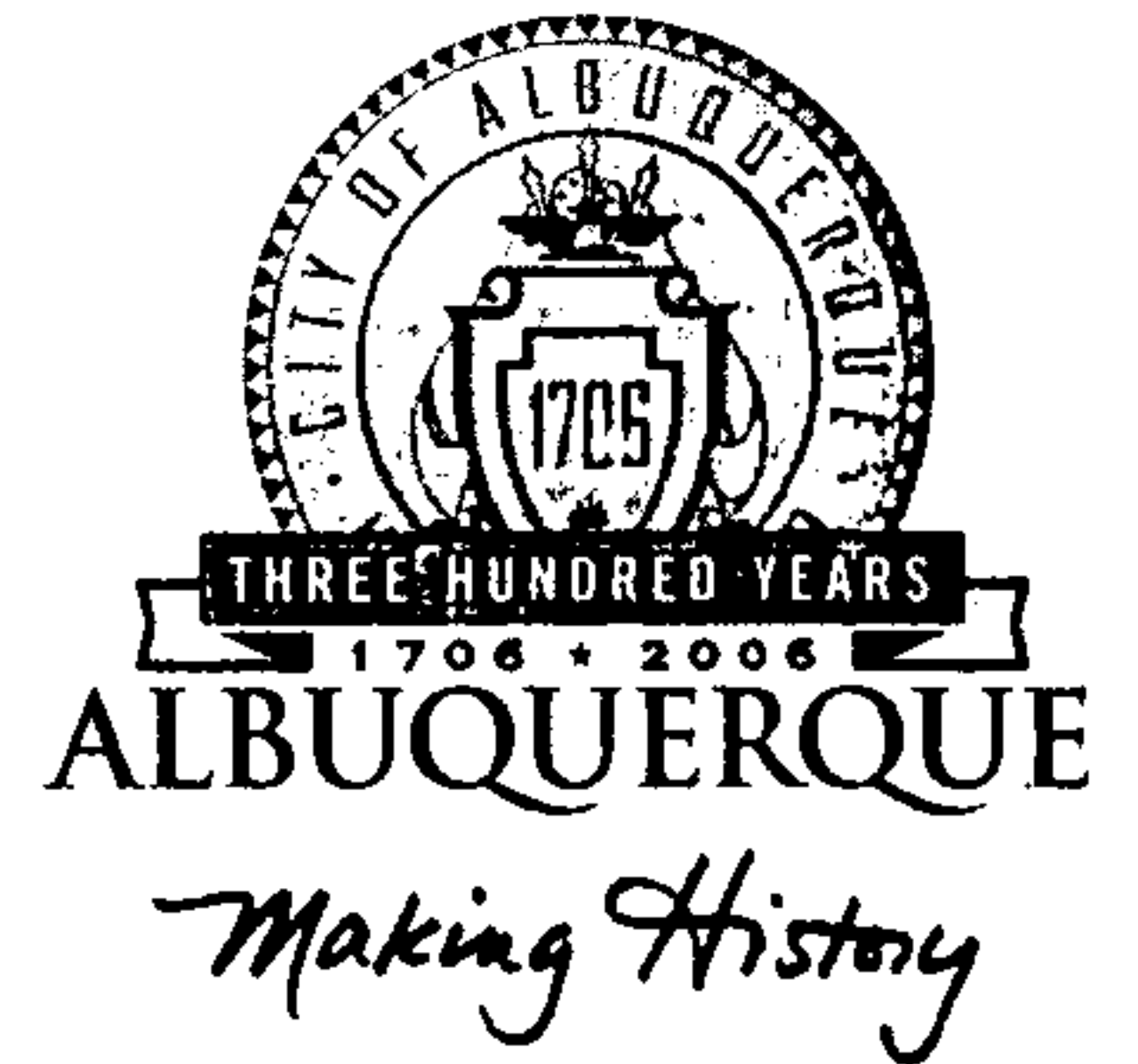


# CITY OF ALBUQUERQUE



February 10, 2006

Mr. Thomas Johnston, P.E.  
**TGC ENGINEERING, INC.**  
330 Louisiana Blvd. NE  
Albuquerque, NM 87108

**Re: A TOUCH OF GLASS**  
**LOMAS**  
7900 ~~Louisiana~~ Blvd. NE

**Approval of Permanent Certificate of Occupancy (C.O.)**

**Engineer's Stamp dated 04/11/2005 (K-19/D95)**

**Certification dated 02/10/2006**

Dear Thomas:

P.O. Box 1293

Based upon the information provided in your submittal received 02/10/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

New Mexico 87103

Sincerely,

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

[www.cabq.gov](http://www.cabq.gov)

C: CO Clerk  
File

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: A TOUCH OF GLASS ZONE MAP/DRG. FILE #: K-19/095  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOTS 22-27 AND TRACT "A" BLOCK 3 BIR ADDITION  
CITY ADDRESS: 7900 LOMAS BOULEVARD NE

ENGINEERING FIRM: TGC ENGINEERING INC.  
ADDRESS: 330 LOUISIANA BLVD NE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: THOMAS JOHNSTON  
PHONE: 266-7256  
ZIP CODE: 87108

OWNER: A TOUCH OF GLASS  
ADDRESS: 7833 LOMAS BLVD NE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: \_\_\_\_\_  
PHONE: 266-5755  
ZIP CODE: 87110

ARCHITECT: MASTERWORKS ARCHITECTS  
ADDRESS: 4200 WYOMING BLVD NE SUITE B-1  
CITY, STATE: ALBUQUERQUE NM

CONTACT: JIM CLARK  
PHONE: 242-1800  
ZIP CODE: 87111

SURVEYOR: WAY JOHN SURVEYING INC.  
ADDRESS: 330 LOUISIANA BLVD NE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: THOMAS JOHNSTON  
PHONE: 255-2052  
ZIP CODE: 87108

CONTRACTOR: FBI IMAGE BUILDERS  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: ANTHONY  
PHONE: 321-5629  
ZIP CODE: \_\_\_\_\_

