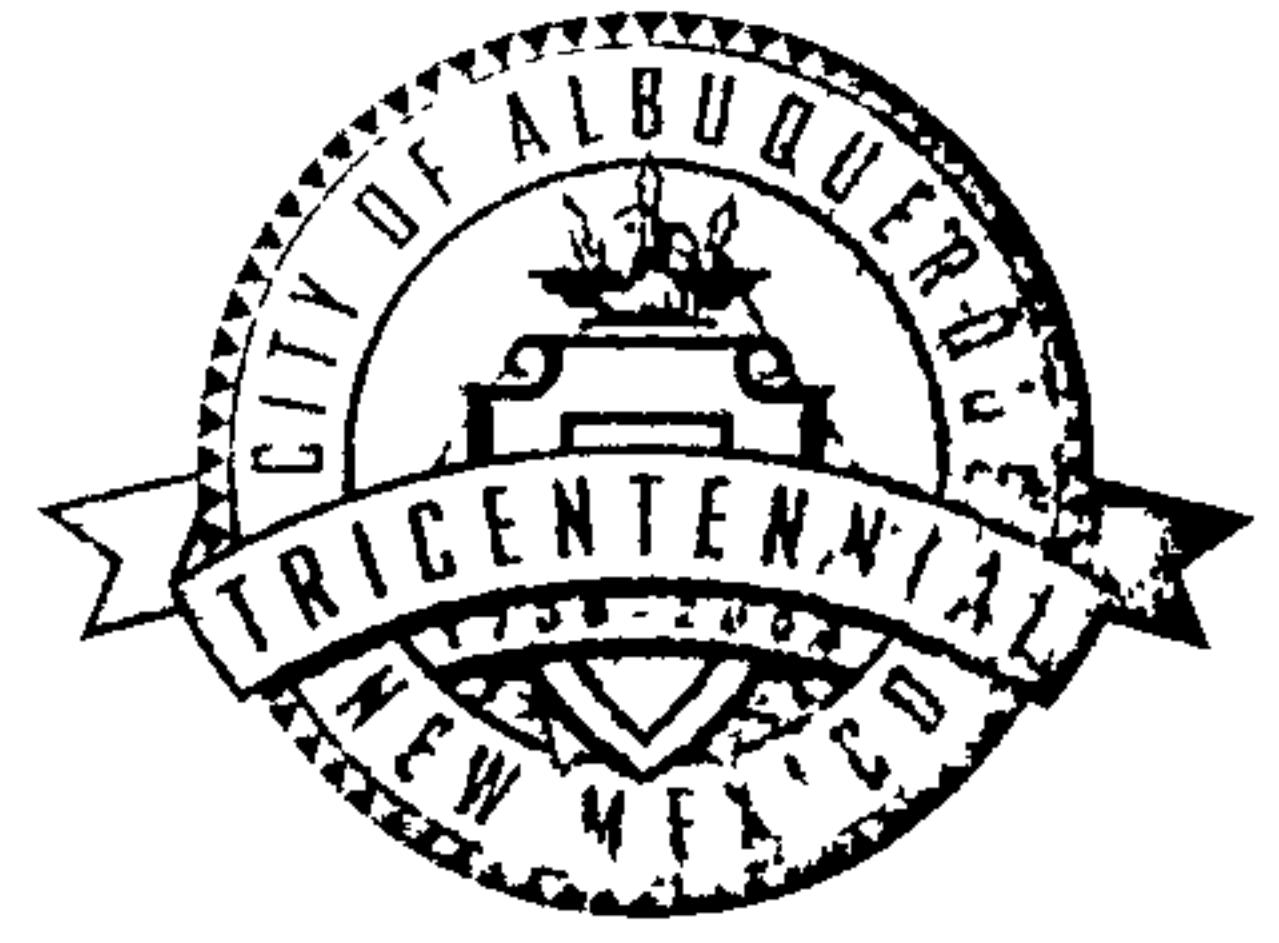


BY: [Signature]

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.

CITY OF ALBUQUERQUE



September 8, 2006

Mr. John Blasingame, PE
D&P BUILDERS & ENGINEERS, INC.
435 S. Guadalupe, Suite G
Santa Fe, New Mexico 87501

Re: 12TH STREET AND MOUNTAIN ROAD OFFICES, (J-13/D83)
1131 Mountain Road NW
Permanent Certificate of Occupancy, Certification dated ??????

Dear Mr. Blasingame:

Based upon the information provided in your submittal received 09/08/2006, the above referenced certification cannot be approved until the following is addressed:

1. The approved grading and drainage plan has an Engineer Stamp date of 04/25/2005 not 02/07/2005 as indicated on the Grading & Drainage (G&D) Plan submitted today. (See attached copy of G&D Plan approval letter). Also, the as-built elevations and certification must also be on the copy of the Approved G&D Plan.

If you have any questions, you can contact me at 505-924-3982.

Sincerely,

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

Attachment

C: file

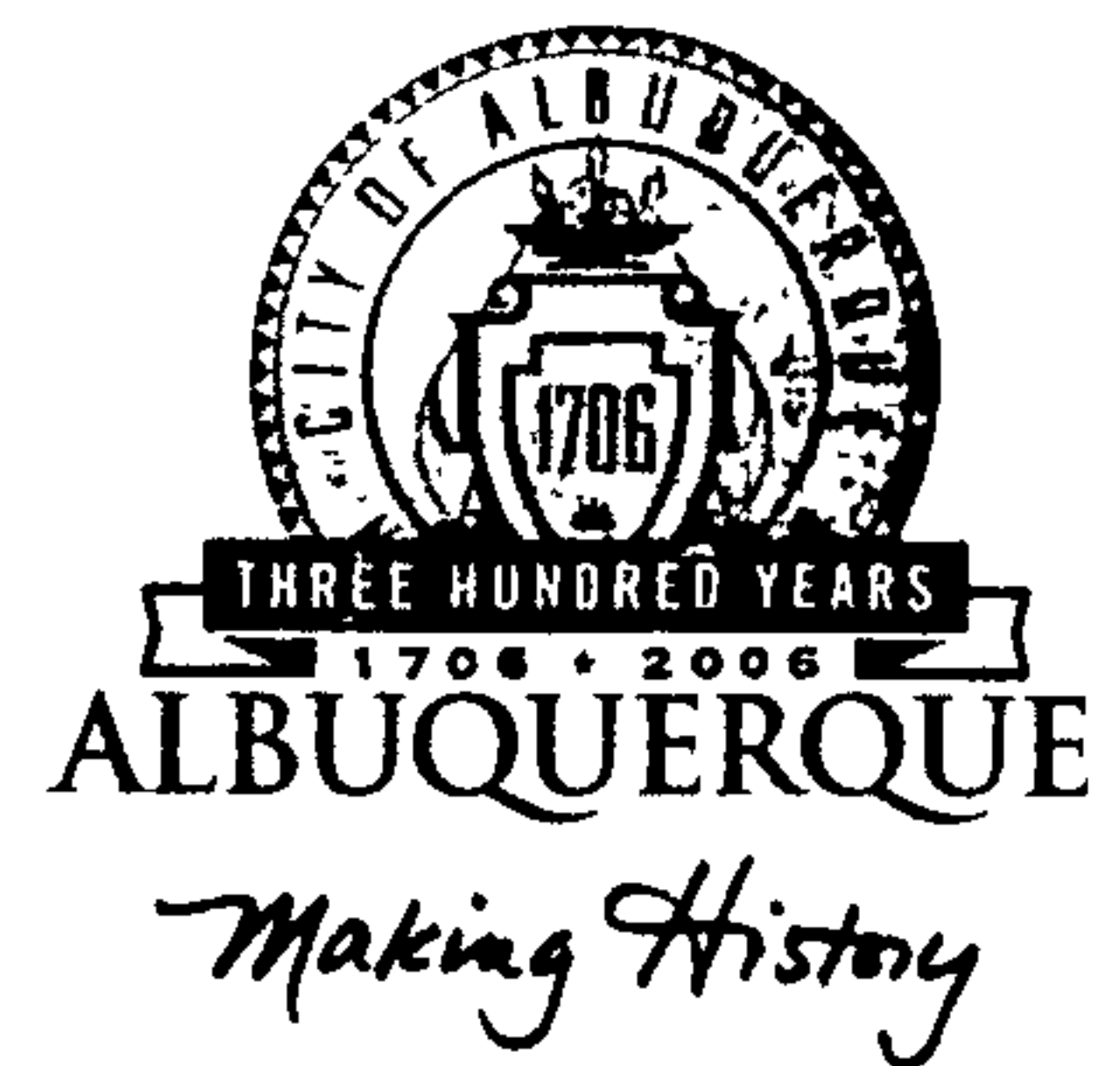
P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



May 3, 2005

John R. Blasingame, PE
D & P Builders & Engineers, Inc.
435 S. Guadalupe Suite G
Santa Fe, NM 87501

Re: 12th Mountain Offices, 11³1 Mountain Rd. NW - Grading & Drainage Plan
Engineer's Stamp dated 4-25-05 (J13-D83)

Dear Mr. Blasingame,

P.O. Box 1293

Based upon the information provided in your submittal dated 4-28-05, the above referenced plan is approved for Building Permit and SO19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Albuquerque

Additionally, prior to the release of Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

New Mexico 87103

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

www.cabq.gov

Sincerely,

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

C: Eileen Tafoya, Excavation & Barricading
Matt Cline, Storm Drain Maintenance
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

J-13/D83

PROJECT TITLE: 12th + Mountain Offices ZONE MAP: J-13
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 1-A Block 1 Rosemont Park Addn
CITY ADDRESS: _____

ENGINEERING FIRM: John Blasingame CONTACT: John
ADDRESS: PO Box 4102 PHONE: 988-9235
CITY, STATE: Santa Fe NM ZIP CODE: 87502

OWNER: SG Properties Marquette CONTACT: Sean Gilligan
ADDRESS: 811 Tijeras NW PHONE: 440-5814
CITY, STATE: A ZIP CODE: 87102

ARCHITECT: Cisneros Design Studio CONTACT: Eric
ADDRESS: 917-A Copper NW PHONE: 842-6865
CITY, STATE: Albany NM 87102 ZIP CODE: 87102

SURVEYOR: Mitchell Reynolds CONTACT: Mitchell
ADDRESS: _____ PHONE: _____
CITY, STATE: Albuquerque NM ZIP CODE: _____

CONTRACTOR: Sam Porter Ltd CONTACT: Sam
ADDRESS: 2715 Indian Farm Ln NW PHONE: 263-8993
CITY, STATE: Alb NM ZIP CODE: 87107

