

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

February 12, 2009

Christina M. Miles, Registered Architect
612 Edith Blvd. NE
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
Palomas Apartments, [L-18 / D076]
1038 Palomas St.
Architect's Stamp Dated 02/10/09

Dear Mr. Miles:

PO Box 1293

The TCL / Letter of Certification submitted on February 12, 2009 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,

NM 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 12/2005)

PROJECT TITLE: Palomas Apartments ZONE MAP: L-18/D076
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____

CITY ADDRESS: _____

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

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

ARCHITECT: Anissa Construction CONTACT: Anissa
 ADDRESS: 1232 Western Meadows PHONE: 250-5434
 CITY, STATE: _____ ZIP CODE: 87114

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: / 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
☐ OTHER (SPECIFY) _____

TO: NLO

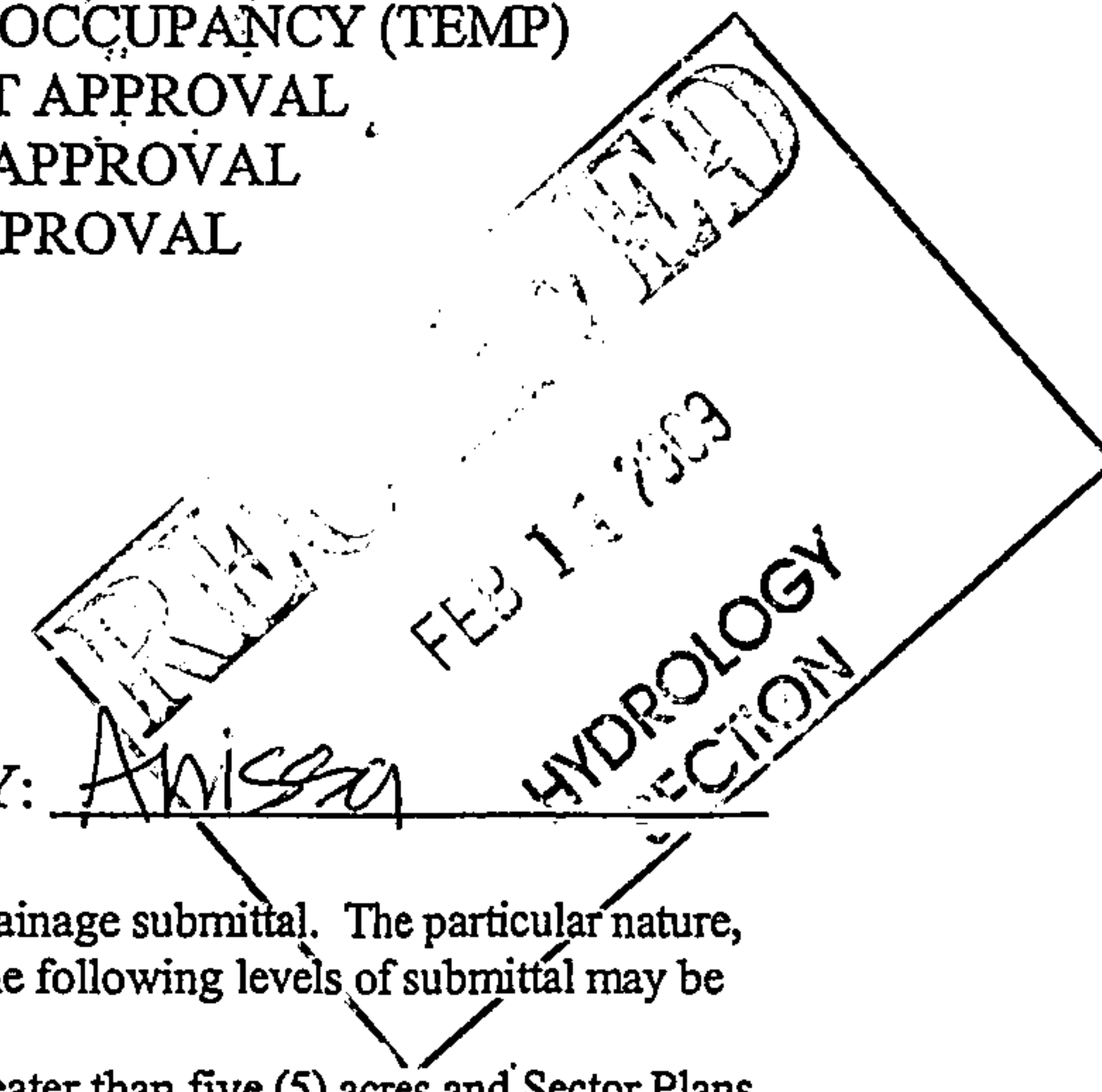
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 2.11.2009 BY: Anissa

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.



Christina Miles, Architect
612 Edith Blvd. NE
Albuquerque, NM 87102
Phone /Fax: 505-243-8858
e-mail: abqtina@msn.com

Re: Palomas Apartments (L18 / D076)
1038 Palomas St.

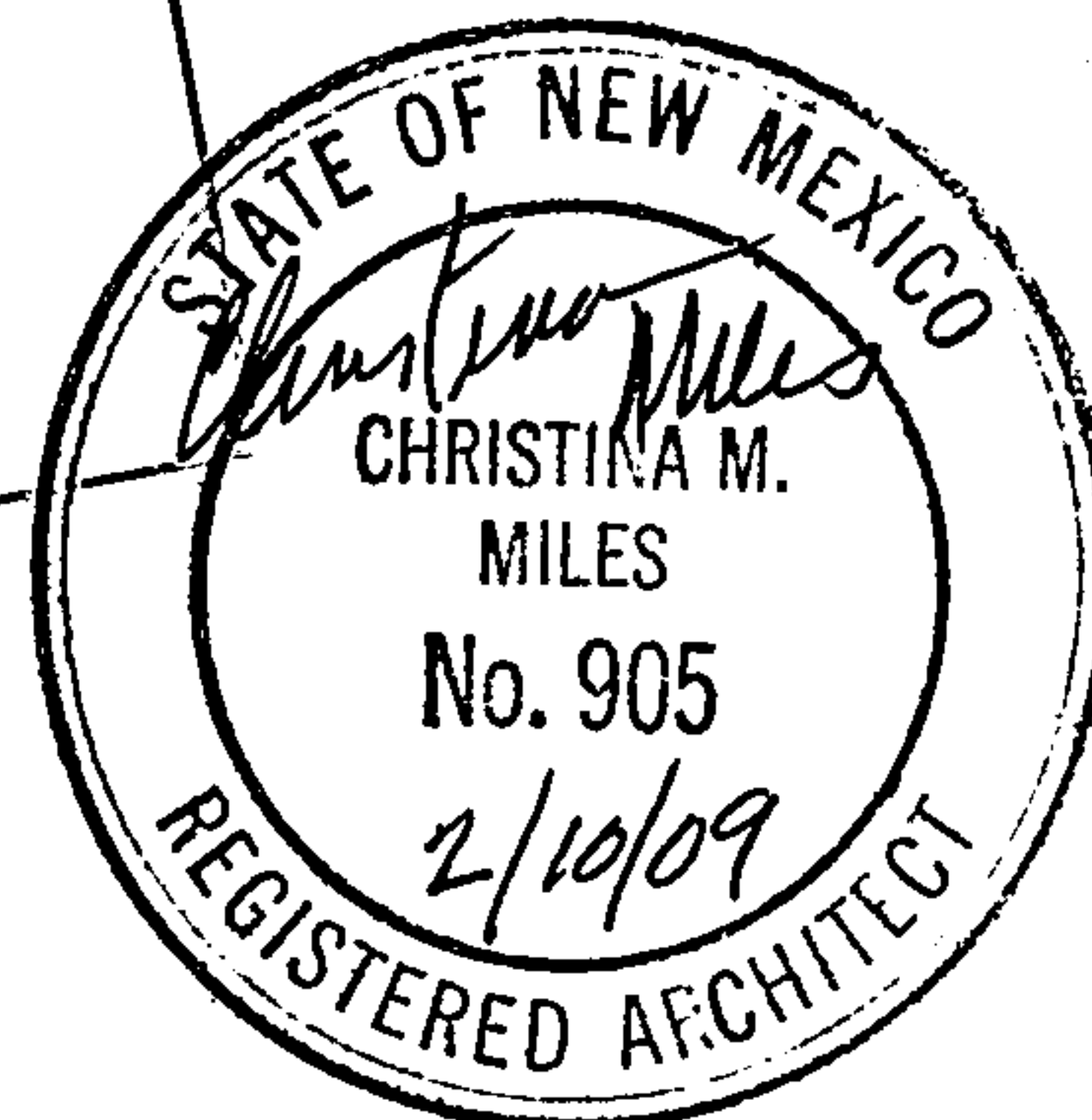
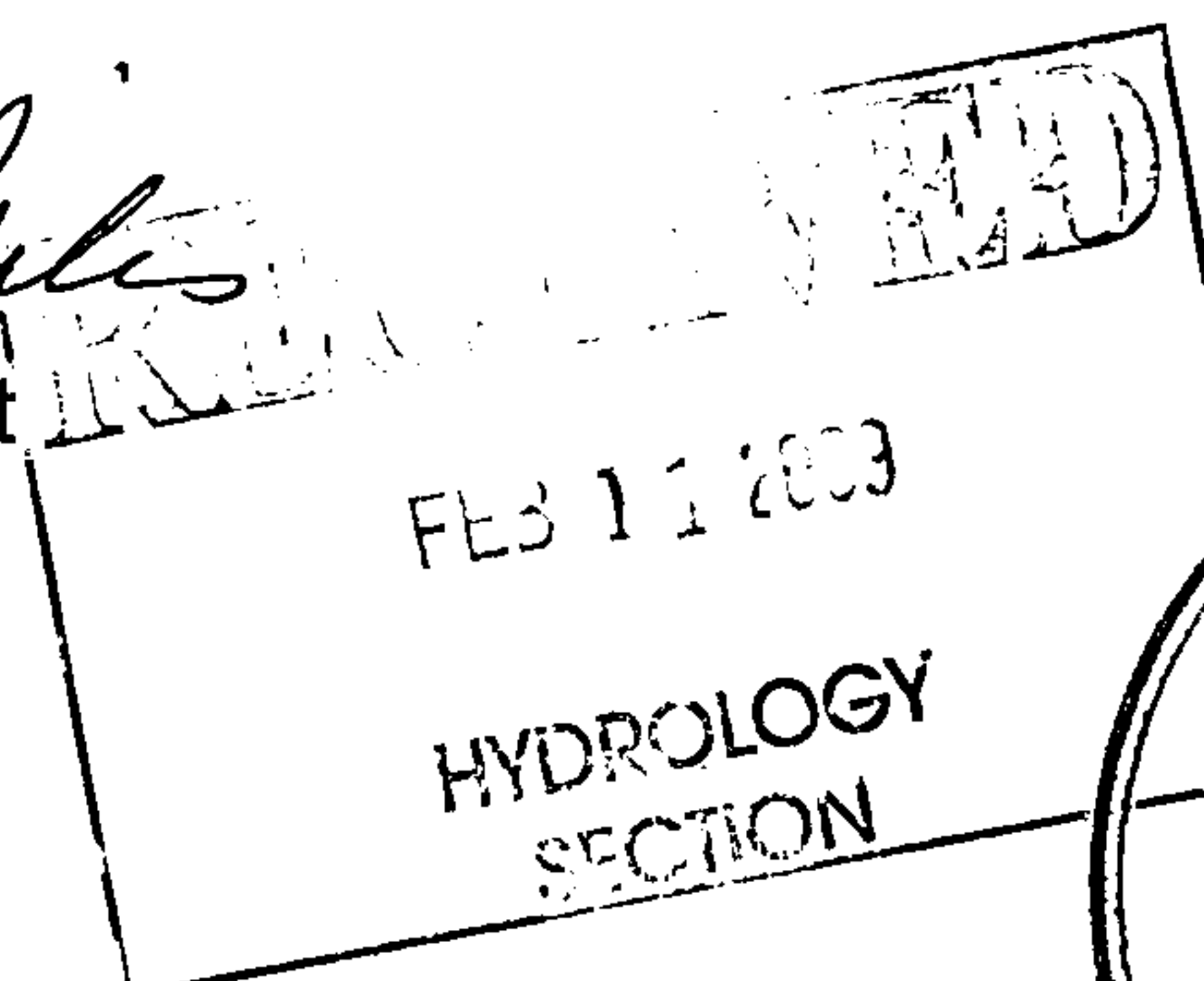
TRAFFIC CERTIFICATION

I, Christina Miles, NMRA No. 905, of the firm Christina Miles Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB, AA or TCL approved Plan dated 7/14/2008. The record information edited onto the original design document has been obtained by Anissa Hogeland of the firm Anissa Construction. I further certify that I have personally visited the project site on 1/16/2009 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 Permanent Certificate of Occupancy.

