

April 23, 2009

Eufracio Sabay, P.E. c/o Bernie J. Montoya BJM CONSULTANT 8624 Casa Verde Ave. NW Albuquerque, NM 87120

Re: Casa Clara Community, 1400 & 1408 Vassar Ave NE,

(J-16/D017)

Approval of Permanent Certificate of Occupancy,

Engineer's Stamp Dated: 08-12-08

Engineer's Certification Date: 4-21-09

PO Box 1293

Dear Mr. Sabay,

Albuquerque

Based upon the information provided by our visual inspection on 4/21/09, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

NM 87103

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

Sincerely/

www.cabq.gov

Timothy E. Sims

Plan Checker-Hydrology, Planning Dept Development and Building Services

C: CO Clerk—Katrina Sigala

(Rev. 06/22/2005)

PROJECT TITLE: REVISED CASA CLARA COMMUNITY MADRE #:	ASTER G/D ZONE MAP/DRG. FILE J16-D17 WORK ORDER#:
LEGAL DESCRIPTION: LOTS A, B, C, D, AND E BLOCK 1 VISTA CONTRACTOR ADDRESS: 1400 VASSAR AVE. N.E.	GRANDE SUBDIVISION
ENGINEERING FIRM: BJM CONSULTING ADDRESS: 8624 CASA VERDE AVE. N.W. CITY, STATE:ALBUQUERQUE, NEW MEXICO	CONTACT: BERNIE MONTOYA PHONE: 250-7719 ZIP CODE: 87120
OWNER: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
ARCHITECT: STRELL DESIGNS ADDRESS: CITY, STATE:	CONTACT:ROB STRELL PHONE: 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 1 ST SUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN X ENGINEER'S CERTIFICATION (HYDROLOGY) PAVING PLAN TCL RESUBMITTAL /REVISED WAS A PRE-DESIGN CONFERENCE ATTENDED: YES VERBAL WITH NO COPY PROVIDED	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 APPROVAL FOR 1400 VASSAR AVE. NE! GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY)
DATE SUBMITTED: 4/21/2009 BY:	Serne/Matega
Requests for approvals of Site Development Plans and/or Sul The particular nature, location and scope of the proposed dev of the following levels of submittal may be required based on	relopment define the degree of drainage detail. One or more
(5) acres and Sector Plans. 2. Drainage Plans: Required for building permits, graacres.	ed for approval of Site Development Plans greater than five adding permits, paving permits and site plans less than five (5) ining more than ten (10) lots or constituting five (5) acres or APR 2

checked off the as-bult

(Rev. 06/22/2005)

PROJECT TITLE: REVISED CASA CLARA COMM DRB #: PC#:	UNITY MASTER G/D ZONE MAP/DRG. FILE J16-D17 WORK ORDER#:
LEGAL DESCRIPTION: LOTS A, B, C, D, AND E BLOCK CITY ADDRESS: 1408 VASSAR AVE. N.E.	(1 VISTA GRANDE SUBDIVISION
ENGINEERING FIRM: BJM CONSULTING ADDRESS: 8624 CASA VERDE AVE. N.W. CITY, STATE:ALBUQUERQUE, NEW MEXICO	CONTACT: BERNIE MONTOYA PHONE: 250-7719 ZIP CODE: 87120
OWNER: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
ARCHITECT: STRELL DESIGNS ADDRESS: CITY, STATE:	CONTACT:ROB STRELL PHONE: 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 1 ST SUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN X ENGINEER'S CERTIFICATION (HYDROLOGY) PAVING PLAN TCL RESUBMITTAL /REVISED WAS A PRE-DESIGN CONFERENCE ATTENDED: YES VERBAL WITH NO COPY PROVIDED DATE SUBMITTED: 4/21/209	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 APPROVAL FOR 1408 VASSAR AVE. NE. GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY) BY: BY: SIM / MUMOSE
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acres	ermits, grading permits, paving permits and site plans less than five (5) ons containing more than ten (10) lots or constituting five (5) acres or APR 2 1 2003 HYDROLOGY SECTION



August 22, 2008

Eufracio Sabay, P.E. BJM Consulting 8624 Casa Verde Ave. NW Albuquerque, NM 87120

Re: Revised Casa Clara Community Grading and Drainage Plan Engineer's Stamp dated 8-12-08 (J16/D17)

Dear Mr. Sabay,

Based upon the information provided in your submittal received 8-15-08, 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.

