

CITY OF ALBUQUERQUE



August 31, 2007

Jake Bordenave, P.E.
Bordenave Designs
PO Box 91194
Albuquerque, New Mexico 87109

Re: Hastings, 840 Juan Tabo Blvd. NE, (K-22/D035C)
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp Date 08-15-2007,
Certification dated 8/31/07

Dear Mr. Bordenave:

Based upon the information provided in your submittal received 8/31/07, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

Timothy Sims
Plan Checker-Hydrology, Planning Dept
Development and Building Services

C: file
CO Clerk-Katrina Sigala

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 01/06 – KDM)

PROJECT TITLE: Hastings ZONE MAP: K22 1035C
DRB#: --- EPC#: --- WORK ORDER#: ---

LEGAL DESCRIPTION: a Portion of Tract A-1, Princess Jeanne Park Addition
CITY ADDRESS: _____

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave
ADDRESS: PO Box 91194 PHONE: 823-1344
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Hastings CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: George Rainhart CONTACT: N. Hadi
ADDRESS: 2325 San Pedro NE, Suite 2-B PHONE: 884-9110
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

SURVEYING FIRM: Surveys Southwest, Ltd. LICENSED SURVEYOR: G. Gritzko
ADDRESS: 333 Lomas Blvd. NE PHONE: 998-0303
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

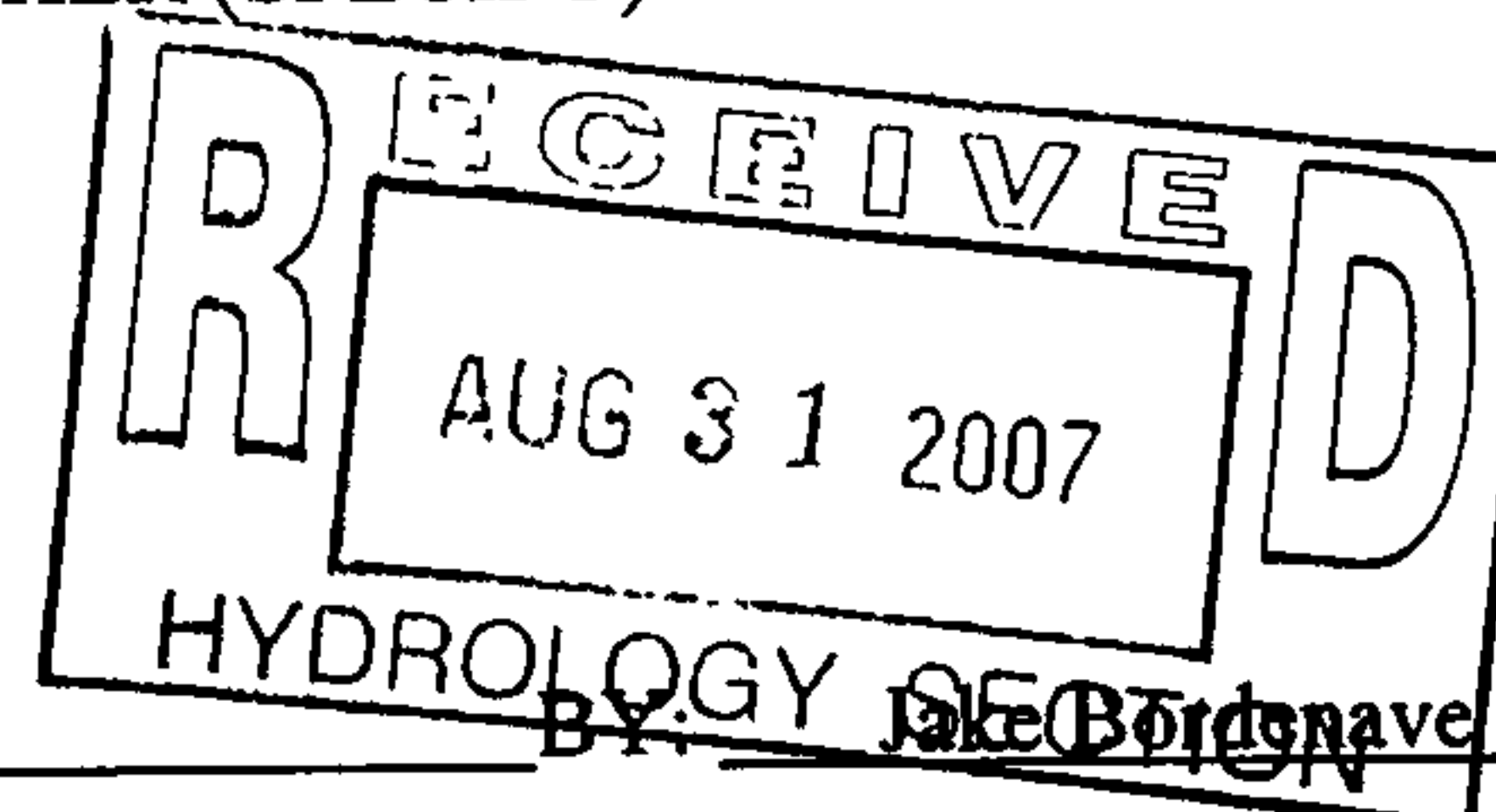
PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO.	DATE
--	-------------	------