The Record Information presented hereon is not necessarily complete and intended only to verify substantial compliance with 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.



Christina Miles, Architect



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

January 23, 2009

Christina M. Miles, Registered Architect,
Anissa Construction
1232 Western Meadows Road NW
Albuquerque, NM 87114

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Palomas Apartments, [L-18 / D076]
1038 Palomas St.
Architect's Stamp Dated 01/15/09

Dear Mr. Miles:

Based on the information provided on your submittal dated January 22, 2009, the above referenced project is approved for a 30-day Temporary C.O.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

A Temporary C.O. has been issued allowing the **outstanding language on letter of certification (see attachment for sample language we like to see on the letter of certification) and motorcycle parking stall (stall needs to be flush with drive aisle pavement)** issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include 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 field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: PALOMAS APARTMENTS ZONE MAP: L18/D074
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: 018 004 MELENDEZ VIRGINIA
 CITY ADDRESS: 1038 PALOMAS ST.

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: AHMET CONTACT: 615.4278
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: ANISSA CONSTRUCTION CONTACT: 250.5434
 ADDRESS: 1232 WESTERN MEADOWS RD PHONE: _____
 CITY, STATE: ALBUQ. NM 87114 ZIP CODE: _____

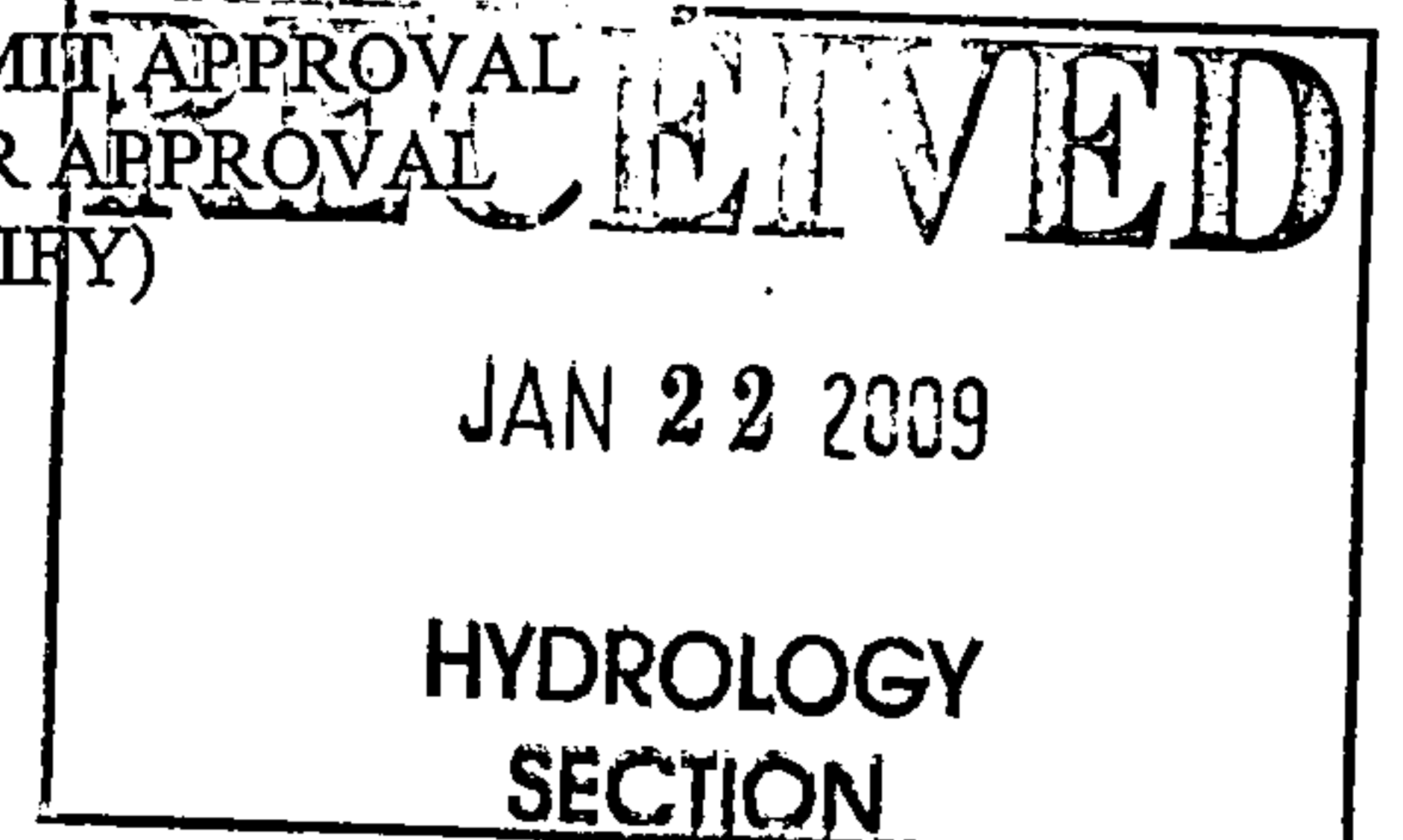
SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ 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
☐ OTHER (SPECIFY) _____

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



DATE SUBMITTED: 1.22.08 BY: ANISSA HOGELAND

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.

Date: 15 January, 2009

Re: Palomas Apartments

To: Transportation Department

Project Address: 1038 Palomas St, Albuquerque, NM

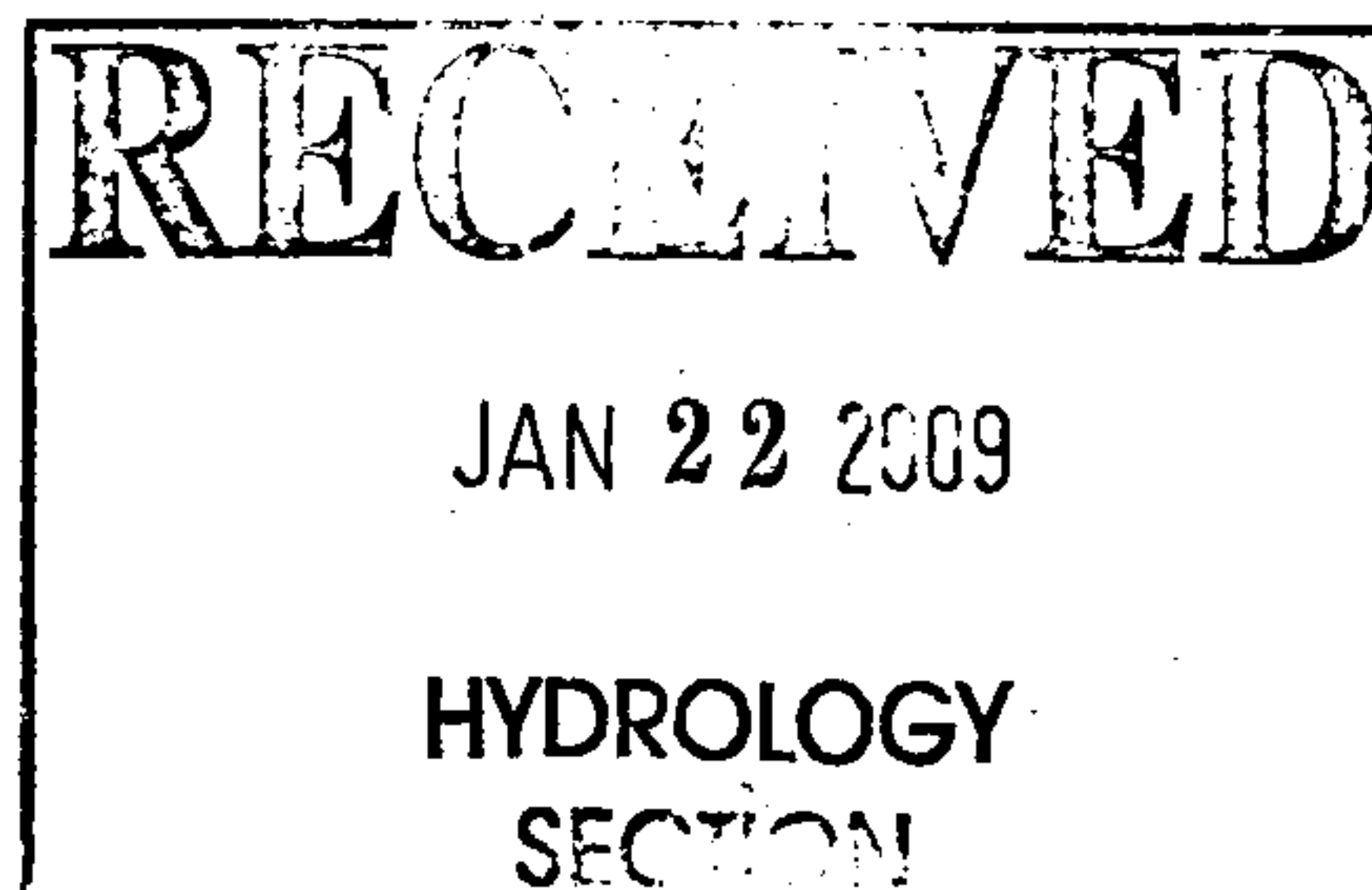
This letter certifies the Palomas project was constructed per the approved site plan. Attached is a copy of the approved site plan. As noted on the site plan motorcycle parking has been relocated. All parking striping and parking curbs have been installed per plan (architect's date 7/2/2008, TCL approval 7/14/2008).

