

Planning Department Transportation Development Services Section

January 29, 2009

Christopher R. Gunning, Registered Architect 7601 Jefferson NE, Ste. 100 Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for

Rio Grande Credit Union, [J-14 / D163]

1211 4th Street NW

Architect's Stamp Dated 01/26/09

Dear Mr. Gunning:

PO Box 1293

The TCL / Letter of Certification submitted on January 29, 2009 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

Sincerply

NM 87103

www.cabq.gov

Nilo E. Salgago Fernandez, P.E.

Serior Traffic Engineer

Development and Building Services

Planning Department

c: Engineer

Hydrology file

CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET ROCAL AND ECREDITUM (REV 12/2005)

PROJECT TITLE: 44 & Street Could (DRB#:	ZONE MAP: J-14 D WORK ORDER#:
LEGAL DESCRIPTION: PCITY ADDRESS: 1211 4th Street Alb	uguerque MM
ENGINEERING FIRM: ADDRESS: CITY, STATE:	CONTACT:PHONE:ZIP CODE:
OWNER: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
PARCHITECT: Dekker Perich Salaz ADDRESS: 7601 Jefferson No CITY, STATE: Albuquerque Min	tini CONTACT: Nancy Smith E suite 100 PHONE: 761-9760 ZIP CODE:
SURVEYOR: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
CONTRACTOR: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
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)	CK 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: YESNOCOPY PROVIDED DATE SUBMITTED:	JAN 2 & 2009 HYDROLOGY

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.



engineering

Kristal Metro, P.E.
Traffic Engineer
Development & Building Services; Planning Dept.
600 2nd Street NW
Albuquerque, NM 87102

Re: Traffic Certification for

Permanent Certification of Occupancy

Dear Ms. Metro:

I Chris Gunning, NMRA No. 3203, 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 plan dated July 29, 2008. I further certify that I have personally visited the project site on January 23, 2009 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.

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.

