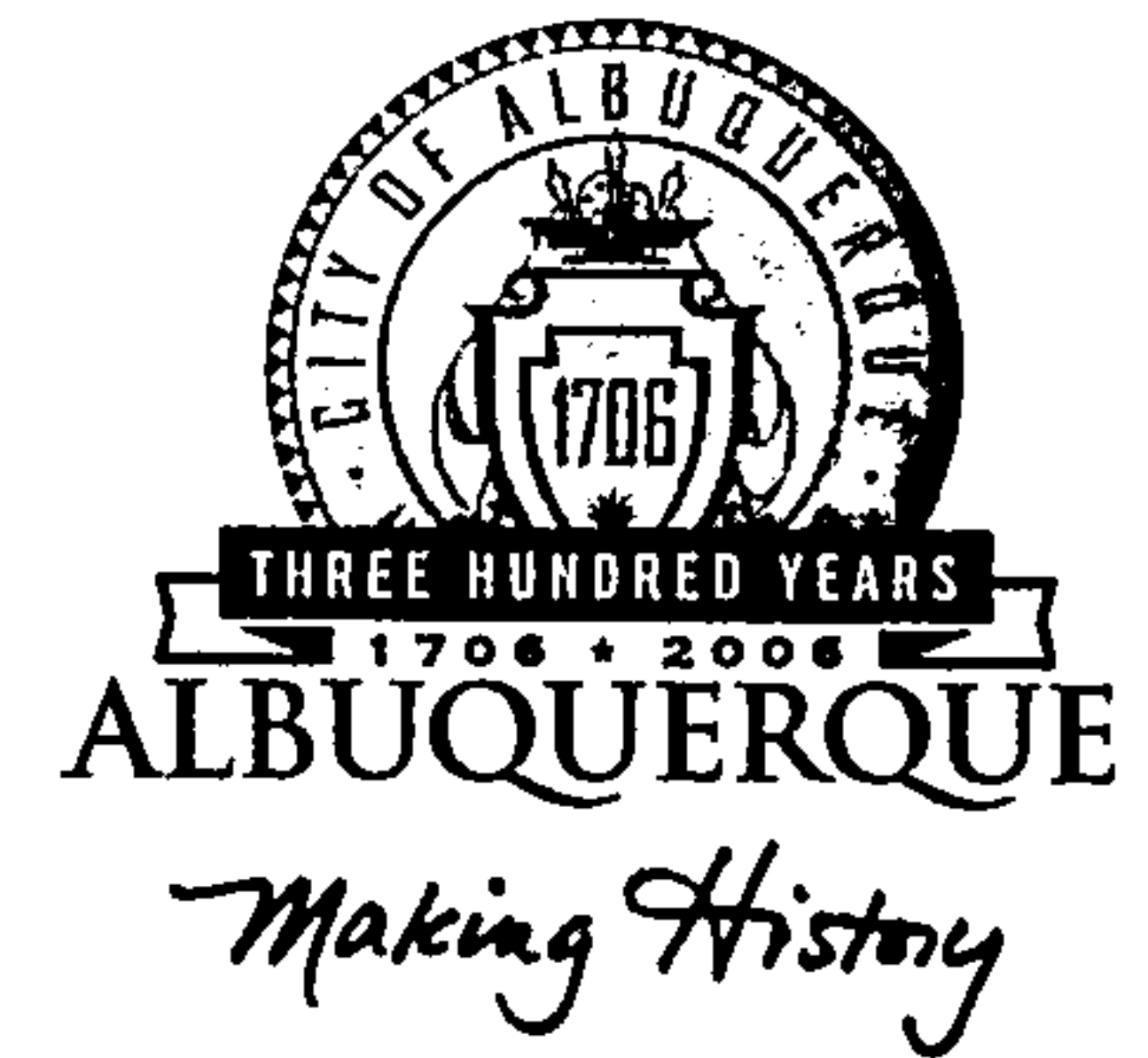


CITY OF ALBUQUERQUE



June 28, 2005

Mr. Jeff Mortensen, P.E.
JEFF MORTENSEN & ASSOCIATES
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: US ELECTRIC
301 California St. SE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 08/22/2004 (K-18/D92)
Certification dated 06/28/2005

P.O. Box 1293

Dear Jeff:

Albuquerque

Based upon the information provided in your submittal received 06/28/2005, 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.

Sincerely,

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

www.cabq.gov

C: Phyllis Villanueva
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: US ELECTRIC ZONE ATLAS/DRNG. FILE #: K18 D92
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT 3A, BLOCK 10, FAIRGROUNDS ADDITION
 CITY ADDRESS: 301 CALIFORNIA STREET SE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: MIKE BROGDON C/O K.L. HOUSE CONTACT: MIKE BROGDON
 ADDRESS: 6409 ACOMA ROAD SE PHONE: 268-4361
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

ARCHITECT: KEVIN GEORGES & ASSOCIATES CONTACT: KEVIN GEORGES
 ADDRESS: 214 TRUMAN NE PHONE: 255-4975
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108-1216

SURVEYOR: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

CONTRACTOR: K.L. HOUSE CONTACT: MIKE BROGDON
 ADDRESS: 6409 ACOMA ROAD SE PHONE: 268-4361
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

TYPE OF SUBMITTAL:

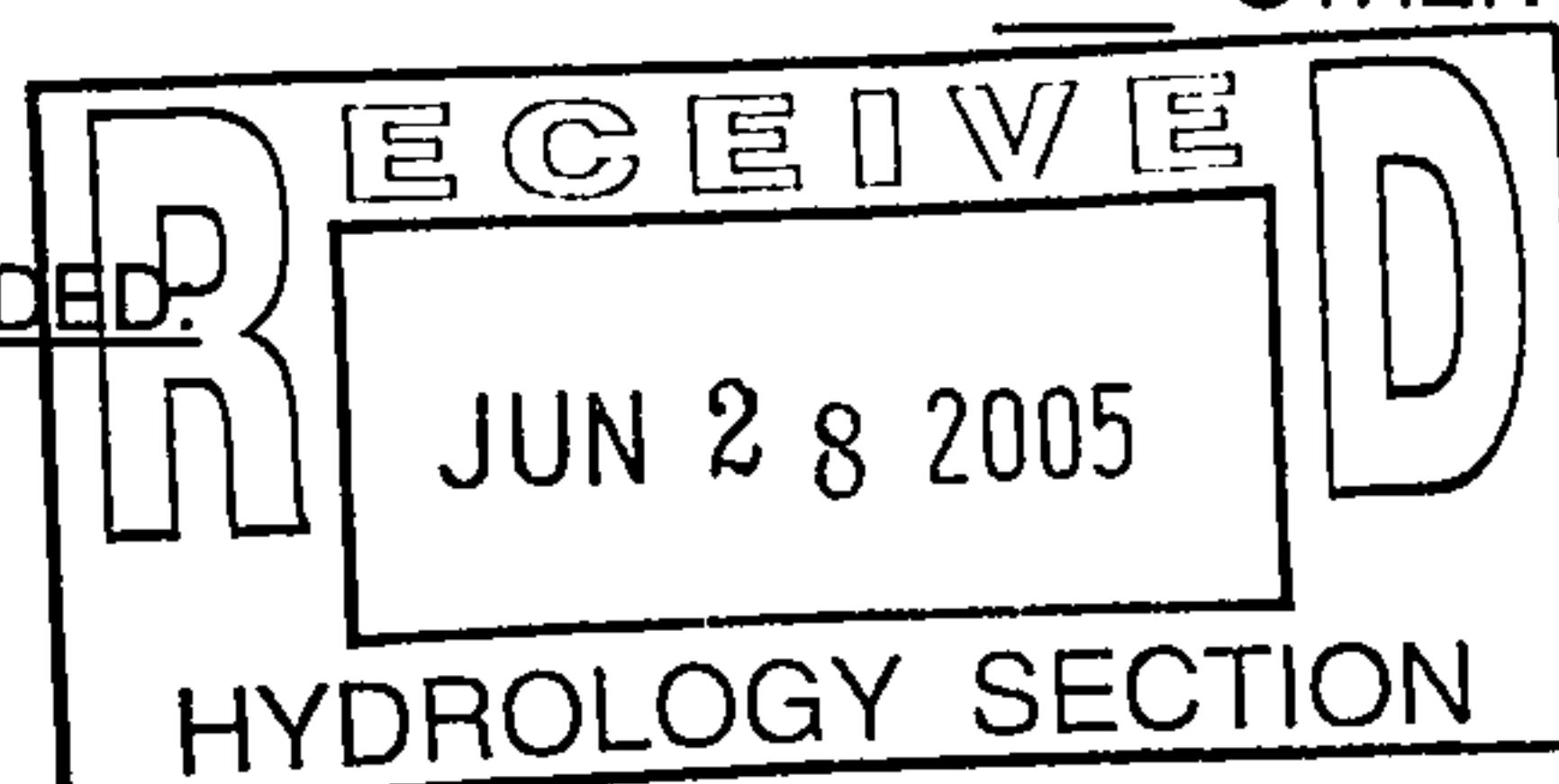
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ 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) - SO#19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: 06/28/2005 BY: JEFFREY G. MORTENSEN

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based upon 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
PERMIT FOR EXCAVATION, CONSTRUCTION AND BARRICADING

CONTRACTOR
LICENSE
ADDRESS

AZTEC GRADING, INC.
GA01
6004 AZTEC RD., N.E.
ALBUQUERQUE, NM 87108

PH: 265-3641

301 CALIFORNIA ST. SE

S
I
T
E

PERMIT AND DETOUR PLAN COMMENTS

8019 LETTER ON FILE NO BARRICADING

22.5.D.M. 6-24-05

PERMIT NUMBER

2096236

PROJECT NUMBER

PERMIT ISSUE DATE

06/23/2005

BARRICADED BY

NA

BLUE STAKE

NA

PAVING BY

CON

EXCAVATION 443008-5810000

42.00 EX

SIDEWALK 443012-5810000

25.00 SW

DRIVEPAD 443011-5810000

0.00 DP

CURB/GUTTER 443010-5810000

0.00 CG

BARRICADING 443009-5810000

0.00 BR

RESTORATION 443017-5810000

0.00 RS

TOTAL FEE

67.00

START DATE

COMPLETION DATE

PERMIT EXPIRES

INSURANCE EXPIRES

BOND EXPIRES

ZONE ATLAS

06/23/2005

07/03/2005

07/03/2005

06/01/2006

12/31/2005

Ed Sena

APPLICANT

Ed Sena

ISSUED BY

VOID UNTIL VALIDATED BY CITY TREASURER

RECEIPT# 00044918-00044918

PERMIT# 2096236

TRSLJS

Trans Amt

\$67.00

Excavation

Excavation

\$42.00

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

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

Thank You

PWD 003 REV 04/03

SO-19 OKay per Ed Sena / 6-29-05

K. L. HOUSE
CONSTRUCTION COMPANY, INC.
6409 ACOMA SE
ALBUQUERQUE, NEW MEXICO 87108-3005
(505) 268-4361 FAX (505) 268-9266

LETTER OF TRANSMITTAL

DATE: 06/25/05	JOB:
ATTENTION: JEFF MORTENSEN	
RE: 301 CALIFORNIA STREET S. E.	

