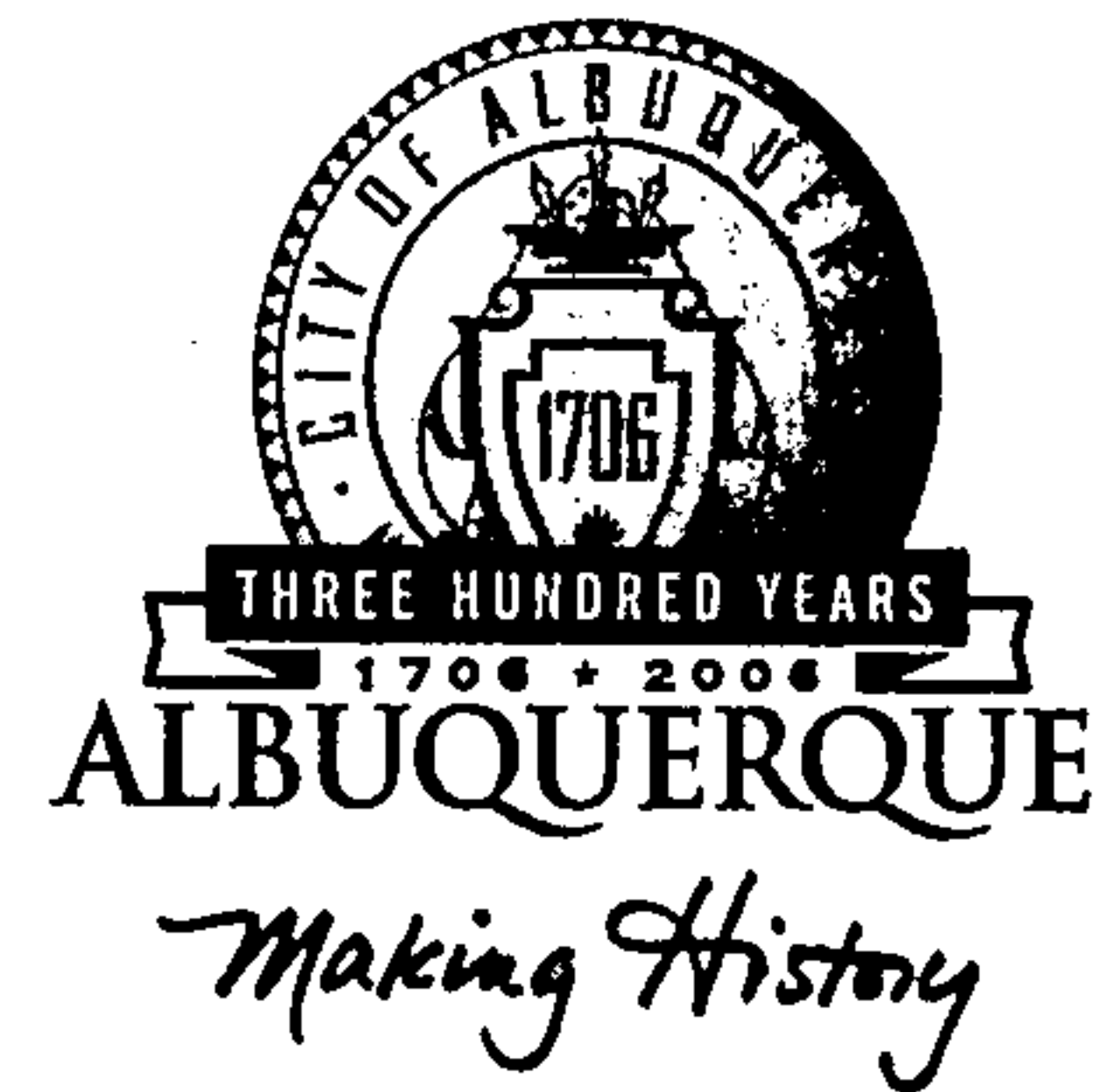


CITY OF ALBUQUERQUE



May 6, 2005

Shahab Biazar, PE
**ADVANCED ENGINEERING AND
CONSULTING, LLC**
4416 Anaheim Ave. NE
Albuquerque, NM 871113

Re: TOWNHOUSE ADDITION (K-17/D91)
501 Quincy Place SE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 01/18/2005(K-17/D91)
Certification dated 05/06/2005

P.O. Box 1293

Dear Shahab:

Albuquerque

Based upon the information provided in your submittal received 05/06/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

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

www.cabq.gov

Sincerely,

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

C: Phyllis Villanueva
File

DRAINAGE INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: LOT 6, BLOCK 49, PARKLAND HILLS ZONE ATLAS/DRG. FILE #: K17 / D91
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT 6, BLOCK 49, PARKLAND HILLS
CITY ADDRESS: _____

ENGINEERING FIRM: Advanced Engineering and Consulting, LLC
ADDRESS: 4416 Anaheim Ave., NE
CITY, STATE: Albuquerque, New Mexico

CONTACT: Shahab Biazar
PHONE: (505) 899-5570
ZIP CODE: 87113

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1ST SUBMITTAL, REQUIRES TCL OR EQUAL
____ CONCEPTUAL GRADING & DRAINAGE PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
____ CLOMR / LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEER'S CERTIFICATION (TCL)
____ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
____ OTHER

