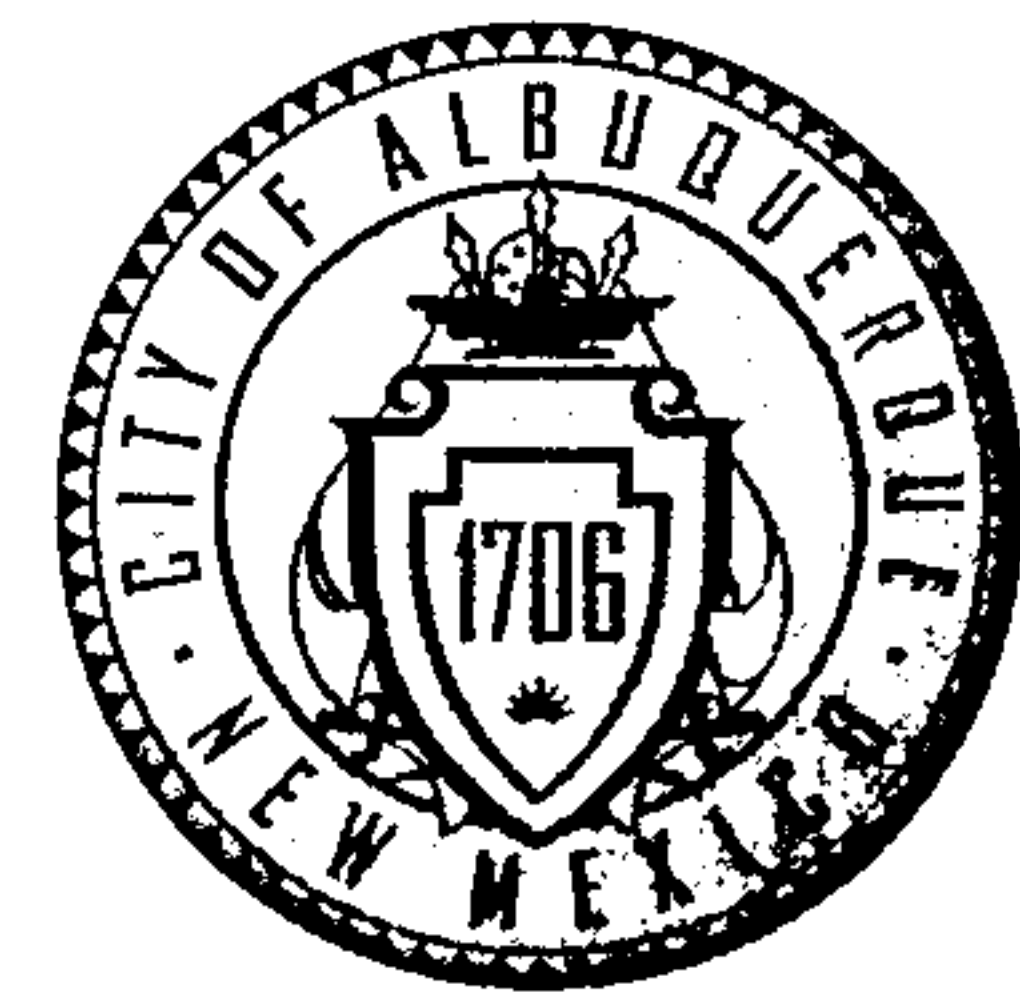


CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

November 1, 2016

Richard Dourte, P.E.
RHD Engineering, LLC
4305 Purple Sage Ave NW
Albuquerque, NM 87120

RE: **Sunset West-Unit III**
920 Suneast Dr, 8700 & 8704 Sunbow Ave. W
Pad Certification for lots 17P-1, 18P-1 & 19P-1, Block 2 - Approved
Engineers Stamp Date 8/26/10 (L09D012A)
Certification Dated: 10/20/16

Dear Mr. Dourte,

PO Box 1293

Based on the Certification received 10/20/2016, the above site is acceptable for release of
~~Certificate of Occupancy~~ by Hydrology. **APPROVED FOR BLDG. PERMIT**

Albuquerque

If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

New Mexico 87103

www.cabq.gov

Sincerely,

Abiel Carrillo, P.E.,
Principal Engineer, Planning Department
Development and Review Services