### CHECK TYPE OF SUBMITTAL:

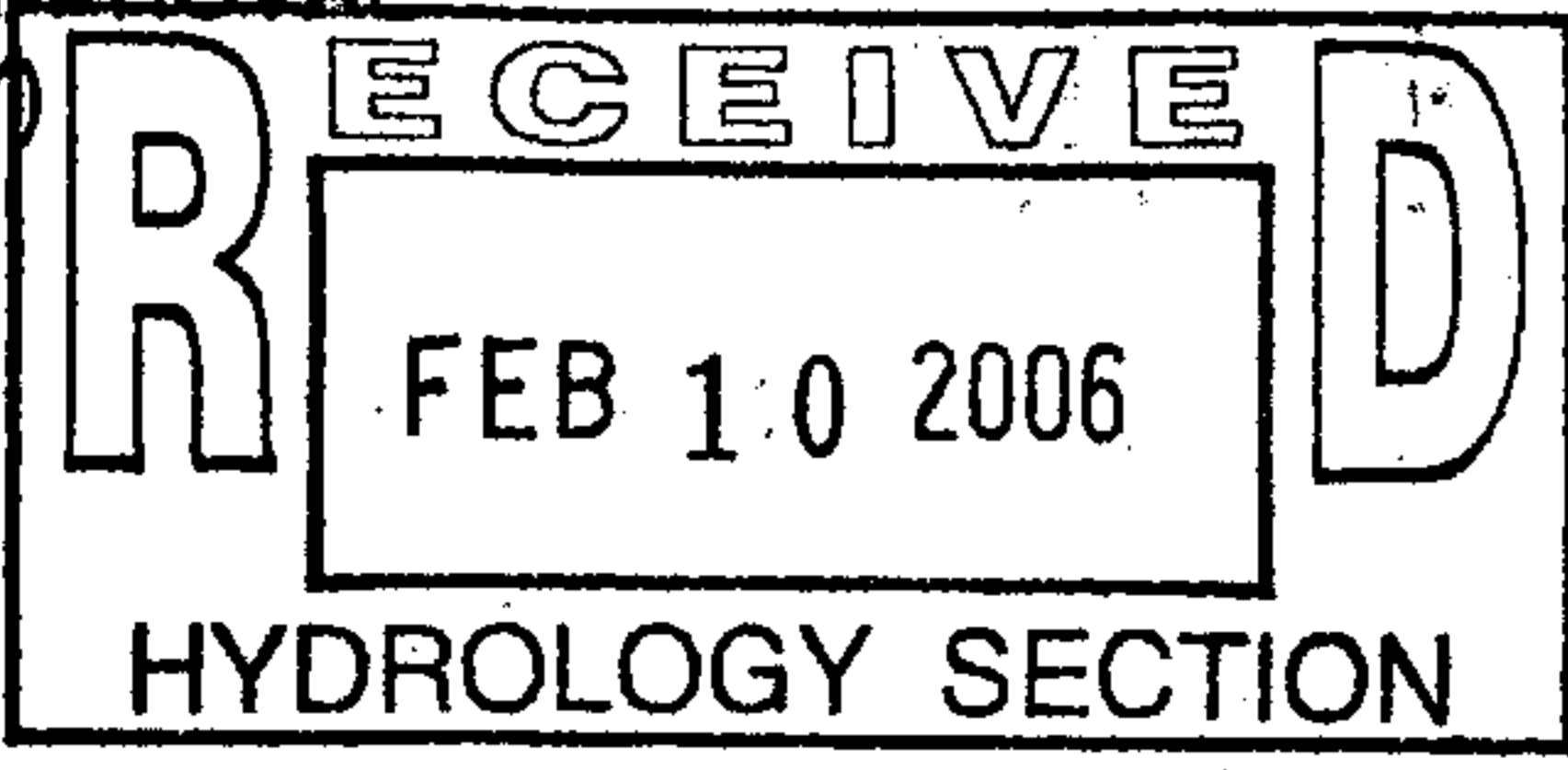
- DRAINAGE REPORT
- DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMP/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL)
- 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:

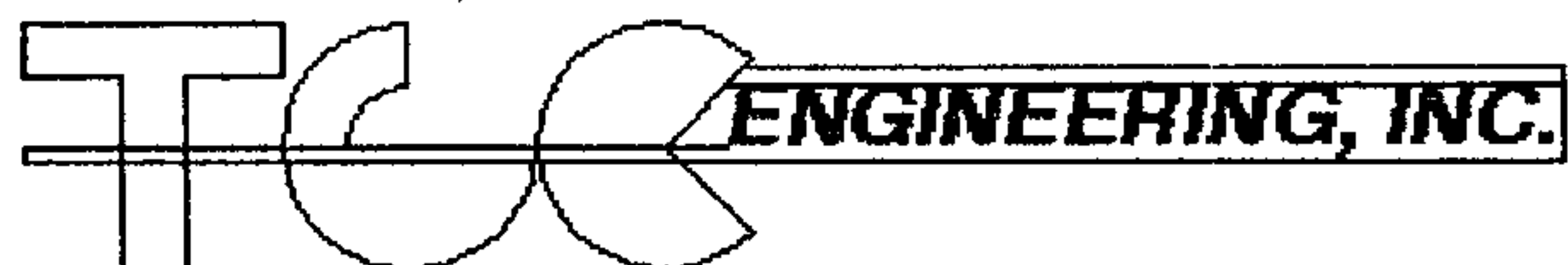
- YES
- NO
- COPY PROVIDED



DATE SUBMITTED: 2/10/06 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.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



**330 LOUISIANA BLVD. NE - ALBUQUERQUE, NM 87108-2062**  
**(505) 266-7256 Fax: (505) 255-2887 - email: TGCENGINEERING.@aol.com**

---

February 10, 2006

Grading and Drainage Plan, A Touch of Glass, 7900 Lomas Boulevard, NE, K19/D95

City of Albuquerque Hydrology  
600 2<sup>nd</sup> Street NW  
Plaza Del Sol Building  
Albuquerque, NM 87102

To Whom It May Concern:

I am requesting a Final Certificate of Occupancy for the above referenced project. Enclosed is a final as-built and final grading certification for this project. The project is complete.

The project coordinator and Engineer for this project is:

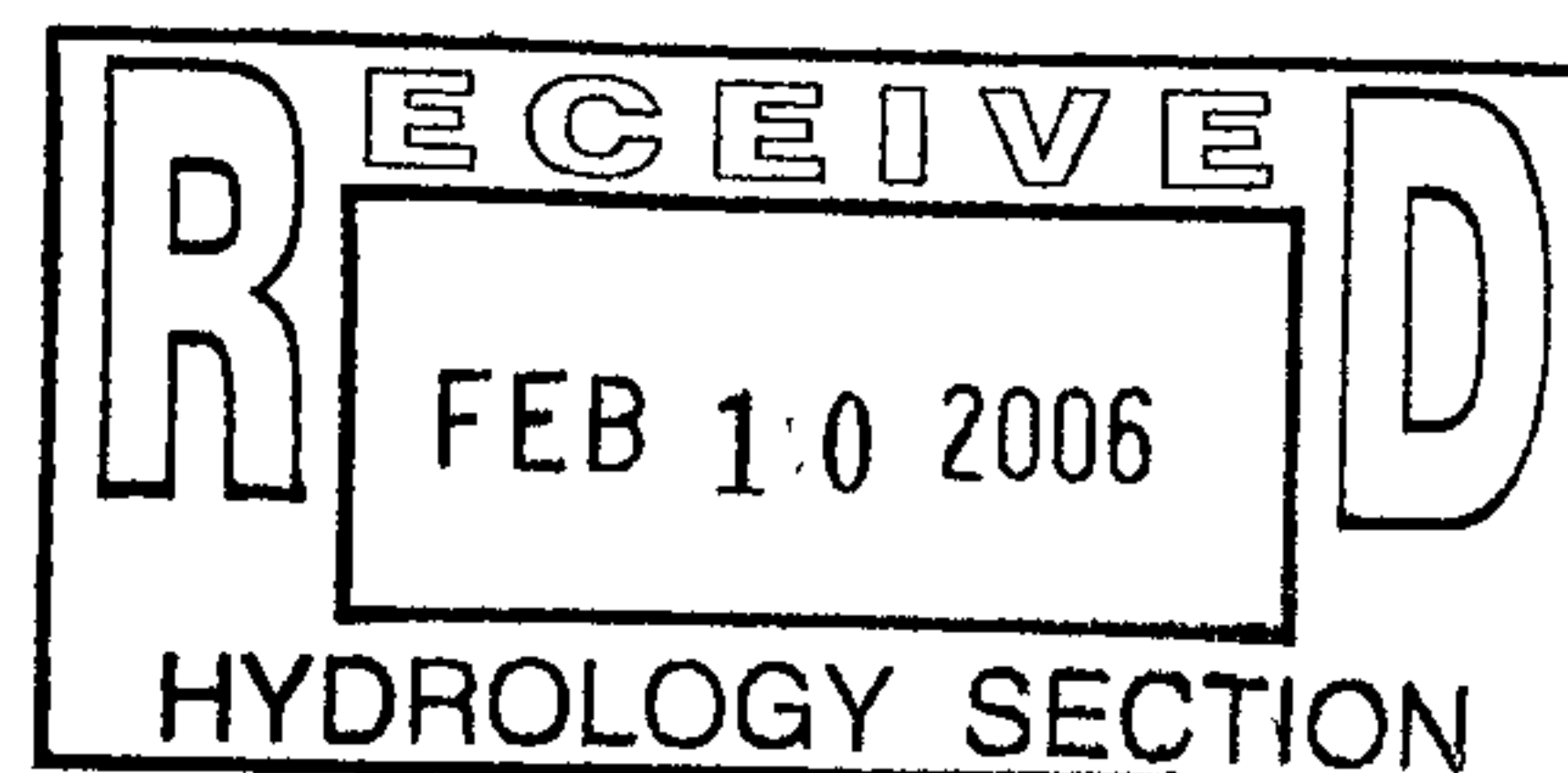
TGC Engineering, Inc.  
330 Louisiana Blvd. NE  
Albuquerque, NM 87108  
Attn: Thomas Johnston, Project Coordinator; David Gatterman, Project Engineer

If you have any questions, please feel free to contact me at 505-266-7256.

