

CITY OF ALBUQUERQUE



October 2, 2007

Levi J. Valdez, P.E.
George T. Rodriguez-Consulting
12800 San Juan NE
Albuquerque, NM 87123

Re: Sierra Lofts Paving Plan
Engineer's Stamp dated 8-2-07 (K17/D094)

Dear Mr. Valdez,

Based upon the information provided in your submittal dated 9-24-07, the above referenced plan is approved for Grading Permit, Paving Permit, and SO 19 Permit.

A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

Upon completion of the project, please contact Duane Schmitz, 235-8016, to schedule an inspection of the sidewalk culvert and provide an Engineer Certification for our files.

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

Sincerely,

Curtis A. Cherne, P.E.
Engineering Associate, Planning Dept.
Development and Building Services

C: file
Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: SIERRA S.E. CONDO-DEVEL "PAVING PLAN" ZONE MAP: K-17/D94
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 9, 10, 11, & 12, BLK. 10, MESA GRANDE ADDITION
 CITY ADDRESS: SIERRA DRIVE S.E.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: LEVI VALDEZ
GEORGE T. RODRIGUEZ - DEVEL. CONSULT. GEORGE RODRIGUEZ
 ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: COE & PETERSON, LLC CONTACT: STEVE COE
 ADDRESS: 2325 SAN PEDRO N.E. - SUITE 2-A PHONE: 275-9733
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

ARCHITECT: N/A CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: WAYJOHN SURVEYING CONTACT: THOMAS JOHNSON
 ADDRESS: 220 LOUISIANA N.E. PHONE: 255-2052
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: _____

CONTRACTOR: GAYLORD PAVING CO. CONTACT: DAN GAYLORD
 ADDRESS: _____ PHONE: 264-4402
 CITY, STATE: ALBUQUERQUE, NEW MEXICO 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:

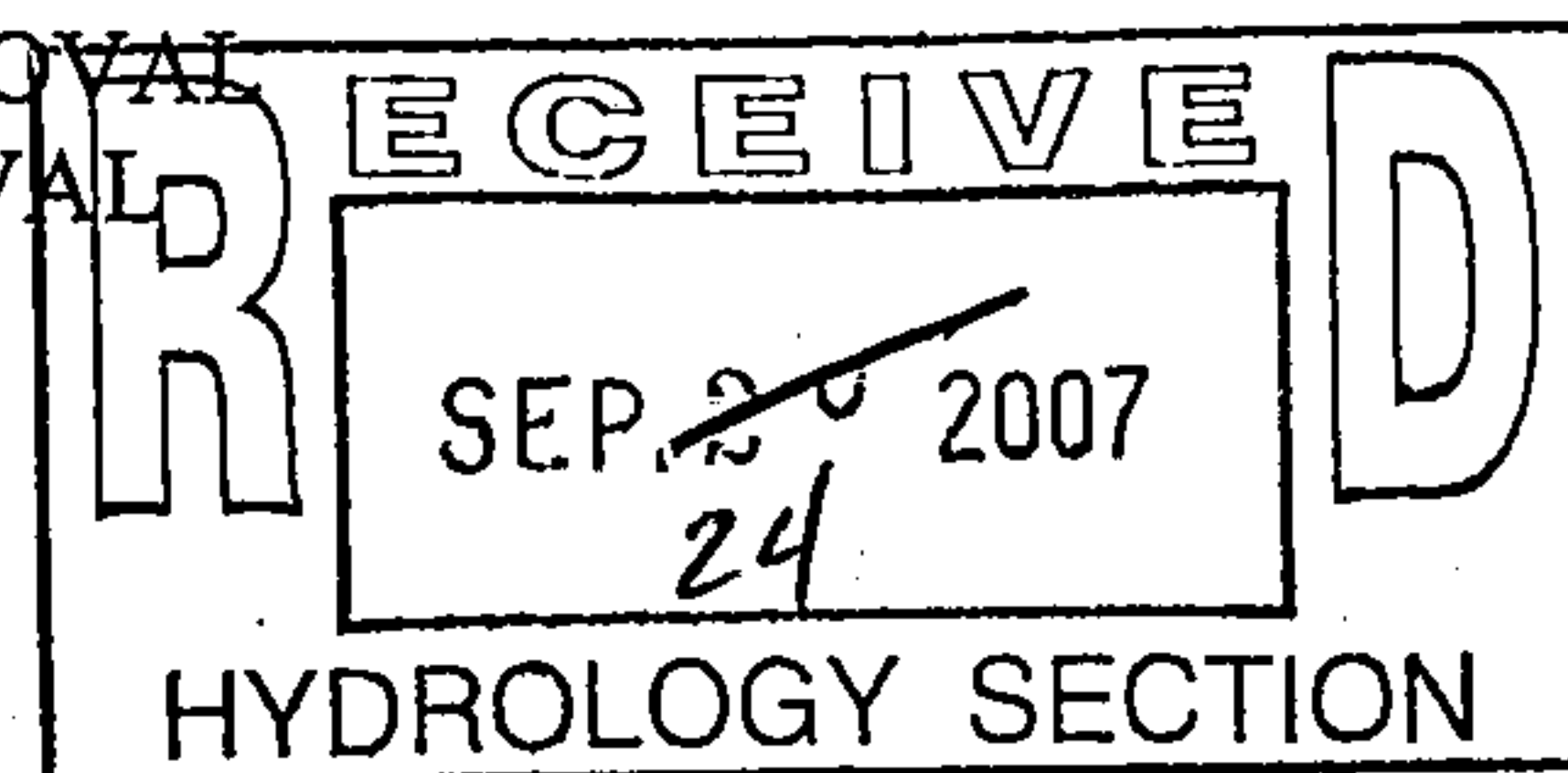
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☒ GRADING PERMIT APPROVAL
- ☒ PAVING PERMIT APPROVAL
- ☒ WORK ORDER APPROVAL
- ☒ OTHER (SPECIFY) SOIR

