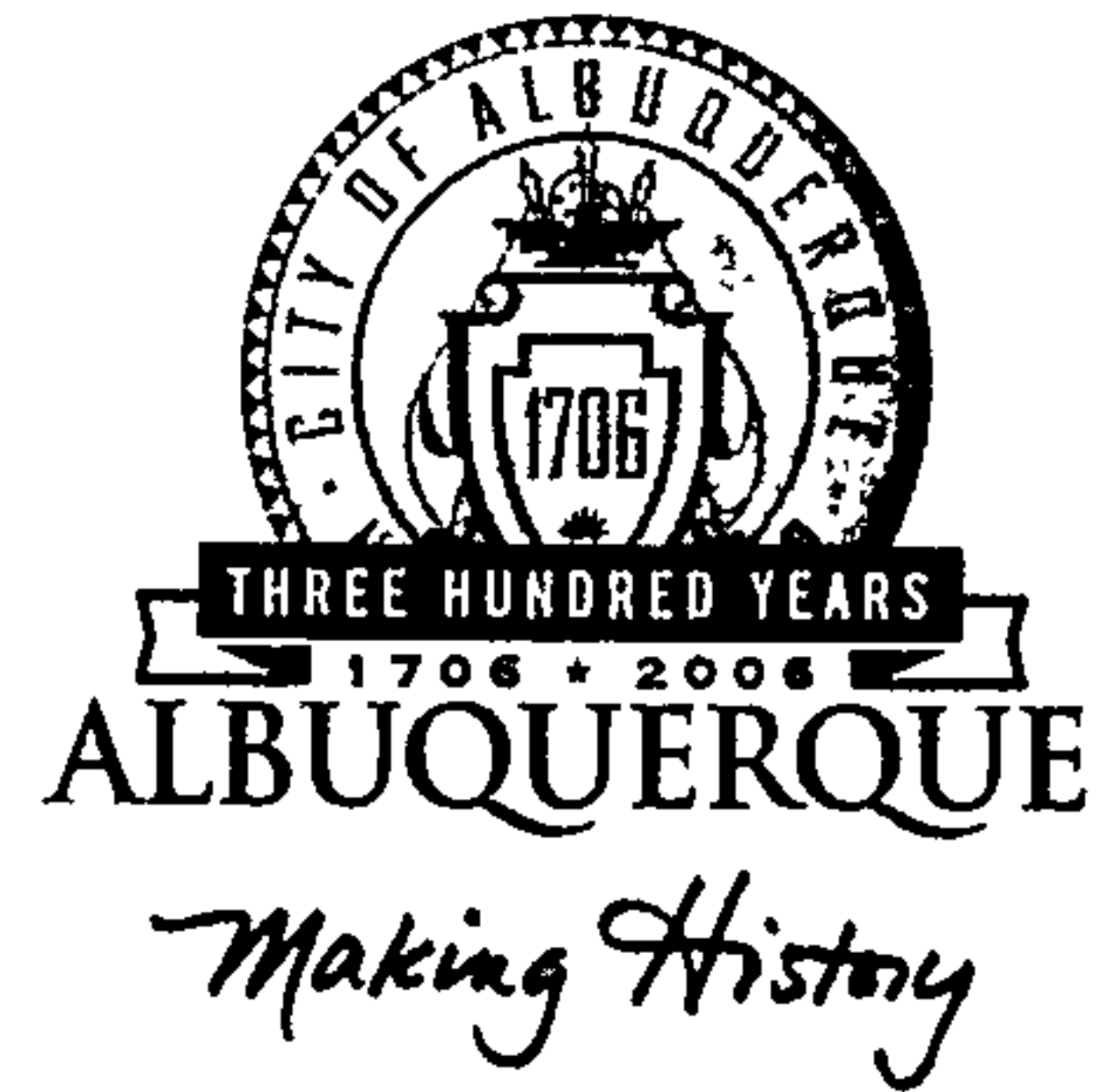


CITY OF ALBUQUERQUE



August 12, 2005

Mr. Scott McGee, P.E.
ISAACSON & ARFMAN, PA
128 Monroe St, NE
Albuquerque, NM 87108

Re: LOS ALTOS CLUBHOUSE
9717 Copper Ave. NE

Approval of PERMANENT Certificate of Occupancy (C.O.)
APPROVED Engineer's Stamp dated 11/26/2003 (K-20/D8A)
SUBMITTED Engineer's Stamp dated 06/11/2004
Certification dated 07/28/2005

P.O. Box 1293

Dear Scott:

Albuquerque

Based upon the information provided in your submittal received 08/¹²~~10~~/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

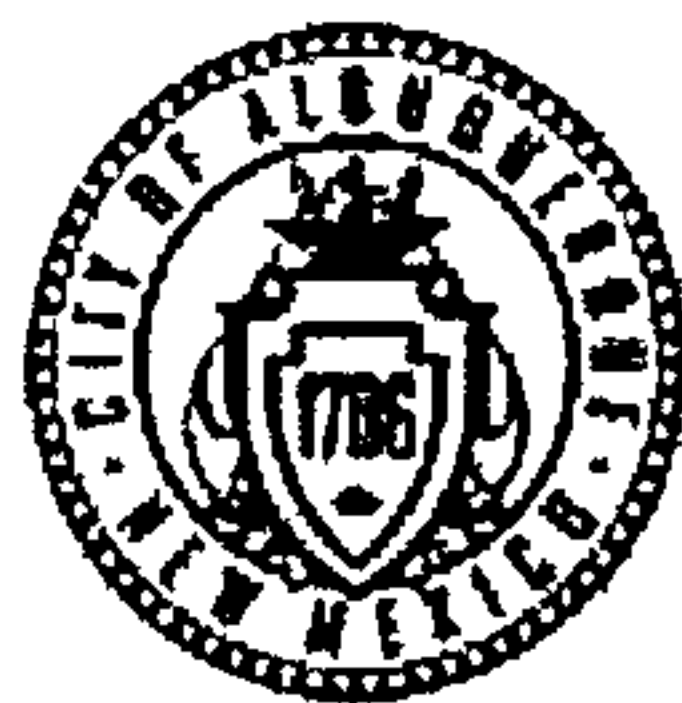


Brad L.
Bingham/PWD/CABQ
08/11/2005 08:17 AM

To "Scott M. McGee" <smcgee@mcleodusa.net>@PUBCABQ
cc Arlene V. Portillo/PWD/CABQ@COA
bcc
Subject Re: LOS ALTOS CLUBHOUSE RECONSTRUCTION (CPN
634591) K-20/D8A

In your certification statement on the 6-11-04 plan, state that the plan was reduced in scope, revised and approved at DRC and that should be enough for me.

