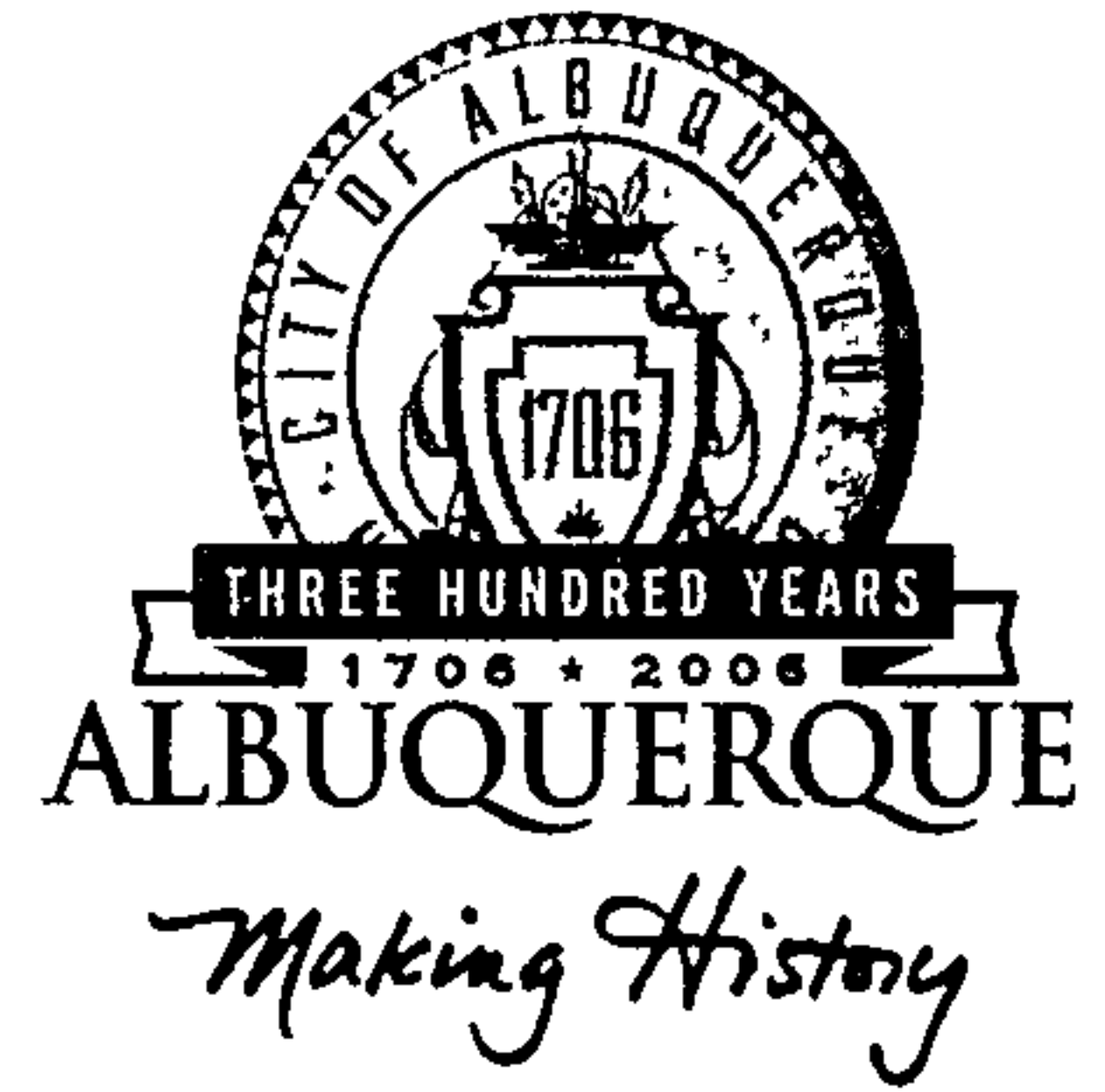


CITY OF ALBUQUERQUE



June 27, 2005

Dennis Lorenz, PE
Brasher & Lorenz, Inc.
2201 San Pedro NE, Bldg. 1
Albuquerque, NM 87110

Re: Hazeldine Mews Grading and Drainage Plan
Engineer's Stamp dated 6-8-05 (K14/D15)

Dear Mr. Lorenz,

Based upon the information provided in your submittal dated 6-8-05, 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.

A separate permit (SO19) 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 of the grading plan per the DPM checklist will be required.

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

Sincerely,

Bradley L. Bingham

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

C: Liz Sanchez, Excavation and Barricading
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

Broadway Vista Aka

PROJECT TITLE: "HAZELDINE MEWS"

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: K14-D15

WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 5-8, BLK C, HIGHLAND ADDN SO, UNIT 6, & LOT 7 BLK 4, LEWIS & SIMONDS

CITY ADDRESS: 702 THRU 716 BROADWAY SE

ENGINEERING FIRM: BRASHER & LORENZ

ADDRESS: 2201 SAN PEDRO SE BUILDING 1 SUITE 1200

CITY, STATE: ALBQ, NM

CONTACT: D. LORENZ

PHONE: 888-6088

ZIP CODE: 87110

OWNER: UNITED SOUTH BROADWAY

ADDRESS: PO BOX 25242

CITY, STATE: ALBQ, NM 87125

CONTACT: MARGY HERNANDEZ

PHONE: 764-8867

ZIP CODE: _____

ARCHITECT: GARRETT-SMITH LTD

ADDRESS: 514 CENTRAL SW

CITY, STATE: ALBQ, NM

CONTACT: BROOK FINCH

PHONE: 766-6968

ZIP CODE: 87102

SURVEYOR: SURVEYS SOUTHWEST

ADDRESS: 33 LOMAS NE

CITY, STATE: ALBQ, NM

CONTACT: DAN GRANEY

PHONE: 998-0303

ZIP CODE: 87102

CONTRACTOR: NA

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

CHECK TYPE OF APPROVAL SOUGHT:

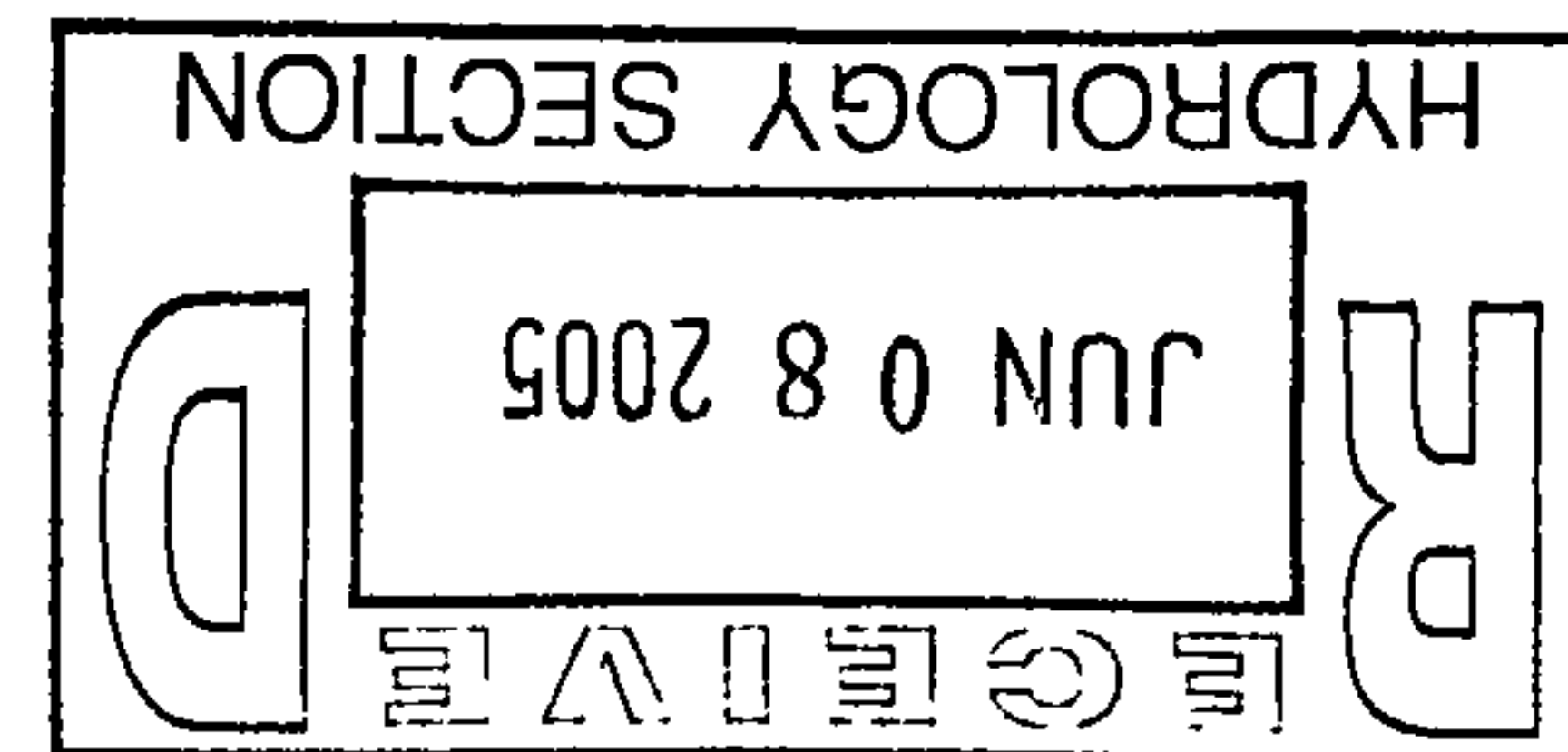
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE 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: JUNE 8, 2005