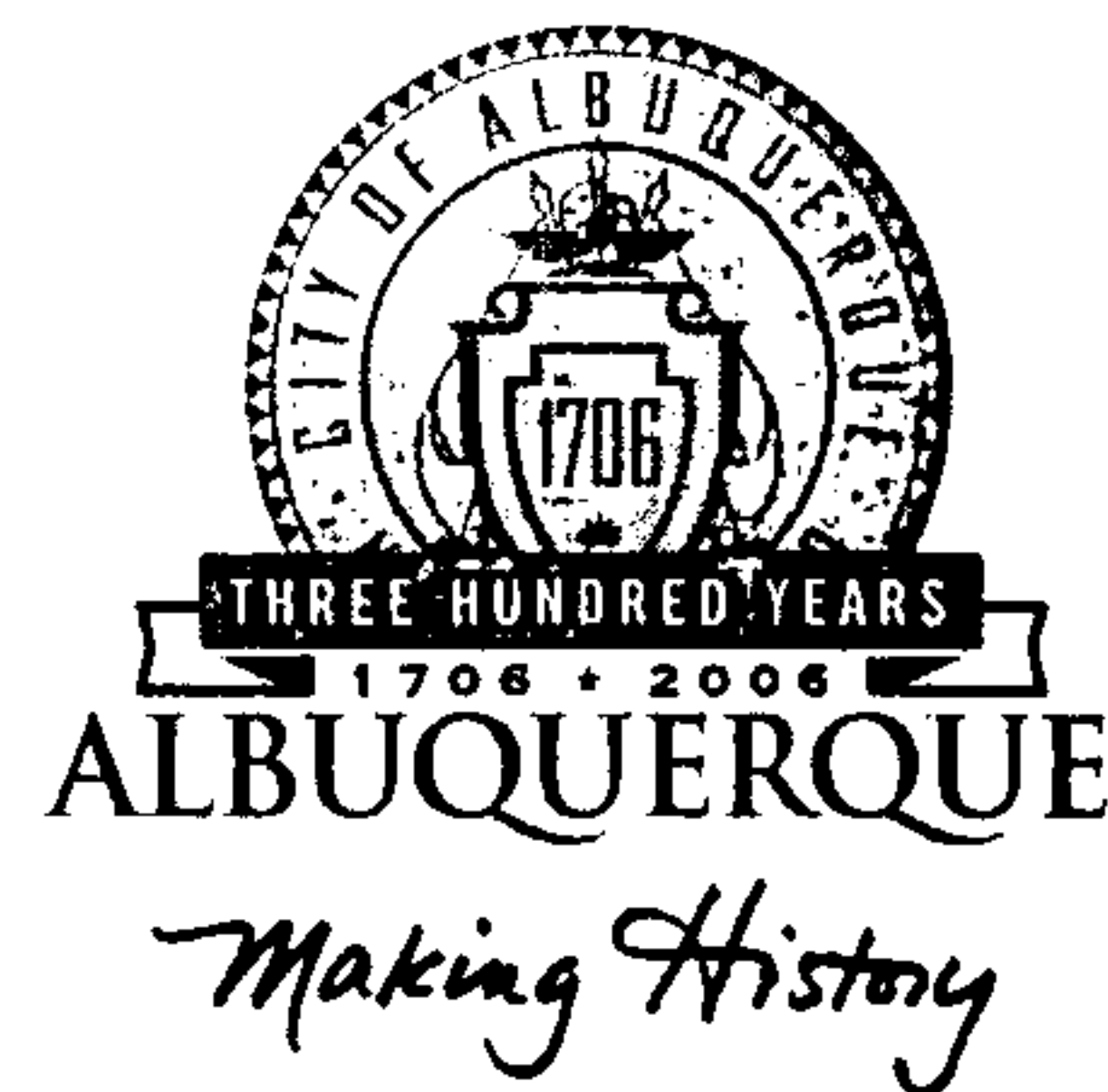
Regards,

A handwritten signature in black ink, appearing to read 'Thomas Johnston', is written over a horizontal line.

Thomas Johnston, PE  
Project Coordinator  
TGC Engineering, Inc.  
Attachments



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

February 13, 2006

James B. Clark , Registered Architect  
4200 Wyoming NE, Ste. B-1  
Albuquerque, NM 87111

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Touch of Glass, [K-19/ D95]  
7900 Lomas NE  
Stamp Dated 02/10/06

Dear Mr. Clark:

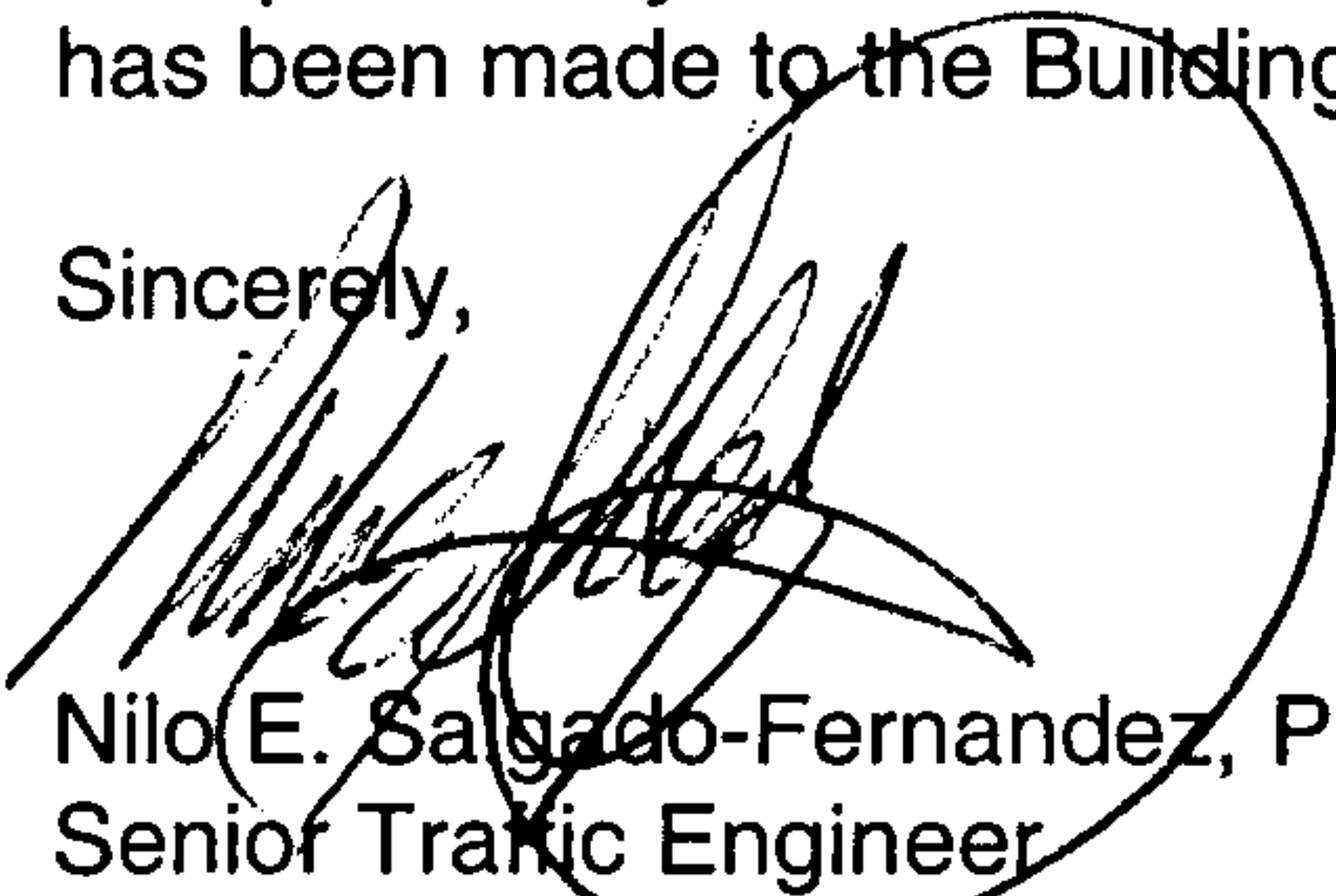
P.O. Box 1293

The TCL / Letter of Certification submitted on February 10, 2006 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

10 February 2006  
Project MW 0451

Development and Building Services  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

**Re: Letter of Certification**

**Project:** A Touch of Glass  
7900 Lomas Rd NE  
Albuquerque, New Mexico

On 9 February 2006, I conducted a Site Observation Visit of the completed facility to confirm the construction of the site improvements.

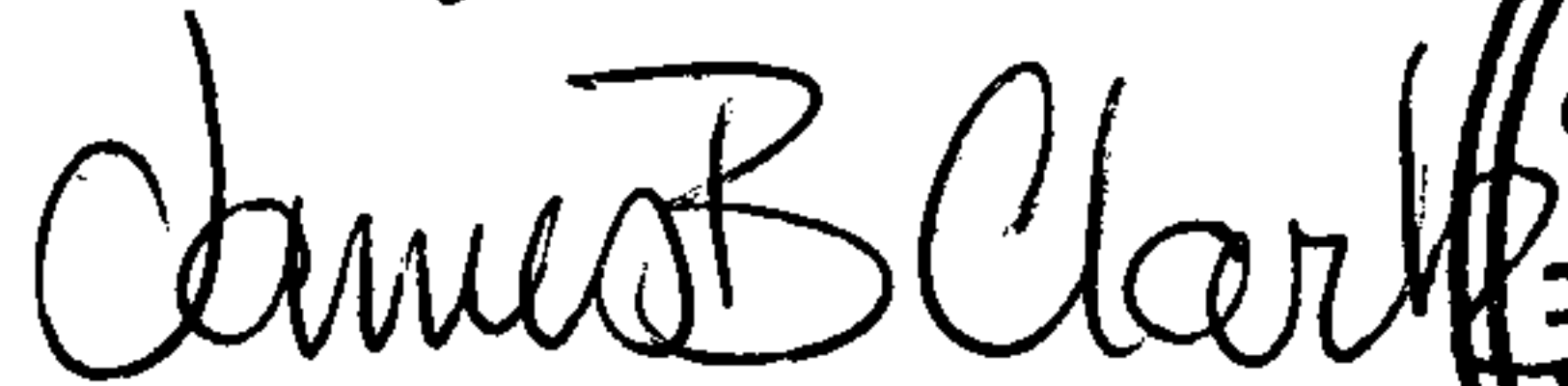
My observation revealed that the site improvements are in substantial compliance with the City of Albuquerque approved Traffic Circulation Plan.

One field change was noted in the deletion of a parking space located between the west wall of the building and the dumpster enclosure.

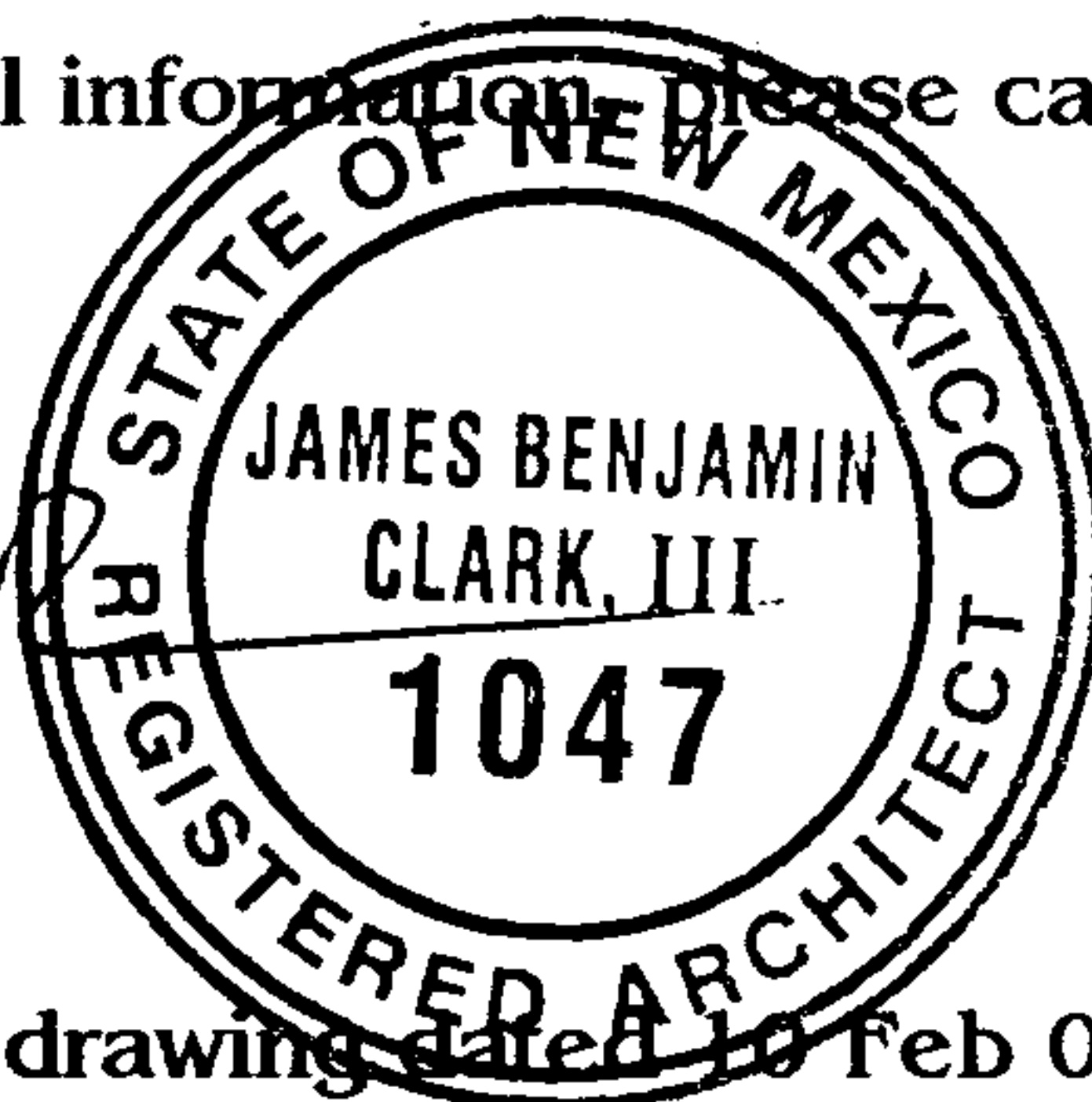
The TCL Plan drawing has been revised to reflect this change.