CONTRACTOR: <u>Enterprise</u> CONTACT: <u>Mike</u>	PHONE: <u>857-0050</u>	ZIP CODE: <u>871</u>
ADDRESS: <u>2752 Vasser SE</u>		
CITY, STATE: <u>Albuquerque, NM</u>		

TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/> DRAINAGE PLAN 1 st SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/> GRADING PLAN	<input type="checkbox"/> SECTOR PLAN APPROVAL
<input type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> FINAL PLAT APPROVAL
<input checked="" type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input type="checkbox"/> CLOMR/LOMR	<input type="checkbox"/> BUILDING PERMIT APPROVAL
<input type="checkbox"/> TRAFFIC CIRCULATION LAYOUT	<input checked="" type="checkbox"/> CERTIFICATE OF OCCUPANCY
<input type="checkbox"/> ENGINEER'S CERT (TCL)	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input type="checkbox"/> ENGINEER'S CERT (DRB SITE PLAN)	<input type="checkbox"/> PAVING PERMIT APPROVAL
<input type="checkbox"/> OTHER (SPECIFY)	<input type="checkbox"/> WORK ORDER APPROVAL
	<input type="checkbox"/> OTHER (SPECIFY)

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

DATE SUBMITTED: August 31, 2007



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



August 16, 2007

Jake Bordenave, P.E.
Bordenave Designs
PO Box 91194
Albuquerque, New Mexico 87109

Re: Hastings, 840 Juan Tabo Blvd. NE, (K-22/D035C)
Approval of 90-Day Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp Date 08-15-2007,
Certification dated 7/30/07

Dear Mr. Bordenave:

Based upon the information provided in your submittal received 8/15/07, the above referenced certification is approved for release of 90-day Temporary Certificate of Occupancy by Hydrology.

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

Sincerely,

Timothy Sims
Plan Checker-Hydrology, Planning Dept
Development and Building Services

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

C: file
CO Clerk-Katrina Sigala

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

August 15, 2007

George R. Rainhart, Registered Architect
2325 San Pedro NE, Ste. 2-B
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
Hastings (Manzano Center), [K-22 / D35C]
840 Juan Tabo NE
Architect's Stamp Dated 08/03/07

Dear Mr. Rainhart:

The TCL / Letter of Certification submitted on August 6, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

K-22 / D035C

PROJECT TITLE: Manguna Center (Hastings) ZONE MAP/DRG. FILE # Tract A-1 Princess Jeanne Park addition
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT A / Princess Jeanne Park ADDN
CITY ADDRESS: 840 Juan Tabo NE

ENGINEERING FIRM: Walla Engineering
ADDRESS: 6100 Indian School RD NE
CITY, STATE: Albuquerque, NM 87110

CONTACT: Michell IWG-Harmon
PHONE: 881-3008
ZIP CODE: 505

OWNER: Craig Eisenberg & Steve Jackson
ADDRESS: 2231 East Camelback suite 215
CITY, STATE: _____