TE/AC
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Sunset West- Unit III Building Permit #: _____ City Drainage #: L9/D012A

DRB#: _____ EPC#: _____ Work Order#: 499182

Legal Description: Lots 17P-1, 18P-1 & 19P-1, Block 2, Sunset West Unit III

City Address: 920 Suneast dr, 8700 & 8704 Sunbow Ave, SW

Engineering Firm: RHD Engineering, LLC

Contact: - Richard Dourte

Address: 4305 Purple Sage Ave. NW Alb. NM. 87120

Phone#: 505-288-1621

Fax#: _____

E-mail: rhdenengineering@outlook.com

Owner: _____

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

E-mail: _____

Architect: _____

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

E-mail: _____

Surveyor: Terra Land Surveys, LLC

Contact: Christopher Medina

Address: _____

Phone#: 505-792-0513

Fax#: _____

E-mail: _____

Contractor: _____

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

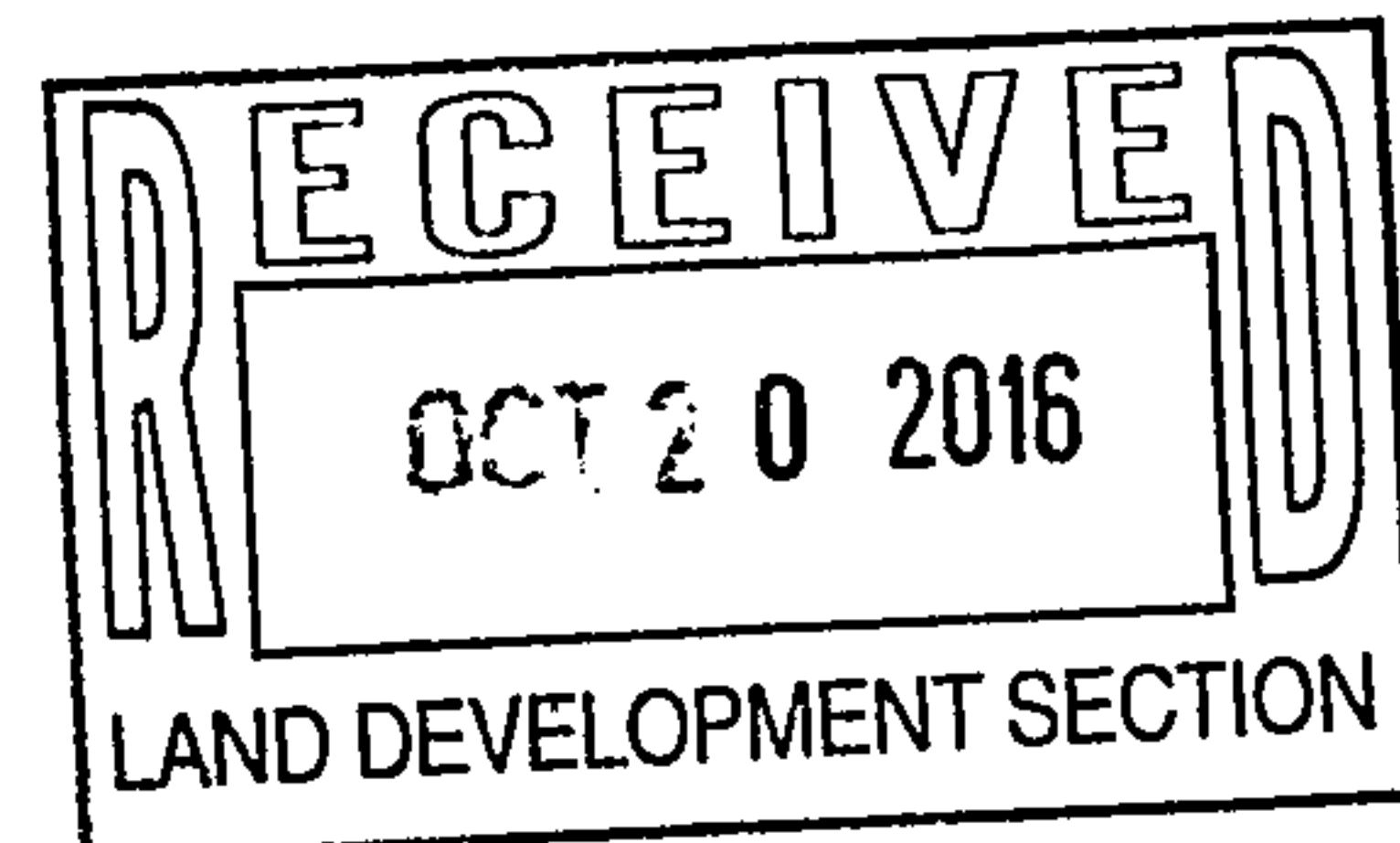
E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes