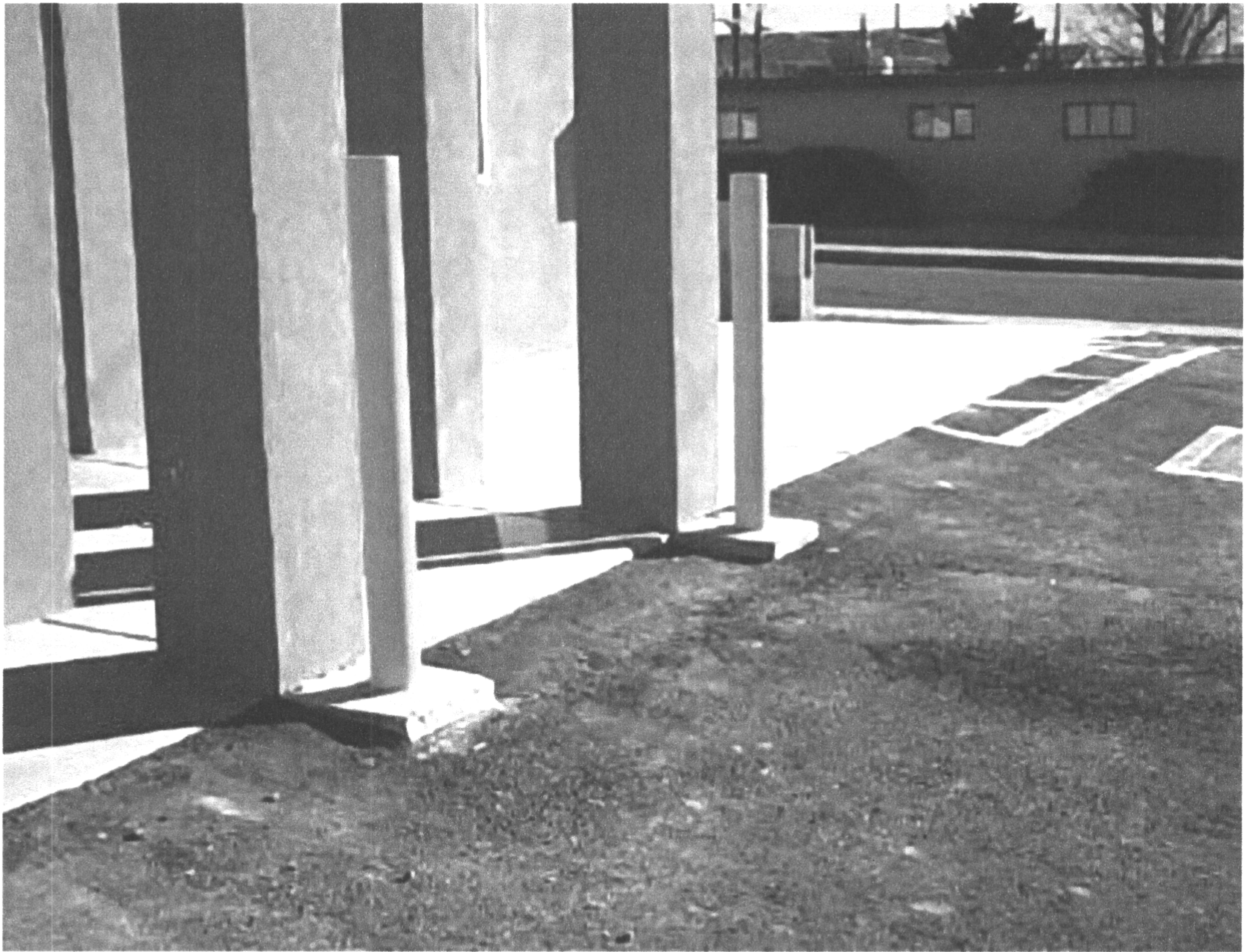
One modification has been made to the stair and landing location. The stairs have been moved to the West. Additional bollards have been installed to protect the columns from vehicular damage.


Christina Miles

- Language (sample)
- Motorcycle parking needs to be located on surface

flush w/
pump -





Date: 15 January, 2009

Re: Palomas Apartments

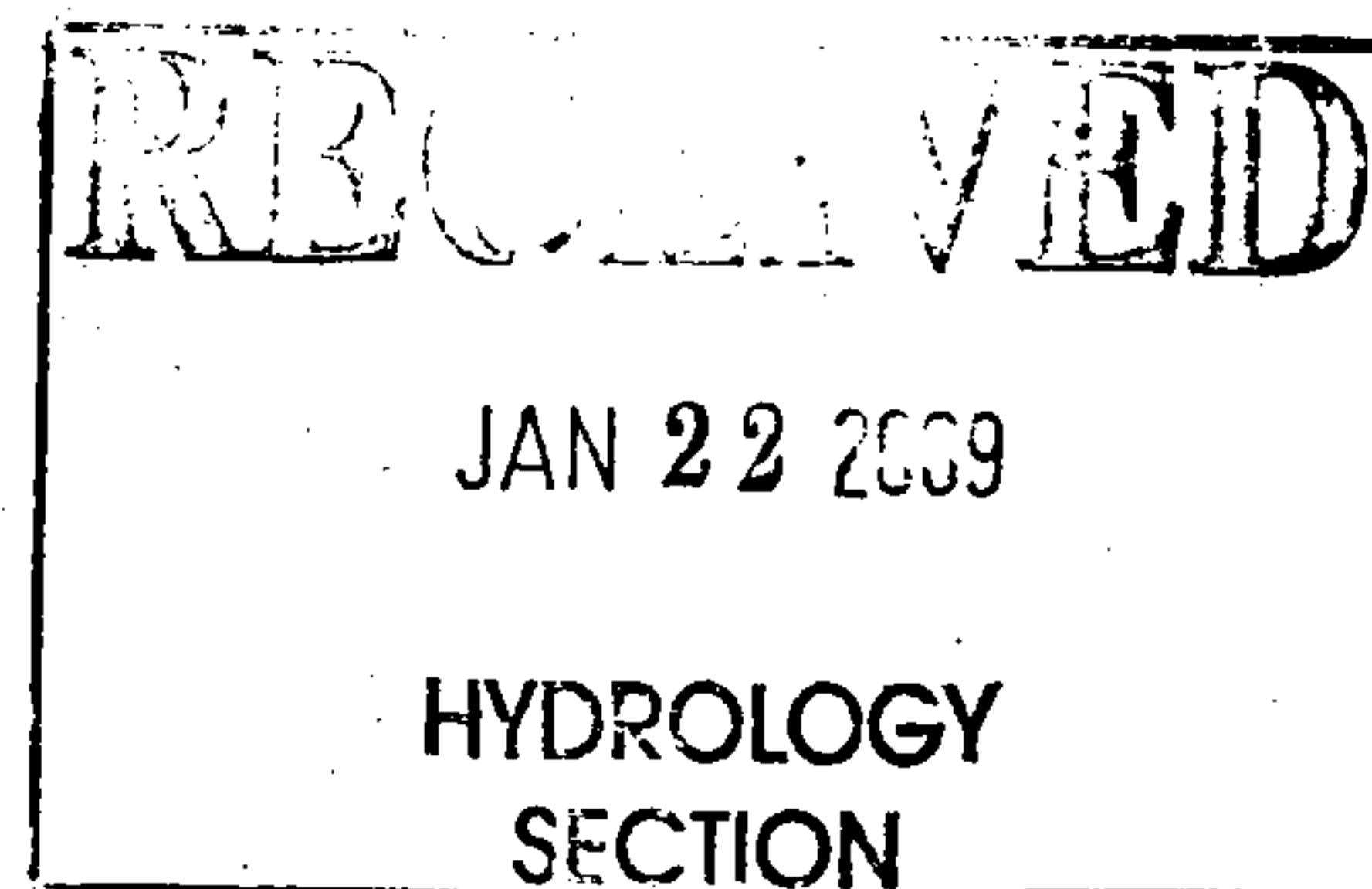
To: Transportation Department

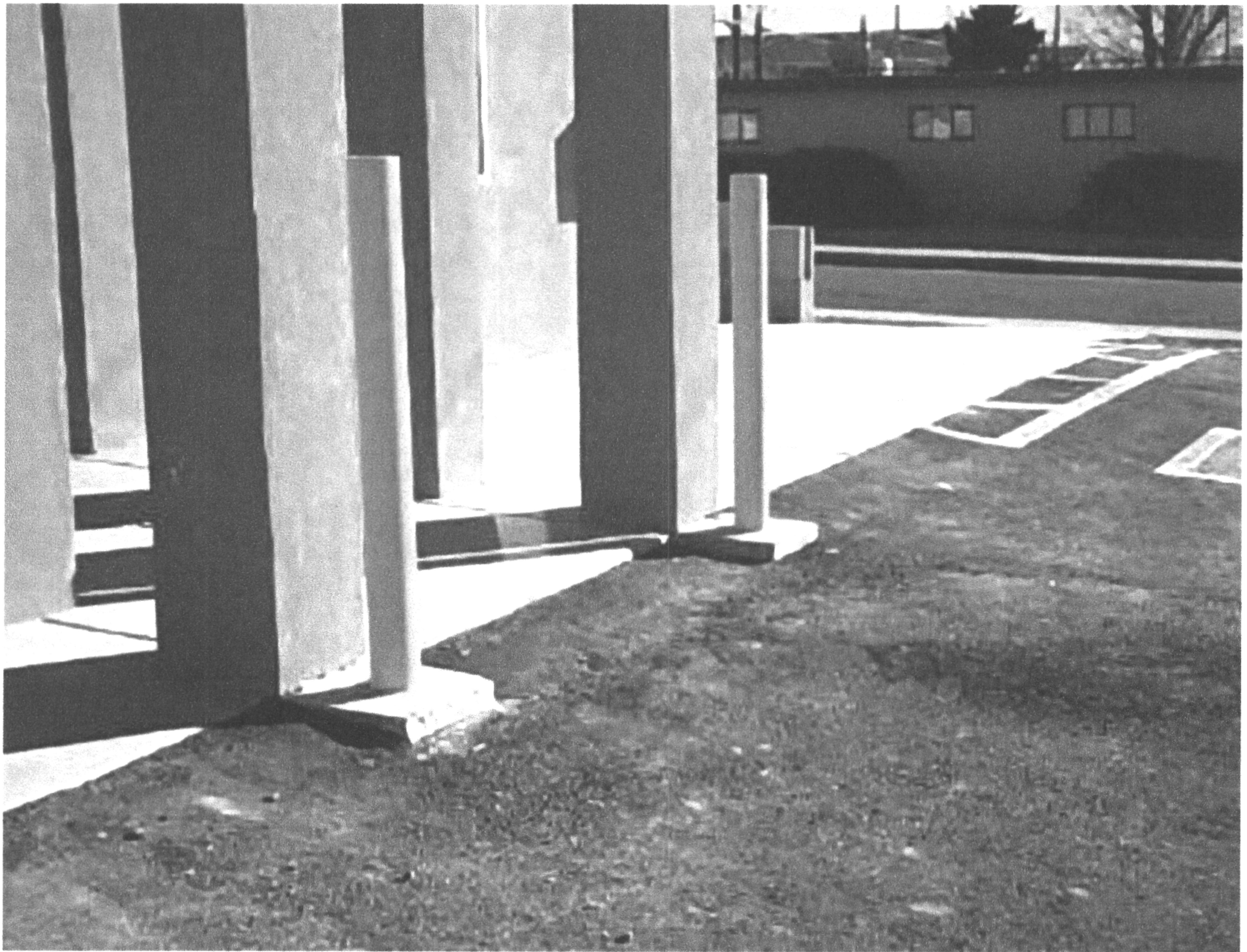
Project Address: 1038 Palomas St, Albuquerque, NM

This letter certifies the Palomas project was constructed per the approved site plan. Attached is a copy of the approved site plan. As noted on the site plan motorcycle parking has been relocated. All parking striping and parking curbs have been installed per plan (architect's date 7/2/2008, TCL approval 7/14/2008).