If you need any additional information, please call.

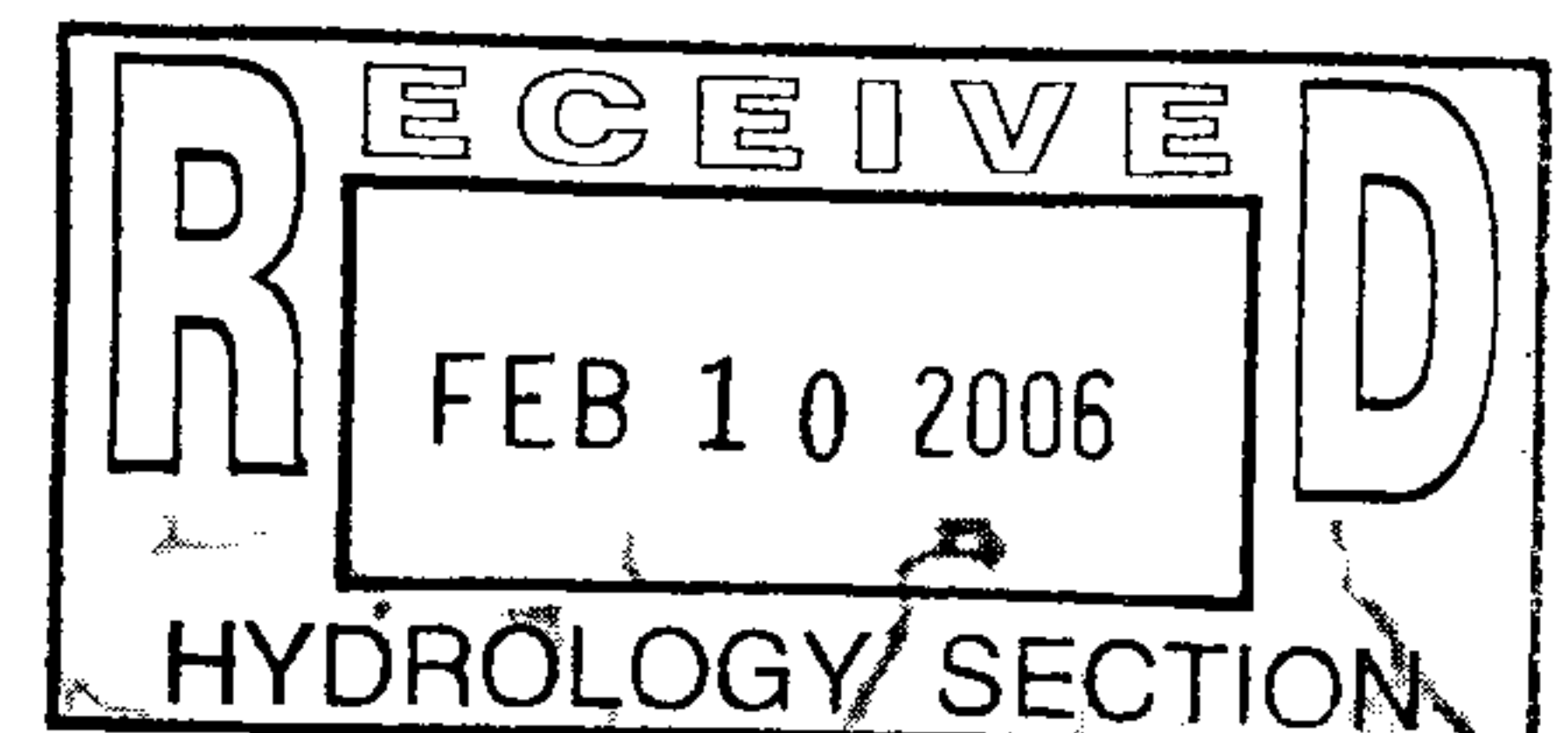
Sincerely,



James B. Clark, RA  
Vice President



Encl: 'As-Built' TCL Plan drawing dated 10 Feb 06  
Original approved TCL dated 12/14/04



**MASTERWORKS ARCHITECTS, INC**

4200 Wyoming Blvd. NE, Suite B-1 • Albuquerque, NM 87111  
505-242-1866 • FAX 505-242-1802

www.masterworksarchitects.com info@masterworksarchitects.com

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: TOUCH OF GLASS ZONE MAP/DRG. FILE #: K-19/1095
DRB #: EPC#: WORK ORDER#:

LEGAL DESCRIPTION: LOT 22, BLOCK 3, B&R ADDTN.
CITY ADDRESS: 7900 LOMAS RD NE

ENGINEERING FIRM:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

OWNER: TOUCH OF GLASS LLC
ADDRESS: 7833 LOMAS NE
CITY, STATE: ABQ NM

CONTACT: EMILY GORDON
PHONE: 268-4699
ZIP CODE: 87110

ARCHITECT: MASTERWORKS ARCHITECTS INC
ADDRESS: 4100 WYOMING BLDG NE SUITE B-1
CITY, STATE: ABQ NM

CONTACT: JIM CLARK
PHONE: 242-1866
ZIP CODE: 87111

SURVEYOR:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR: IMAGE BUILDERS
ADDRESS: 7522 2nd NW
CITY, STATE: ABQ, NM