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

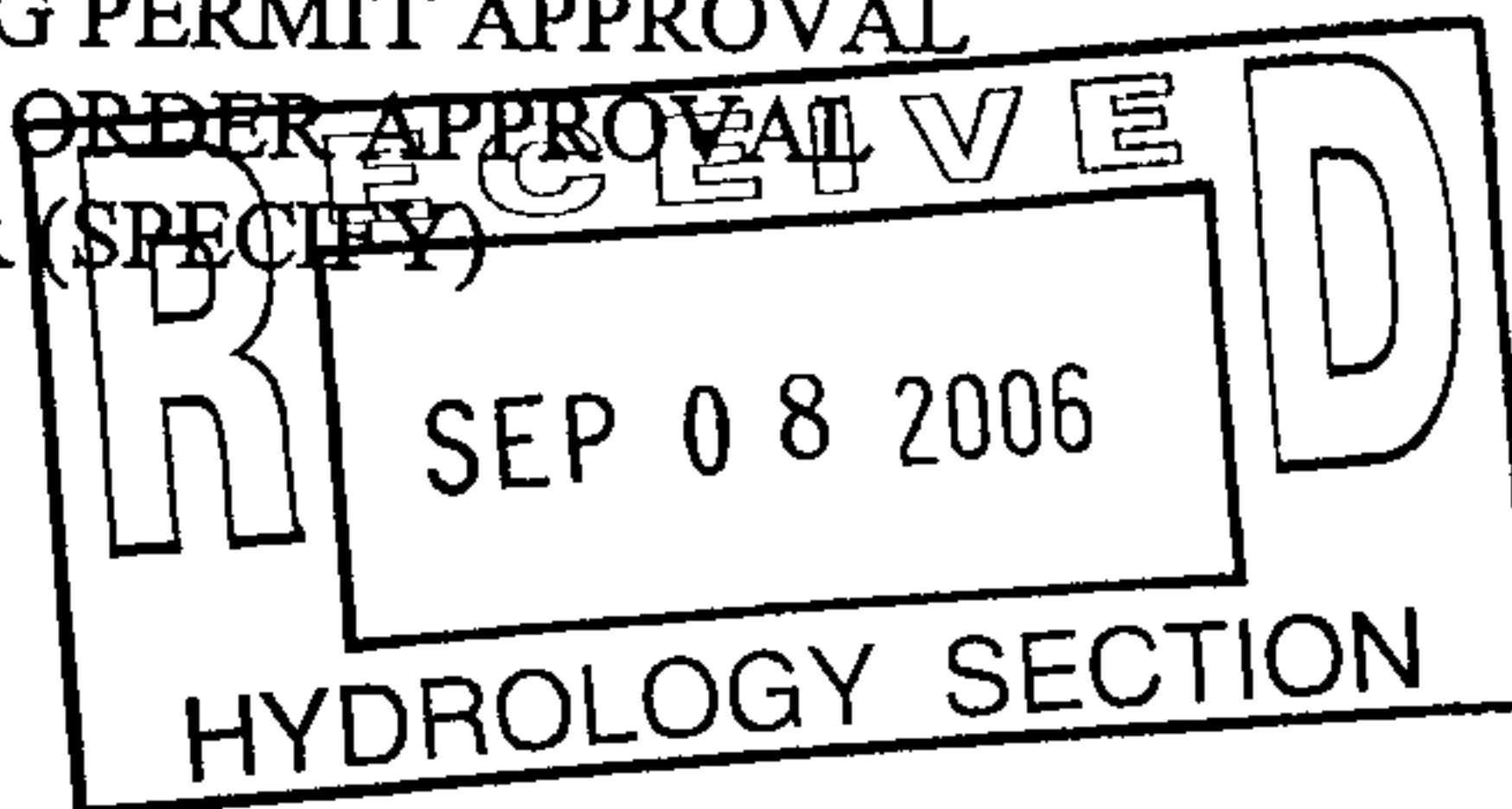
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE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

SO-19 approved as per
Gd Elwell. 9/8/06

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 9-8-06 BY: Sam Porter



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.

CITY OF ALBUQUERQUE



July 26, 2006

Mr. John Blasingame, PE
D & P BUILDERS & ENGINEERS, INC.
435 S. Guadalupe, Suite G
Santa Fe, NM 87501

Re: 12TH STREET & MOUNTAIN ROAD OFFICES
1131 Mountain Road NW
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 04/25/2005 (J-13/D83)
Certification dated 04/12/2006

Dear John,

P.O. Box 1293

Based upon the information provided in your submittal received 07/26/2006, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

Albuquerque

Upon acceptance of the required SO-19 and other discrepancies listed in your certification, please resubmit for Permanent.

New Mexico 87103

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

www.cabq.gov

Sincerely,

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

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: 12th & Mountain Offices ZONE MAP: J-13/D83
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 1-A Block 1 Rosemont Park Addn
CITY ADDRESS: 1131 Mountain Rd NW

ENGINEERING FIRM: D&P Builders & Engineers, Inc. CONTACT: John Basingame
ADDRESS: 435 S. Guadalupe #6 PHONE: 505-470-1992
CITY, STATE: Santa Fe, NM ZIP CODE: 87501

OWNER: S & G Properties CONTACT: Sean Gilligan
ADDRESS: 811 Marquette Ar SE PHONE: 440-5814
CITY, STATE: Albua. NM ZIP CODE: 87102

ARCHITECT: Cisneros Design Studios CONTACT: Erik
ADDRESS: 917-A Copper NW PHONE: 842-6825
CITY, STATE: Albuquerque NM ZIP CODE: 87102

SURVEYOR: Survey Southwest CONTACT: Dan Granev
ADDRESS: 333 Lomas NE PHONE: 988-0303
CITY, STATE: Albuquerque NM ZIP CODE: 87102

CONTRACTOR: Sam Porter Ltd CONTACT: Sam
ADDRESS: 2715 Indian Farm Ln NW PHONE: 263-8993
CITY, STATE: ABQ NM ZIP CODE: 87107

TYPE OF SUBMITTAL:

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

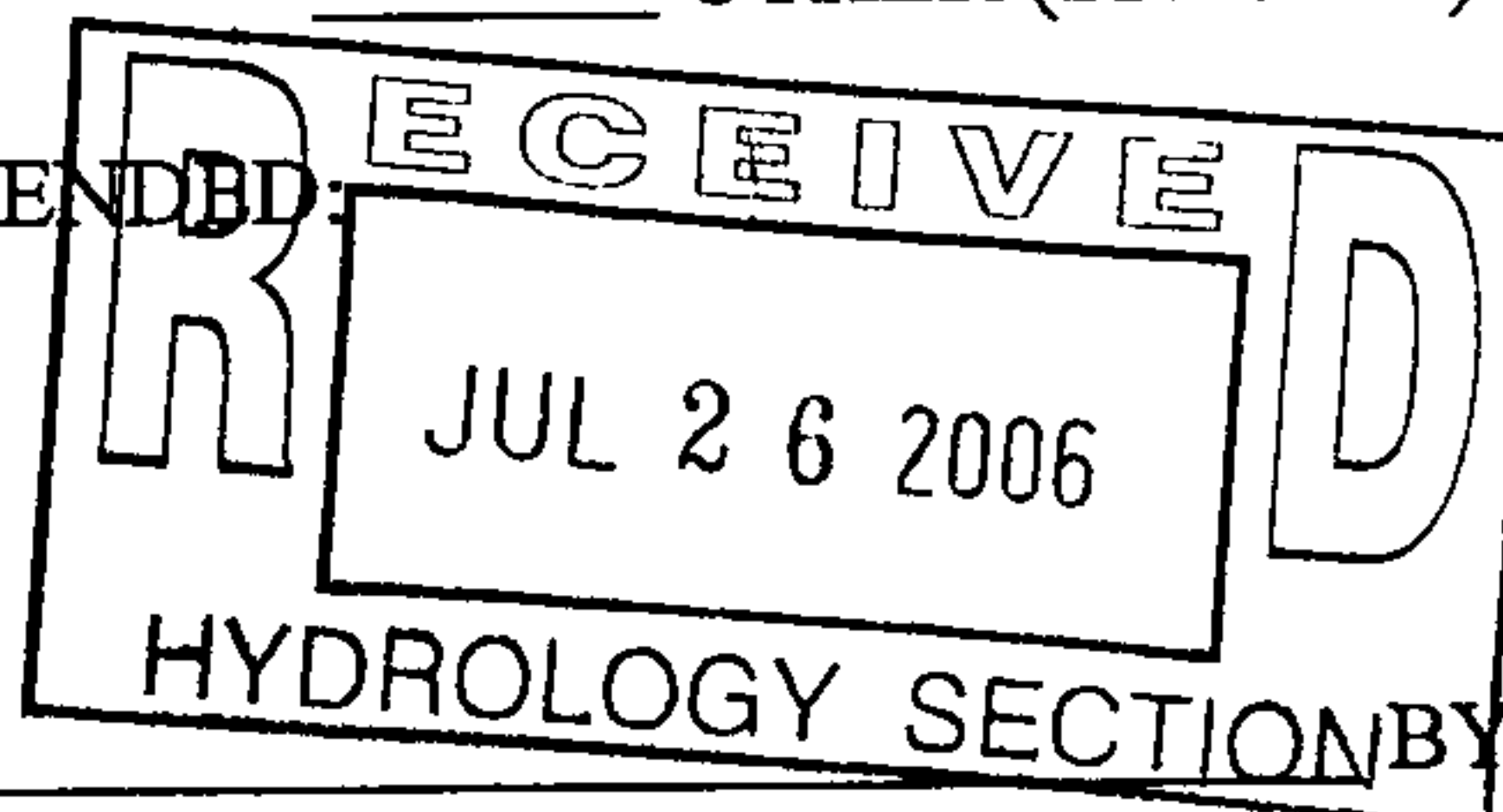
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☒ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED?

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 7/12/06



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.



DRAINAGE CERTIFICATION

I, John Blasingame, NMPE #12123, of D&P Builders and Engineers, Inc. hereby state that this project, 12th Mountain Offices, has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated ^{04/25/05} May 13, 2005 (COA). This record information to this original COA design document has been obtained by me and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy. I also state that I have personally visited this project on July 7, 2006.

The following items are deficient and are required for completion:

- ① Construct sidewalk culvert at SW corner of property. See above.
- ② Construct swales and basins at West side of property. See above.

The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

J. Blasingame — P.E. #12123, 7/12/06.

1. INTRODUCTION

THE SUBJECT PROPERTY NORTHEAST CORNER OF DEVELOPMENT PROPOSE SPACE.

2. EXISTING CONDITIONS

THE SITE IS CURRENTLY / EXISTING RUNOFF PONDII PATTERNS WITH RESPEC THAT RUNOFF FROM THE MOUNTAIN ROAD AT THE BOTH 12TH STREET AND M STREETS WITH PAVING AI INLET IN THE FLOW LINE / INTERSECTION OF THESE FROM THE EAST SIDE OF FLOWS GENERALLY TOW THE ROAD IS RELATIVELY WATER TO POND IN THE F GOING TO THE INLET.