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED SEPT. 20,

DATE SUBMITTED: AUG. 7, 2007

BY: GEORGE T. RODRIGUEZ



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.

CITY OF ALBUQUERQUE



November 14, 2006

Levi J. Valdez, P.E.
George T. Rodriguez-Consulting
12800 San Juan NE
Albuquerque, NM 87123

**Re: Sierra Drive S.E.-Condo Development Grading and Drainage Plan
Engineer's Stamp dated 1-31-06 (K17/D94)**

Dear Mr. Valdez,

Based upon the information provided in your submittal dated 2-2-06, the above referenced plan is approved for Preliminary Plat action by the DRB with the following 2 conditions:

- Raise the two buildings with F.F. of 5227.00 so that there is a step up from the walkway into the building.

And

- Provide a weep hole in the walls to drain the patios.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Once that board approves the Grading Plan, please submit a mylar copy, including the above two conditions, for my signature in order to obtain a Rough Grading Permit.

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

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: file
Brad Bingham

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 06/22/2005)

PROJECT TITLE: SIERRA DRIVE S.E. - CONDO ^{LOFTS} DEVEL. ZONE MAP/DRG. FILE # K-17/D94
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 9, 10, 11, & 12, BLK-10, MESA GRANDE ADDITION
 CITY ADDRESS: 223 SIERRA DRIVE S.E.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. GEORGE T. RODRIGUEZ - CONSULT.
 ADDRESS: 12800 SAN JUAN N.E.
 CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: LEVI VALDEZ
 PHONE: 610-0593
 ZIP CODE: 87123

OWNER: COE - PETERSON ENTERPRISES
 ADDRESS: SAN PEDRO N.E.
 CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: STEVE COE
 PHONE: 250-2205
 ZIP CODE: _____

ARCHITECT: MULLEN - HELLER
DOUG HELLER - ARCHITECT
 ADDRESS: 1015 TIJERAS N.W.
 CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: DOUG HELLER
 PHONE: 268-4144
 ZIP CODE: _____

SURVEYOR: WAYJOHN SURVEYING
 ADDRESS: LOUISIANA N.E.
 CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: THOMAS JOHNSTON
 PHONE: 255-2052
 ZIP CODE: _____

CONTRACTOR: EB ENTERPRISE BUILDERS
 ADDRESS: P.O. BOX 3987
 CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: DAVE DOYLE
 PHONE: 857-0050
 ZIP CODE: 87190

TYPE OF SUBMITTAL:

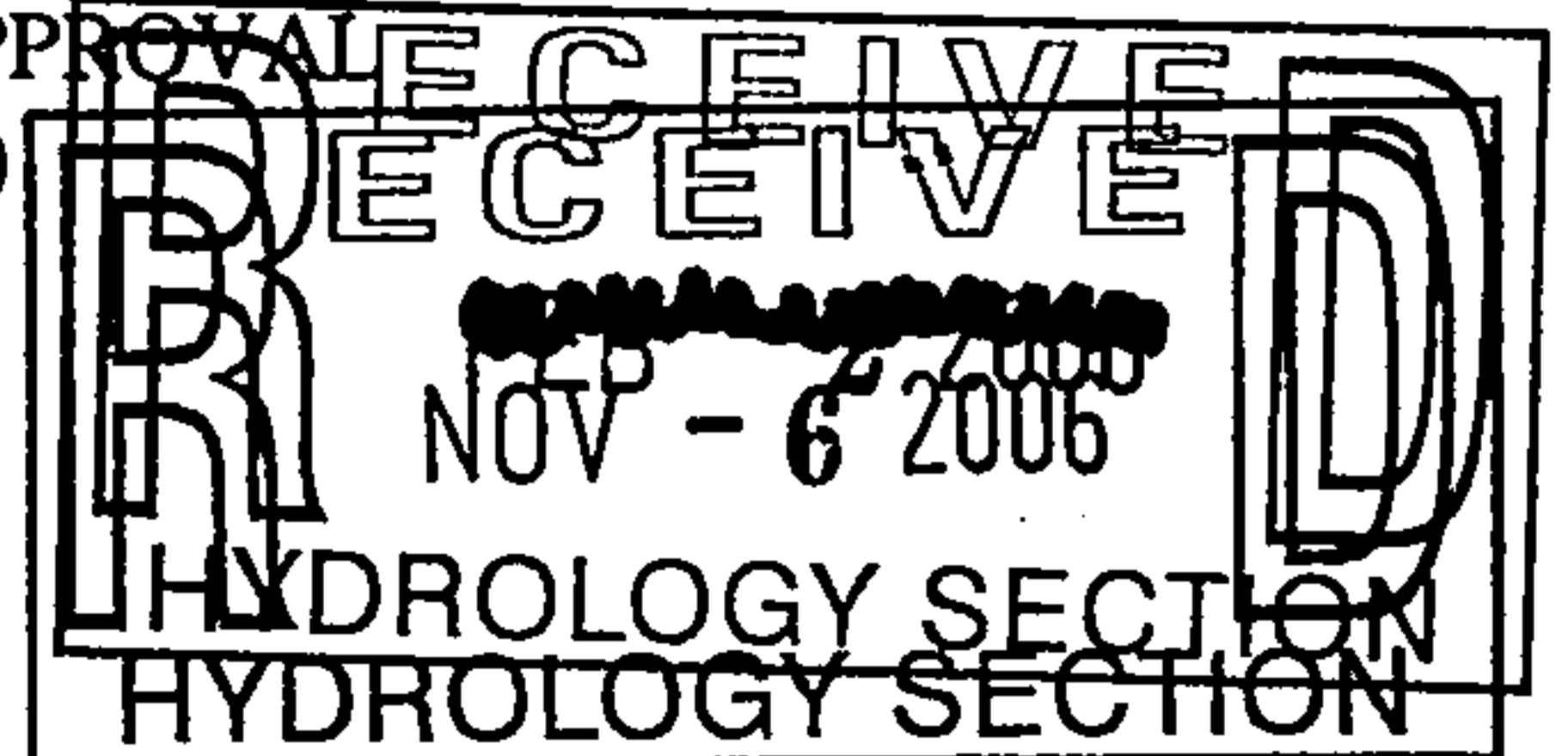
- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