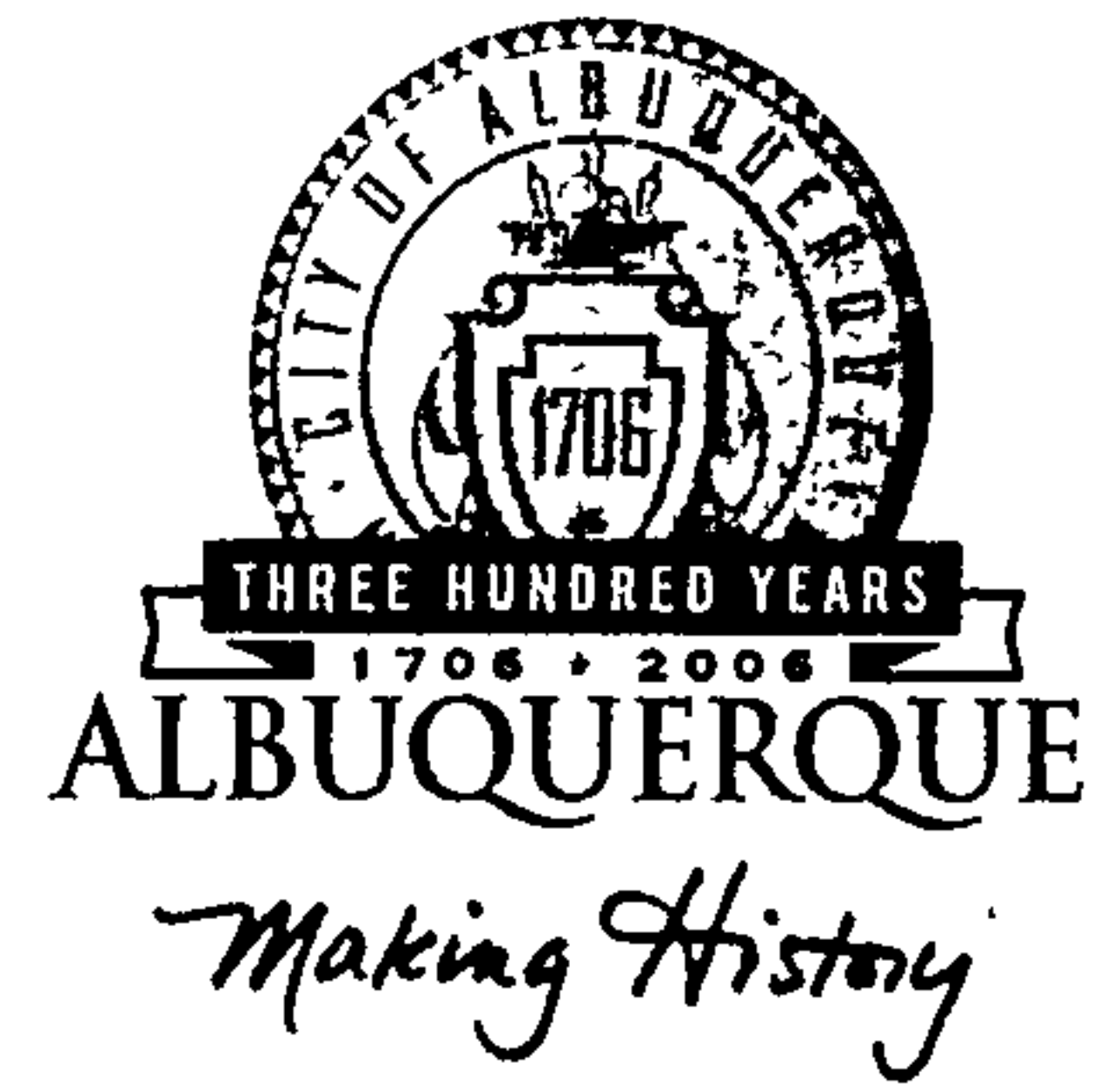
BY: DENNIS A. LORENZ



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.
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.

CITY OF ALBUQUERQUE



November 23, 2005

Garrett Smith, R.A.
Garrett Smith LTD
514 Central SW
Albuquerque, NM 87102

**Re: Broadway Vistas Lot 7-A Block C, 720 Broadway Blvd.
Traffic Circulation Layout - Architects Stamp dated 11-22-05 (K14-D15)**

Dear Mr. Smith,

The TCL submittal received 11/22/05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan shall be inserted into each set of the building permit plans. Please keep the original to be used for final C.O. certification of the site required by 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,

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

Cc: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 06/22/2005)

PROJECT TITLE: BROADWAY VISTAS ZONE MAP/DRG. FILE # K14-D15
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 7-A, BLOCK C
 CITY ADDRESS: 702 BROADWAY BLVD. SE

ENGINEERING FIRM: BRASHER & LORENZ CONTACT: DENNIS LORENZ
 ADDRESS: 2201 SAN PEDRO NE BLDG. 1 SUITE 1200 PHONE: 888-6088
 CITY, STATE: ALBU. NM. ZIP CODE: 87110

OWNER: GARRETT SMITH LTD CONTACT: GARRETT SMITH
 ADDRESS: 514 CENTRAL SW PHONE: 766-6968
 CITY, STATE: ALBU. NM ZIP CODE: 87102

ARCHITECT: GARRETT SMITH LTD CONTACT: COLIN MORRIS
 ADDRESS: 514 CENTRAL SW PHONE: 766-6968
 CITY, STATE: ALBU. NM 87102 ZIP CODE: 87102

SURVEYOR: SURVEYS SW LTD. CONTACT: GARY E. GRITSKO
 ADDRESS: 333 LOMAS BLVD. NE PHONE: 998-0303
 CITY, STATE: ALBU. NM ZIP CODE: 87102

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

TYPE OF SUBMITTAL:

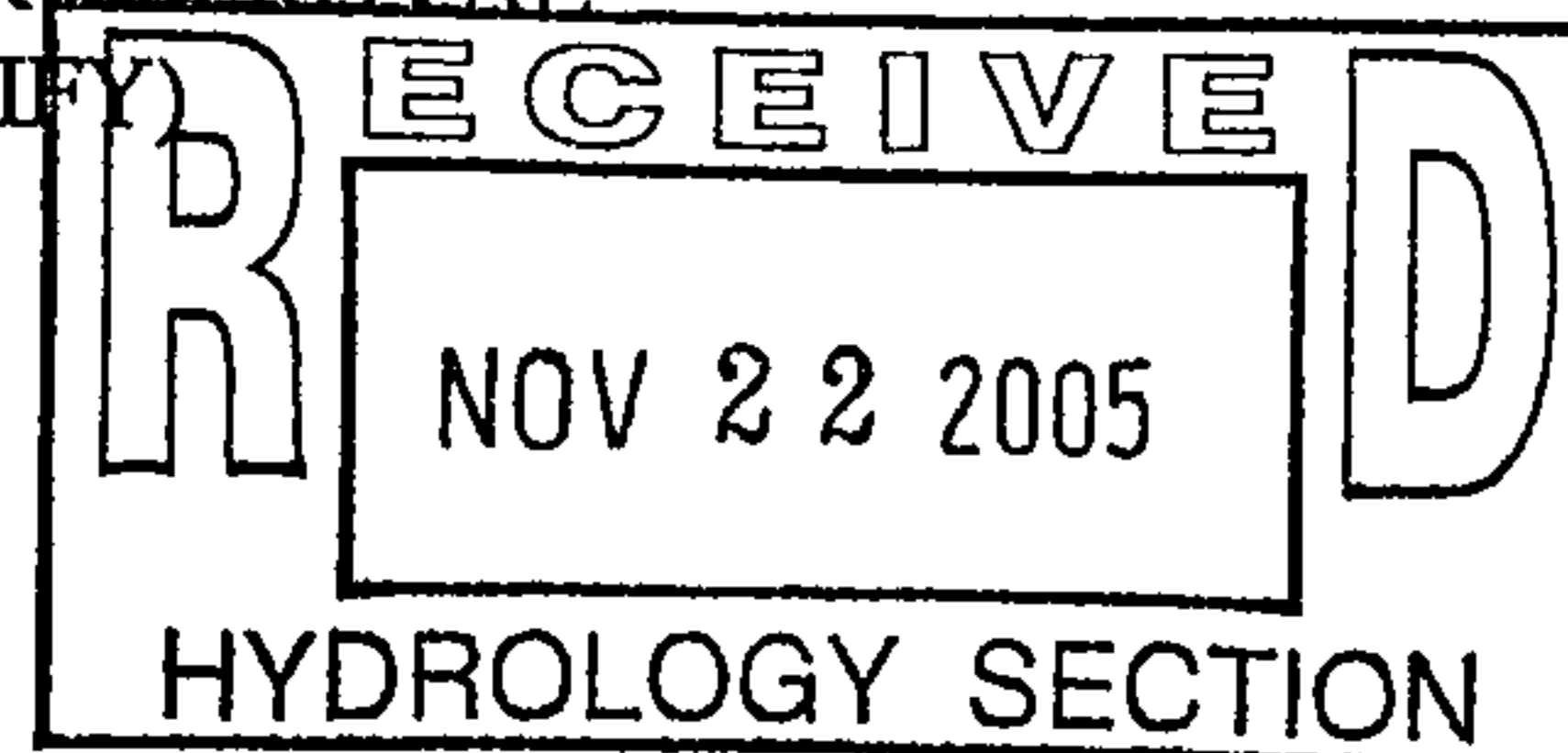
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER

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



SUBMITTED BY: COLIN MORRIS DATE: 11.22.05

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.

GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505 766-6968
FAX 243-4508

E-MAIL: cmorris@garrett-smith-ltd.com

TRANSMITTAL

TO:

FROM: COLIN MORRIS

ATTN: WILFRED GALLEGOS

DATE: 11.22.05

RE: BROADWAY VISTAS

TIME:

WE ARE SENDING YOU THE FOLLOWING:

☒ ATTACHED ☐ VIA FAX

<input type="checkbox"/> SHOP DRAWINGS	<input checked="" type="checkbox"/> PRINTS	<input type="checkbox"/> PROPOSAL REQUEST
<input type="checkbox"/> SPECIFICATIONS	<input type="checkbox"/> CHANGE ORDER	<input type="checkbox"/> CONSTRUCTION CHANGE DIRECTIVE
<input type="checkbox"/> LETTER		<input type="checkbox"/> ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

COPIES	DATE	NO.	DESCRIPTION
--------	------	-----	-------------

THESE ARE TRANSMITTED AS CHECKED BELOW:

<input checked="" type="checkbox"/> FOR APPROVAL	<input type="checkbox"/> APPROVED AS SUBMITTED	<input type="checkbox"/> RESUBMIT
<input type="checkbox"/> FOR YOUR USE	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> RETURN
<input type="checkbox"/> AS REQUESTED	<input type="checkbox"/> RETURNED FOR CORRECTION	<input type="checkbox"/> SUBMIT
<input type="checkbox"/> FOR REVIEW AND COMMENT	<input type="checkbox"/> RETAIN FOR YOUR RECORDS	

REMARKS:

COPY TO:

PLEASE CALL ME WHEN THESE
ARE APPROVED SO I CAN
INSERT THEM INTO SHEET 1 OF 6 INCLUDING THIS SHEET
THE PERMIT SETS.

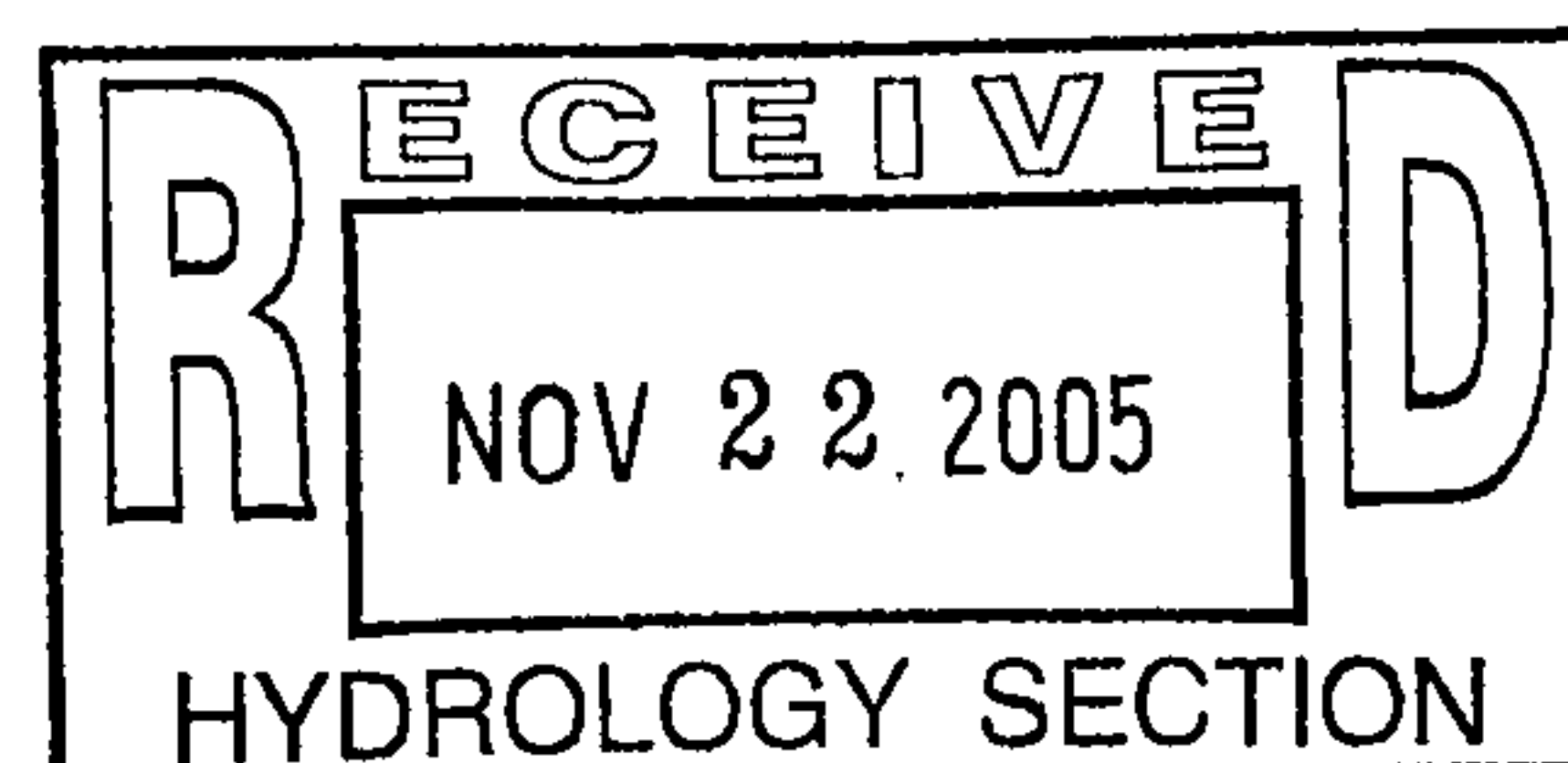
SIGNED:

Colin

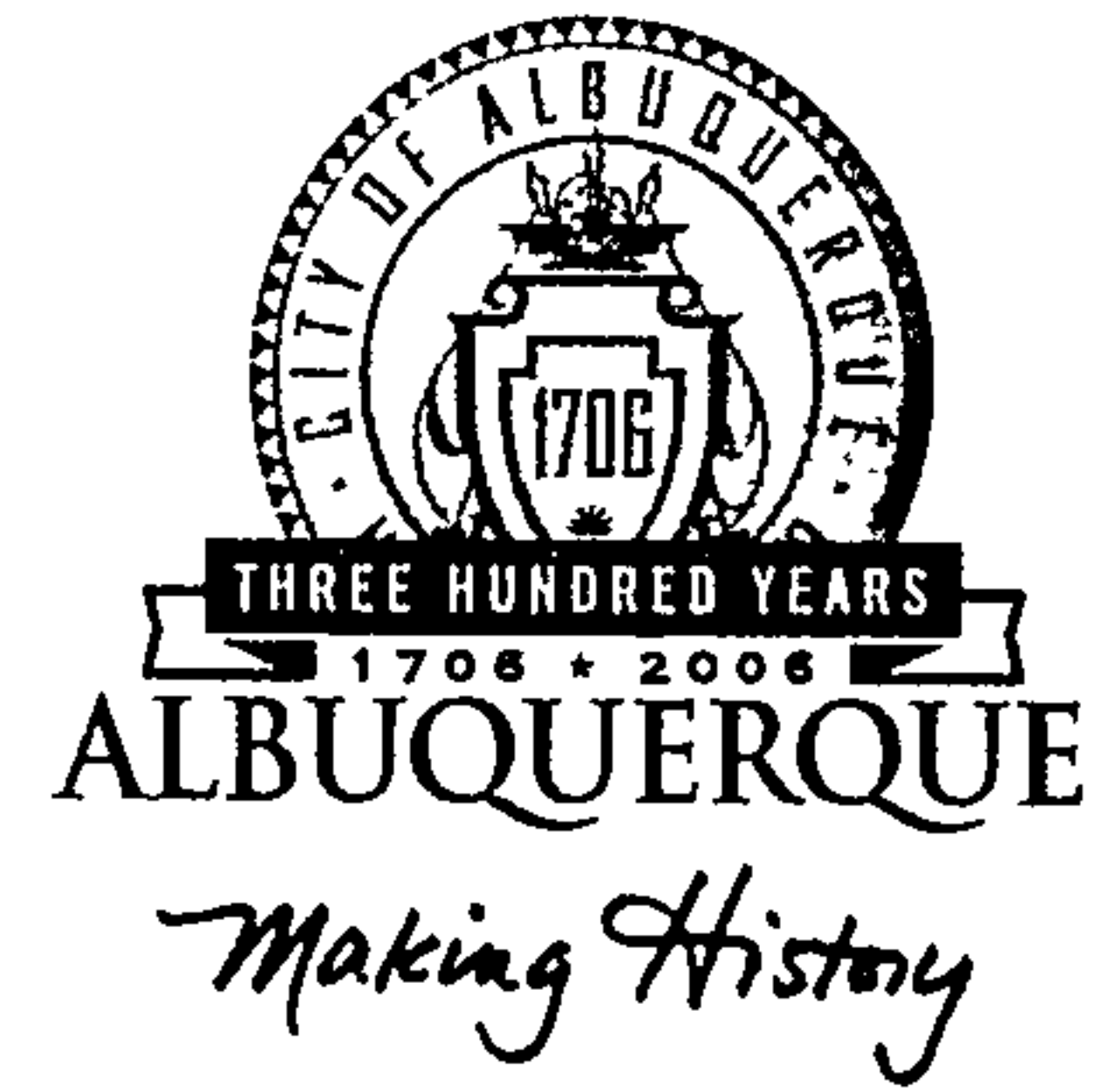
COLIN MORRIS

766-6968.