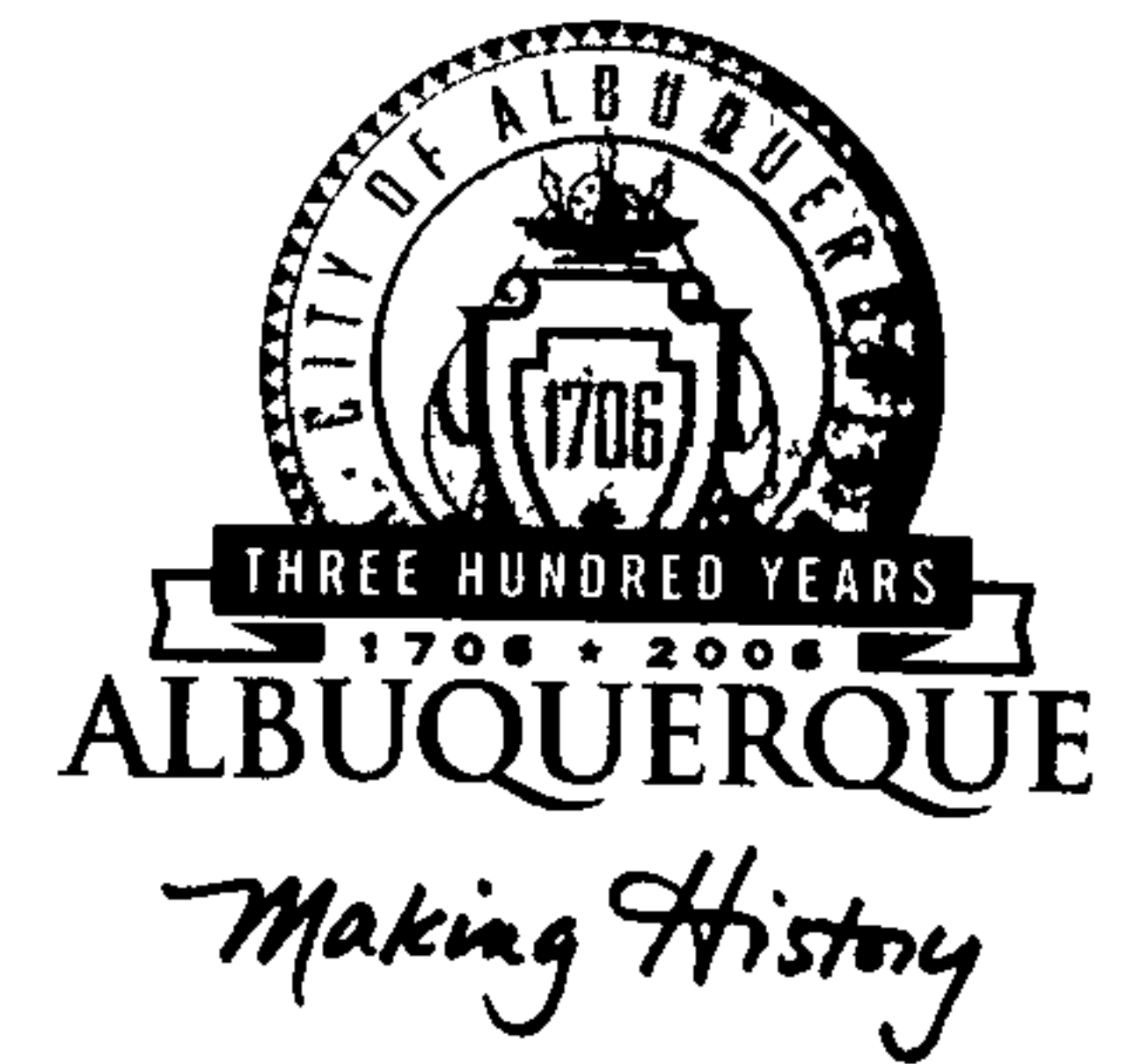
3. PROPOSED CONDITION

THE PROPOSED DEVELOP COMMERCIAL OFFICE SP/ ACCESS AND LANDSCAPE STORY FLAT ROOFED STI NORTHEAST AND NORTH INTO DOWNSPOUTS. THE RUNOFF THROUGH A SIDI THEN DIRECTED ALOING MOUNTAIN ROAD VIA THE THE DROP INLET PREVIO WILL SPILL AT GRADE ANI FRONT OF THE BUILDING

4. HYDROLOGY

THE HYDROLOGY CALCUL PROPOSED CONDITIONS PROCEDURE FOR 40 ACR HYDROLOGY OF THE DEV WAS USED TO CALCULAT DISCHARGE AND VOLUMI CALCULATIONS SHOW TH INCREASE THE PEAK FLC

CITY OF ALBUQUERQUE



April 5, 2005

John R. Blasingame, P.E.
D & P Builders & Engineers, Inc.
435 S. Guadalupe Suite G
Santa Fe, NM 87501

Re: ³ 12th Mountain Offices, 1151 Mountain Rd. NW - Grading & Drainage Plan
Engineer's Stamp dated 02-07-05 (J13-D83)

Dear Mr. Blasingame,

Based upon the information provided in your submittal dated 03-08-05, the above referenced plan is approved in concept but cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

- The City does not allow storm runoff to flow over the public sidewalk. Add a sidewalk culvert (Reference C.O.A. Standard Drawing 2236) to the west side of the new building to convey the runoff to the Mountain Road.
- A SO19 Permit will be required for work in the City right-of-way. Add applicable SO19 Permit notes and provide us with two sets of plans.

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

www.cabq.gov

Sincerely,

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

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: 12TH MOUNTAIN OFFICES ZONE MAP/DRG. FILE #: J-13/D83
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 1-A, BLOCK 1, ROSEMONT PARK ADD'N.
 CITY ADDRESS: 1131 MOUNTAIN RD. N.W.

ENGINEERING FIRM: D+P BUILDERS+ENGINEERS, INC.
 ADDRESS: 435 S. GUADALUPE SUITE 6
 CITY, STATE: SANTA FE, NM

CONTACT: JOHN BLASINGAME, P.E.
 PHONE: 505-470-1992
 ZIP CODE: 87501

OWNER: S.G. PROPERTIES
 ADDRESS: 811 MARQUETTE N.W.
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: SEAN GILLIGAN
 PHONE: 440-5814
 ZIP CODE: 87102

ARCHITECT: CISNEROS DESIGN STUDIO
 ADDRESS: 917-A COPPER N.W.
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: ERIC HASKINS
 PHONE: 842-6875
 ZIP CODE: 87102

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

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

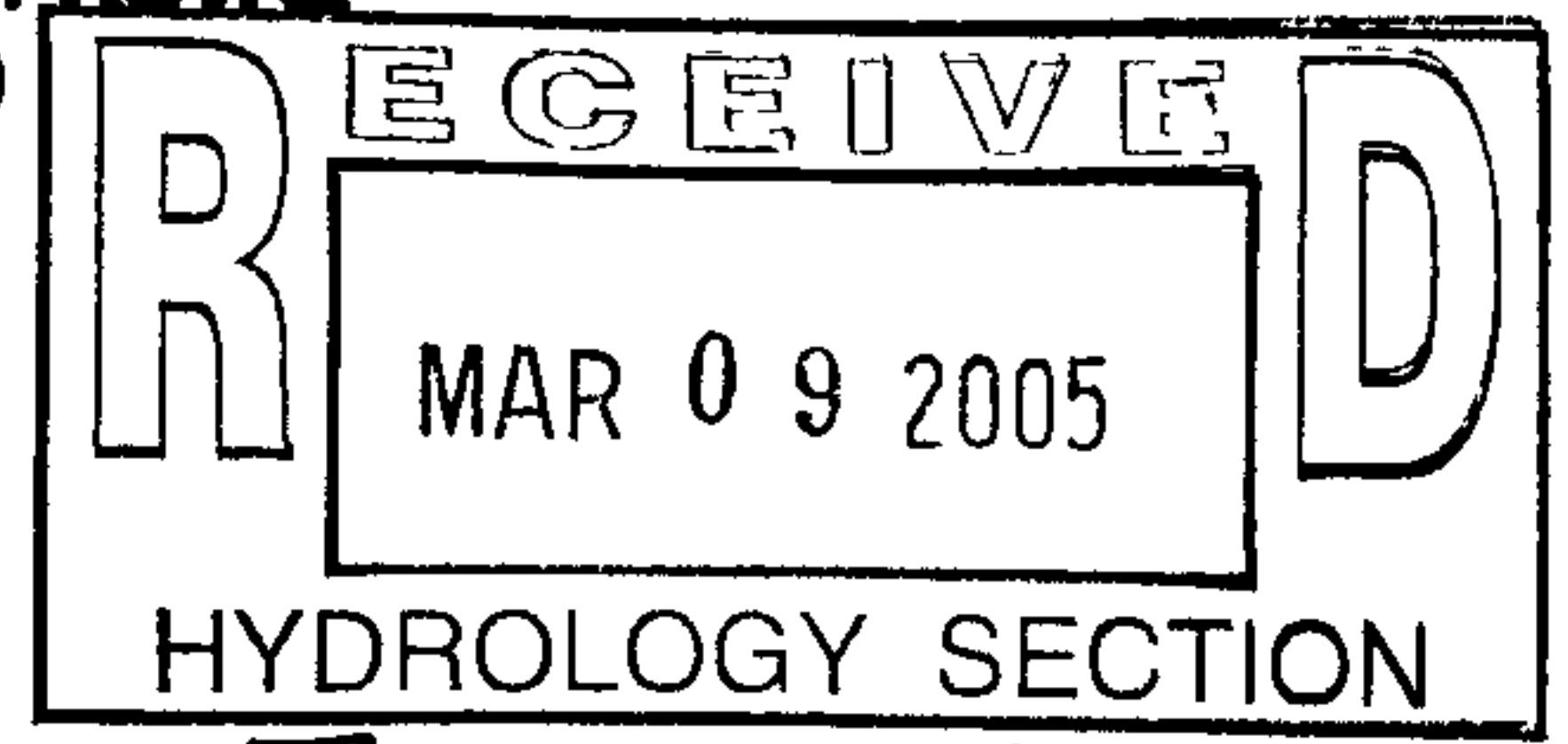
Need BP fee \$50.00 pd 3/10/05

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☒ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