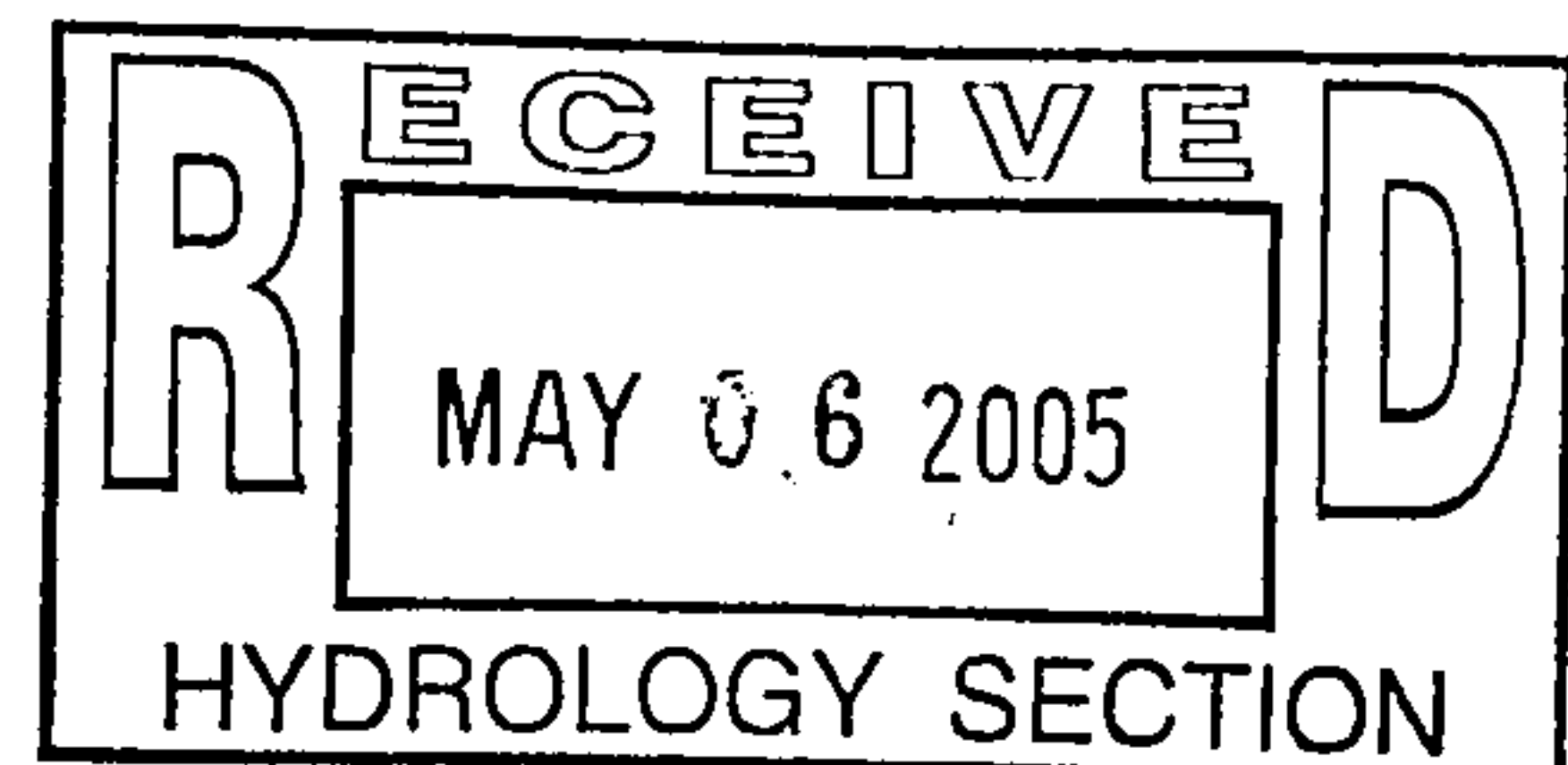
CHECK TYPE OF APPROVAL SOUGHT:

____ 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:

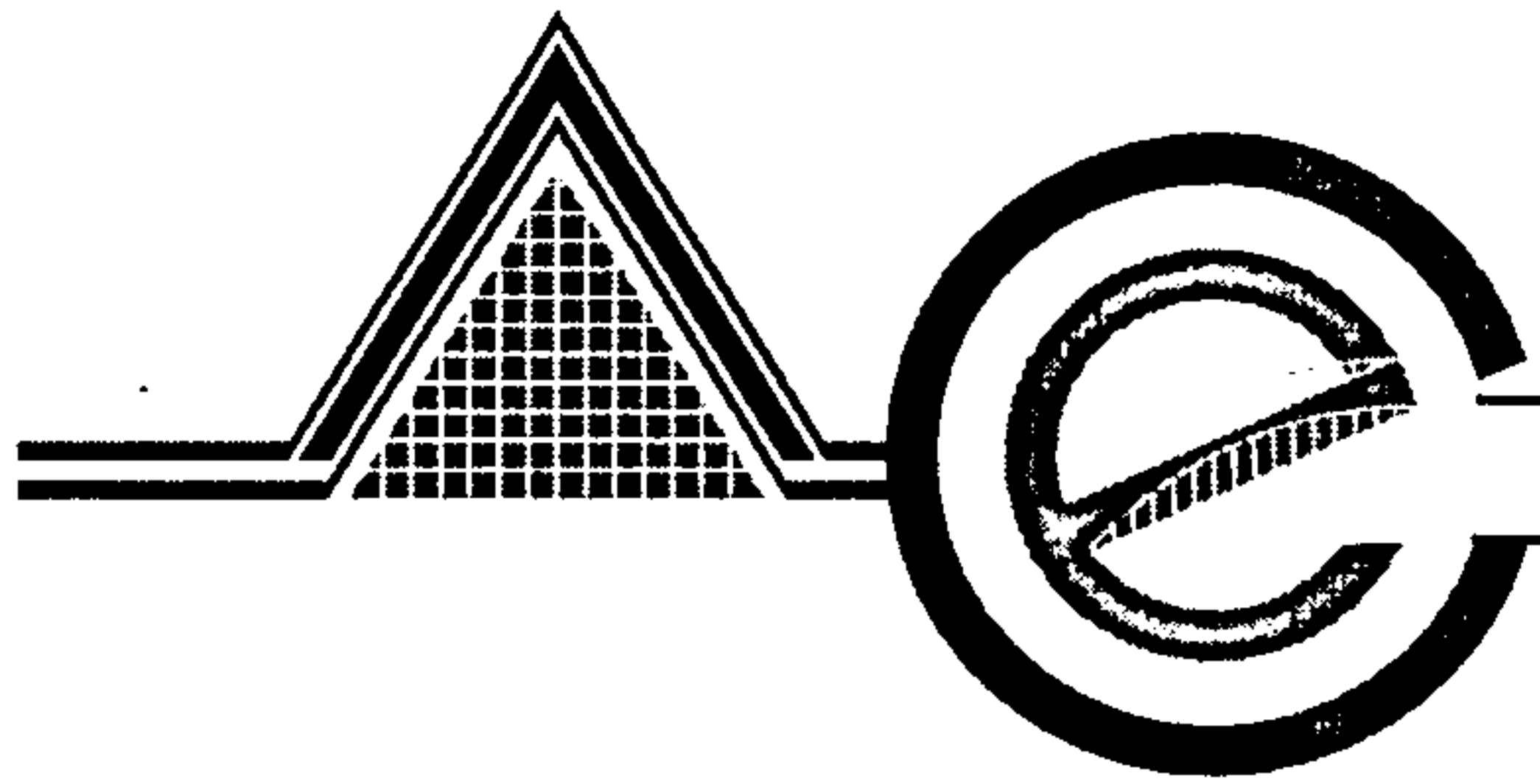
____ YES
☒ NO
____ COPY PROVIDED

DATE SUBMITTED: 05 / 06 / 2005 BY: Shahab Biazar, P.E.