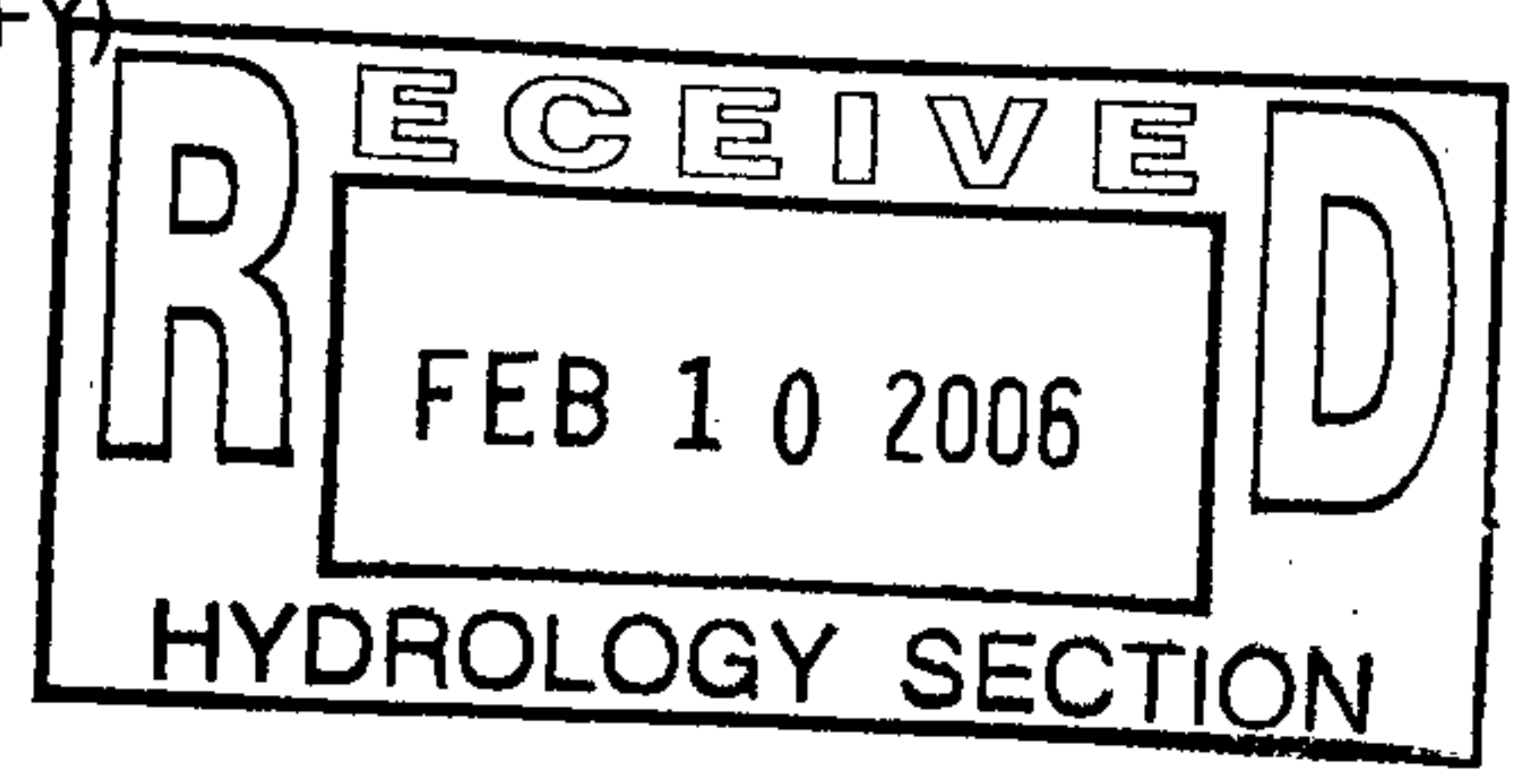
CONTACT: ANTHONY MARQUEZ
PHONE: 890-0017 / 250-1687
ZIP CODE: 87107

- 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)
[X] 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
[X] CERTIFICATE OF OCCUPANCY (PERM.)
CERTIFICATE OF OCCUPANCY (TEMP.)
GRADING PERMIT APPROVAL
PAVING PERMIT APPROVAL
WORK ORDER APPROVAL
OTHER (SPECIFY)

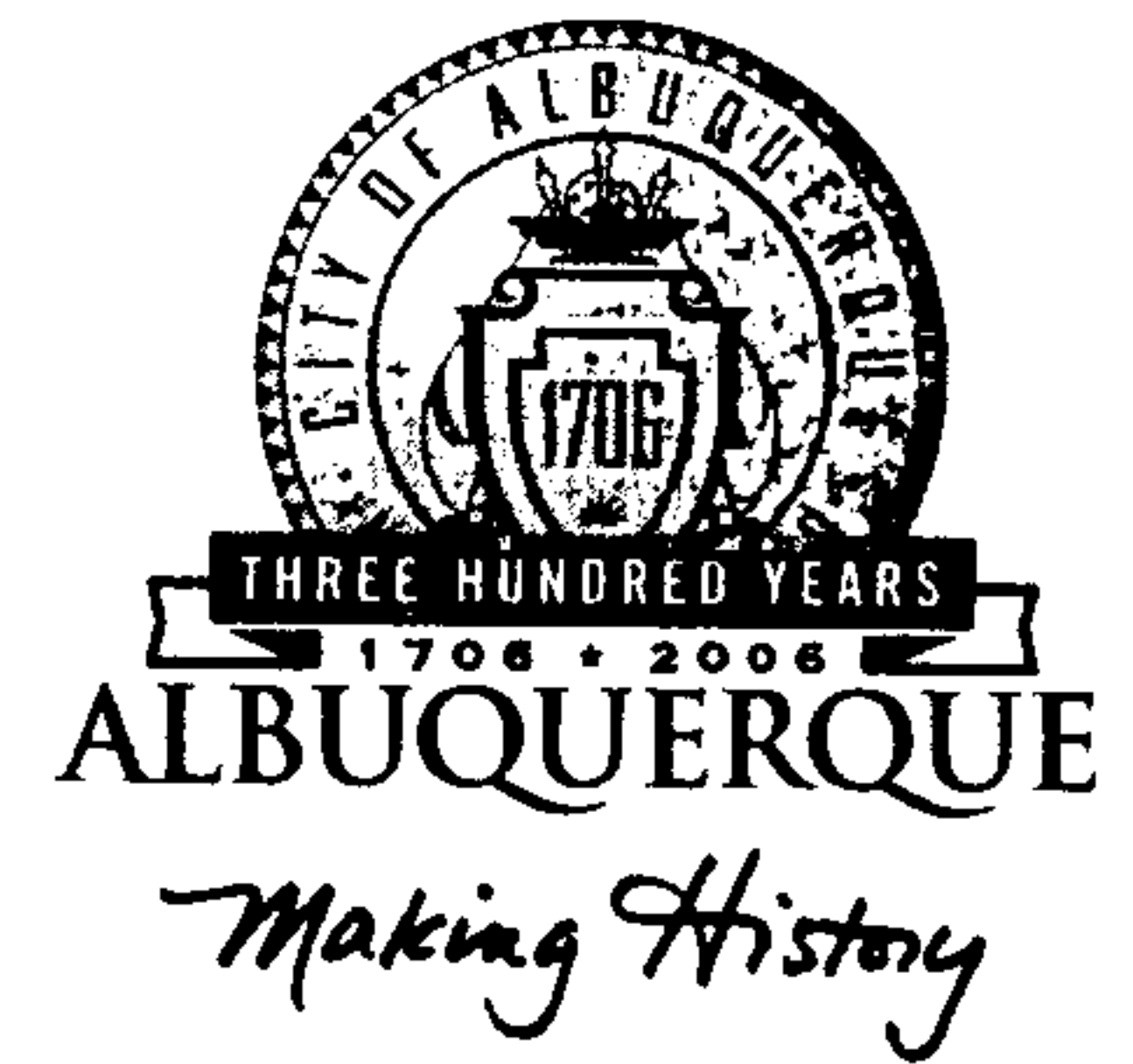
WAS A PRE-DESIGN CONFERENCE ATTENDED:
YES
NO
COPY PROVIDED

DATE SUBMITTED: 10 Feb 06 BY: JAMES B. CLARK



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



April 20, 2005

David Gatterman, PE  
TGC Engineering, Inc.  
330 Louisiana Blvd. NE  
Albuquerque, NM 87108

**Re: A Touch of Glass, 7900 Lomas Blvd. NE - Grading & Drainage Plan  
Engineer's Stamp dated 04-11-05 (K19-D95)**

Dear Mr. Gatterman,

Based upon the information provided in your submittal dated 4-13-05, 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 and prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3990.

