

CITY OF ALBUQUERQUE



August 14, 2013

Philip W. Clark, PE
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

Re: Garfield Apartments, 501 Girard SE, All units
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 2-08-12, (K16/D079)
Certification dated: 7-26-13

Dear Mr. Clark,

Based upon the information provided in the Certification received 07-26-13 and e-mail received August 12th, 2013, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: ccherne@cabq.gov.

PO Box 1293

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

Albuquerque

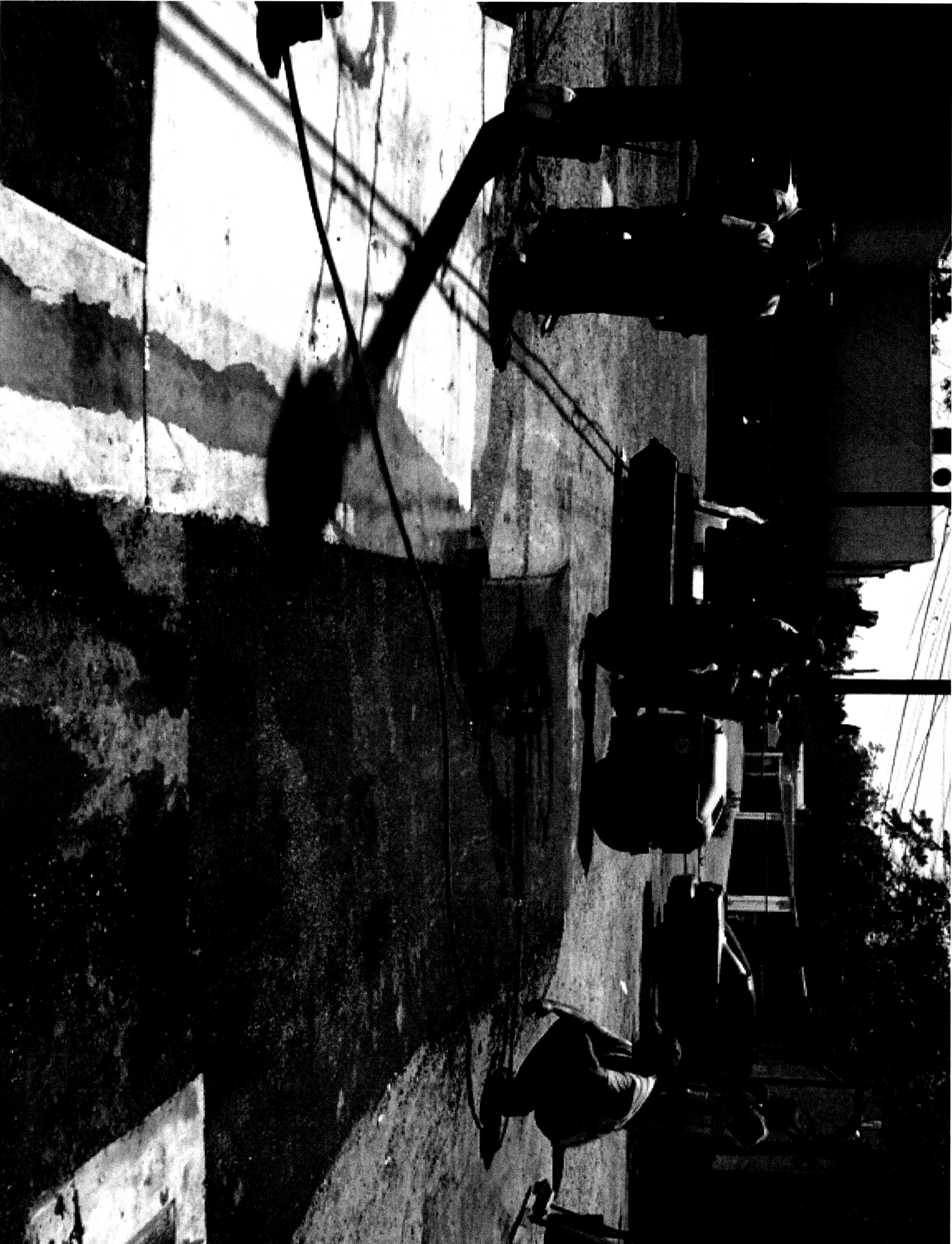
Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer—Hydrology Section
Development and Building Services

New Mexico 87103

www.cabq.gov

C: CO Clerk—Katrina Sigala
e-mail CCEAlbq@aol.com



Cherne, Curtis

From: CCEAlbq@aol.com
Sent: Monday, August 12, 2013 3:45 PM
To: Olson, Paul L.; Cherne, Curtis
Cc: Sandoval, Arlene R.; seedyhall@nmia.com
Subject: GarfieldAlley6442.83 Punch List Done+PICS
Attachments: NEtoSW20130812_.jpg; SWtoNE20130812.jpg; NorthtoSouth20130812_122407_051.jpg; Sta1+04_EtoW20130812_122450_062.jpg; HoseUphill_20130812_122603_473.jpg

Curtis and Paul,
Arlene and I met on-site and the items 1-5 were acceptable.

Item6, Work by Armour Paving - began around 8:30. About 2 to 2-1/2 inches max of asphalt was added to the west edge of 16' alley @ Sta. 1+00, some milling from Sta. 1+05 to 1+13 (the water meter) was done. All surfaces were tacked, including back Sta. -12 feet X 7' full pavement R/R, approx. 2.15T, or over 1 CuYd. of asphalt was required for the job.

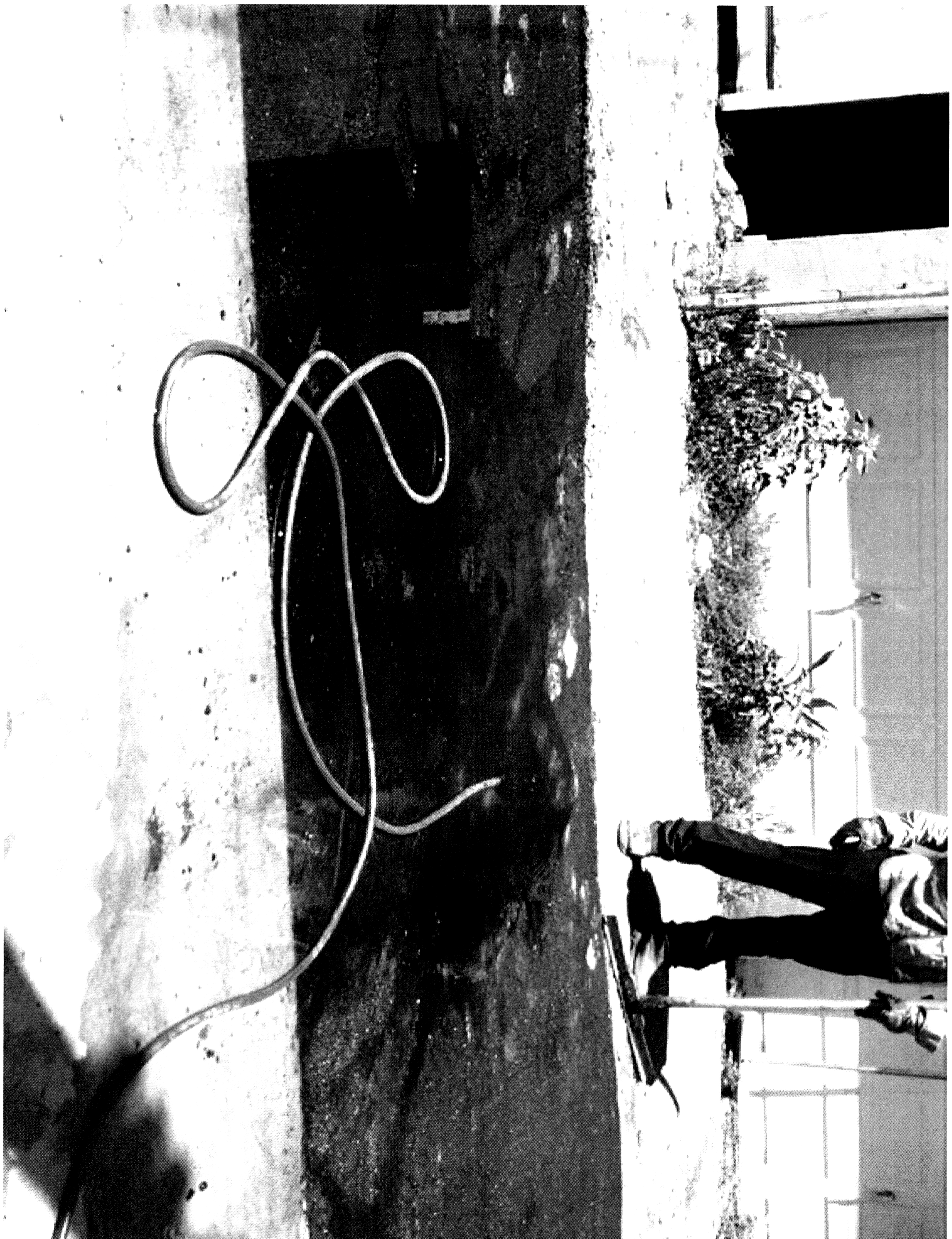
Included are some pics - the contractor performed a gravitational hose-test for owner and myself. Positive drainage was noted towards the new alley gutter down gradient to the north. Positive drainage was also noted in the transition back from STa. 1+00, -10 feet or so, to the north.

The last photo 473.jpg/hose uphill is taken from East to West @ Sta.1+05 (north to the right) shows the hose nozzle pointing uphill, and if you look closely you can see the water pooling and returning back towards the camera and invert of the apron/alley gutter.

thank you, Phil

Philip W. Clark, PE
Clark Consulting Engineers
505.281-2444, c/t 505.264-6042

8/14/2013



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

PROJECT TITLE: Gardfield Apts ZONE MAP: K-16 D079
DRB#: N/A EPC#: N/A WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 8-10, B1K. 64, Univ. Hts
CITY ADDRESS: 501 Girard SE

ENGINEERING FIRM: Clark Consulting Engineers
ADDRESS: 19 Ryan Road
CITY, STATE: Edgewood, NM

CONTACT: Phil
PHONE: 281-2444 & FAX
ZIP CODE: 87015

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Bob Ponto
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYING FIRM: Terrametrics of New Mexico
ADDRESS: PO Box 30192
CITY, STATE: Albuquerque NM

LICENSED SURVEYOR: Phil Turner
PHONE: 379-4301
ZIP CODE: 87190

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) _____

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 (2)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

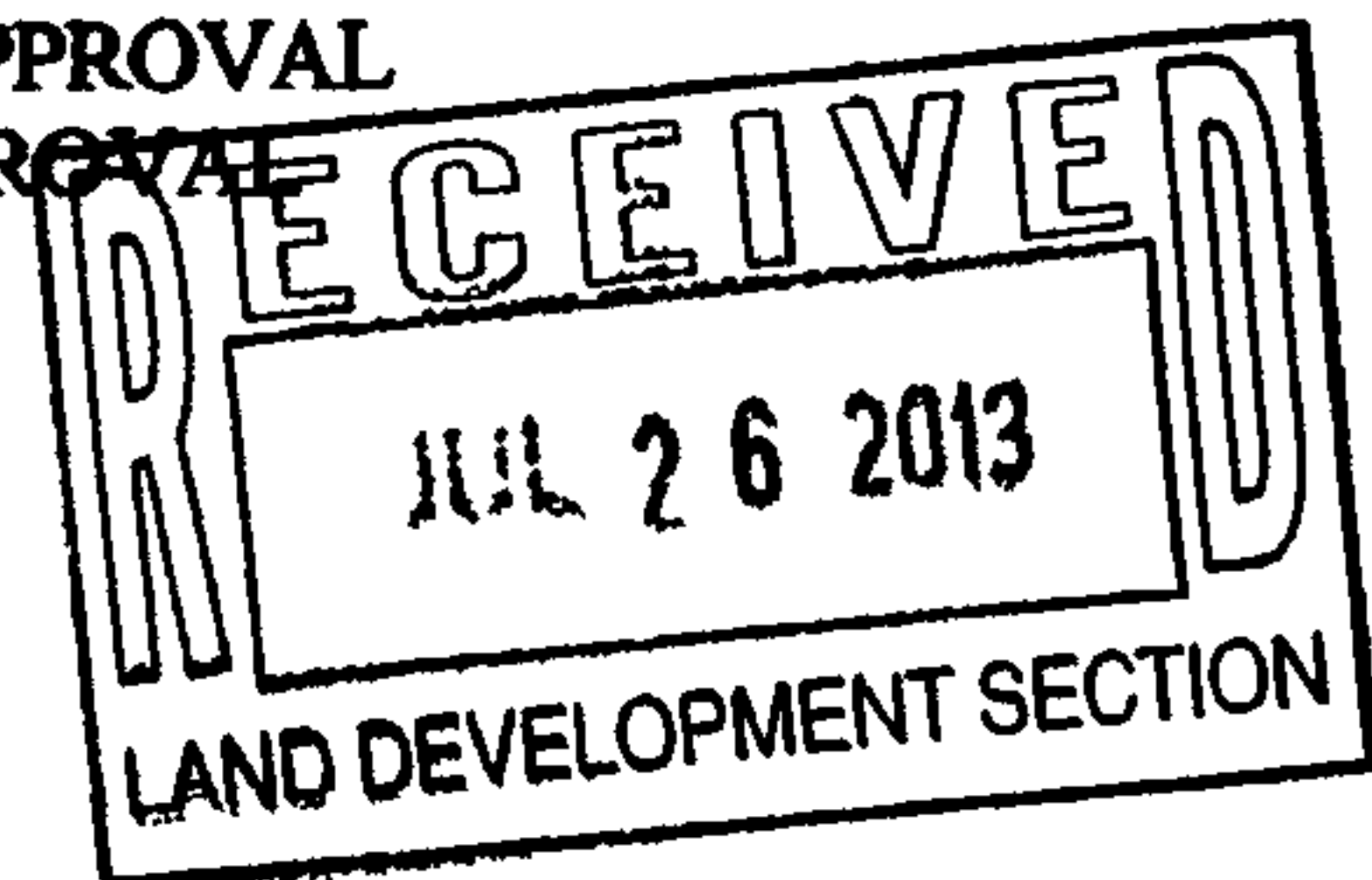
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: Phil BY: 7/26/13

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.



Garfield Townhomes K16-D079

Metro, Kristal D.

From: Wolfe, Bryan K.
Sent: Wednesday, July 31, 2013 1:17 PM
To: Connor, Francis
Cc: Cherne, Curtis, Metro, Kristal D.
Subject: RE: Regarding Garfield Townhomes, at Girard and Garfield

Francis,
Sorry for my poorly written e-mail below. It is Okay to issue CO's for Building A and C. Thus leaving Building B to be tied to the alley concern.
Thank you
Bryan

From: Connor, Francis
Sent: Wednesday, July 31, 2013 12:17 PM
To: Wolfe, Bryan K.
Subject: RE: Regarding Garfield Townhomes, at Girard and Garfield

Bryan, Actually we will need to issue CO's for bldg. A and C and leave building B without any CO's at all for this to work. Could you please address your approval with reference to A and C? Thanks, Fran

From: Wolfe, Bryan K.
Sent: Wednesday, July 31, 2013 11:27 AM
To: Connor, Francis
Cc: Cherne, Curtis; Metro, Kristal D.
Subject: Regarding Garfield Townhomes, at Girard and Garfield

Francis,
It is acceptable to allow Unit C to have a Certificate of Occupancy. Please leave Unit C without one. The C.O. will be tied to my groups concerns regarding drainage in the alley.
Thank you,

Bryan Wolfe, P.E.
City Engineer

Development Review Services Division
Planning Department
City Of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87102
(505) 924-3999

7/31/2013

Cherne, Curtis

From: Cherne, Curtis
Sent: Friday, August 02, 2013 11:25 AM
To: Wolfe, Bryan K.
Cc: 'CCEAlbq@aol.com'; Olson, Paul L.
Subject: garfield alley

Bryan,

We held a pow-wow out at the Garfield alley this morning. In attendance were: Paul Olson, myself, Shahab, the contractor, the owner and someone else. Prior to the meeting I poured some water just west of the dumpster to see the flow-line. 2/3 of the water entered the valley gutter and ran north, the other 1/3 ran west then south towards the south property line.

The owner and I made a deal that he would add an inch and an half or so to the low point in the new alley starting approximately at the water meter to the north and continuing south a few feet south of the property line and tapering it so that it is drive-able. Paul figured 1/3 to 1/2 of a yard of asphalt. The owner also agreed that he would make this fix prior to receiving a Permanent CO on the third building.

Picking up this corner will allow the property owners on the west side to "berm-up" the areas in front of their garages to push the water into the alley then it will drain to Garfield St. It will also help in the case where if the City chooses to improve the alley south of this point they can tie-in to a better section.

The owner and I shook on it then I left.

Note:

The edge of the asphalt is 2x8 Redwood rather than a concrete cut-off wall as shown on the standard drawings. It was shown this way on the construction drawings as concrete OR redwood. Shahab was surprised when he saw it on the plans. Considering the condition of the alley to the south, it could be worse.

Curtis

8/2/2013

Cherne, Curtis

From: Wolfe, Bryan K.
Sent: Wednesday, July 31, 2013 3:13 PM
To: 'CCEAlbq@aol.com'
Cc: Cherne, Curtis; Olson, Paul L.; Metro, Kristal D.
Subject: RE: PunchList CP644283 GARFIELD W.O.

Phillip,

Please work with Curtis Cherne and/or Paul Olson regarding the alley drainage concern. Once Curtis is satisfied that the concern has been addressed, I will let our Building And Safety Division know that it is okay to release the last Certificate of Occupancy for Unit B.