THANK YOU.



CITY OF ALBUQUERQUE



November 4, 2005

Garrett Smith, R.A.
Garrett Smith LTD.
514 Central Ave. SW
Albuquerque, NM 87102

**Re: Broadway Vistas, 702 Broadway Blvd. SE - Traffic Circulation Layout
Architect's Stamp dated 10-25-05 (K14-D15)**

Dear Mr. Smith,

Based upon the information provided in your submittal received 10-25-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

- Provide copies of the DRB documents and the approved plat.
- The width of the entrance along Hazeldine Ave. is insufficient.

Albuquerque

If you have any questions, you can contact me at 924-3991.

New Mexico 87103

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 06/22/2005)

PROJECT TITLE: BROADWAY VISTAS ZONE MAP/DRG. FILE # K-14-2 DIS
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 7-A, BLOCK C, HIGHLAND ADDITION SOUTH
CITY ADDRESS: 702 BROADWAY BLVD. S.E.

ENGINEERING FIRM: BRASHER & LORENZ
ADDRESS: 2201 SAN PEDRO BLVD. NE
CITY, STATE: BLDG. 1, SUITE 1200
ALBU. NM.

CONTACT: DENNIS LORENZ
PHONE: 888-6088
ZIP CODE: 87110

OWNER: GARRETT SMITH
ADDRESS: 514 CENTRAL SW
CITY, STATE: ALBUQUERQUE NM

CONTACT: COLIN GARRETT SMITH
PHONE: 766-6968
ZIP CODE: 87102

ARCHITECT: GARRETT SMITH LTD
ADDRESS: 514 CENTRAL SW
CITY, STATE: ALBUQUERQUE NM

CONTACT: COLIN MORRIS
PHONE: 766-6968
ZIP CODE: 87102

SURVEYOR: SURVEYS SOUTHWEST LTD.
ADDRESS: 333 LOMAS BLVD. NE
CITY, STATE: ALBUQUERQUE NM

CONTACT: GARY E. GRITSKO
PHONE: 998-0303
ZIP CODE: 87102

CONTRACTOR: VANTAGE HOMES
ADDRESS: P.O. Box 1443
CITY, STATE: CORRALES, NM 87048

CONTACT: KEVIN GRANNAN
PHONE: 338-1452
ZIP CODE: 87048

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

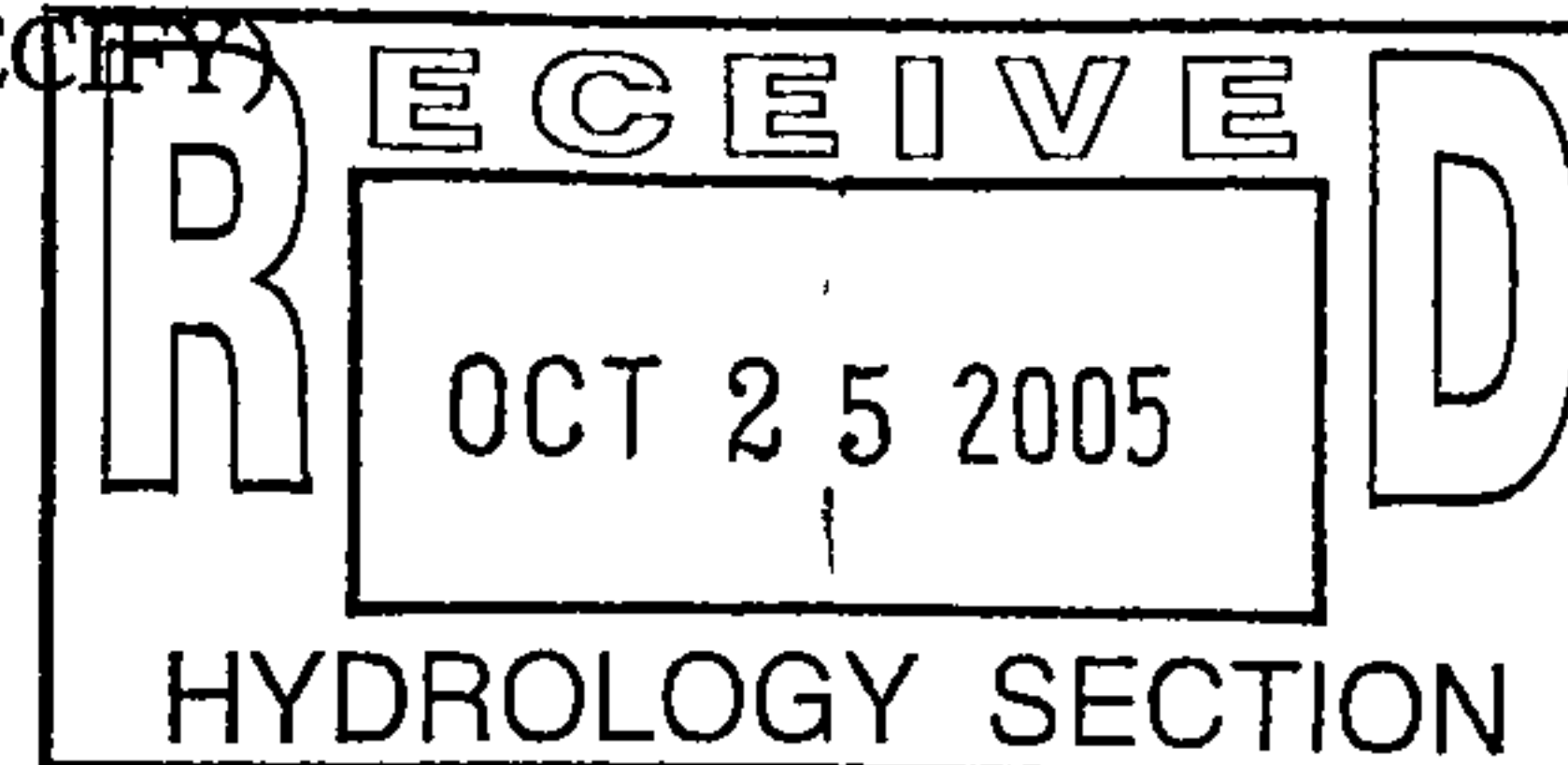
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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

SUBMITTED BY: [Signature] DATE: 10.25.05



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

- DRB NOT ADDRESSED

- ~~REPORT~~

- ENTRANCE & ACCESS NOT
APPROVED

G A R R E T T S M I T H L T D
DESIGN, ARCHITECTURE & DEVELOPMENT

514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505-766-6968
FAX 243-4508

October 20, 2005

Wilfred Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building services

Re: Broadway Vistas, 702 Broadway Blvd. SE Traffic Circulation Layout.

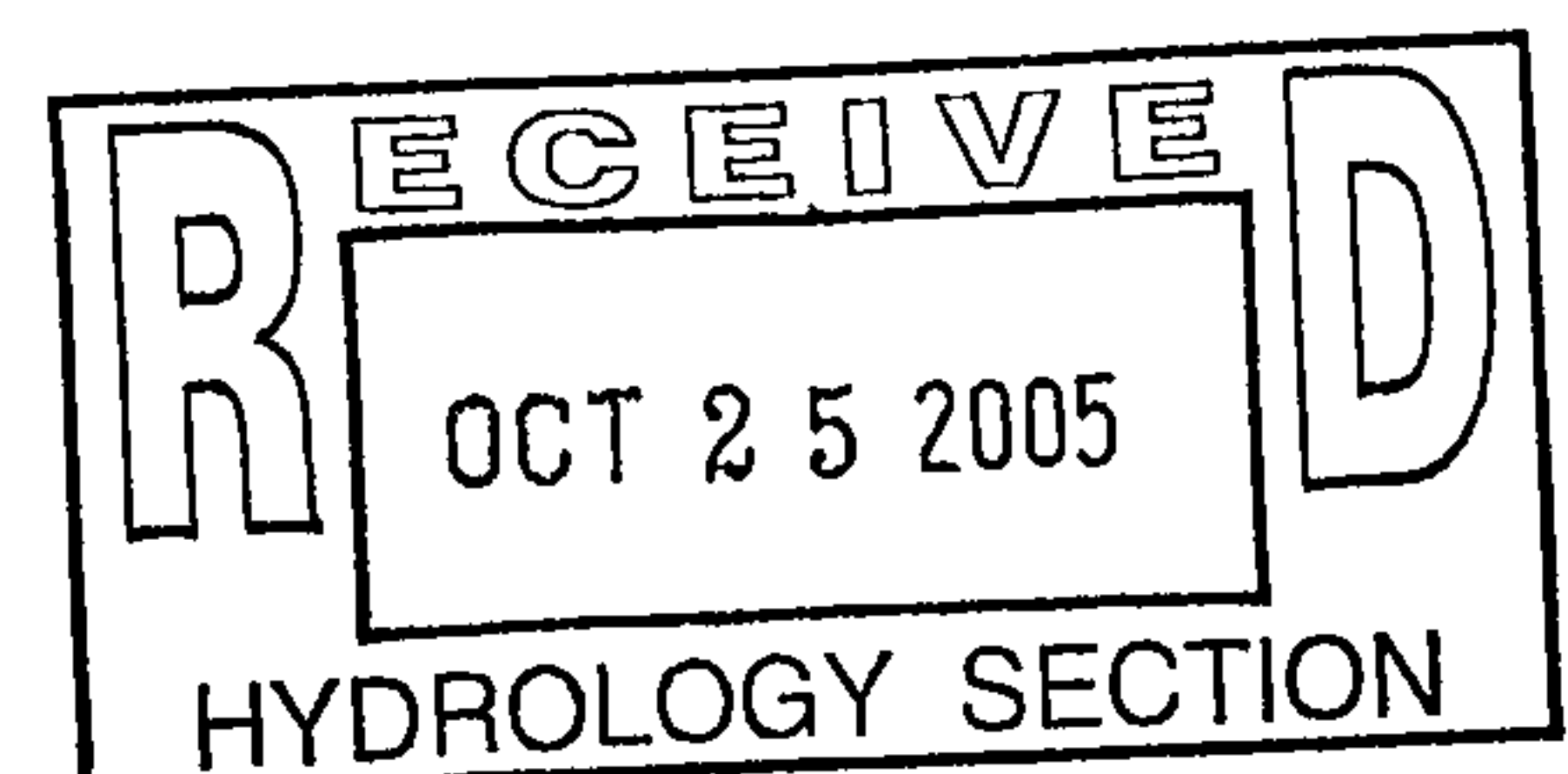
Dear Mr. Gallegos,

Enclosed please find the revised TCL plan which reflects corrections as per your letter dated 10/18/05 (copy enclosed).