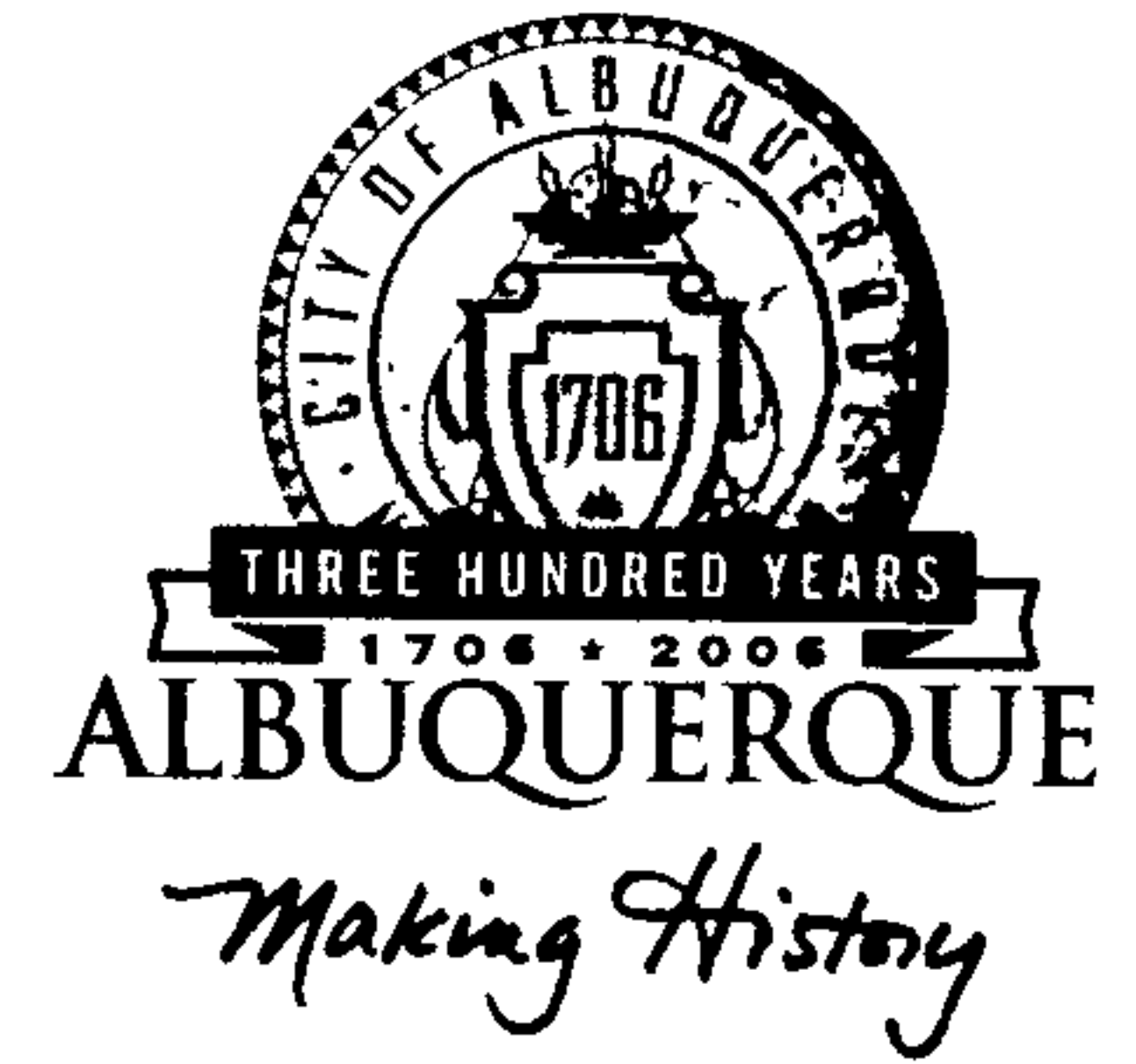


DATE SUBMITTED: 3-8-2005 BY: ERIC HASKINS For John Blasingame

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.
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3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



May 3, 2005

John R. Blasingame, PE
D & P Builders & Engineers, Inc.
435 S. Guadalupe Suite G
Santa Fe, NM 87501

Re: ³12th Mountain Offices, 1151 Mountain Rd. NW - Grading & Drainage Plan
Engineer's Stamp dated 4-25-05 (J13-D83)

Dear Mr. Blasingame,

P.O. Box 1293

Based upon the information provided in your submittal dated 4-28-05, the above referenced plan is approved for Building Permit and SO19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Albuquerque

Additionally, prior to the release of Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

New Mexico 87103

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

Sincerely,

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

www.cabq.gov

C: Eileen Tafoya, Excavation & Barricading
Matt Cline, Storm Drain Maintenance
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: 12TH MOUNTAIN OFFICES ZONE MAP/DRG. FILE #: J-13/D83
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 1-A, BLOCK 1, ROSEMONT PARK ADD'N.
 CITY ADDRESS: 1131 MOUNTAIN RD. N.W.

ENGINEERING FIRM: D+P BUILDERS+ENGINEERS, INC.
 ADDRESS: 435 S. GUADALUPE SUITE 6
 CITY, STATE: SANTA FE, NM

CONTACT: JOHN BLASINGAME, P.E.
 PHONE: 505-470-1992
 ZIP CODE: 87501

OWNER: S.G. PROPERTIES
 ADDRESS: 811 MARQUETTE N.W.
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: SEAN GILLIGAN
 PHONE: 480-5814
 ZIP CODE: 87102

ARCHITECT: CISNEROS DESIGN STUDIO
 ADDRESS: 917-A COPPER N.W.
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: ERIK HASKINS
 PHONE: 842-6875
 ZIP CODE: 87102

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

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

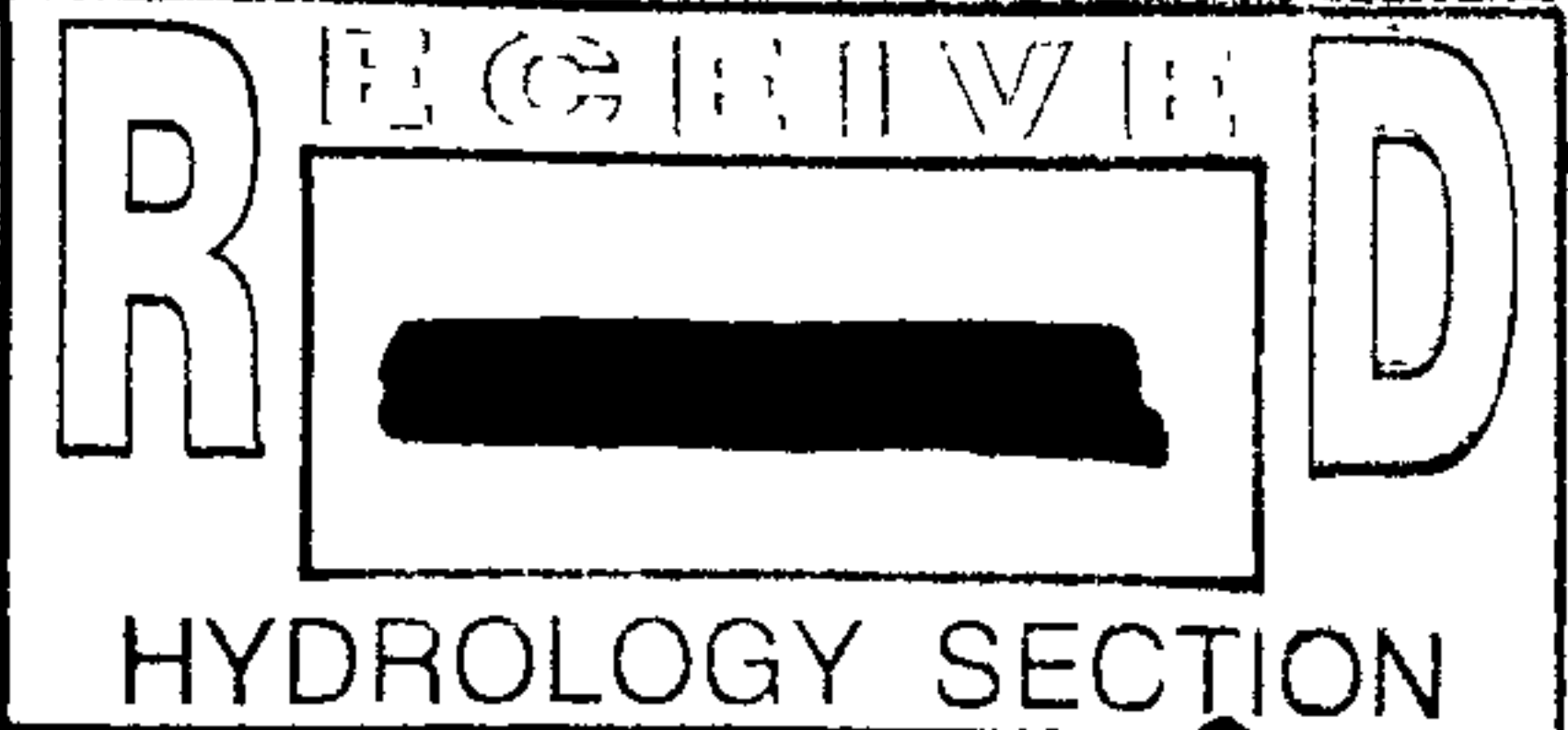
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- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☒ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

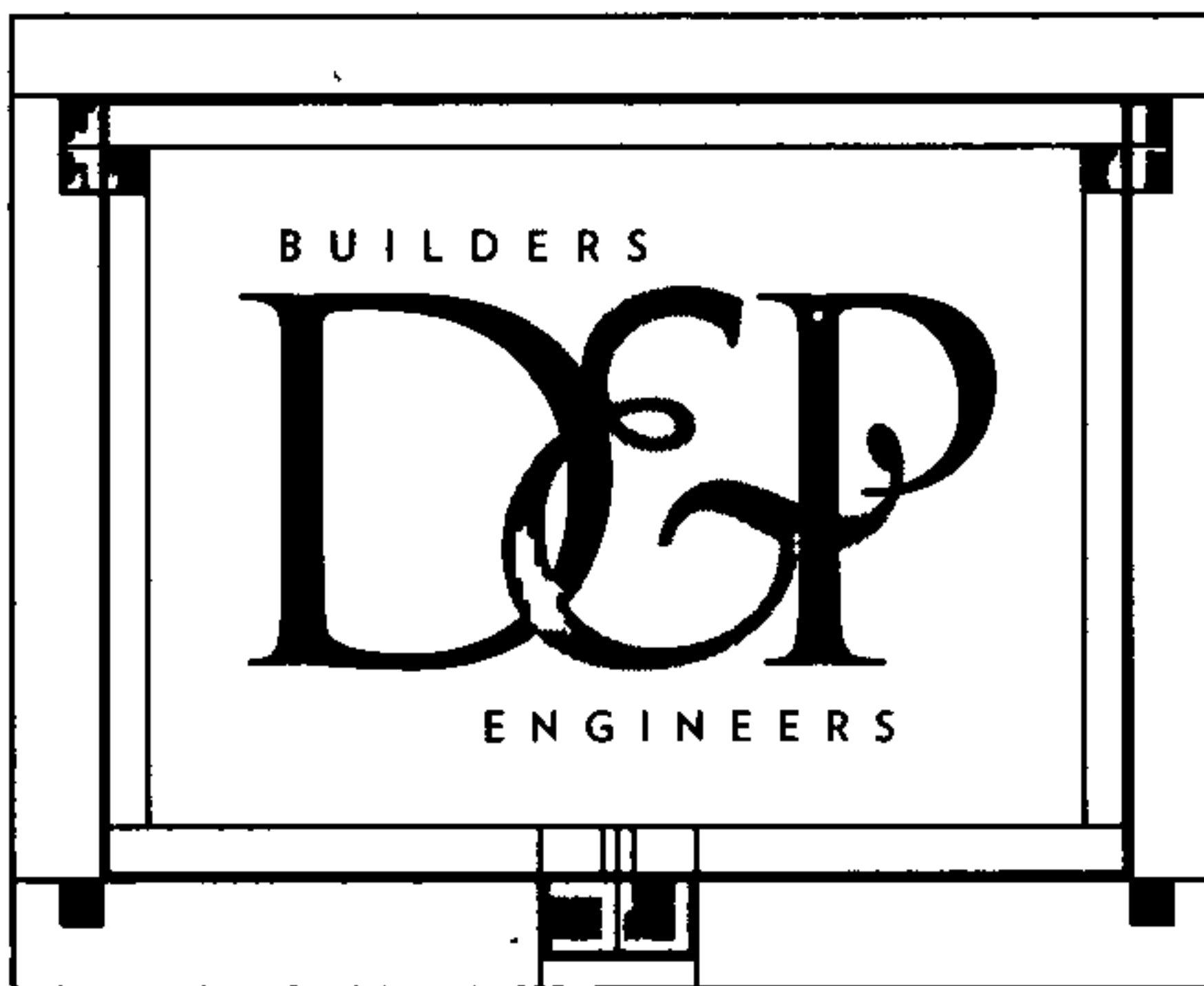
REC 4/28/05



DATE SUBMITTED: _____ 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:

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2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



J-13/D83

April 27, 2005

Bradley L. Bingham, P.E.
Principal Engineer, Planning Department
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: 12th Mountain Offices, 1151 Mountain Rd. NW
Grading and Drainage Plan – Revisions

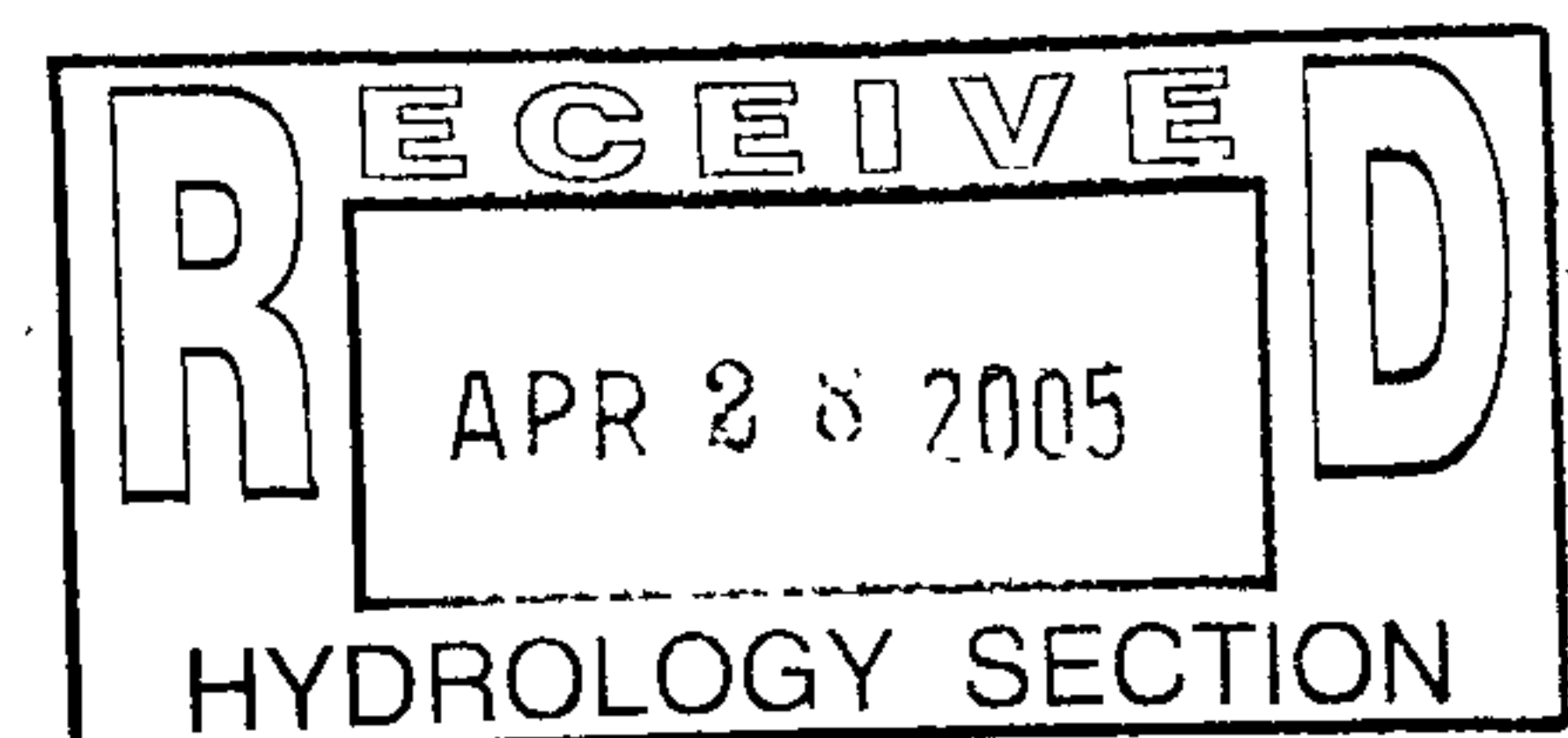
Dear Mr. Bingham,

Attached to this letter are two revised sets of the Grading and Drainage Plan for the referenced project. I have made the revisions requested by your April 5, 2005 letter to me.

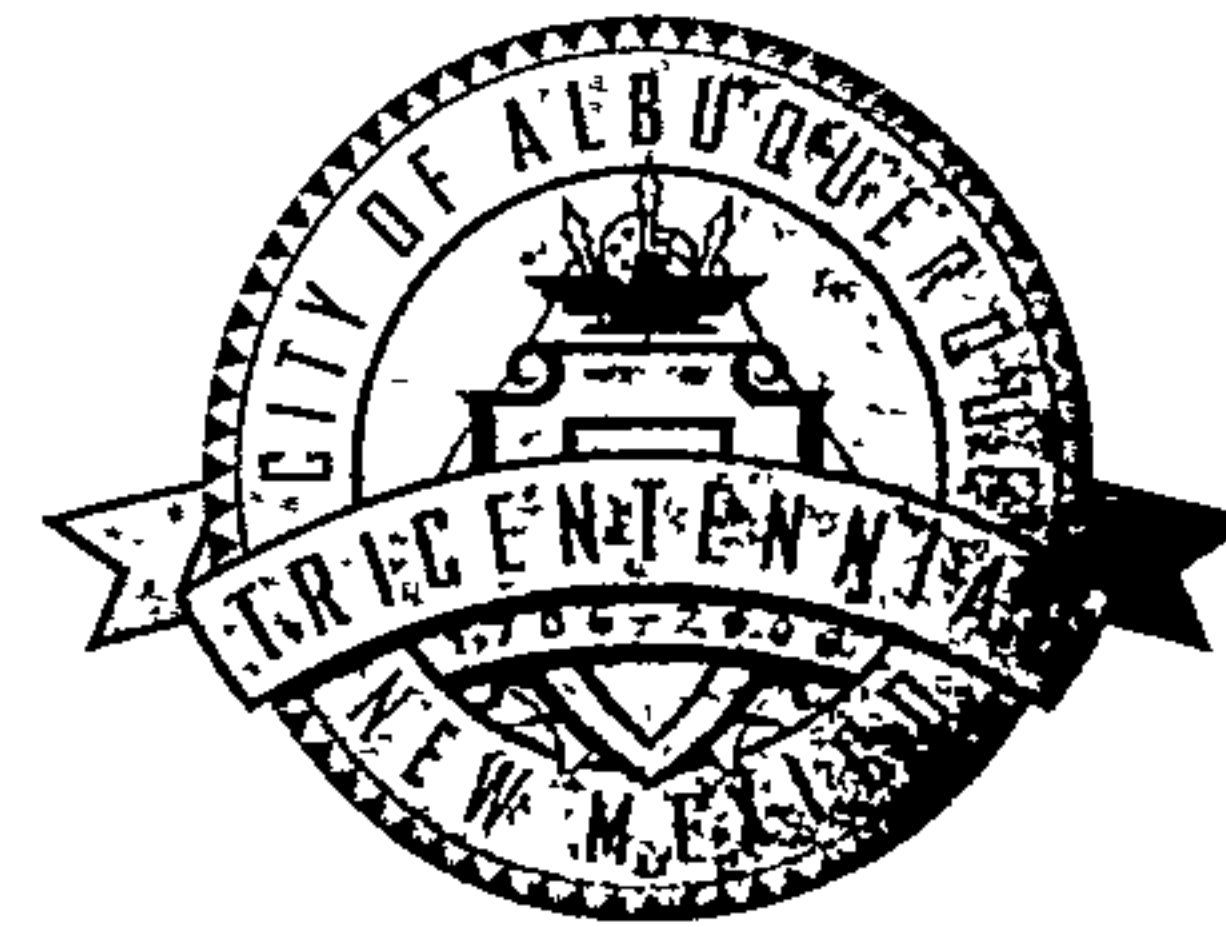
If there is any other comment you may have feel free to contact me at 505-470-1992.

Sincerely,


John R. Blasingame, P.E.



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

July 26, 2006

John R. Blasingame, P.E.
435 South Guadalupe, Ste. 5
Santa Fe, NM 87501

Re: Certification Submittal for Final Building Certificate of Occupancy for
12th Mountain Offices, [J-13 / D83]
1131 Mountain Rd. NW
Engineer's Stamp Dated 07/12/06

Dear Mr. Blasingame:

The TCL / Letter of Certification submitted on July 26, 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

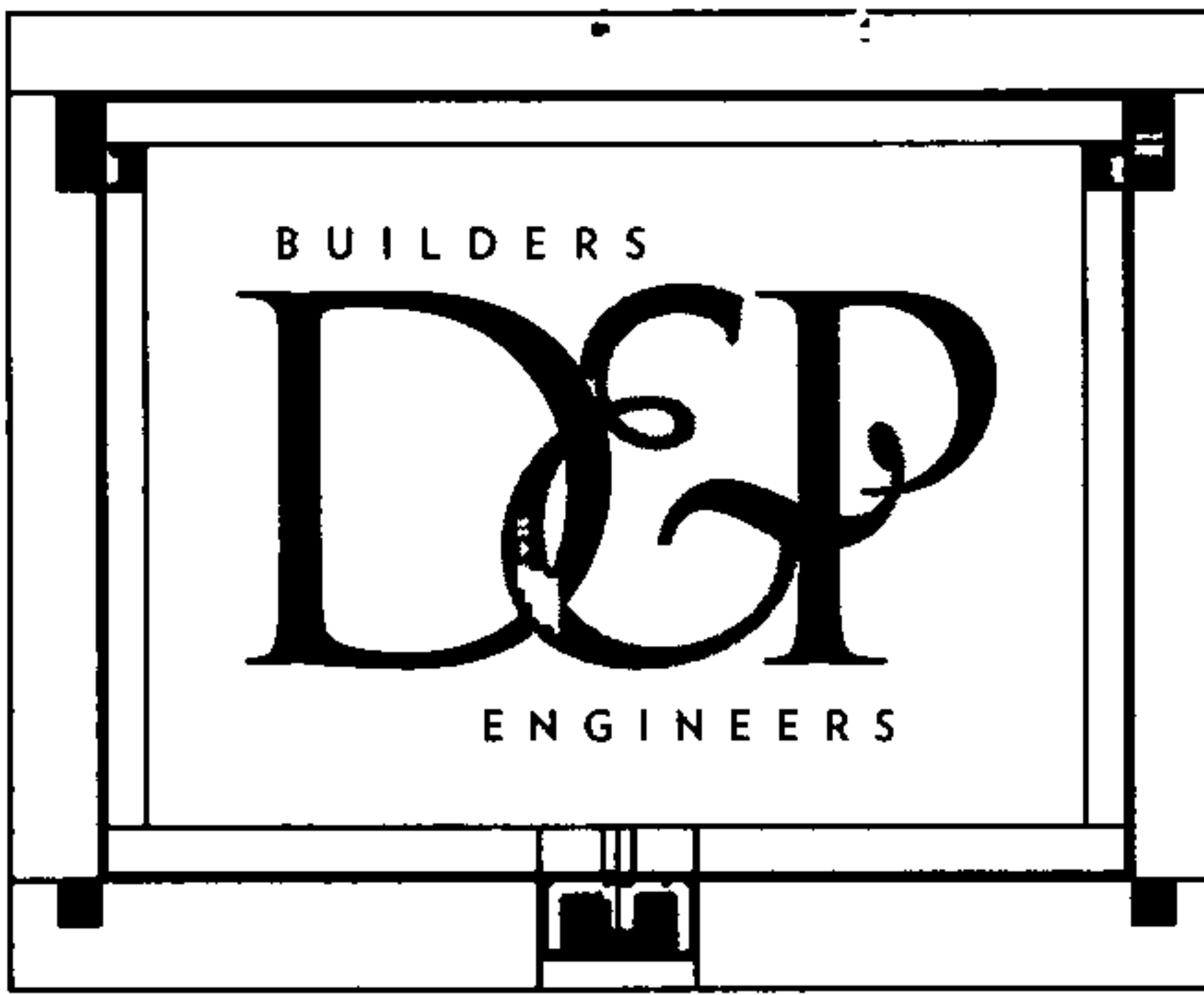
c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