Thank you,

Bryan Wolfe, P.E.
City Engineer

Development Review Services Division
Planning Department
City Of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87102
(505) 924-3999

From: CCEAlbq@aol.com [mailto:CCEAlbq@aol.com]
Sent: Wednesday, July 31, 2013 1:13 PM
To: Wolfe, Bryan K.
Cc: rcpono@aol.com
Subject: Fwd: PunchList CP644283 GARFIELD W.O.

Bryan,

Just spoke with the Site Project Architect, and it is my understanding some resolution on the C.O.s is being worked out.

Plse find the attached punch list and response to item #6. Let me know if you still feel the need to meet on this item. I would think my response back would suffice, but would be happy to meet with you. Three (3) other minor items remain on the punch list, and perhaps it would be more efficient to meet once those remaining items are addressed. I can let you know when they are done.

Thank you for your help today,
Sincerely,

Philip W. Clark, PE
Clark Consulting Engineers
505.281-2444, c/t 505.264-6042

8/2/2013

Cherne, Curtis

From: Cherne, Curtis
Sent: Friday, August 02, 2013 11:25 AM
To: Wolfe, Bryan K.
Cc: 'CCEAlbq@aol.com'; Olson, Paul L.
Subject: garfield alley

Bryan,

We held a pow-wow out at the Garfield alley this morning. In attendance were: Paul Olson, myself, Shahab, the contractor, the owner and someone else. Prior to the meeting I poured some water just west of the dumpster to see the flow-line. 2/3 of the water entered the valley gutter and ran north, the other 1/3 ran west then south towards the south property line.

The owner and I made a deal that he would add an inch and an half or so to the low point in the new alley starting approximately at the water meter to the north and continuing south a few feet south of the property line and tapering it so that it is drive-able. Paul figured 1/3 to 1/2 of a yard of asphalt. The owner also agreed that he would make this fix prior to receiving a Permanent CO on the third building.

Picking up this corner will allow the property owners on the west side to "berm-up" the areas in front of their garages to push the water into the alley then it will drain to Garfield St. It will also help in the case where if the City chooses to improve the alley south of this point they can tie-in to a better section.

The owner and I shook on it then I left.

Note:

The edge of the asphalt is 2x8 Redwood rather than a concrete cut-off wall as shown on the standard drawings. It was shown this way on the construction drawings as concrete OR redwood. Shahab was surprised when he saw it on the plans. Considering the condition of the alley to the south, it could be worse.

Curtis

8/2/2013

CITY OF ALBUQUERQUE



February 10, 2012

Philip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**Re: Garfield Townhomes Grading and Drainage Plan, 501 Girard SE
Engineer's Stamp dated 02-08-12 (K-16/D079)**

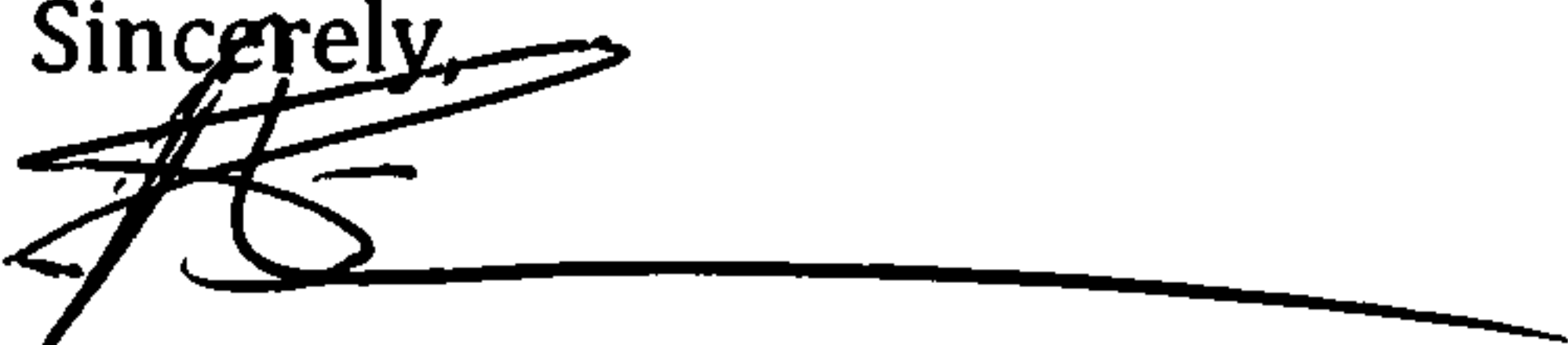
Dear Mr. Clark,

Based upon the information provided in your submittal dated 02-08-12, 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.

If you have any questions, you can contact me at 924-3695.

Sincerely,


Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: email

BP# 201290224

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

PROJECT TITLE: Gardfield ~~Apts~~ Houses ZONE MAP/DRG. FILE # K16/0079
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 8, 9, 10 B/LK. 16, Univ. Hts
CITY ADDRESS: 501 Grand SE

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil
ADDRESS: 19 Ryan Road PHONE: 281-2444
CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____

OWNER: Charles Hall CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Ponto CONTACT: Bob
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Terranetics CONTACT: Phil
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

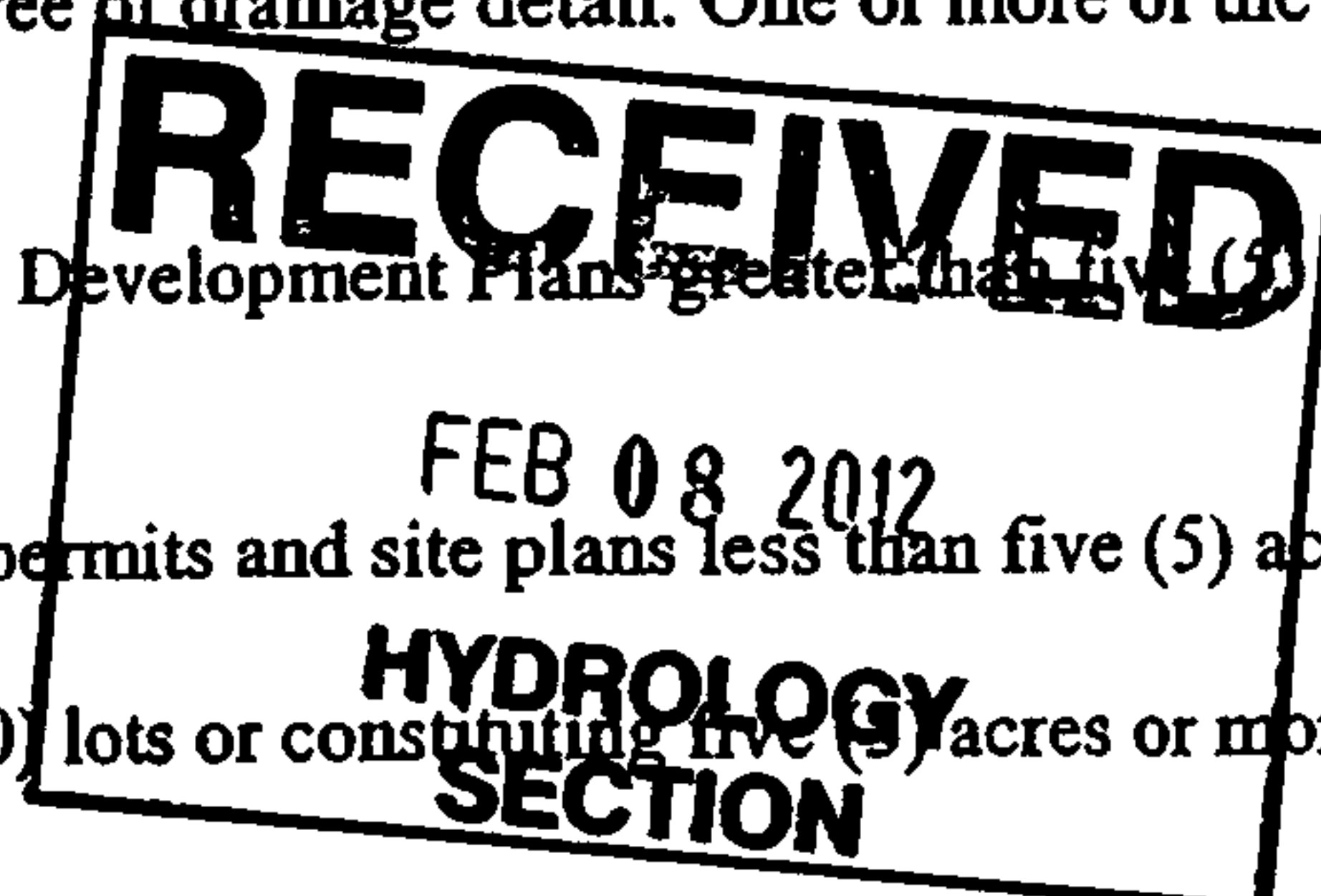
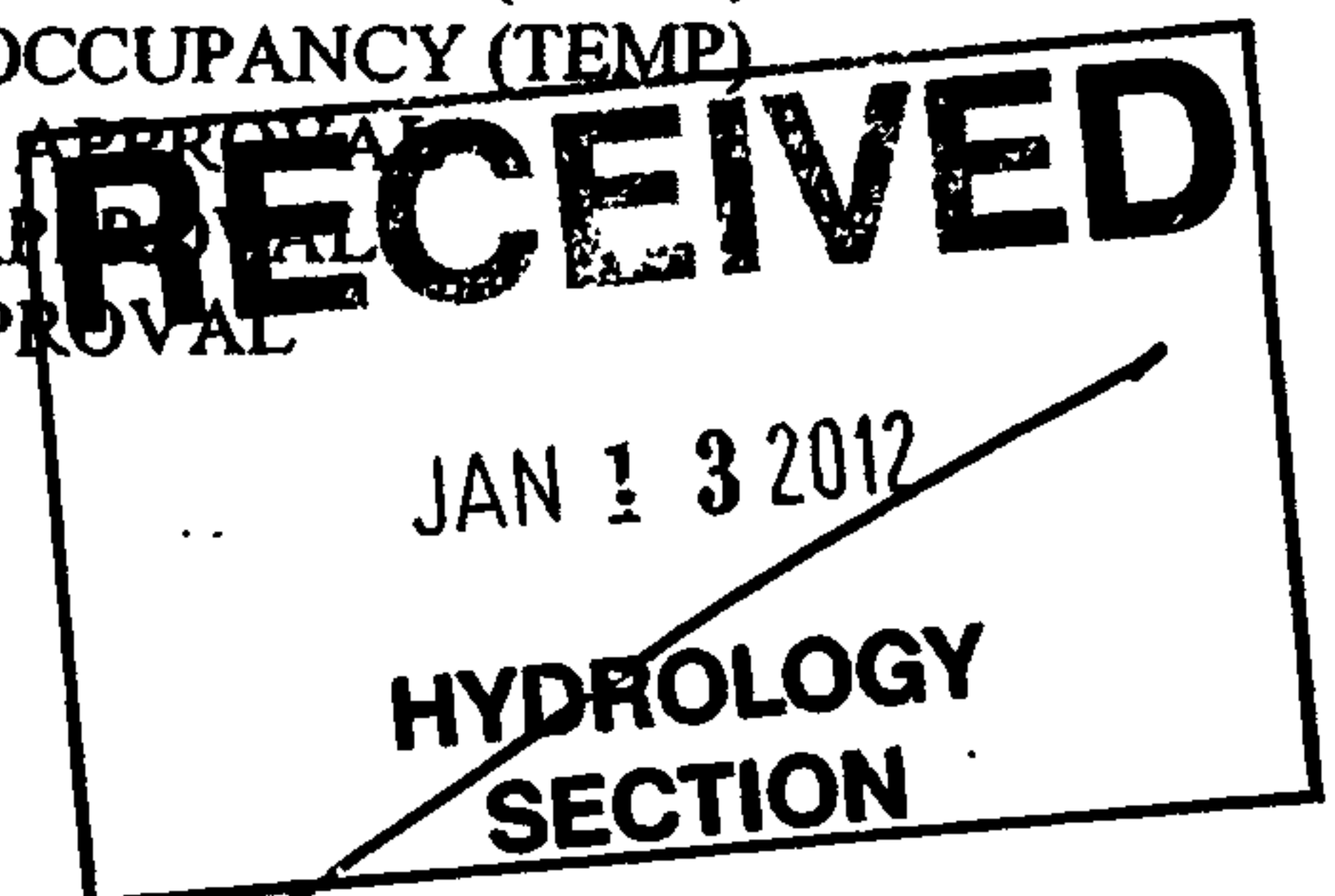
CHECK TYPE OF APPROVAL SOUGHT:
☒ SIA/FINANCIAL GUARANTEE RELEASE
☒ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE 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: 1/13/12 2/8/12

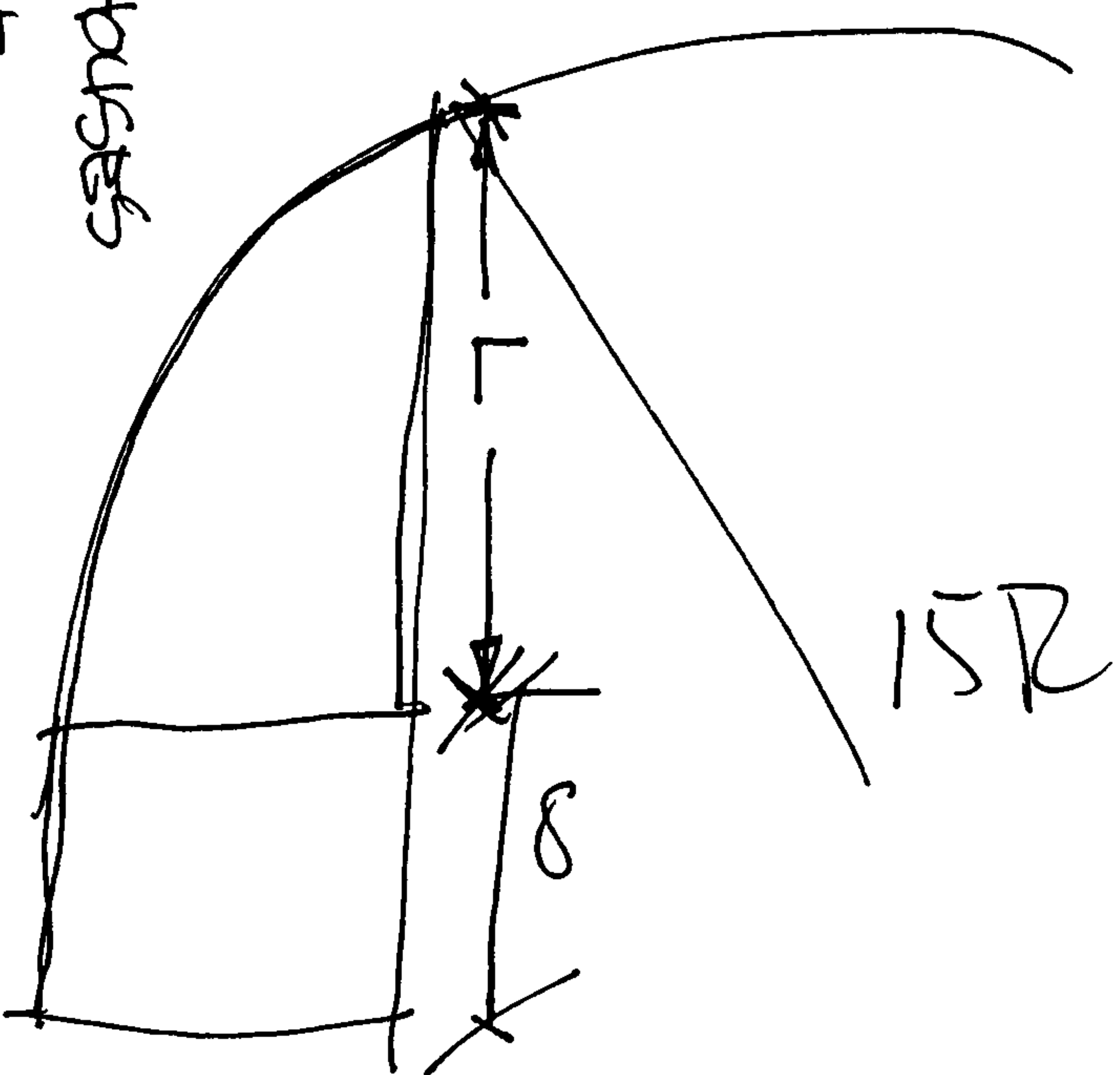
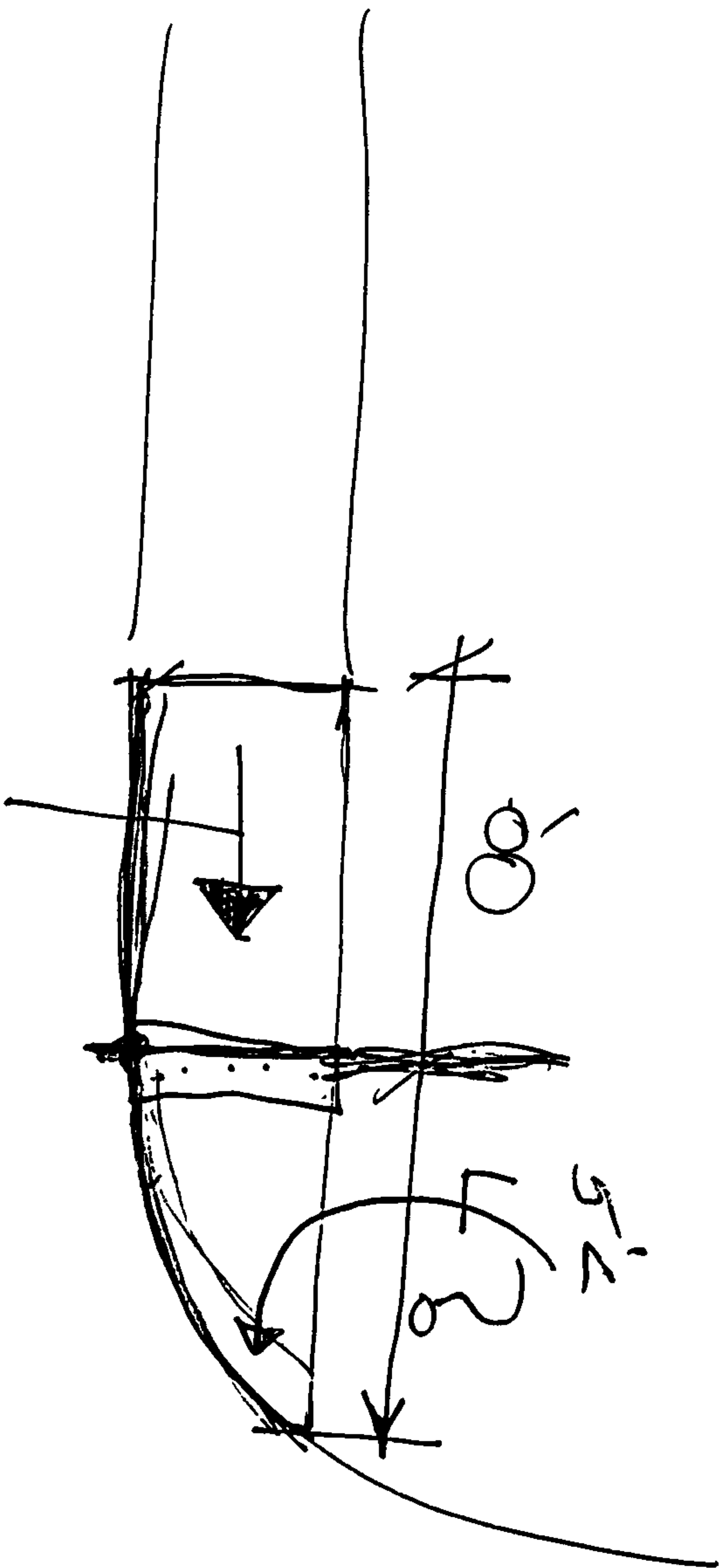
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on 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.