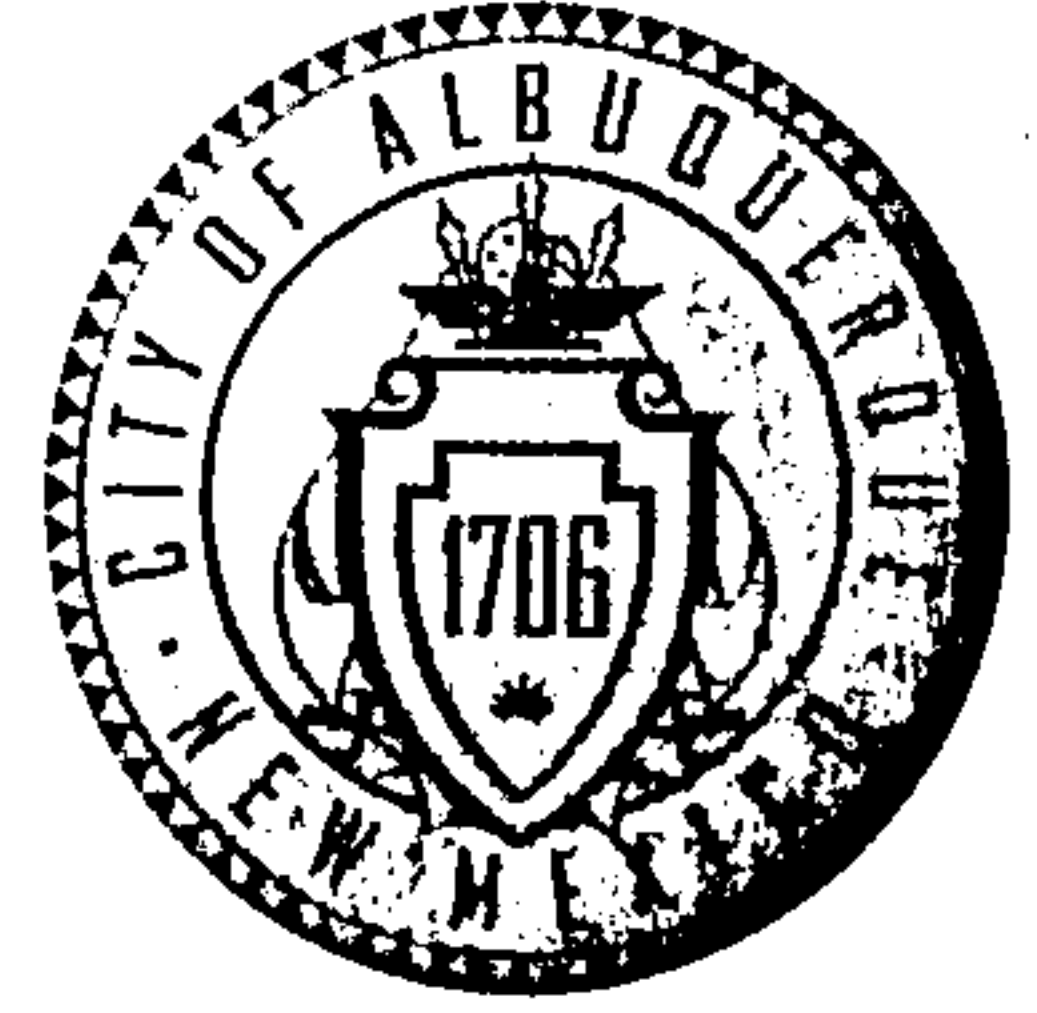
One modification has been made to the stair and landing location. The stairs have been moved to the West. Additional bollards have been installed to protect the columns from vehicular damage.


Christina Miles





CITY OF ALBUQUERQUE



January 6, 2009

Shahab Biazar, P.E.
Advanced Engineering & Consulting, LLC
4416 Anaheim Avenue NE
Albuquerque, NM 87113

Re: Palomas Apartments, 1038 Palomas Dr. SE,
Approval of Permanent Certificate of Occupancy, (L-18/D076)
Engineer's Stamp Dated: 5-8-08

Mr. Biazar,

Based upon the information provided by our visual inspection on 1/06/09, 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 E. Sims
Plan Checker-Hydrology, Planning Dept
Development and Building Services

C: CO Clerk—Katrina Sigala
file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: PALOMAS APARTMENTS ZONE ATLAS/DRG. FILE #: L18 / D076
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT 18, BLOCK 4, VIRGINIA PLACE ADDITION
 CITY ADDRESS: 1038 PALOMAS DRIVE SE

ENGINEERING FIRM: Advanced Engineering and Consulting, LLC
 ADDRESS: 4416 Anaheim Ave., NE
 CITY, STATE: Albuquerque, New Mexico

CONTACT: Shahab Biazar
 PHONE: (505) 899-5570
 ZIP CODE: 87113

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

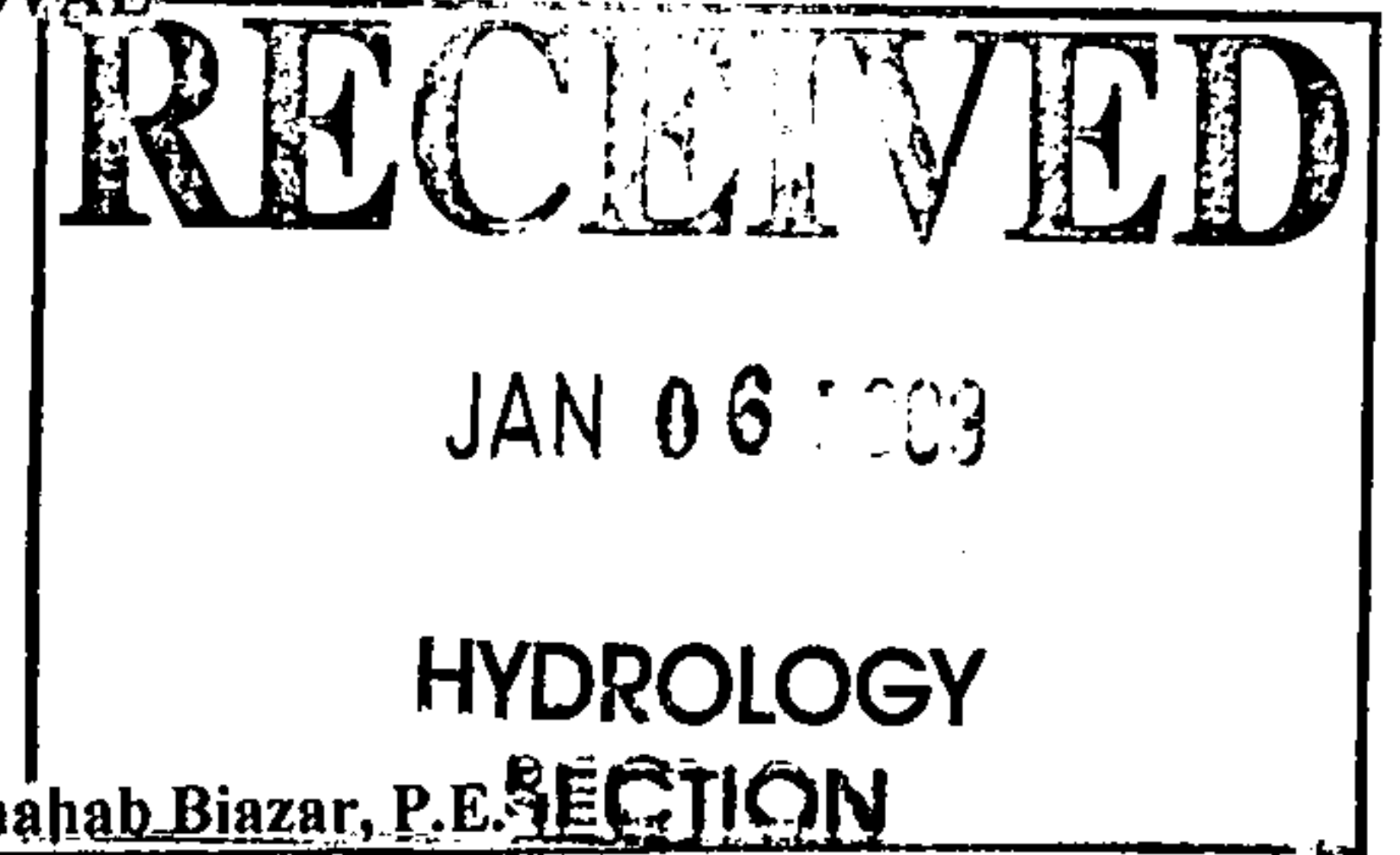
_____ DRAINAGE REPORT
 _____ DRAINAGE PLAN 1ST SUBMITTAL
 _____ DRAINAGE PLAN RESUBMITTAL
 _____ CONCEPTUAL GRADING & DRAINAGE PLAN
 _____ GRADING PLAN
 _____ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
 _____ CLOMR / LOMR
 _____ TRAFFIC CIRCULATION LAYOUT (TCL)
 _____ ENGINEER/ARCHITECT 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. 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) _____

