



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 19, 2001

Jeffrey G. Mortensen, P.E.
Jeff Mortensen & Assoc.
6010-B Midway Park Blvd NE
Albuquerque, New Mexico 87109

RE: ALAMOSA CENTER FOR FAMILY & COMMUNITY SER. PHASE 2
(6900 Gonzales Rd SW (L-10/D13)
CERTIFICATE OF OCCUPANCY APPROVAL-*Temporary*
ENGINEERS STAMP DATED 5/24/1999
ENGINEERS CERTIFICATION DATED 9/18/2001

Dear Mr. Mortensen:

Based on the information provided on your September 18, 2001 submittal, the above referenced project is approved for a 30-day TEMPORARY Certificate of Occupancy for Phase 2.

A Temporary Certificate of Occupancy has been issued for 30 days, allowing the remaining drainage and standing water issues to be completed within this time scope. When these remaining issues have been fully completed, are in substantial compliance, and a final Engineers Certification has been resubmitted to the City's Hydrology office for approval, a Permanent Certificate of Occupancy will be issued.

If I can be of further assistance, please feel free to contact me at 924-3986.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
C.O.A./Public Works Department
BLB

c: Teresa Martin
Vickie Chavez
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

September 24, 2001

Jeff Mortensen, Registered Professional Engineer,
Jeff Mortensen & Assoc.,
6010-B Midway park Blvd. N.E.
Albuquerque, New Mexico 87109

Re: Alamosa Center For Family & Community Ser. Phase II,
6900 Gonzales Rd. SW [L10/D013],
Engineer's Stamp dated 9/18/2001.

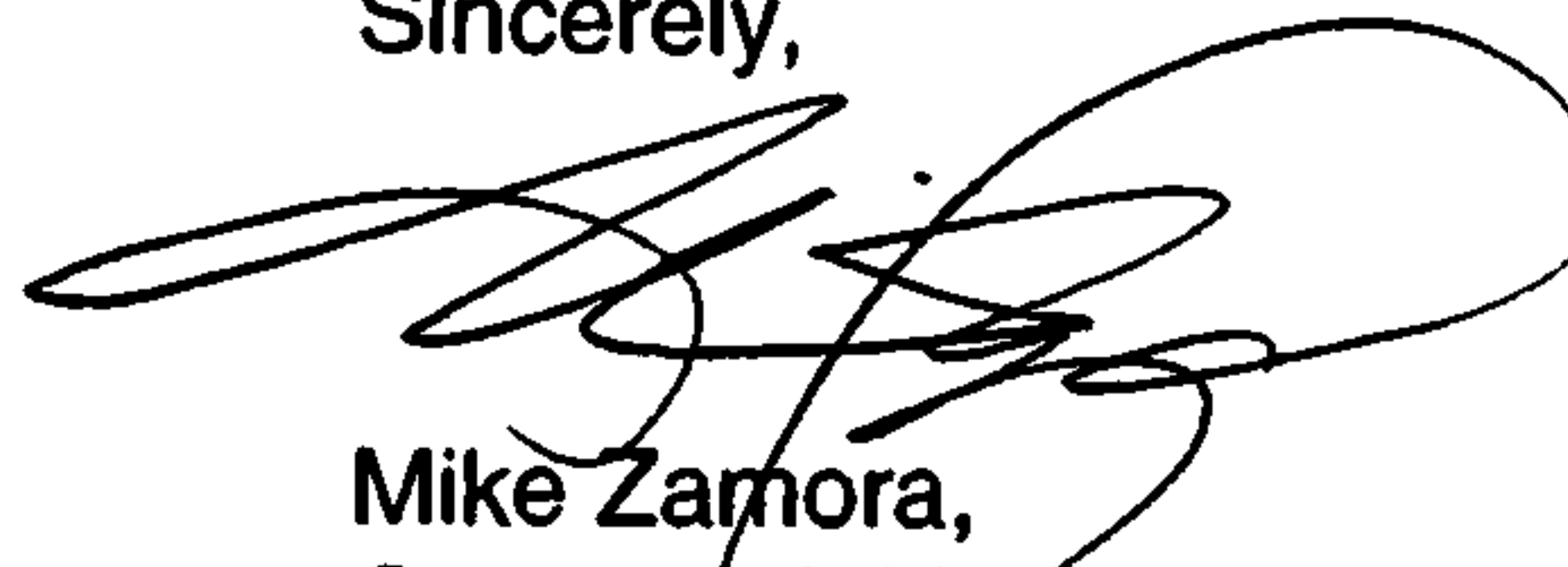
Dear Mr. Mortensen,

Based on the information provided on your submittal, the above referenced project is approved for a 30-day Temporary Certificate of Occupancy for Phase 2.