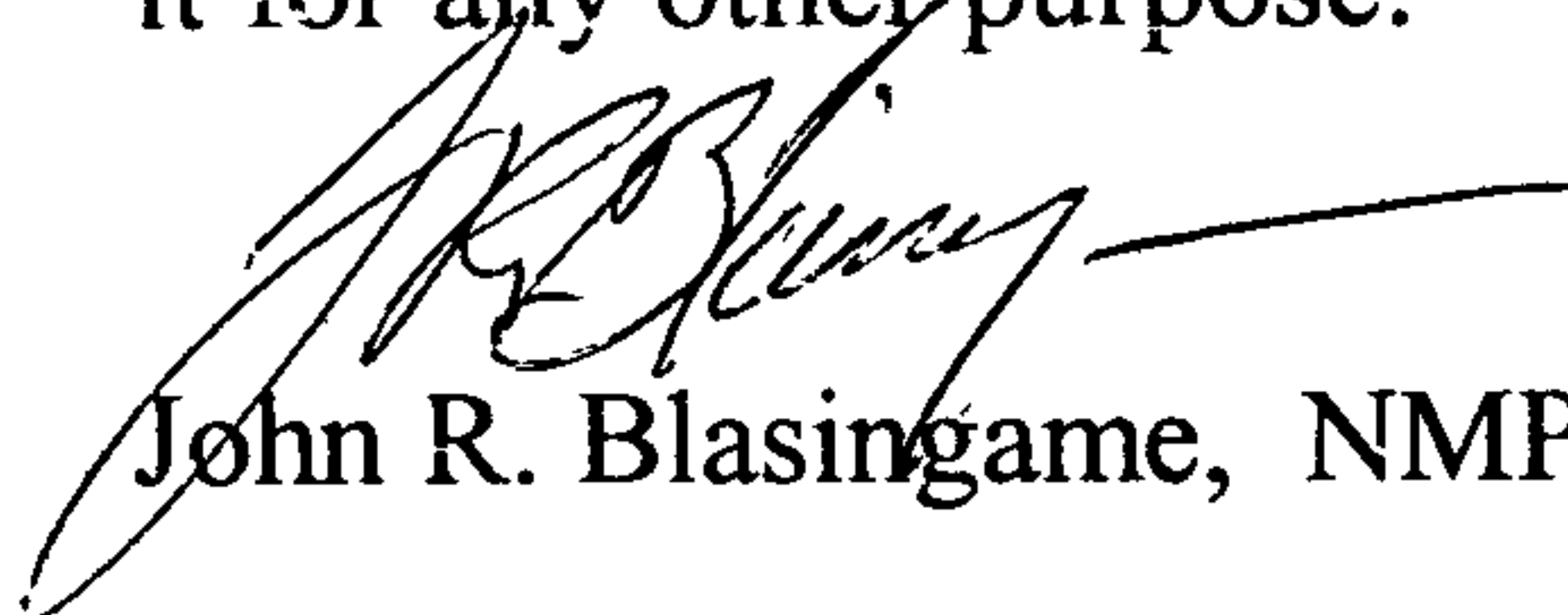
www.cabq.gov



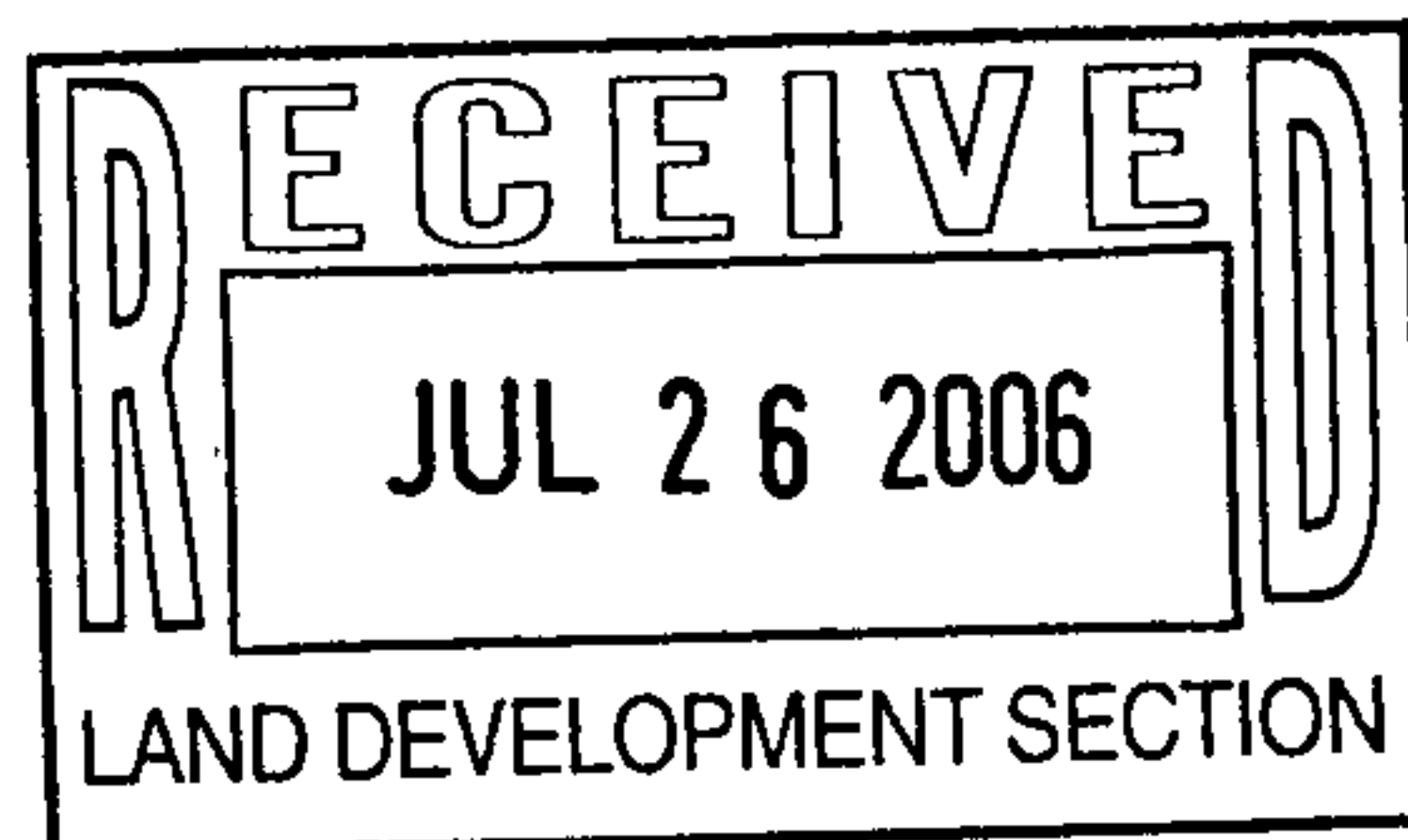
TRAFFIC CERTIFICATION

I, John Blasingame, NMPE # 12123, of D&P Builders and Engineers, Inc. hereby state that this project, 12th Mountain Offices, is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated ~~May 13, 2005~~ ^{3/14/06} 12/31/05. I certify that I have personally visited the site on July 7, 2006 and have determined by visual inspection that the TCL is representative of the actual site condition and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy.

This 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 this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.


John R. Blasingame, NMPE # 12123

July 12, 2006



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: 12th & Mountain Offices ZONE MAP: J-14/D83
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 1-A Block 1 Rosemont Park Addn
 CITY ADDRESS: 1131 Mountain Rd NW

ENGINEERING FIRM: DEP Builders + Engineers, Inc. CONTACT: John Blasingame
 ADDRESS: 435 S. Guadalupe #6 PHONE: 505-470-1992
 CITY, STATE: Santa Fe, NM ZIP CODE: 87501

OWNER: S & G Properties CONTACT: Sean Gilligan
 ADDRESS: 811 Marquette Ar SE PHONE: 440-5814
 CITY, STATE: Albuq. NM ZIP CODE: 87102

ARCHITECT: Cisneros Design Studios CONTACT: Erik
 ADDRESS: 917-A Copper NW PHONE: 842-6875
 CITY, STATE: Albuquerque NM ZIP CODE: 87102

SURVEYOR: Survey Southwest CONTACT: Dan Graney
 ADDRESS: 333 Lomas NE PHONE: 998-0303
 CITY, STATE: Albuquerque NM ZIP CODE: 87102

CONTRACTOR: Sam Porter Ltd CONTACT: Sam
 ADDRESS: 2715 Indian Farm Ln NW PHONE: 263-8993
 CITY, STATE: Albu NM ZIP CODE: 87107

TYPE OF SUBMITTAL:

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

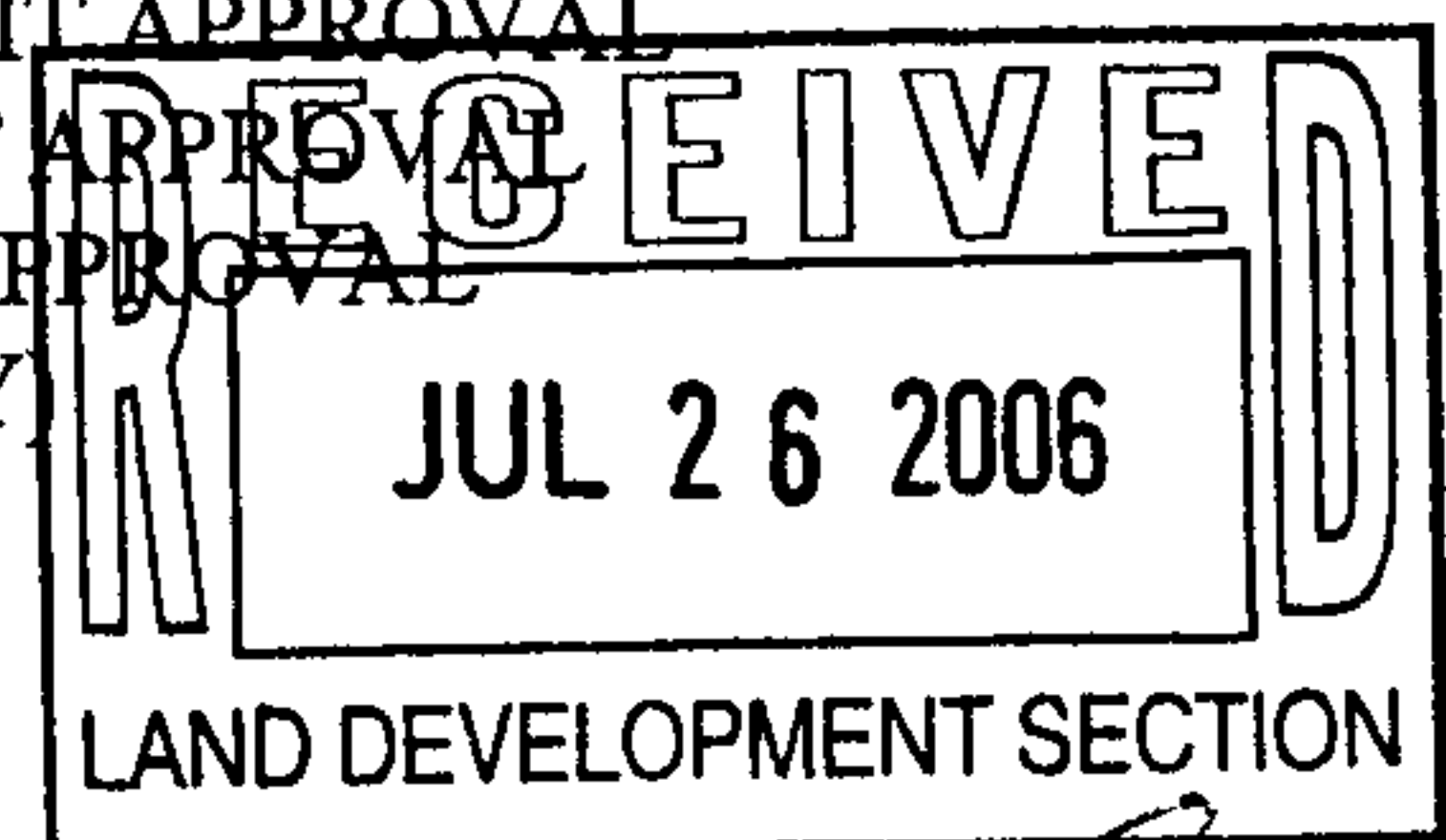
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 7/12/06 BY: [Signature]



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.

CITY OF ALBUQUERQUE



May 3, 2005

John R. Blasingame, PE
D & P Builders & Engineers, Inc.
435 S. Guadalupe Suite G
Santa Fe, NM 87501

1131

Re: 12th Mountain Offices, 1131 Mountain Rd. NW - Grading & Drainage Plan
Engineer's Stamp dated 4-25-05 (J13-D83)

Dear Mr. Blasingame,

P.O. Box 1293

Based upon the information provided in your submittal dated 4-28-05, the above referenced plan is approved for Building Permit and SO19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

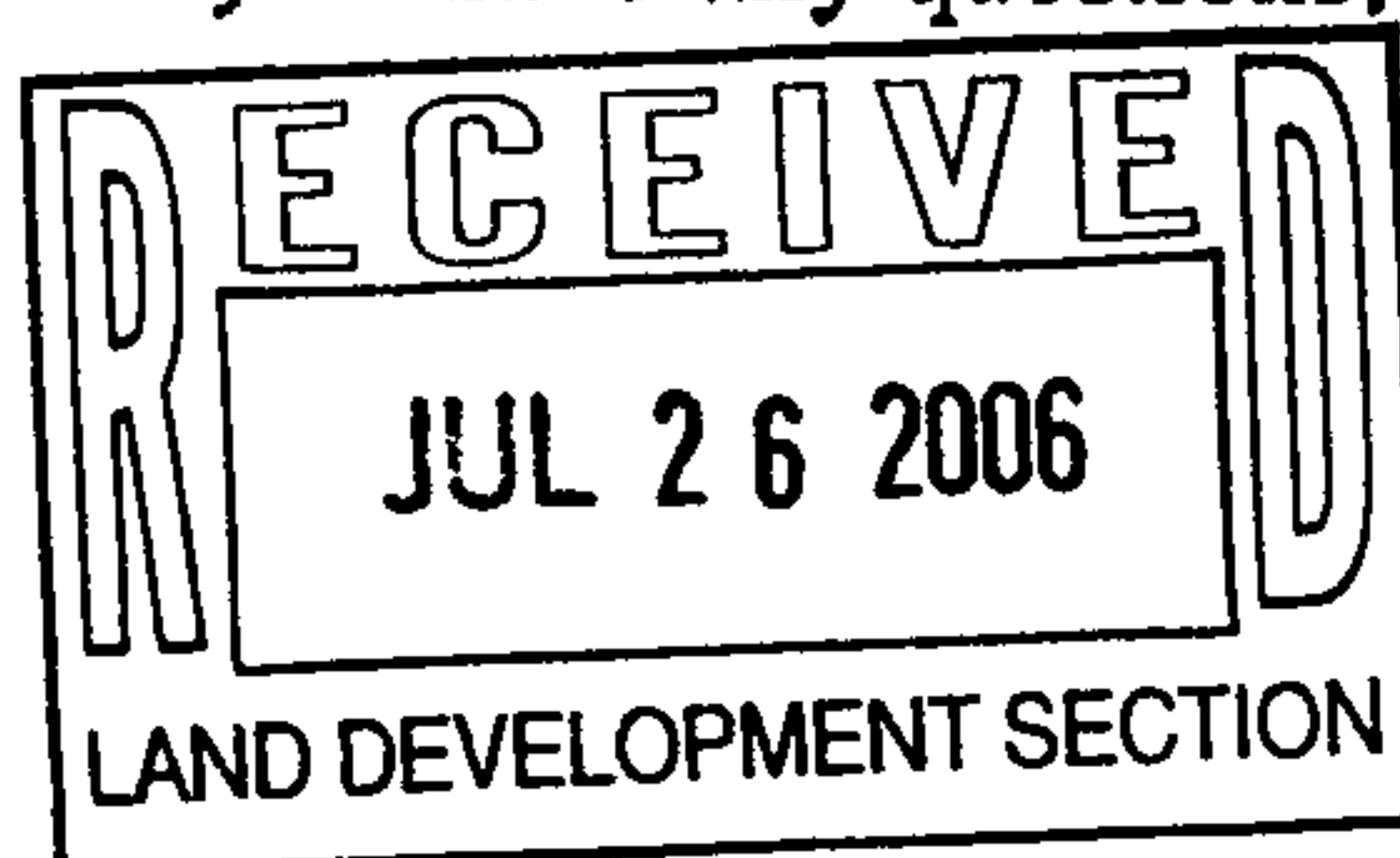
Albuquerque

Additionally, prior to the release of Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

