



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department  
Transportation Development Services Section***

December 10, 2001

Scott Wrasman, Registered Architect  
13604 Rebonito Court NE  
Albuquerque, NM 87112

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Baia Monte Offices, [J14 / D137]  
900 Lomas NW  
Architect's Stamp Dated 12/06/01

Dear Mr. Wrasman:

The TCL / Letter of Certification submitted is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Leslie Romero  
Engineering Associate  
Development and Building Services  
Public Works Department

c: Terri Martin, Hydrology  
Mike Zamora, Plan Checker

# DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: Baia Monte Offices ZONE MAP/DRG. FILE #: J14/D137  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: MKGCD MAP#37 Tract 290A Within the Town of Albany Great  
CITY ADDRESS: 900 Lomas NW

ENGINEERING FIRM: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

OWNER: James Baia Monte  
ADDRESS: 900 Lomas NW  
CITY, STATE: Alb. 87102

CONTACT: Jim Baia Monte  
PHONE: 246-8166  
ZIP CODE: 87102

ARCHITECT: Dorman & Breen  
ADDRESS: 13604 Rebonita Ct. NE  
CITY, STATE: Albany

CONTACT: Scott  
PHONE: 299-5940  
ZIP CODE: 87112

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

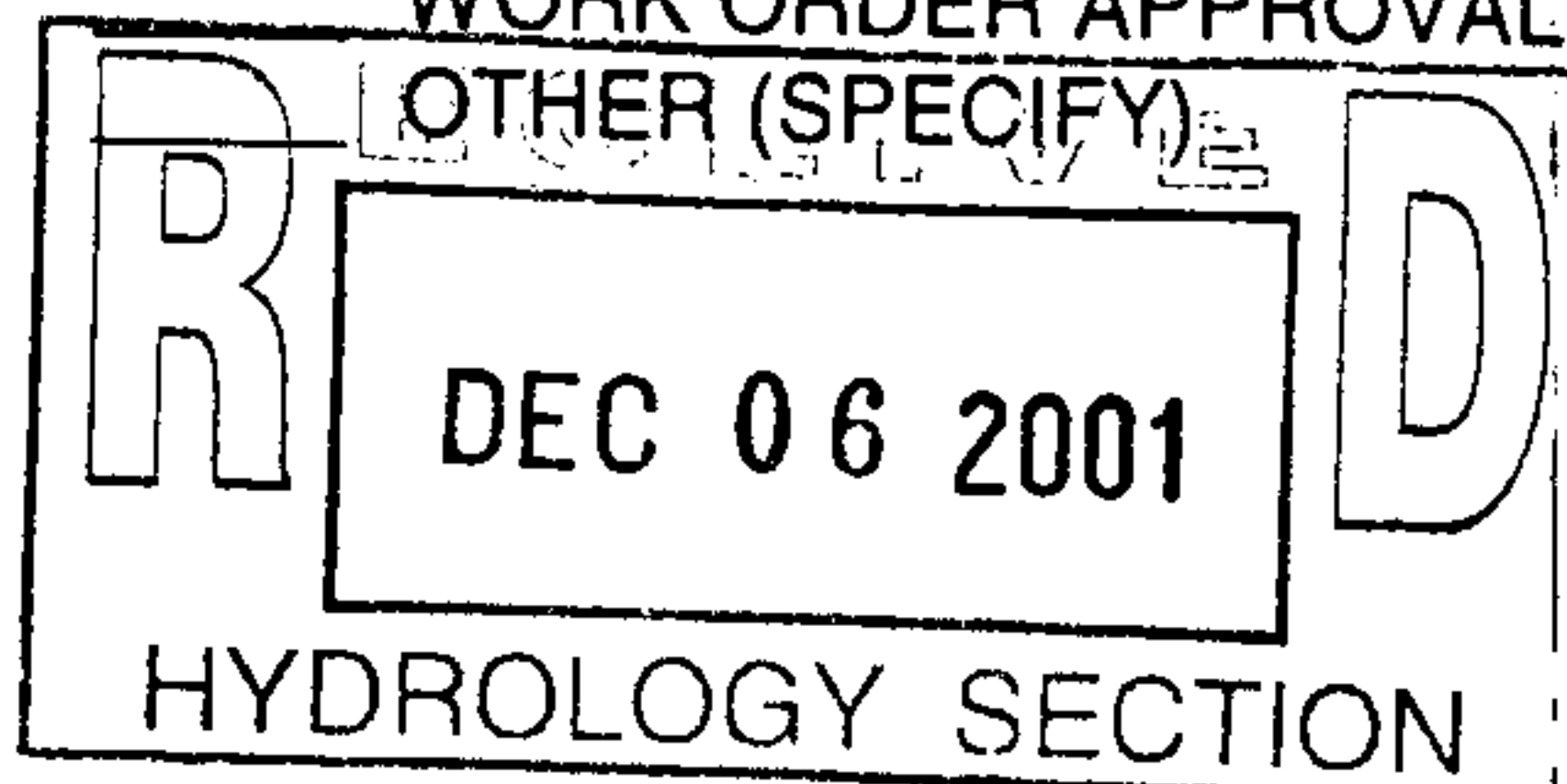
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

## 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
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 12/6/01 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 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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



DORMAN and BREEN  
ARCHITECTS

December 6, 2001

Mr. Michael J. Zamora  
Public Works Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: 900 Lomas Office Building J14/D137