A Temporary Certificate of Occupancy has been issued for 30 days, allowing the outstanding bus shelter and H.C. ramp issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification has been resubmitted to the City's Hydrology office for approval, a Permanent Certificate of Occupancy will be issued.

The final Certification must be an exact copy of the approved TCL or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets--the contractor's City planset and the City's planset in the basement of the Plaza Del Sol building.

Sincerely,



Mike Zamora,
Commercial Plan Checker

cc:

Terri Martin
Office File

DRAINAGE/TCL INFORMATION SHEET

980433
L-10/D13

PROJECT TITLE: ALAMOSA CENTER PHASE II ZONE ATLAS/DRNG FILE L-10/D13

DRB #: _____ EPC #: _____ WORK ORDER #: 5177.94

LEGAL DESCRIPTION: _____ TRACT A, ALAMOSA CENTER _____

CITY ADDRESS: _____ 6900 GONZALES ROAD SW _____

ENGINEER: **JEFF MORTENSEN & ASSOCIATES, INC.** CONTACT: JEFF MORTENSEN

ADDRESS: **6010B MIDWAY PARK BLVD NE 87109** PHONE: 345-4250

OWNER: CITY OF ALBUQUERQUE CONTACT: ARCHITECT

ADDRESS: X PHONE: X

ARCHITECT: KELLS + CRAIG ARCHITECTS CONTACT: PETER HOLLOWAY

ADDRESS: 400 GOLD SW, SUITE 880 PHONE: 243-2724

SURVEYOR: **JEFF MORTENSEN & ASSOCIATES, INC.** CONTACT: JEFF MORTENSEN

ADDRESS: **6010B MIDWAY PARK BLVD. NE 87109** PHONE: 345-4250

CONTRACTOR: LUTHER CONSTRUCTION CONTACT: CHRIS WEIL

ADDRESS: 4608 McLEOD NE PHONE: 883-7718

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION *For Temp. C.O.*
- ☐ CLOMR/LOMR
- ☒ OTHER TCL

WAS A PRE-DESIGN CONFERENCE HELD:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