(K-16/D079)
Philp
TL - Clark
{(505) 281-2444}

DEB 1008974



GARFIELD TOWNHOUSES
501 GARARD SE

GILBRARD SE

(Approved (9/20/12))

Lopez, Anthony

Subject: Mesa del Sol Montage Unit 2 Water Final Inspection
Location: Meet at Avedon and Penn

Start: Wed 5/8/2013 2:00 PM
End: Wed 5/8/2013 3:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

When: 2:00pm – 3:00pm, May 8
Where: Meet at Avedon and Penn

501 Girard Blvd SE

K-16/D079

abqjournal.com

<http://www.abqjournal.com/main/2012/07/28/news/residents-halt-townhouse-project.html>

University Heights homeowners have asked city officials to order work to stop on a 14-unit townhouse development that they say could lead to a new era of apartment construction near the University of New Mexico.

Developer Chuck Hall said Friday he is building quality townhouse-style apartments at Garfield and Girard SE in an area that abounds with apartment buildings.

"We did everything the city asked us to do, and we have a valid building permit for 14 units on that lot," Hall said.



Work began Sunday on a 14-unit townhouse project at Girard and Garfield SE. Homeowners want the city to rescind a building permit for the project. Photo Credit – Roberto E. Rosales/Journal

City officials said Friday they are reviewing their decision to approve the building permit, which was issued in May. Work began at the site on Sunday.

Homeowners agree their neighborhood is well known for an abundance of student rental housing, but most of the area's apartment buildings predate 1980s-era zoning changes they say were intended to curb apartment construction in the neighborhood.

"I'm very concerned about the precedent," homeowner Jane Sinclair said of the new development.

"We want to have a neighborhood here," said Sinclair, who owns a home on Garfield across from the townhouse site. "Instead of being more residential, it's going to be a big commercial rental area."

Don Hancock with the University Heights Neighborhood Association contends the city's zoning ordinance prohibits construction of 14 townhouses on the 21,300-square-foot lot. Hancock wrote a letter Tuesday asking city officials to rescind the building permit.

"The city has issued a building permit erroneously," Hancock said Friday.

Hancock contends that, under the city's zoning law, each townhouse requires a lot size no smaller than 2,200 square feet and that Hall could build no more than six townhouses on the property.

Apartment construction requires a minimum lot size of 22,500 square feet, Hancock

said.

Hancock and others voiced those arguments to the city in October after Hall offered his original plan to build a 15-unit apartment complex on the site.

Hall responded that city officials rejected those arguments at a hearing in February.

Steven Chavez, the city's land-use hearing officer, issued a recommendation in February stating that the city's zoning ordinance did not forbid the construction of new apartments on the lot, even though the project fell short of the minimum lot size. However, lot size was a factor that the city planning staff needed to consider when Hall applied for a building permit for the project, Chavez wrote.

Brennon Williams, the city's code compliance manager, said Friday that the City Council took no position in March when they considered Chavez's recommendation, clearing the way for Hall to apply for a building permit.

Williams said he had made no decision on Friday about Hancock's request that the city rescind the building permit.

— This article appeared on page C1 of the Albuquerque Journal

said.

Hancock and others voiced those arguments to the city in October after Hall offered his original plan to build a 15-unit apartment complex on the site.

Hall responded that city officials rejected those arguments at a hearing in February.

Steven Chavez, the city's land-use hearing officer, issued a recommendation in February stating that the city's zoning ordinance did not forbid the construction of new apartments on the lot, even though the project fell short of the minimum lot size. However, lot size was a factor that the city planning staff needed to consider when Hall applied for a building permit for the project, Chavez wrote.

Brennon Williams, the city's code compliance manager, said Friday that the City Council took no position in March when they considered Chavez's recommendation, clearing the way for Hall to apply for a building permit.

Williams said he had made no decision on Friday about Hancock's request that the city rescind the building permit.

— This article appeared on page C1 of the Albuquerque Journal

said.

Hancock and others voiced those arguments to the city in October after Hall offered his original plan to build a 15-unit apartment complex on the site.

Hall responded that city officials rejected those arguments at a hearing in February.

Steven Chavez, the city's land-use hearing officer, issued a recommendation in February stating that the city's zoning ordinance did not forbid the construction of new apartments on the lot, even though the project fell short of the minimum lot size. However, lot size was a factor that the city planning staff needed to consider when Hall applied for a building permit for the project, Chavez wrote.

Brennon Williams, the city's code compliance manager, said Friday that the City Council took no position in March when they considered Chavez's recommendation, clearing the way for Hall to apply for a building permit.

Williams said he had made no decision on Friday about Hancock's request that the city rescind the building permit.

— This article appeared on page C1 of the Albuquerque Journal

said.

Hancock and others voiced those arguments to the city in October after Hall offered his original plan to build a 15-unit apartment complex on the site.

Hall responded that city officials rejected those arguments at a hearing in February.

Steven Chavez, the city's land-use hearing officer, issued a recommendation in February stating that the city's zoning ordinance did not forbid the construction of new apartments on the lot, even though the project fell short of the minimum lot size. However, lot size was a factor that the city planning staff needed to consider when Hall applied for a building permit for the project, Chavez wrote.

Brennon Williams, the city's code compliance manager, said Friday that the City Council took no position in March when they considered Chavez's recommendation, clearing the way for Hall to apply for a building permit.

Williams said he had made no decision on Friday about Hancock's request that the city rescind the building permit.

— This article appeared on page C1 of the Albuquerque Journal

said.

Hancock and others voiced those arguments to the city in October after Hall offered his original plan to build a 15-unit apartment complex on the site.

Hall responded that city officials rejected those arguments at a hearing in February.

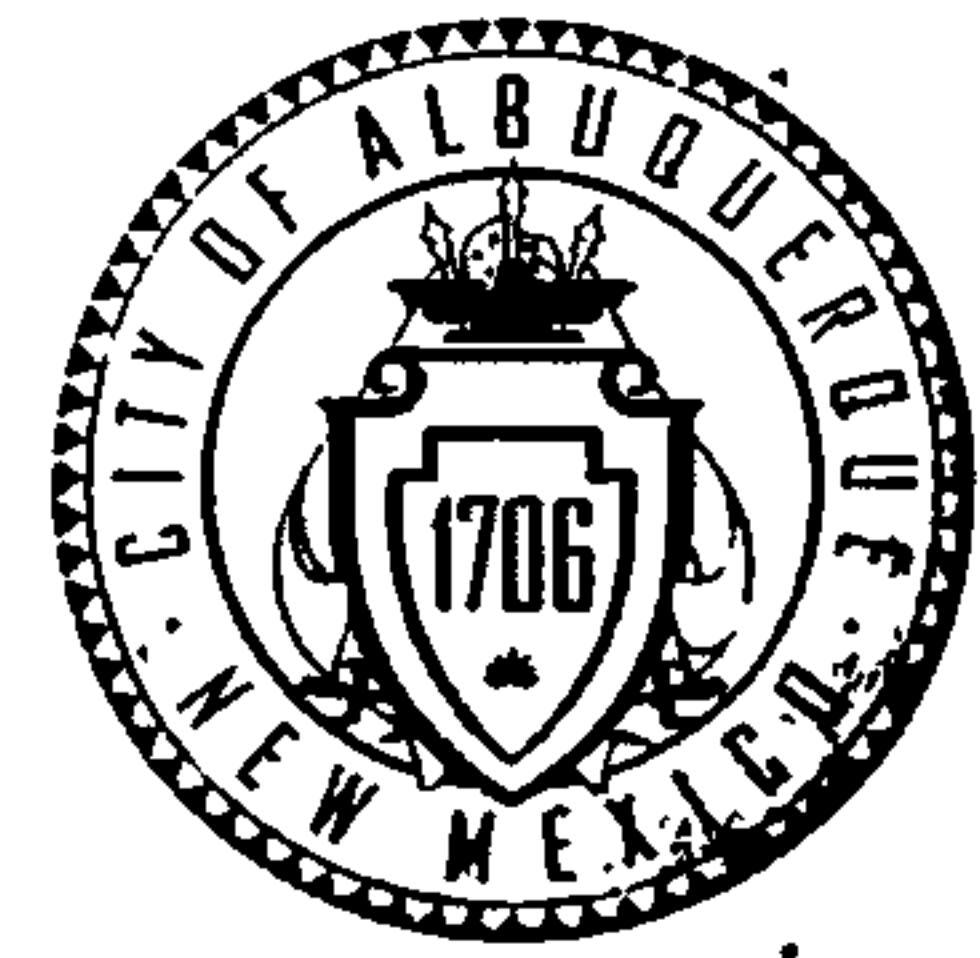
Steven Chavez, the city's land-use hearing officer, issued a recommendation in February stating that the city's zoning ordinance did not forbid the construction of new apartments on the lot, even though the project fell short of the minimum lot size. However, lot size was a factor that the city planning staff needed to consider when Hall applied for a building permit for the project, Chavez wrote.

Brennon Williams, the city's code compliance manager, said Friday that the City Council took no position in March when they considered Chavez's recommendation, clearing the way for Hall to apply for a building permit.

Williams said he had made no decision on Friday about Hancock's request that the city rescind the building permit.

— This article appeared on page C1 of the Albuquerque Journal

CITY OF ALBUQUERQUE



September 5, 2012

Philip Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**Re: Garfield Apartments, 501 Girard Blvd SE, Traffic Circulation Layout
Engineer's Stamp dated 08-24-12 (K16-D079)**

Dear Mr. Clark,

Based upon the information provided in your submittal received 08-24-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The placement of the refuse container appears to interfere with the parking stall. The refuse container and associated concrete pad/CMU wall are not drawn to scale. Please revise and provide a revise copy of approval from Solid Waste.
2. Clearly show the 6-foot wide, ADA accessible, pedestrian pathway from the public sidewalk to the building and from ADA accessible parking stall to the building.
3. Please clarify the line type paralleling the pedestrian pathway between Girard and the open courtyard space. It appears to be railing associated with a possible pedestrian ramp.
4. Please clarify if there are internal ramps associated with the pedestrian pathways. If so, please show the internal ramp and provide details.
5. The compact stalls adjacent to the public alley are not drawn to scale with respect to the written dimensions provided.
6. There is a 3-foot dimension line on the south wall of the center building that appears to be misplaced; please remove or clarify.
7. Please provide vehicle wheel stops in the compact parking stalls adjacent to the bike rack area to prevent vehicles from interfering with bike rack area.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Gartfield Apts. ZONE MAP/DRG. FILE # K16/D079
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 8-10, Bldg. Units. Hts.
 CITY ADDRESS: 501 Girard Blvd SE

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil
 ADDRESS: 19 Ryan Road PHONE: 281-2444
 CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____
 Cell 264-6042

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

ARCHITECT: Bob Panto CONTACT: B
 ADDRESS: _____ PHONE: 610-6160
 CITY, STATE: _____ ZIP CODE: _____

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

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 Rev'd
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

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 under Constr.
☐ 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:

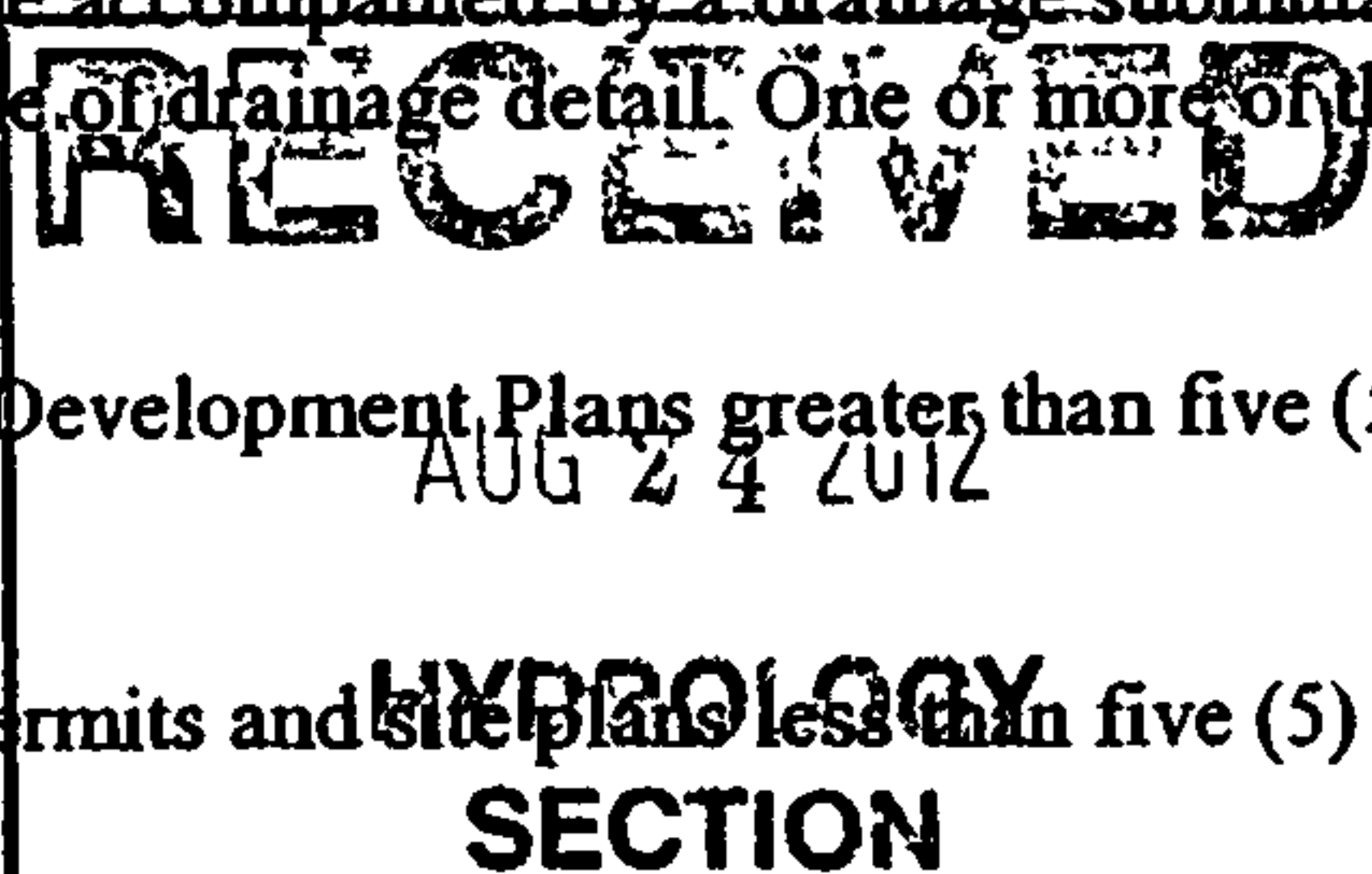
- ☐ YES
☐ NO
☐ COPY PROVIDED

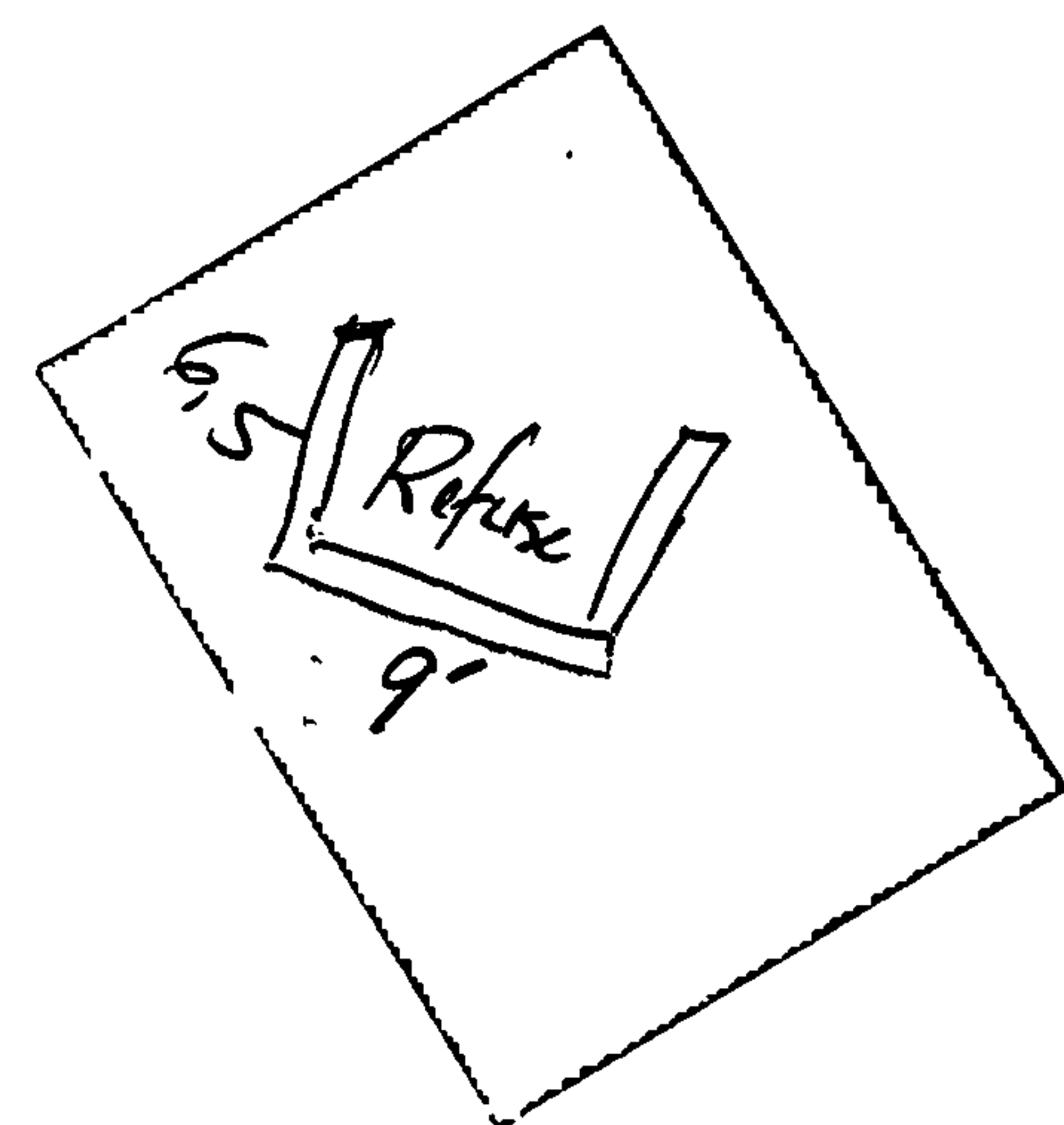
*Kristel - Thank you for
Pushing Along. (3) Copies*

SUBMITTED BY: Phil DATE: 8/24/12

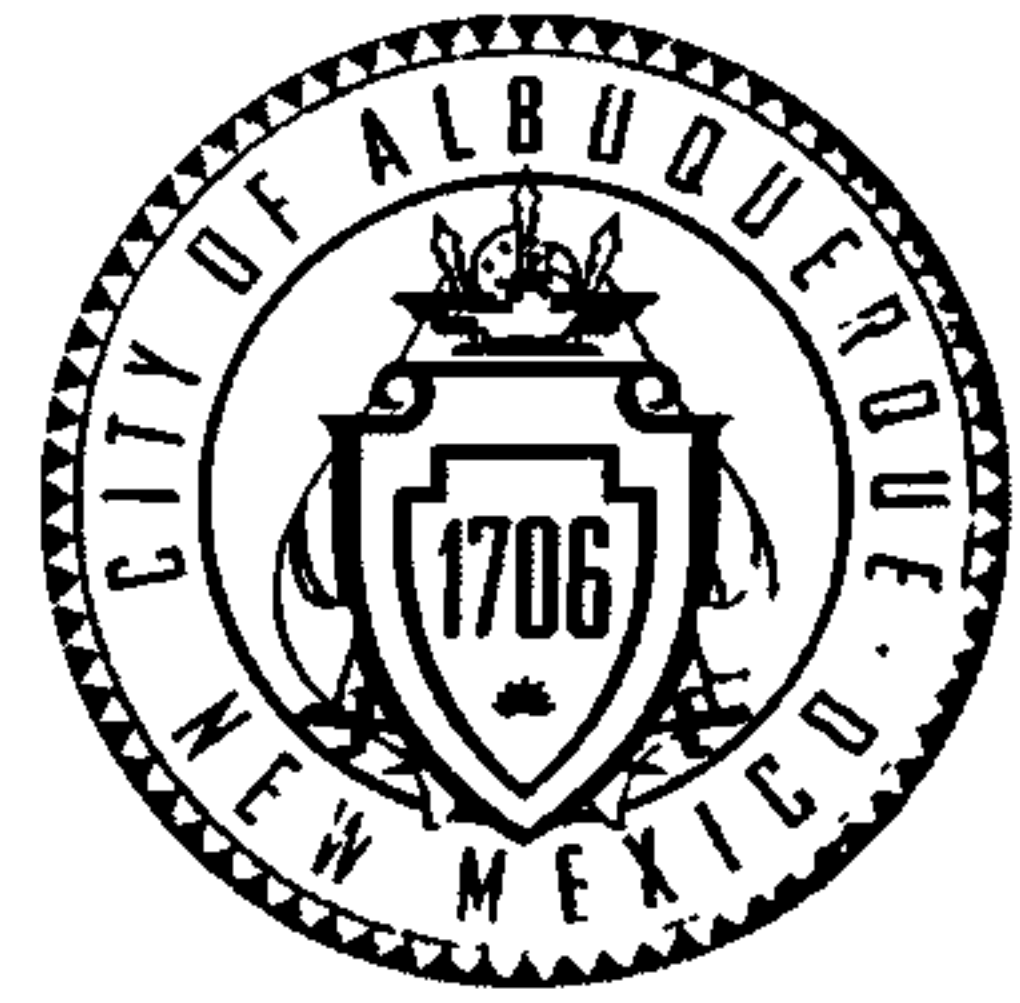
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on 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.





CITY OF ALBUQUERQUE



June 24, 2013

Phillip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015
CCEAlbq@aol.com

Re: Garfield Apartments, 501 Girard Blvd SE, Bldg A
Request for Temporary C.O. –Accepted for Bldg A
Engineer's Stamp dated: 2-8-12, (K16/D079)
Certification dated: 6-15-13

Dear Mr. Clark,

Based upon the information provided in the Certification received 6-17-13, the above referenced Certification is acceptable for a release of a 30 day Temporary Certificate of Occupancy by Hydrology for Building A (north building).

PO Box 1293

As you know the alley is required to be paved. Since this site drains to the alley, the alley should be constructed prior to requesting future releases of certificates of occupancy.

Albuquerque

In addition, when I visited the site on 6-19-13, some items were not built (sidewalks, side-yard swale) as indicated on your certification and some items were built (2 foot high planter, step in sidewalk) that were not on the approved plan and not indicated on the certification. Please show accurate site conditions on future certifications.

New Mexico 87103

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to: tsims@cabq.gov.

www.cabq.gov

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

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
e-mail

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

PROJECT TITLE: Garfield Apts ZONE MAP/DRG. FILE # K-16 / D 79
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 501 GIRARD SE

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil
ADDRESS: 19 Ryan Road PHONE: 281-2444
CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____

OWNER: C. Hall CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Ponto CONTACT: CCFALby@aol.com
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Terranetris CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

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: 6/17/13



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.

Cherne, Curtis

From: CCEAlbq@aol.com
Sent: Tuesday, June 18, 2013 2:24 PM
To: Cherne, Curtis; Biazar, Shahab; Salgado-Fernandes, Nilo E.
Cc: seedyhall@nmia.com; t2mountain@msn.com
Subject: Request to Process Temp CO GARFIELD

As in Garfield Apts - **501 Girard SE, 15-units**

Dear Curtis etal - please as referenced process for temporary C.O. All other disciplines other than Traffic have to my knowledge are signed off on this project. The alley work order (COA6442.83) is currently in the City Atty's hands reviewing the qualified contractor's paperwork. We anticipate a pre-con meeting very soon.

The project site grading, drainage, and **site** traffic elements are built in substantial compliance with the approved plan(s) for building permit. No platting action is required of this project.

Additionally, these units have been 100% leased, and contractual arrangements are nearing deadline(s) at the end of the month - so release of this residential project would be greatly appreciated.

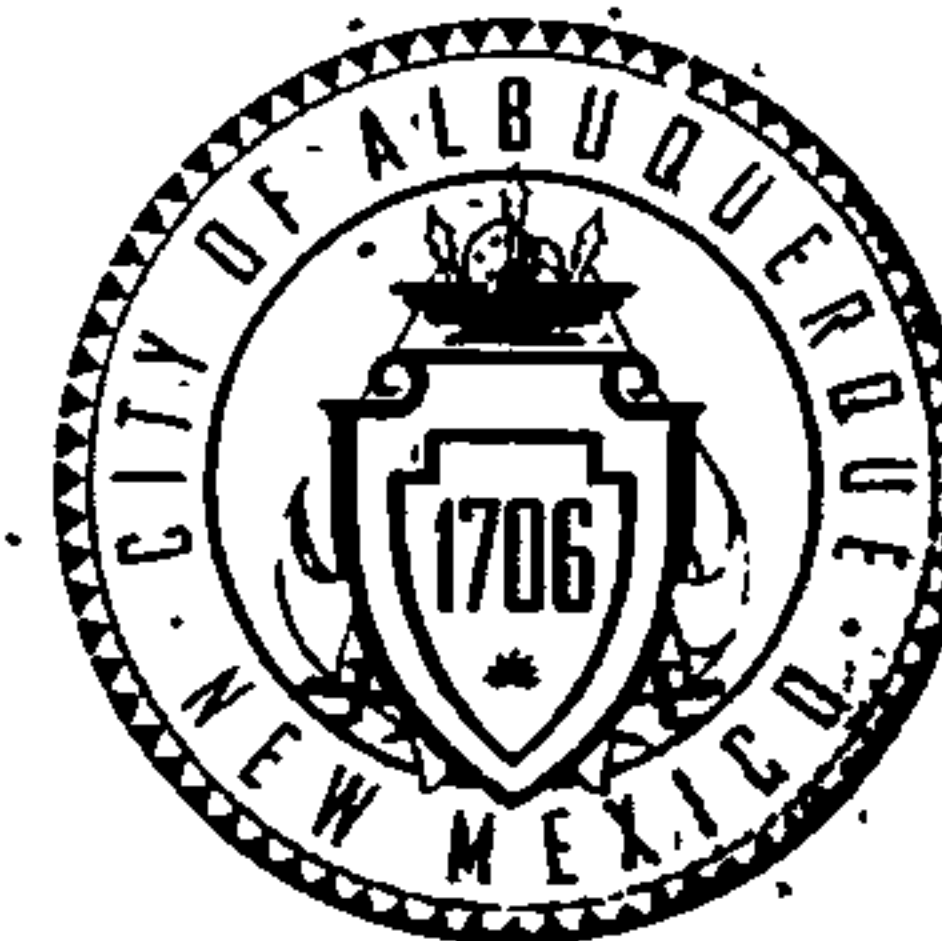
Thank you for re-visiting this request (as submitted yesterday), and give me a call if I can answer any questions.

Sincerely, Phil

Philip W. Clark, PE
19 Ryan Road, Edgewood, NM 87015
Clark Consulting Engineers
505.281-2444, 505.264-6042

6/19/2013

CITY OF ALBUQUERQUE



September 20, 2012

Philip Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

Re: Garfield Townhouses, 501 Girard Blvd SE, Traffic Circulation Layout
Engineer's Stamp dated 09-10-12 (K16-D079)

Dear Mr. Clark,

The TCL submittal received 09-11-12 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.

Prior to the issuance of a certificate of occupancy, please provide a copy of one of the following:

- A recorded final plat; or
- A recorded cross access easement.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

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

Attn: Kristal

PROJECT TITLE: Garfield Apts ZONE MAP/DRG. FILE # K-16/Deo79
DRB#: 1008974 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: 501 Girard SE
CITY ADDRESS: _____

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil
ADDRESS: 19 Ryan Road PHONE: 281-2444
CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____

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

ARCHITECT: _____ CONTACT: Robert Panto
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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

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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☒ OTHER (SPECIFY) Revision to Approved Plan

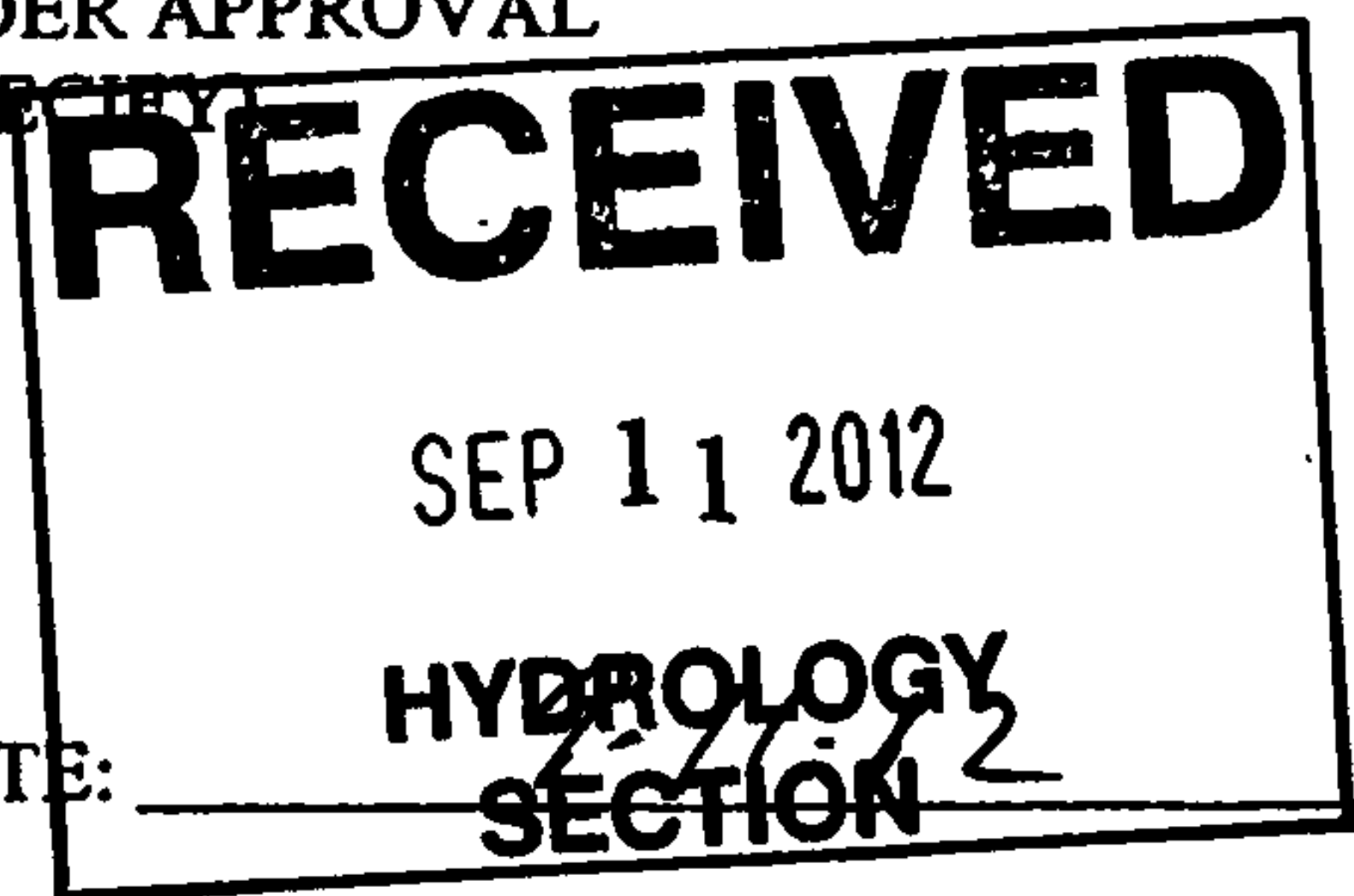
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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: Plan