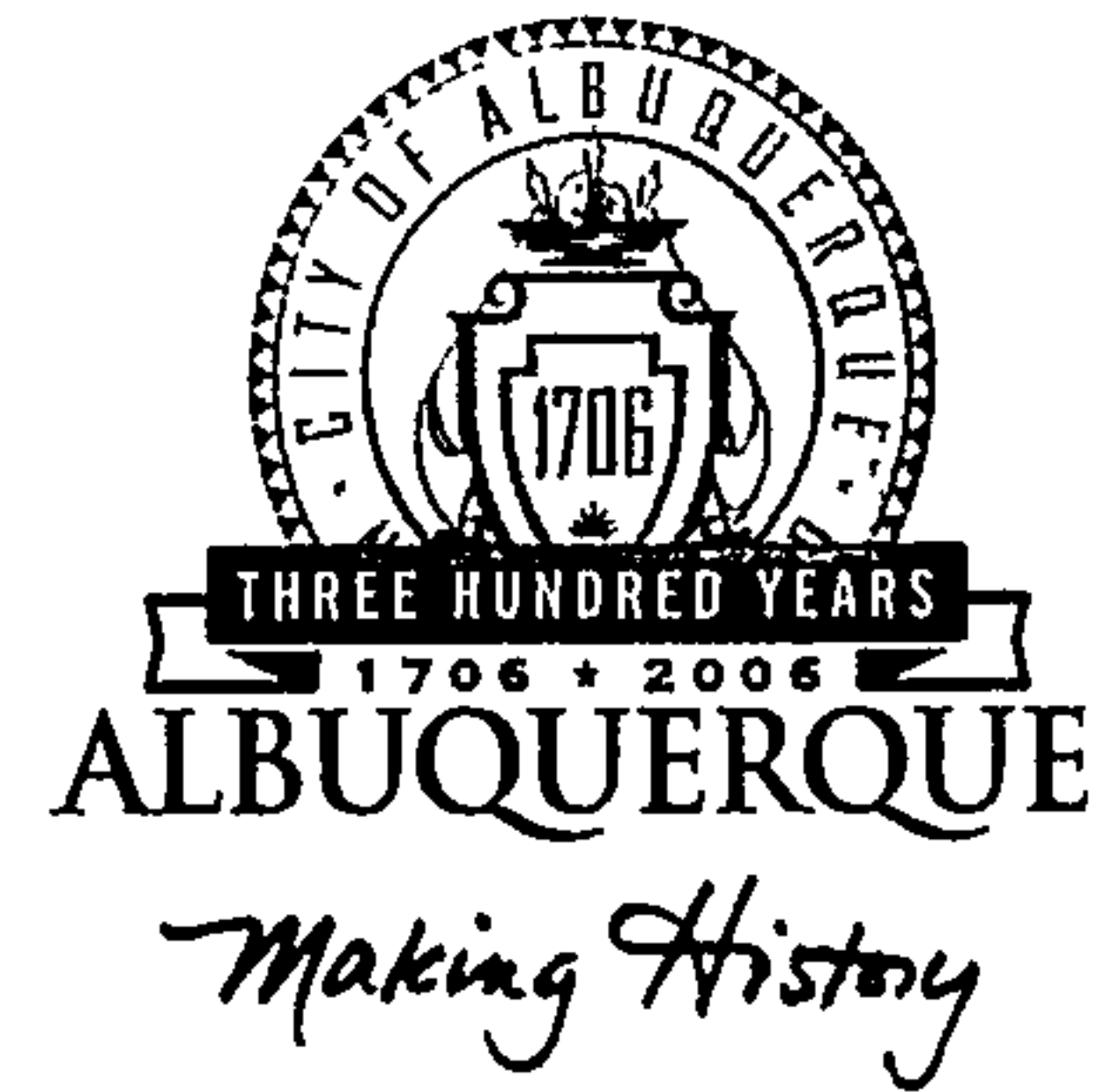
1. DRB has been done.
2. The site has been replated and is on file with the city.
3. Garrett Smith will discuss the matter of the entrance with you.
4. The gates along Broadway Blvd. have been eliminated thus no right of way encroachment.
5. Proposed and existing sidewalks and their respective widths have been labeled.
6. The alley is not going to be used for access.

Sincerely,

Colin Morris
Garrett Smith Ltd.
514 Central Ave. SW
Albuquerque, NM 87102
Tel. 505.766.6968
FAX 505.243.4508
E-mail: cmorris@garrett-smith-ltd.com



CITY OF ALBUQUERQUE



October 18, 2005

Garrett Smith, R.A.
Garrett Smith LTD.
514 Central Ave. SW
Albuquerque, NM 87102

**Re: Broadway Vistas, 702 Broadway Blvd. SE - Traffic Circulation Layout
Architect's Stamp dated 10-6-05 (K14-D15)**

Dear Mr. Smith,

Based upon the information provided in your submittal received 10-6-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

- Verify if EPC or DRB action is required since site is Zoned SU-2.
- Is the site required to be replated?
- Curb opening along Hazeldine Ave. is required to be a minimum of 24' wide.
- Entrances to Buildings A and B along Broadway Blvd. appear to encroach on public right-of-way.
- Call out proposed or existing sidewalk along Broadway and Hazeldine and label widths.
- If the alley is used for access, provide a 24' wide minimum opening.

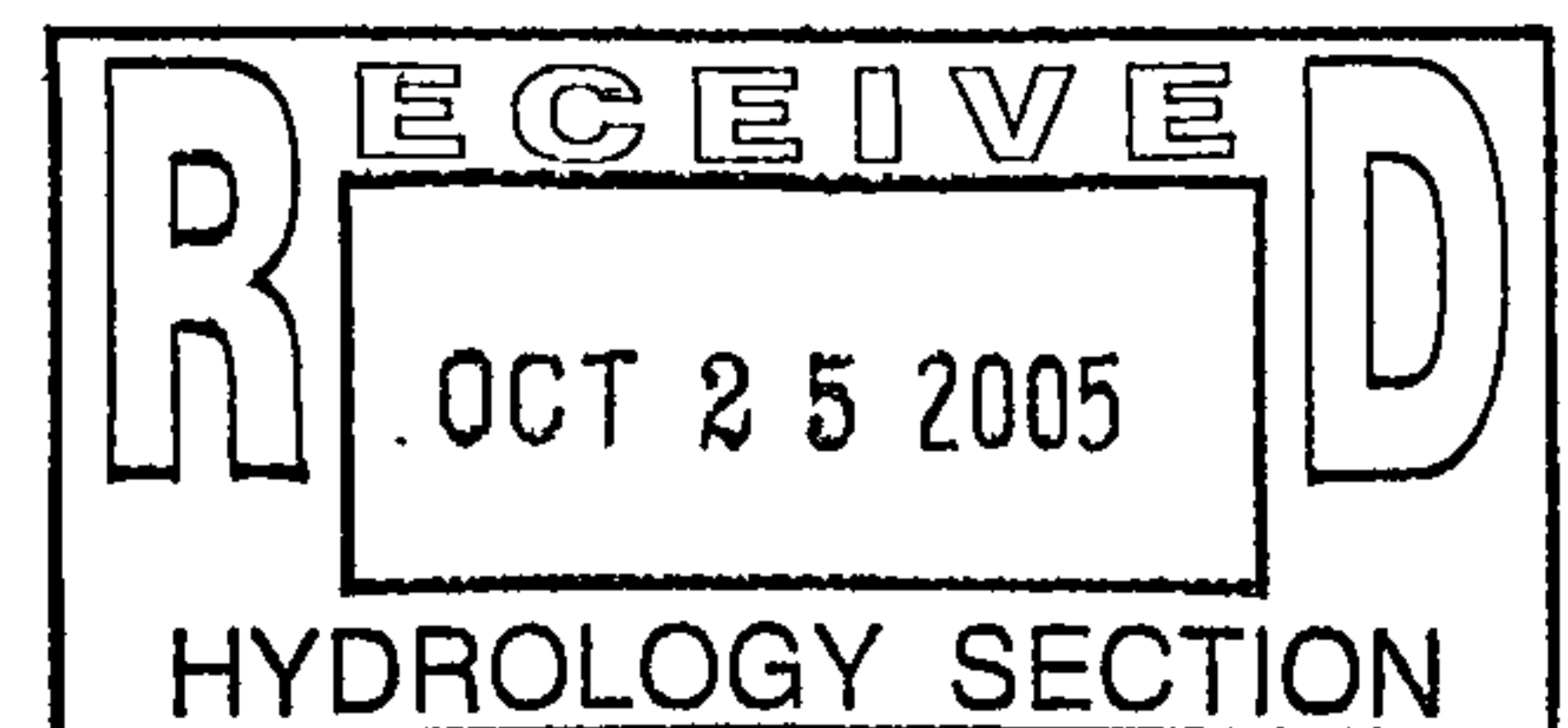
If you have any questions, you can contact me at 924-3991.