PO Box 1293

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

Albuquerque

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

Sincerely,

NM 87103

www.cabq.gov

Curtis A. Cherne, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C: file

(Rev. 06/22/2005)

PROJECT TITLE: REVISED CASA CLADRB #:	ARA COMMUNITY MASTER (PC#:	S/D ZONE MAP/DRG. FILE J16-D17 WORK ORDER#:
LEGAL DESCRIPTION: LOTS A, B, C, D, A CITY ADDRESS:	AND E BLOCK 1 VISTA GRANDE	SUBDIVISION
ENGINEERING FIRM: BJM CONSULTING ADDRESS: 8624 CASA VERDE A CITY, STATE:ALBUQUERQUE, N	VE. N.W.	CONTACT: BERNIE MONTOYA PHONE: 250-7719 ZIP CODE: 87120
OWNER: ADDRESS: CITY, STATE:		CONTACT: PHONE: ZIP CODE:
ARCHITECT: STRELL DESIGNS ADDRESS: CITY, STATE:		CONTACT:ROB STRELL PHONE: 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 1 ST SUBMITTAL CONCEPTUAL GRADING & DRAIN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION (H') PAVING PLAN TCL X RESUBMITTAL /REVISED WAS A PRE-DESIGN CONFERENCE ATTI YES VERBAL WITH NO COPY PROVIDED	NAGE PLAN YDROLOGY)	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 CERTIFICATE OF OCCUPANCY APPROVAL GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY)
DATE SUBMITTED: 8/15/2	00 8 BY:	Sun Mantz
	be of the proposed developmen	Plats shall be accompanied by a drainage submitted that the degree of drainage detail. One or moving:
1. Conceptual Grading and D	rainage Plan: Required for app	proval 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

ENG.
Stamp BATE: 8-12-08

Mr. Curtis A. Cherne
Planning Department
Development & Building Services Division
600 2nd Street N.W.
Albuquerque, New Mexico 87102

RE: REVISED MASTER DRAINAGE PLAN FOR CASA CLARA COMMUNITY (J16-D17)

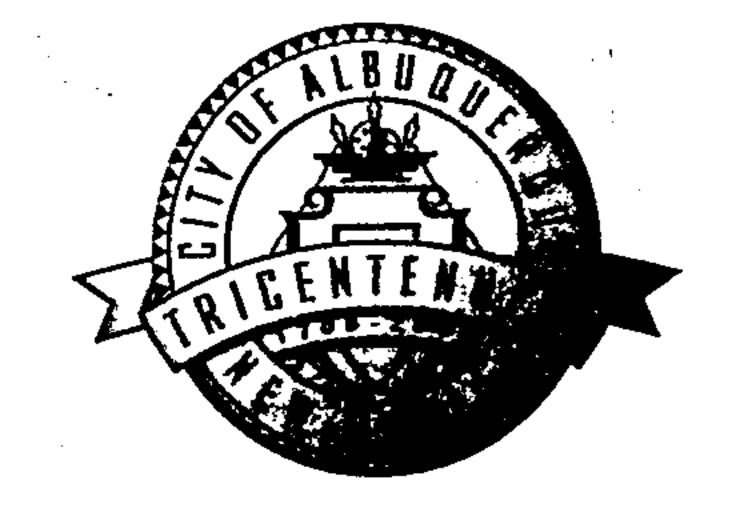
Dear Mr. Cherne:

The Master Drainage Plan for the complex has been revised within Lot B & Lot C. Originally, Lot B was where the Community Building was going to be constructed. The revision shown has the proposed revised Community Building to be constructed within Lot C instead. I have also included within the revised plan drawings the revised calculations for Lot B & Lot C. The drainage concept remains the same.

If I can be of further assistance please feel free to contact me at 250-7719.

Sincerely

Bernie J. Montoya C.E.



July 27, 2006

Eufracio Sabay, P.E.
BJM Consulting
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

Re: Casa Clara Community Grading and Drainage Plan

Engineer's Stamp dated 7-17-06 (J16/D17)

Dear Mr. Sabay,

Based upon the information provided in your submittal dated 7-21-06, the above referenced plan is approved for Preliminary Plat and Final Plat action by the DRB and for Building Permit and Foundation Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