TO JEFF MORTENSEN AND ASSOCIATES, INC.
6010-B MIDWAY PARK BOULEVARD N. E.
ALBUQUERQUE, NEW MEXICO 87109

WE ARE SENDING YOU

☒ Attached	☐ Under Separate cover via	_____ the following items:	☐ Change order
☐ Shop Drawings	☐ Prints	☐ Plans	☐ Samples
☐ Specifications	☐ Copy of letter	☐ _____	

COPIES	DATE	NO.	DESCRIPTION
1	06/24/05	SO19	SIGNED PERMIT FOR EXCAVATION, CONSTRUCTION AND BARRICADING

THESE ARE TRANSMITTED as checked below:

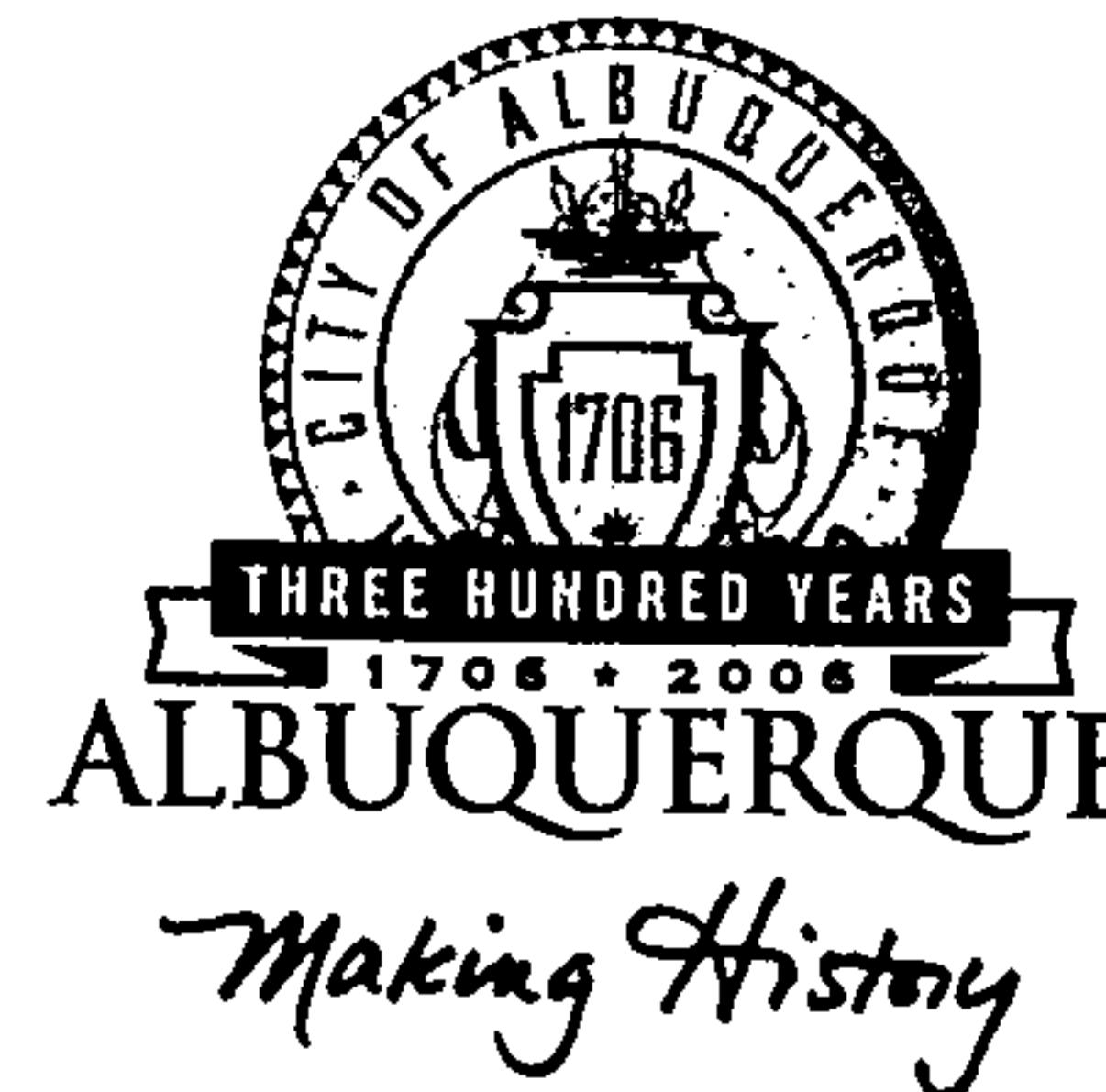
☐ For approval	☐ Approved as submitted	☐ Resubmit _____ copies for approval
☒ For your use	☐ Approved as noted	☐ Submit _____ copies for distribution
☐ As requested	☐ Returned for corrections	☐ Return _____ corrected prints
☐ For review and comment	☐ _____	
☐ FOR BIDS DUE _____ 19____	☐ PRINTS RETURNED AFTER LOAN TO US	

REMARKS _____

COPY TO _____

SIGNED: Rebecca R. Mulbery
If enclosures are not as noted, kindly notify us at once. Rebecca R. Mulbery