www.cabq.gov

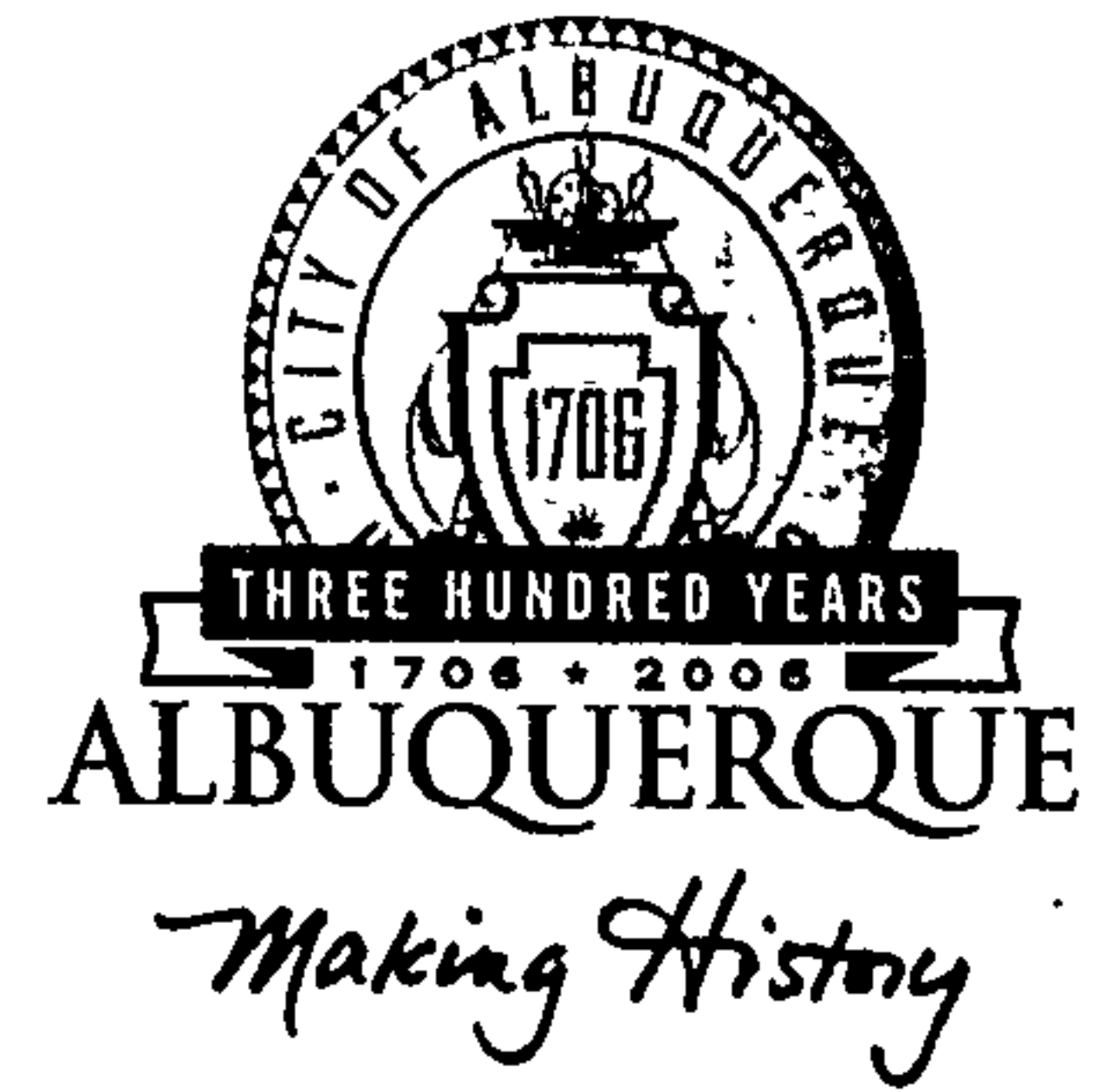
Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: file



CITY OF ALBUQUERQUE



October 18, 2005

Garrett Smith, R.A.
Garrett Smith LTD.
514 Central Ave. SW
Albuquerque, NM 87102

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www.cabq.gov

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: file

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 4229
CONNECTION TEL 92434508
SUBADDRESS
CONNECTION ID
ST. TIME 10/18 11:28
USAGE T 00'44
PGS. 2
RESULT OK

City of Albuquerque
Planning Department
505-924-3900 (main number)
505-924-3864 (fax number - 2nd Level)
505-924-3440 (fax number - 4th Floor)
Development and Building Services (One Stop Shop)
600 2nd Street NW
Albuquerque, NM 87102

**City of Albuquerque
Planning Department
Development &
Building Services**

Fax

To: Colin Morris, Garrett Smith LTD. **From:** Phillip Lovato
Fax: 505-243-4508 **Date:** 10/18/05
Phone: 505-766-6968 **Pages:** 2
Re: Broadway Vistas K14-D15 **CC:**

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments:

Original will be mailed today.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 06/22/2005)

PROJECT TITLE: BROADWAY VISTAS ZONE MAP/DRG. FILE # K-14 / D15
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 7-A, BLOCK - C HIGHLAND ADDITION SOUTH
CITY ADDRESS: 702 BROADWAY BLVD. SE

ENGINEERING FIRM: BRASHER & LORENZ, INC.
ADDRESS: 2201 SAN PEDRO NE
CITY, STATE: BLDG 1, SUITE 1200
ALBUQ. NM.

CONTACT: DENNIS LORENZ
PHONE: 888-6088
ZIP CODE: 87110

OWNER: UNITED SOUTH BROADWAY CORP.
ADDRESS: PO BOX 29242
CITY, STATE: ALBUQUERQUE NM

CONTACT: _____
PHONE: 764-8867
ZIP CODE: 87102

ARCHITECT: GARRETT SMITH LTD.
ADDRESS: 514 CENTRAL SE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: COLIN MORRIS
PHONE: 766-6968
ZIP CODE: 87102

SURVEYOR: SURVEYS SOUTHWEST LTD.
ADDRESS: 333 LOMAS BLVD. NE
CITY, STATE: ALBUQUERQUE NM

CONTACT: GARY E. GRITSKO
PHONE: 998-0303
ZIP CODE: 87102

CONTRACTOR: PAYLEE HOMES
ADDRESS: PO 1 143
CITY, STATE: CORRALES NM

CONTACT: BOB FEENEY
PHONE: 892-5533
ZIP CODE: 87048

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

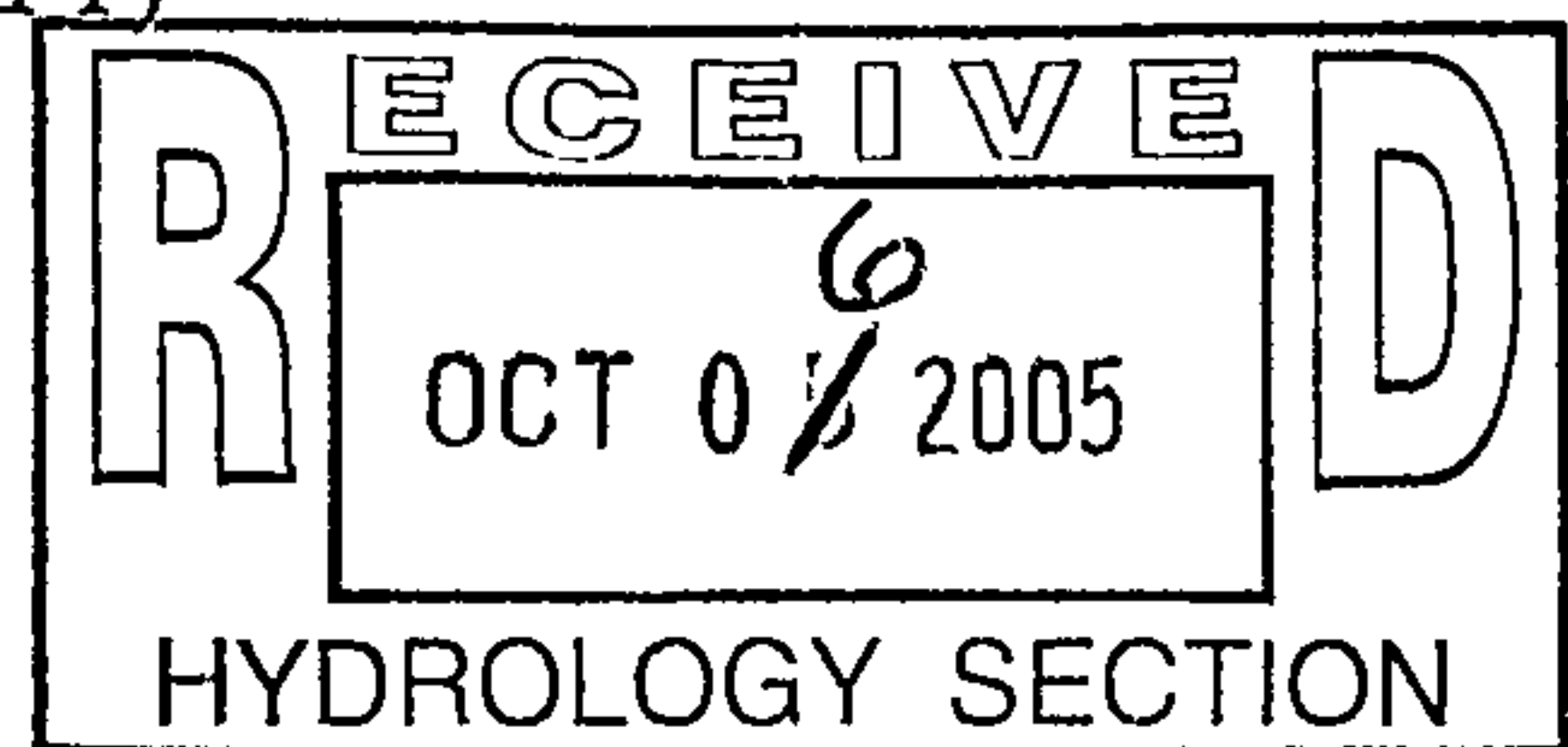
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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

SUBMITTED BY: COLIN MORRIS DATE: 10.6.05



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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.