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 submittals may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5)
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or containing five (5) acres or more



ADVANCED ENGINEERING and CONSULTING, LLC

*Consulting
Design
Development
Management
Inspection
Surveying*

May 6, 2005

Mr. Bradley L. Bingham, P.E.
Principal Engineer, Planning Dept.
Development and Building Services
600 Second Street NW
Albuquerque, New Mexico 87102

RE: FINAL CERTIFICATION OF GRADING PLAN FOR TOWNHOUSE ADDITION,
501 QUINCY PLACE SE (K17-D91)

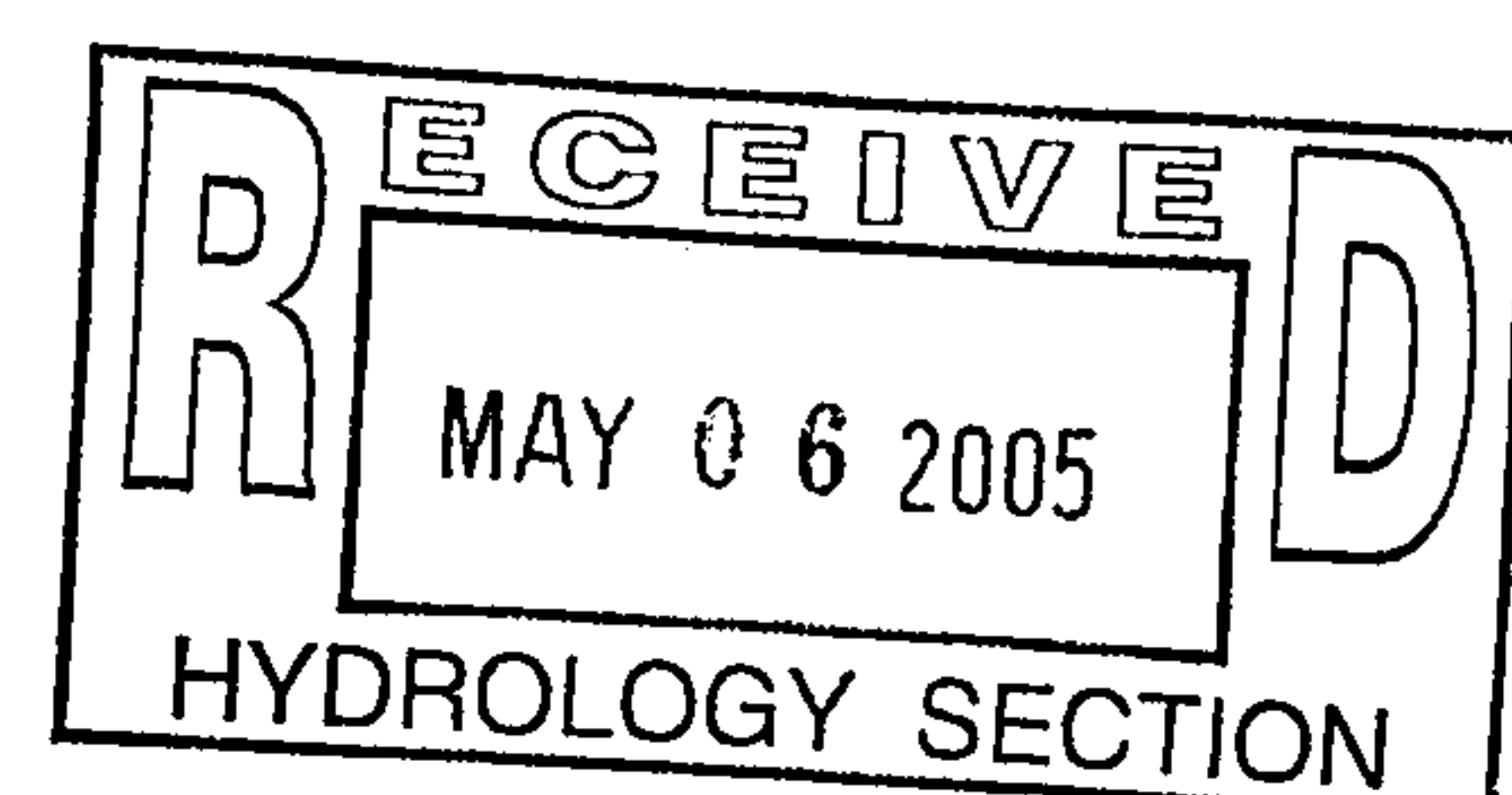
Dear Mr. Bingham:

Enclosed please find copy of the as-built Grading Plan for the above mentioned site. The grades are built according to the grading & drainage plan approved with engineering stamp date January 1, 2005. We are requesting approval for the Certification Of Occupancy.

