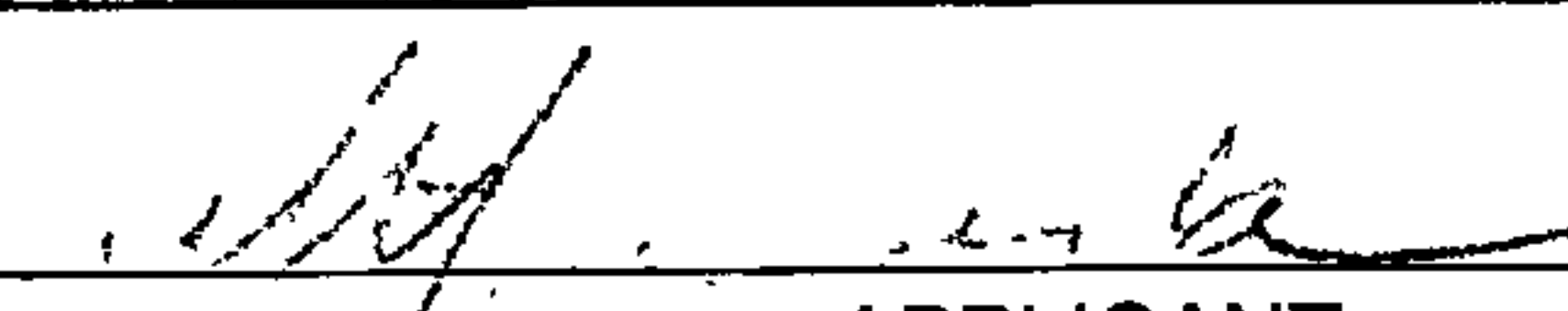



K-11/D67

CITY OF ALBUQUERQUE

COA
SDM 10/22/04
Matochi

PERMIT FOR EXCAVATION, CONSTRUCTION AND BARRICADING

S-1111	CONTRACTOR LICENSE ADDRESS TRI-STAR CONSTRUCT. GA03 4800 WEST GLENN S.W. ALBUQUERQUE, NM 87105 877-5193 FAX: 873-0567		PERMIT NUMBER 2087978 PROJECT NUMBER 09/16/2004 PERMIT ISSUE DATE NA BARRICADED BY NA PAVING BY CON		
	100 59TH ST SW		EXCAVATION 443008-5810000 42.00 EX SIDEWALK 443012-5810000 0.00 SW DRIVEPAD 443011-5810000 0.00 DP CURB/GUTTER 443010-5810000 0.00 CG BARRICADING 443009-5810000 25.00 BR RESTORATION 443017-5810000 0.00 RS TOTAL FEE 67.00		
PERMIT AND DETOUR PLAN COMMENTS SD-19 KEITH APARTMENTS ENGINEER STAMP DATED 3/7/2003 PLAN K-11/D67					
START DATE	COMPLETION DATE	PERMIT EXPIRES	INSURANCE EXPIRES	BOND EXPIRES	ZONE ATLAS
10/01/2004	10/10/2004	10/10/2004	11/16/2003	12/31/2004	
APPLICANT 			VOID UNTIL VALIDATED BY CITY TREASURER		
ISSUED BY 					

PERMITTEE AGREES TO ASSUME ALL LIABILITY, INCLUDING INDEMNIFYING, DEFENDING AND HOLDING THE CITY HARMLESS FOR ALL DAMAGES OR INJURY TO PERSONS OR PROPERTY RESULTING FROM PERMITTEE'S EXCAVATION AND/OR BARRICADE WORK. THIS PERMIT IS GRANTED IN CONSIDERATION OF PERMITTEE'S ASSUMING SAID LIABILITY AND IS APPROVED FOR THE WORK DESCRIBED ABOVE. IN ACCORDANCE WITH SECTION 6-5-2-1 ET SEQ. R.O. (1994), PERMITTEE AGREES TO COMPLY WITH ALL APPLICABLE CITY RULES, REGULATIONS AND ORDINANCES, AND WHEN EXCAVATING, TO PATCH OR PLATE PRIOR TO OPENING TO TRAFFIC IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES. PLEASE CALL 924-3400 FOR ADDITIONAL INFORMATION.

CAUTION. PROTECT UNDERGROUND UTILITIES CALL 260-1990, 48 HOURS IN ADVANCE FOR LINE STAKING

PWD 003 REV 04/03

DATE EXCAVATION STARTED _____

Backfill: Started _____ Completed _____ Accepted _____

Paved Cleared _____ Site Cleared _____ Warranty Exp _____

Restoration Fee Refund Authorized Yes _____ NO _____ BY: _____

Cash Disbursement Prepared for Refund Dated _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

2087978 Const.
TRI-STAR
9/16/04

April 16, 2003

James Hewitt, PE
Hewitt Engineering & Environmental Consultants
3730 Coors Blvd, NW Suite E
Albuquerque, NM 87120

**Re: Keith Apartments Grading and Drainage Plan (K-11/D67)
Engineer's Stamp Dated March 7, 2003**

Dear Mr. Hewitt:

Based upon the information provided in your submittal received March 11, 2003, the above referenced plan is approved for Building Permit and SO#19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit (SO#19) is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit. Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions please call me at 924-3986