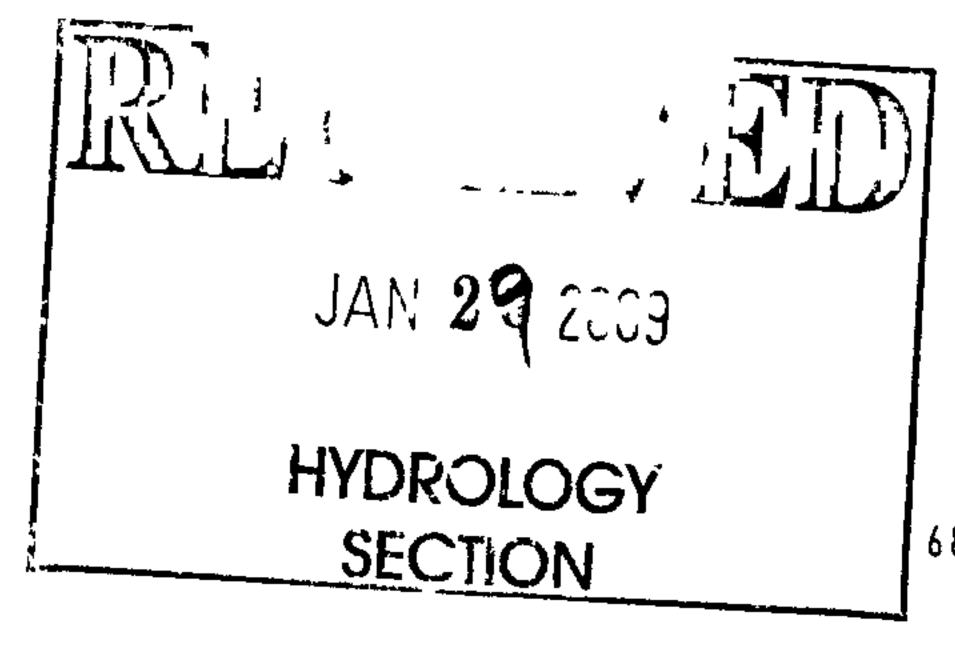
Very truly yours,

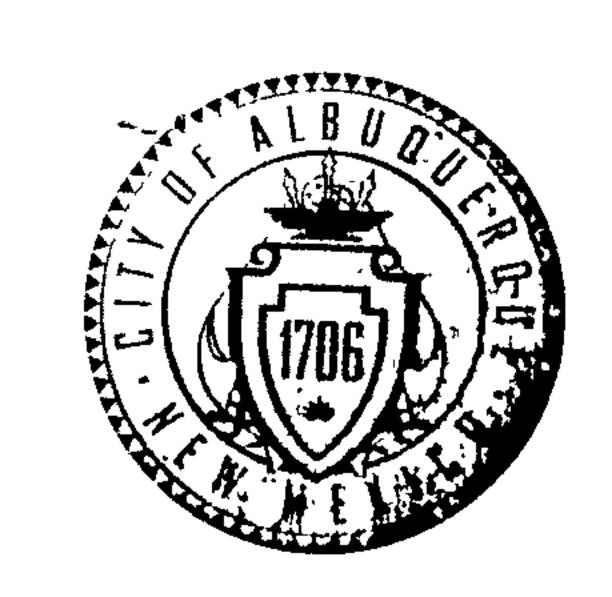
Dekker/Perich/Sabatini Ltd.

Christopher R. Gunning, AIA

Principal







January 21, 2009

J. Graeme Means, P.E.

High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: Rio Grande Credit Union Downtown Branch, 1211 4th Street NW,

(J-14/D163)

Approval of Permanent Certificate of Occupancy,

Engineer's Stamp Dated: 08-19-08

Engineer's Certification Date: 1-16-09

Mr. Means,

PO Box 1293

Based upon the information provided by our visual inspection on 1/20/09, 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.

NM 87103

10000

Sincerely/

www.cabq.gov

Timothy E. Sims
Plan Checker-Hydrology, Planning Dept
Development and Building Services

C: CO Clerk—Katrina Sigala file

(REV 01/06 - KDM)

PROJECT TITLE: Rio Grande Credit Union Downt	own Branch	ZONE MAP:	J-14/D163
DRB#: 1007356 EPC#:		WORK ORDI	ER#:
LEGAL DESCRIPTION: Lot A, Block 5, Romero	•		
CITY ADDRESS: 1211 4th St NW, Albuque	erque, NM 87102	······································	· · · · · · · · · · · · · · · · · · ·
		~~> TTT A ~	
ENGINEERING FIRM: High Mesa Consulting G		CONTACT: G	
ADDRESS: 6010-B Midway Park Bly	va NE	PHONE:	
CITY, STATE: <u>Albuquerque, NM</u>	······································	ZIP CODE:	87109
OWNER: Rio Grande Credit Union		CONTACT:	Contractor
ADDRESS:	<u></u>	PHONE:	Contractor
CITY, STATE:		ZIP CODE:	
CIII, GIALL.	· · · · · · · · · · · · · · · · · · ·	ZII CODD	
ARCHITECT: Dekker/Perich/Sabatini		CONTACT:	Nancy Smith
ADDRESS: 7601 Jefferson NE, Suite	100		761-9700
CITY, STATE: Albuquerque, NM		ZIP CODE:	87109
			