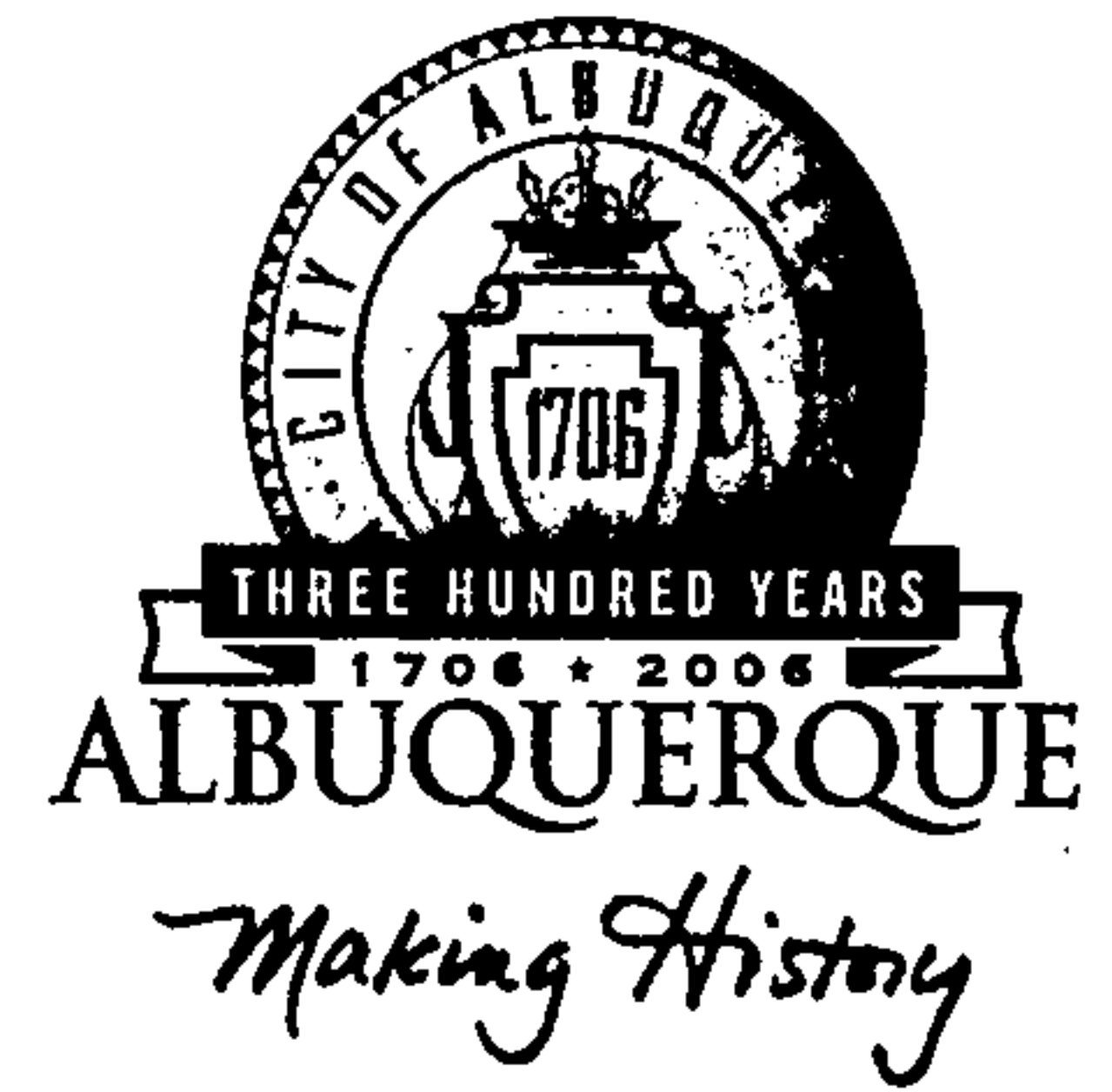
Should you have any questions, please do not hesitate to contact our office.

Sincerely yours


Shahab Biazar, P.E.



CITY OF ALBUQUERQUE



January 26, 2005

Shahab Biazar, P.E.
Advanced Engineering and Consulting, LLC
4416 Anaheim Ave. NE
Albuquerque, NM 87113

**Re: Townhouse Addition, 501 Quincy Place SE, Grading and Drainage Plan
Engineer's Stamp dated 1-18-05 (K17-D91)**

Dear Mr. Biazar,

Based upon the information provided in your submittal received 1-18-05, 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.

P.O. Box 1293

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

Albuquerque

New Mexico 87103

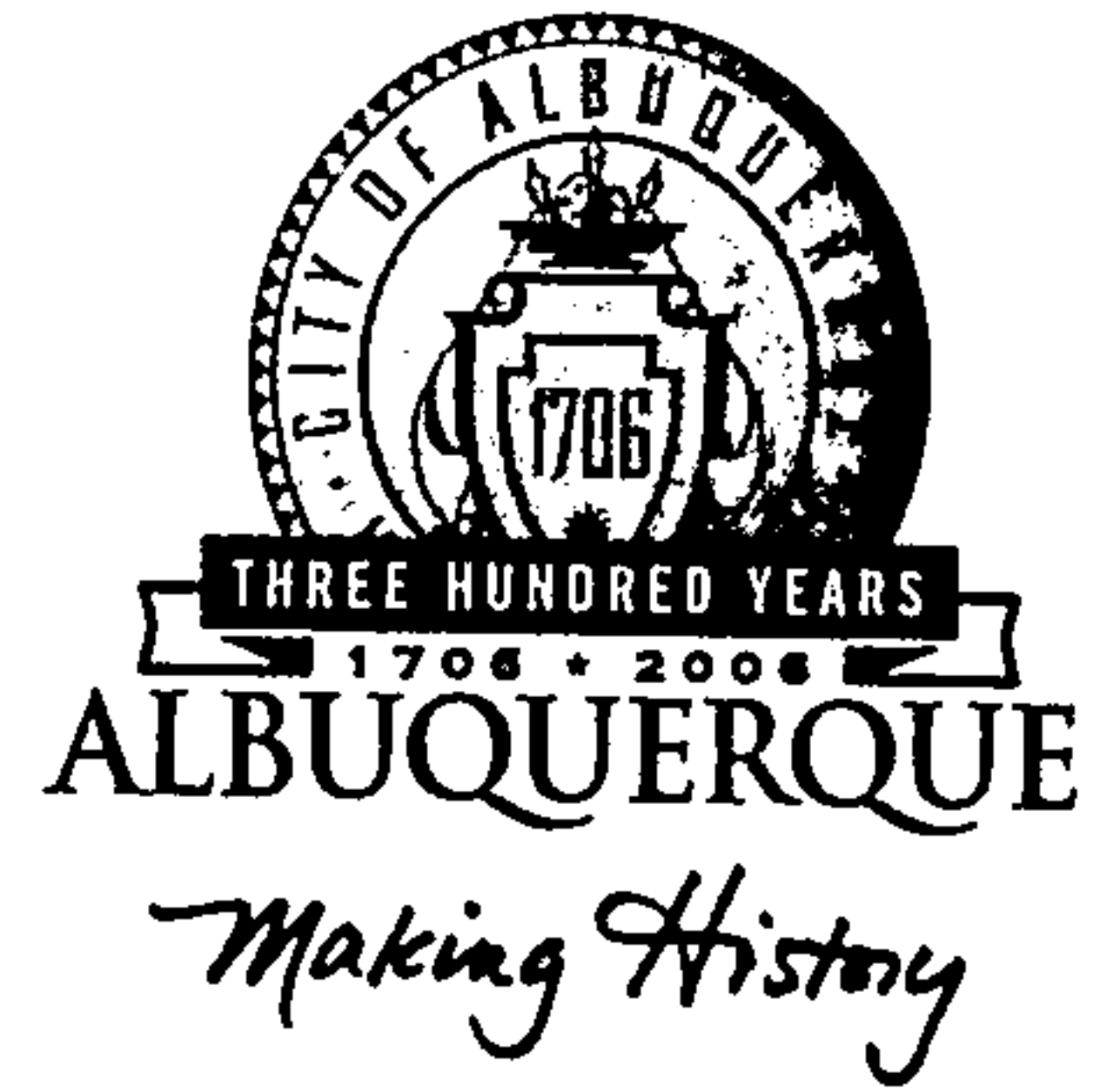
www.cabq.gov

Sincerely,

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

C: File

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

April 5, 2005

Treveston Elliott, Registered Architect
811 12th Street NW
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
Townhouse Addition , [K-17 / D91]
501 C Quincy Place SE
Architect's Stamp Dated 04/05/05