No

Copy Provided

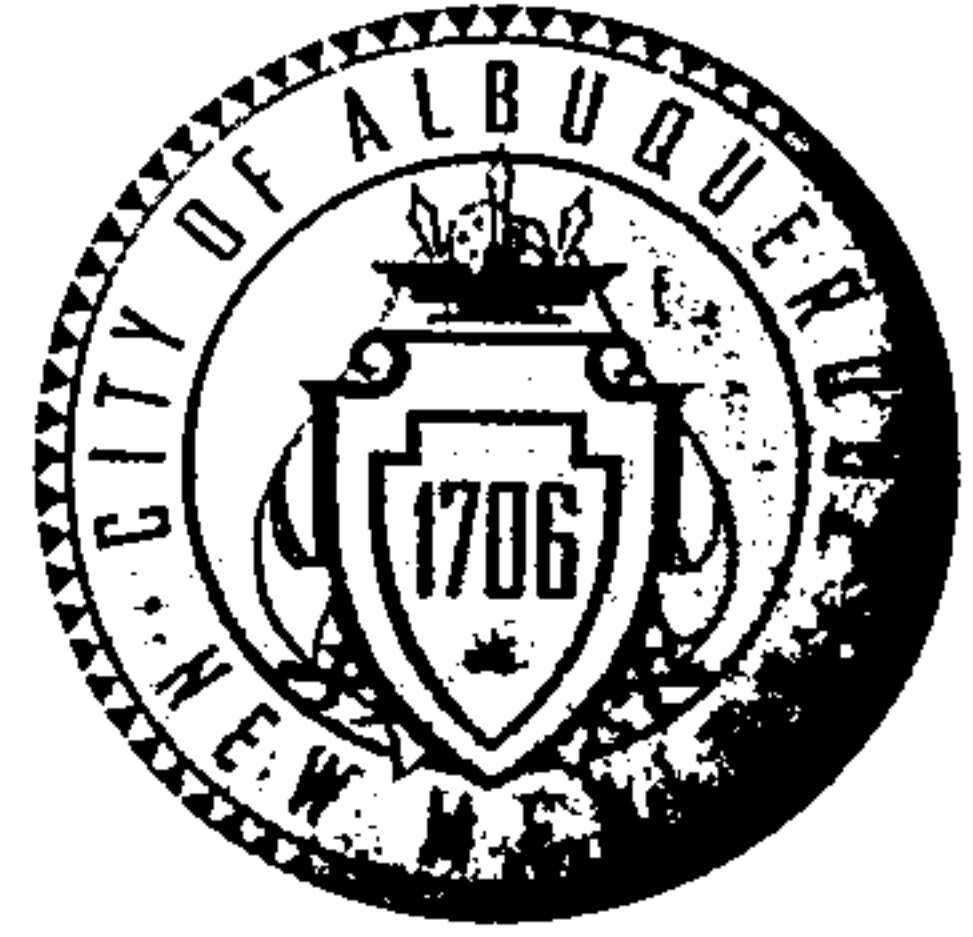
DATE SUBMITTED: 10-20-16

By: _____

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE



September 9, 2010

Dennis A Lorenz, P.E.
Brasher & Lorenz
2201 San Pedro NE
Albuquerque, NM 87110

**Re: Sunset West Unit III Lots 17, 18 and 19 Grading and Drainage Plan
Engineer's Stamp date 8-26-10 (L09/D012A)**

Dear Mr. Lorenz,

Based upon the information provided in your submittal received 8-30-10, the above referenced plan is approvable for Grading Permit and Work Order. I would prefer to hold off on the approval letter until the 86th Street-Sage Road Improvements Work Order is functionally complete for drainage.