"Scott M. McGee" <smcgee@mcleodusa.net>



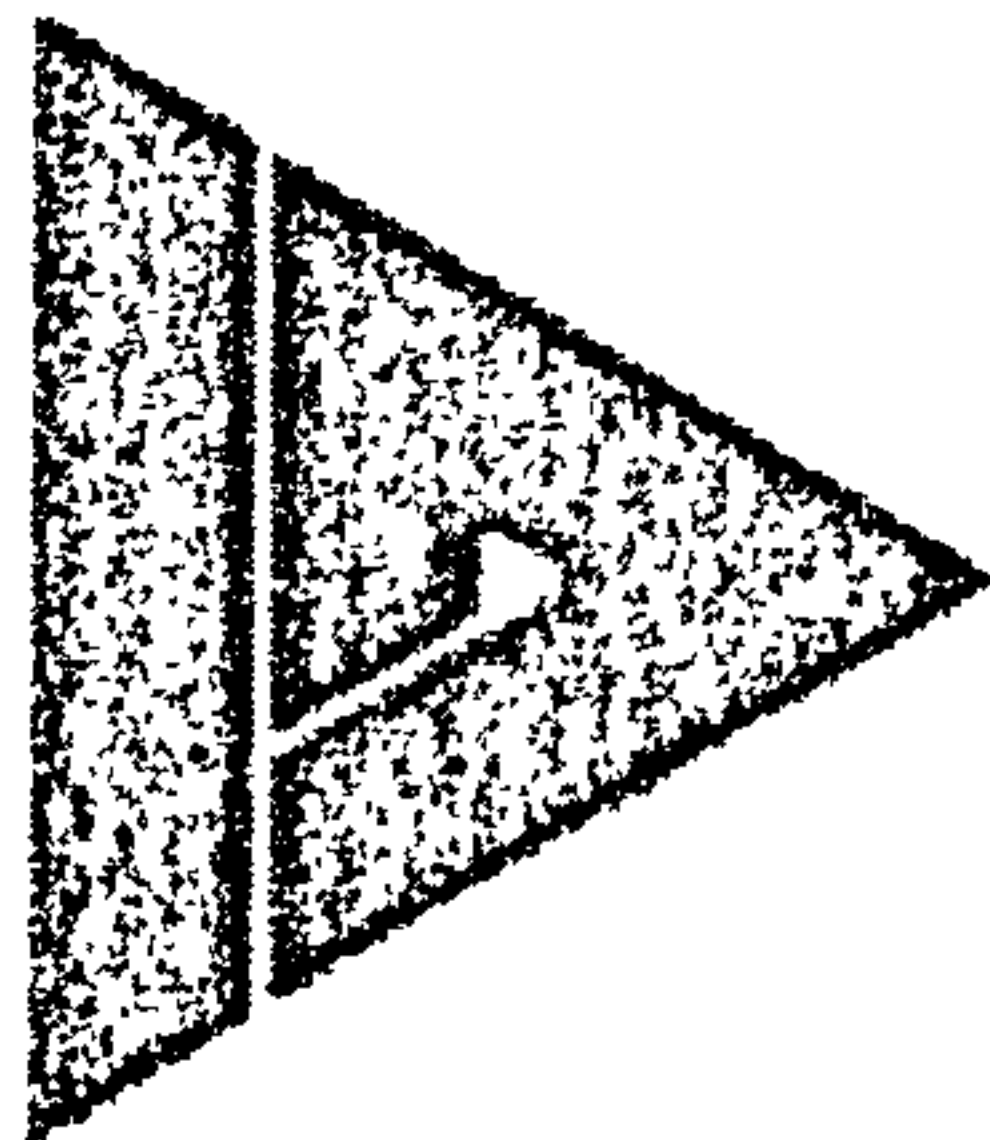
"Scott M. McGee"
<smcgee@mcleodusa.net>
08/10/2005 03:46 PM

To <BBingham@cabq.gov>
cc
Subject LOS ALTOS CLUBHOUSE RECONSTRUCTION (CPN
634591) K-20/D8A

Brad,

The plan approved for BP was dated 11-26-03. The plan was reduced in scope to fit the City budget and revised for DRC submittal. The DRC approved the revised plan dated 6-11-04. Apparently I failed to submit the revised plan for Hydrology review/approval. The as-built information was submitted on the revised 6-11-04 plan (which more accurately reflects what was built). Is it possible to request (after the fact) approval of the revised plan for BP ? The Architect has lost my 11-26-03 original so I would have to replot the sheet in order to prepare the grading certification on the 11-26-03 plan. Please let me know at your earliest convenience. Thanks!

Scott M McGee



President

Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632
Email: scottm@iacivil.com

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: Los ALTOS CLUBHOUSE ZONE MAP/DRG. FILE #: K-20/D8A
DRB #: _____ EPC#: _____ WORK ORDER#: 634591

LEGAL DESCRIPTION: Los ALTOS PARK AND GOLF COURSE
CITY ADDRESS: 9717 COPPER AVE NE

ENGINEERING FIRM: Isaacson & Arfman, P.A.
ADDRESS: 128 Monroe Street NE
CITY, STATE: Albuquerque, NM

CONTACT: SCOTT MCGEE
PHONE: (505) 268-8828
ZIP CODE: 87108

OWNER: CITY OF ALBUQ PARKS DEPT.
ADDRESS: 6401 OSUNA RD NE
CITY, STATE: ALBUQ NM

CONTACT: _____
PHONE: 888-8115
ZIP CODE: 87109

ARCHITECT: NCA
ADDRESS: 1306 RIO GRANDE BLVD NW
CITY, STATE: ABQ NM

CONTACT: JOHN LAYMAN
PHONE: 255-6400
ZIP CODE: 87104

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) **REVISED**
- ☐ CLOM/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