- ZONING SU-2 EPC OR DRB?

- ACCESS FROM ALLEY (ALLEY INSUF)

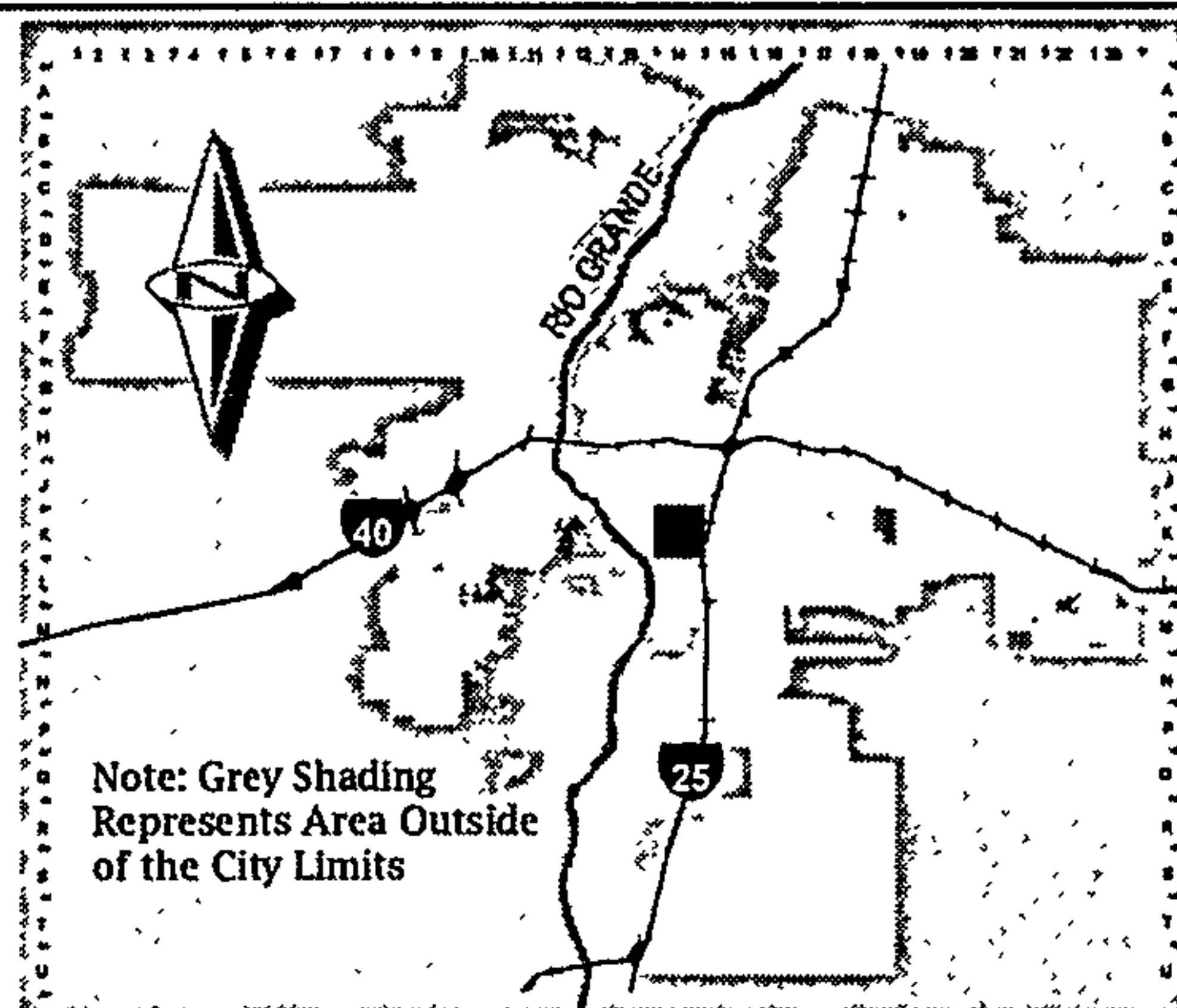
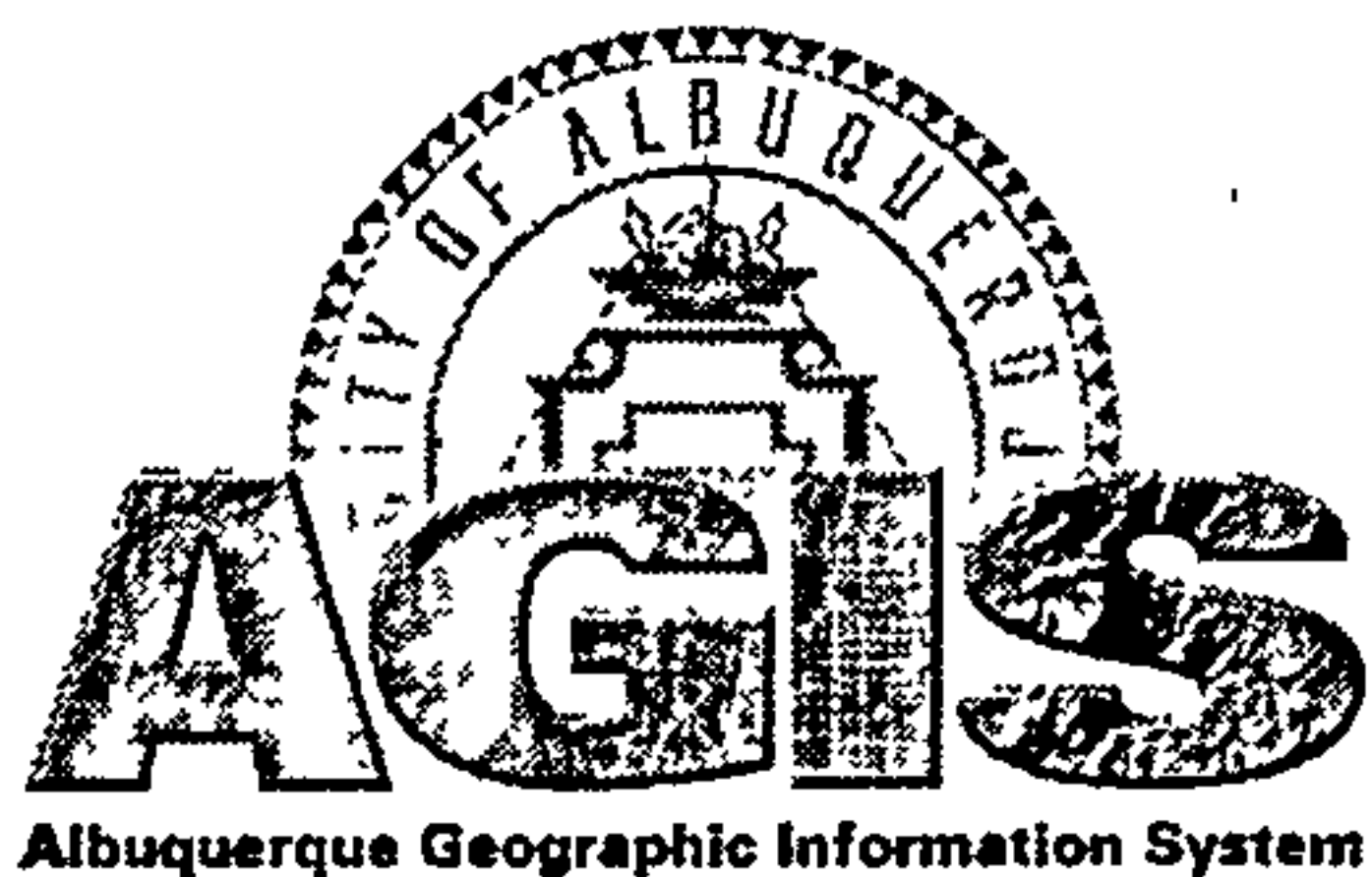
- REPLAT PROPERTY

- ACCESS AT HAZELDINE INSUF.