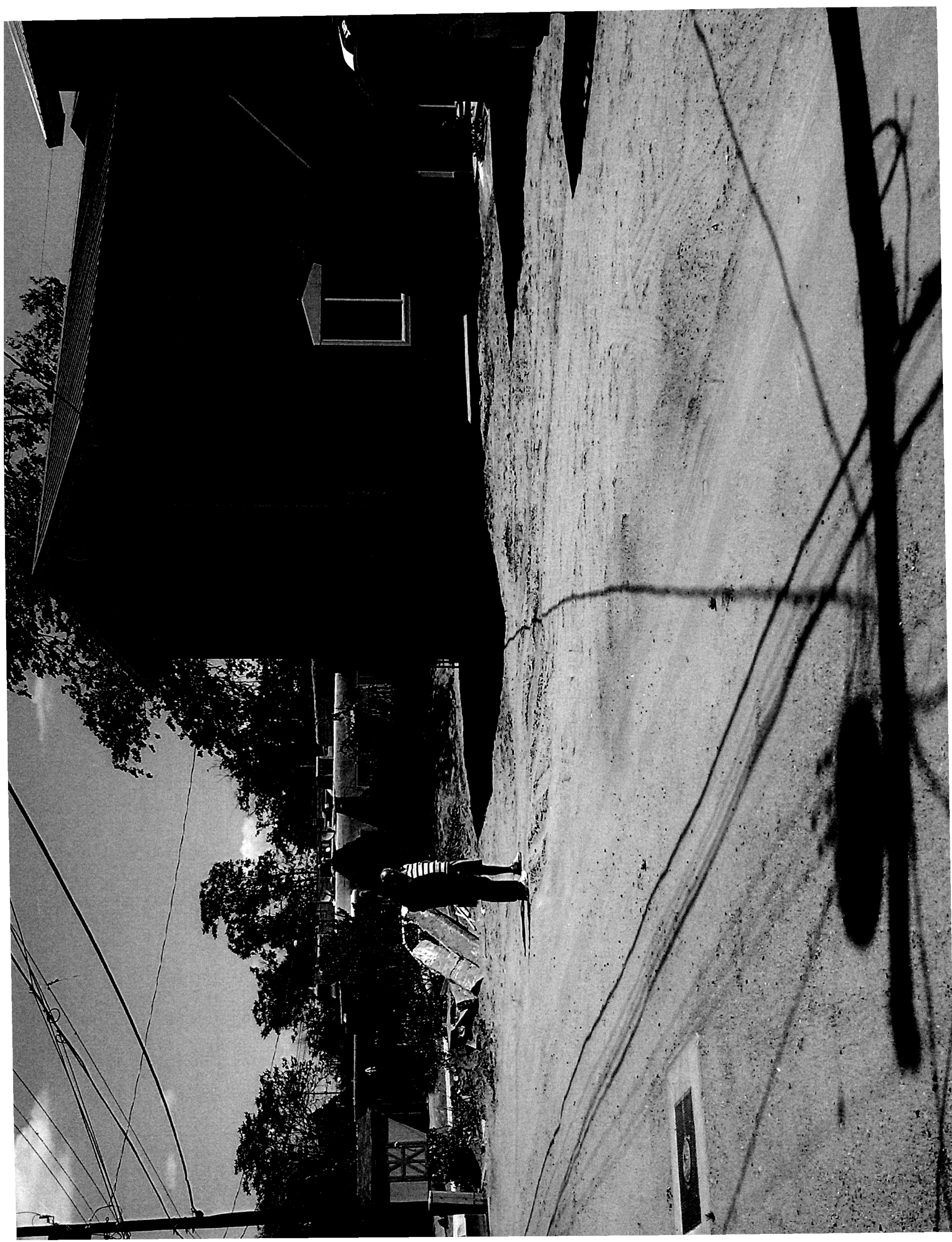
- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Phil DATE: _____



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.



K160079

644283

Reciprocal Easements for Private Common Access & Private Drainage

“This Easement Agreement is entered into between:

Hall-McBride, LLC, as owner of Lot 8, Block 64, University Heights subdivision its heirs, executors, successors, assigns and transferees, whose address is 415 Wellesley Ave., SE, Albuquerque, NM 87106;

Hall-McBride, LLC, as owner of Lot 9, Block 64, University Heights subdivision its heirs, executors, successors, assigns and transferees, whose address is 415 Wellesley Ave., SE, Albuquerque, NM 87106; and,

Hall-McBride, LLC, as owner of Lot 10, Block 64, University Heights subdivision its heirs, executors, successors, assigns and transferees, whose address is 415 Wellesley Ave., SE, Albuquerque, NM 87106.

The above mentioned lots are more particularly described as:

Lots 8, 9, and 10, in Block 64 of the University Heights Subdivision as shown on the Plat recorded on February 7, 1916, in the records of Bernalillo County, New Mexico, in Book D at Page 27

(and collectively referred to as the “Properties”).

The owner of the Properties desires to create a Private Common Access Easement and a Private Drainage Easement between the above described adjoining lots as part of a common plan of development—providing access from a single access point on Girard Boulevard, SE, and the rear abutting Public Alley, to the Properties for the benefit of the Owner; and

Therefore the Owner agrees as follows:

1. A blanket easement for a Private Common Access and Private Drainage in mutual favor of the Properties is granted over the entire Properties for the benefit of the Properties.
2. This Easement is superior and paramount to rights of the Owner hereto in the respective servient estates created, and the Owner further agrees that it is a covenant that shall run with the Properties.
3. The maintenance of the easement areas are the responsibility of the respective property owners.

In witness whereof, the Owner hereto has executed this agreement as follows:

Doc# 2013075219

07/03/2013 10 44 AM Page 1 of 3
EASE R \$25 00 M Toulouse Oliver, Bernalillo County



Owner of Lot 8, Block 64, University Heights subdivision



Charles D. Hall, Managing Member

Hall Mc Bride LLC

Date: 7/3/13

Lot 8, Block 64, University Heights subdivision NOTARY

State of New Mexico)

)ss

County of Bernalillo)

The forgoing instrument was acknowledged before me this 3rd day of July, 2013, by Charles D. Hall, managing member of Hall McBride LLC owner of Lot 8, Block 64, University Heights subdivision.



Notary Public

My Commission expires: _____



Owner of Lot 9, Block 64, University Heights subdivision



Charles D. Hall, Managing Member

Hall Mc Bride LLC

Date: 7/3/13

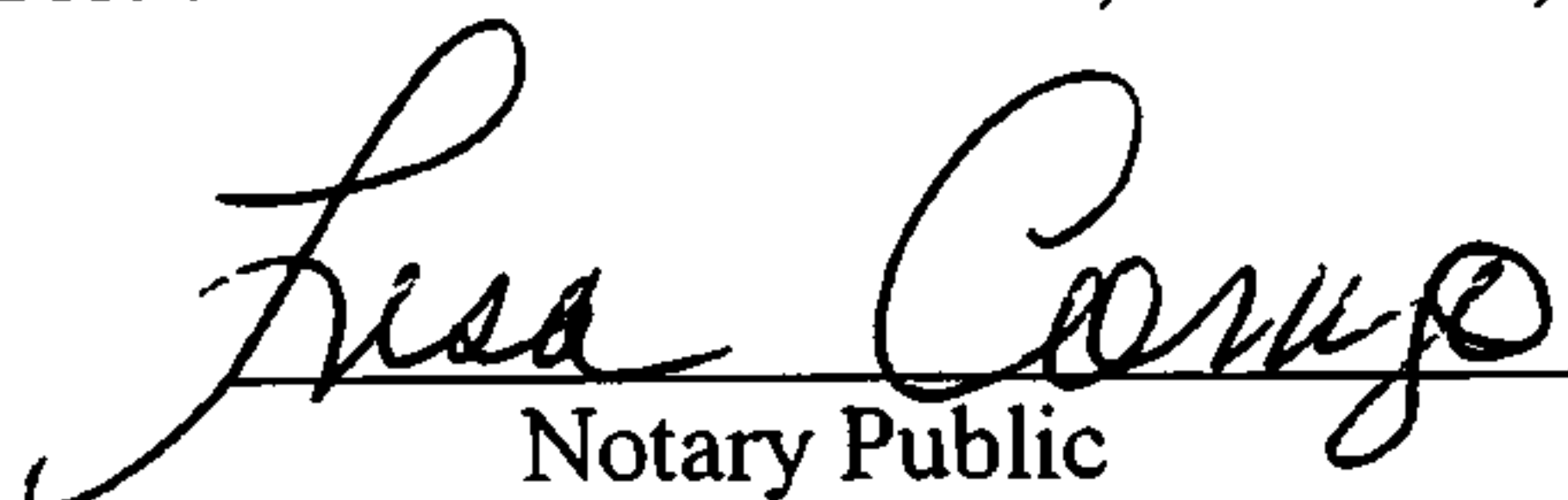
Lot 9, Block 64, University Heights subdivision NOTARY

State of New Mexico)

)ss

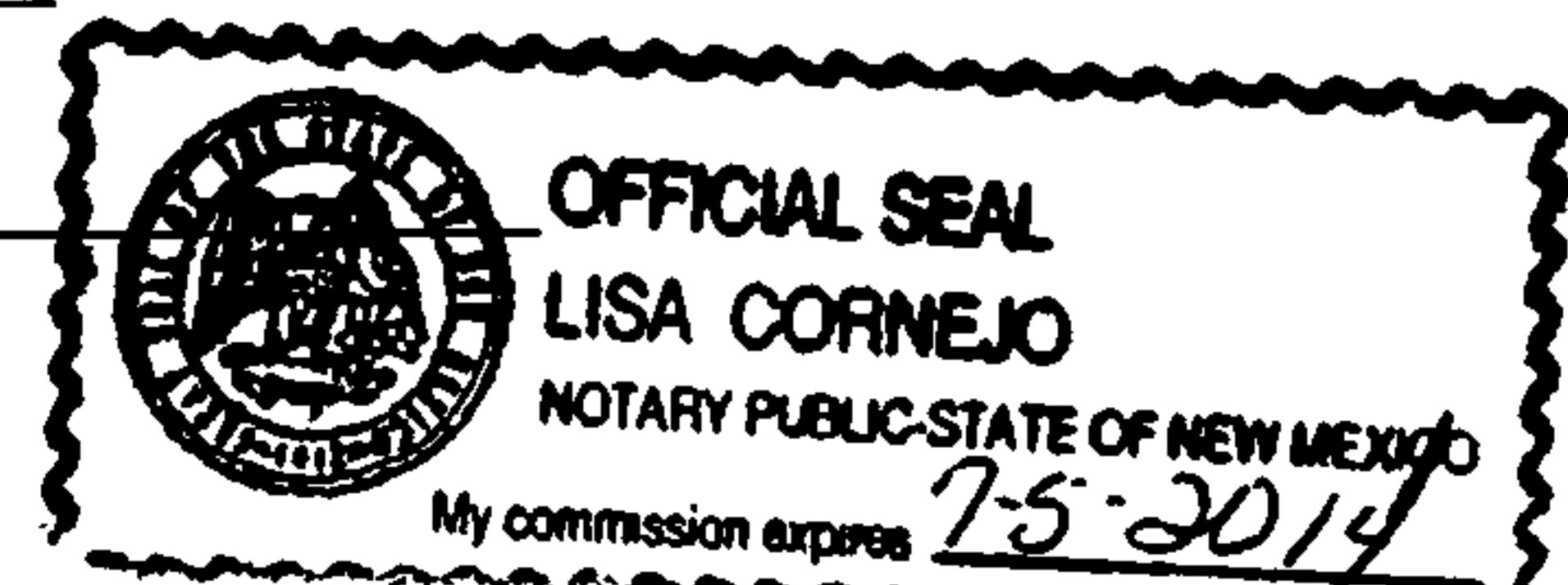
County of Bernalillo)

The forgoing instrument was acknowledged before me this 3rd day of July, 2013, by Charles D. Hall, managing member of Hall McBride LLC owner of Lot 9, Block 64, University Heights subdivision.



Notary Public

My Commission expires: _____



Lots 8, 9 & 10, Block 64, University Heights subdivision Reciprocal Easements for Private Common Access & Private Drainage, July 3, 2013

Owner of Lot 10, Block 64, University Heights subdivision



Charles D. Hall, Managing Member

Hall Mc Bride LLC

Date: 7/3/13


Lot 10, Block 64, University Heights subdivision NOTARY

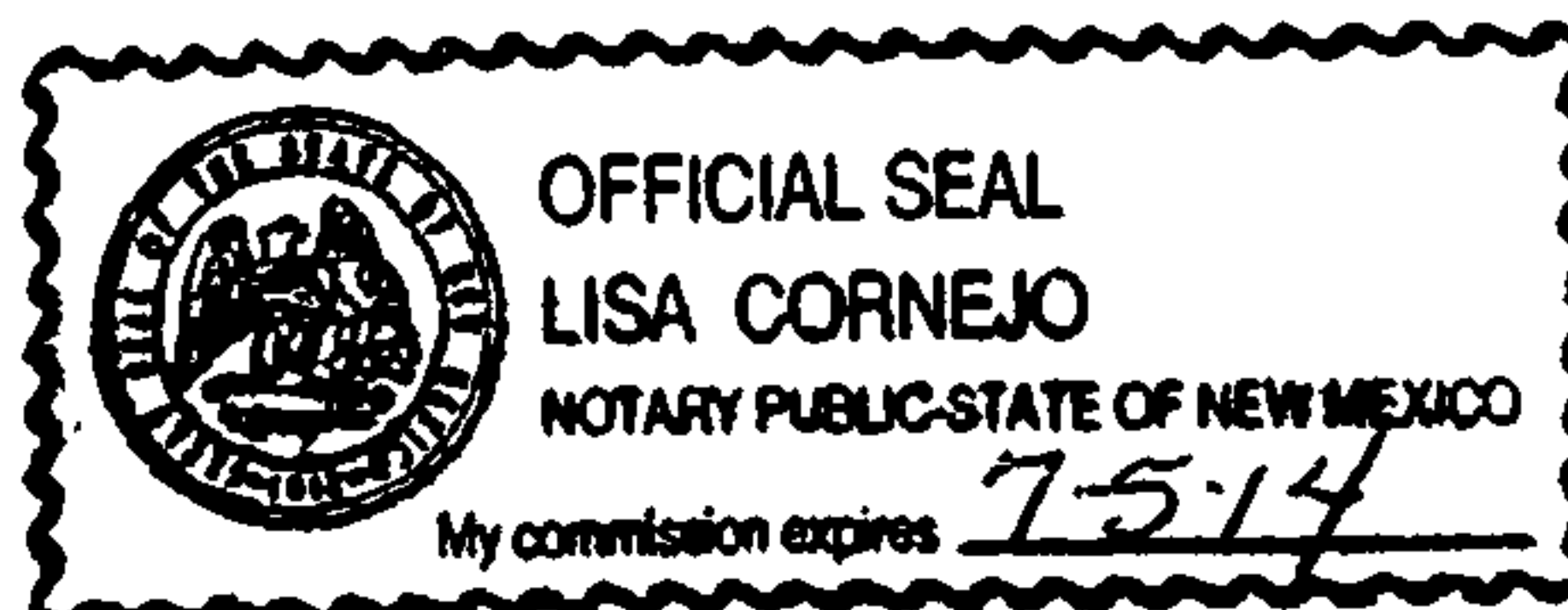
State of New Mexico)

) ss

County of Bernalillo)

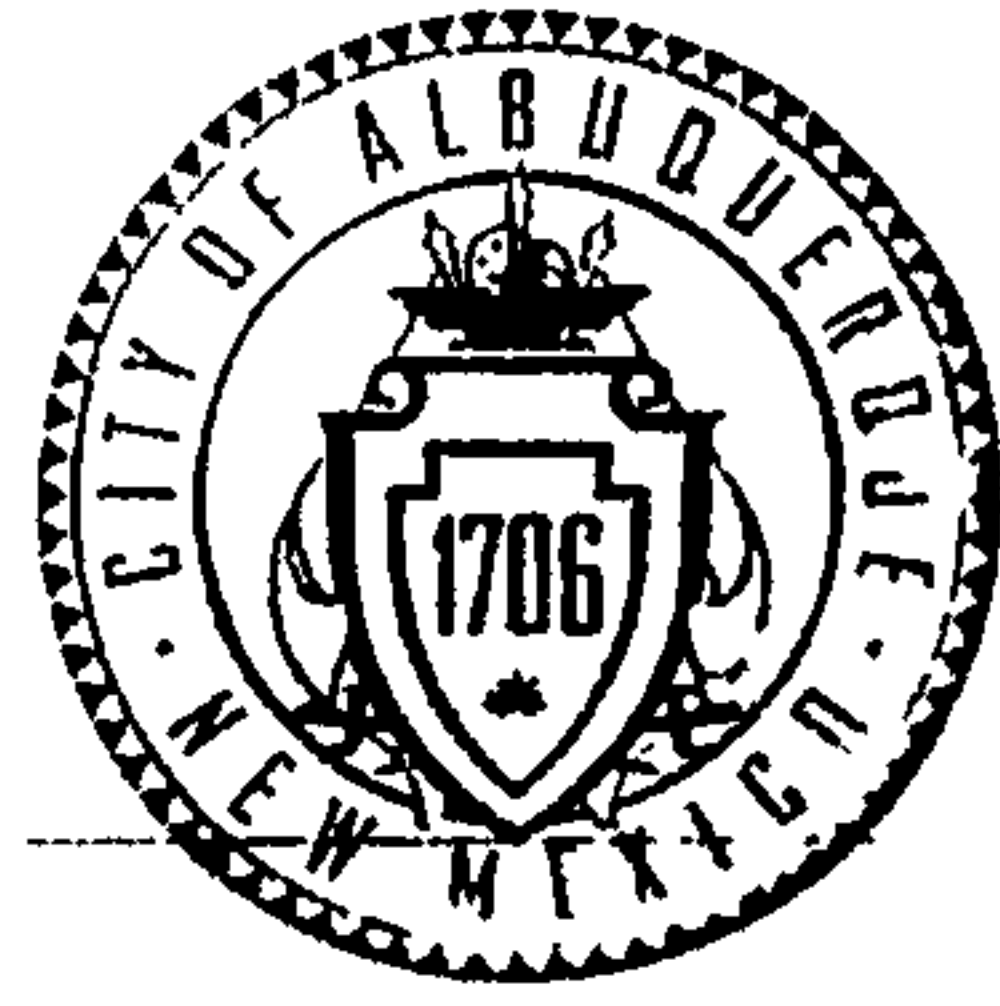
The forgoing instrument was acknowledged before me this 3rd day of July, 2013, by Charles D. Hall, managing member of Hall McBride LLC owner of Lot 10, Block 64, University Heights subdivision.