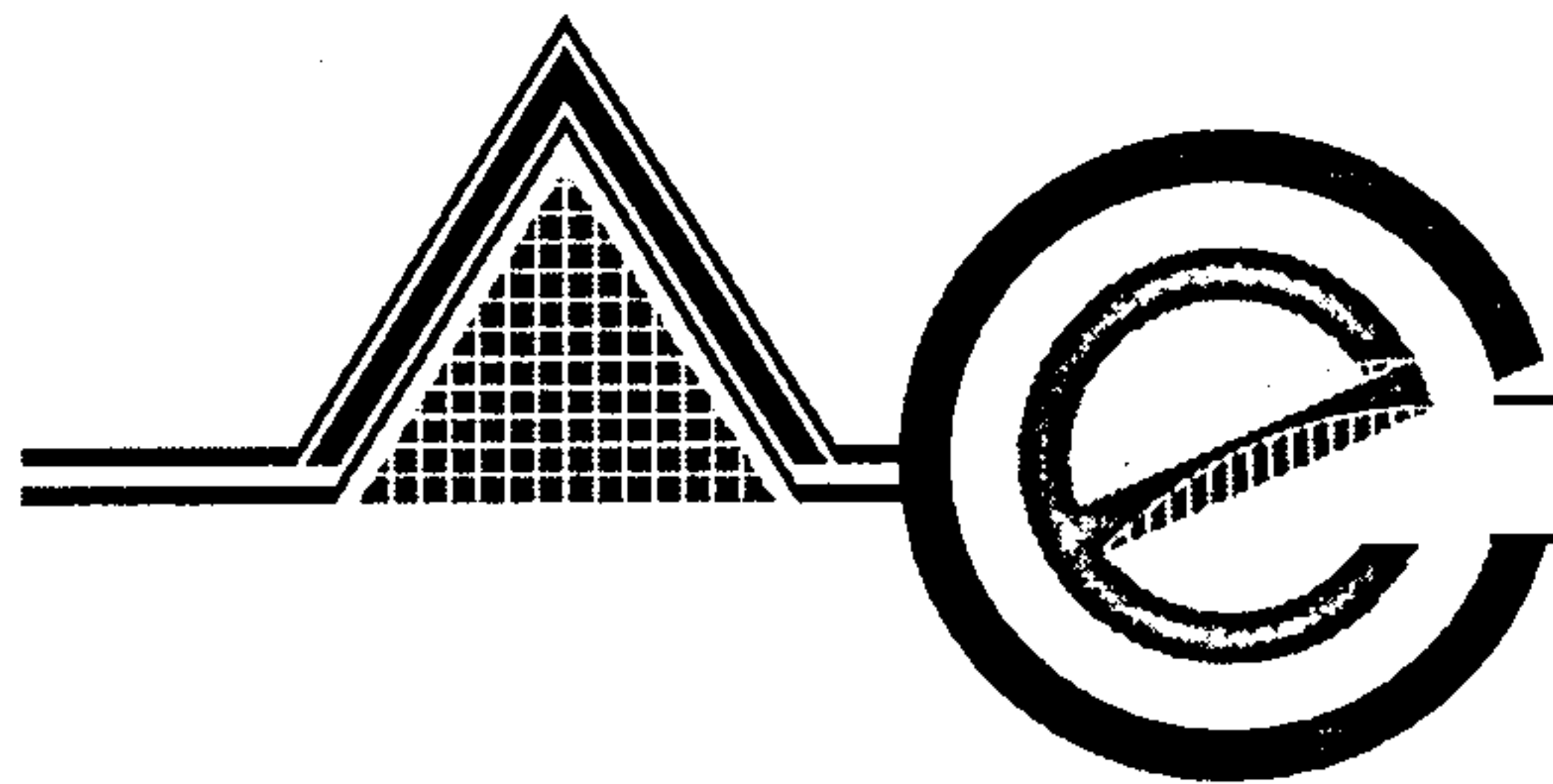
WAS A PRE-DESIGN CONFERENCE ATTENDED:

_____ YES
☒ NO
 _____ COPY PROVIDED

DATE SUBMITTED: 01 / 05 / 2009BY: Shahab Biazar, P.E.

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 submittals may be required based on the following:

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



ADVANCED ENGINEERING and CONSULTING, LLC

Consulting
Design
Development
Management
Inspection
Surveying

January 5, 2009

Mr. Bradley L. Bingham, P.E.
Sr. Engineer, Planning Dept.
Development and Building Services
600 Second Street NW
Albuquerque, New Mexico 87102

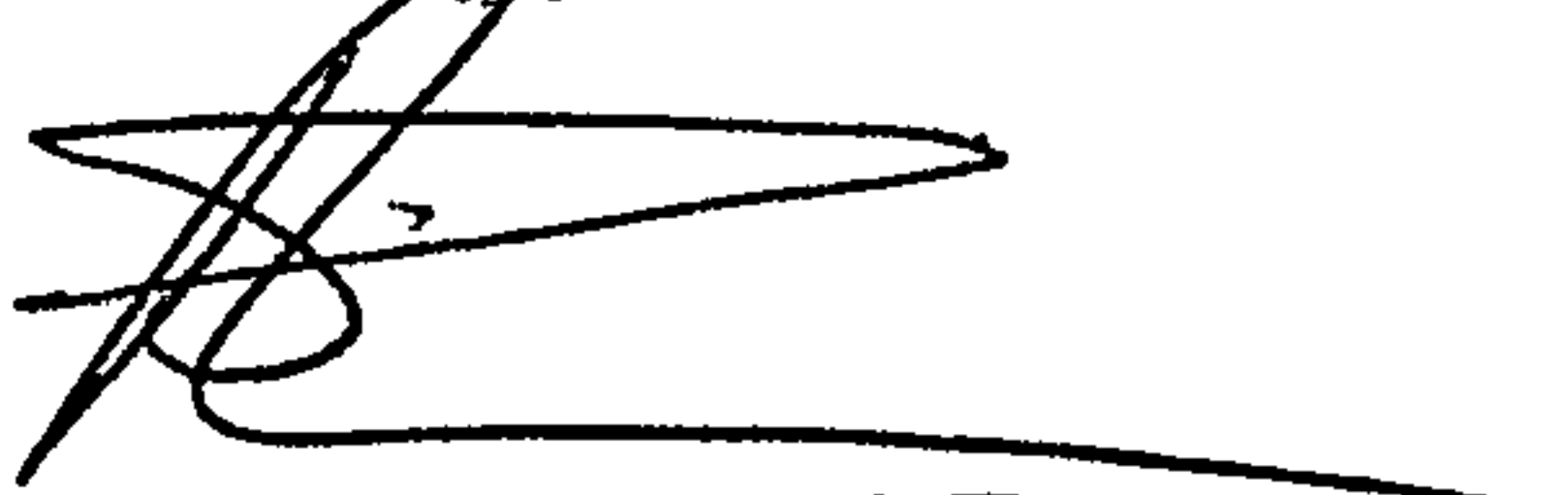
RE: FINAL CERTIFICATION OF OCCUPANCY FOR PALOMAS APARTMENTS
LOCATED AT 1038 PALOMAS DRIVE SE (L18 / D076)

Dear Mr. Bingham:

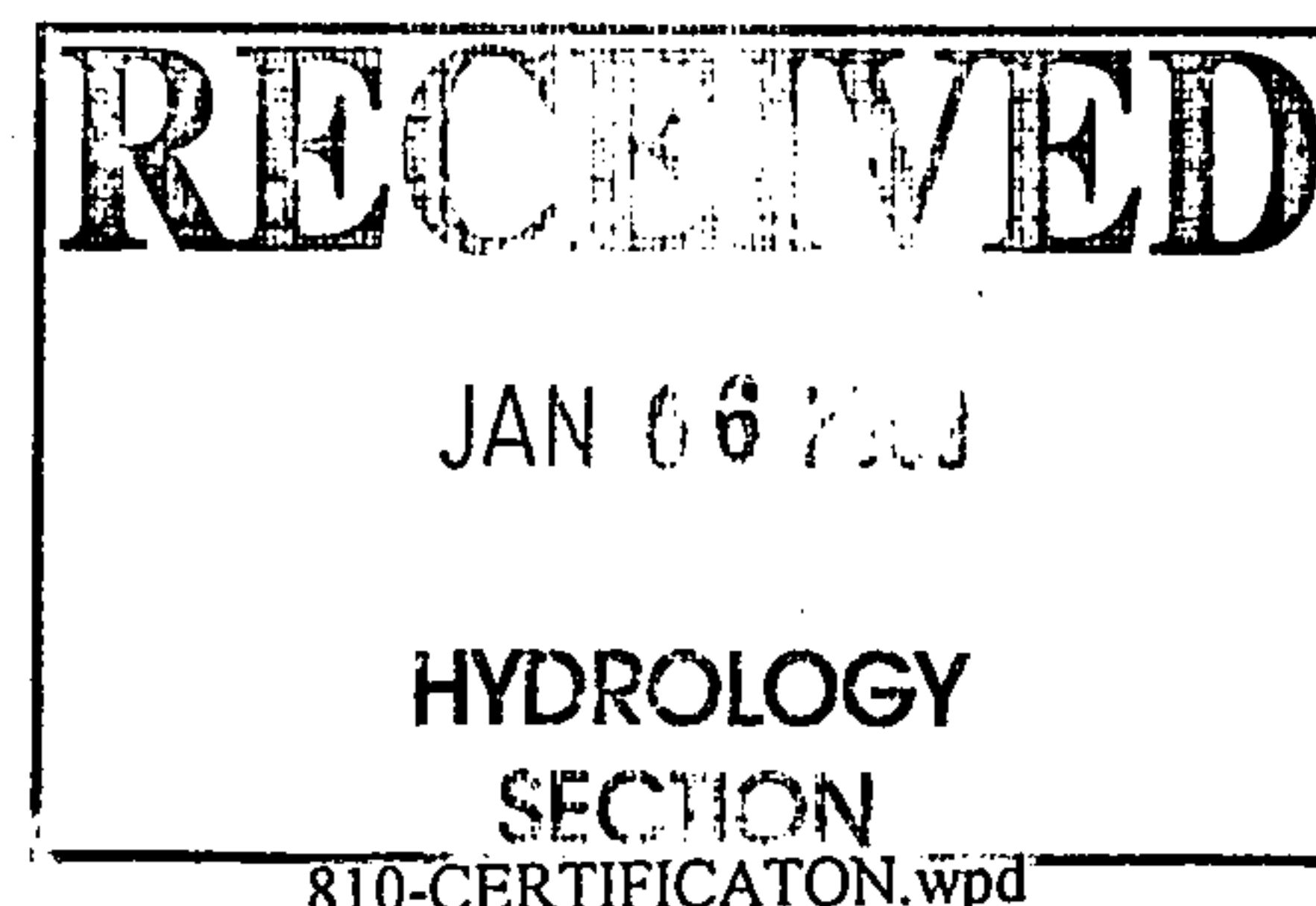
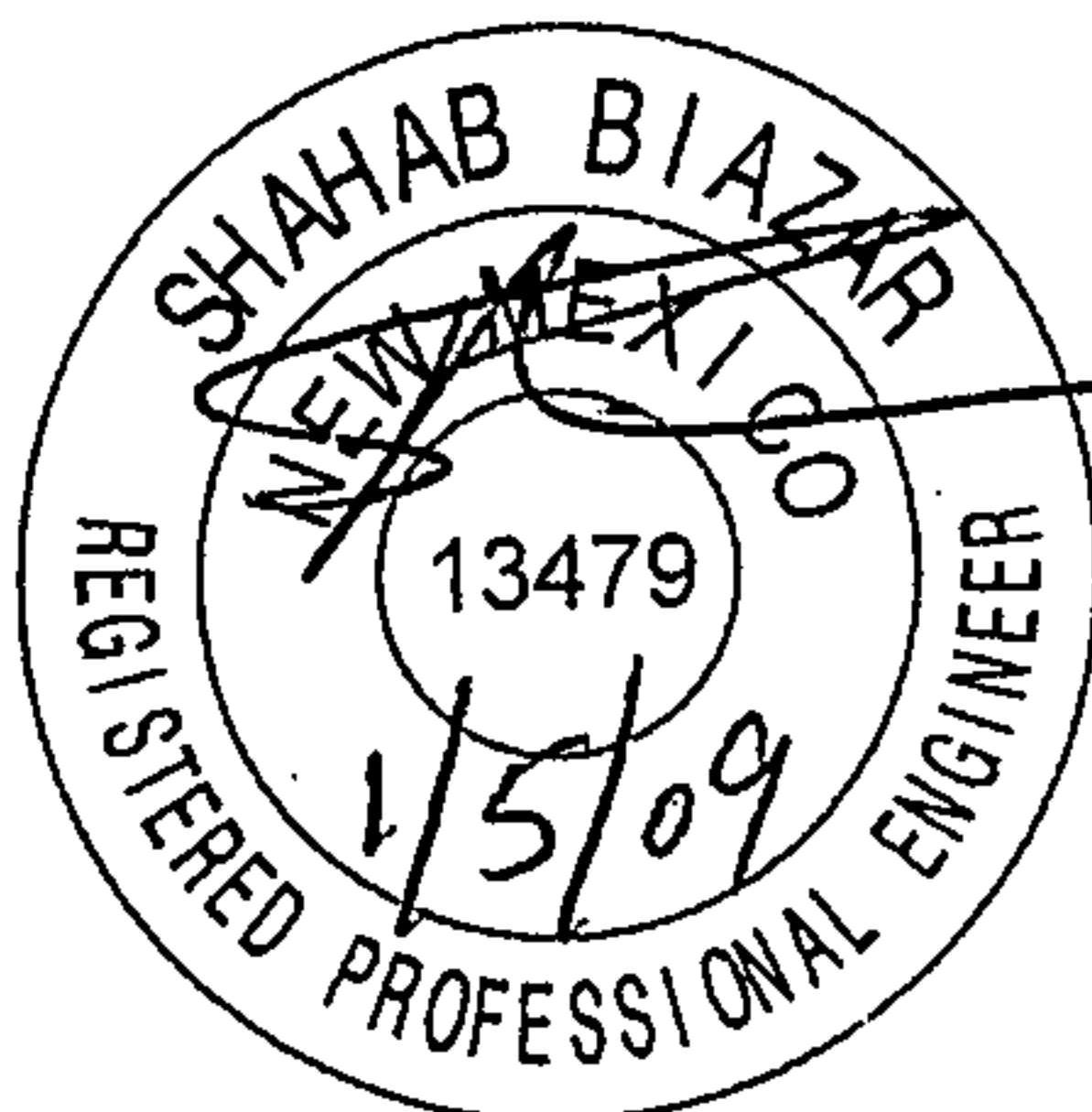
This letter is in request of Final Certification of Occupancy for the above mentioned project. I Shahab Biazar, NMPE, of the Advanced Engineering, LLC hereby certify that project has been graded and will drain in substantial compliance with and design intent of the approved plan dated 05/08/2008. All the pavement and other site improvements are in place. See enclosed plan for as-built grades.