P.O. Box 1293

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

Albuquerque

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

New Mexico 87103

Sincerely,

www.cabq.gov

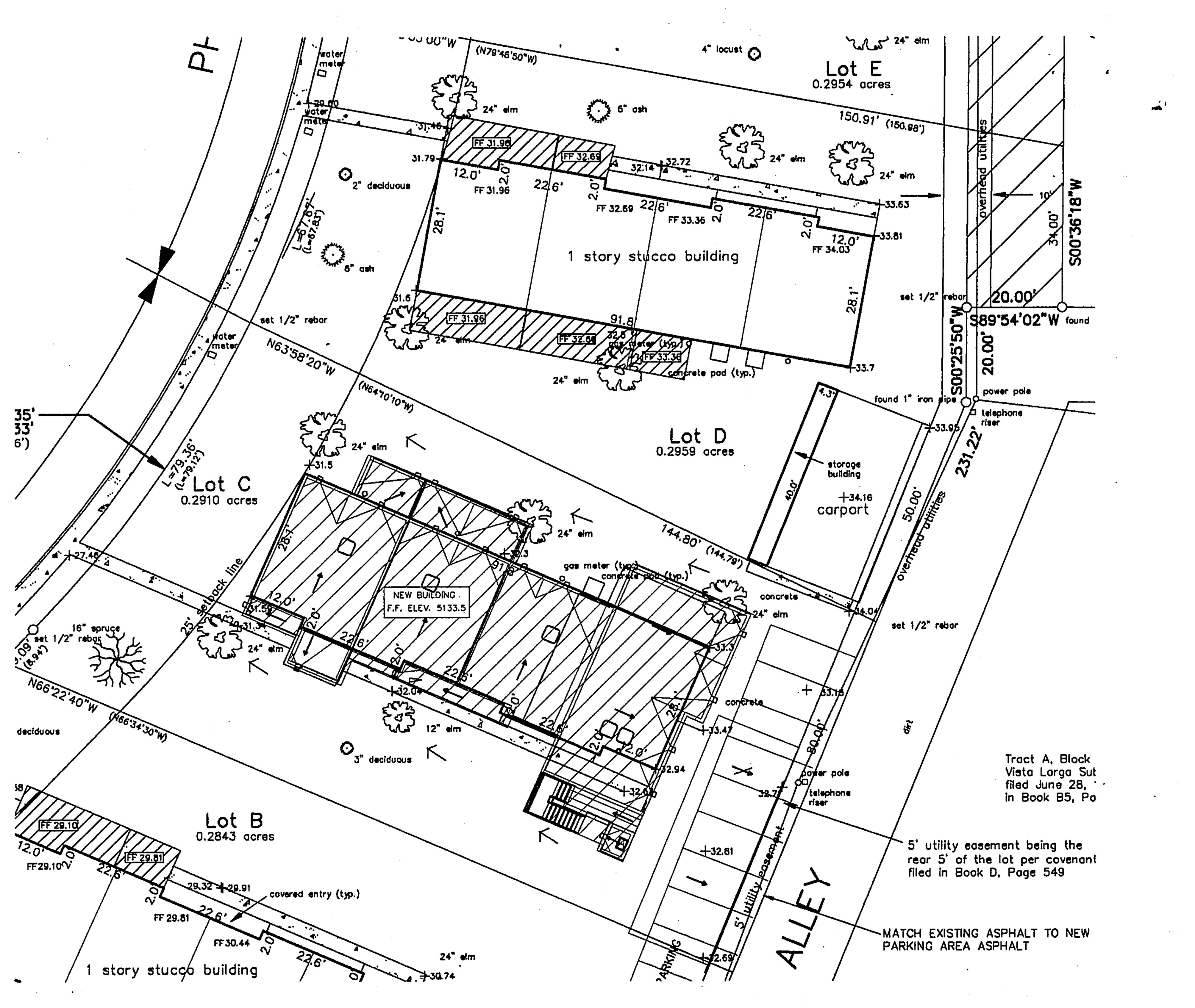
Curtis A. Cherne, E.I.

Engineering Associate, Planning Dept. Development and Building Services

PH

C: file

Brad Bingham



GED plan for Phases I, II, III



July 27, 2006

Eufracio Sabay, P.E.
BJM Consulting
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

Re: Casa Clara Community Grading and Drainage Plan Engineer's Stamp dated 7-17-06 (J16/D17)

Dear Mr. Sabay,

Based upon the information provided in your submittal dated 7-21-06, the above referenced plan is approved for Preliminary Plat and Final Plat action by the DRB and for Building Permit and Foundation 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.

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

New Mexico 87103

file

Cuto - Ch

Sincerely,

Curtis A. Cherne, E.I.

Engineering Associate, Planning Dept.

Development and Building Services

P

C:

Brad Bingham

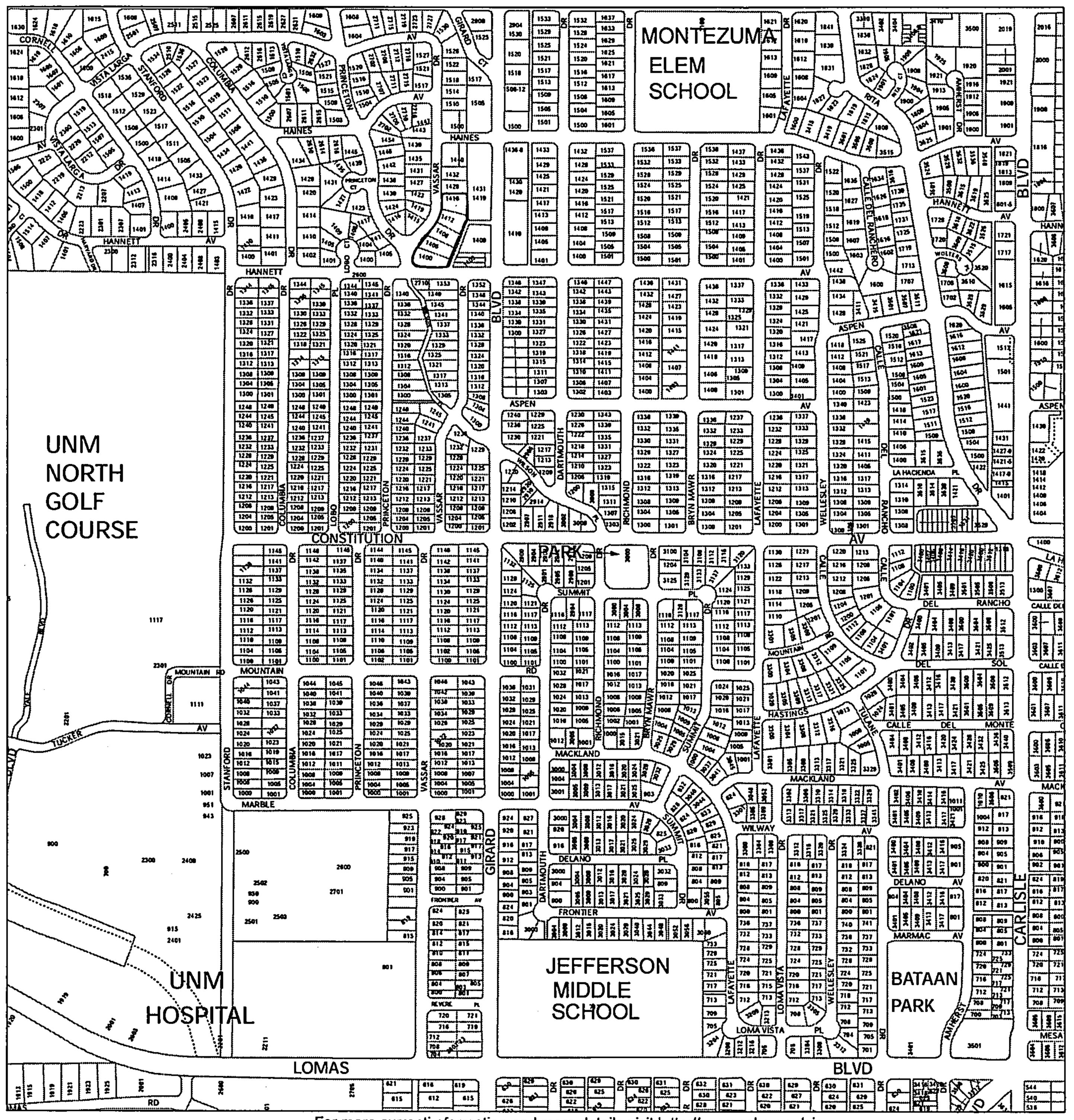
P.O. Box 1293

Albuquerque

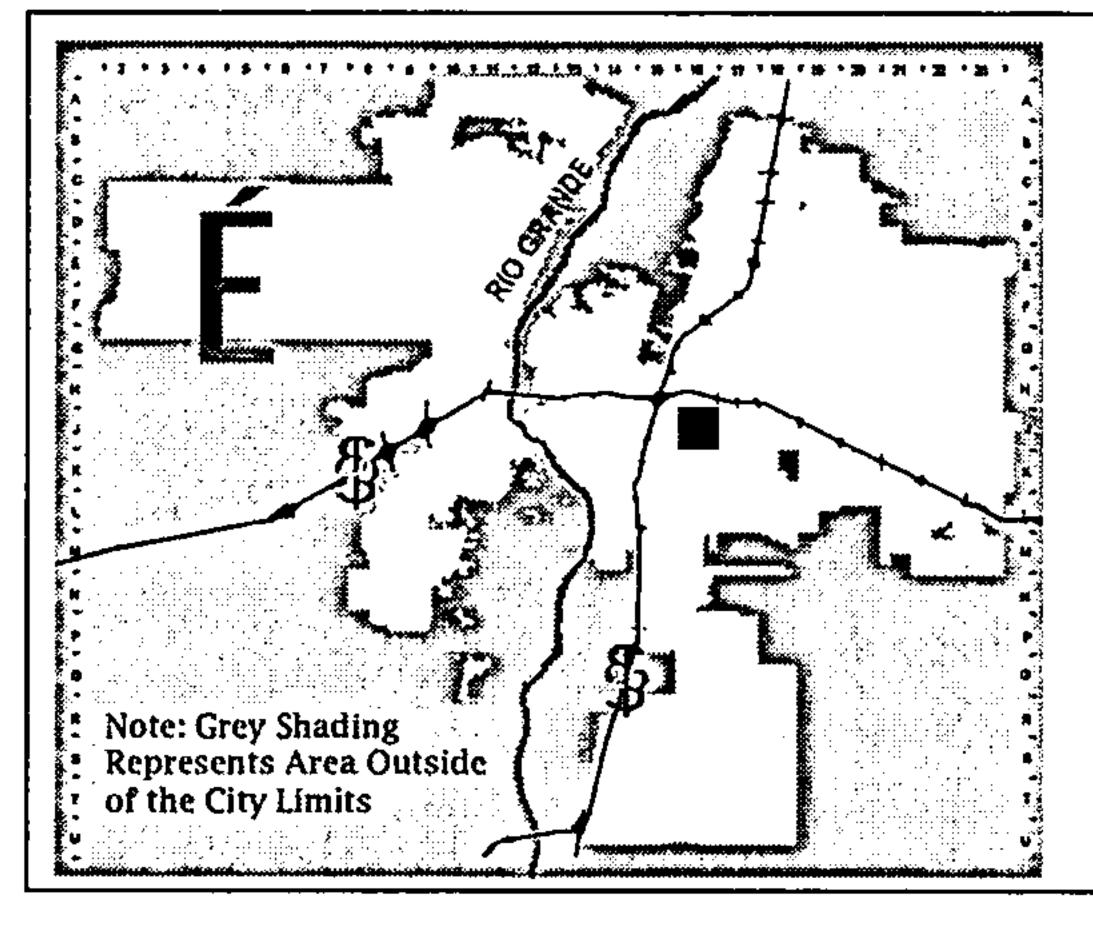
www.cabq.gov

(Rev. 06/22/2005)

PROJECT TITLE: CASA CLARA COMMUNITY MAS DRB #: PC#:	STER G/D ZONE MAP/DRG. FILE # J16-DI7 WORK ORDER#:
LEGAL DESCRIPTION: LOTS A, B, C, D, AND E BLOCK CITY ADDRESS: 1-108 Procedure Service	VISTA GRANDE SUBDIVISION 1412 Vassar CONTACT: BERNIE MONTOYA PHONE: 250-7719 ZIP CODE: 87120
OWNER: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
ARCHITECT: STRELL DESIGNS ADDRESS: CITY, STATE:	CONTACT:ROB STRELL PHONE: ZIP CODE:
SURVEYOR: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
CONTRACTOR: ADDRESS: CITY, STATE:	CONTACT PHONE: ZIP CODE:
TYPE OF SUBMITTAL: DRAINAGE REPORT X DRAINAGE PLAN 1 ST SUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION (HYDROLOGY) PAVING PLAN TCL RESUBMITTAL WAS A PRE-DESIGN CONFERENCE ATTENDED: YES VERBAL WITH NO COPY PROVIDED	CHECK TYPE OF APPROVAL SOUGHT: SIA / FINANCIAL GUARANTEE RELEASE XPRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D. APPROVAL SECTOR PLAN APPROVAL SECTOR PLAN APPROVAL X FINAL PLAT APPROVAL X FOUNDATION PERMIT APPROVAL CERTIFICATE OF OCCUPANCY APPROVAL GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY)
DATE SUBMITTED: <u>7/24/2.006</u>	BY: Sern/Mentgs
	nd/or Subdivision Plats shall be accompanied by a drainage submittal osed development define the degree of drainage detail. One or more ased on the following:
(5) acres and Sector Plans.2. Drainage Plans: Required for building per	Required for approval of Site Development Plans greater than five mits, grading permits, paving permits and site plans less than five (5)
acres. 3. Drainage Report: Required for subdivision more.	JUL 2 1 2006 HYDROLOGY SECTION



For more currenti nformation and more details visit:h ttp://www.cabq.gov/gis



Address Map Page:

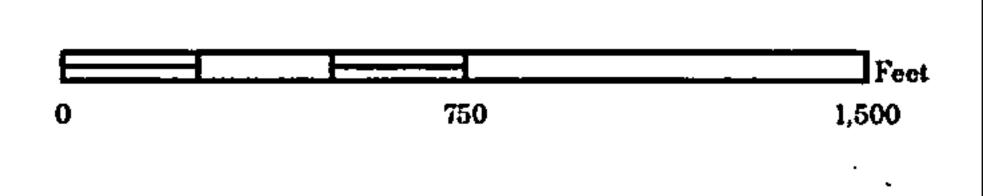
J-16-Z

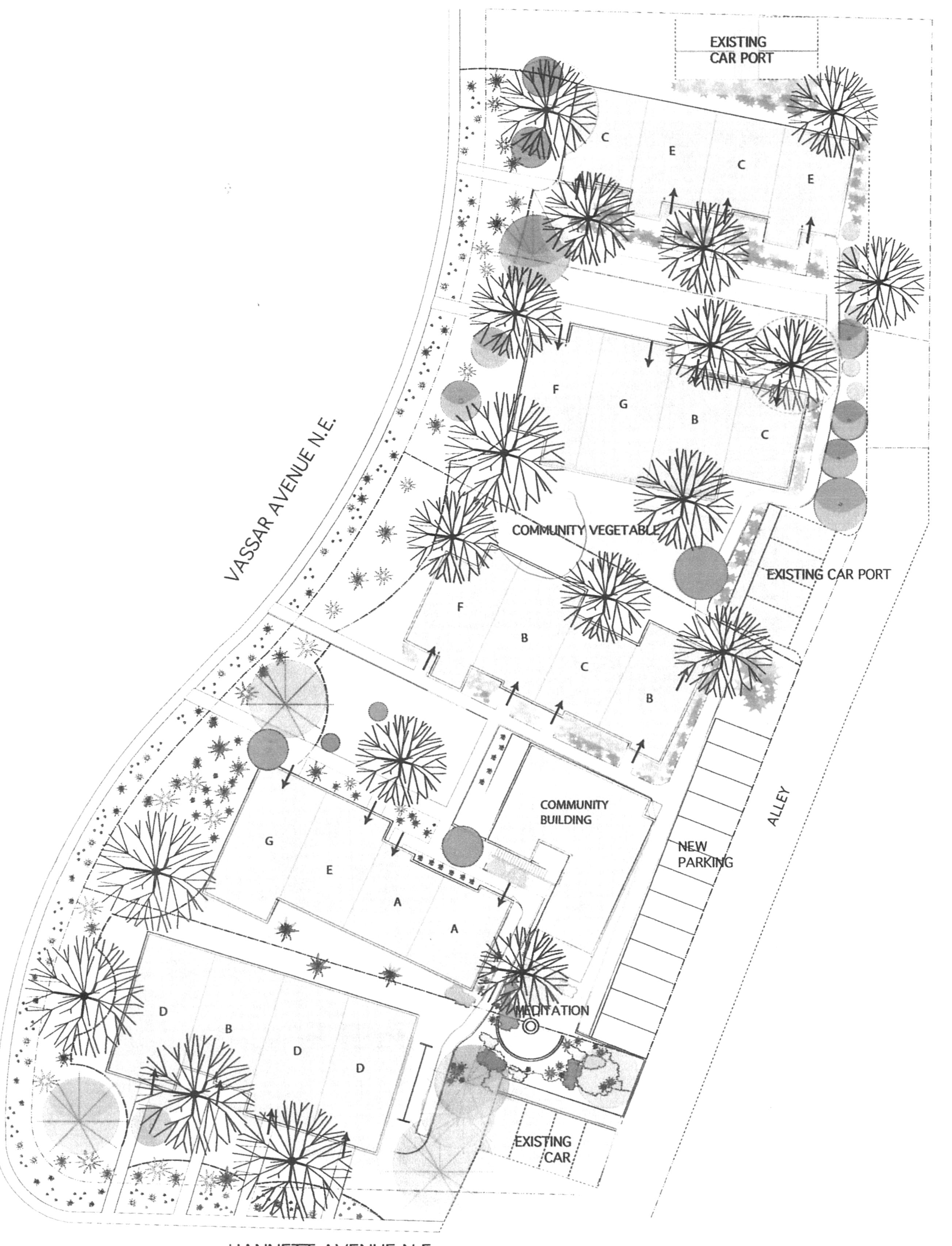
Map amended through: Aug 07, 2006



Albuquerque Geographic Information System

These addresses are for information purposes only and are not intended for address verification.





HANNETT AVENUE N.E.

Casa Clara Community



February 27, 2007

Susan Freed, R.A.
Strell Design
120 Morningside SE
Albuquerque, NM 87108

Re: Casa Clara Community Remodel Phase II, 1400 Vassar Drive NE,

Traffic Circulation Layout

Architect's Stamp dated 2-01-07 (J16-D17)

Dear Ms. Freed,

File

Based upon the information provided in your submittal received 2-21-07, the extents of this project as shown on the above referenced plan do not require Building Permit approval from Transportation.

If you have any questions, you can contact me at 924-3981.