Notary Public
My Commission expires: 7-5-2014



Lots 8, 9 & 10, Block 64, University Heights subdivision Reciprocal Easements for Private Common Access & Private Drainage, July 3, 2013

CITY OF ALBUQUERQUE



June 24, 2013

Philip Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

Re: Garfield Apartments Building A, 501 Girard Blvd SE
Temporary Certificate of Occupancy – Transportation Development
Engineer's Stamp dated 09-10-12 (K16-D079)
Certification dated 06-17-13

Dear Mr. Clark,

Based upon the information provided in your submittal received 06-17-13, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy for Building A. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

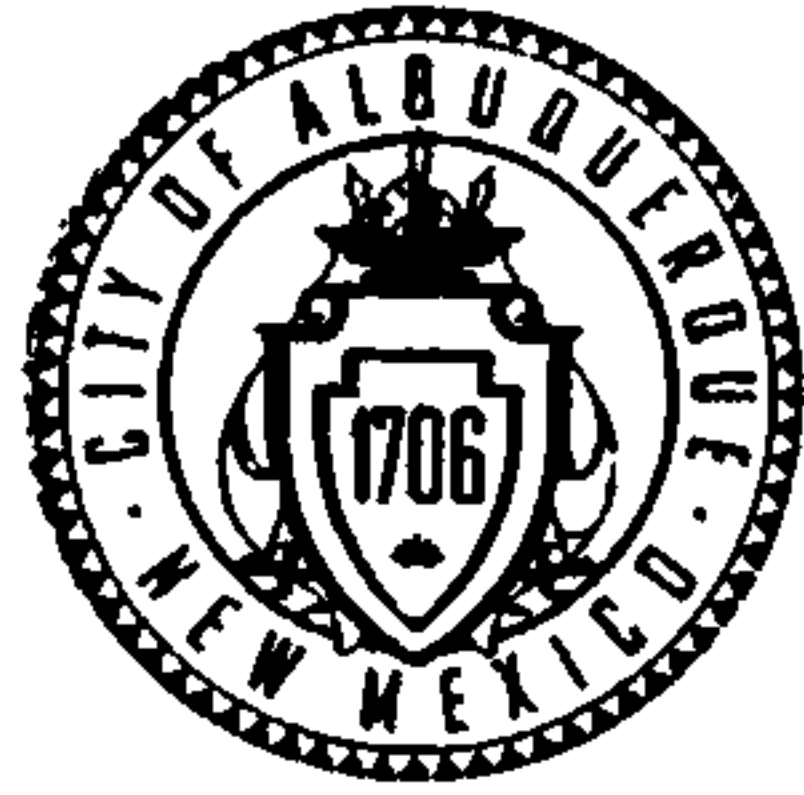
- The work order for the alleyway and parking stall improvements (CPN 644283) must be completed and closed out.
- All site improvements, including sidewalk, must be completed.
- A revised certification, including a red-lined TCL, must be submitted.
- *Copy of recorded cross access easement.*

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

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: CO Clerk
File



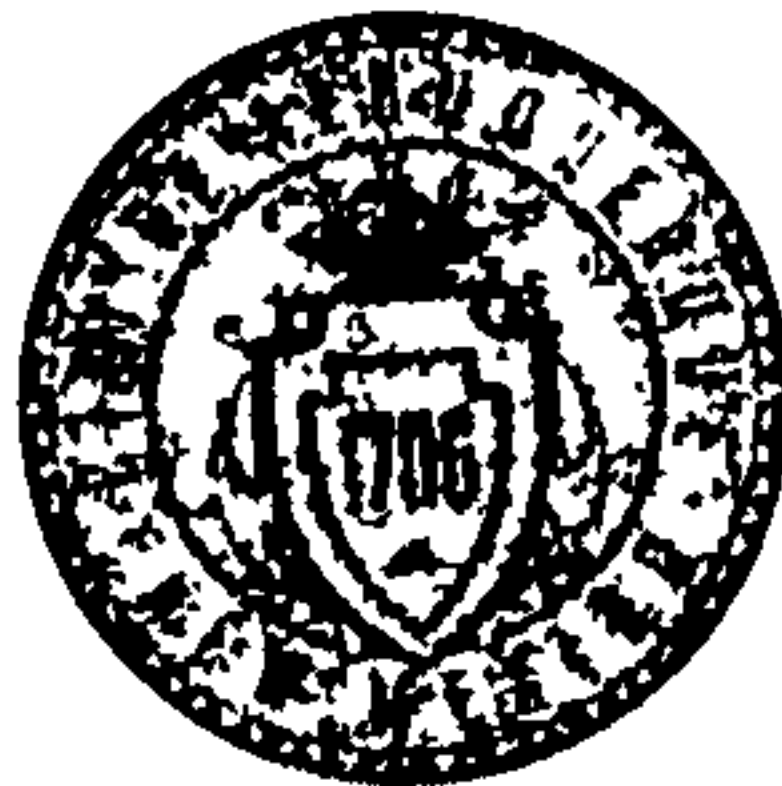
CITY OF ALBUQUERQUE

Robert L. Pierson

*Code Enforcement Supervisor
Planning Department*

t 505-924-3826
f 505-924-3847
505-924-3850
v/tty 800-659-8331
rpierson@cabq.gov

Albuquerque Code Enforcement
600 2nd Street NW, Suite 500.
Albuquerque, NM, 87102
<http://www.cabq.gov/planning/zoning/>



CITY OF ALBUQUERQUE

Levi Criswell

*Zoning Enforcement Inspector
Planning Department*

t 505-924-3469
f 505-924-3847
505-924-3850
v/tty 800-659-8331
lcriswell@cabq.gov

Albuquerque Code Enforcement
600 2nd Street NW Suite #720
Albuquerque, NM 87102
www.cabq.gov

Metro, Kristal D.

From: CCEAlbq@aol.com
Sent: Friday, June 21, 2013 4:21 PM
To: Metro, Kristal D.; Rael, Jane E.
Cc: seedyhall@nmia.com; t2mountain@msn.com; Biazar, Shahab
Subject: Fwd: Request to Process Temp CO GARFIELD (amended)
Attachments: Request to Process Temp CO GARFIELD

Thank you Kristal and Jane for returning my call. The following amends our request for temporary CO for the site to specifically the 6 units in Building A (the north most building).

I've asked the contractor to remove the gravel stockpiled in the east parking area, including the dumpster within the required paved parking stalls along Girard-side. I just spoke with the building contractor, and the gravel and dumpster will be removed tomorrow.

We look forward to receiving any comments from City Engineer, Brian Wolfe regarding the verbiage of the dual-purpose reciprocal access and drainage easement sent to you this week. That document can be filed immediately upon receipt of his comments.

Again, as always - sincerely appreciate your sections working with us on this request. I've also informed the owner to encourage the Work Order contractor to finalize/and submit his required paperwork.

Phil /

Philip W. Clark, PE
19 Ryan Road, Edgewood, NM 87015

Clark Consulting Engineers
505.281-2444, 505.264-6042

6/24/2013

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

PROJECT TITLE: Garfield Apts ZONE MAP/DRG. FILE # K-16/D079
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 501 GIRARD SE CPN 644283

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil
ADDRESS: 19 Ryan Road PHONE: 281-2444
CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____

OWNER: C. Hall CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Ponto CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Terrametrics CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

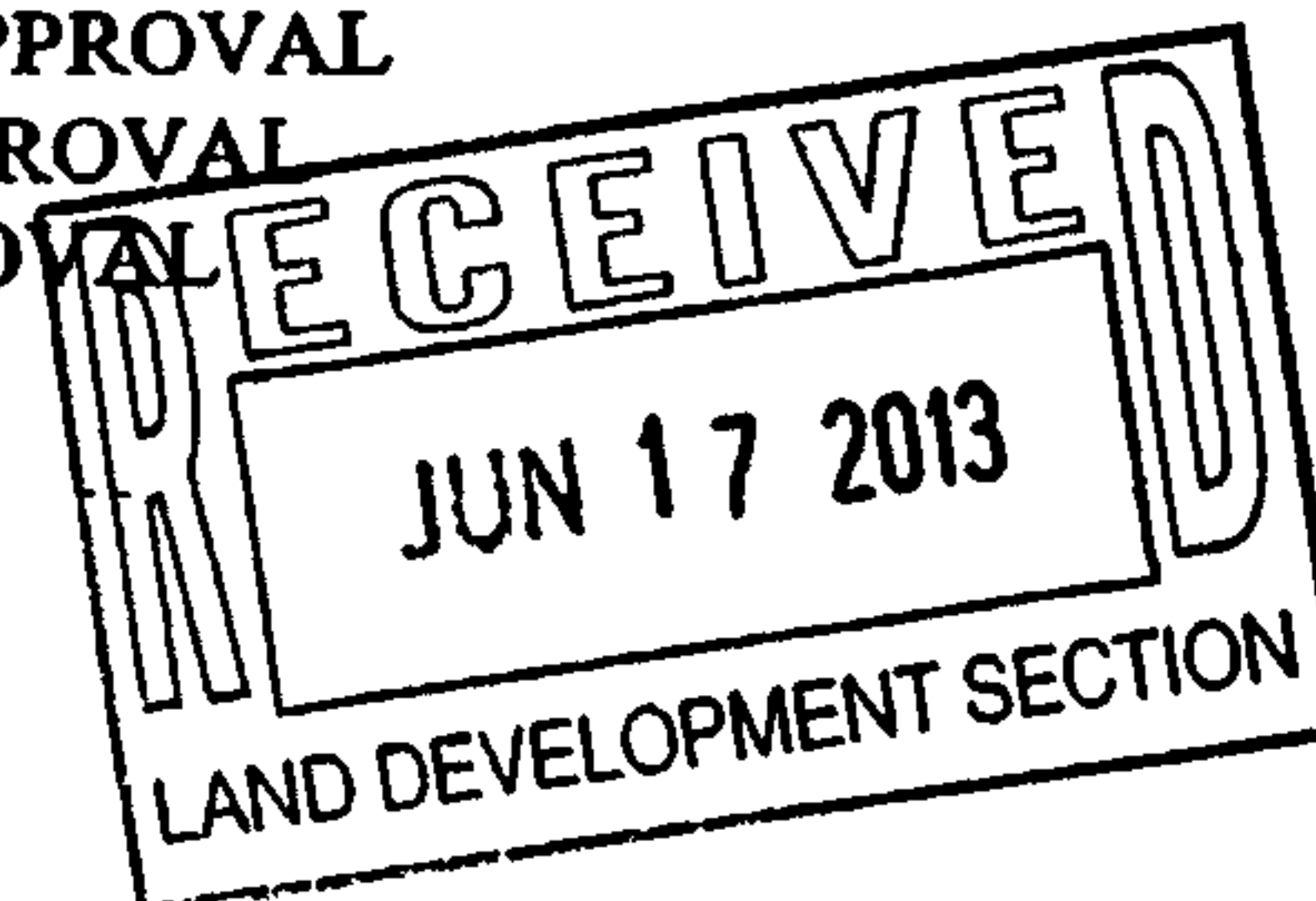
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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: 6/17/13



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.



19 Ryan Road
Edgewood, New Mexico 87015
E-Mail: ccealbq@aol.com

Tele: (505) 281-2444

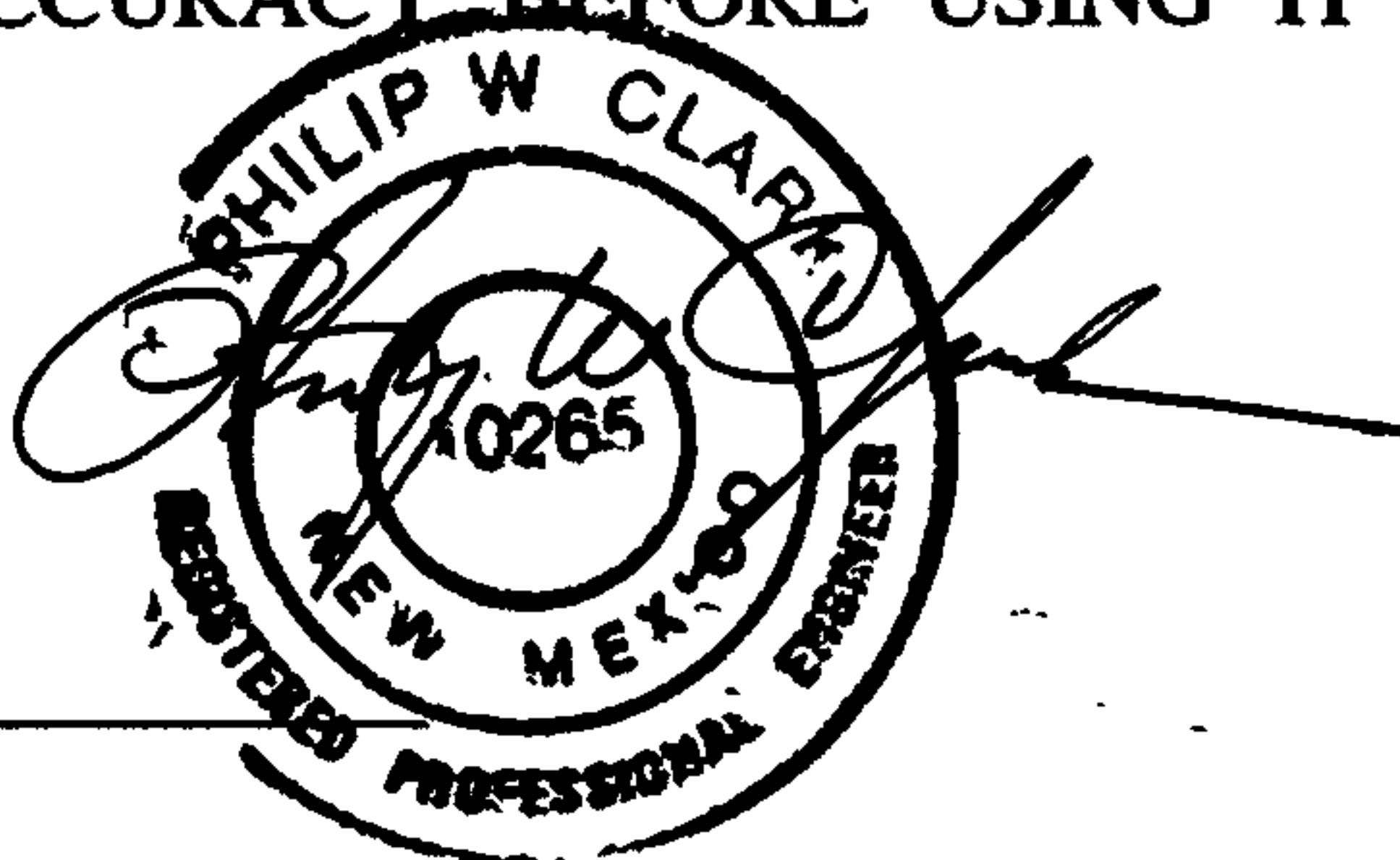
Fax: (505) 281-2444

Re: 501 Girard Blvd. SE - Garfield Apts.

TRAFFIC CERTIFICATION

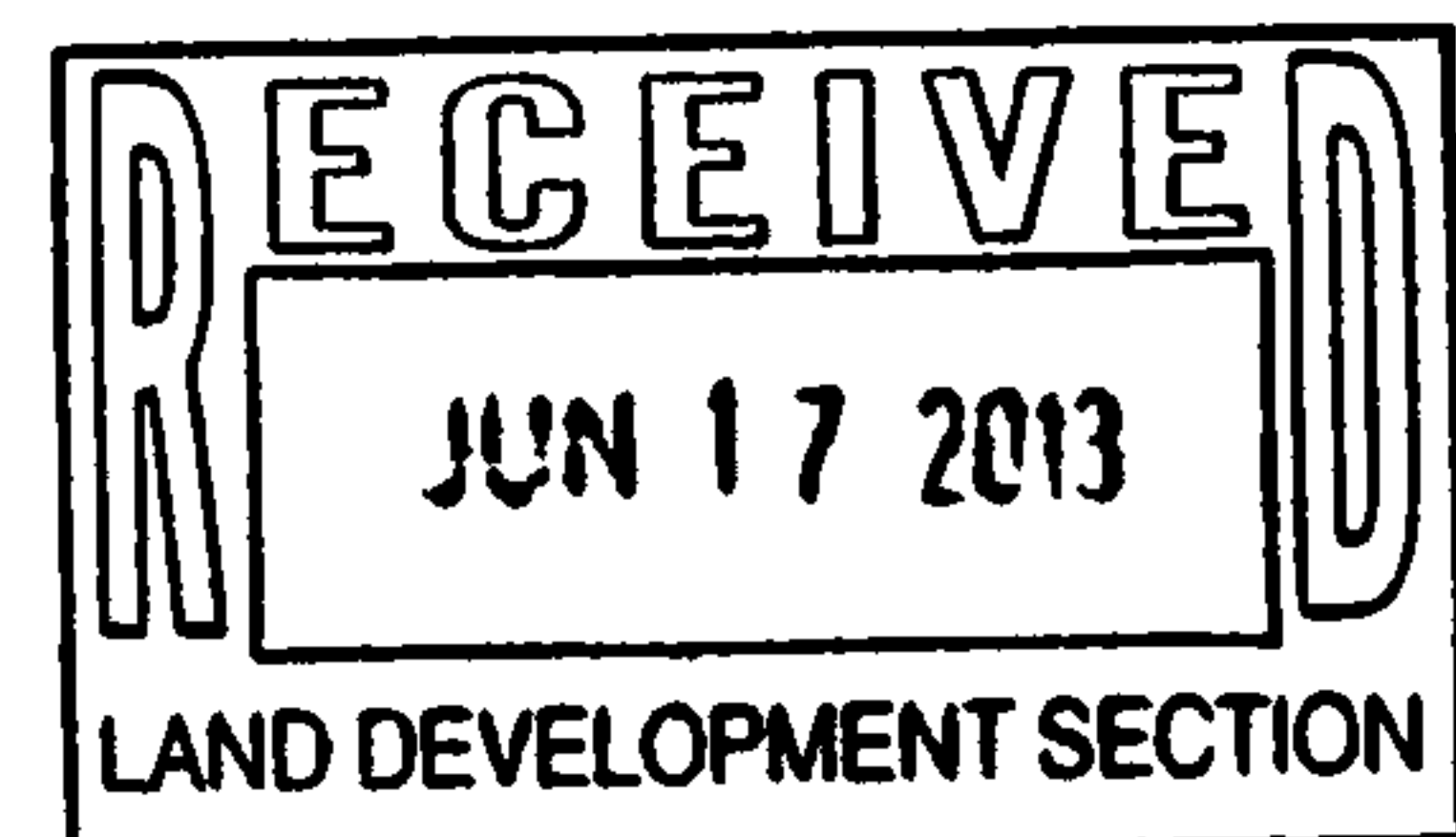
I, Philip W. Clark, NMPE #10265, OF THE FIRM Clark Consulting Eng'rs., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 9/10/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY myself OF THE FIRM CCE. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 6/14/13 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 C.O.