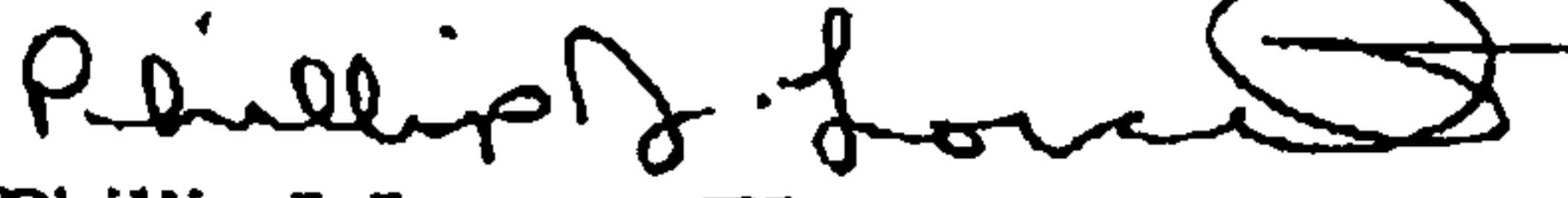
New Mexico 87103

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

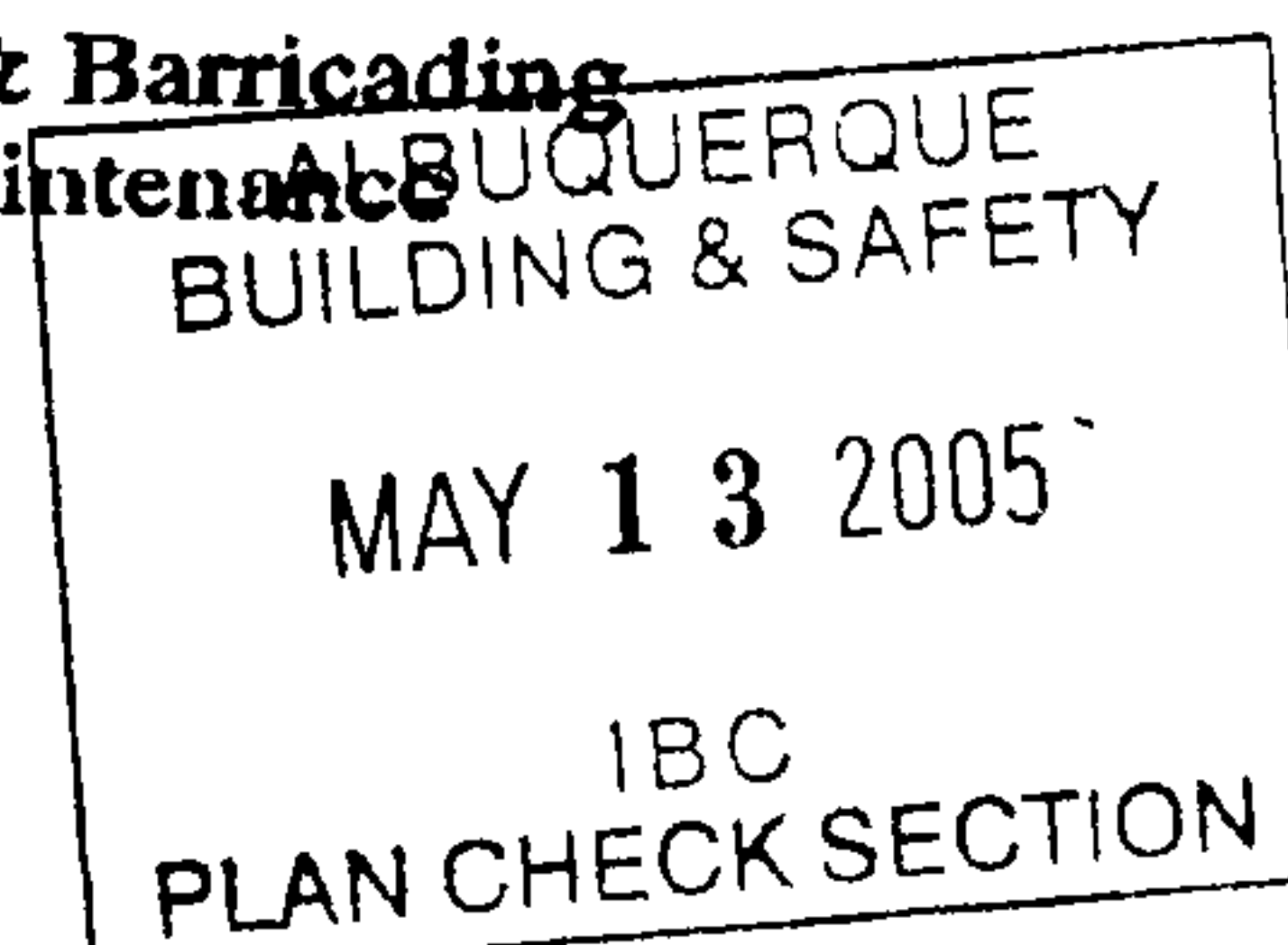
www.cabq.gov



Sincerely,

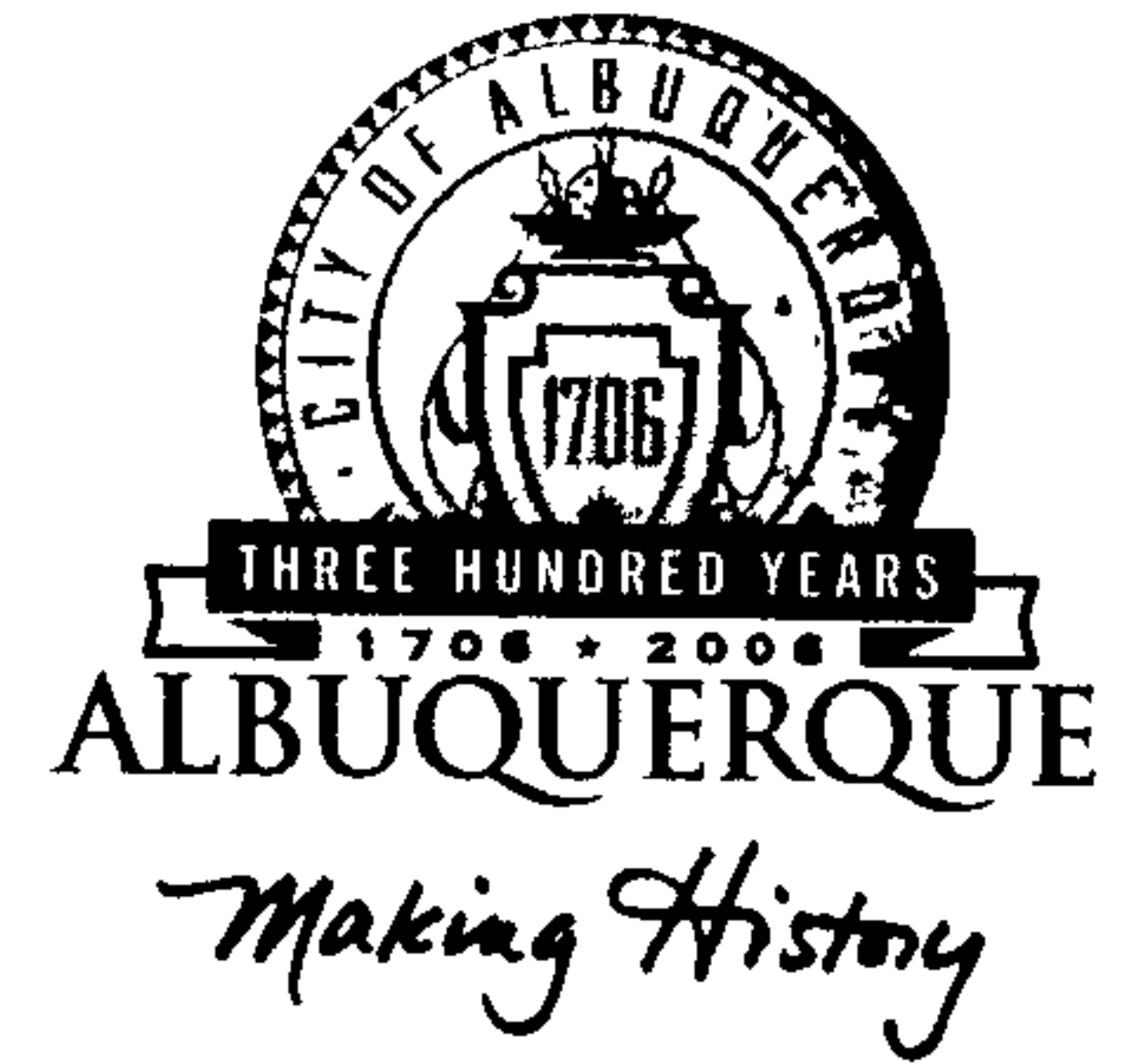

Phillip J. Lovato, EI
Engineering Associate, Planning Dept.
Development and Building Services

C: Eileen Tafoya, Excavation & Barricading
Matt Cline, Storm Drain Maintenance
file



5 Jdp @comcast.net

CITY OF ALBUQUERQUE



March 14, 2005

Romulo Cisneros, R.A.
Cisneros Design Studio
917-A Copper NW
Albuquerque, NM 87102

Re: 12th / Mountain Offices, 1131 Mountain Rd NW, Traffic Circulation Layout
Architect's Stamp dated 2-01-05 (J13-D83)

Dear Mr. Cisneros,

The TCL submittal received 3-09-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

cc: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: 12TH MOUNTAIN OFFICES ZONE MAP/DRG. FILE #: J-13/D83
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 1-A, BLOCK 1, ROSEMONT PARK ADD'N.
 CITY ADDRESS: 1131 MOUNTAIN RD. N.W.

ENGINEERING FIRM: D+P BUILDERS+ENGINEERS, INC.
 ADDRESS: 435 S. GUADALUPE SUITE 6
 CITY, STATE: SANTA FE, NM

CONTACT: JOHN BLASINGAME, P.E.
 PHONE: 505-470-1992
 ZIP CODE: 87501

OWNER: S.G. PROPERTIES
 ADDRESS: 811 MARQUETTE N.W.
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: SEAN GILLIGAN
 PHONE: 440-5814
 ZIP CODE: 87102

ARCHITECT: CISNEROS DESIGN STUDIO
 ADDRESS: 917-A COPPER N.W.
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: ERIK HASKINS ←
 PHONE: 842-6875
 ZIP CODE: 87102

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

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

Romulo Cisneros, R.A.
Stamp date → 2/1/05

CHECK TYPE OF APPROVAL SOUGHT:

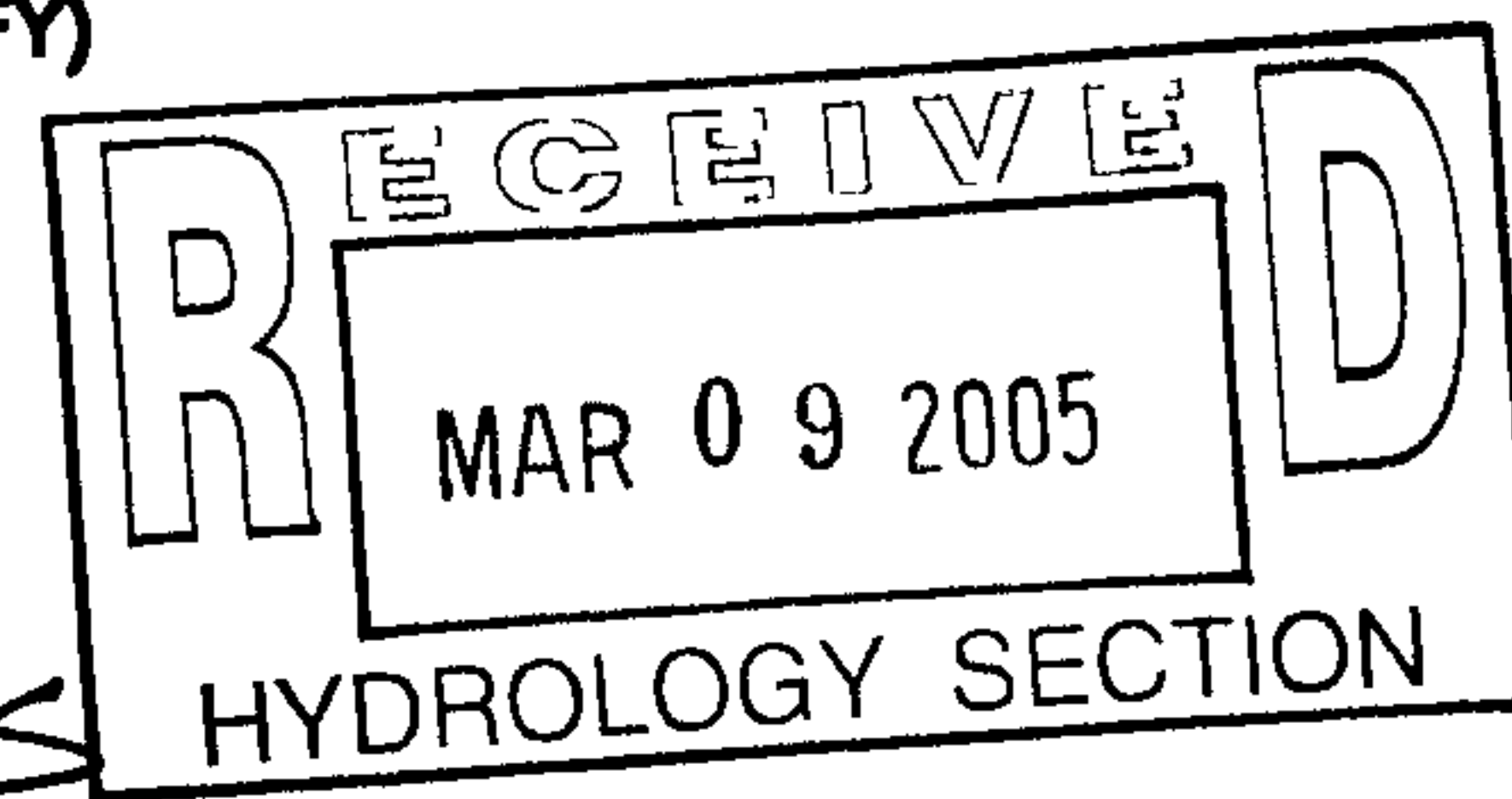
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☒ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ FINAL PLAT APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 3-8-2005

BY: ERIK HASKINS



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Parking Cakes -
can have them add to plan