Albuquerque

P.O. Box 1293

New Mexico 87103

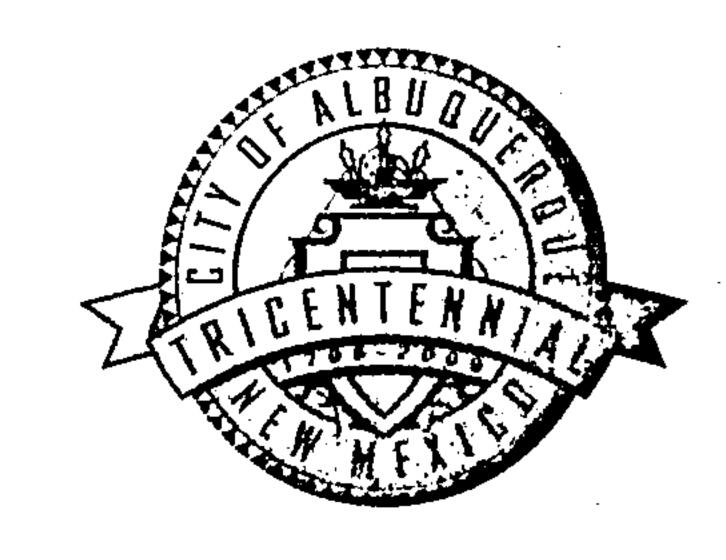
www.cabq.gov

Sincerely,

Kristal D. Metro, P.E.

Senior Engineer, Planning Dept.

Development and Building Services



October 3, 2006

Susan Freed, R.A.
Strell Design
120 Morningside SE
Albuquerque, NM 87108

and 1416

Re:

Casa Clara Community Remodel, 1412 Vassar Drive NE, Traffic

Circulation Layout — PHASE I

Architect's Stamp dated 9-22-06 (J16-D17)

Dear Ms. Freed,

File

Based upon the information provided in your submittal received 9-28-06, the extents of this project as shown on the above referenced plan do not require Building Permit approval from Transportation.

P.O. Box 1293

If you have any questions, you can contact me at 924-3981.

Albuquerque

Kristal D. Metro, P.E.

Sincerely,

New Mexico 87103

www.cabq.gov

Senior Engineer, Planning Dept.

Development and Building Services

C:

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/05)

PROJECT TITLE: CASA CLARA COHU, LEUODEL. DRB#: EPC#:	ZONE MAP/DRG. FILE # <u>J・16・2D17</u> WORK ORDER#:
LEGAL DESCRIPTION: LOT D BLOCK VISTA CITY ADDRESS: 1412 WASSAR SE NE	LARGA SUBAV.
CITY ADDRESS: 12412 WASSAR SE NE	· · · · · · · · · · · · · · · · · · ·
ENGINEERING FIRM:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
OWNER: CAGA CLARA COMMUNITY	CONTRACT. CAROLON Contractoria
ADDRESS: 1412 VASSASE	CONTACT: <u>CAROL GUSSHEIM</u> PHONE: <u>266-3331</u>
CITY, STATE: 大小岛山口 以.山 为于104	ZIP CODE:
, , , , , , , , , , , , , , , , , , ,	
ARCHITECT: SILSAN FREED STRELL DESIGN	CONTACT: BOBSTRELL / HICHELLE NEERE
ADDRESS: MORNINGSIDE DR SE	PHONE: 268-2321
CITY, STATE: ALBUO NM 8708	ZIP CODE:
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	·
CONTRACTOR: ROBBIE WEBB/ANEBBLO CONS	e Contra Co.
ADDRESS:	CONTACT: PHONE:
CITY, STATE:	
TYPE OF SUBMITTAL:	K 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	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT	CERTIFICATE OF OCCUPANCY (PERM)
ENGINEER/ARCHITECT CERT (TCL)	CERTIFICATE OF OCCUPANCY (TEMP)
ENGINEER/ARCHITECT CERT (DRB S.P.)	GRADING PERMIT APPROVAL
ENGINEER/ARCHITECT CERT (AA)	PAVING PERMIT APPROVAL
OTHER (SPECIFY)	WORK ODDING ADDDANAL
	WORK ORDER ARPROVALE [] V
•	
WAS A PRE-DESIGN CONFERENCE ATTENDED:	[] SEP 2 8 2006
YES	
NO	
	HYDROLOGY SECTION ;
COPY PROVIDED	
SUBMITTED BY: KOBEKT STILL	DATE. SEPT COM CALL
DODINITY TOD DIO TORONDI JOINET F	DATE: SEP7. 28, 2004

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 define 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.