CONTACT: Brent Penrod
PHONE: 468-6100
ZIP CODE: 602

ARCHITECT: George Rainhart Architects Assoc
ADDRESS: 2325 San Pedro NE suite 20
CITY, STATE: Albuquerque, NM 87110

CONTACT: Nasima Hudi
PHONE: 884-9110
ZIP CODE: 505

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: Enterprise Builders
ADDRESS: P.O. Box 3887
CITY, STATE: Albuquerque, NM 87190

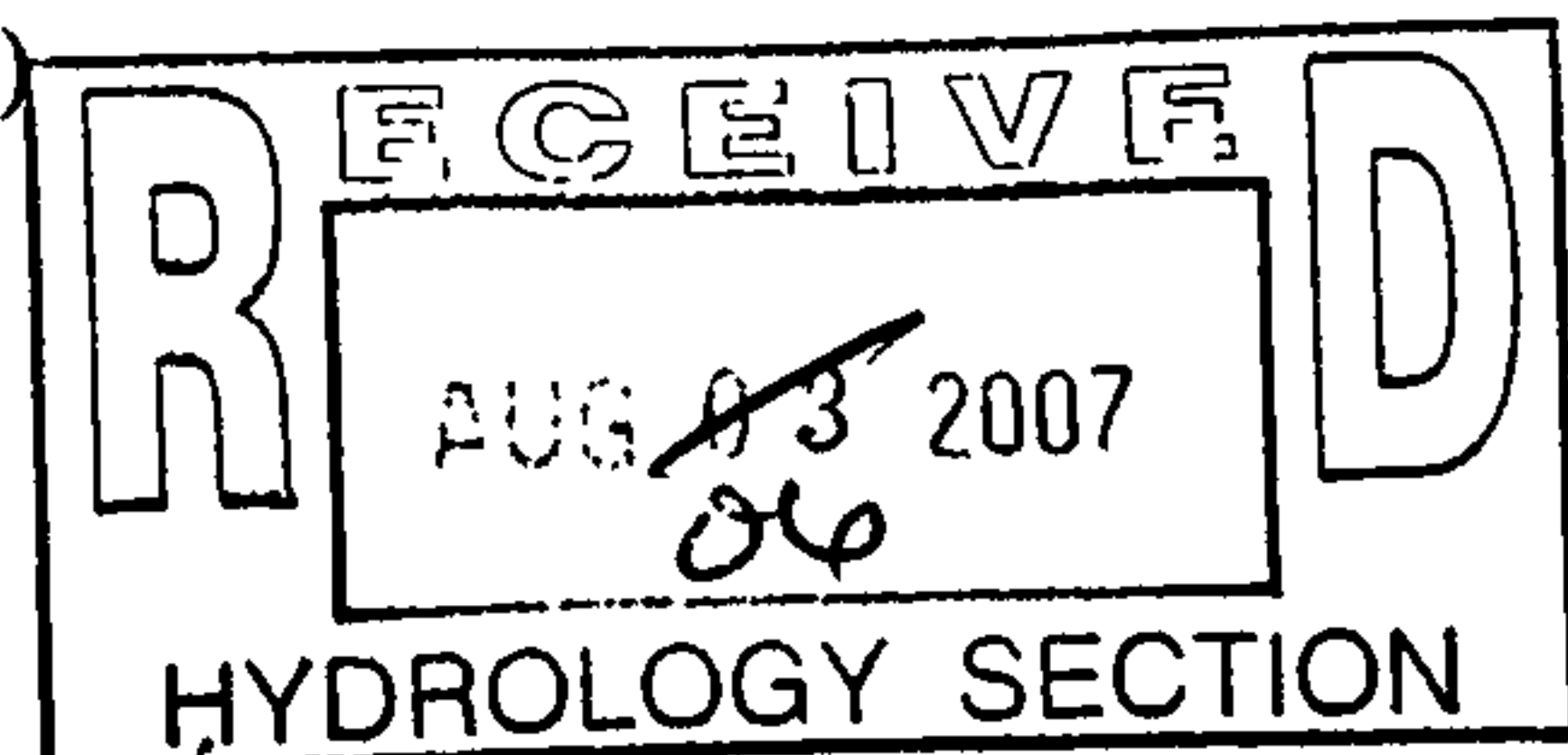
CONTACT: Anton Johanson
PHONE: 857-0050
ZIP CODE: 505

- 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/ARCHITECT CERT (TCL)
 - ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
 - ☒ ENGINEER/ARCHITECT CERT (AA)
 - ☐ 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) _____

90% VERBAL
8-8-07
W.G.