SURVEYING FIRM: High Mesa Consulting G	roup	SURVEYOR:	Charles G. Cala
ADDRESS: 6010-B Midway park Bly	ve NE	PHONE:	345-4250
CITY, STATE: <u>Albuquerque, NM</u>		ZIP CODE:	87109
CONTRACTOR: Reid & Associates		CONTACT:	Erin Casner
ADDRESS: 6300 Riverside Plaza Lat	e NW	PHONE:	891-2528
CITY, STATE: Albuquerque, NM	10 14 44	ZIP CODE:	87120
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TYPE OF SUBMITTAL:	CHECK TYPE OF	F APPROVAL SOUGH	Γ:
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DRAINAGE PLAN 1 st SUBMITTAL		IINARY PLAT APPRO	
DRAINAGE PLAN RESUBMITTAL	S. DEV.	PLAN FOR SUB'D AP	PROVAL
CONCEPTUAL G & D PLAN	S. DEV.	FOR BLDG. PERMIT	APPROVAL
GRADING PLAN	SECTOR	R PLAN APPROVAL	
EROSION CONTROL PLAN	FINAL I	PLAT APPROVAL	
X ENGINEER'S CERT (HYDROLOGY)	FOUND	ATION PERMIT APPR	OVAL
CLOMR/LOMR	X BUILDI	NG PERMIT APPROVA	\L
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ENGINEER'S CERT (TCL)		NG PERMIT APPROVA	
ENGINEER'S CERT (DRB SITE PLAN)		PERMIT APPROVAL	- FF . []]
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WAS A PRE-DESIGN CONFERENCE ATTENDE	D:		~ J 500A
X YES NO			
COPY PROVIDED			, ~ OGY
			N
DATE SUBMITTED: 01/16/2009		BY: Graeme Means-	

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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- 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.



August 5, 2008

Christopher Gunning, R.A. Dekker Perich Sabatini 7601 Jefferson NE Suite 100 Albuquerque, NM 87109

Re: Rio Grande Credit Union Downtown Branch, 1211 Fourth Street NW,

Traffic Circulation Layout

Architect's Stamp dated 8-05-08 (J14-D163)

Dear Mr. Gunning,

The TCL submittal received 8-05-08 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. Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.

PO Box 1293

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 <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

Albuquerque

NM 87103

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 <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

www.cabq.gov

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, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: File

(REV I	3-14/516
PROJECT TITLE: <u>R10 GRANDE CREDIT</u> DRB#: 08028-70294 EPC#:	Union ZONE MAP:
DRB#: 08028-70294 EPC#:	WORK ORDER#:
LEGAL DESCRIPTION: Lots 1-12 Block CITY ADDRESS: 1211 Fourth NW	5 Romero Addn
CITY ADDRESS: 1211 Fourth 1/W	
ENGINEERING FIRM: Huitt - Zollar. ADDRESS: 333 Rio Zancho 3	5 CONTACT: Scott 3/vd PHONE: 892-5147
ADDRESS: 333 Rio Zancho Z	
CITY, STATE: Rio Rancho, WM	ZIP CODE: <u>87/24</u>
OWNER: Rio Grande Credit Unio ADDRESS: 1501-5AN PEORO NO CITY, STATE: Albaguergue,	on CONTACT: Chris Fitzgenald
ADDRESS: 1501 - 5AN PEORO NO	PHONE: 262-1401
ARCHITECT: DEKKER/ PERICK / SALA	Ltini CONTACT: Nancy Smith
ADDRESS: 680/ SEFERSON NO	PHONE: 761-9700
CITY, STATE: A/huguengue, n/m	ZIP CODE: <u>87109</u>
SURVEYOR: Doug Smith	CONTACT: Suff Doug
ADDRESS: 2/Z / SAN MATEO	NE PHONE: 372 374/255577
CITY, STATE: A/bagaerque, mm	
CONTRACTOR: REIDLA ASSOCIATES	CONTACT: ERIN CASNER
ADDRESS: 6300 Riversion Pla	lack lac
CITY, STATE: A/buguengue, NM	ZIP CODE: <u>0 //2 O</u>
	ECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1 st 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 CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR TRACE CHROUIT ATTION I A MOLITE	BUILDING PERMIT APPROVAL,,
TRAFFIC CIRCULATION LAYOUT	CERTIFICATE OF OCCUPANCY (PERM)
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OTHER (SPECIFY)	PAVING PERMIT AHRROWAR
	WORK ORDER APPROVAL OTHER (SPECIFY) AUG 0 5 2008
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WAS A PRE-DESIGN CONFERENCE ATTENDED:	HYDROLOGY
YES	SECTION
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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:

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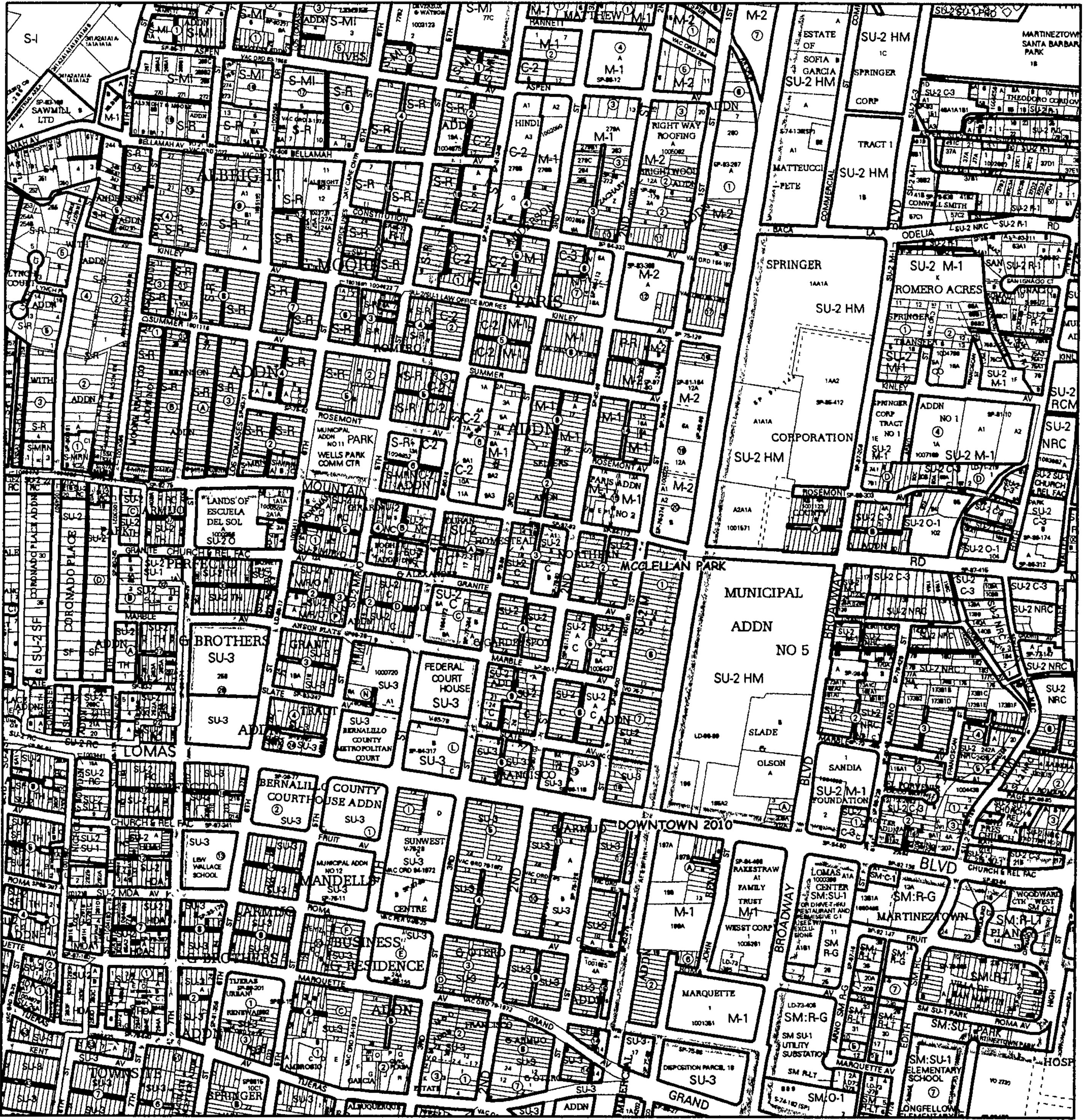
BY:

- 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.