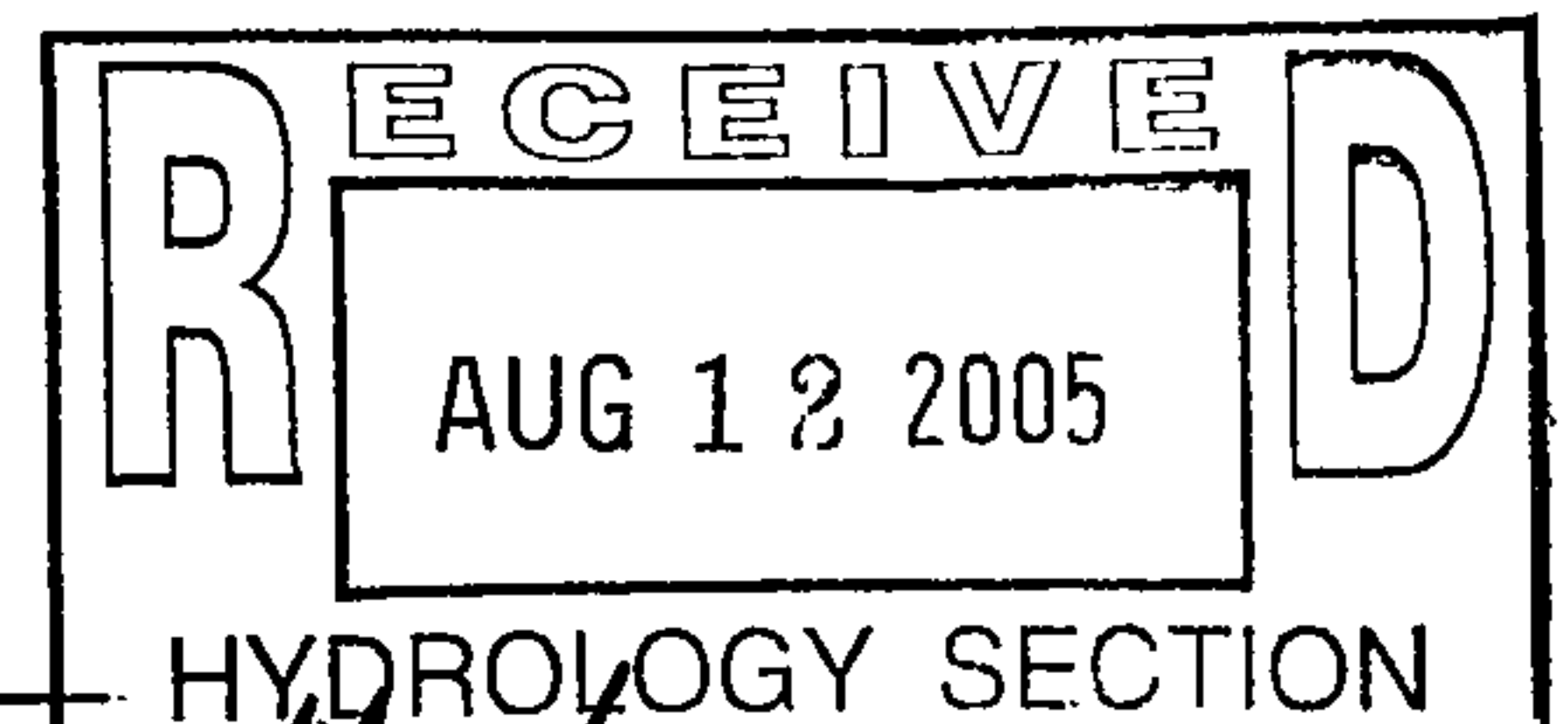
So-19 approved

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

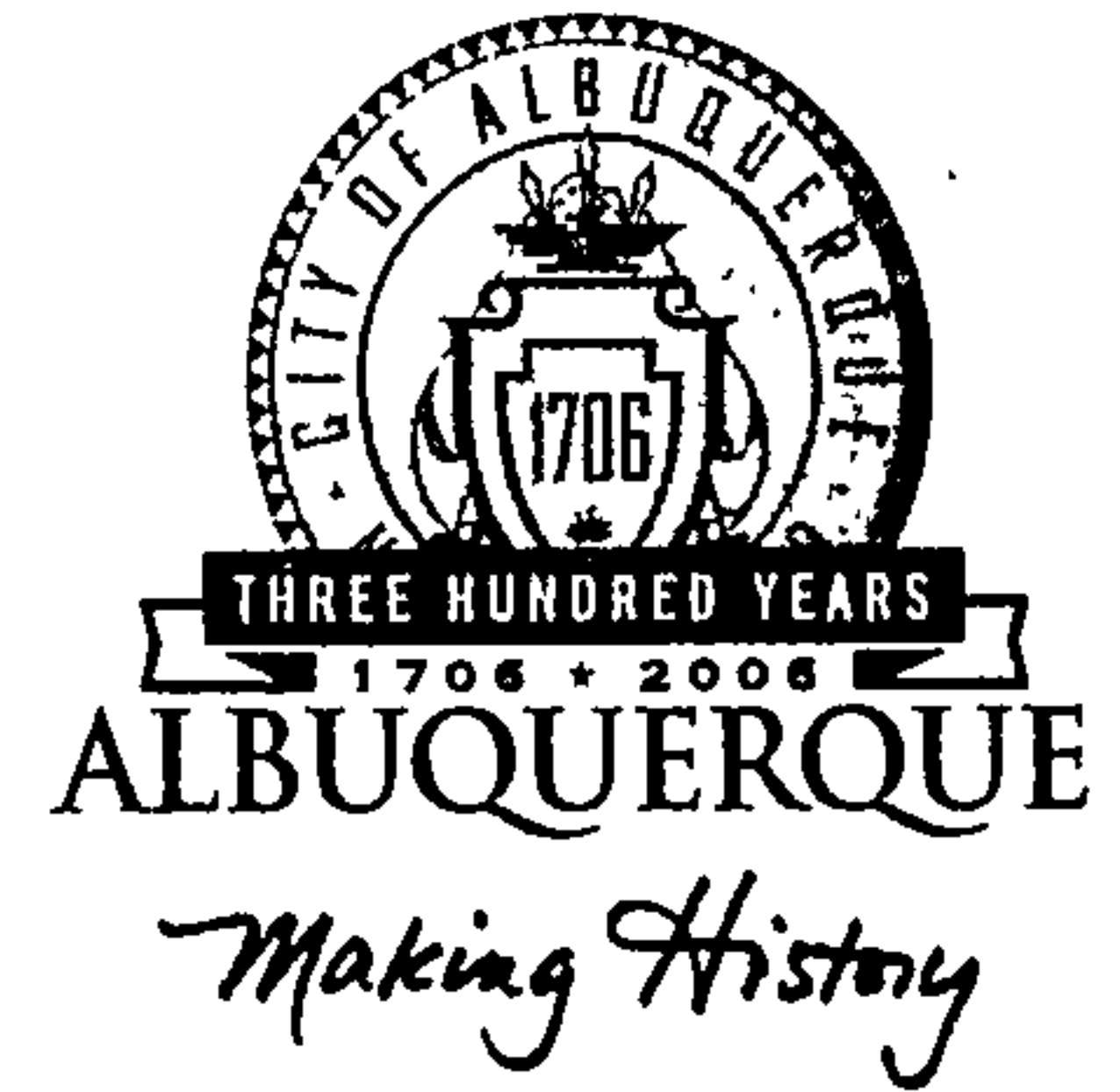


DATE SUBMITTED: 8/12/05 BY: Scott McGee

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



**Planning Department
Transportation Development Services Section**

August 3, 2005

Robert Calvani, Registered Architect
1306 Rio Grande Blvd NW
Albuquerque, NM 87104

Re: Certification Submittal for Final Building Certificate of Occupancy for
Los Altos Golf Course Clubhouse, [K-20 / D8A]
9717 Cooper Ave NE
Architect's Stamp Dated 08/02/05

Dear Mr. Calvani:

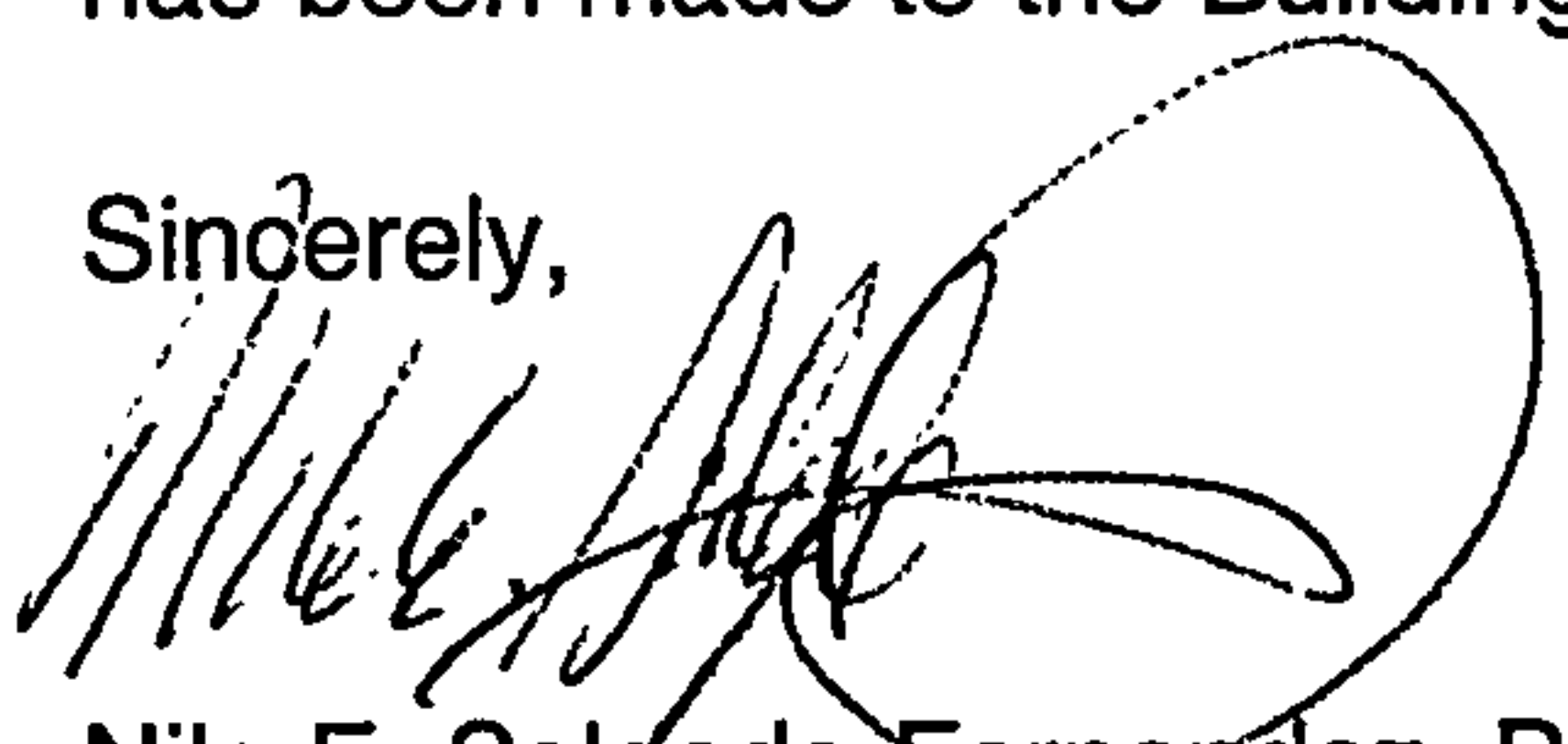
P.O. Box 1293

The TCL / Letter of Certification submitted on August 3, 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. 06/22/2005)

PROJECT TITLE: LOS ALTOS G.C. CLUBHOUSE ZONE MAP/DRG. FILE # K-20-2
 DRB#: 1001371 EPC#: 634951 WORK ORDER#: _____

LEGAL DESCRIPTION: LOS ALTOS GOLF COURSE, TRACT #4, PARK GOLF COURSE, MUN. ADD. #2
 CITY ADDRESS: 9717 COPPER AVE. NE

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

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: CITY OF ALBUQUERQUE
 ADDRESS: ONE CIVIC PLAZA, P.O. Box 1293
 CITY, STATE: ABQ. NM 87103

CONTACT: GEORGE GEE
 PHONE: 768-3814
 ZIP CODE: 87103

ARCHITECT: NGA ARCHITECTS
 ADDRESS: 1306 RIO GRANDE E.W.
 CITY, STATE: ABQ. NM

CONTACT: JOHN LAYMAN
 PHONE: 255-6400
 ZIP CODE: 87104

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: CHEYENNE BUILDING CONTRACTORS
 ADDRESS: P.O. Box 82610
 CITY, STATE: ABQ. NM

CONTACT: STEVE HENDERSON
 PHONE: 265-6330
 ZIP CODE: 87198

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

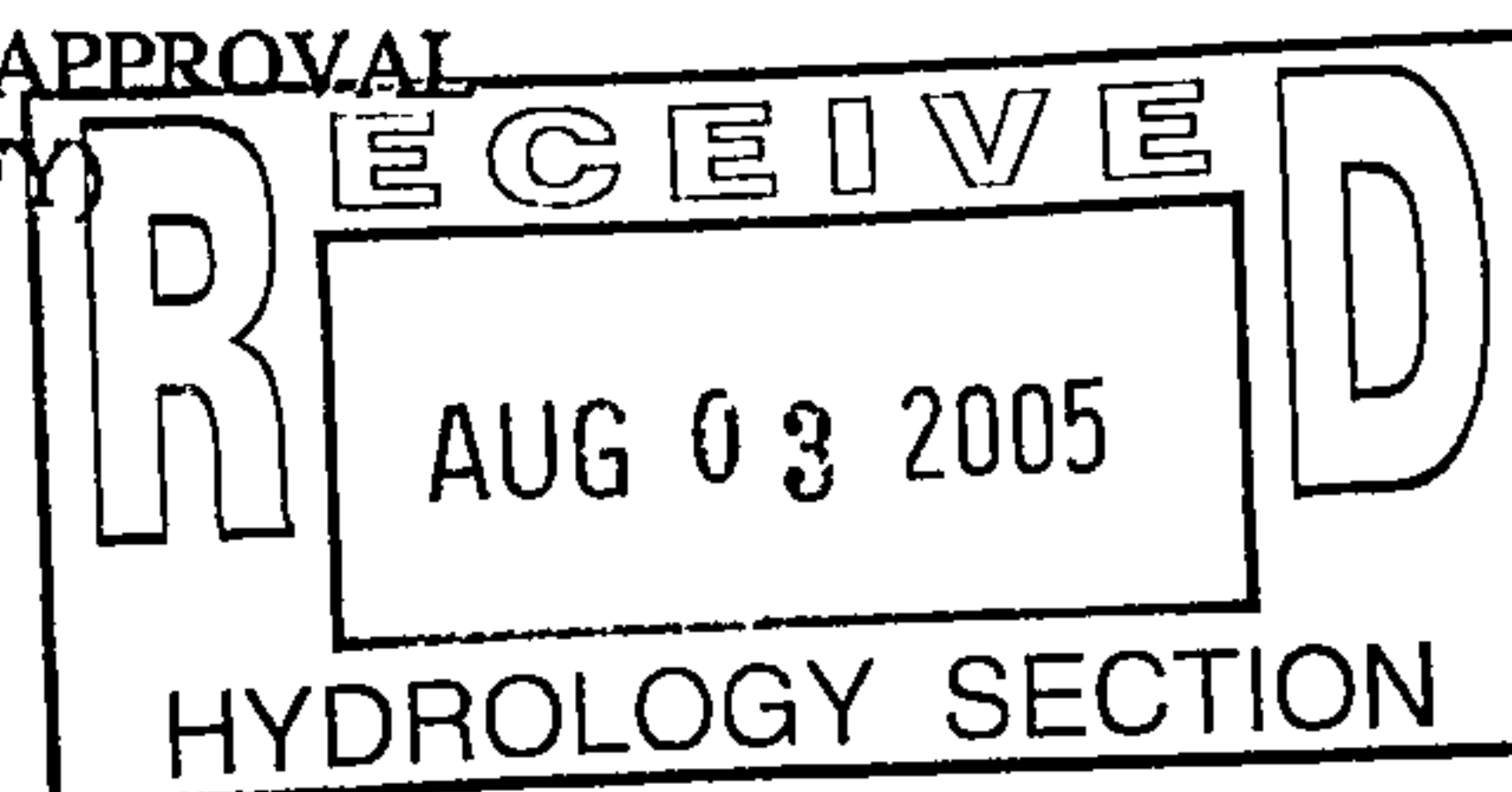
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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: [Signature] DATE: 7.25.05