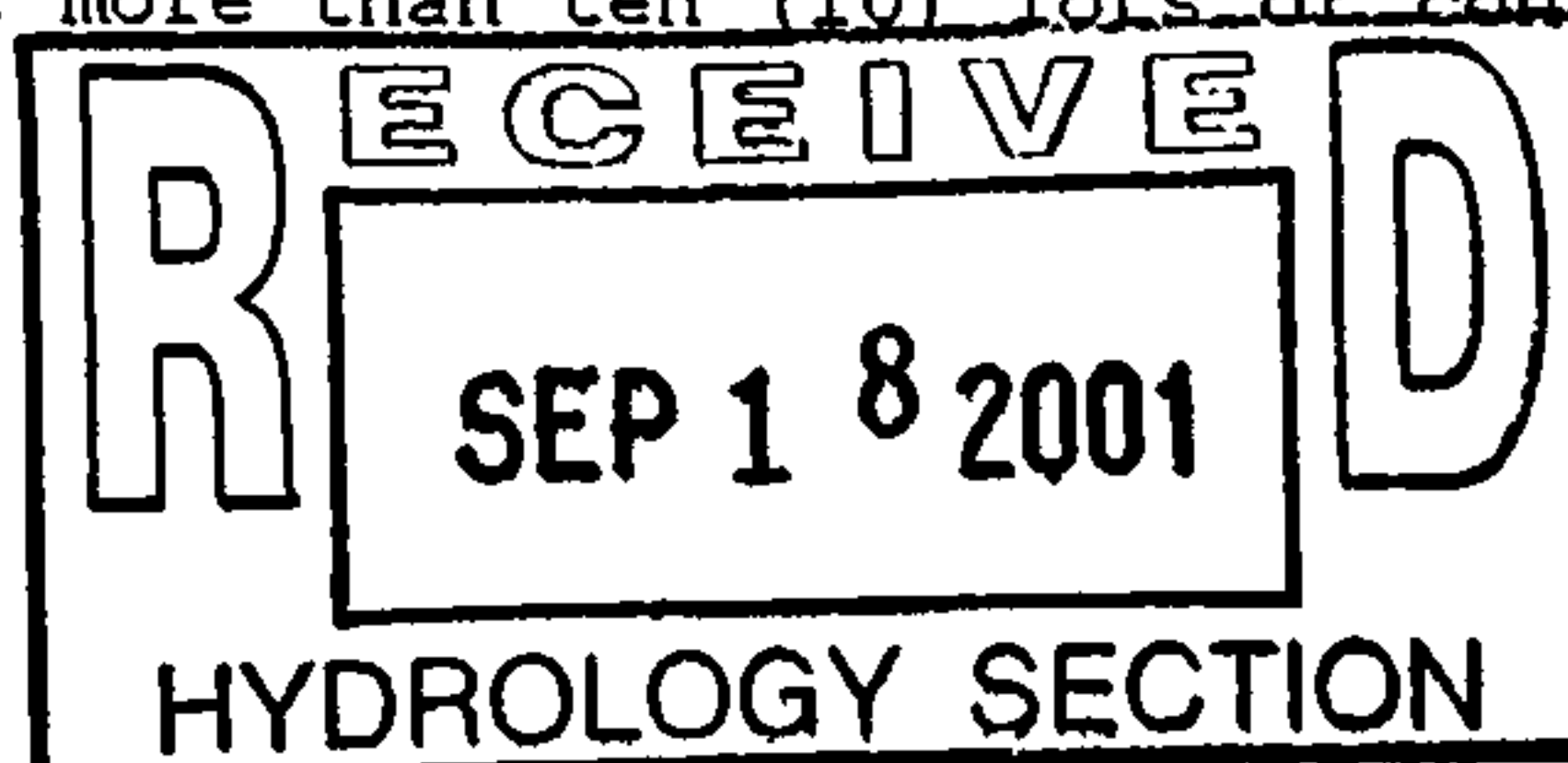
- ☐ SIA/FINANCIAL GUARANTY RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. PLAN FOR BLDG PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ OTHER: TEMPORARY (SPECIFY)

DATE SUBMITTED: 09-18-2001

BY: **JEFF 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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

December 11, 2001

Jeff Mortensen, Registered Professional Engineer
6010B Midway Park Blvd NE
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Alamosa Center Phase II, [L10 / D13]
6900 Gonzales Road SW
Engineer's Stamp Dated 12/07/01

Dear Mr. Mortensen:

The TCL / Letter of Certification submitted is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Leslie Romero
Engineering Associate
Development and Building Services
Public Works Department

c: Architect
Terri Martin, Hydrology
Mike Zamora, Plan Checker

DRAINAGE/TCL INFORMATION SHEET

L-10/D13

980433

PROJECT TITLE: ALAMOSA CENTER PHASE II

ZONE ATLAS/DRNG FILE #L10/D13

DRB #: _____ EPC #: _____ WORK ORDER #: 5177.94

LEGAL DESCRIPTION: TRACT A, ALAMOSA CENTER

CITY ADDRESS: 6900 GONZALES ROAD SW

ENGINEER: JEFF MORTENSEN & ASSOCIATES, INC.

CONTACT: JEFF MORTENSEN

ADDRESS: 6010B MIDWAY PARK BLVD NE 87109

PHONE: 345-4250

OWNER: CITY OF ALBUQUERQUE

CONTACT: GEORGE GEE, CITY ARCHITECT

ADDRESS: PO BOX 1293

PHONE: X

ARCHITECT: KELLS + CRAIG ARCHITECTS

CONTACT: PETER HOLLOWAY

ADDRESS: 400 GOLD SW, SUITE 880

PHONE: 243-2724

SURVEYOR: JEFF MORTENSEN & ASSOCIATES, INC.