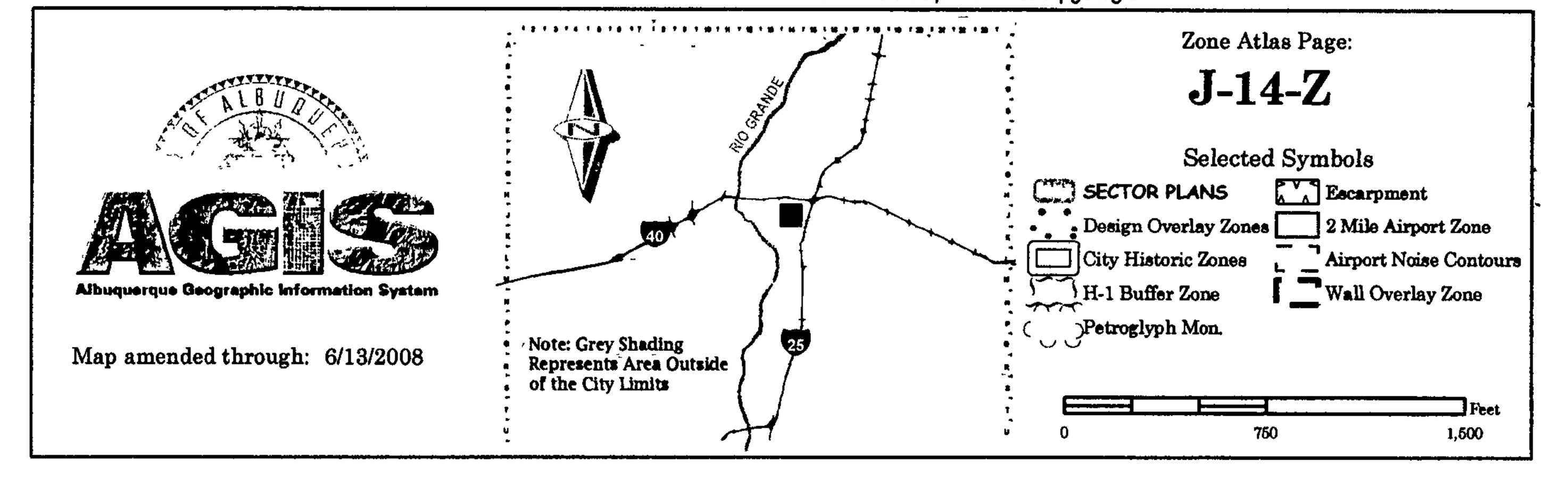
DATE SUBMITTED:

Assessor Parcels

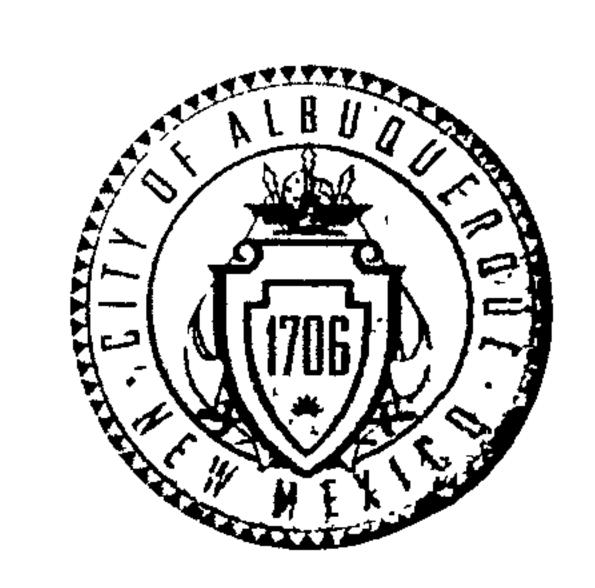
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1 ,	101405821532821201	2008	SAG PROPERTY MANAGEMENT INC	1113			4TH	ST	NW