Dear Mr. Elliott:

P.O. Box 1293

The TCL / Letter of Certification submitted on April 4, 2005 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103


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

www.cabq.gov

c: Engineer
☒ Hydrology file
CO Clerk

**WORKSHOP
ARCHITECTS**

TREVESTON ELLIOTT ARCHITECT

811 12 TH Street NW
Albuquerque New Mexico 87102
505.246.9608
tredesign@earthlink.net

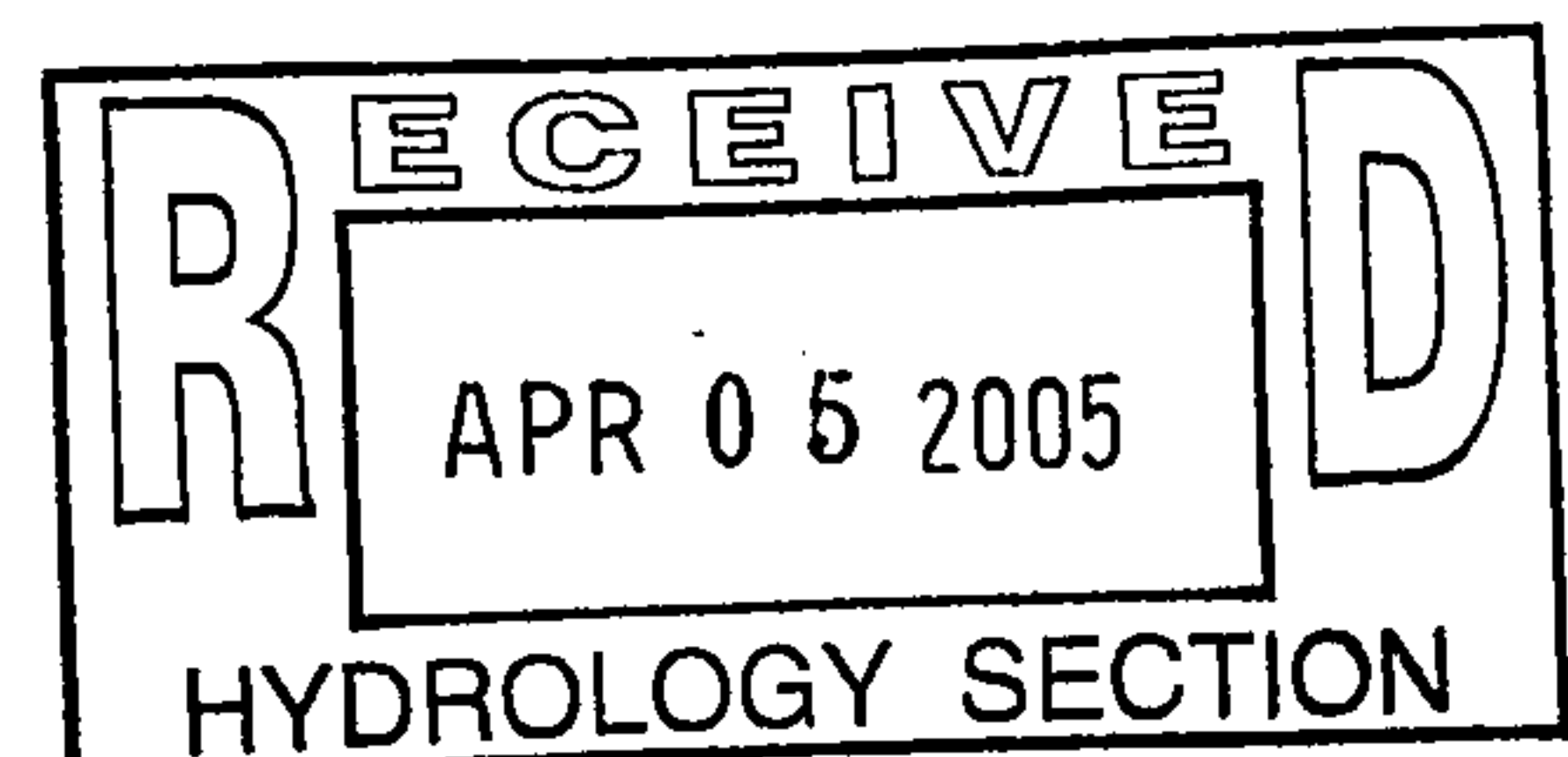
To: City of Albuquerque Traffic Engineer

Date: 04.01.05

This letter is to certify that RAB (Rusty Arrighetti Building Specialties) has completed the traffic circulation layout and is within substantial compliance with the approved plan of January Six 2005.