CITY OF ALBUQUERQUE



Planning Department
Transportation Development Services Section

June 8, 2005

Kevin Georges, R.A.
214 Truman St. NE
Albuquerque, NM 87108

Re: Certification Submittal for Final Building Certificate of Occupancy for
US Eledctric, [K-18 / D92]
Acoma SE
Engineer's Stamp Dated 07/07/05

Dear Mr. White:

P.O. Box 1293 The TCL / Letter of Certification submitted on June 8, 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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

JMA_2004.034.1

K-18/D92

PROJECT TITLE: US ELECTRIC ZONE ATLAS/DRNG. FILE #: K18/D92
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT 3A, BLOCK 10, FAIRGROUNDS ADDITION
 CITY ADDRESS: ACOMA SE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: MIKE BROGDON C/O K.L. HOUSE CONTACT: MIKE BROGDON
 ADDRESS: 6409 ACOMA ROAD SE PHONE: 268-4361
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

ARCHITECT: KEVIN GEORGES & ASSOCIATES CONTACT: WILLIAM SANTANA
 ADDRESS: 214 TRUMAN NE PHONE: 255-4975
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108-1216

SURVEYOR: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

CONTRACTOR: K.L. HOUSE CONTACT: MIKE BROGDON
 ADDRESS: 6409 ACOMA ROAD SE PHONE: 268-4361
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

TYPE OF SUBMITTAL:

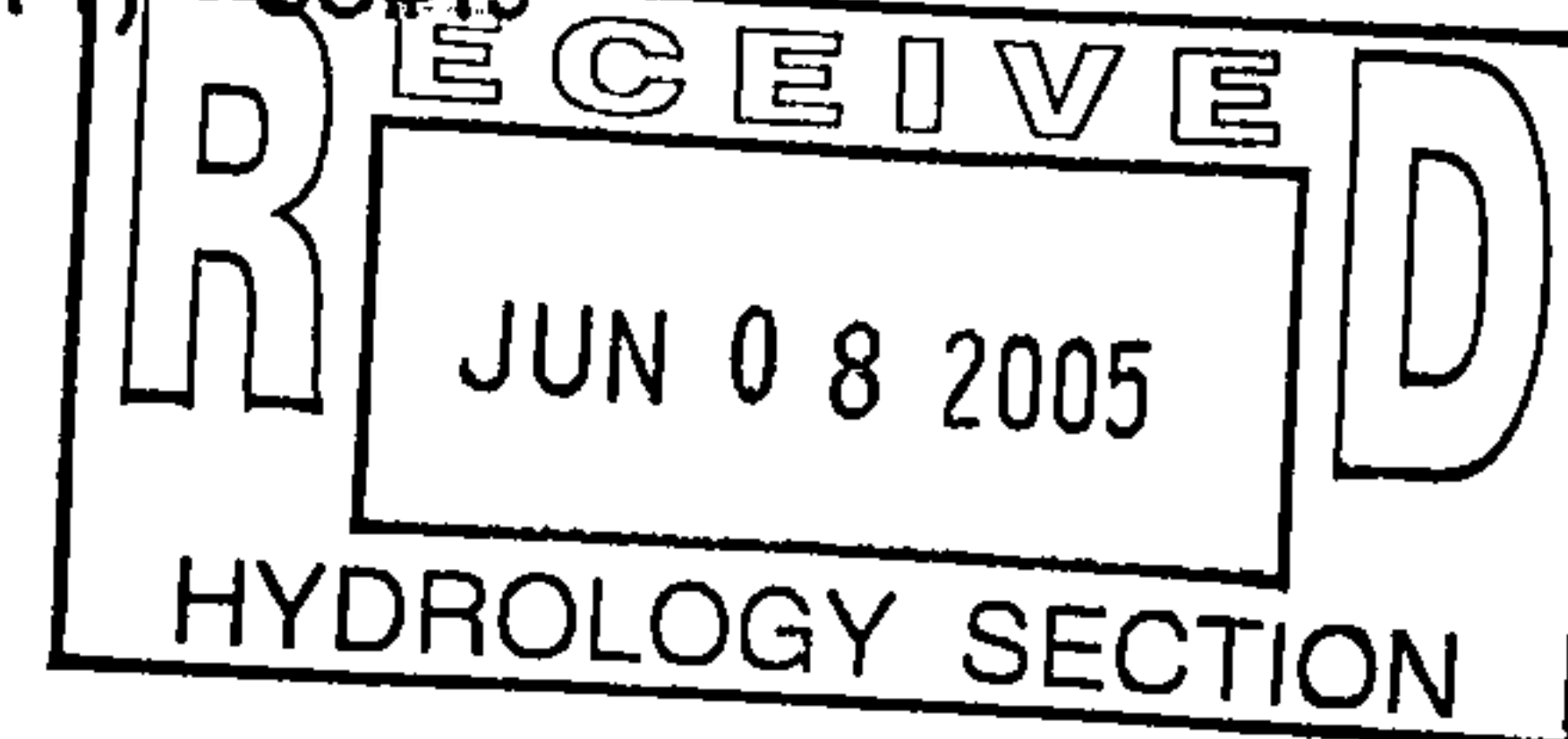
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERTIFICATION (TCL)
- ☒ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN) *TCL*
- ☒ OTHER (TCL TO BE SUBMITTED BY ARCHITECT)

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) *SO#19*

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 5/17/05 BY: WILLIAM SANTANA

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 upon 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.