For more current information and more details visit: http://www.cabq.gov/gis







August 21, 2008

J. Graeme Means, P.E. High Mesa Consulting Group 6010 Midway Park Blvd NE Albuquerque, NM 87109

Re: Rio Grande Credit Union Downtown Branch
1211 Fourth Street NW, Grading and Drainage Plan (REVISED)
Engineer's Stamp dated 08-19-08 (J-14/D163)

Dear Mr. Means,

Based upon the information provided on your REVISED re-submittal received 08-19-08, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to signoff by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

PO Box 1293

NM 87103

www.cabq.gov

The above referenced plan is approved for an SO-19 permit. A copy of this approval letter must be on hand when applying for the excavation permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required. Be advised that no Certificate of Occupancy, temporary or permanent, will be released prior to inspection and approval of the storm drain connection / sidewalk culvert by the Storm Drain Maintenance department. Contact Duane Schmitz at 235-8016 to schedule an inspection.

If you have any questions, you can contact me at 924-3630.

Nilo E. Salgado-Fernandez, P.E. Senior Engineer, Planning Dept. Development and Building Services

C: — Eile

Duane Schmitz, DMD Street / Storm Maintenance (Pino Yards) Antoinette Baldonado, Construction Services

(REV 12/2005)

PROJECT TITLE: Rio Grande Credit Union Down	town Branch	ZONE MAP: J-14/D163
		ORDER#: N/A
LECAL DESCRIPTIONAL LAGARIANA AL O DI L	5 D 4 1 1 1 1 1	
LEGAL DESCRIPTION: Lots 1 through 8, Block	5, Romero Addition (Existing	<u>z)</u>
CITY ADDRESS: Northwest Corner of Rosemont	Avenue Nw and 4" Street N	<u>W</u>
ENGINEERING FIRM: High Mesa Consulting G	roup	CONTACT: J Graeme Means, PE
ADDRESS: 6010 Midway Park Blvd. N		PHONE: 505-345-4250
CITY, STATE: <u>Albuquerque, New Mexi</u>	co	ZIP CODE: <u>87</u> 109
OWNER: Rio Grande Credit Union		CONTACT: Contractor
ADDRESS:	······································	PHONE:
CITY, STATE:		ZIP CODE:
ARCHITECT: Dekker/Perich/Sabatini		CONTACT. Nones Conside
ADDRESS: 7601 Jefferson NE, Suite	100	CONTACT: Nancy Smith
CITY, STATE: Albuquerque, New Mexi		PHONE: <u>505-761-9700</u>
CITT, STATE. Anduquerque, New MEXI	<u>CO</u>	ZIP CODE: <u>87109</u>
SURVEYOR: Doug Smith Surveying, Inc.		CONTACT: Doug Smith
ADDRESS: 2121 San Mateo Blvd. N	E	PHONE: 505-255-5577
CITY, STATE: Albuquerque, New Mexi		ZIP CODE: 87110
CONTRACTOR: Reid & Associates		CONTACT: Erin Casner
ADDRESS: 6300 Riverside Plaza Lar	ne NW Suite 220	PHONE: 505- 891-2528
CITY, STATE:		ZIP CODE:
TYPE OF SUBMITTAL: DRAINAGE REPORT X DRAINAGE PLAN 1st SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN X 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)	PRELIMINARY S. DEV. PLAN F S. DEV. FOR BL SECTOR PLAN FINAL PLAT AF FOUNDATION I X BUILDING PERI CERTIFICATE C GRADING PERM PAVING PERMI WORK ORDER	COUARANTEE RELEASE PLAT APPROVAL OR SUB'D APPROVAL DG. PERMIT APPROVAL APPROVAL PERMIT APPROVAL MIT APPROVAL OF OCCUPANCY MIT APPROVAL T APPROVAL
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2 Drainage Plans. Required for building permits, grading permits, paving permits and site plans less than five (5) acres