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



SUBMITTED BY: Nasima A Hudi DATE: 8/03/07

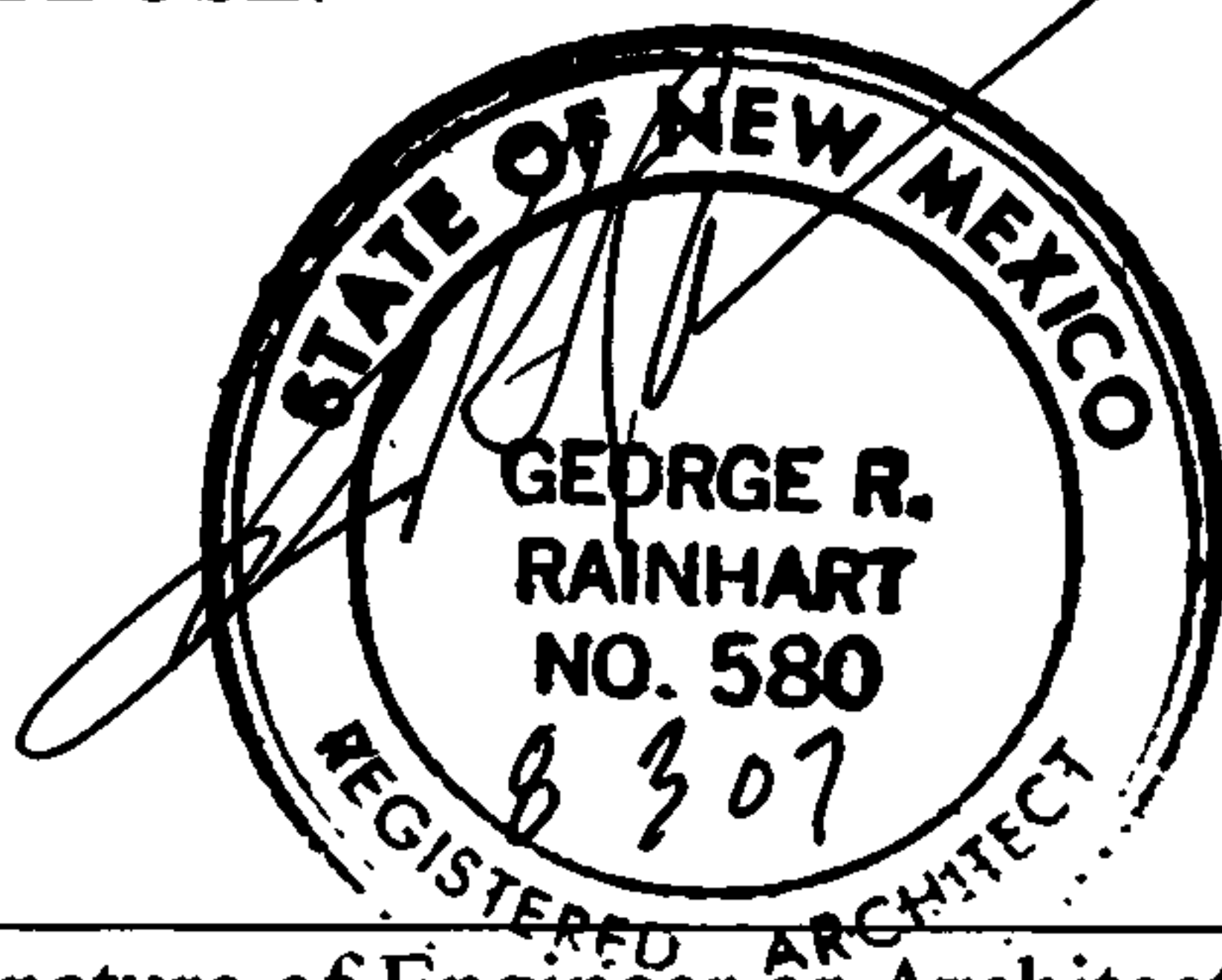
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on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

TRAFFIC CERTIFICATION

I, GEORGE RAINHART, NMPE OR NMRA 580, OF THE FIRM GEORGE RAINHART ARCHITECT & ASSOCIATES P.C., HEREBY CERTIFY THAT THIS PROJECT HAS IS IN DESIGN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 09/25/06. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY NASIMA HADI OF THE FIRM GEORGE RAINHART ARCHITECT & ASSOCIATES P.C. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 08/03/07 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 ADMINISTRATIVE AMENDMENT.