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:

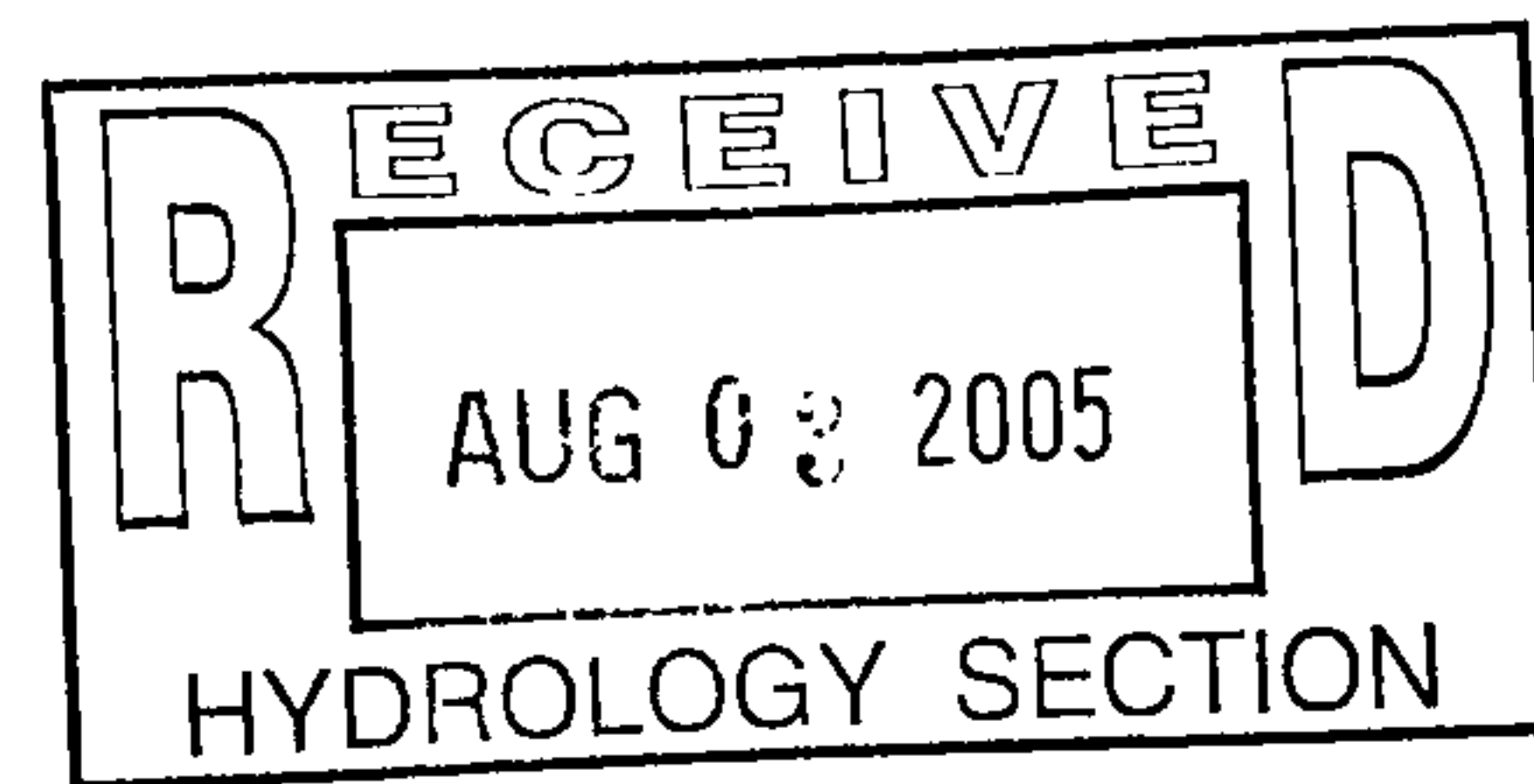
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for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



Robert M. Calvani
John C. Layman
Myron A. Saldyt
Thomas Wilber

August 1, 2005

Traffic Engineering
Planning Department
Building & Safety Division
City of Albuquerque