Sincerely,

Treveston Elliott RA



WORKSHOP
ARCHITECTS

TREVESTON ELLIOTT ARCHITECT

811 12 TH Street NW
Albuquerque New Mexico 87102
505.246.9608
treddesign@earthlink.net

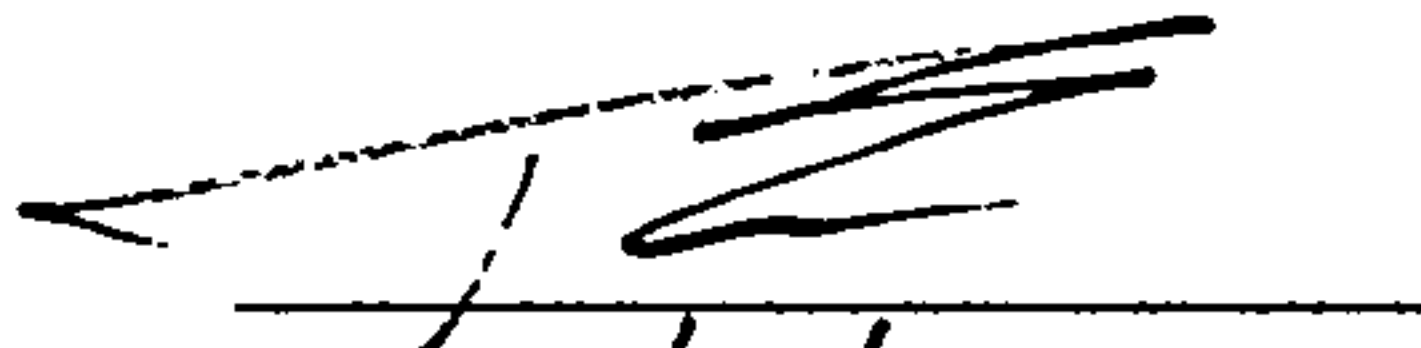
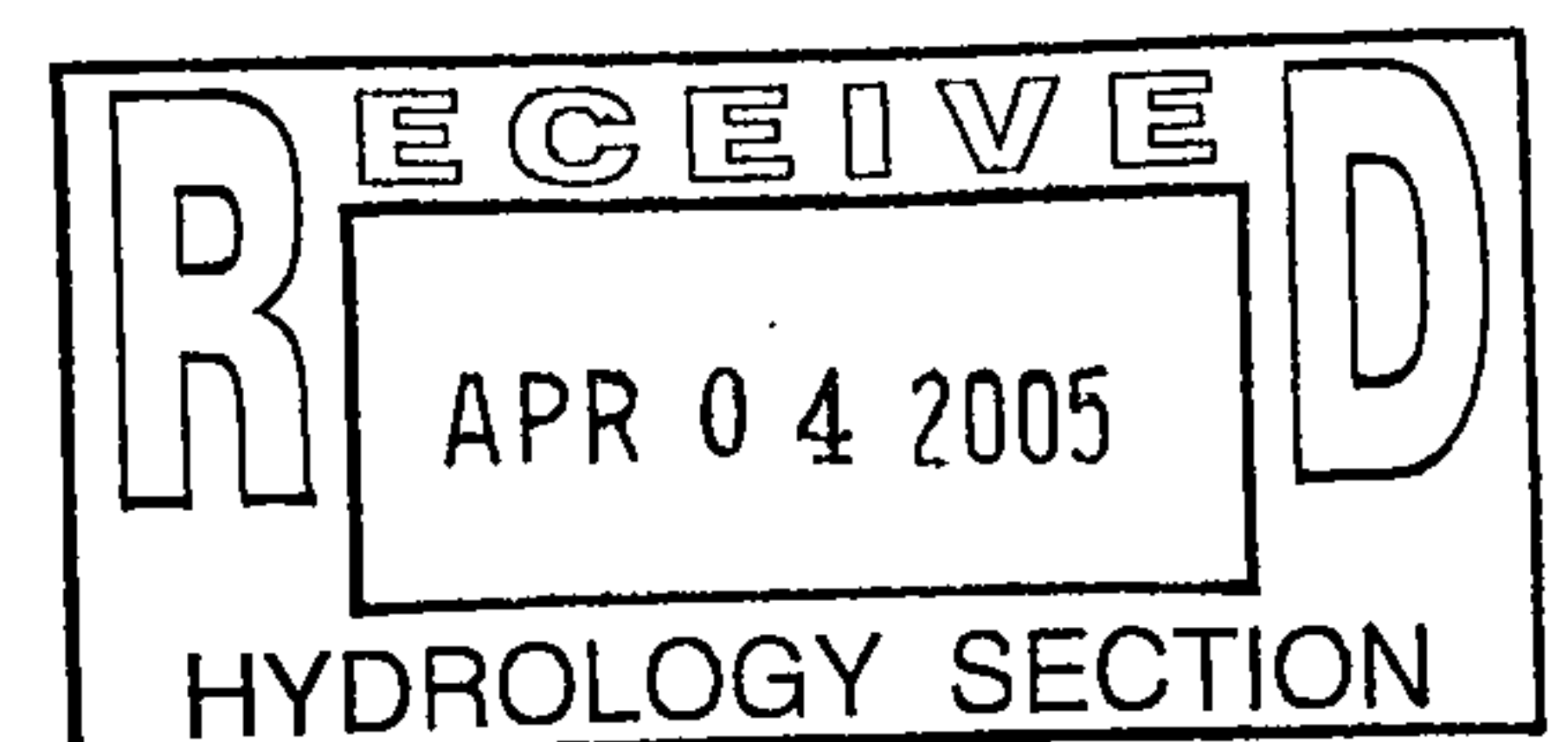
To: City of Albuquerque Traffic Engineer

Date: 04.01.05

This letter is to certify that RAB (Rusty Arrighetti Building Specialties) has completed the traffic circulation layout and is within substantial compliance with the approved plan of January Six 2005.

Sincerely,

Treveston Elliott RA


04/01/05

To-Town

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Townhouse Addition ZONE MAP/DRG. FILE #: K17/D91
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 6 Block 49 Parkland Hills
CITY ADDRESS: 501 C Quincy S.E

ENGINEERING FIRM: Advanced Engineering LLC
ADDRESS: 4416 Anaheim NE
CITY, STATE: Albuquerque NM

CONTACT: Shahab Biazar
PHONE: 899-5570
ZIP CODE: 87113

OWNER: Lawrence & Michele Arrighetti
ADDRESS: 5701 Evening Star NE
CITY, STATE: Albuquerque, NM 87111

CONTACT: Rusty Arrighetti
PHONE: 379-9699
ZIP CODE: 87111

ARCHITECT: Trev Elliott Workshop Architects
ADDRESS: 811 12th St NW
CITY, STATE: Albuquerque NM

CONTACT: Trev Elliott
PHONE: 246-9608
ZIP CODE: 87102

SURVEYOR: N.A.
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: Arrighetti Building Specialties LLC
ADDRESS: 5701 Evening Star NE
CITY, STATE: Albuquerque NM

CONTACT: Rusty Arrighetti
PHONE: 379-9699
ZIP CODE: 87111

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)