June 17, 2005

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87102

Re: Final Site Plan Certification for Traffic
US Electric
Acoma / California Street SE
Albuquerque, New Mexico

Legal Description: Lot A3, Block 10,
Fairgrounds Addition,
Bernalillo County, New Mexico

Zone Atlas Page No.: K - 18- Z

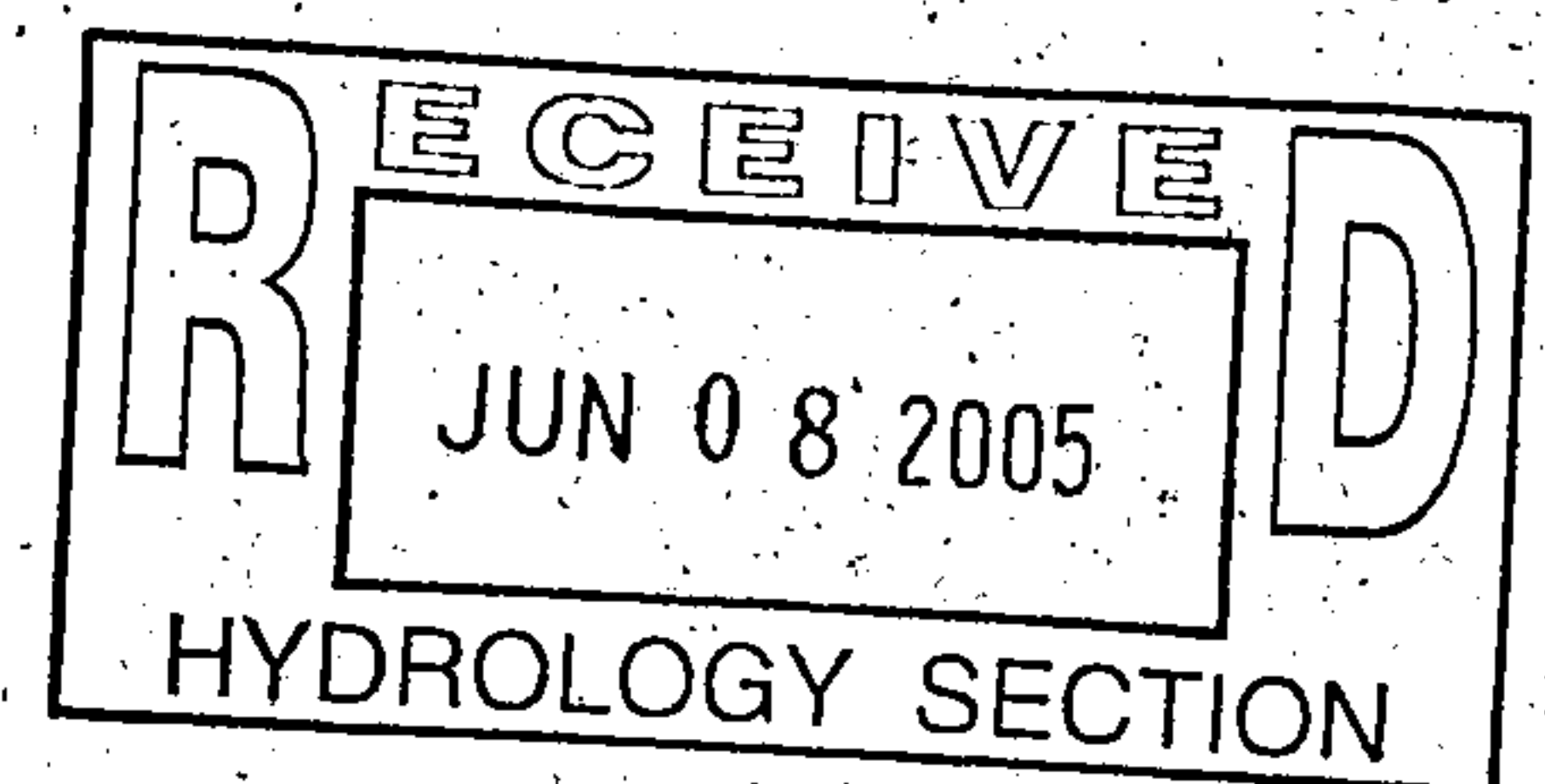
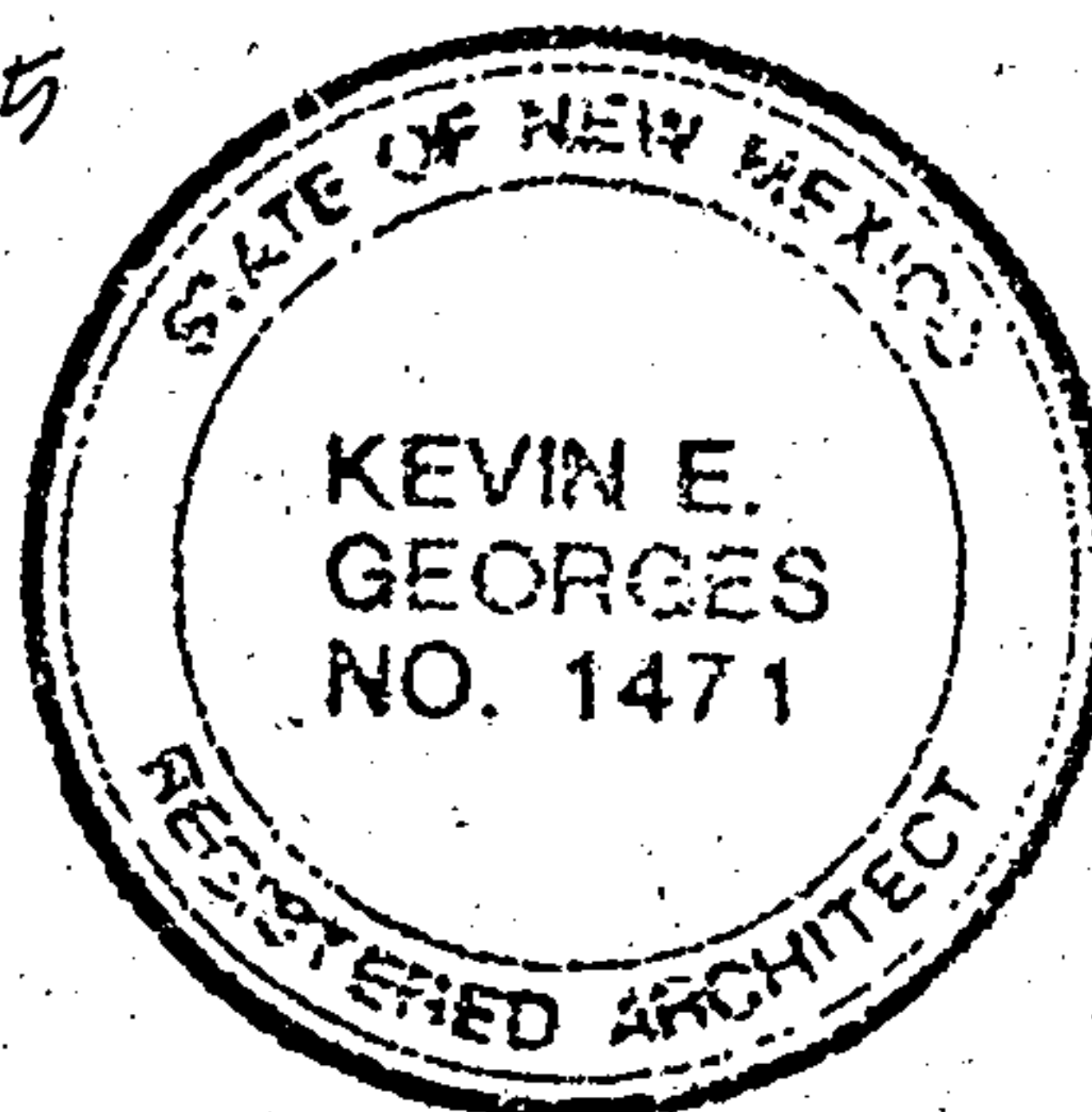
To Whom it May Concern:

Please find the attached copy of the Site Plan as approved by TCL on October 5, 2004. I am certifying by this letter that the site plan as built is in Substantial Compliance with the previously approved plan.

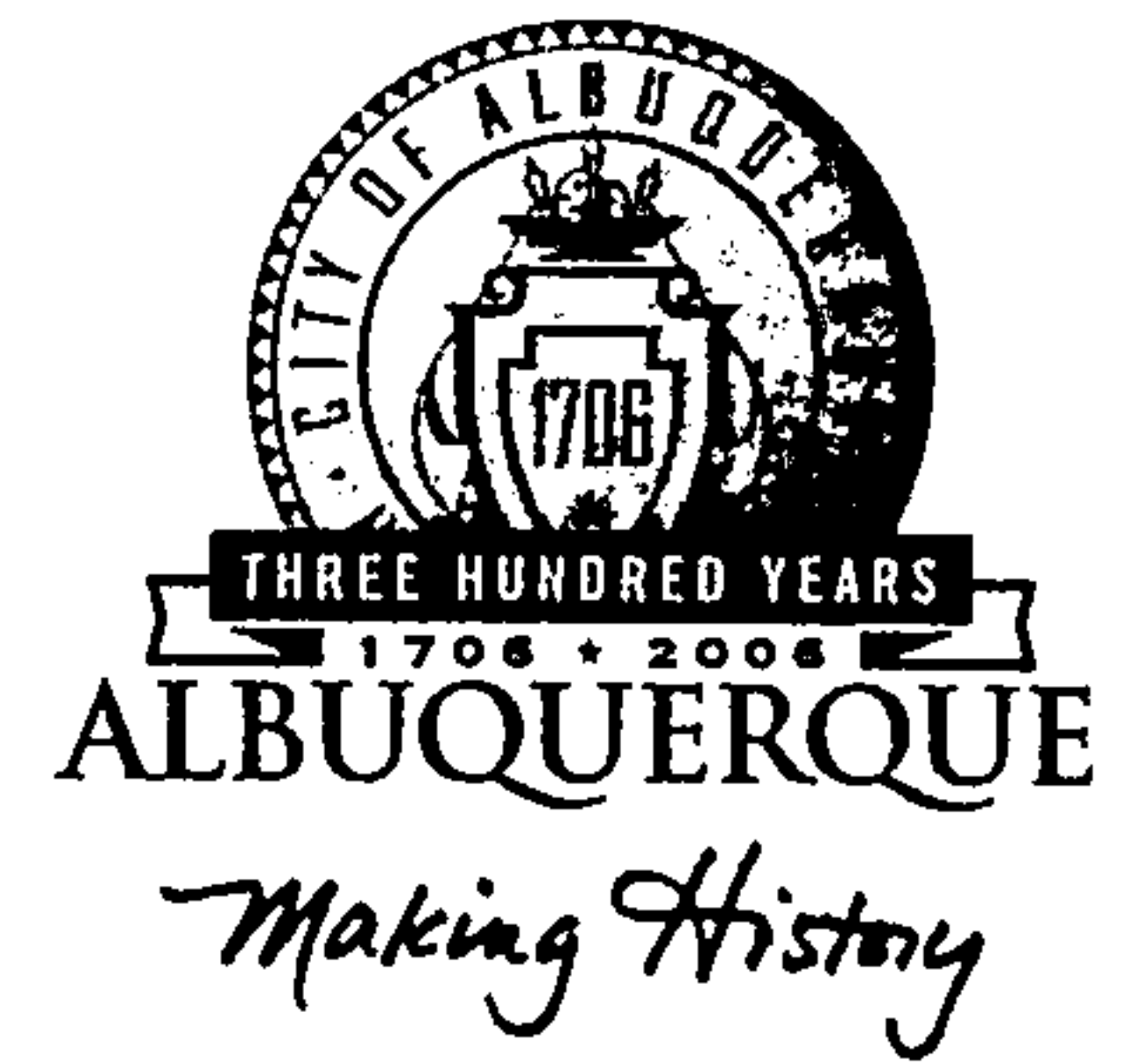
Sincerely,

Kevin Georges, AIA
Principal Architect
NM Architect 1471

KEG/vg
2004.06\CA



CITY OF ALBUQUERQUE



August 24, 2004

Jeffrey Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

**Re: US Electric, Acoma Rd SE, Grading and Drainage Plan
Engineer's Stamp dated 8-22-04 (K18-D92)**

Dear Mr. Mortensen,