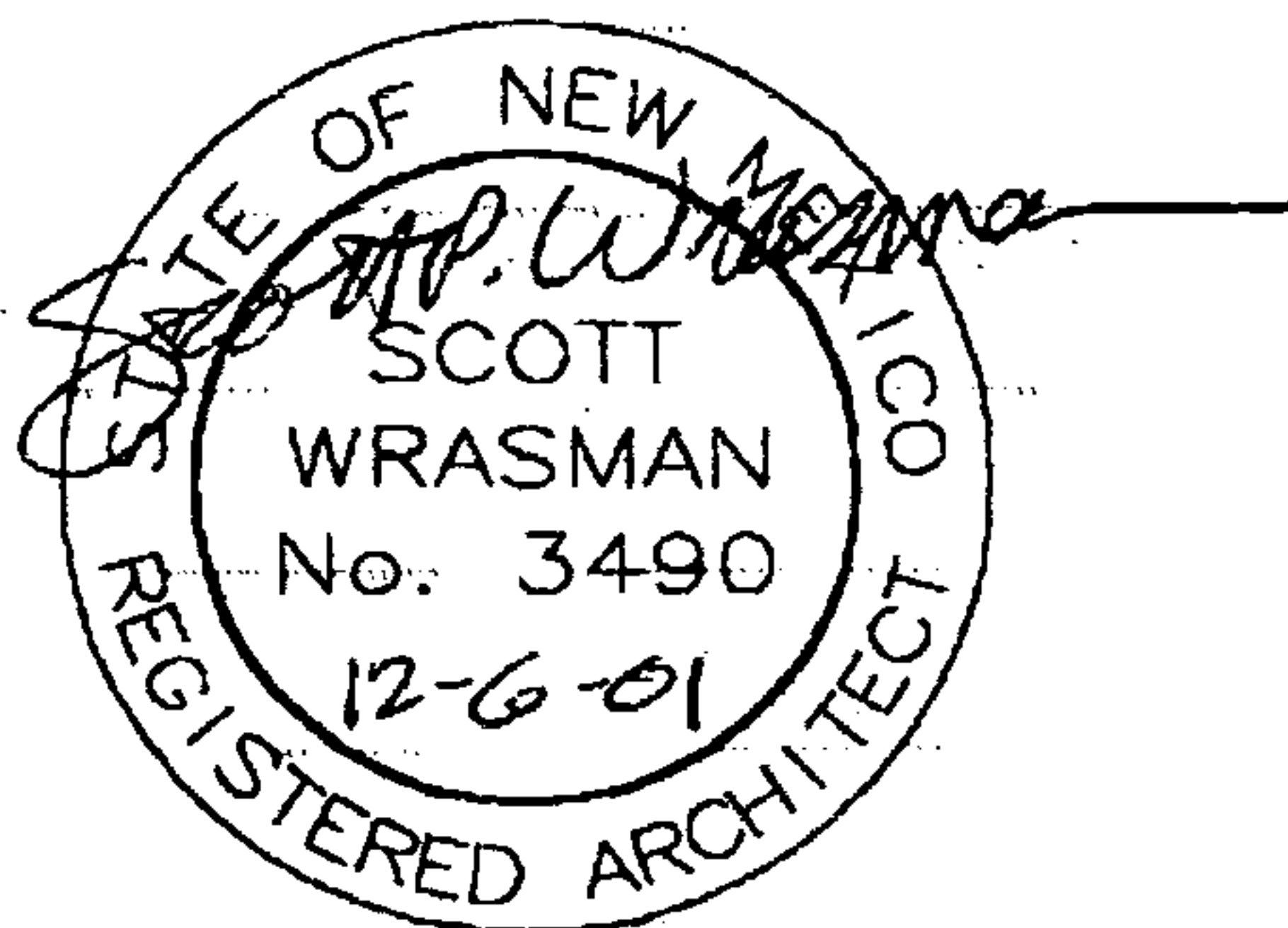
Dear Mr. Zamora,

The above-mentioned site has been constructed in substantial compliance with the approved and permitted site plan.

Please call me at 299-5940 if you have any questions.

Sincerely,

Scott P. Wrasman  
Architect



12/06/01 - Claim of Completion Letter (dated 12/06/01)



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department  
Transportation Development Services Section***

December 03, 2001

Scott P. Wrasman, AIA, Registered Architect  
13604 Rebonito Ct., NE  
Albuquerque, NM 87112

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Baia Monte Offices, [J14 / D137] - -  
900 Lomas, NW  
Architect's Stamp Dated 02/06/01

Dear Mr. Wrasman:

The TCL / Letter of Certification submitted on 11/30/01 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.).

The TCL submitted will need a current Architect stamp either on the letter of submittal or the site development plan. In addition, there must be verification of zoning for the removal of landscaping. Please contact the city zoning inspector for approval of this landscaping change and have them forward the approval to our department.