SEPTEMBER 6, 2006

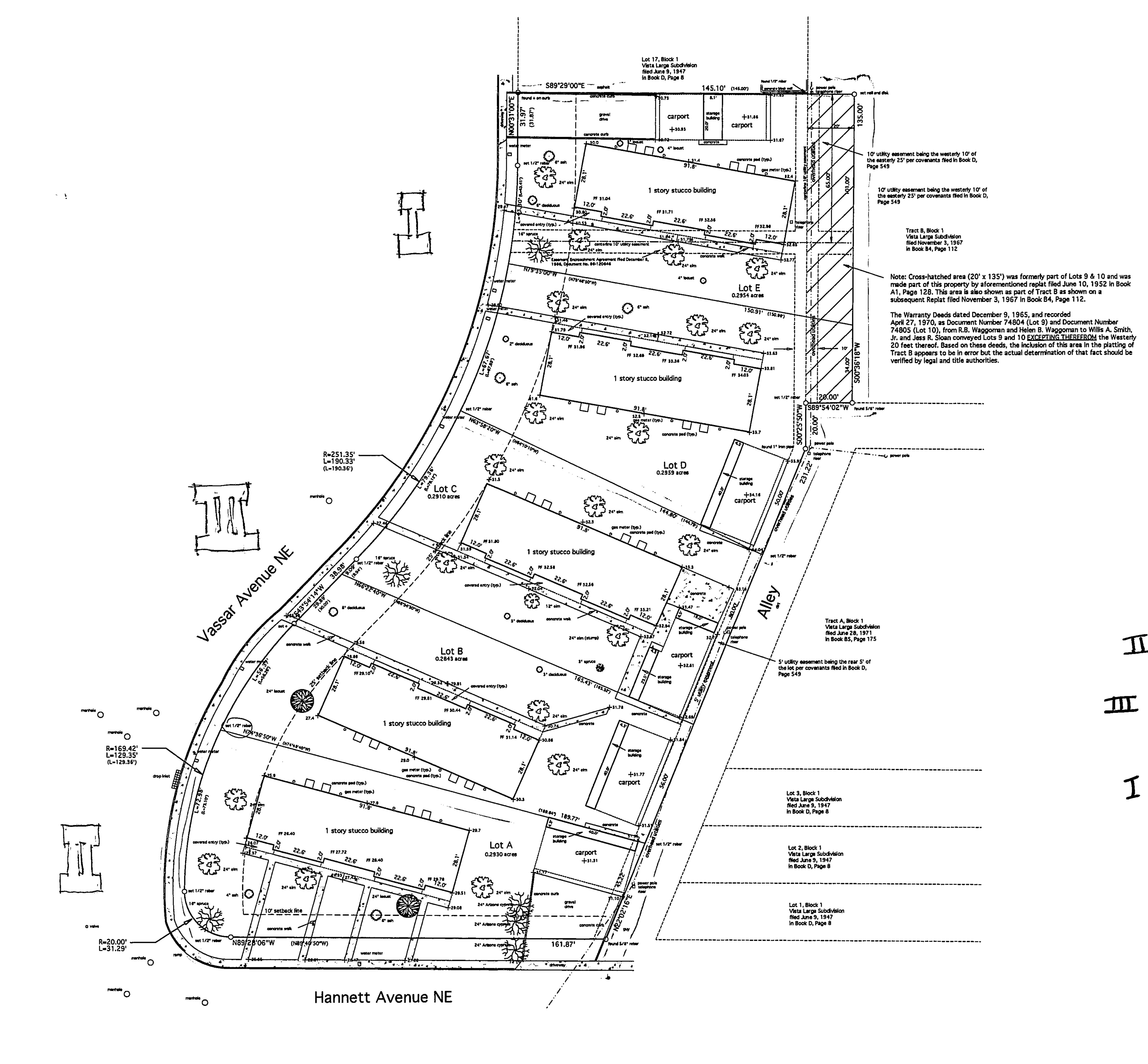
TO WHOM IT MAY CONCERN:

ENCLOSED IS A SEPARATE TRAFFIC CIRCULATION SITE PLAN AS PER THE REQUIREMENTS OF THE TRAFFIC ENGINEER'S OFFICE. THE PROJECT LOCATED AT 1412 VASSAR NE, ALBUQUERQUE, NM 87106 IS AN 734 SQFT. ADDITION TO AN EXISTING APARTMENT BUILDING BUILT IN 1949. THE PROPOSED ADDITION IS TO INCREASE THE SQUARE FOOTAGE OF EXISTING UNITS. EXISTING CURB CUTS AND DRIVEWAY ACCESS ARE TO REMAIN UNCHANGED. THERE ARE FOUR EXISTING PARKING SPACES FOR THE FOUR UNITS ON THE SITE WHICH ARE PROVIDED BY A COVERED CARPORT ACCESSED BY THE EXISTING ALLEY. THE PARKING REQUIREMENTS FOR THIS SITE ARE LIMITED TO WHAT CAN BE PROVIDED ON SITE AS THE BUILDING WAS CONSTRUCTED PRIOR TO 1965.

PLEASE LET US KNOW IF YOU HAVE ANY QUESTIONS. THANK YOU FOR YOUR TIME.

SINCERELY,

MICHELLE NEGRETTE STRELL DESIGN



	L 3-	ADDRESS
1	- A	1400 Vassar Dr
111	13	1406
		1408
1	D	1412
1	E	1416

CASA CLARA
COMMUNITY
REMODEL