Please contact me if there are any questions or concerns regarding this submittal.

Sincerely yours,



Shahab Biazar, P.E.



CITY OF ALBUQUERQUE



July 14, 2008

Christina M. Miles, R.A.
Anissa Construction
1232 Western Meadows Rd. NW
Albuquerque, NM 87114

Re: Palomas Apartments, 1038 Palomas Street, Traffic Circulation Layout
Architect's Stamp dated 7-02-08 (L-18/D076)

Dear Ms. Miles,

The TCL submittal received 7-03-08 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. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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.

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.

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, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Palomas Apartments ZONE MAP: L18/DO76
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: 1038 Palomas

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

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

ARCHITECT: Christina Miles / Architects Amesa Construction CONTACT: Anissa
 ADDRESS: 1232 Western meadows Rd NW PHONE: 250-5434
 CITY, STATE: ABQ. NM 87114 ZIP CODE: 87114

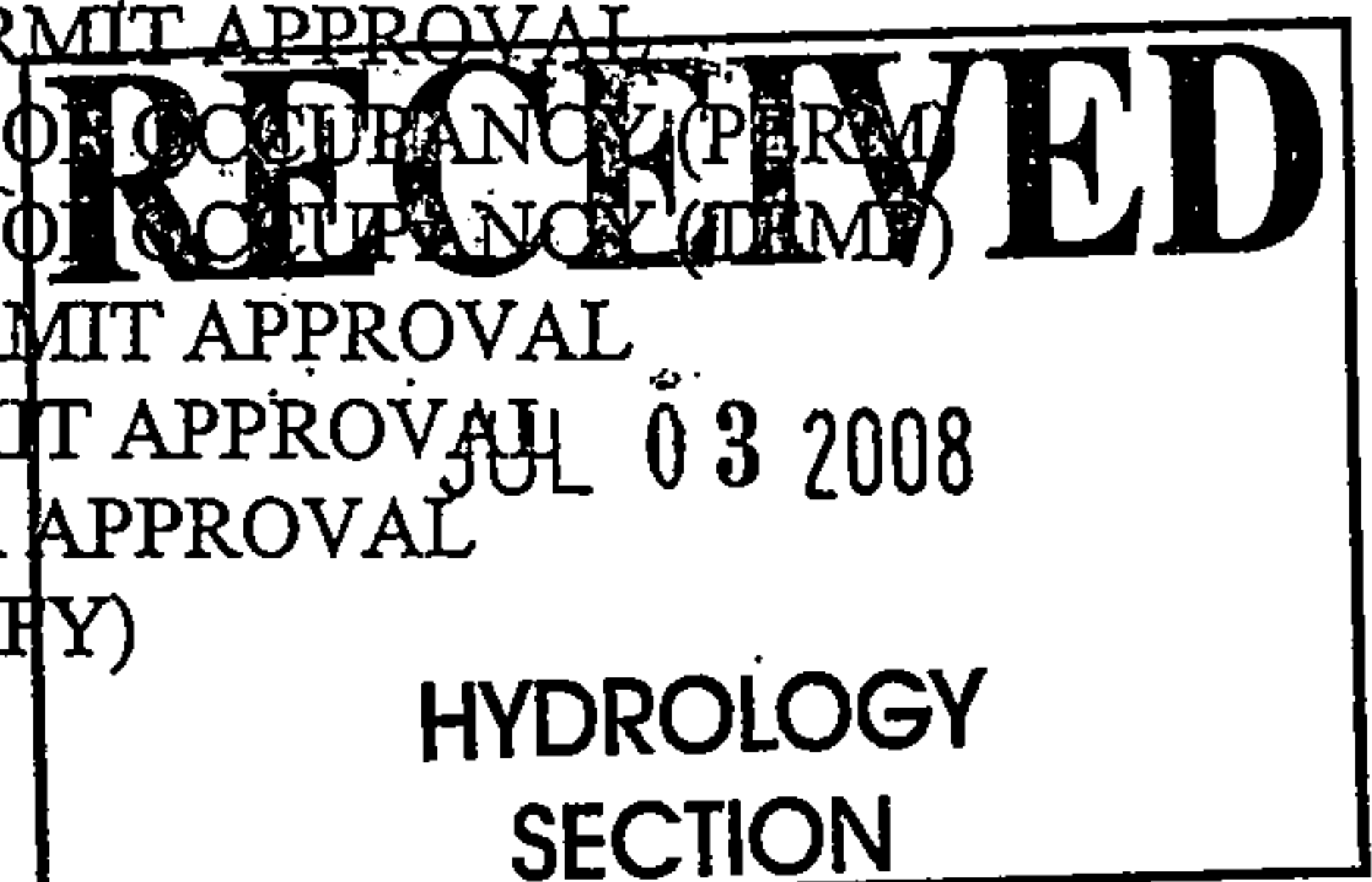
SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ 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)

Resubmittal

CHECK TYPE OF APPROVAL SOUGHT:
☐ SLA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
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☐ FINAL PLAT APPROVAL
☒ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)



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

DATE SUBMITTED: Amesa 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:

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CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services

May 2, 2008

Shahab Biazar, P.E.
Advanced Engineering and Consulting, LLC
4416 Anaheim Ave., NE
Albuquerque, New Mexico 87113



RE: **PALOMAS APARTMENTS, 1038 Palomas Drive SE** (L18 – D 076)
Grading & Drainage Plan for Building Permit (PE Stamped 04-06-08)

Dear Mr. Biazar:

Based upon the information provided in your submittal dated 04/08/08 the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Note that the telephone number provided for NM One Call in "Notice To Contractors" note # 3 is incorrect; their current number is **260-1990** or "811."
- Since the adjacent R/W on Anderson is within the AO (1' depth) Flood Zone, the building Finished Floor elevation must be 1-foot above that presumed flood level at the SE corner of the building. (eg- FL \approx 91.5, hence F.F. = 93.5 Min.).
- Label the "Minimal Offsite Flows" entering the east side of the lot.
- Label surface treatments and landscaped areas to facilitate review of treatment types.
- Grades within the parking lot have a low spot elevation in the center; which may trap runoff. Spot elevations in the south landscape area seem to be creating a swale. In all areas, provide some callouts for swale depths or provide Proposed Contours to clarify drainage intent for construction.
- Depressing the sidewalk at the driveway opening is acceptable to maintain the 2% cross slope on the sidewalk. However, details are unclear as to where the private curb onsite ties to the Uni-directional ramp. Clarify layout details and grades.
- The drafting is unclear in the vicinity of the motorcycle parking and dumpster pad. Does the south curb continue along the south side to the western sidewalk? If so provide pavement/TC grades through that area.
- Confirm that site runoff from landscaped areas is directed to the paved areas and out through the driveway, rather than sheet flowing across perimeter sidewalks.

If you have any questions or would like to schedule a meeting to discuss this, you may contact me at 924-3981.

Sincerely,

Gregory R. Olson 5/2/8

Gregory R. Olson, P.E.
Hydrology Section

XC: Bradley Bingham, COA-PLN/Hydrology
➔ file L18-D 076

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: PALOMAS APARTMENTS ZONE ATLAS/DRG. FILE #: L18 10074
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT 18, BLOCK 4, VIRGINIA PLACE ADDITION
 CITY ADDRESS: 1038 Palomas S.E.

ENGINEERING FIRM: Advanced Engineering and Consulting, LLC
 ADDRESS: 4416 Anaheim Ave., NE
 CITY, STATE: Albuquerque, New Mexico

CONTACT: Shahab Biazar
 PHONE: (505) 899-5570
 ZIP CODE: 87113

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

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
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR / LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) *50.*