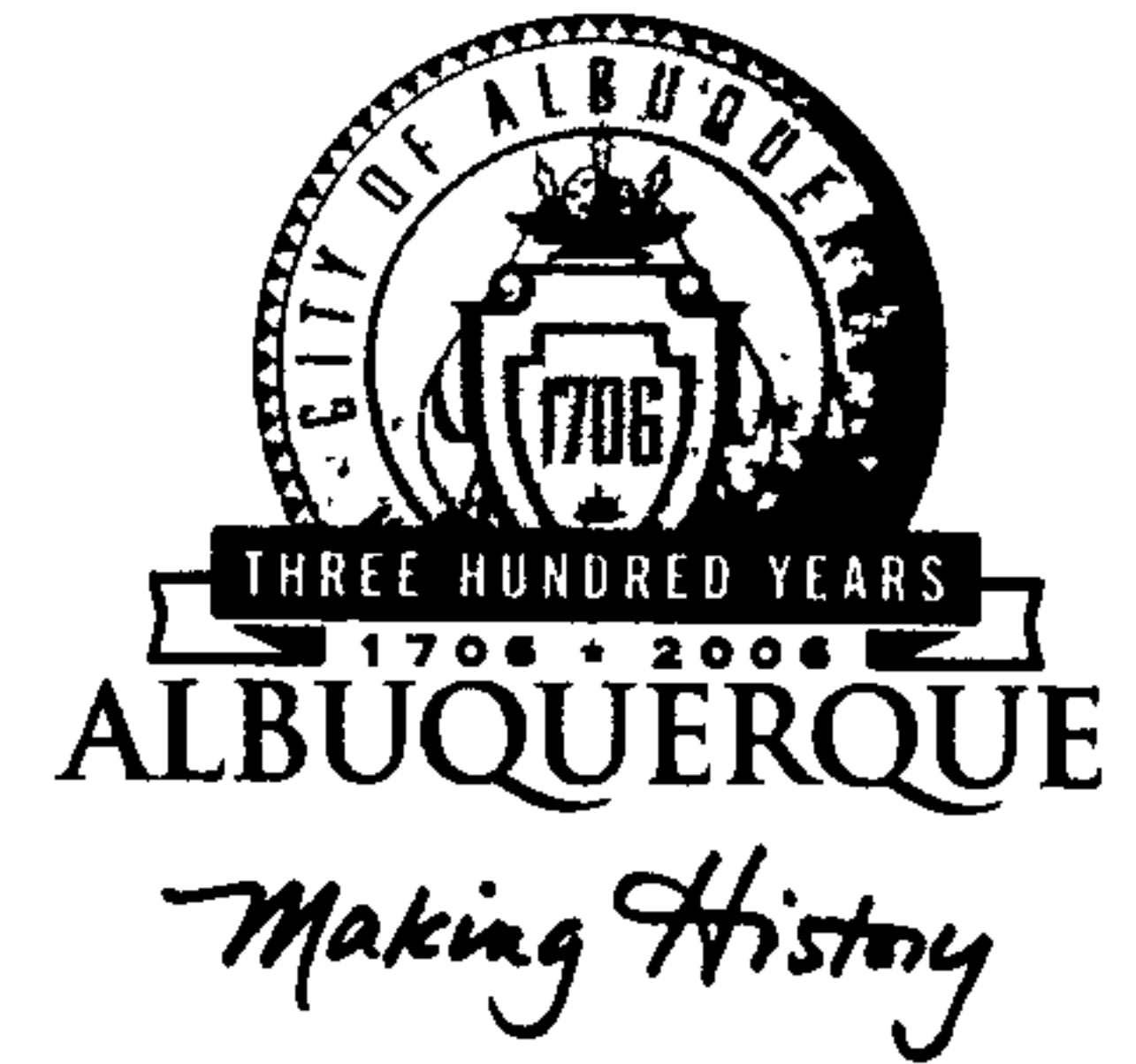
Sincerely,

Bradley L. Bingham

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

C: File
Matt Cline, Arroyo Maintenance
Pam Lujan, Excavation Permits

CITY OF ALBUQUERQUE



October 14, 2004

Mr. James Hewitt, P.E.
**HEWITT ENGINEERING &
ENVIRONMENTAL CONSULTANTS**
5615 Creggs St. NW
Albuquerque, NM 87120

Re: KEITH APARTMENTS
100 59th Street SW
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 03/07/2003 (K-11/D67)
Certification dated 07/22/2004

P.O. Box 1293

Dear James,

Albuquerque

Based upon the information provided in your submittal received 10/14/2004, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