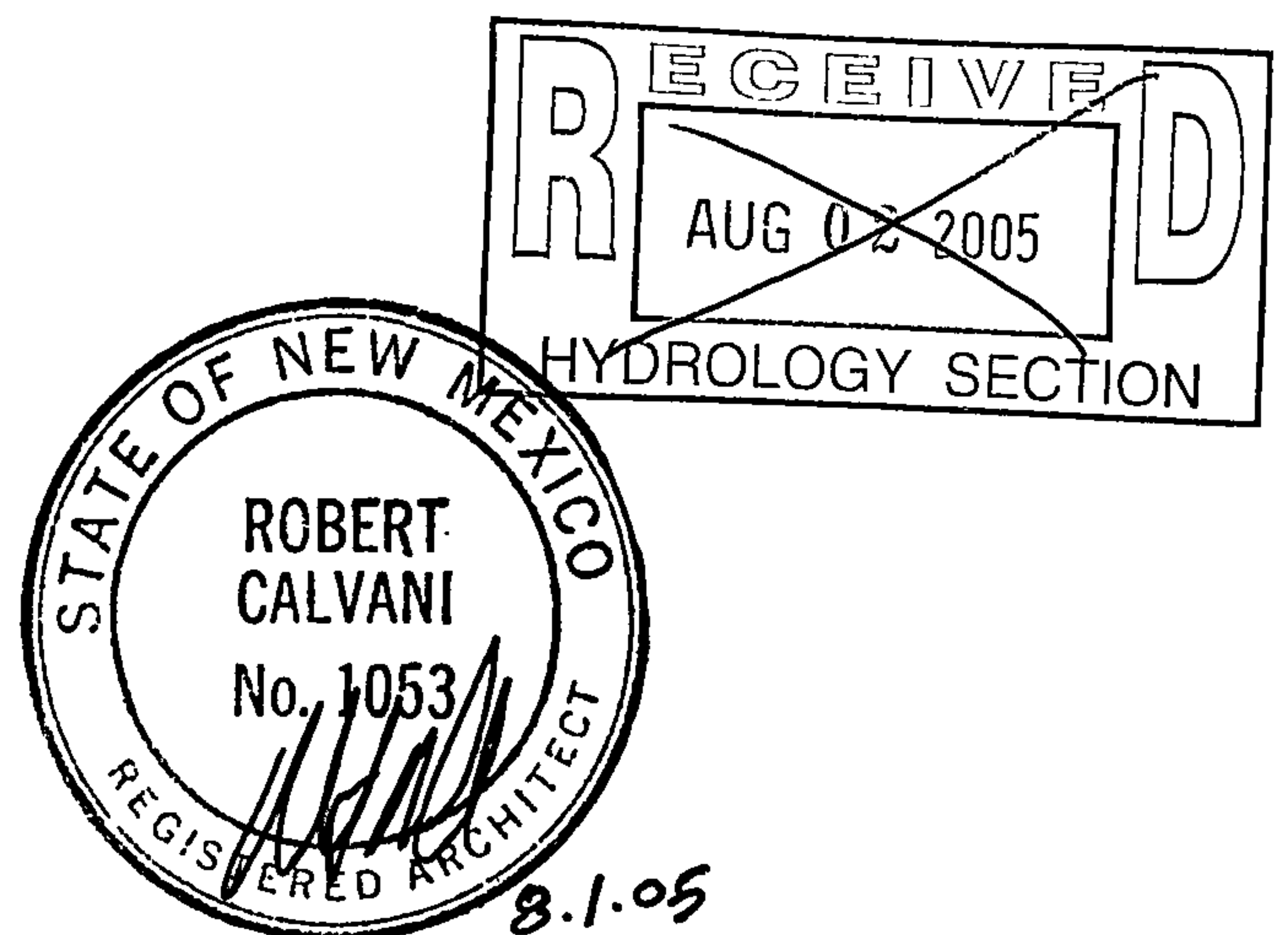
To Whom It May Concern:

I, Robert M. Calvani, NMRA 1053, of the firm NCA Architects, hereby certify that the project is in substantial compliance with and in accordance to the plan dated 09-03-03 and as amended per the planning department. The record information edited onto the original design document has been obtained by John Layman of the firm NCA Architects. I further certify that I have personally visited the project site on July 29, 2005 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 Building Certificate of Occupancy.

Should you have any questions please do not hesitate to contact me at 255-6400.

Sincerely,

Robert Calvani,
NCA Architects



Fax

File

Arf

To: John Layman, NCA Architects

From: Arlene V. Portillo 505-924-3982

Fax # 505-924-3864

Fax: 268-6954

Pages Sent: (including this page) 3

Phone:

Date: July 18, 2005

Time: 4:45 p.m.

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

Comments:

We are in receipt of your Traffic Certification to Nilo Salgado-Fernandez for Certificate of Occupancy (CO) for Los Altos Golf Course Pro Shop & Club House (K-20/D8A). However, your submittal is not sufficient. Please submit the following items for review. Thanks.

1. A copy (24x36) of the DRB Approved Site Plan (with DRB signatures).
2. A "Traffic Certification" (see attached sample of format/language, as required by DPM).
3. A "Drainage & Transportation Information Sheet" filled out. (see attached).

If you require further information, please contact Nilo Salgado, 924-3630. Thank you.

Cc: Nilo Salgado
File

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3776
CONNECTION TEL 92686954
SUBADDRESS
CONNECTION ID
ST. TIME 07/18 16:41
USAGE T 01'07
PGS. 3
RESULT OK

Fax

To: John Layman, NCA Architects

From: *Auf*
Arlene V. Portillo 505-924-3982

Fax # 505-924-3864

Fax: 268-6954

Pages Sent: (including this page) 3

Phone:

Date: July 18, 2005

Time: 4:45 p.m.

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments:

We are in receipt of your Traffic Certification to Nilo Salgado-Fernandez for Certificate of Occupancy (CO) for Los Altos Golf Course Pro Shop & Club House (K-20/D8A). However, your submittal is not sufficient. Please submit the following items for review. Thanks.

1. A copy (24x36) of the DRB Approved Site Plan (with DRB signatures).
2. A "Traffic Certification" (see attached sample of format/language, as required by DPM).
3. A "Drainage & Transportation Information Sheet" filled out. (see attached).

If you require further information, please contact Nilo Salgado, 924-3630. Thank you.

Cc: Nilo Salgado
File



Robert M. Calvani
John C. Layman
Myron A. Saldyt
Thomas Wilber

K-20/DBA

July 18, 2005

Traffic Engineering - NILO SALGADO - FERNANDEZ
Planning Department
Building & Safety Division
City of Albuquerque

To Whom It May Concern:

To the best of my knowledge, and after a final site observation visit, the site improvements to the Los Altos Golf Course Facility, located at 9717 Copper Ave. SE, have been constructed in accordance with the architectural site plan drawing AS1.1, and as revised per EPC, DRB and Traffic Engineering review comments.