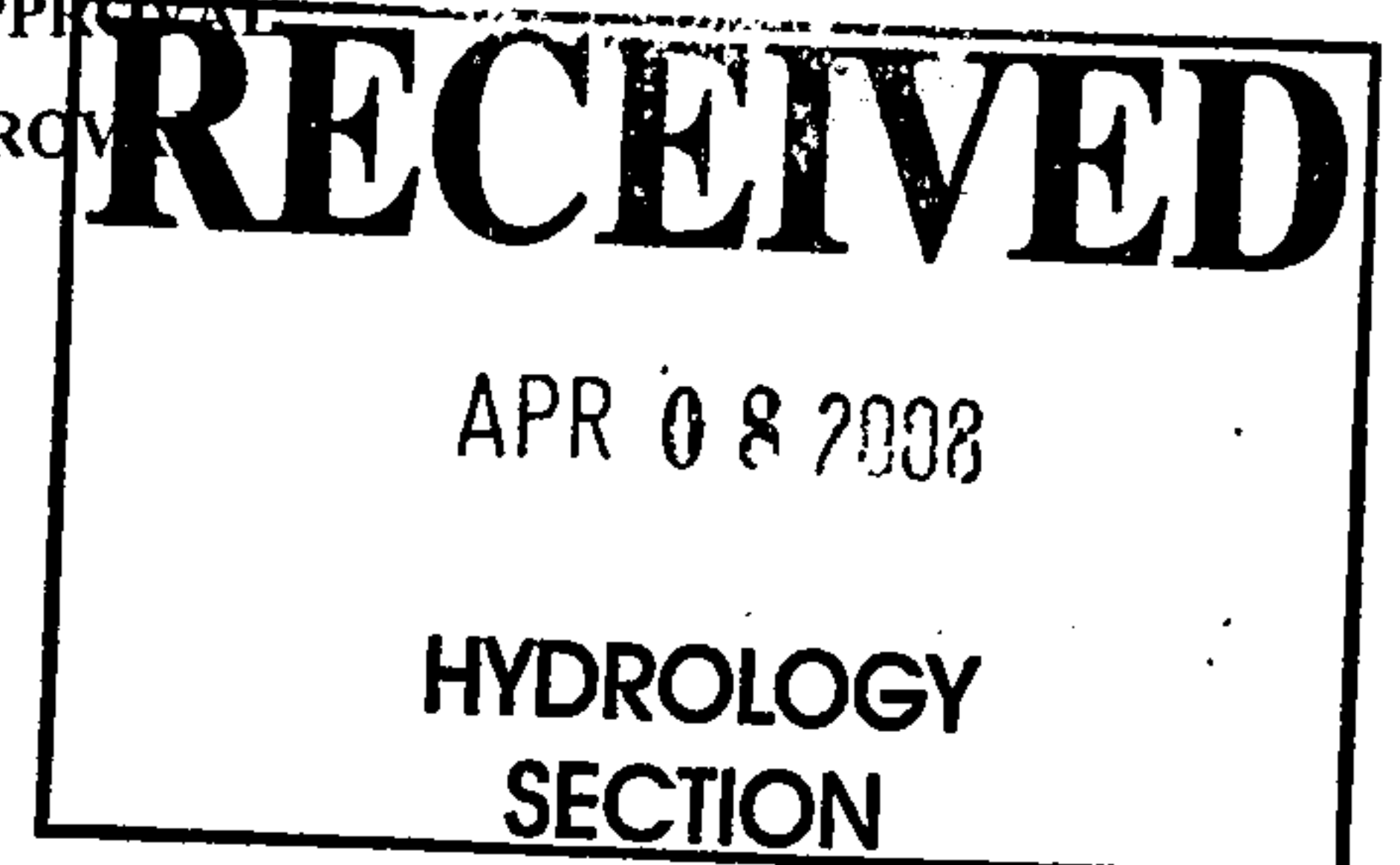
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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: 04 / 06 / 2008 BY: Shahab Biazar, P.E.

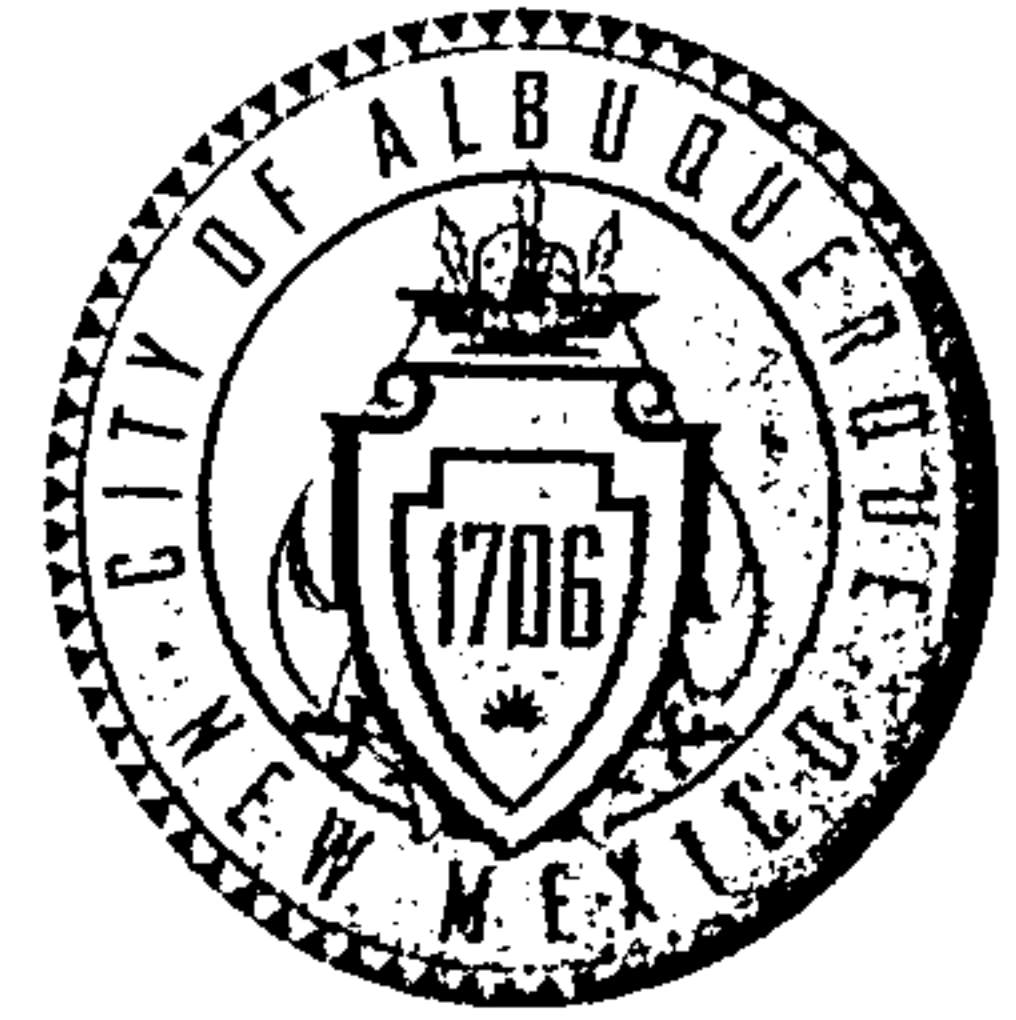


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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or containing five (5) acres or more.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



May 16, 2008

Shahab Biazar, P.E.
Advanced Engineering and Consulting, LLC
4416 Anaheim Ave., NE
Albuquerque, New Mexico 87113

RE: **PALOMAS APARTMENTS, 1038 Palomas Drive SE** (L18 – D 076)
Grading & Drainage Plan for Building Permit (PE Stamped 05-08-08)

Dear Mr. Biazar:

Based upon the information provided in your submittal received 5/08/08, the above referenced Grading Plan is approved for Building Permit.

PO Box 1293

Please attach a copy of this approved plan to the Building Permit plan sets prior to requesting sign-off by the Hydrology Section.

Albuquerque


Prior to Certificate of Occupancy approval, an Engineer's Certification of compliance with this plan is required per the DPM.

If I can be of further assistance, please feel free to contact me at 924-3981.

NM 87103

Sincerely,

www.cabq.gov


Gregory R. Olson, P.E.
Hydrology Section

XC: Bradley Bingham, COA-PLN/Hydrology
file L18-D 076

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: PALOMAS APARTMENTS ZONE ATLAS/DRG. FILE #: L18 / D076
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT 18, BLOCK 4, VIRGINIA PLACE ADDITION
 CITY ADDRESS: _____

ENGINEERING FIRM: Advanced Engineering and Consulting, LLC
 ADDRESS: 4416 Anaheim Ave., NE
 CITY, STATE: Albuquerque, New Mexico

CONTACT: Shahab Biazar
 PHONE: (505) 899-5570
 ZIP CODE: 87113

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

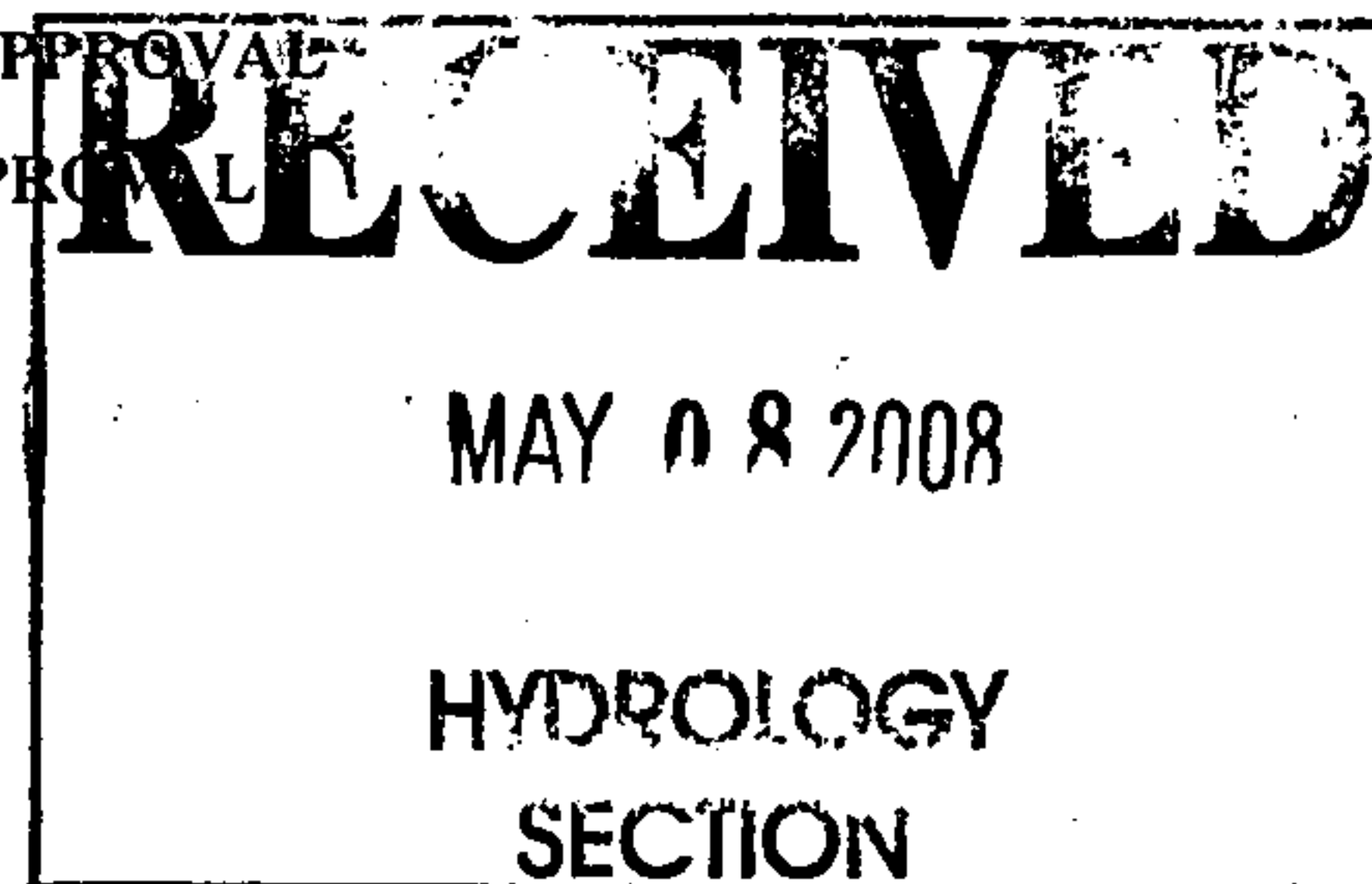
_____ DRAINAGE REPORT
 _____ DRAINAGE PLAN 1ST SUBMITTAL
 _____ DRAINAGE PLAN RESUBMITTAL
 _____ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
 _____ EROSION CONTROL PLAN
 _____ ENGINEER'S CERTIFICATION (HYDROLOGY)
 _____ CLOMR / LOMR
 _____ TRAFFIC CIRCULATION LAYOUT (TCL)
 _____ ENGINEER/ARCHITECT CERT (TCL)
 _____ ENGINEER/ARCHITECT CERT (DRB S.P.)
 _____ ENGINEER/ARCHITECT CERT (AA)
 _____ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