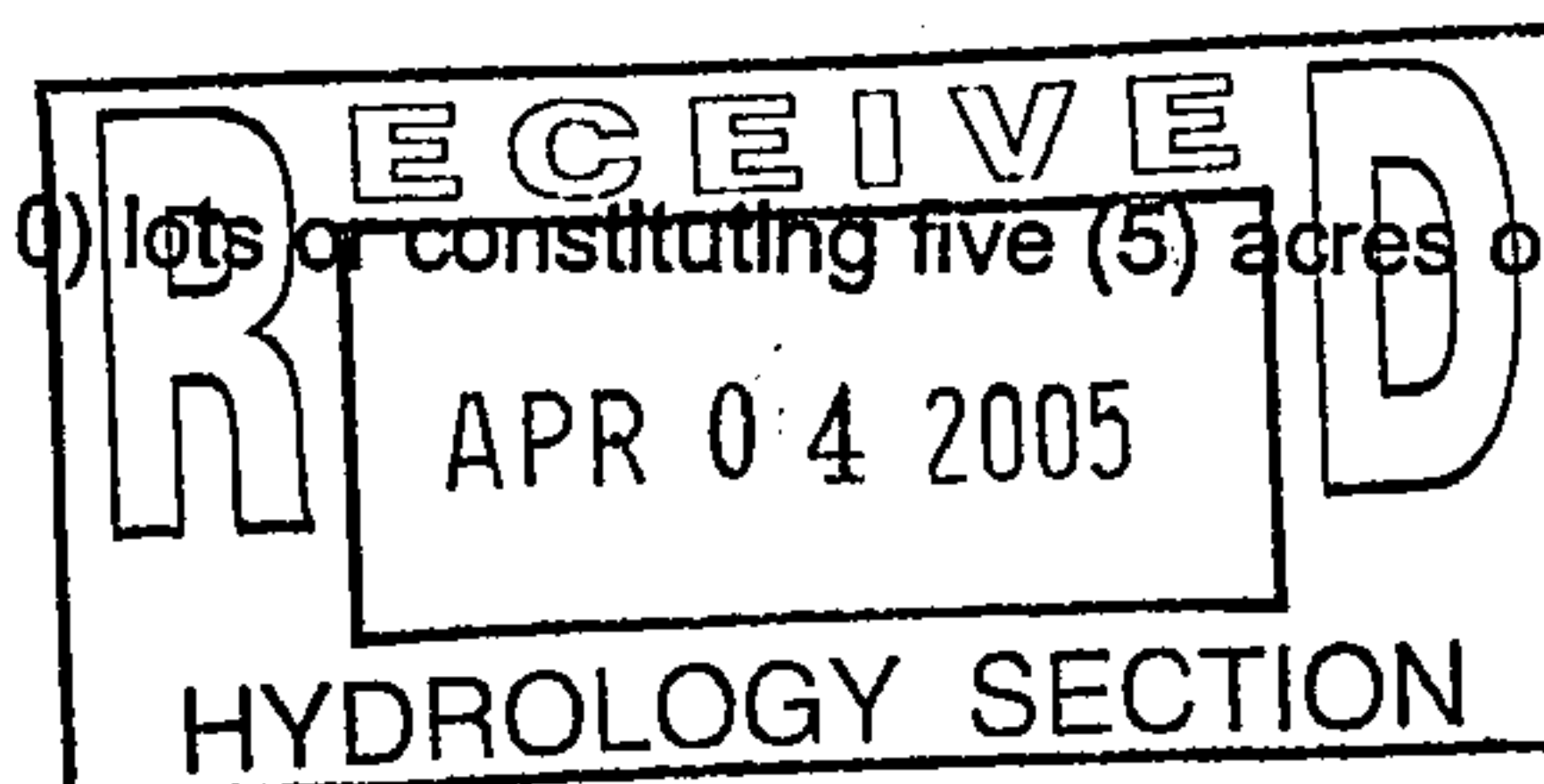
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

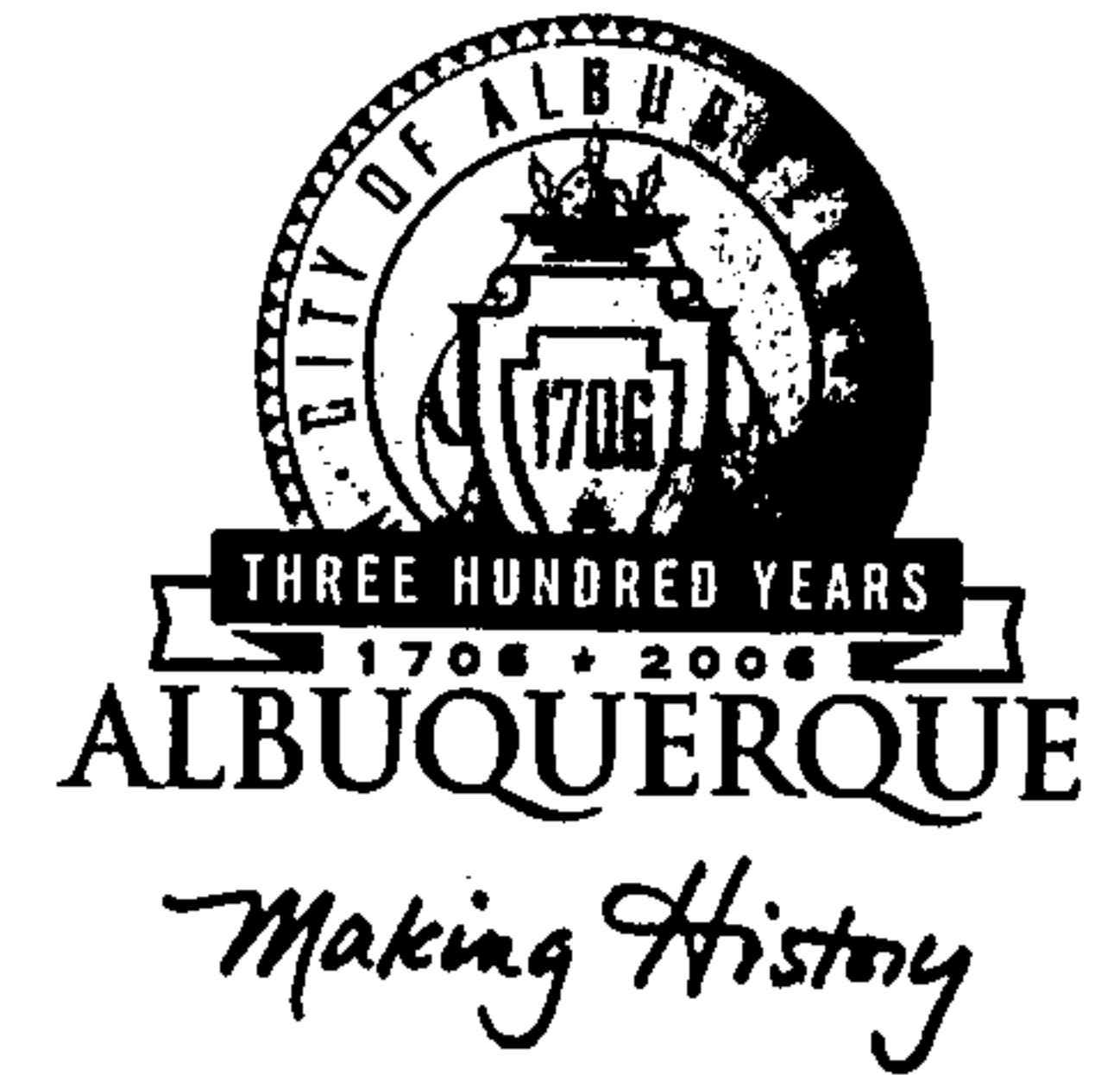
DATE SUBMITTED: _____ BY: TREV ELLIOTT RA