- PORCHES INCREACHING ONTO CITY ROW

- SIDEWALK EXISTING OR PROPOSED CALL OUT WIDTH BROADWAY / HAZELDINE

FA 243-4508



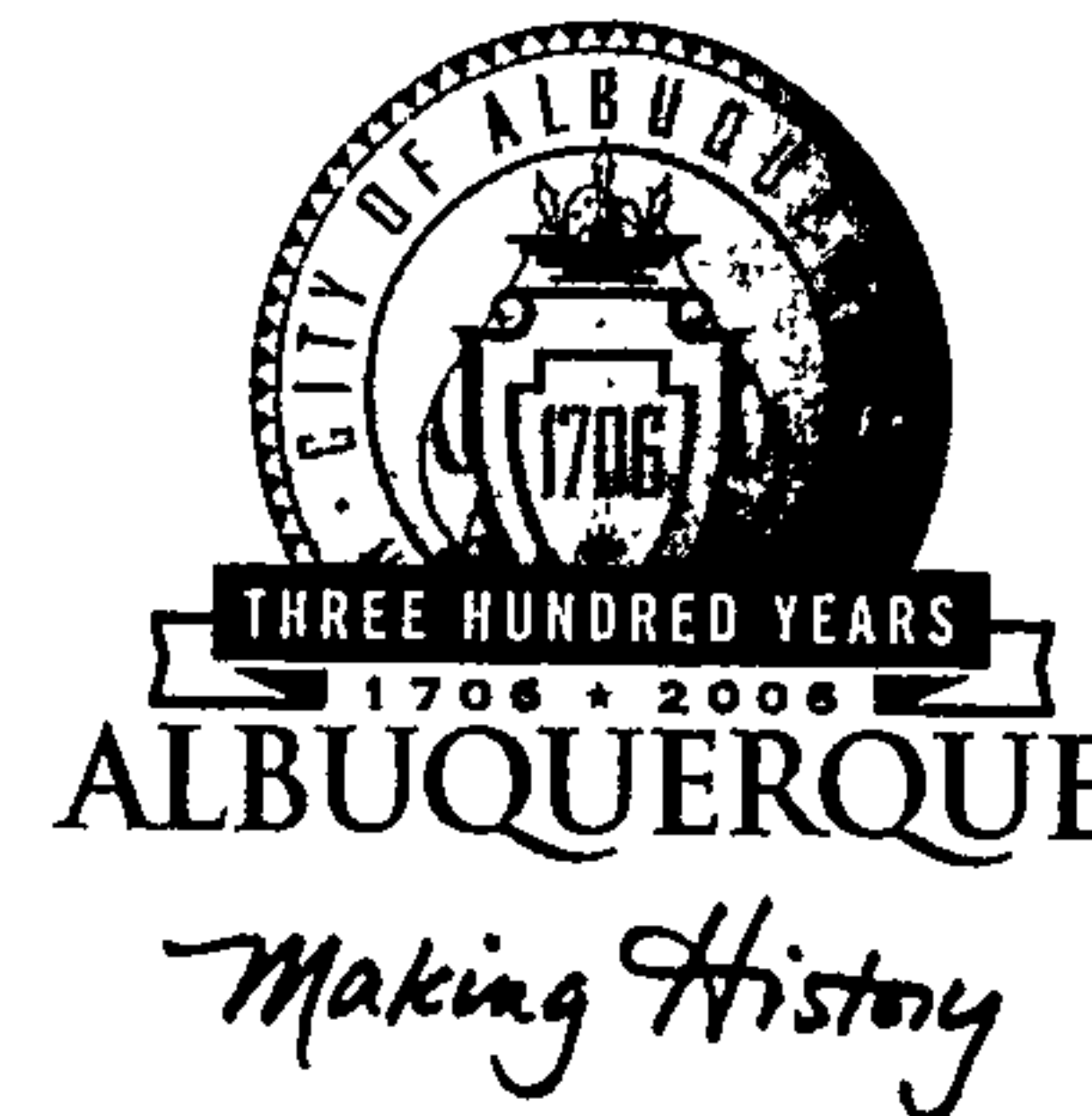
Zone Atlas Page:

K-14-Z

Selected Symbols

- SECTOR PLANS**
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

CITY OF ALBUQUERQUE



July 28, 2004

Dennis Lorenz, P.E.
Brasher & Lorenz
2201 San Pedro NE, Building 1 Suite 1200
Albuquerque, NM 87110

**Re: Hazeldine Mews, 702-716 Broadway Blvd SE, Site Development Plan
Engineer's Stamp dated 7-09-04 (K14-D15)**

Dear Mr. Lorenz,

Based upon the information provided in your submittal received 7-09-04, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB. However, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

1. Please state the current status of the alley (pavement, etc.).

Albuquerque

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

Sincerely,

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

New Mexico 87103

www.cabq.gov

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

K-14/D15

PROJECT TITLE: HAZELDINE MEWS

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: K-14 ~~1590~~

WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 5-8, BLK C, HIGHLAND ADDN SO, UNIT 6, & LOT 7 BLK 4, LEWIS & SIMONDS
CITY ADDRESS: 702 THRU 716 BROADWAY SE

ENGINEERING FIRM: BRASHER & LORENZ

ADDRESS: 2201 SAN PEDRO SE BUILDING 1 SUITE 1200

CITY, STATE: ALBQ, NM

CONTACT: D. LORENZ

PHONE: 888-6088

ZIP CODE: 87110

OWNER: UNKNOWN

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

ARCHITECT: GARRETT-SMITH LTD

ADDRESS: 514 CENTRAL SW

CITY, STATE: ALBQ, NM

CONTACT: BROOK FINCH

PHONE: 766-6968

ZIP CODE: 87102

SURVEYOR: SURVEYS SOUTHWEST

ADDRESS: 33 LOMAS NE

CITY, STATE: ALBQ, NM

CONTACT: DAN GRANEY

PHONE: 998-0303

ZIP CODE: 87102

CONTRACTOR: NA

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

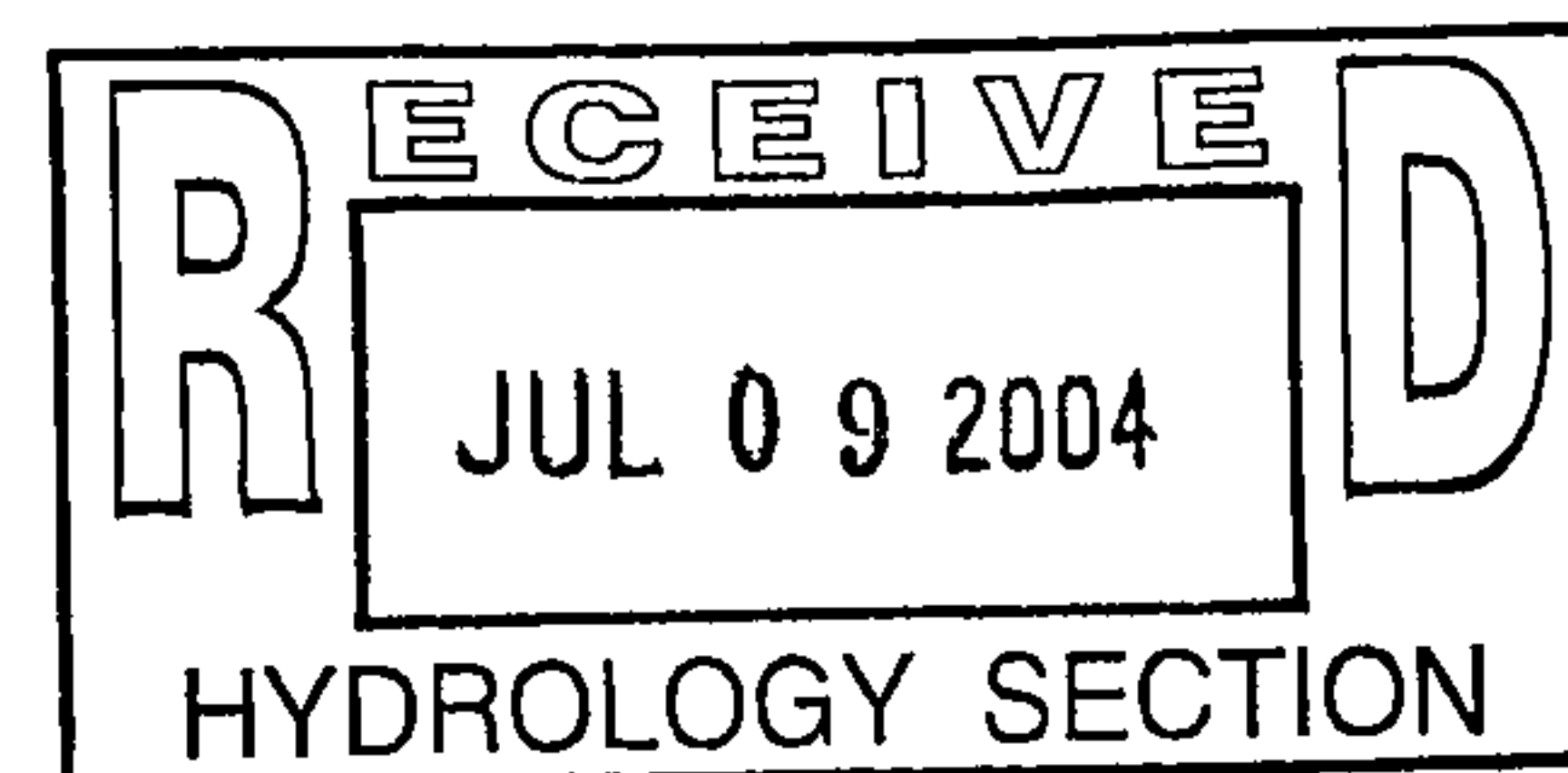
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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

*no fee paid @
this time
(conceptual only)* *RJA*



DATE SUBMITTED: JULY 9, 2004

BY: DENNIS LORENZ

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.
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.