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

www.cabq.gov

Sincerely,

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

C: (Phyllis Villanueva)
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Keith Apartments ZONE MAP/DRG. FILE #: K-11/D67
 DRB #: 03DRB-00179 EPC#: 02EPC 01692 WORK ORDER#: _____
 LEGAL DESCRIPTION: TRACT 75, Unit 6, Town of Atrisco Grant
 CITY ADDRESS: 100 59th Street, SE
 ENGINEERING FIRM: Hewitt Engineering Environmental Consultants CONTACT: James Hewitt PE
 ADDRESS: 5615 Creech St. NW PHONE: 220-7537
 CITY, STATE: Albuquerque, NM ZIP CODE: 87120
 OWNER: Don Keith CONTACT: Don Keith
 ADDRESS: 7116 Edwina Ct. NE PHONE: 255-2685
 CITY, STATE: Albuquerque, NM ZIP CODE: 87110
 ARCHITECT: Robert Ponto CONTACT: Robert Ponto
 ADDRESS: 3250 Coors Blvd., NW Suite D-2 PHONE: 833-0348
 CITY, STATE: Albuquerque, NM ZIP CODE: 87120
 SURVEYOR: RHOMBUS P.A., Inc. CONTACT: Celia Tomlinson PE
 ADDRESS: 2620 San Mateo Blvd. NE Suite B PHONE: 981-6690
 CITY, STATE: Albuquerque, NM ZIP CODE: 87110
 CONTRACTOR: RAM Construction CONTACT: Wayne Lujan
 ADDRESS: 1321 Tobacco Road, SW PHONE: 307-7266
 CITY, STATE: Albuquerque, NM ZIP CODE: 87105

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

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.) (Resub.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

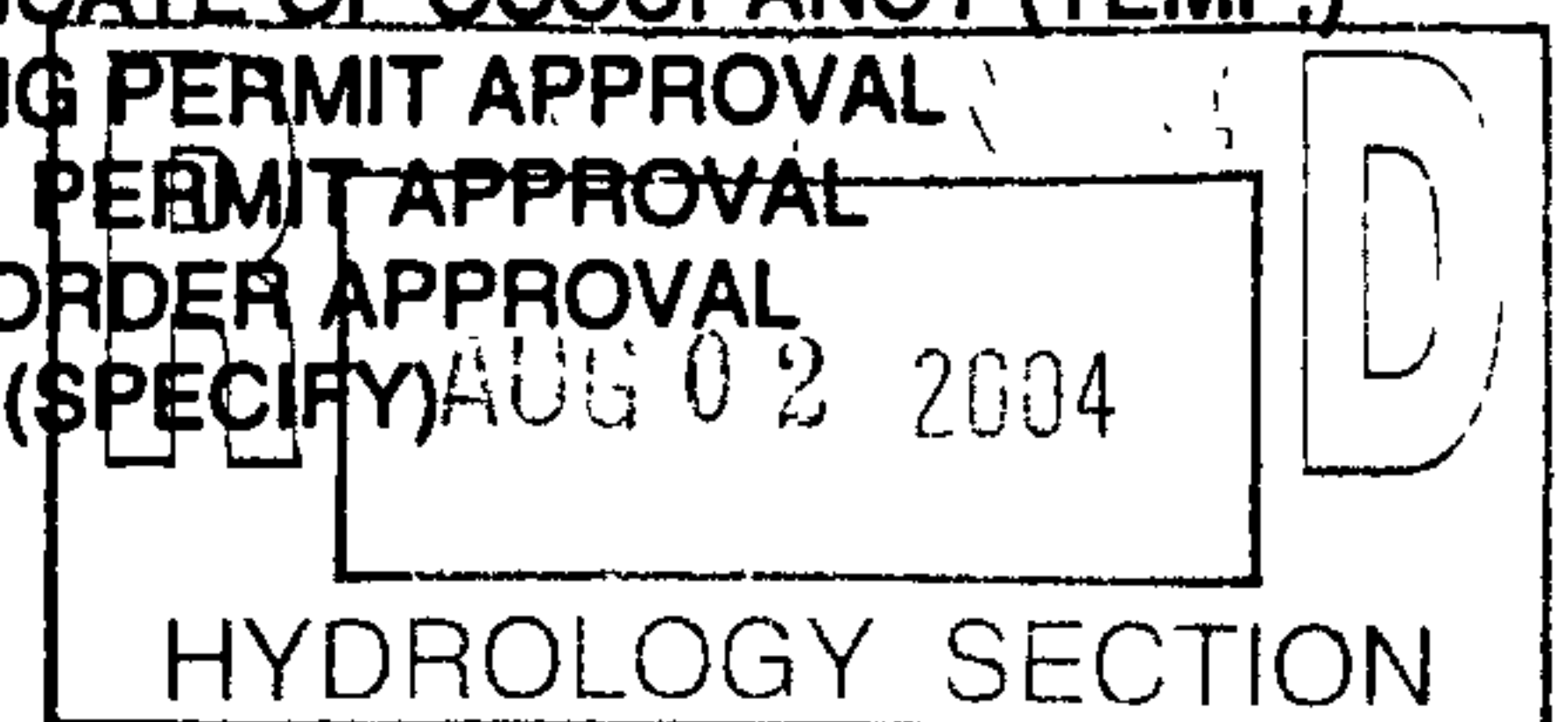
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 08/02/04 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:

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



Rec'd
10/14/04

AS-BUILT

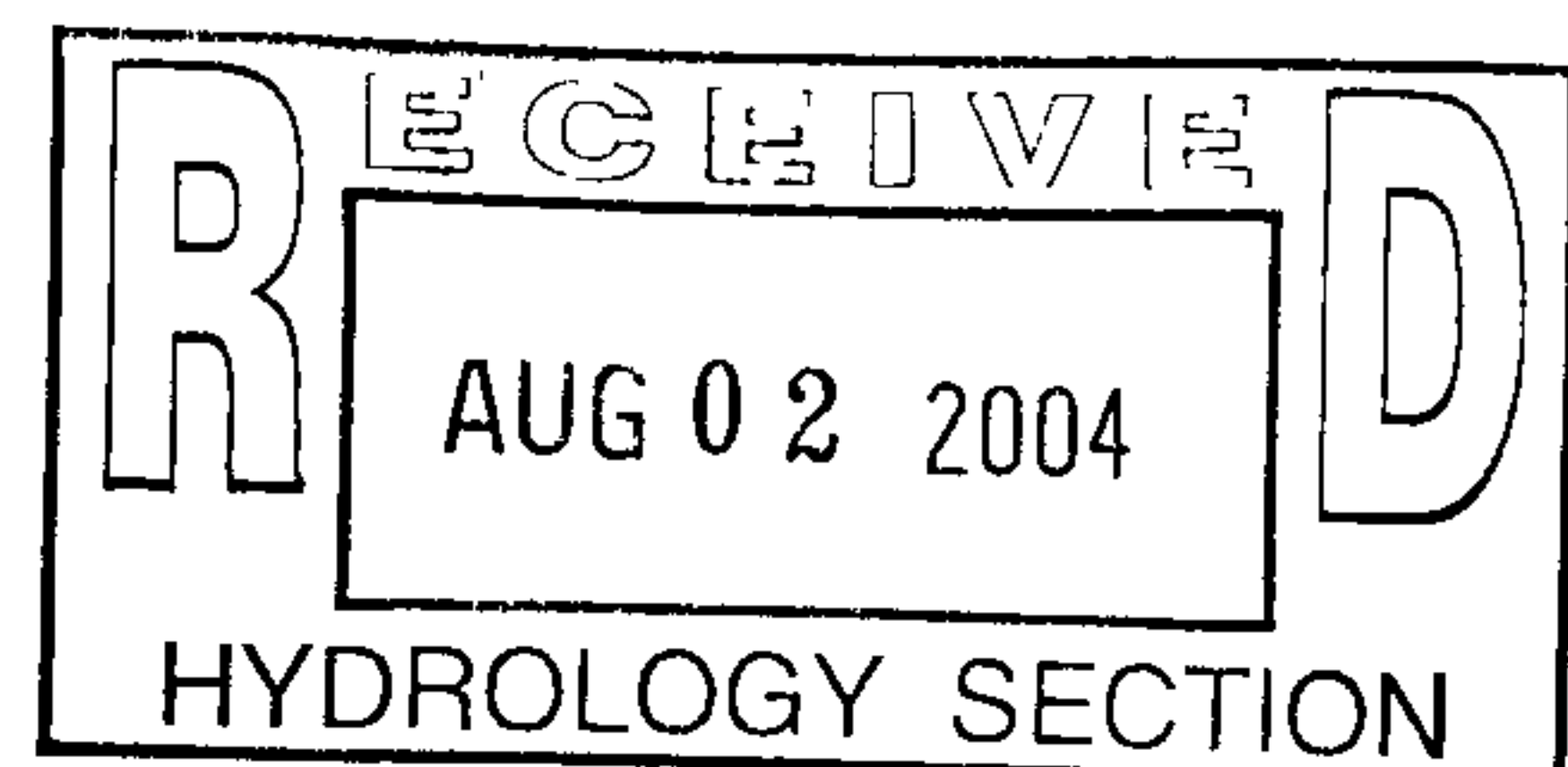
I, JAMES L. HEWITT, JR., NMPE 6871, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN DATED 03/07/03. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.


JAMES L. HEWITT, JR., PE

DATE:

07/22/04



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Keith Apartments ZONE MAP/DRG. FILE #: K-11/D67
DRB #: 03DRB-00179 EPC#: 02EPC01692 WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 75, Unit 6, Town of Atrisco Grant
CITY ADDRESS: 100 59th Street, SE

ENGINEERING FIRM: Hewitt Engineering & Environmental Consultants CONTACT: James Hewitt PE
ADDRESS: 5615 Creech St. NW PHONE: 220-7537
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

OWNER: Don Keith CONTACT: Don Keith
ADDRESS: 7116 Edwina Ct. NE PHONE: 255-2685
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

ARCHITECT: Robert Porto CONTACT: Robert Porto
ADDRESS: 3250 Coors Blvd., NW Suite D-2 PHONE: 833-0345
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

SURVEYOR: RHOMBUS P.A., Inc. CONTACT: Celia Tomlinson PE
ADDRESS: 2620 San Mateo Blvd. NE Suite B PHONE: 981-6690
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