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.



Signature of Engineer

6/17/13
Date







CITY OF ALBUQUERQUE



July 29, 2013

Philip Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

Re: Garfield Apartments, 501 Girard Blvd SE
Certificate of Occupancy – Transportation Development
Engineer's Stamp dated 09-10-12 (K16-D079)
Certification dated 07-26-13

Dear Mr. Clark,

The Letter of Certification submitted on 07-26-13 is not sufficient for acceptance by this office for final Certificate of Occupancy. Prior to the issuance of a permanent Certificate of Occupancy, the following item must be addressed:

- The work order for the alleyway and parking stall improvements (CPN 644283) must be completed and closed out.

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

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

07-31-13 Per Bryan Wolfe, Phil Clark needs to confer w/ Paul Olsen to work towards a solution to issues closing out alley work order.

PO Box 1293

Albuquerque.

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

PROJECT TITLE: Garfield Apts ZONE MAP: K-16
DRB#: N/A EPC#: N/A WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 8-10, Bldg. 64, Univ. Hts
CITY ADDRESS: 501 Girard SE

ENGINEERING FIRM: Clark Consulting Engineers

ADDRESS: 19 Ryan Road

CITY, STATE: Edgewood, NM

CONTACT: Phil

PHONE: 281-2444 & FAX

ZIP CODE: 87015

OWNER: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

ARCHITECT: Bob Panto

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

SURVEYING FIRM: Terrametrics of New Mexico

ADDRESS: PO Box 30192

CITY, STATE: Albuquerque

NM

LICENSED SURVEYOR: Phil Turner

PHONE: 379-4301

ZIP CODE: 87190

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) _____

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 (2)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☒ YES

☐ NO

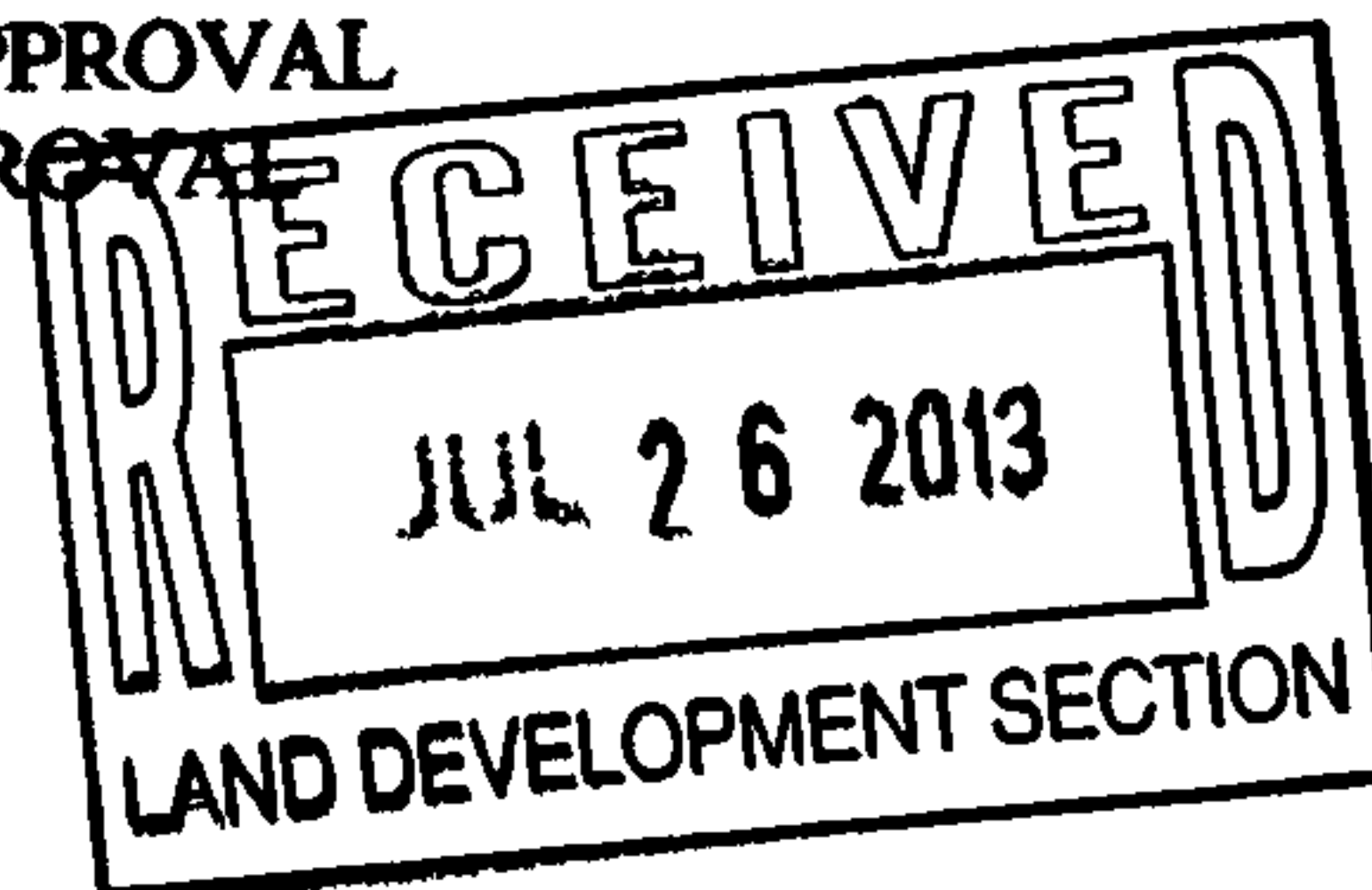
☐ COPY PROVIDED

DATE SUBMITTED: _____

BY: 7/26/13

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.





19 Ryan Road

Edgewood, New Mexico 87015

Tele: (505) 281-2444

E-Mail: ccealbq@aol.com

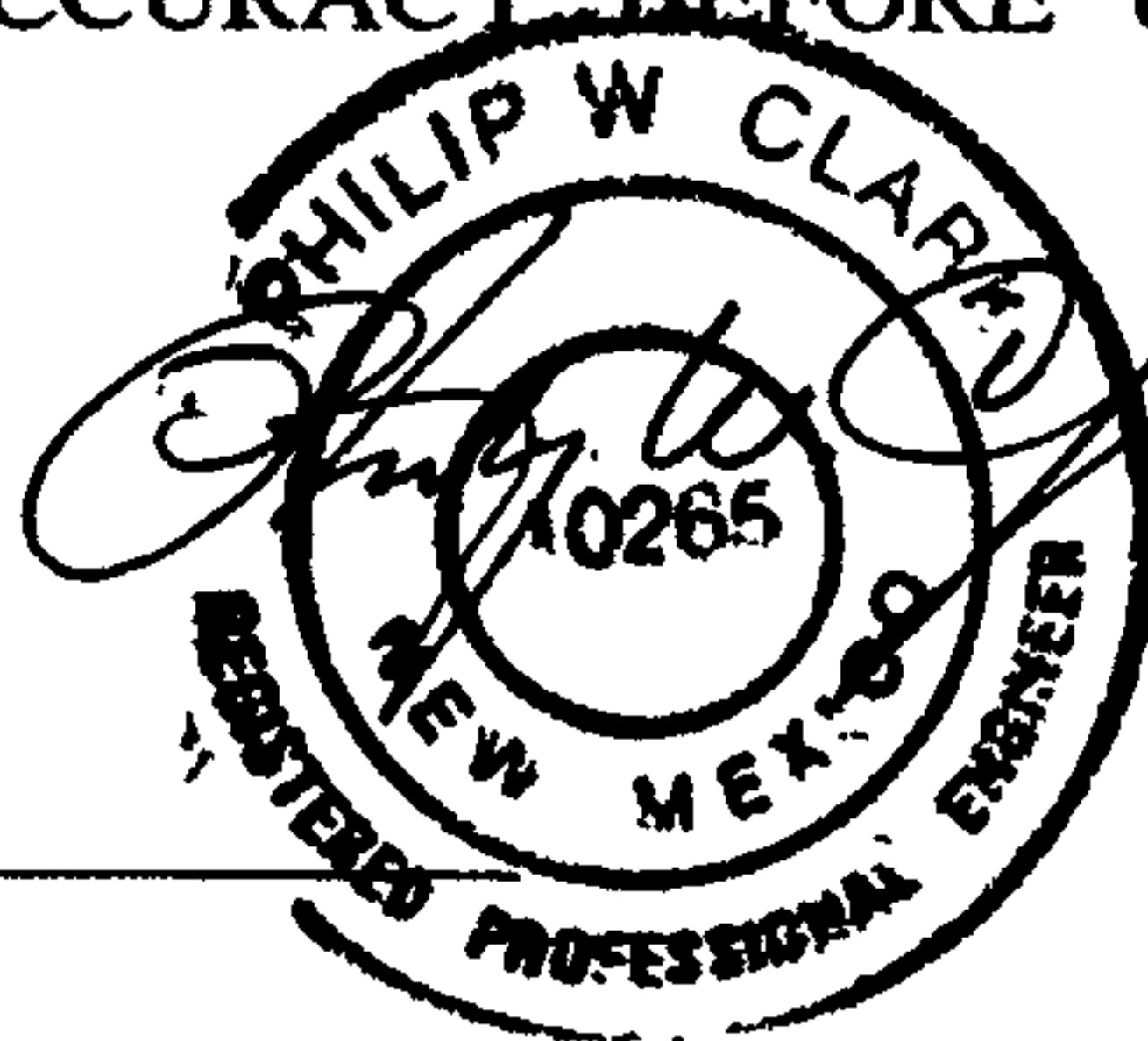
Fax: (505) 281-2444

Re: 501 Girard Blvd. SE - Garfield Apts.

TRAFFIC CERTIFICATION

I, Philip W. Clark, NMPE #10265, OF THE FIRM Clark Consulting Eng'rs., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 9/10/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY myself OF THE FIRM CCE. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 6/14/13/7/26/13 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 C.O. (Permanent). Phil 7/26/13

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.

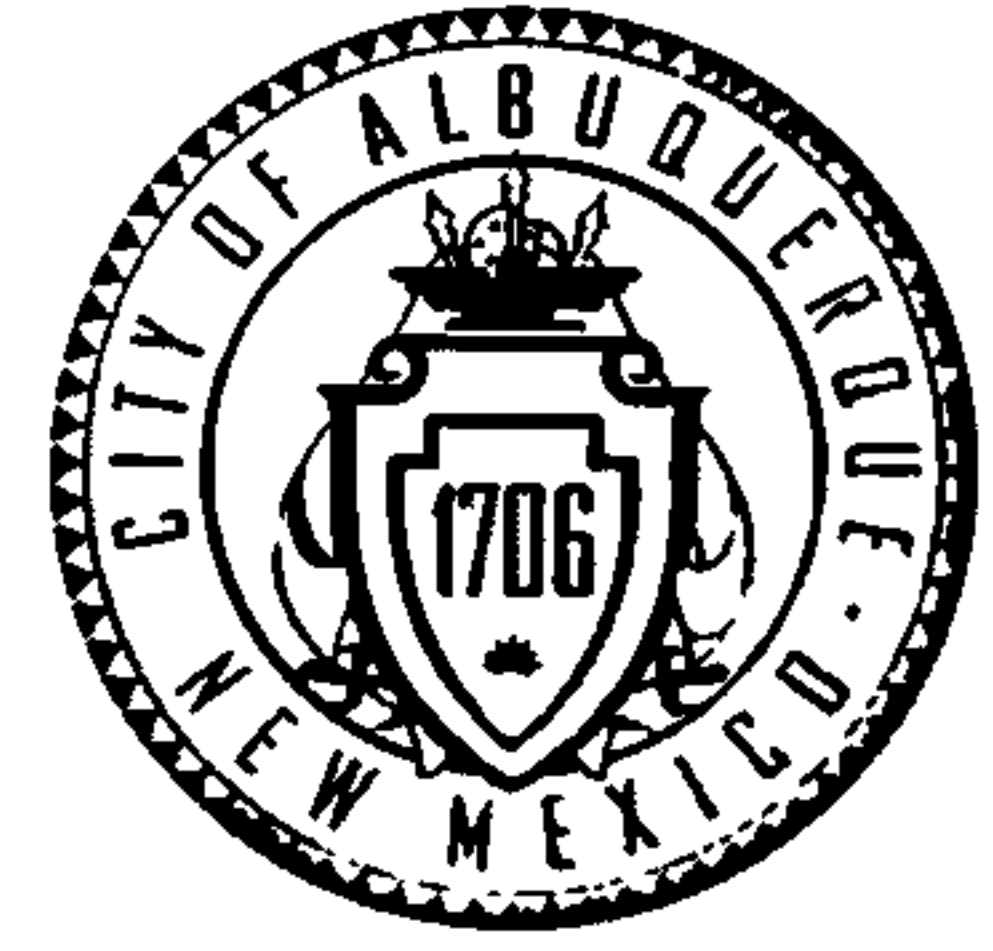


revised 7/26/13
Phil

Signature of Engineer

6/17/13
Date

CITY OF ALBUQUERQUE



February 2, 2012

Philip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**Re: Garfield Apartments Grading and Drainage Plan, 501 Girard SE
Engineer's Stamp dated 01-12-12 (K-16/D079)**

Dear Mr. Clark,

Based upon the information provided in your submittal dated 01-13-12, the above referenced plan cannot be approved for Building Permit until the following comments have been addressed:

- Show additional existing spot elevations along the western portion of the public alley and south of the alley improvements to verify proper drainage.
- Show all accesses to other properties in the alley.
- Please provide more spot elevations just west of the water harvesting pond in the apartment complex to show how flows are directed around the building.
- Provide at least an 8" water block at the drive entrance on Girard Blvd.
- The landscaped areas on the northern portion of the lot should be depressed to capture the water that falls there.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: email

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

PROJECT TITLE: Gardfield Apts ZONE MAP/DRG. FILE # K16/0079
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 8, 9, 10 B1K. 16, Univers. Hts
CITY ADDRESS: 501 Grand SE

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil
ADDRESS: 19 Ryan Road PHONE: 281-2444
CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____

OWNER: Charles Wall CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Ponto CONTACT: Bob
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Terranetrix CONTACT: Phil
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1" SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

- ☒ SIA/FINANCIAL GUARANTEE RELEASE
☒ PRELIMINARY PLAT APPROVAL OK DRB 1-18-12
☐ 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) _____

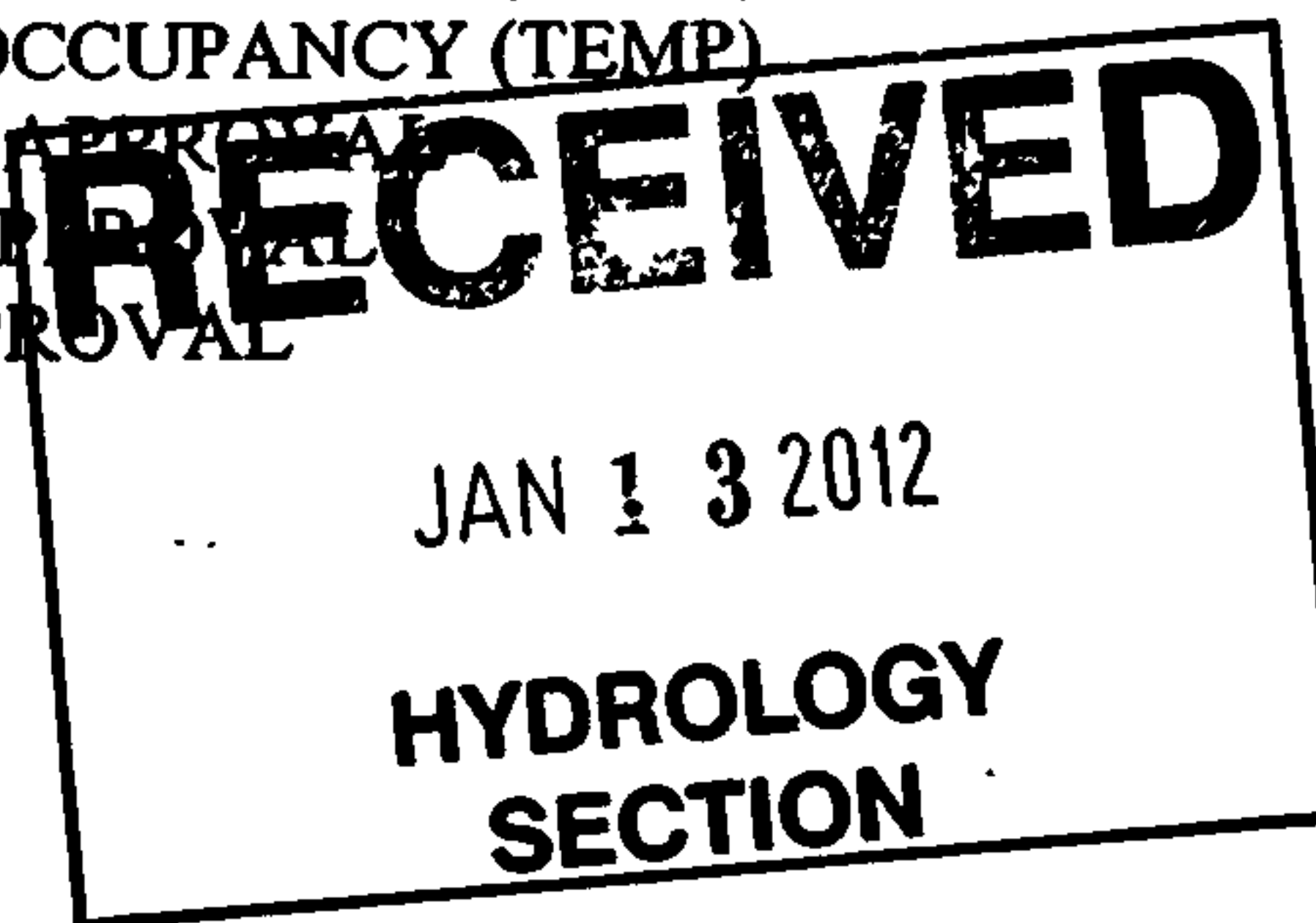
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: [Signature] DATE: 1/13/12

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.