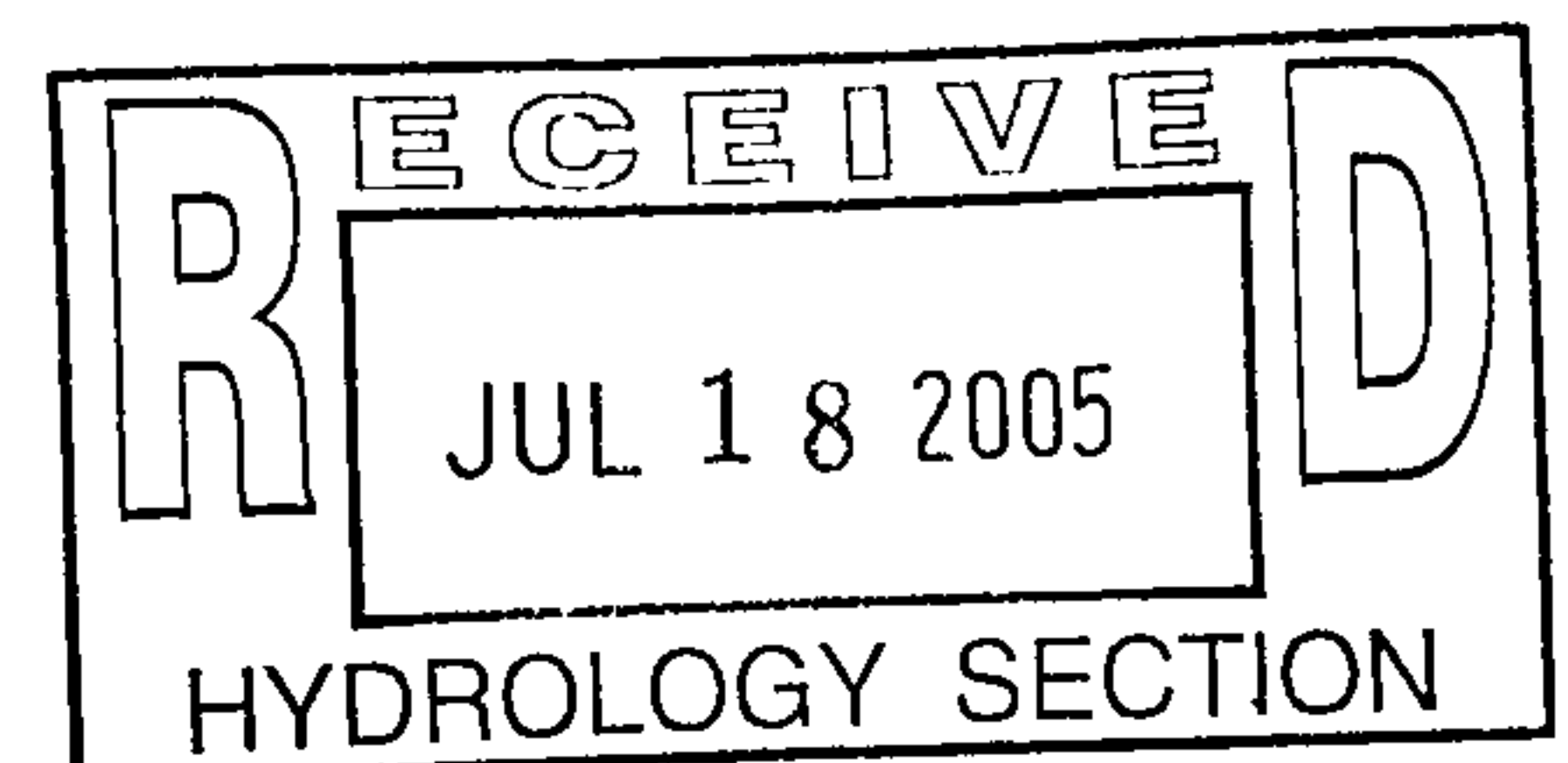
The City of Albuquerque has been given a 2 year period to phase in parking as approved by EPC and DRB and Traffic Engineering review comments. See attached letter to Bob Paulsen of the City of Albuquerque Planning Department dated August 23, 2004. NCA Architects has included the approved site development plan and revised plan for this initial phase for you use.

Should you have any questions please do not hesitate to contact me at 255-6400.

Sincerely,

A handwritten signature in black ink, appearing to read "John Layman", written over a horizontal line.

John Layman
NCA Architects





Robert M. Calvani
John C. Layman
Myron A. Saldyt
Thomas C. Wilber

August 23, 2004

Mr. Bob Paulsen
City of Albuquerque
Planning Department
600 Second Street NW, Plaza del Sol
Albuquerque, New Mexico

Re: City of Albuquerque
Club House Projects for the
Los Altos Golf Course
Parking Lot Phasing

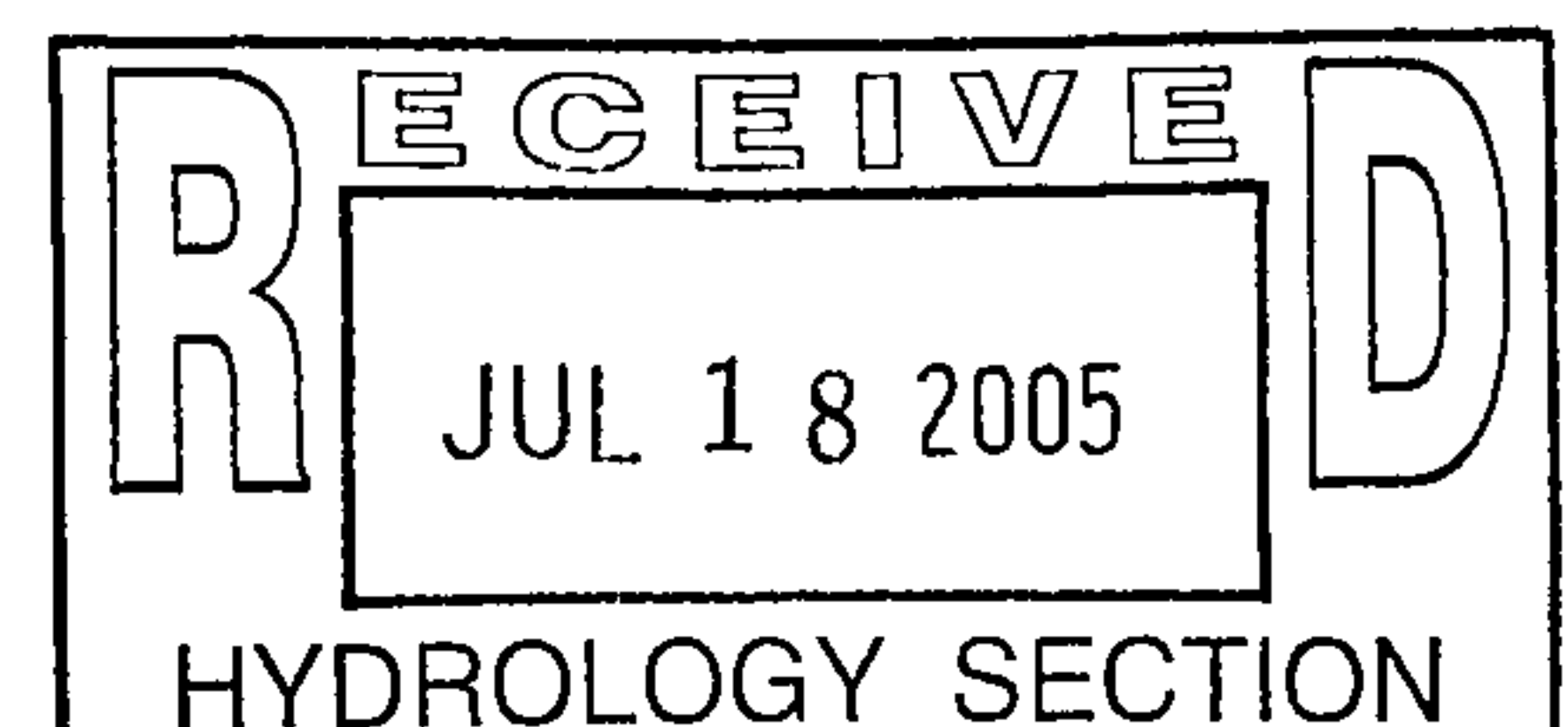
Mr. Paulsen:

Thank you for meeting with me this morning to discuss options that will allow for phasing of the parking lot at Los Altos Golf Course.