CONTACT: JEFF MORTENSEN

ADDRESS: 6010B MIDWAY PARK BLVD. NE 87109

PHONE: 345-4250

CONTRACTOR: LUTHER CONSTRUCTION

CONTACT: CHRIS WEIL

ADDRESS: 4608 McLEOD NE

PHONE: 883-7718

TYPE OF SUBMITTAL:

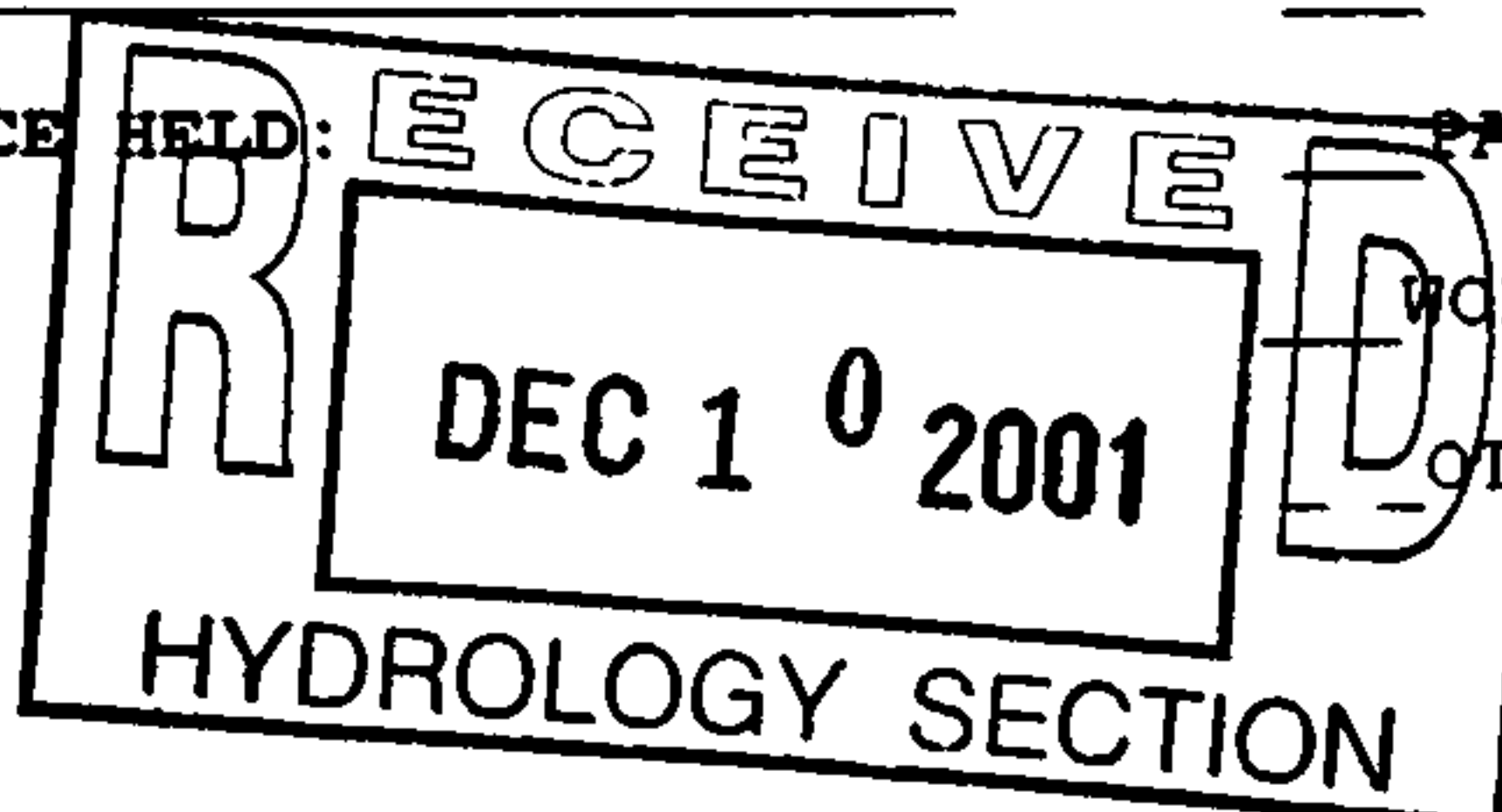
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR SITE PLAN)
- ☐ OTHER _____

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTY 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 APPROVAL (PERM)
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL (TEMP)
- ☐ GRADING PERMIT APPROVAL

WAS A PRE-DESIGN CONFERENCE HELD:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



PAVING PERMIT APPROVAL

WORK ORDER APPROVAL

OTHER: _____ (SPECIFY)

DATE SUBMITTED: 12-10-2001

BY: JEFF 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 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 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.