PO Box 1293

Another plan is not required. Send me an e-mail when the 86th Street-Sage Road Improvements' Work Order is functionally complete for drainage.

Albuquerque

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

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

NM 87103

www.cabq.gov

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 04/2009)

PROJECT TITLE: LOTS 17P-1, 18P-1 & 19P-1, BLOCK 2, SUNSET WEST, UNIT 3 ZONE MAP: L-9 / D012 A
DRB#: _____ EPC#: _____ WORK ORDER#: 499182

LEGAL DESCRIPTION: LOTS 17P-1, 18P-1 & 19P-1, BLOCK 2, SUNSET WEST, UNIT 3
CITY ADDRESS: 920 SUNEAST DRIVE, 8700 & 8704 SUNBOW AVENUE SW

ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: DENNIS LORENZ
ADDRESS: 2207 SAN PEDRO NE, BUILDING 1, SUITE 1300 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

OWNER: JUDE BACA CONTACT: JUDE BACA
ADDRESS: 3913 72ND STREET NW PHONE: 379-7877
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87120

ARCHITECT: NONE CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: BRASHER & LORENZ, INC CONTACT: L. MARTINEZ
ADDRESS: 2207 SAN PEDRO NE, BUILDING 1, SUITE 1300 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

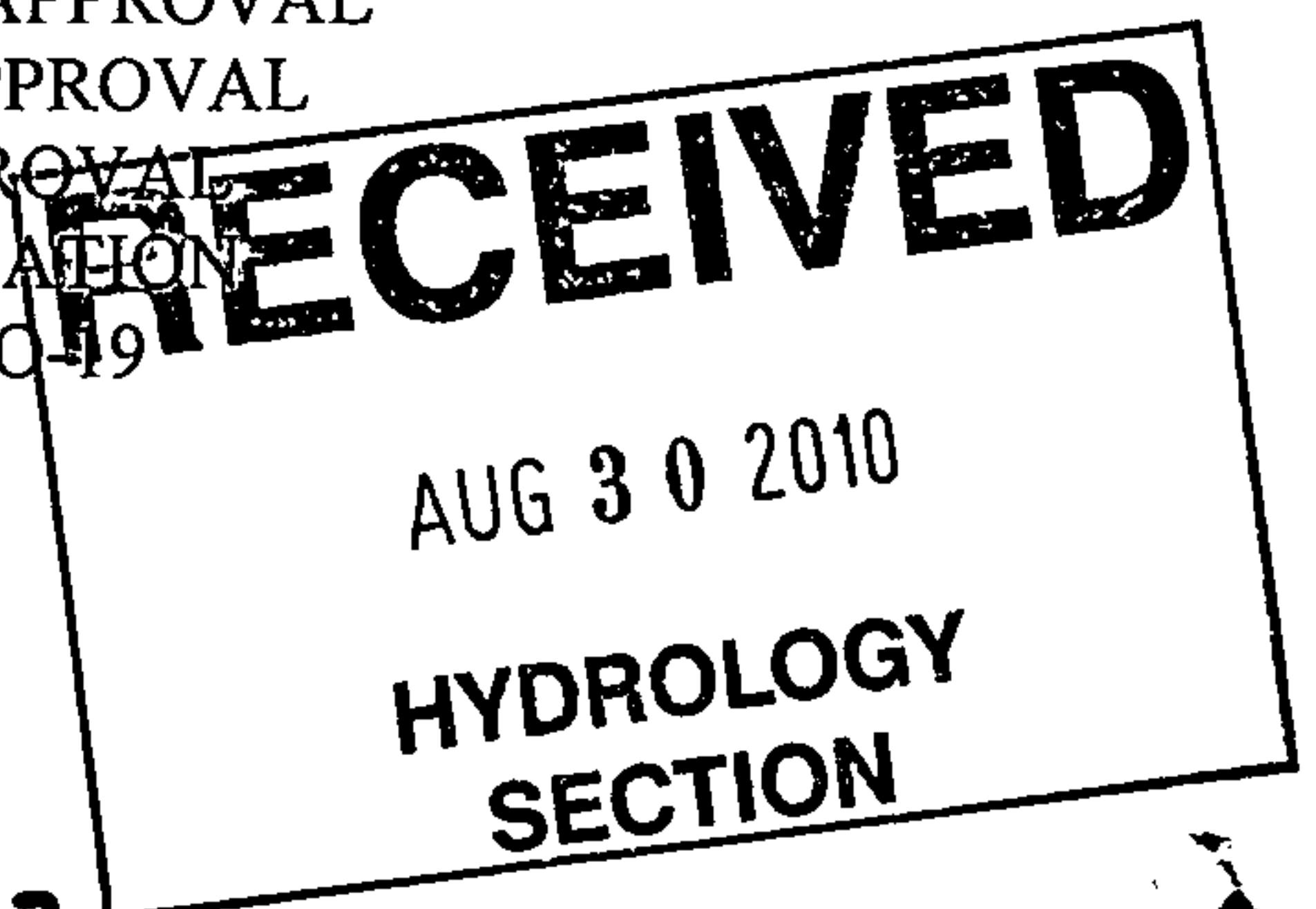
CONTRACTOR: NONE SELECTED TO DATE CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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 (PERM)
____ CERTIFICATE OF OCCUPANCY (TEMP)
☒ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
☒ WORK ORDER APPROVAL
____ GRADING CERTIFICATION
____ OTHER (SPECIFY) SO-19