required based on the following

Brainage Report. Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more



August 14, 2008

J. Graeme Means, P.E. High Mesa Consulting Group 6010 Midway Park Blvd NE Albuquerque, NM 87109

Re: Rio Grande Credit Union Downtown Branch
1211 Fourth Street NW, Grading and Drainage Plan
Engineer's Stamp dated 08-07-08 (J-14/D163)

Dear Mr. Means,

Based upon the information provided in your submittal received 08-07-08, 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. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

The above referenced plan is approved for an SO-19 permit. A copy of this approval letter must be on hand when applying for the excavation permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required. Be advised that no Certificate of Occupancy, temporary or permanent, will be released prior to inspection and approval of the storm drain connection / sidewalk culvert by the Storm Drain Maintenance department. Contact Duane Schmitz at 235-8016 to schedule an inspection.

Sincerely,

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Nilo E. Salgado-Fernandez, P.E. Senior Engineer, Planning Dept. Development and Building Services

C: _File /
Duane Schmitz, DMD Street / Storm Maintenance (Pino Yards)
Antoinette Baldonado, Construction Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

(REV 12/2005)

PROJECT TITLE: Rio Grande Credit Union Downtown Branch	ZONE MAP: $J-14/D/U$
DRB#: 1007356 EPC#: NA WORK	ORDER#: N/A
LECAL DESCRIPTION. Lote 1 through & Plack 5 Domera Addition (Existing	<u> </u>
LEGAL DESCRIPTION: Lots 1 through 8, Block 5, Romero Addition (Existing CITY ADDRESS: Northwest Corner of Rosemont Avenue NW and 4 th Street NV	5/ W
CIT I TIDDICEDO. INCIDITOR OF REGOVERNOUS IN THE SECOND	
ENGINEERING FIRM: High Mesa Consulting Group	CONTACT: J Graeme Means, PE
ADDRESS: 6010 Midway Park Blvd. NE	PHONE: <u>505-345-4250</u>
CITY, STATE: <u>Albuquerque, New Mexico</u>	ZIP CODE: <u>87109</u>
OWNER: Rio Grande Credit Union	CONTACT: Contractor
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
ARCHITECT: Dekker/Perich/Sabatini	CONTACT: Nancy Smith
ADDRESS: 7601 Jefferson NE, Suite 100	PHONE: <u>505-761-9700</u> ZIP CODE: 87109
CITY, STATE: <u>Albuquerque, New Mexico</u>	_ ZII CODE
SURVEYOR: Doug Smith Surveying, Inc.	CONTACT: Doug Smith
ADDRESS: 2121 San Mateo Blvd. NE	PHONE: <u>505-255-5577</u>
CITY, STATE: Albuquerque, New Mexico	ZIP CODE: <u>87110</u>
CONTRACTOR: Reid & Associates	CONTACT: Erin Casner
ADDRESS: 6300 Riverside Plaza Lane NW, Suite 220	PHONE: 505-891-2528
CITY, STATE:	ZIP CODE:
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WAS A PRE-DESIGN CONFERENCE ATTENDED: YES X NO COPY PROVIDED DATE SUBMITTED: August 7, 2008 BY: De	RECEVED AUG U 7 2008 Sie LeBland Yuillows
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by	a drainage submittal. The particular nature, of the following levels of submittal may be