Sincerely,

Leslie Romero  
Engineering Associate  
Development and Building Services  
Public Works Department

c: Engineer  
Terri Martin, Hydrology  
Office File

# DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

J-14/D137

BAIAMONTE OFFICE

PROJECT TITLE: 900 LOMAS, NW ZONE MAP/DRG. FILE #: J-14  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: MRGCD MAP # 37, TRACT 290A WITHIN THE TOWN OF ALBUQ. GRANT  
 CITY ADDRESS: 900 LOMAS, NW

ENGINEERING FIRM: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

OWNER: JAMES BAIAMONTE  
 ADDRESS: 900 LOMAS, NW  
 CITY, STATE: ALBUQ., NM 87102

CONTACT: JIM BAIAMONTE  
 PHONE: 246-8166  
 ZIP CODE: 87102

ARCHITECT: DORMAN & BREEN  
 ADDRESS: 13604 REBONITO CT, NE  
 CITY, STATE: ALBUQ., NM

CONTACT: SCOTT WRASMAN  
 PHONE: 299-5940  
 ZIP CODE: 87112

SURVEYOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: JAMES BAIAMONTE  
 ADDRESS: 900 LOMAS, NW  
 CITY, STATE: ALBUQ., NM

CONTACT: JIM BAIAMONTE  
 PHONE: 246-8166  
 ZIP CODE: 87102

**CHECK TYPE OF SUBMITTAL:**

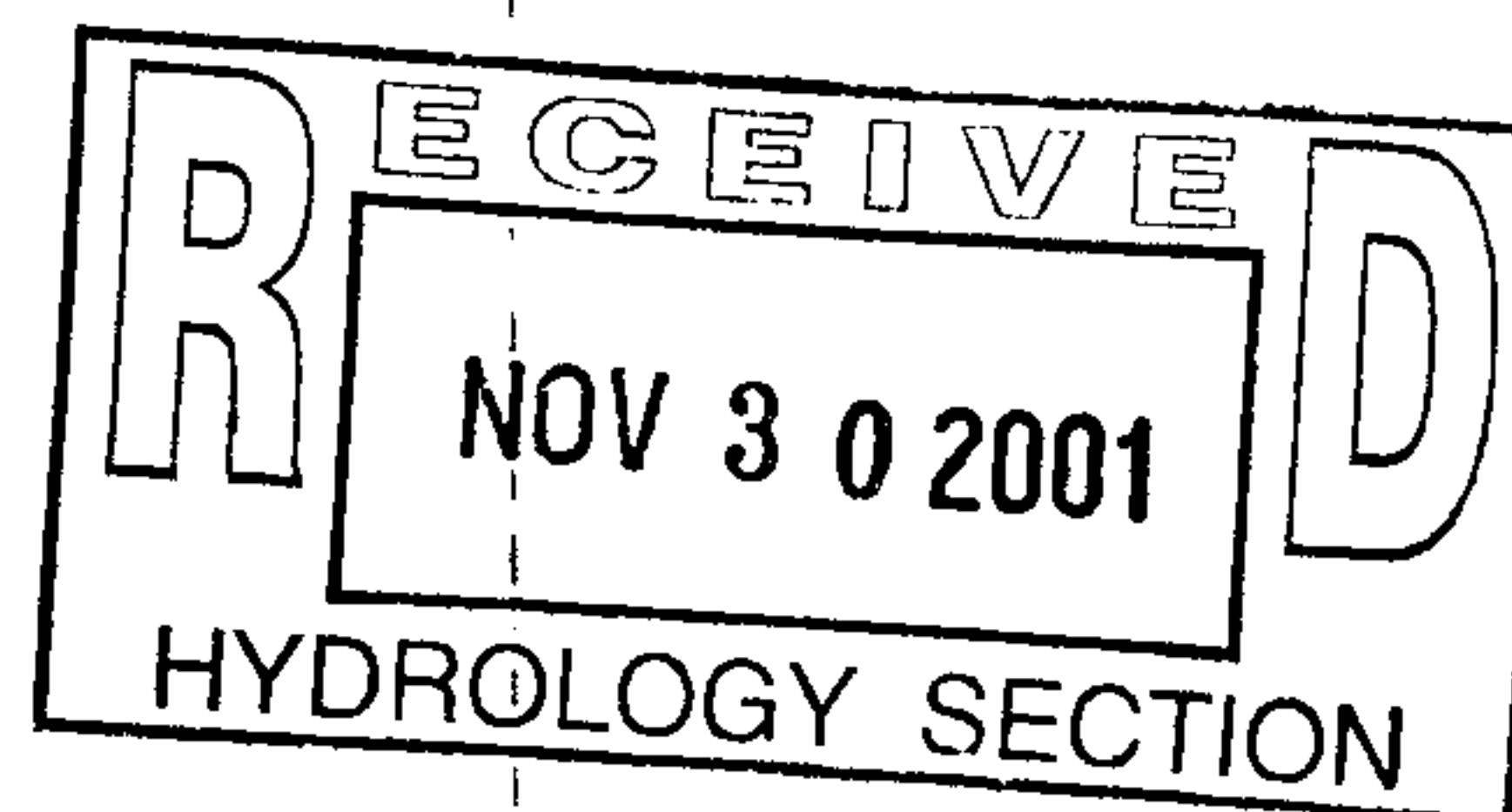
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