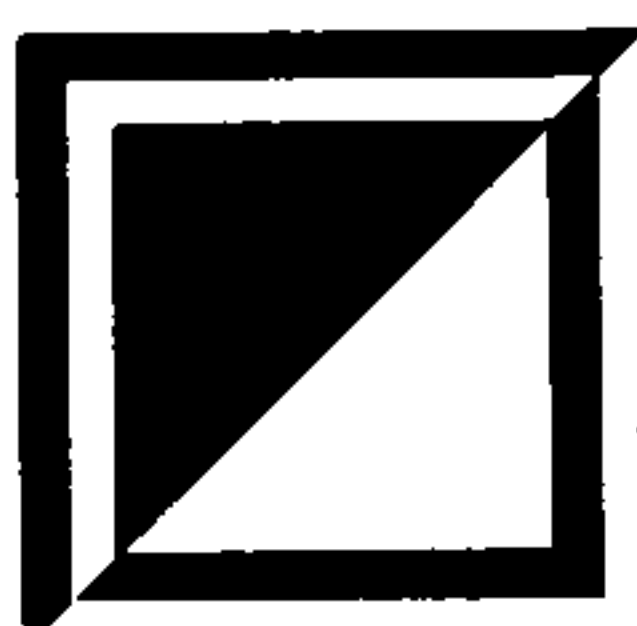
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



ENGINEER'S OR ARCHITECT'S STAMP

Signature of Engineer or Architect

8307
Date



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com

CITY OF ALBUQUERQUE



August 15, 2006

Jean Bordenave, P.E.
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87199

623-1344

**Re: Hastings at Lomas and Juan Tabo, Grading and Drainage Plan
Engineer's Stamp dated 7-27-06 (K22-D35C)**

Dear Mr. Bordenave,

Based upon the information provided in your submittal received 8-07-06, 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

Albuquerque

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

New Mexico 87103

www.cabq.gov

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

PROJECT TITLE: Hastings @ Lomas & S.T. ZONE MAP: K22/D35C
DRB#: --- EPC#: --- WORK ORDER#: ---

LEGAL DESCRIPTION: a Portion of Tract A-1, Princess Jeanne Park Addition
CITY ADDRESS: ---

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave
ADDRESS: PO Box 91194 PHONE: 823-1344
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Hastings CONTACT: ---
ADDRESS: --- PHONE: ---
CITY, STATE: --- ZIP CODE: ---

ARCHITECT: George Rainhart CONTACT: N. Hadi
ADDRESS: 2325 San Pedro NE, Suite 2-B PHONE: 884-9110
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

SURVEYING FIRM: Surveys Southwest, Ltd. LICENSED SURVEYOR: G. Gritzko
ADDRESS: 333 Lomas Blvd. NE PHONE: 998-0303
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO.	DATE
--	-------------	------

CONTRACTOR: Unknown CONTACT: ---
ADDRESS: --- PHONE: ---
CITY, STATE: --- ZIP CODE: ---

TYPE OF SUBMITTAL:

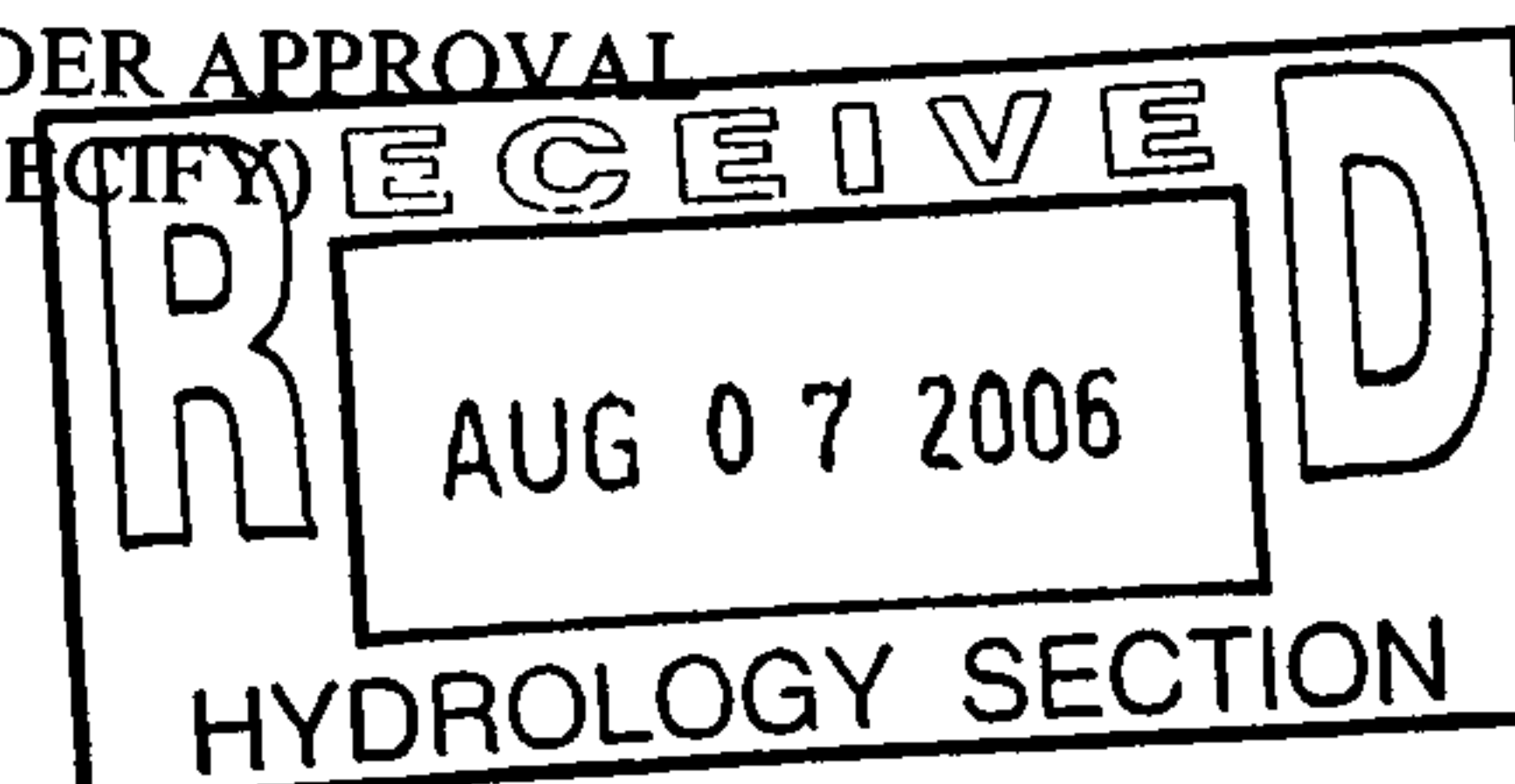
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) ---

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
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) ---

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: August 04, 2006 BY: Jake Bordenave

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



August 2, 2006

Jean Bordenave, P.E.
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87199

**Re: Hastings at Lomas and Juan Tabo, Grading and Drainage Plan
Engineer's Stamp dated 7-17-06 (K22-D35C)**

Dear Mr. Bordenave,

Based upon the information provided in your submittal received 7-17-06, 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, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

CITY OF ALBUQUERQUE



July 10, 2006

Jean J. Bordenave, P.E.
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87109

**Re: Hastings Grading and Drainage Plan
Engineer's Stamp dated 6-9-06 (K22/D35C)**

Dear Mr. Bordenave,

Based upon the information provided in your submittal dated 6-12-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Since the finished floor elevation is lower than the street flow line, provide a water block in the drive pad.
- Two spot elevations just west of the drive, 83.65, appear to be typographical errors.

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

Sincerely,

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

BUB

C: file