Based upon the information provided in your submittal received 7-30-04, 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.

P.O. Box 1293

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

Albuquerque

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

New Mexico 87103

Sincerely,

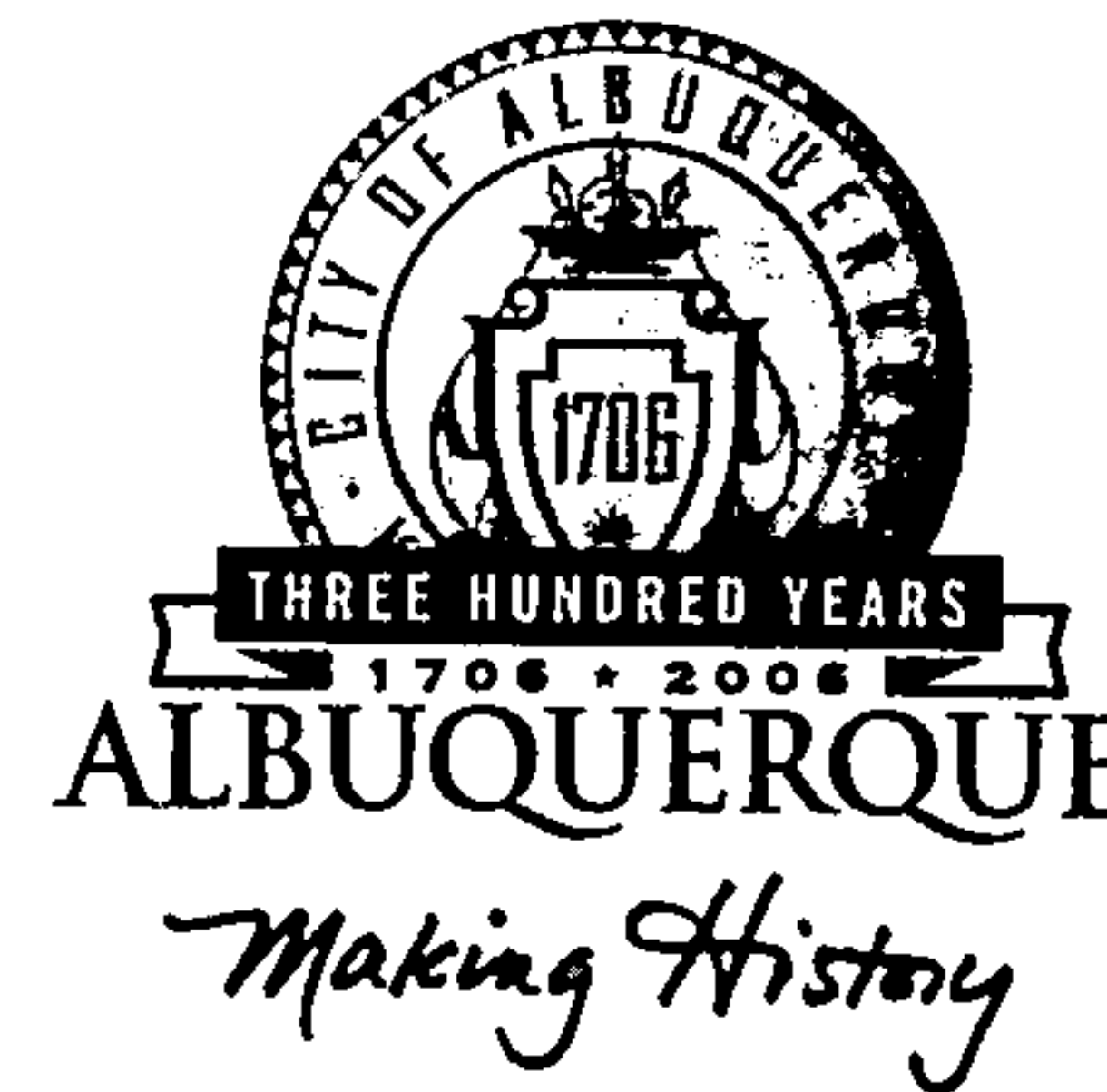
Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

www.cabq.gov

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

CITY OF ALBUQUERQUE

K-18/D92



October 5, 2004

Kevin Georges, R.A.
Kevin Georges & Associates
214 Truman St. NE
Albuquerque, NM 87108