**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
- ☐ 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

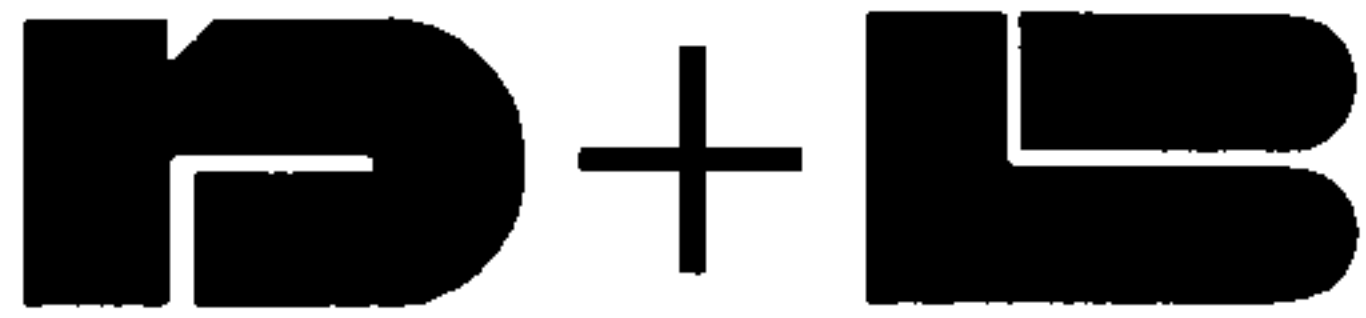


DATE SUBMITTED: 11/30/01 BY: SCOTT WRASMAN  
DORMAN & BREEN ARCHITECTS

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

12/3/01 not approved  
 need OK from zoning for landscape & storm



DORMAN and BREEN  
ARCHITECTS

November 29, 2001

Mr. Michael J. Zamora  
Public Works Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: 900 Lomas Office Building

Dear Mr. Zamora,

As we discussed in person on November 26, there are several differences between the approved site plan and what was constructed.

1. One particular item we talked about was the utility box in the sidewalk. There are photos of this condition attached. According to the building owner, this is an emergency gas shutoff valve, controlled by PNM. During construction, he attempted to have this modified to meet the designed parking lot layout, but PNM would not move or alter it.

2. For the following items, the building owner has confirmed and scheduled the appropriate corrections:

A. Relocation of the accessible parking space to the location shown on the original plan.

B. Restriping the spaces along the south side of the site to 8'-6"

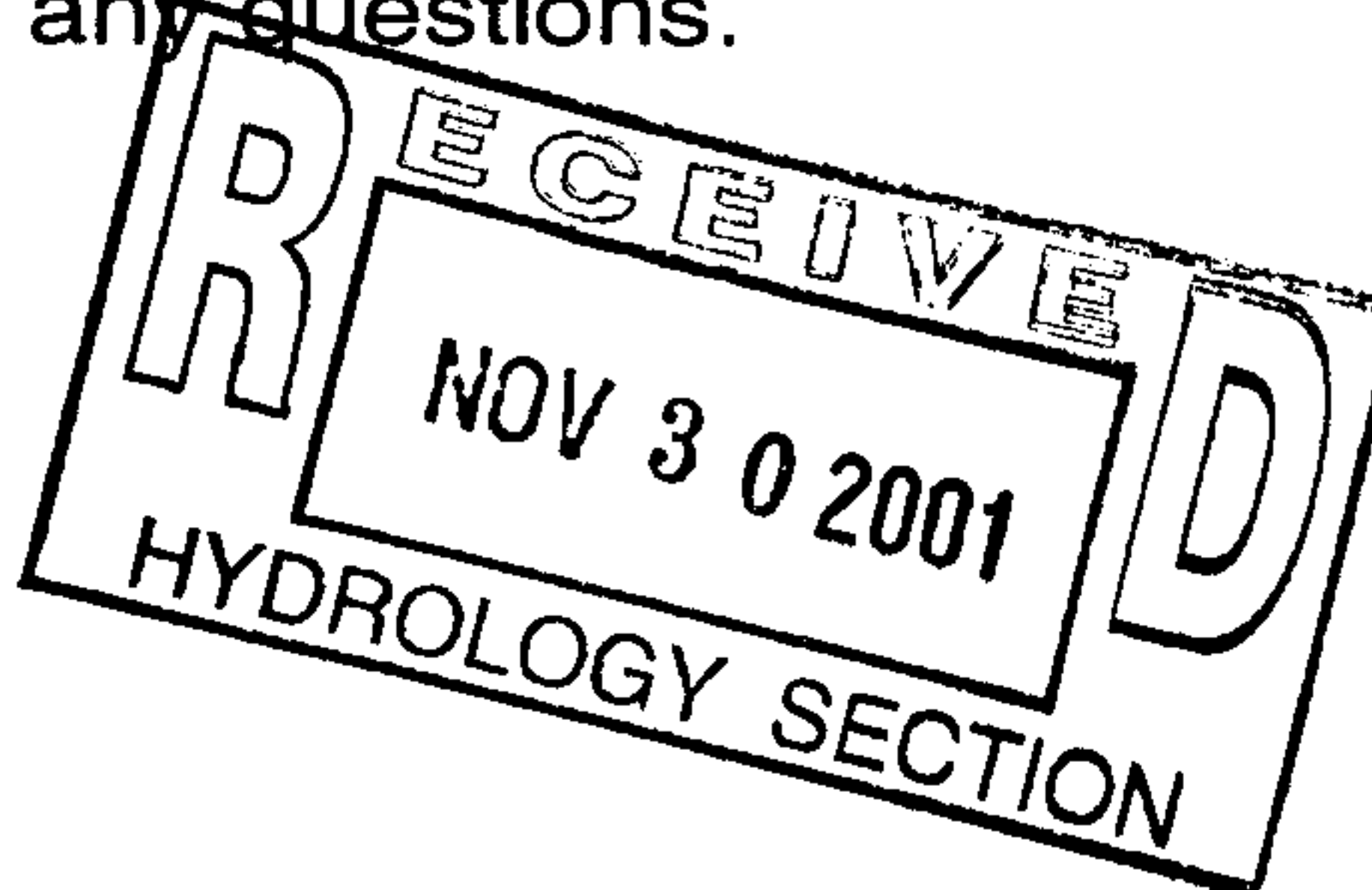
C. As we discussed, you would allow one additional space at the east end of this row of parking, if the remainder of the asphalt is striped to not allow parking. The landscaped area decreased from 2207 sq. ft. to 1925 sq. ft. However this amount is still well in excess of the minimum requirement of 742 sq. ft. In fact, the plants that were designed for this area were distributed to other locations around the site.