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

DATE SUBMITTED: 8-30-10 BY: D. LORENZ



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.



BRASHER & LORENZ, INC.
CONSULTING ENGINEERS

2201 San Pedro NE Bldg 1 Suite 1300 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

August 30, 2010

Curtis Churne, PE
Senior Engineer, Planning Department
Development and Building Services
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87103

SUBJECT: *SUNSET WEST, UNIT 3*
TEMPORARY RETENTION POND RECLAMATION IMPROVEMENTS
L09/D012A
CPN 499182

Dear Curtis:

Submitted herewith for is one copy of the Revised Grading and Drainage Plan for the subject project. The Plan has been revised to address your comments issued July 29, 2010. Specifically, your comments are addressed as follows:

1. We understand that Work Order will not be issued until completion of the 86th/Sage Storm Drainage Project.
2. The Keyed Notes have been revised to identify public-vs-private work items.
3. The existing Temporary Public Drainage Easement on Lots 17-p1 thru 19-p1, Unit 3 must be vacated by replat. Also, additional Public Storm Drainage Easement will be granted by replat for the 36-inch storm drain.

We would like to obtain Plan approval pending items 1 and 3 above. If you have any questions please call.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE
Principal

/dl/0514
encl



CITY OF ALBUQUERQUE



July 29, 2010

Dennis A Lorenz, P.E.
Brasher & Lorenz
2201 San Pedro NE
Albuquerque, NM 87110

**Re: Sunset West Unit III Lots 17, 18 and 19 Grading and Drainage Plan
Engineer's Stamp date 7-26-10 (L09/D012A)**

Dear Mr. Lorenz,

Based upon the information provided in your submittal received 7-27-10, the above referenced plan cannot be approved for Grading Permit or Work Order until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

- Provide as-builts for the downstream storm drain.
- All work in the storm drain easement is to be done per Work Order. Lot grading could be done per a Grading Plan. Change Keyed Notes 3, 4, 5, and 12 to reflect that these items are to be performed by Work Order.
- The additional storm drain easement will need to be granted prior to approving the Work Order.

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

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 04/2009)

PROJECT TITLE: LOTS 17P-1, 18P-1 & 19P-1, BLOCK 2, SUNSET WEST, UNIT 3 ZONE MAP: L-9 / 2012A
DRB#: _____ EPC#: _____ WORK ORDER#: 499182

LEGAL DESCRIPTION: LOTS 17P-1, 18P-1 & 19P-1, BLOCK 2, SUNSET WEST, UNIT 3
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ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: DENNIS LORENZ
ADDRESS: 2207 SAN PEDRO NE, BUILDING 1, SUITE 1300 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

OWNER: JUDE BACA CONTACT: JUDE BACA
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CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

CONTRACTOR: NONE SELECTED TO DATE 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) _____