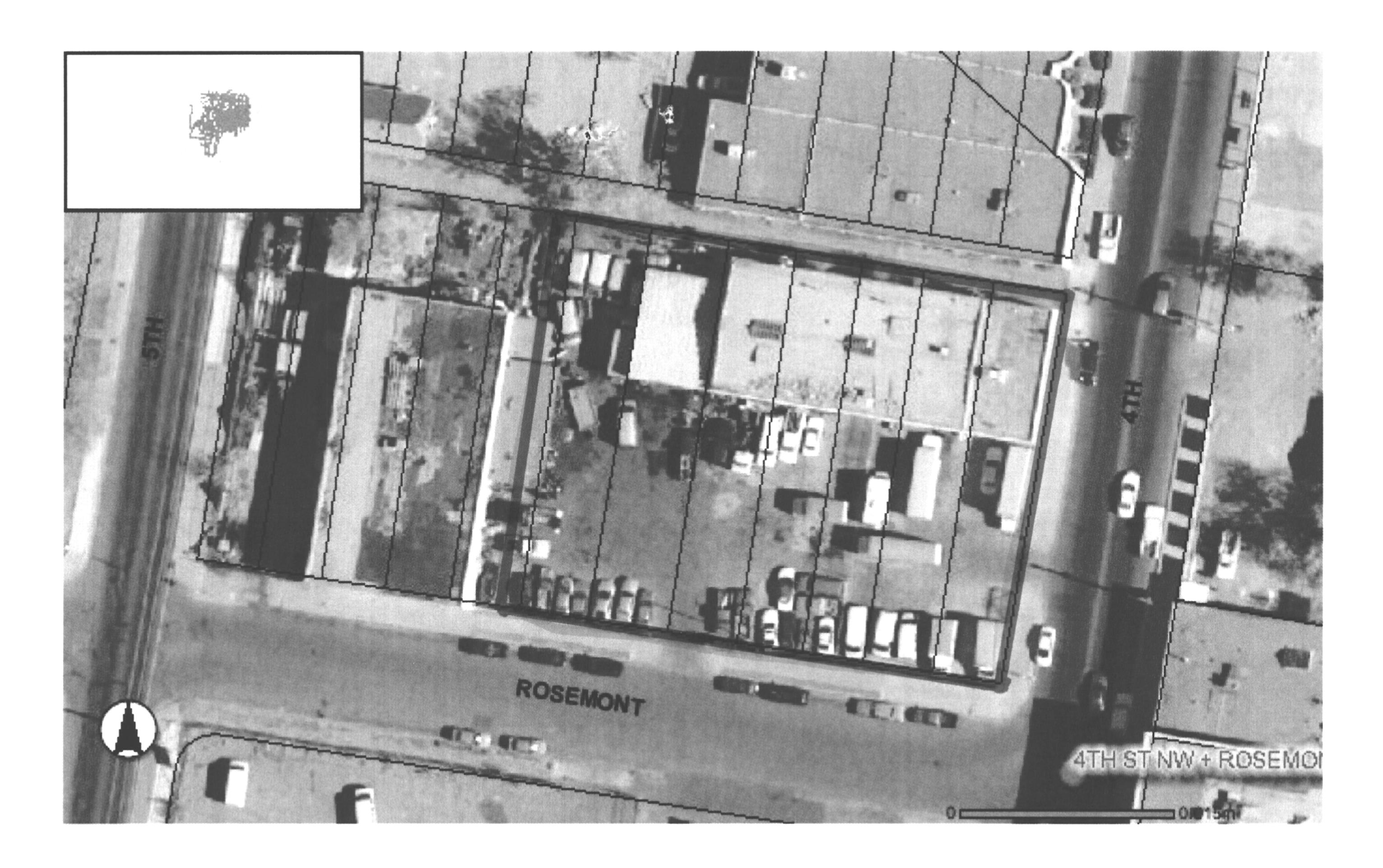
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Drainage Report Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

ArcIMS Viewer Page 1 of 1



SU-2 HM COMPORATION SU-2 HM / ACSEMONT ADDN NO 5 COURT HOUSE SU-2 HM Cason COURTHOUSE ADDN E DOWNTOWN 2010 MMQOTTEMASSOCIAME IL & SU-3 For more current information and more details visit http://www.cabq.gov/gis