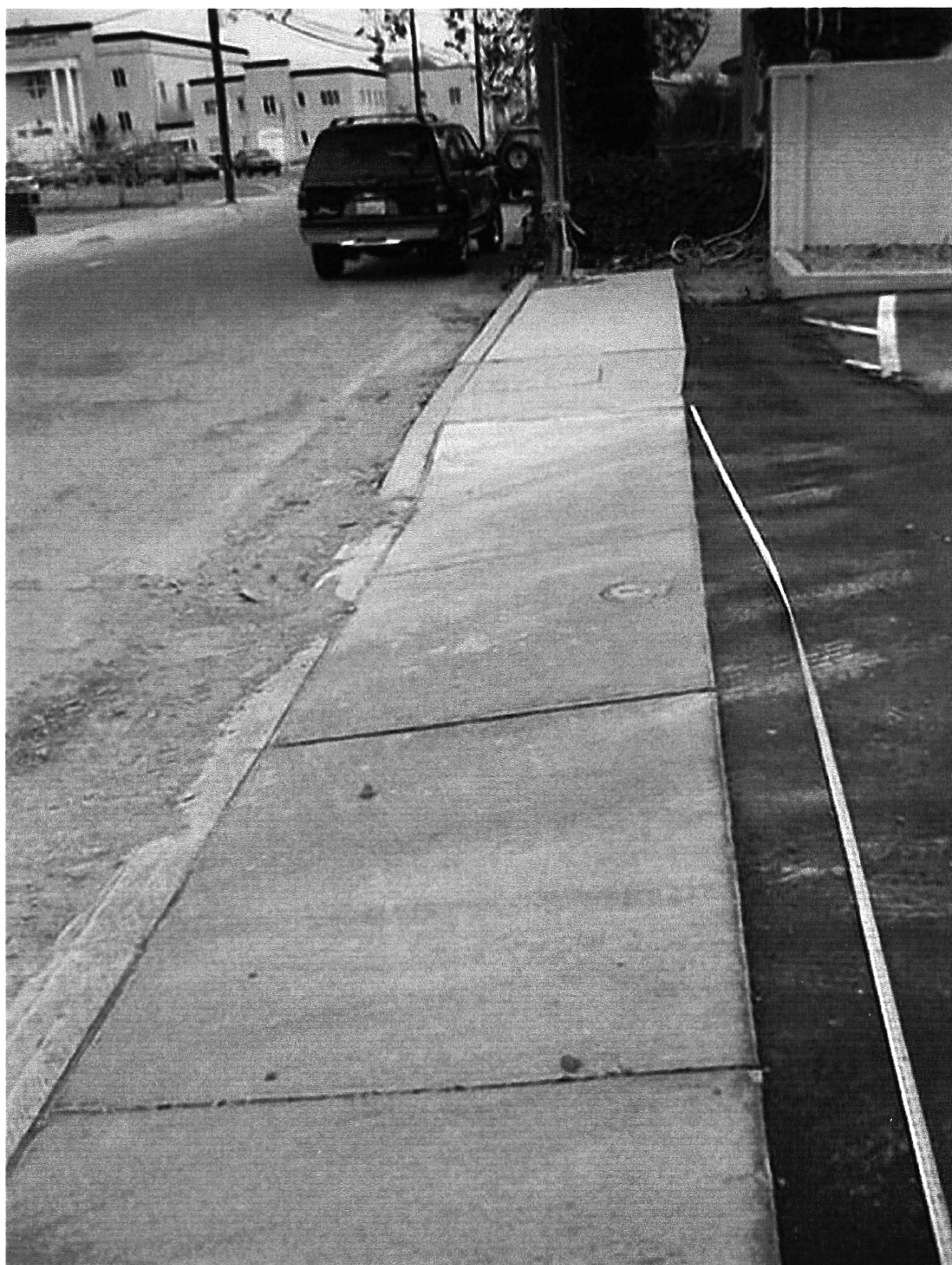
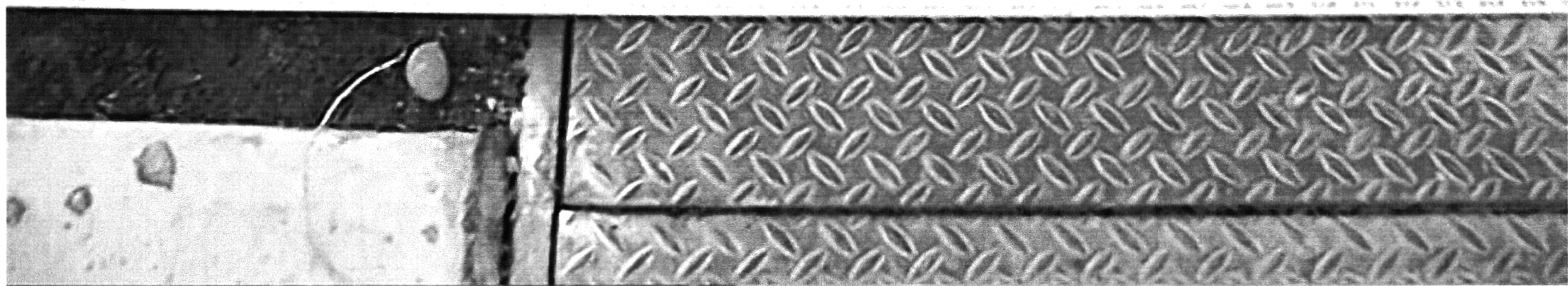
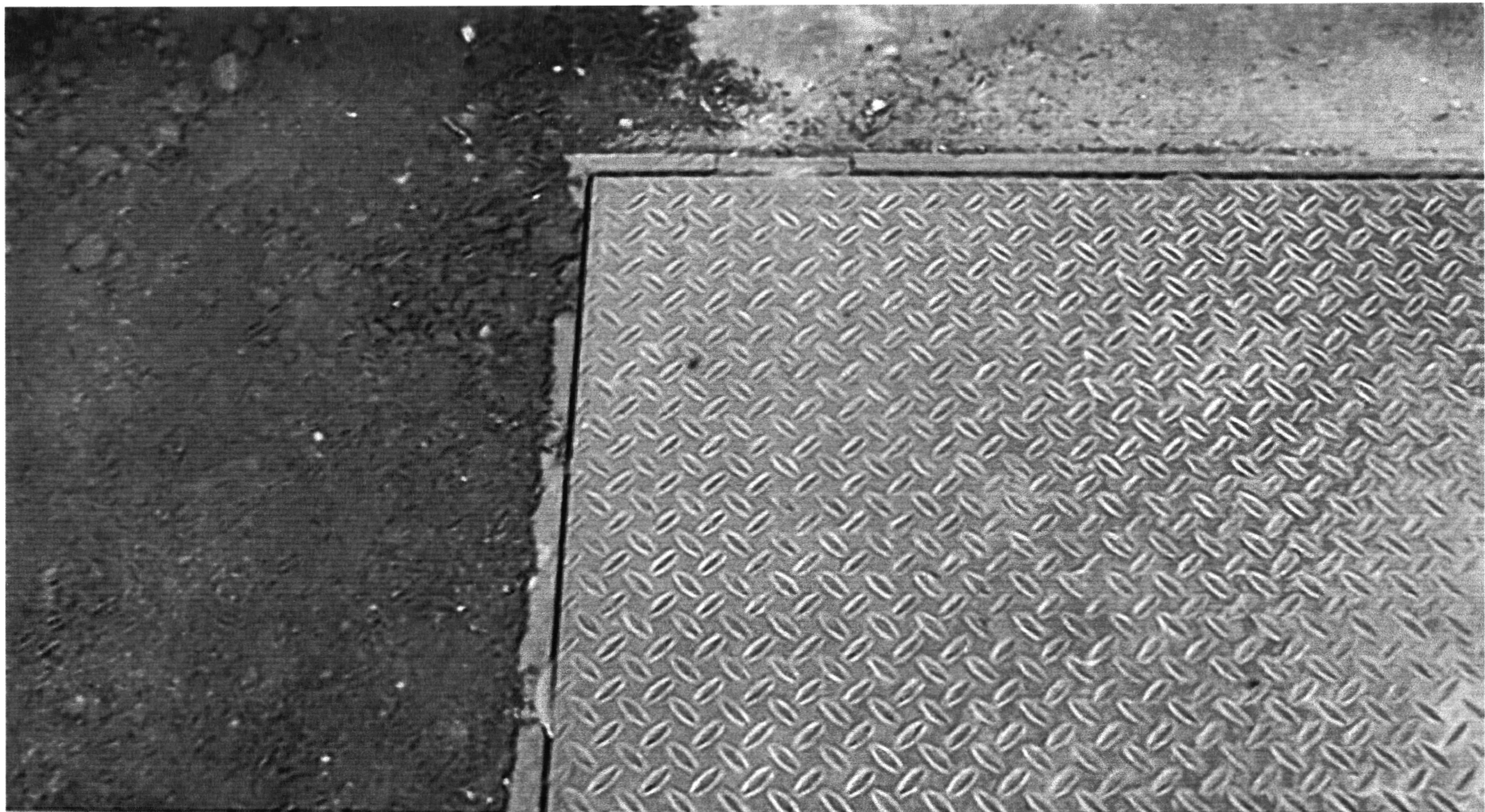
With these changes, the site is in substantial compliance with the approved site plan, with the changes described in 2C noted in red on the attached plan.