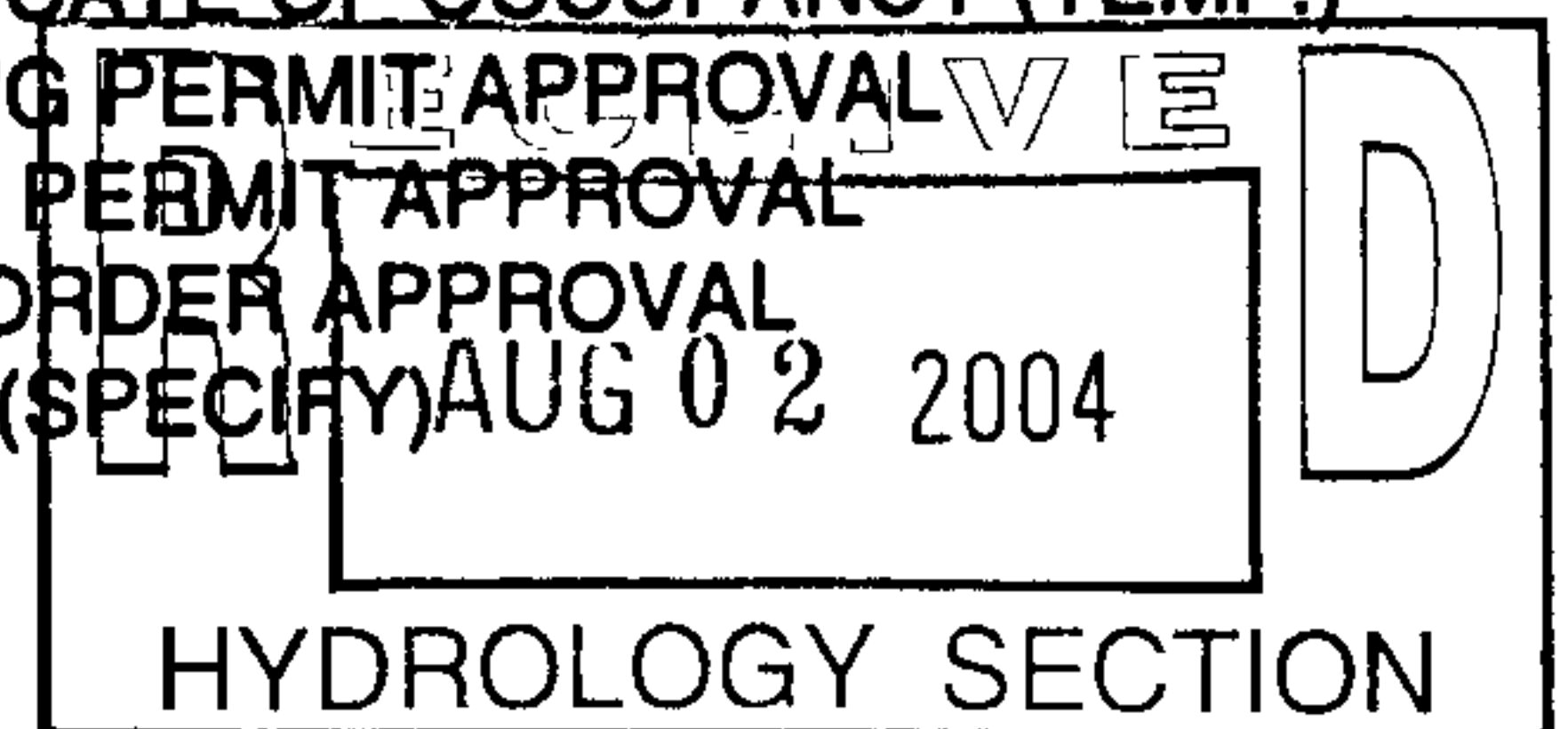
CONTRACTOR: RAM Construction CONTACT: Wayne Lujan
ADDRESS: 1321 Tobacco Road, SW PHONE: 307-7266
CITY, STATE: Albuquerque, NM ZIP CODE: 87105