Re: US Electric, Acoma SE, Traffic Circulation Layout
Architect's Stamp dated 10-04-04 (K18-D92)

Dear Mr. Georges,

The TCL submittal received 10-05-04 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

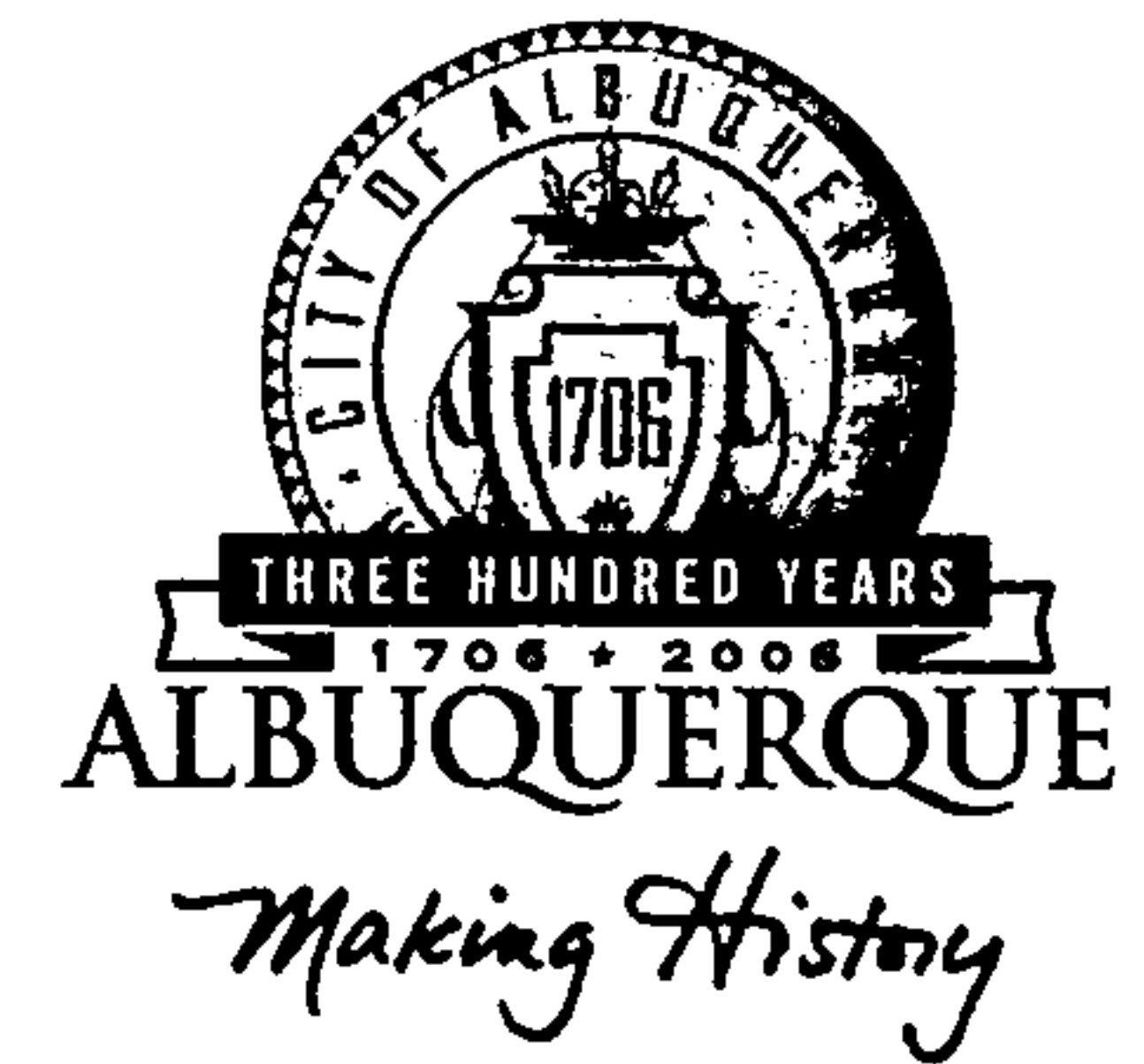
P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



September 28, 2004

Kevin Georges, R.A.
Kevin Georges & Associates
214 Truman St. NE
Albuquerque, NM 87108

Re: US Electric, Acoma SE, Traffic Circulation Layout
Architect's Stamp dated 8-17-04 (K18-D92)

Dear Mr. Georges,

Based upon the information provided in your submittal received 9-24-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide details for the proposed curb cut, noting that the curb cut should be a minimum of 24 feet wide. These details should be provided on the Traffic Circulation Layout, not just on the Civil sheets.
2. The existing curb cut called out in note 12 must be closed.
3. Please refer to all applicable city standards.
4. Is the paved alley shown a public alley? If so, why is it gated?
5. All aisles should be a minimum of 24 feet in width.
6. Please show a vicinity map on the Traffic Circulation Layout.
7. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
8. Is this site accessible through the alley? If so, please note that the minimum end island radius for passenger vehicles is 15 feet.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

Sincerely,

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

C: file