The City of Albuquerque Parks and Recreation Department, Golf Course Management Division, requests the parking lot upgrades for the above referenced project be allowed to be phased in over a (2) year period. This request is due to lack of monies at this time. The existing paved and striped parking lot will be utilized as is (see attached photos). A pedestrian walkway currently exists for bicyclist and pedestrian traffic and the existing parking space dimensions meet current city codes. Existing parking lot striping is in good condition and visible.

As you and I discussed, the initial project will include temporary parking to allow for required number of parking spaces. The temporary parking will be constructed of 4" gravel over compacted sub-grade and will include parking bumpers to define parking spaces.

The parking phase of this project will be complete by January 2007. All approved upgrades per the DRB signed off package will be completed including all landscaping, curb construction per city standards, required additional parking and pedestrian walkway.



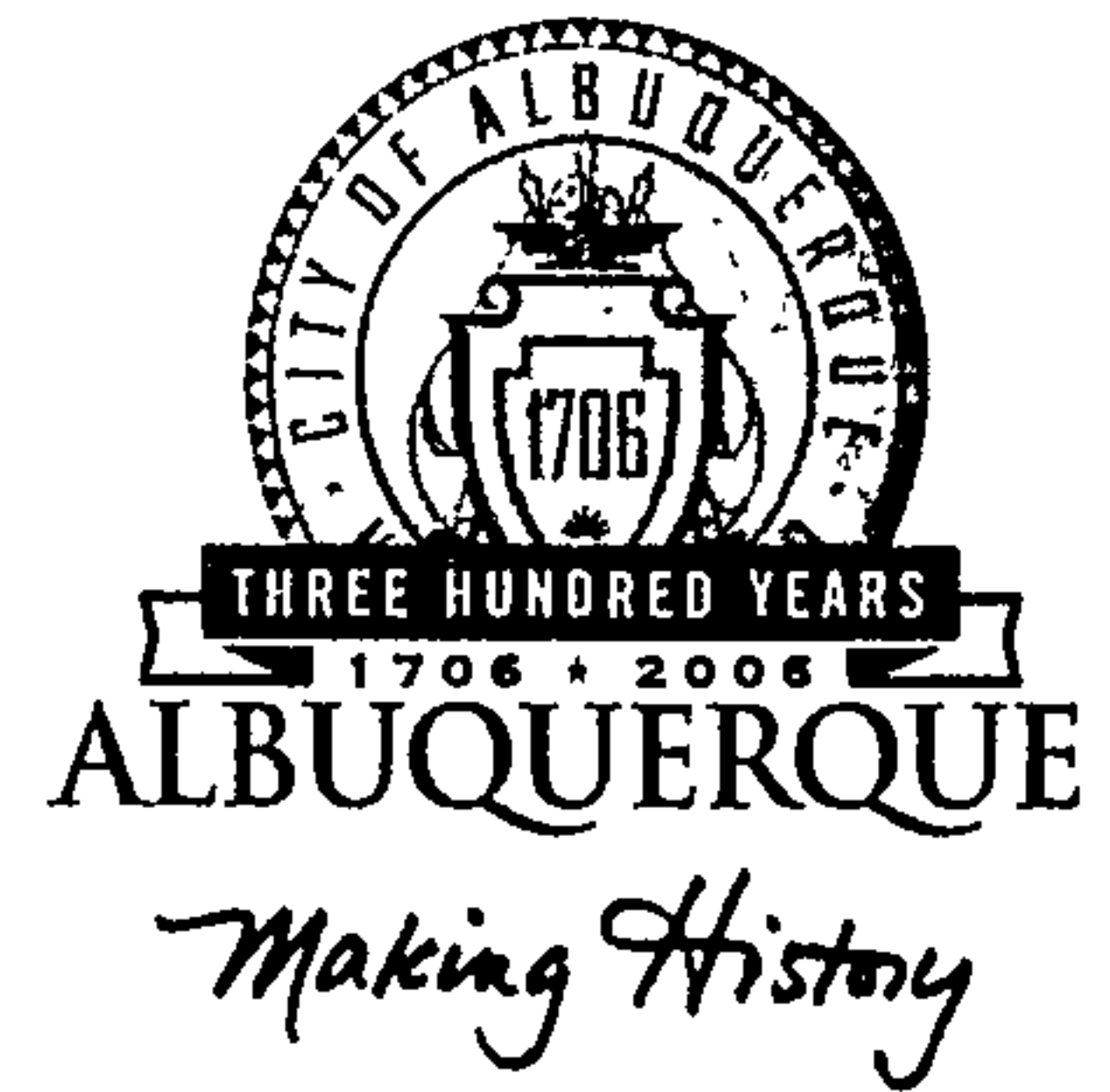
Sincerely,

City of Albuquerque Engineer _____ Date _____

Zoning Department _____ Date _____

Planning Department	Date
---------------------	------

CITY OF ALBUQUERQUE



July 29, 2005

Mr. Scott McGee, P.E.
ISAACSON & ARFMAN, PA
128 Monroe St, NE
Albuquerque, NM 87108

Re: LOS ALTOS CLUBHOUSE

9717 Copper Ave. NE

Approval of Temporary Certificate of Occupancy (C.O.)

APPROVED Engineer's Stamp dated 11/26/2003 (K-20/D8A)

SUBMITTED Engineer's Stamp dated 06/11/2004

Certification dated 07/28/2005

Dear Scott:

P.O. Box 1293

Based upon the information provided in your submittal received 07/29/2005, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

Albuquerque

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

New Mexico 87103

(Please Note: The Grading/Drainage Plan (G/D), which was submitted was not the Approved Plan. The Certification and as-built elevations should be made on a copy of the Approved Grading and Drainage Plan with the Engineer Stamp date of 11/26/2003. When submitting for Permanent C.O., please place Certification/As-built elevations on a copy of the Approved G/D plan. Thanks.)

www.cabq.gov

Sincerely,

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

Attachment: Copy of G/D Approval Letter

C: Phyllis Villanueva
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 12, 2004

Scott McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: Los Altos Clubhouse, 9717 Copper Ave. NE, Grading and Drainage Plan
Engineer's Stamp dated 11-26-03 (K20/D8A)**

Dear Mr. McGee,

Based upon the information provided in your submittal received 12-01-03, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB, Building Permit, and Work Order requirements. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso) or 768-3645 (Bryan Wolfe).

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

Sincerely,

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

C: Charles Caruso, DMD Storm Drainage Design
File