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



January 6, 2005

Treveston Elliott, R.A.
Workshop Architects
811 12th Street NW
Albuquerque, NM 87102

Re: Townhouse Addition, 501 Quincy Place SE, Traffic Circulation Layout
Architect's Stamp dated 12-30-04 (K17-D91)

Dear Mr. Elliott,

The TCL submittal received 1-04-04 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.

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
Engineering Associate, Planning Dept.
Development and Building Services

cc: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: TOWNHOUSE ADDITION, 501 QUINCY PL SE ZONE MAP/DRG. FILE #: K-17-P91
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 501 QUINCY PL SE

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: TREVESDA ELLIOTT #4136 T. Workshop
ADDRESS: 811 12TH ST. NW
CITY, STATE: ALB. NM 87102

CONTACT: TREVESDA ELLIOTT
PHONE: (505) 246-9608
ZIP CODE: 87102

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
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) *RE-SUBMIT***
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

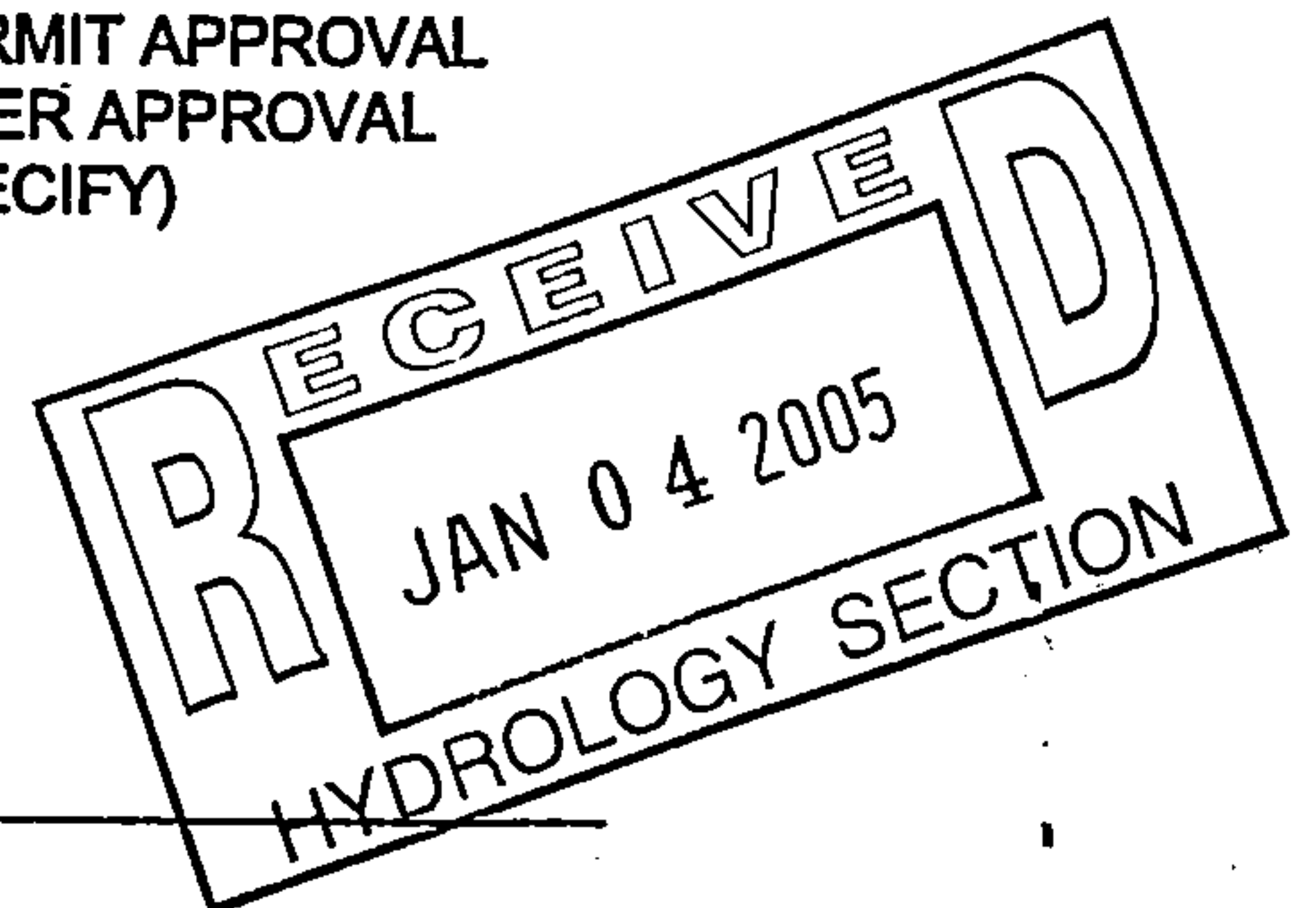
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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: _____ BY: _____



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

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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.

Is the existing ramp ADA compliant?

Do they need to widen the 3 1/2 ft existing sidewalk?

11/11/11 10:00 AM
11/11/11 10:00 AM
11/11/11

11/11/11 10:00 AM
11/11/11 10:00 AM
11/11/11

Approve

11/11/11 10:00 AM

7.