Sincerely,

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

P.O. Box 1293

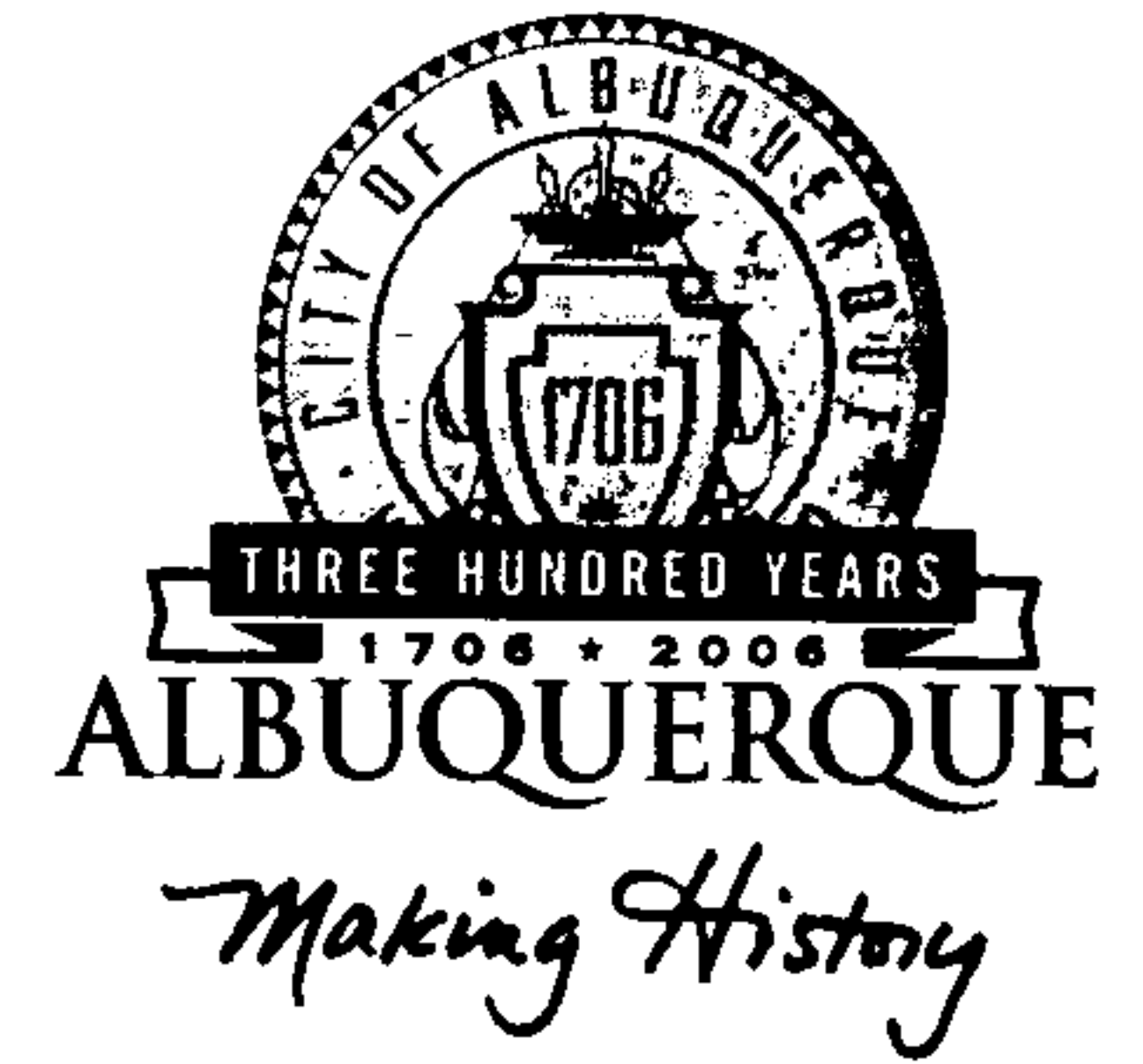
Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

C: file

# CITY OF ALBUQUERQUE



April 1, 2005

David Gatterman, PE  
TGC Engineering, Inc.  
330 Louisiana Blvd. NE  
Albuquerque, NM 87108

**Re: A Touch of Glass, 7900 Lomas Blvd. NE  
Grading & Drainage Plan - Engineer's Stamp dated 03-04-05 (K19-D95)**

Dear Mr. Gatterman,

Based upon the information provided in your submittal dated 03-23-05, the above referenced plan cannot be approved for Building Permit until the requirements of the Albuquerque Code of Ordinances Section 14-5-1-11 Standards of Areas of Shallow Flooding (AO and AH) are met. (See attached excerpts from the Albuquerque Code of Ordinances)

P.O. Box 1293

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

Albuquerque

New Mexico 87103

Sincerely,

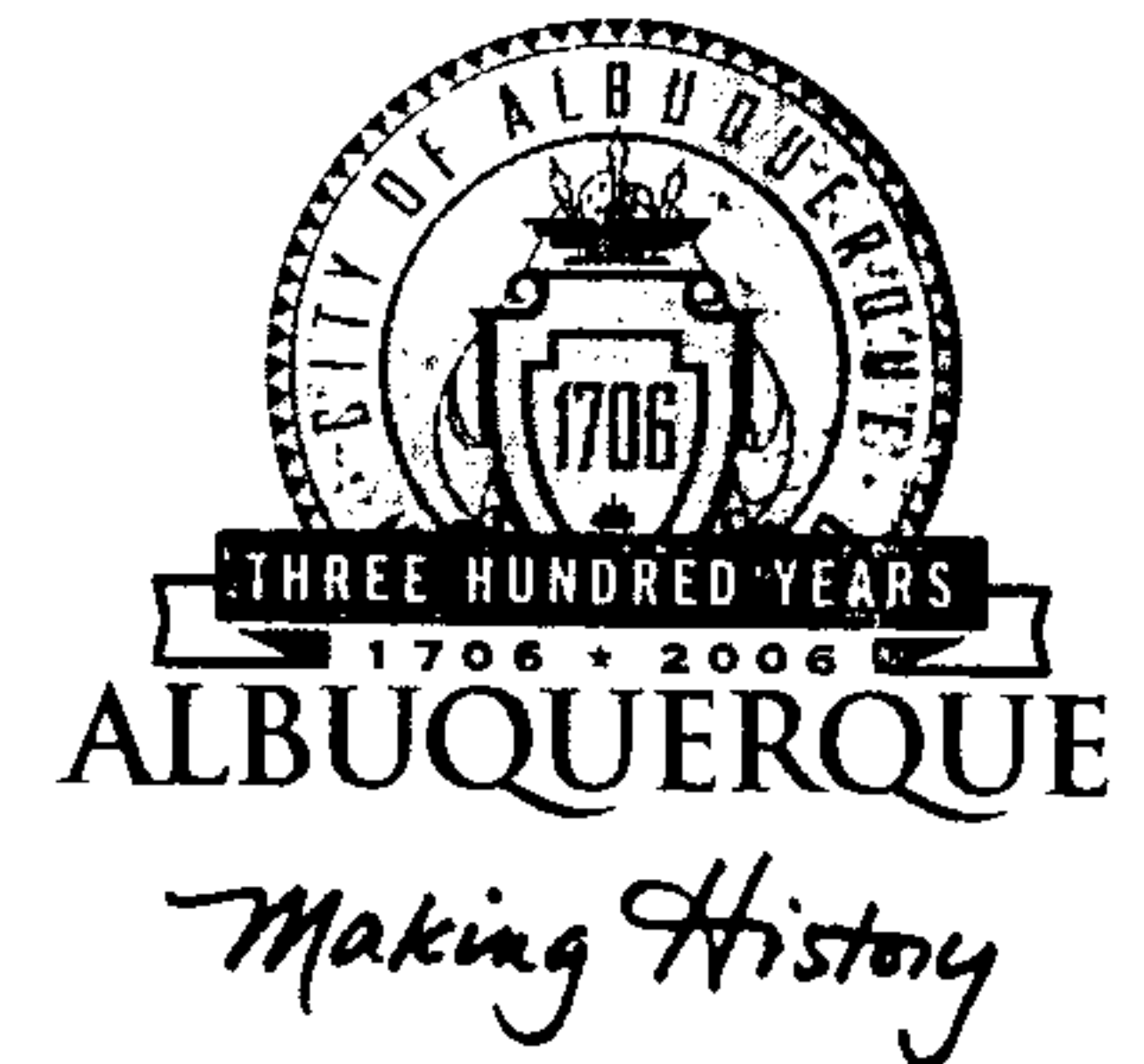
Bradley L. Bingham, PE  
Principal Engineer, Planning Dept.  
Development and Building Services

[www.cabq.gov](http://www.cabq.gov)

C: file



# CITY OF ALBUQUERQUE



February 17, 2005

David Gatterman, P.E.  
TGC Engineering, Inc.  
330 Louisiana Blvd. NE  
Albuquerque, NM 87108

**Re: A Touch of Glass, 7900 Lomas Blvd NE, Grading and Drainage Plan  
Engineer's Stamp dated 12-18-04 (K19-D95)**

Dear Mr. Gatterman,

Based upon the information provided in your submittal received 12-20-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

- Address the Zone AO-1 Flood Plain located in this area (see the attached FEMA Flood Insurance Rate Map).