REV 11/01/2001

12/11/01 Approved



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 29, 2001

Kells & Craig Architects, Inc.
400 Gold SW, Suite 880
Albuquerque, NM 87102

Attention: Mr. Jonathan Craig

Re: Alamosa Center for Family and Community Services-Phase 2, Project No. 5177.94

Dear Jonathan:

This letter is in response to two outstanding issues at Alamosa Center pertaining to the Certificate of Occupancy. First, the bus shelter is not required due to the fact that the Transit Department no longer provides service directly to the center as indicated in the attached memorandum from Bruce Rizzieri.

Secondly, I concur with your firm's letter dated November 26, 2001 that the site conditions do not allow for the construction of the new curb ramp and that other accessible routes provide access to all parts of the site.

Sincerely yours,

George E. Gee, City Architect

cc: Jim Williams, Dept. Of Family & Community Services
Project File 5177.94

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===== THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER =====

P. 02/0

8425864

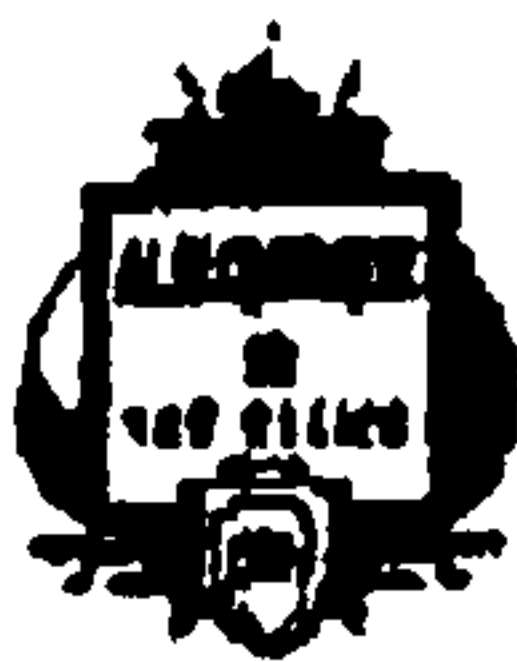
12/02 '01 17:55 NO.071 02/04

KELLS-&-CRAIG

5058831250

NOV-29-01 02:14 PM

LUTHER CONSTRUCTION



Bruce A. Rizzieri

11/26/01 12:10 PM

To: George E. Gee/MAYOR/CABQ@COA

cc: Anne L. Watkins/Transit/CABQ@COA, John B. Parker/Transit/CABQ@COA

Subject: Alamosa Community Center Bus Stop

George:

The Transit Department due to budgetary reasons no longer has transit service directly to the Alamosa Community Center. If you need additional information regarding route service, please contact John Parker at 724.3106.

Thanks

Bruce



November 26, 2001

Mr. George Gee
City of Albuquerque CIP
One Civic Plaza
Albuquerque, NM 87102

Re: Alamosa Center for Family and
Community Services - Phase 2

Dear George,

In reviewing the sidewalk work at Alamosa Center, we have found that a new curb ramp indicated to be constructed adjacent to an existing sidewalk can not be constructed as shown. This curb ramp, shown in Detail 4/G1.1 of the Drawings, will produce a slope that is steeper than that allowed by current codes if it is constructed.

We recommend that the new curb ramp be deleted from the work. There are other accessible routes provided in this area and access is provided to all parts of the site.

Please let us know if this solution will be acceptable to the City of Albuquerque.

Sincerely,

Kells + Craig Architects Inc.

Peter K. Holloway, AIA

Post-It Fax Note	7671	Date	11/26/01	Page	1
To	GEORGE GEE				
Co./Dept	City of Albuquerque				
Phone #	Phone #				
Fax #	Fax #				

Kells + Craig
Architects, Inc. AIA

400 Gold SW Suite 880
Albuquerque NM 87102

e mail: kells@cignnmia.com
Phone: 505-243-2724
FAX: 505-842-5804