\$5000

CITY OF ALBUQUERQUE



February 10, 2012

Philip Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

Re: Garfield Townhouses, 501 Girard Blvd SE, Traffic Circulation Layout
Engineer's Stamp dated 02-08-12 (K16-D079)

Dear Mr. Clark,

The TCL submittal received 02-08-12 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.**

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,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

K-16/D079

PROJECT TITLE: Gardfield ~~Appts~~ T. Houses ZONE MAP/DRG. FILE # K-16/D079
DRB#: 1008974 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 501 Grand SE

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil C.
ADDRESS: 19 Ryan Road PHONE: 281-2444
CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____

OWNER: C. Hall / M.E. Brade LLC CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Ponte CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Terrametric CONTACT: Phil T.
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1" SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

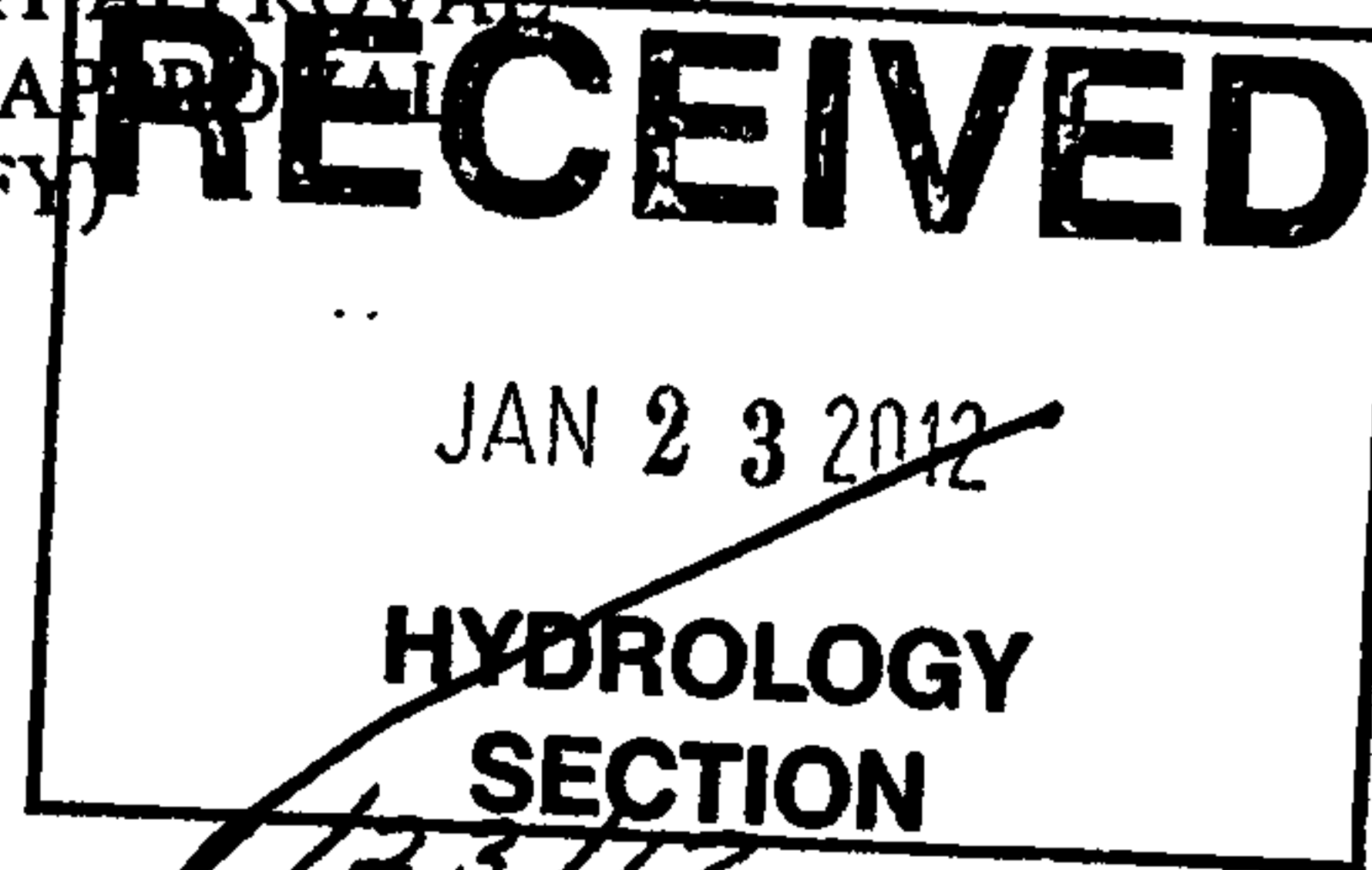
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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:

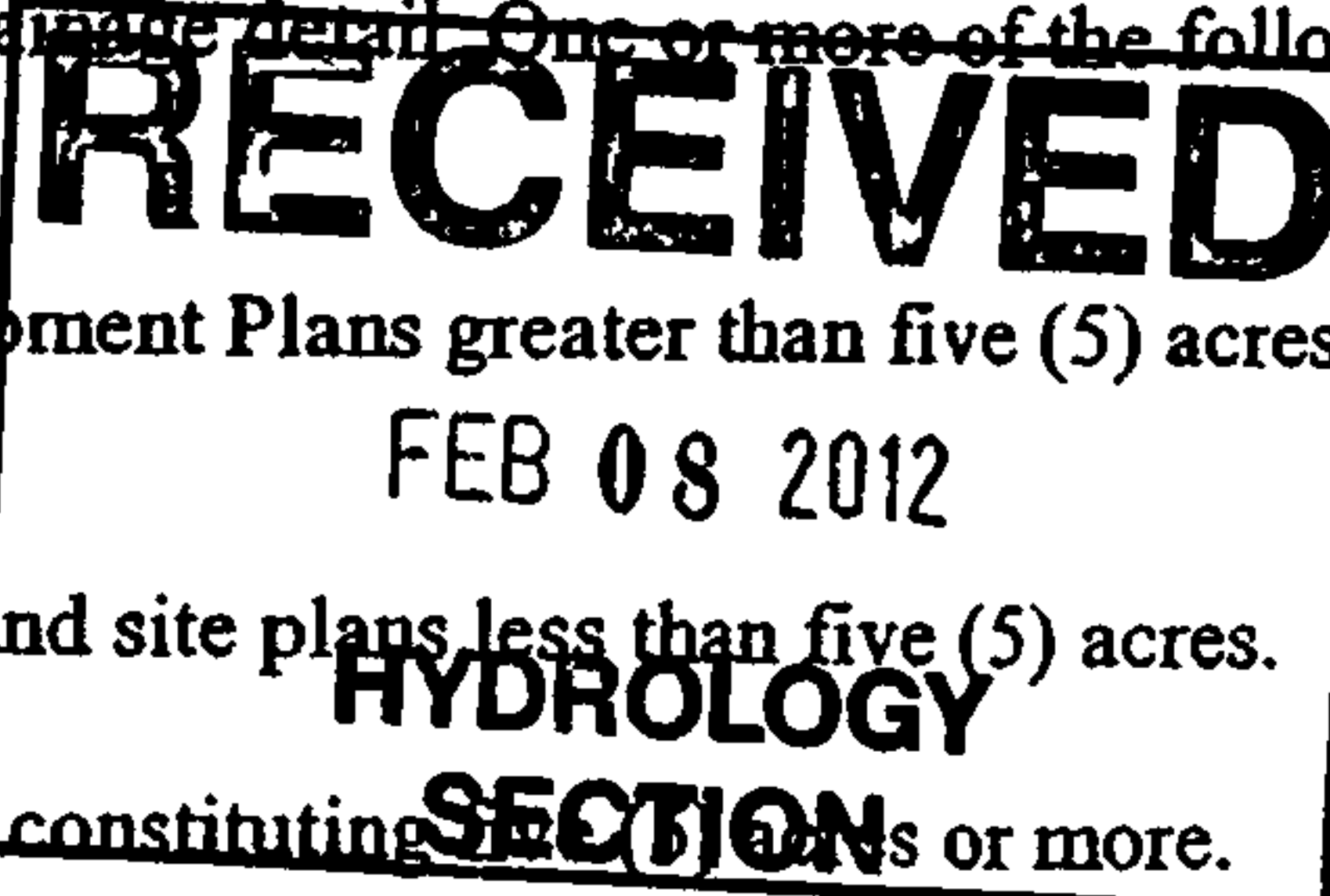
- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Phil DATE: 1/23/12



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.



CITY OF ALBUQUERQUE



February 3, 2012

Philip Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

Re: Garfield Apartments, 501 Girard Blvd SE, Traffic Circulation Layout
Engineer's Stamp dated 01-09-12 (K16-D079)


Dear Mr. Clark,

Based upon the information provided in your submittal received 01-23-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Clearly indicate which items are to be built under City work order.
2. Show the internal ramps and provide details.
3. All ramps within City right of way must have truncated domes.
4. Label the compact parking spaces by placing the words "compact" on the pavement of each space.
5. The placement of the refuse container appears to interfere with the parking stall. Please revise. Provide a copy of approval from Solid Waste.
6. Provide a build note for the revised entrance off of Girard. Refer to the specific City standard.
7. There is no City standard for truncated domes; please revise the note at the corner of Garfield and Girard.

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

Sincerely,


Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

CITY OF ALBUQUERQUE



December 23, 2011

Philip Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**Re: Garfield Apartments, 501 Girard Blvd SE, Traffic Circulation Layout
Engineer's Stamp dated 12-16-11 (K16-D079)**


Dear Mr. Clark,

Based upon the information provided in your submittal received 12-16-11, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please revise the vicinity map to clearly indicate the site location.
2. Note 7 indicates that a replat of the site is currently being prepared, and that several design variances (sidewalk width along Girard, right of way width along alley) will be requested. The design variance requests and platting action must be addressed prior to any approval.
3. Three parking spaces (two along Girard, one along the alley) encroach upon the right of way. This will require a revocable permit (contact: Jane Rael, 505-924-3992) prior to approval.
4. A five-foot keyway is required for deadend parking aisles.
5. The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
6. Please include two copies of the traffic circulation layout at the next submittal.
7. Is the public alley paved? If not, it must be paved with this project.
8. Is the sidewalk along Girard and Garfield existing?
9. A 6-foot wide, ADA accessible, pedestrian pathway from the roadway to the building is required.
10. A gate appears to be proposed along the alley. It is not acceptable to gate a public alley.

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

Sincerely,


Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Gardiel Apts ZONE MAP/DRG. FILE # K-16/0079
 DRB#: 1008974 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: 501 Grand SE

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil C.
 ADDRESS: 19 Ryan Road PHONE: 281-2444
 CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____

OWNER: C. Hall / M & Bude LLC CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Ponto CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Terrametrics CONTACT: Phil T.
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

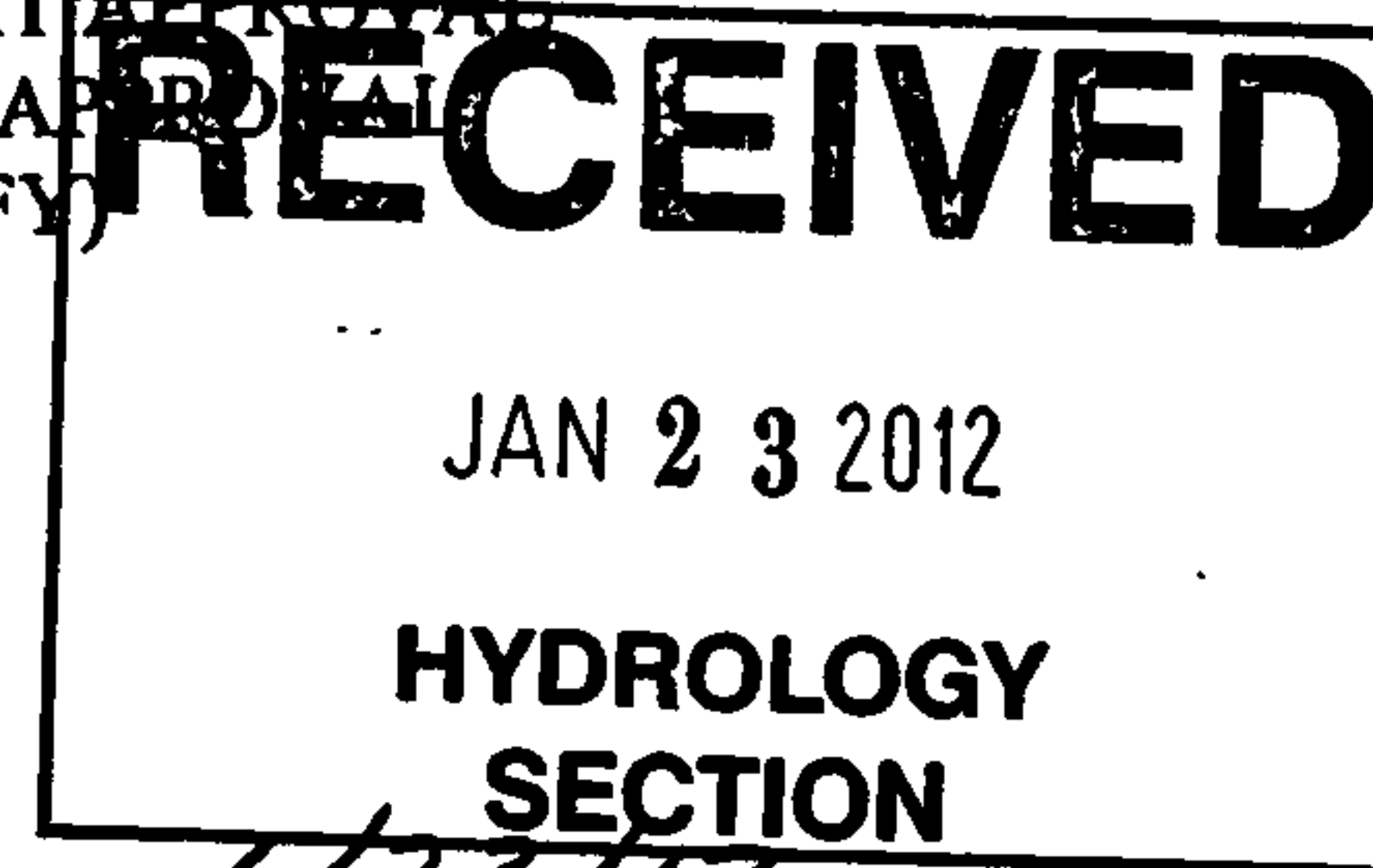
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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: Phil DATE: 1/23/12



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.

DRB 1008974

- call out what is to be constructed UNDER W.O.
- note (Build entrance)
- solid waste
- ② ~~ADA~~ stall is asphalt flush w/ sw.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Gardfield Apts. (Townhome) ZONE MAP/DRG. FILE # K-16/D 079
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 8-10, Bldg. 64 University Hts.
 CITY ADDRESS: 501 Girard Blvd. SE

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil C.
 ADDRESS: 19 Ryan Road PHONE: 281-2444
 CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____

OWNER: C. Hall CONTACT: Chuck
 ADDRESS: _____ PHONE: 266-7698
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Bob Ponto CONTACT: Bob
 ADDRESS: _____ PHONE: 610-6160
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Terrametrics CONTACT: Phil T.
 ADDRESS: _____ PHONE: 379-4311
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: Ponto 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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

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: B.A. DATE: _____

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.