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

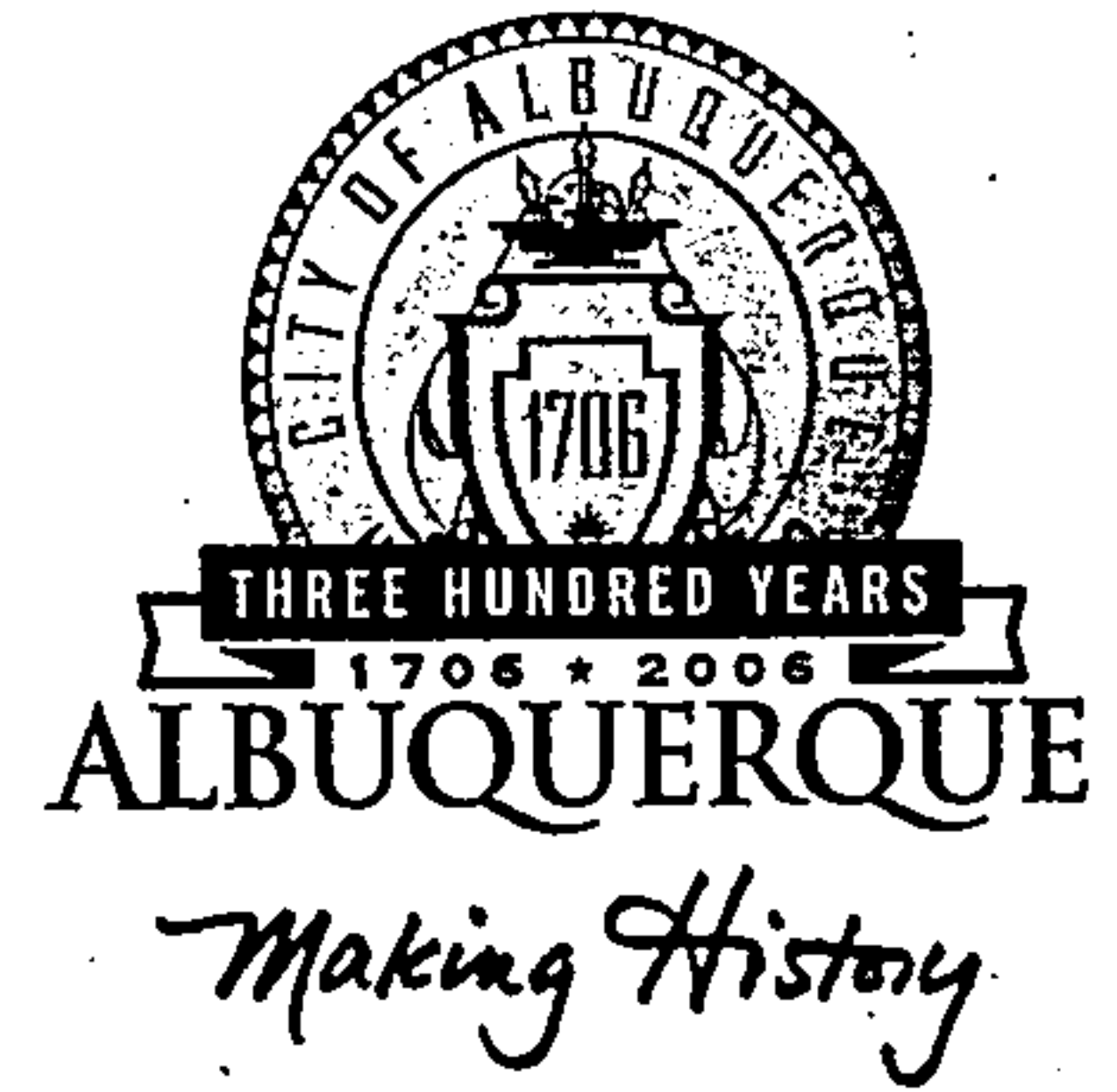


SUBMITTED BY: GEORGE T. RODRIGUEZ DATE: 02-02-06

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.

CITY OF ALBUQUERQUE



November 29, 2005

Douglas Heller, R.A.
Mullen Heller Architecture PC.
1015 Tijeras Ave. NW Suite 200
Albuquerque, NM 87102

**Re: Sierra Lofts, 223 Sierra Drive SE - Traffic Circulation Layout
Architect's Stamp dated 11-22-05 (K17- D94)**

Dear Mr. Heller,

Based upon the information provided in your submittal received 11-22-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293


- A plat needs to be submitted for the Additional R.O.W. Dedication.
- Show ADA wheelchair ramps on the North and South side of the alley on Sierra Drive.
- Parking stall stripping needs to be called out.
- Will each unit have a two car garage?

Albuquerque

If you have any questions, you can contact me at 924-3991.
New Mexico 87103

Sincerely,

www.cabq.gov


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

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Sierra Lofts

DRB #: N/A

EPC#: N/A

ZONE MAP/DRG. FILE #: K-17-2D94

WORK ORDER#: N/A

LEGAL DESCRIPTION: Lots 9-12, Block 10, Mesa Grande Addition

CITY ADDRESS: 223 Sierra Drive SE

ENGINEERING FIRM: N/A

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

OWNER: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

ARCHITECT: Mullen Heller Architecture PC

ADDRESS: 1015 Tijeras Avenue NW Suite 220

CITY, STATE: Albuquerque NM

CONTACT: Douglas Heller, AIA

PHONE: 268-4144

ZIP CODE: 87102

SURVEYOR: Wayjohn Surveyng, Inc

ADDRESS: 330 Louisiana Blvd. NE

CITY, STATE: Albuquerque, NM

CONTACT: Tom Johnston

PHONE: 255-2052

ZIP CODE: 87108

CONTRACTOR: Enterprise Builders

ADDRESS: _____

CITY, STATE: _____

CONTACT: Dave Doyle

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:

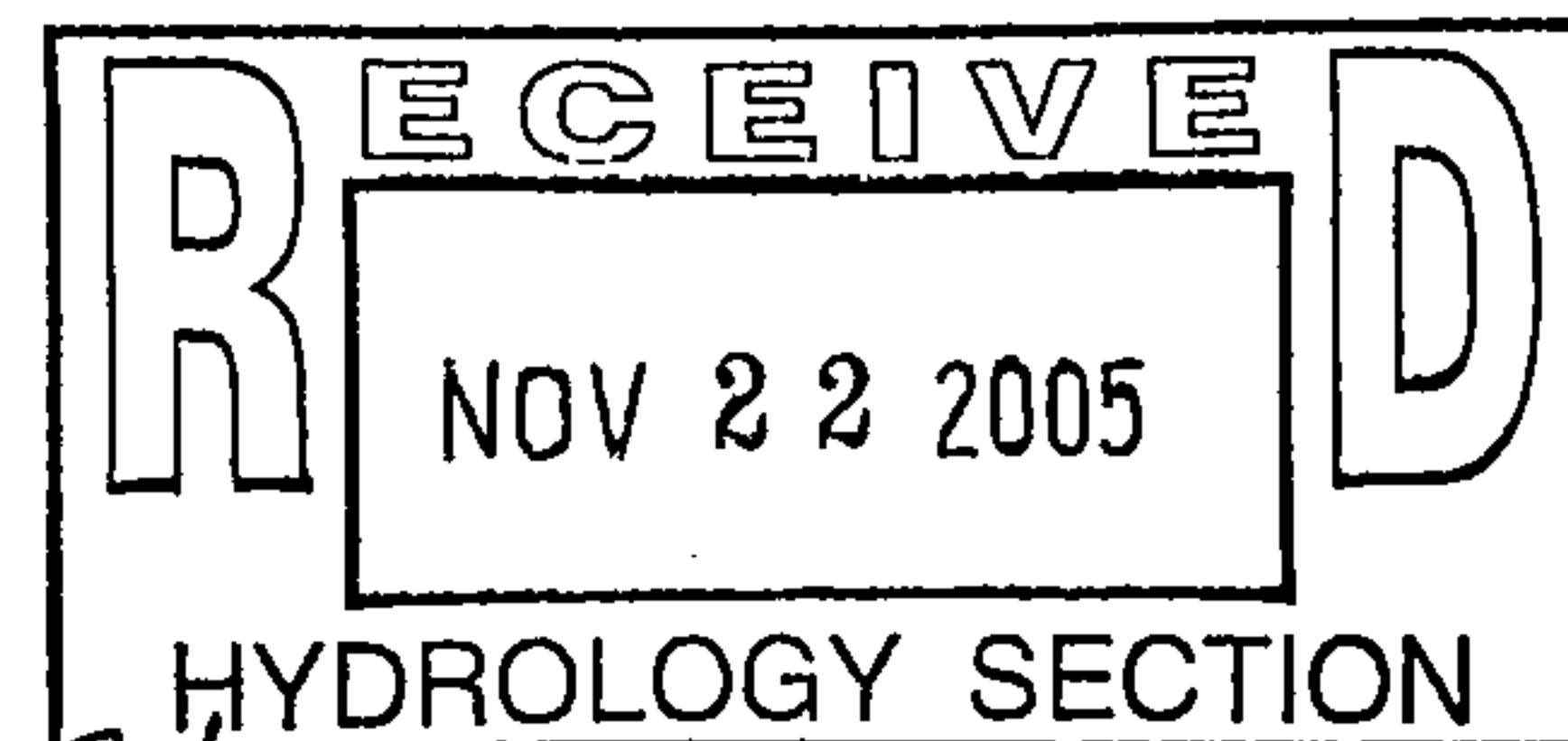
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- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ 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: 11.24.05

BY: [Signature]



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

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.

- SHOW PLAT FOR ADDT. DEDICATION
- VADA RAMP ON ALLEY BOTH SIDES (SIERRA)
- 29. SPACES HAVE NEEDED 31
- CALL OUT STRIPPING ON PARK STALLS
- EACH UNIT 2 CAR GRG.