Albuquerque

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

New Mexico 87103

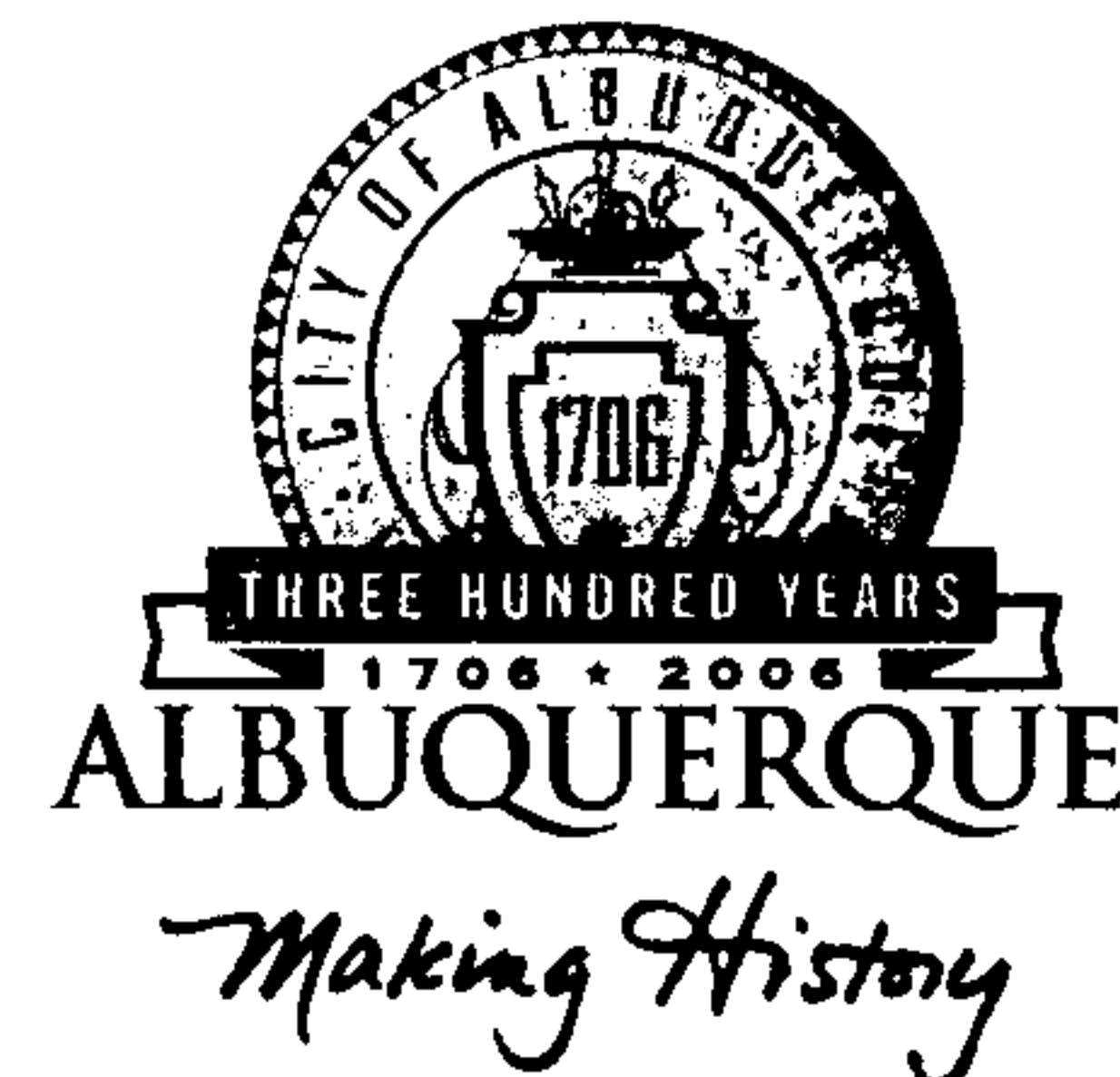
[www.cabq.gov](http://www.cabq.gov)

Sincerely,

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

C: File

# CITY OF ALBUQUERQUE



December 14, 2004

James Clark III, R.A.  
Masterworks Architects, Inc.  
4200 Wyoming Blvd. NE  
Albuquerque, NM 87111

Re: Touch of Glass, 1900 Lomas Blvd NE, Traffic Circulation Layout  
Architect's Stamp dated 12-09-04 (K19-D95)

Dear Mr. Clark,

The TCL submittal received 12-09-04 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.

P.O. Box 1293

Albuquerque

New Mexico 87103

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.

www.cabq.gov

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

FILE COPY



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

**KEN SCHULTZ**  
MAYOR

**CLARENCE V. LITHGOW**  
CHIEF  
ADMINISTRATIVE OFFICER

**DAN WEAKS**  
DEPUTY CAO  
PUBLIC SERVICES

**FRED E. MONDRAGON**  
DEPUTY CAO  
DEVELOPMENT & ENTERPRISE SERVICES

**RAY R. BACA**  
DEPUTY CAO  
PUBLIC SAFETY

June 1, 1989

Jeff Mortensen, P.E.  
Jeff Mortensen & Associates, Inc.  
811 Dallas, NE  
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR BUDGET CAR SALES  
(K-19/D95) ENGINEER'S STAMP DATED MAY 19, 1989

Dear Mr. Mortensen:

Based on the information provided on your submittal of May 19, 1989, the above referenced plan is approved for Site Development and Grading/Paving Permit.

Please be advised that a field inspection must be requested upon completion of proposed improvements.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

*Bernie J. Montoya*  
Bernie J. Montoya, C.E.  
Engineering Assistant

BJM/bsj  
(WP+1113)

**Bingham, Brad L.**

---

**From:** TGCEngineering@aol.com  
**Sent:** Monday, September 08, 2008 11:03 AM  
**To:** Bingham, Brad L.  
**Subject:** A Touch of Glass ownership

Brad:  
The owner of A Touch of Glass is:  
Emily Gorden  
Main office: 7900 Lomas Boulevard, NE  
Albuquerque, NM 87108

Let me know if you need anything further. Thanks.

Regards,  
Thomas D. Johnston, PS, PE  
TGC Engineering Inc.  
330 Louisiana Boulevard, NE  
Albuquerque, NM 87108-2062  
(505) 266-7256 Fax: (505) 255-2887  
email: tgcengineering@aol.com

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Psssst...Have you heard the news? [There's a new fashion blog, plus the latest fall trends and hair styles at StyleList.com.](#)

12/1/2008