Please call me at 299-5940 if you have any questions.

Sincerely,

Scott P. Wrasman  
Architect









# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 28, 2001

Mark Goodwin, P.E.  
Mark Goodwin & Assoc.  
P.O. Box 90606  
Albuquerque, New Mexico 87199

RE: BAIAMONTE OFFICE (J-14/D137)  
(900 Lomas NW - SW corner of Lomas & Keleher)  
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY  
ENGINEERS STAMP DATED 10/5/2000  
ENGINEERS CERTIFICATION DATED 11/19/2001

Dear Mr. Goodwin:

Based upon the information provided in your Engineers Certification submittal dated 11/20/2001, the above referenced site is approved for Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin  
Hydrology Plan Checker  
Public Works Department

*Tab*

C: Vickie Chavez, COA  
✓ drainage file  
approval file

**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

J-14/D137

PROJECT TITLE: BAHAMONTE OFFICE ZONE MAP/DRG. FILE #: J-14  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: MRGCD MAP NO 37, TRACT 290A  
CITY ADDRESS: SW CORNER OF LOMAS AND KELETTER

ENGINEERING FIRM: MARK GODWIN + ASSOC  
ADDRESS: PO BOX 90600  
CITY, STATE: ALB, NM

CONTACT: AMY L DRISCOLL  
PHONE: 828-2200  
ZIP CODE: 87199

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ 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