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

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

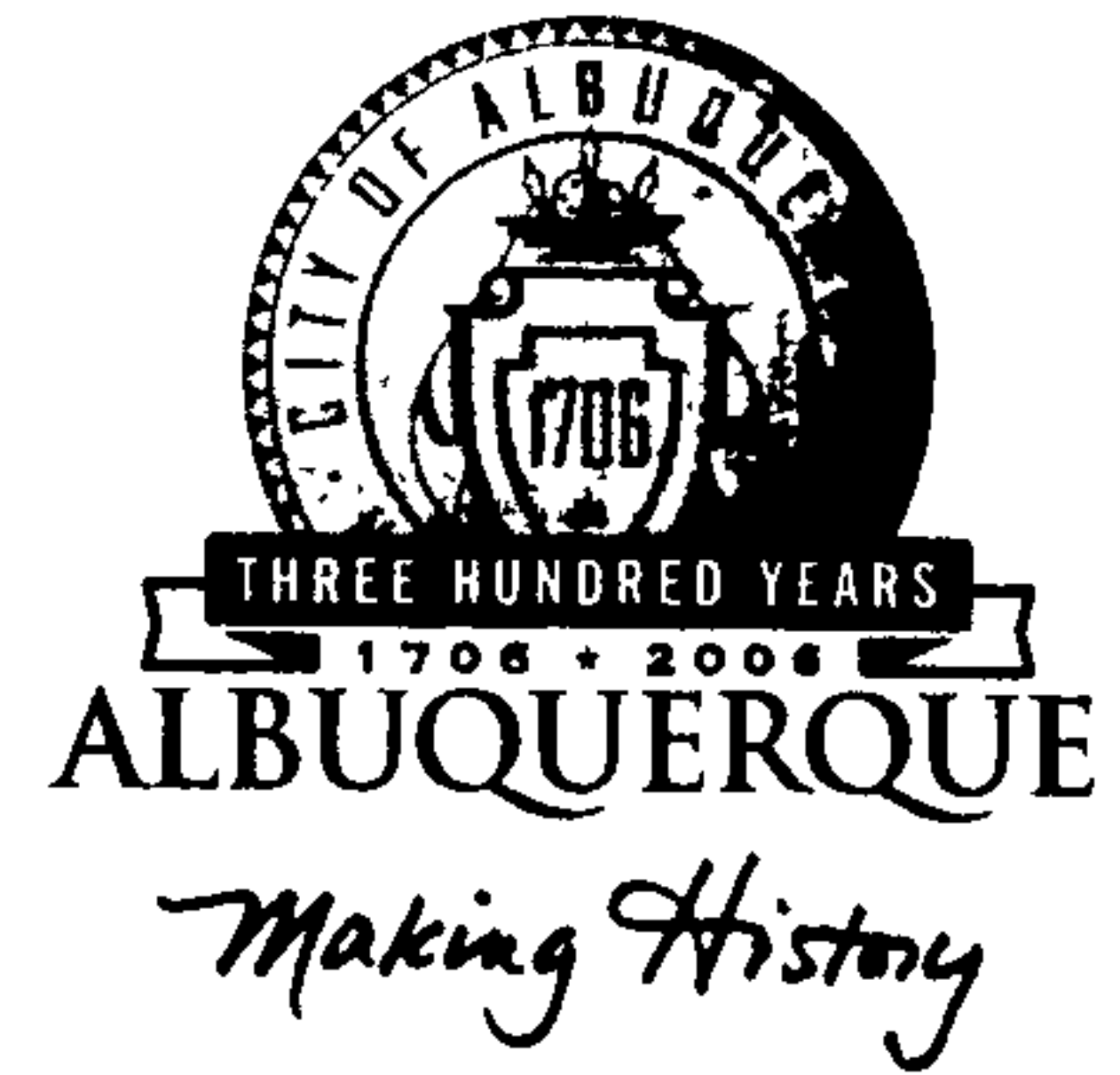
*N-Verbal.
No SO-19 permit on file*

DATE SUBMITTED: 08/02/04 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:

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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



**Planning Department
Transportation Development Services Section**

August 3, 2004

James L. Hewitt, JR. P.E.
5615 Creggs St NW
Albuquerque, NM 87120

Re: Certification Submittal for Final Building Certificate of Occupancy for
Keith Apartments, [K-11 / D67]
100 59th St
Engineer's Stamp Dated 07/22/04

Dear Mr. Hewitt:

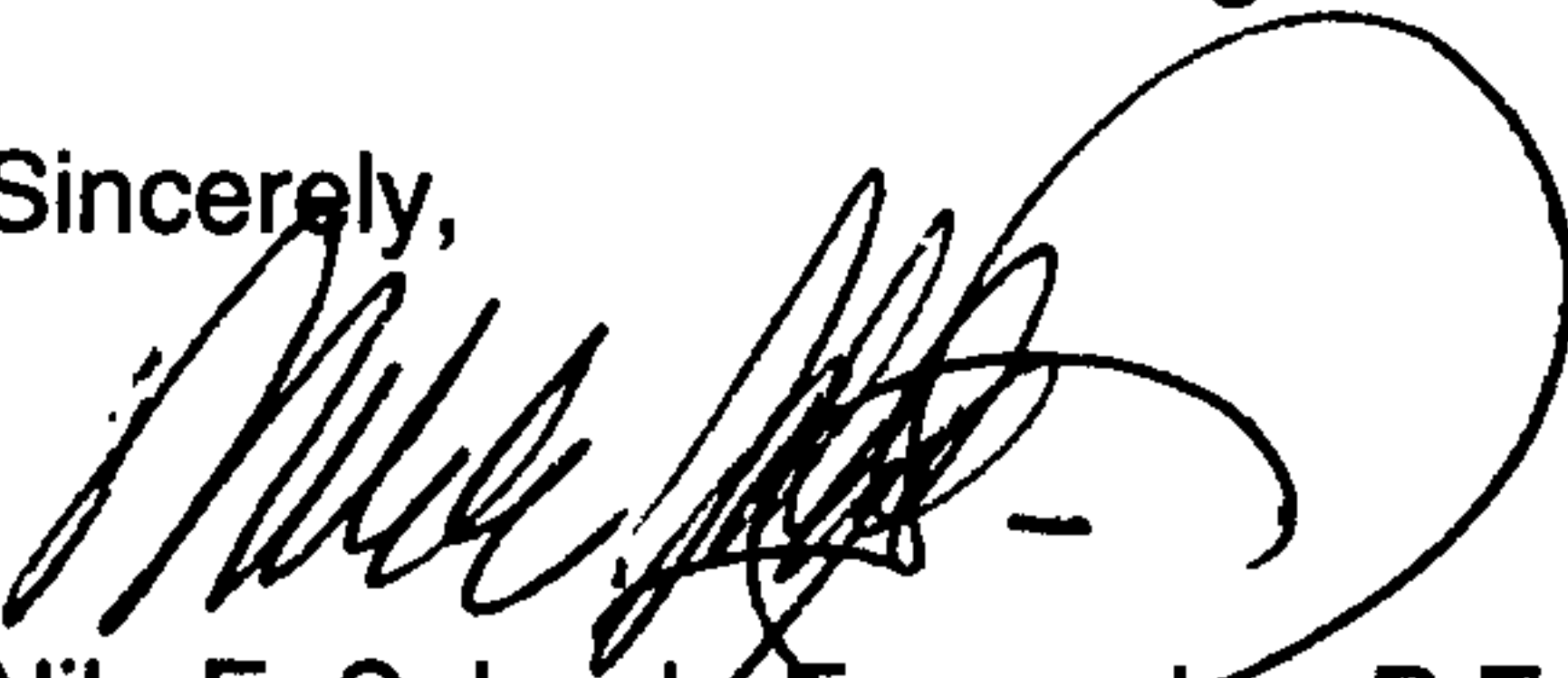
P.O. Box 1293

The TCL / Letter of Certification submitted on August 2, 2004 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

Sincerely,

New Mexico 87103


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

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Keith Apartments ZONE MAP/DRG. FILE #: K-11/D67
DRB #: 03DRB-00179 EPC#: 02EPC 01692 WORK ORDER#:

LEGAL DESCRIPTION: TRACT 75, Unit 6, Town of Atrisco Grant
CITY ADDRESS: 100 59th Street, SE

ENGINEERING FIRM: Hewitt Engineering & Environmental Consultants CONTACT: James Hewitt PE
ADDRESS: 5615 Creech St. NW PHONE: 220-7537
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

OWNER: Don Keith CONTACT: Don Keith
ADDRESS: 7116 Edwina Ct. NE PHONE: 255-2685
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

ARCHITECT: Robert Porto CONTACT: Robert Porto
ADDRESS: 3250 Coors Blvd., NW Suite 2-2 PHONE: 833-0343
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

SURVEYOR: RHOMBUS P.A., Inc. CONTACT: Celia Tomlinson PE
ADDRESS: 2620 San Mateo Blvd. NE Suite B PHONE: 981-6690
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

CONTRACTOR: RAM Construction CONTACT: Wayne Lujan
ADDRESS: 1321 Tobacco Road, SW PHONE: 307-7266
CITY, STATE: Albuquerque, NM ZIP CODE: 87105

CHECK TYPE OF SUBMITTAL:

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- ☐ 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

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)

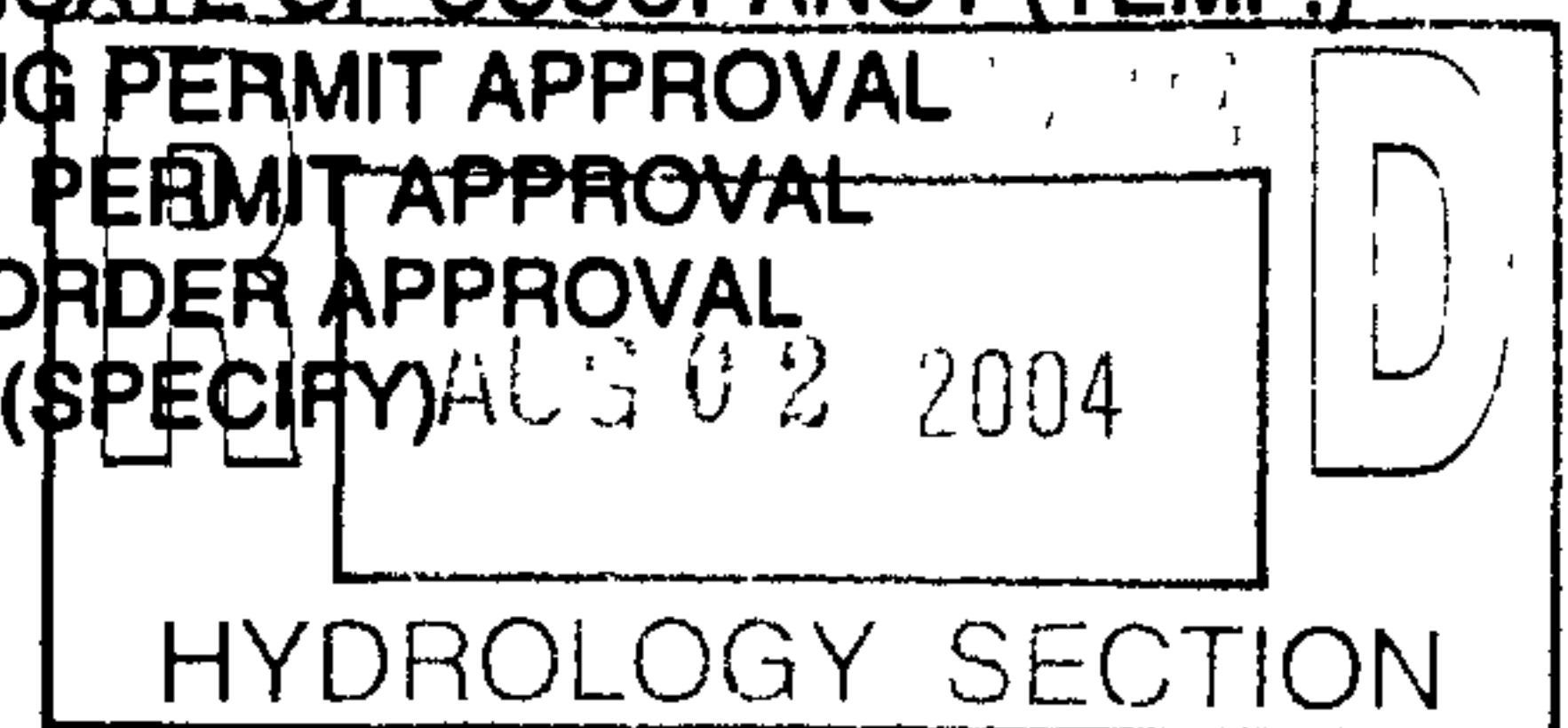
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 08/02/04 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:

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 18, 2003

James Hewitt, PE
Hewitt Engineering & Environmental Consultants
3730 Coors Blvd, NW Suite E
Albuquerque, NM 87120

**Re: Keith Apartments Grading and Drainage Plan (K-11/D67)
Engineer's Stamp Dated February 4, 2003**

Dear Mr. Hewitt:

The above referenced grading and drainage plan received February 4, 2003 is approved for Site Development Plan for Building Permit. Prior to Building Permit and SO19 Permit approvals the following comments must be addressed:

- Please provide capacity and dimensions of channel along south end of lot.
- Please provide capacity and width of sidewalk culvert.
- Please provide a duplicate plan for City Storm Drain Maintenance Inspector with next submittal.

If you have any questions please call me at 924-3986.

Sincerely,

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

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

K-11/D67

PROJECT TITLE: Keith Apartments ZONE MAP/DRG. FILE #: ~~K-11/D67~~
 DRB #: _____ EPC#: 1002332 WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 75, Unit 6, Town of Atasco Grant
 CITY ADDRESS: 100 59th Street SW

ENGINEERING FIRM: Hewitt Engineering & Environmental Consultants CONTACT: James Hewitt
 ADDRESS: 3730 Coors Blvd, NW Suite E PHONE: 220-7537
 CITY, STATE: Albuquerque, NM ZIP CODE: 87120

OWNER: Don Keith CONTACT: Don Keith
 ADDRESS: 7116 Edwina Ct NE PHONE: 255-2685
 CITY, STATE: Albuquerque, NM ZIP CODE: 87110

ARCHITECT: Robert C. Ponto CONTACT: Robert C. Ponto
 ADDRESS: 3250 Coors Blvd, NW Suite D-2 PHONE: 833-0345
 CITY, STATE: Albuquerque, NM ZIP CODE: 87120

SURVEYOR: R. Hous P.A., Inc CONTACT: Celia Tomlinson, PE
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

- | | |
|--|--|
| <p><u>CHECK TYPE OF SUBMITTAL:</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> DRAINAGE REPORT <input checked="" type="checkbox"/> DRAINAGE PLAN 1st SUBMITTAL, <u>SO-1 for Apartments</u> REQUIRES TCL or equal <input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL <u>DRB Site Plan for</u> <input type="checkbox"/> CONCEPTUAL GRADING & DRAINAGE PLAN <u>Bldg Permit</u> <input type="checkbox"/> GRADING PLAN <input type="checkbox"/> EROSION CONTROL PLAN <input type="checkbox"/> ENGINEER'S CERTIFICATION (HYDROLOGY) <input type="checkbox"/> CLOMR/LOMR <input type="checkbox"/> TRAFFIC CIRCULATION LAYOUT (TCL) <input type="checkbox"/> ENGINEERS CERTIFICATION (TCL) <input type="checkbox"/> ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN) <input type="checkbox"/> OTHER | <p><u>CHECK TYPE OF APPROVAL SOUGHT:</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> SIA / FINANCIAL GUARANTEE RELEASE <input type="checkbox"/> PRELIMINARY PLAT APPROVAL <input type="checkbox"/> S. DEV. PLAN FOR SUB'D. APPROVAL <input checked="" type="checkbox"/> S. DEV. PLAN FOR BLDG. PERMIT APPROVAL <input type="checkbox"/> SECTOR PLAN APPROVAL <input type="checkbox"/> FINAL PLAT APPROVAL <input type="checkbox"/> FOUNDATION PERMIT APPROVAL <input checked="" type="checkbox"/> BUILDING PERMIT APPROVAL <input type="checkbox"/> CERTIFICATE OF OCCUPANCY (PERM.) <input type="checkbox"/> CERTIFICATE OF OCCUPANCY (TEMP.) <input type="checkbox"/> GRADING PERMIT APPROVAL <input type="checkbox"/> PAVING PERMIT APPROVAL <input type="checkbox"/> WORK ORDER APPROVAL <input checked="" type="checkbox"/> OTHER (SPECIFY) <u>SO19</u> |
|--|--|

WAS A PRE-DESIGN CONFERENCE ATTENDED? ☒ YES ☐ NO
 COPY PROVIDED ☐ YES ☐ NO

R E C E I V E D

FEB 04 2003

HYDROLOGY SECTION

DATE SUBMITTED: February 4, 2003 BY: James L. Hewitt, Jr., PE

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