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☐ S. DEV. FOR BLDG. PERMIT APPROVAL
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☐ WORK ORDER APPROVAL
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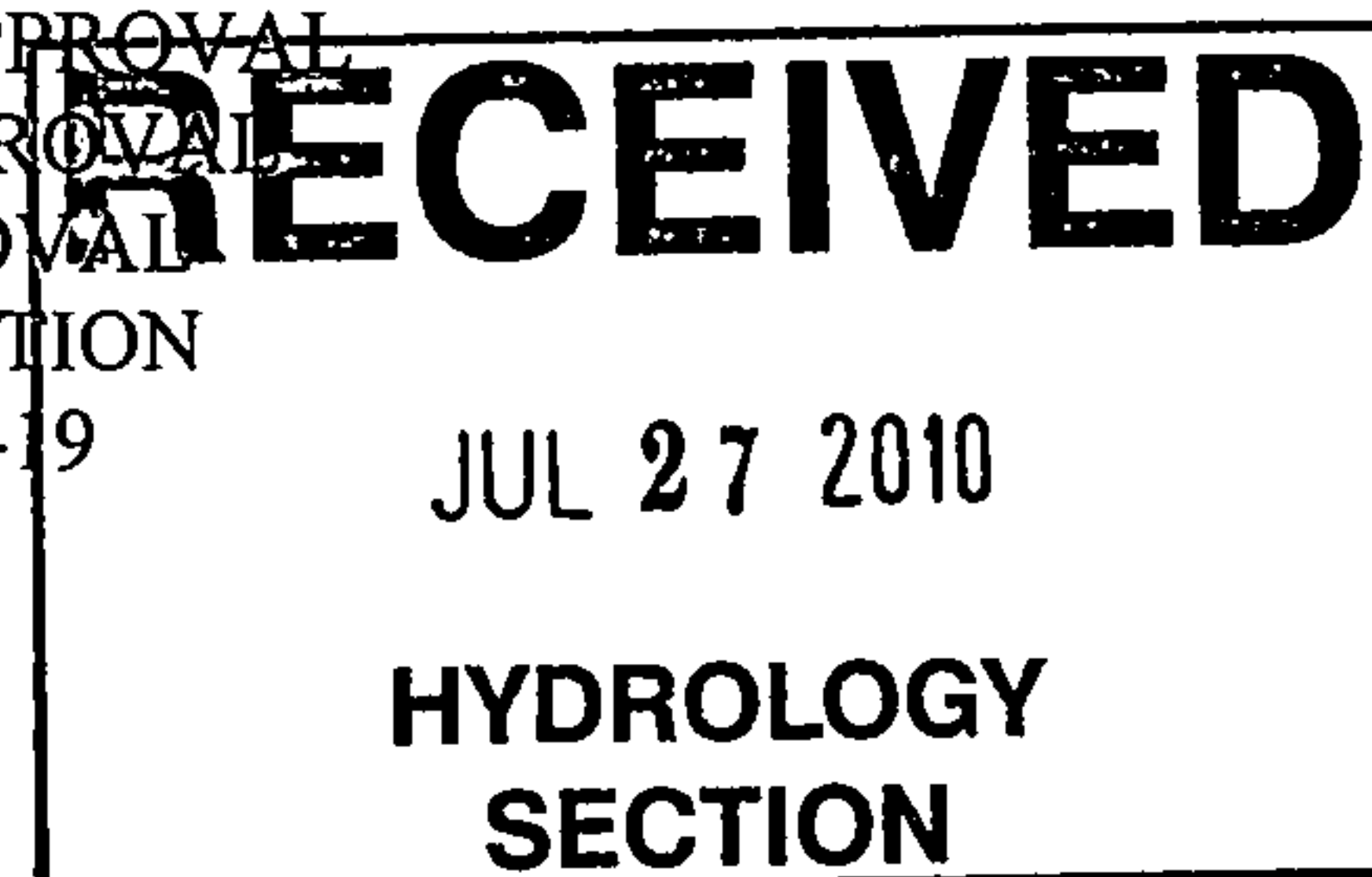
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☒ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 7.26.10 BY: D. LORENZ

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:

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6-0712012

Cherne, Curtis

To: Woodall, Stephen P.
Subject: Work order 4991.91

Stephen,

As discussed, I am sending this e-mail because construction of this Work Order should not begin until the Work Order "86th Street- Sage Road Improvements" (couldn't find CPN) is functionally complete for drainage (e.g. storm drain, street and curb and gutter accepted).

Curtis Cherne, P.E.
Senior Engineer
Development and Building Services
Planning Department, COA
924-3695