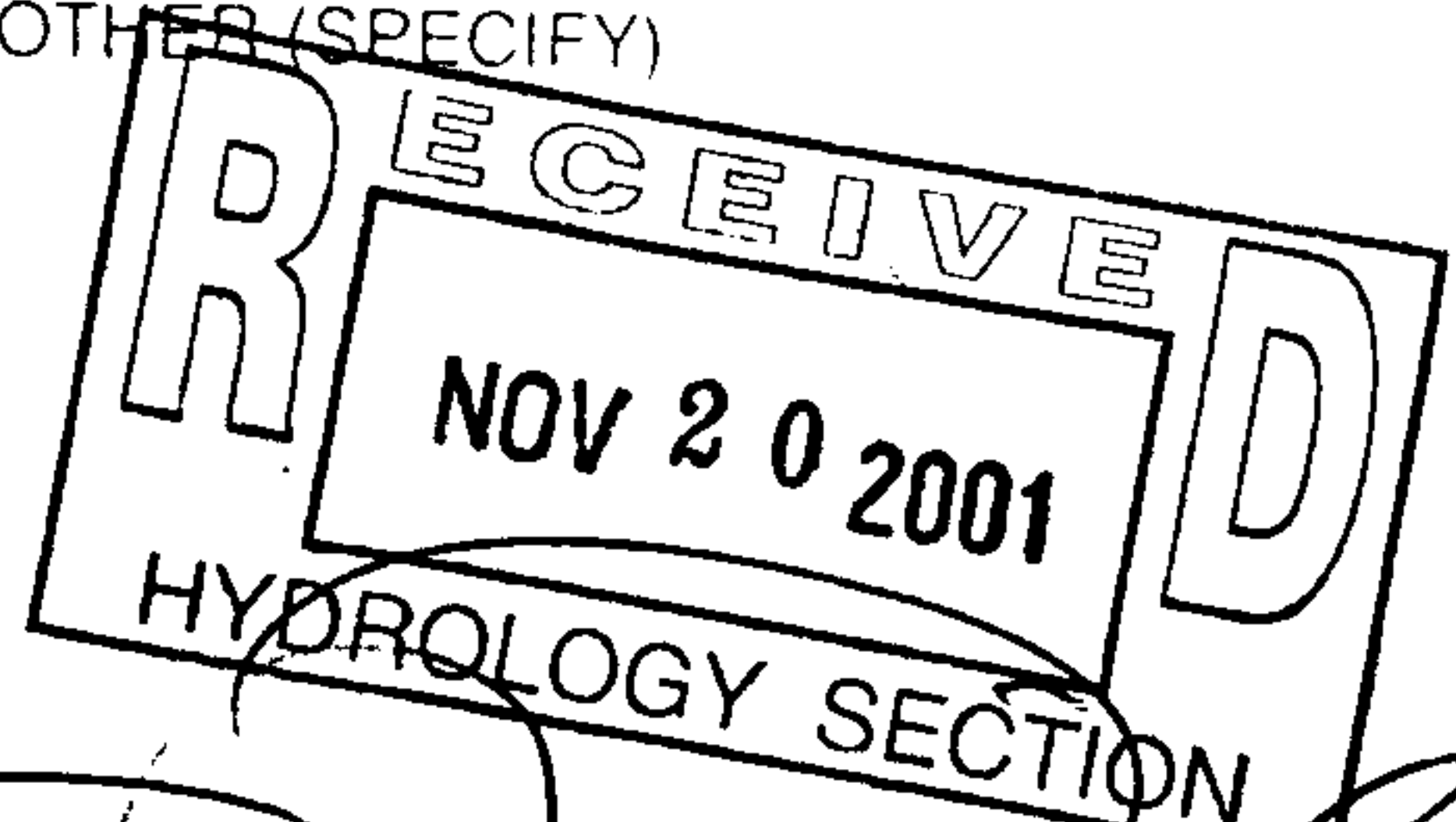
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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
- ☐ 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: 11/20/01 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 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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

D. Mark Goodwin and Associates, P.A.  
Consulting Engineers

P.O. Box 90606 ♦ Albuquerque, NM 87199  
(505) 828-2200 ♦ (505) 797-9539 fax  
e-mail: dmg@swcp.com

LETTER OF TRANSMITTAL

To: City of Albuquerque

Date: November 19, 2001

Terri Martin

Hydrology

Re: Baiaamonte Office

We are sending:

No. Copies	Date	Item Description
1		Engineering Certification

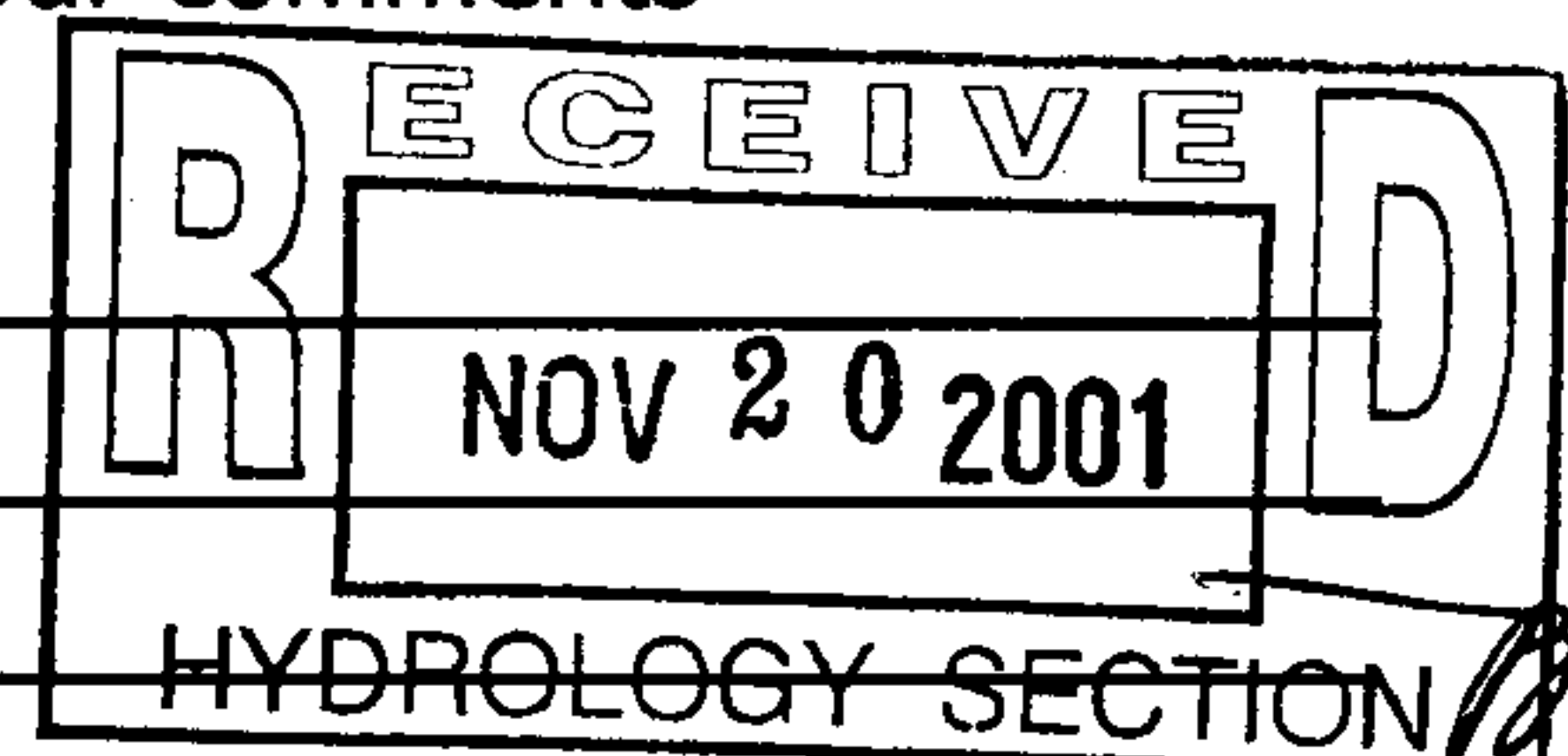
☒ For your approval

☐ For your information

☐ As you requested

☐ For your comments

NOTES:



SIGNED:

Amy L. Driscoll, PE



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 25, 2000

Mark Goodwin, P.E.  
Amy Driscoll, EIT  
Mark Goodwin & Associates, P.A.  
P.O. Box 90606  
Albuquerque, NM 87199

RE: GRADING & DRAINAGE PLAN FOR BIAMONTE OFFICE BUILDING (J-18  
/D137) ENGINEER'S STAMP DATED 10/5/00, SUBMITTED FOR BUILDING  
PERMIT APPROVAL

Dear Mr. Goodwin,

Based upon the information provided in your October 5, 2000, submittal, the project referred to above is approved for Building Permit. Please attach copies of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to release of the Certificate of Occupancy, an Engineer Certification, per the DPM checklist, will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

*Stuart Reeder, P.E.*

Stuart Reeder, P.E.  
Hydrology Division

xc: Whitney Reiersen  
✓File

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: Baiamonte Office ZONE ATLAS#: J-14 / D137 &  
DRB#: EPC# WORKORDER#:   
LEGAL DESCRIPTION: MRGCD Map No. 37, Tract 290A  
CITY ADDRESS: Southwest corner of Lomas and Keleher

ENGINEERING FIRM:	Mark Goodwin & Associates, PA	CONTACT:	Amy Driscoll
ADDRESS:	P.O. Box 90606, Albuquerque, NM 87199	PHONE:	828-2200
OWNER:	James P. Baiamonte	CONTACT:	James P. Baiamonte
ADDRESS:	2014 Central SW, Albuquerque, NM 87104	PHONE:	246-8166
ARCHITECT:	Dorman & Breen	CONTACT:	Scott W. Rasman
ADDRESS:	13604 Rebonita Ct NE, Albuquerque, NM 87112	PHONE:	299-5940
SURVEYOR:	Aldrich Land Surveying	CONTACT:	Tim Aldrich
ADDRESS:	4109 Montgomery NE, Albuquerque, NM 87107	PHONE:	884-1990
CONTRACTOR:		CONTACT:	
ADDRESS:		PHONE:	

## TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL  
☐ ENGINEER'S CERTIFICATION  
☐ OTHER  
☐ EASEMENT VACATION

## PRE-DESIGN MEETING:

☐ YES  
☒ NO  
☐ COPY PROVIDED

## CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL  
☐ 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  
☐ CERTIFICATION OF OCCUPANCY APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☐ OTHER  
☐ RELEASE OF FINANCIAL GUARANTY  
☐ TRAFFIC CIRCULATION LAYOUT

DATE SUBMITTED: 10/5/00

BY:

Amy Driscoll