_____ YES
☒ NO
 _____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

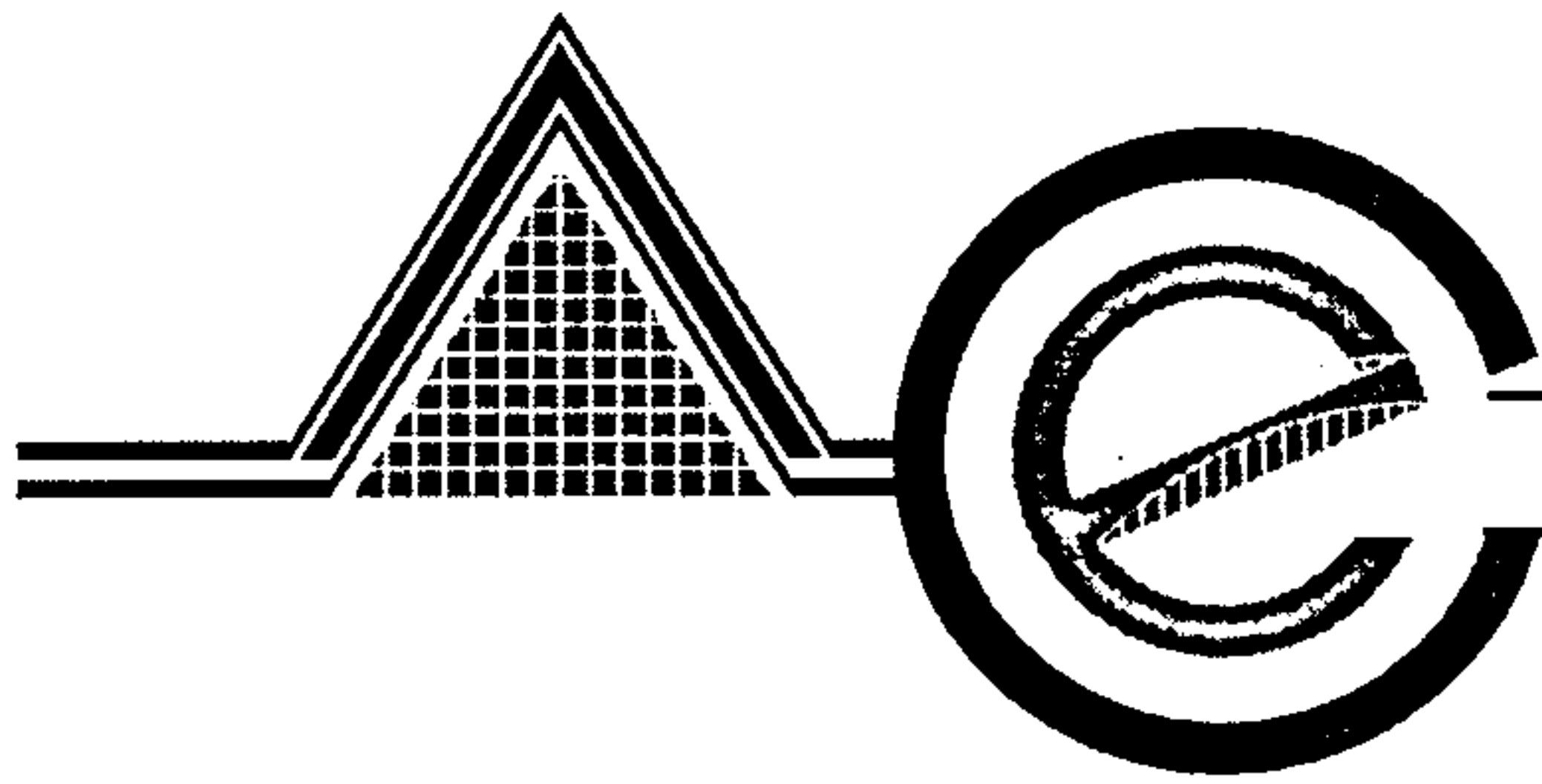
_____ SIA / FINANCIAL GUARANTEE RELEASE
 _____ PRELIMINARY PLAT APPROVAL
 _____ S. DEV. PLAN FOR SUB'D. APPROVAL
 _____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
 _____ SECTOR PLAN APPROVAL
 _____ FINAL PLAT APPROVAL
 _____ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
 _____ CERTIFICATE OF OCCUPANCY (PERM.)
 _____ CERTIFICATE OF OCCUPANCY (TEMP.)
 _____ GRADING PERMIT APPROVAL
 _____ PAVING PERMIT APPROVAL
 _____ WORK ORDER APPROVAL
 _____ OTHER (SPECIFY) _____



DATE SUBMITTED: 05 / 08 / 2008 BY: Shahab Biazar, P.E.

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 submittals may be required based on the following:

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2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5).
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or containing five (5) acres or more.



ADVANCED ENGINEERING and CONSULTING, LLC

*Consulting
Design
Development
Management
Inspection
Surveying*

May 8, 2008

Mr. Gregory R. Olson, P.E.
Hydrology Section
Development and Building Services
600 Second Street NW
Albuquerque, New Mexico 87102

RE: PALOMAS APARTMENTS, 1038 PALOMAS DRIVE SE (L18 / D076) GRADING
AND DRAINAGE PLAN (PE STAMPED 05-08-08)

Dear Mr. Olson:

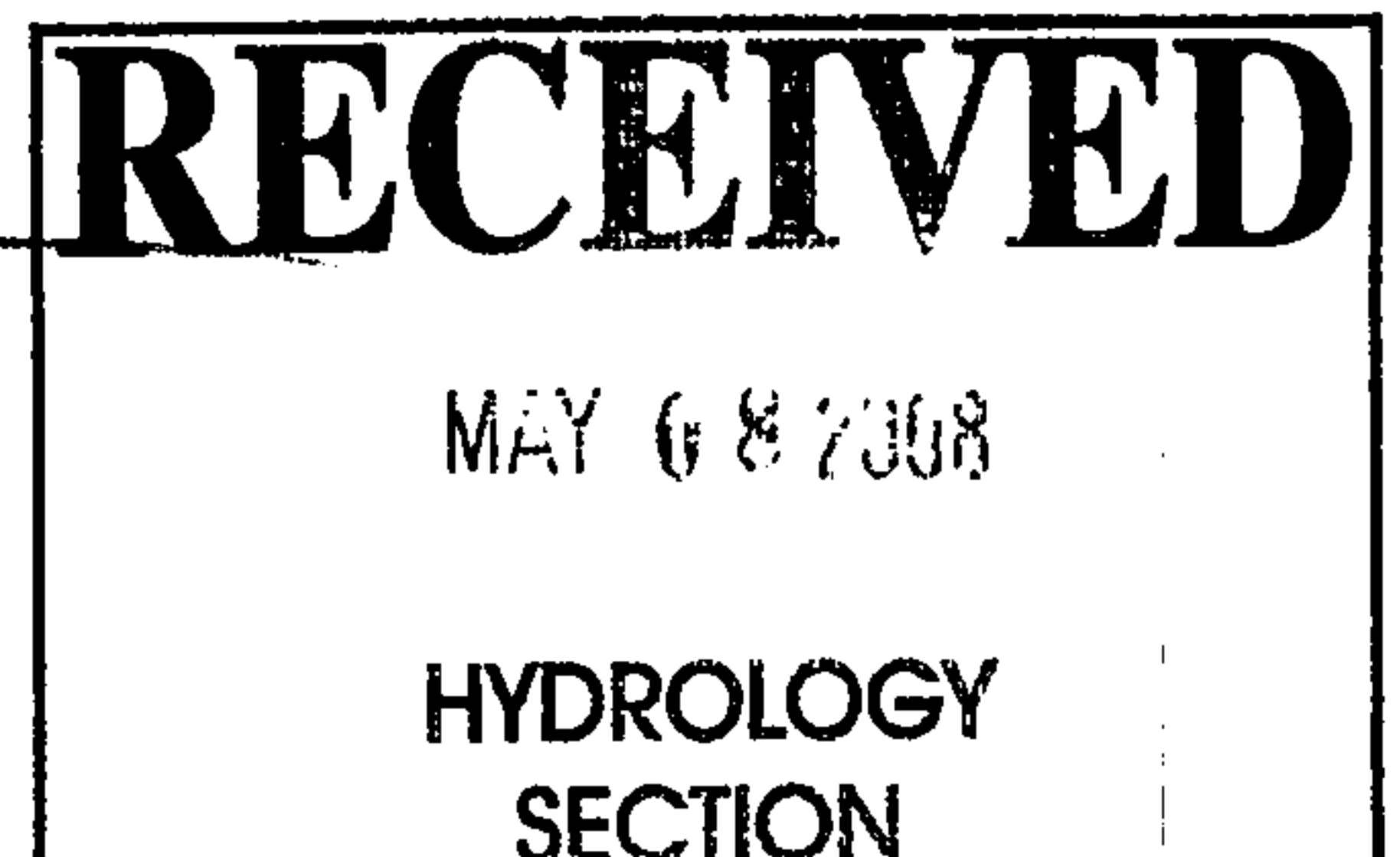
This letter and submittal is based on your comments received dated May 2, 2008. The following are the responses to your comments:

- The telephone number was changed for note #3.
- The Finished Floor elevation was changed to 5293.70' (2' above the flow line in the street).
- "Minimal Offsite Flows" was called out on the east of the project.
- The surface treatments were called out on the plan.
- The low spot elevation in the parking lot has been fixed. The areas with swale were called out. Spot elevations were added to show the depth of the swale in different areas.
- A typical uni-direction ramp detail was added to the plan.
- End of the curb was called out in the motorcycle parking area for clarification.
- Spot elevations were added along the property line to assure that the landscaping areas would drain the paved areas.

Please contact me if there are any questions or concerns regarding this submittal.

Sincerely yours,

Shahab Biazar, P.E.



TRANSMISSION VERIFICATION REPORT

TIME : 05/16/2008 15:20
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BR0L6J570919

| | |
|--------------|-----------------|
| DATE, TIME | 05/16 15:20 |
| FAX NO./NAME | 9-8974996 |
| DURATION | 00:00:16 |
| PAGE(S) | 01 |
| RESULT | OK |
| MODE | STANDARD ECM |

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



May 16, 2008

Shahab Biazar, P.E.
Advanced Engineering and Consulting, LLC
4416 Anaheim Ave., NE
Albuquerque, New Mexico 87113

RE: **PALOMAS APARTMENTS, 1038 Palomas Drive SE (L18 - D 076)**
Grading & Drainage Plan for Building Permit (PE Stamped 05-08-08)

Dear Mr. Biazar:

Based upon the information provided in your submittal received 5/08/08, the above referenced Grading Plan is approved for Building Permit.

PO Box 1293

Please attach a copy of this approved plan to the Building Permit plan sets prior to requesting sign-off by the Hydrology Section.

Albuquerque

Prior to Certificate of Occupancy approval, an Engineer's Certification of compliance with this plan is required per the DPM.

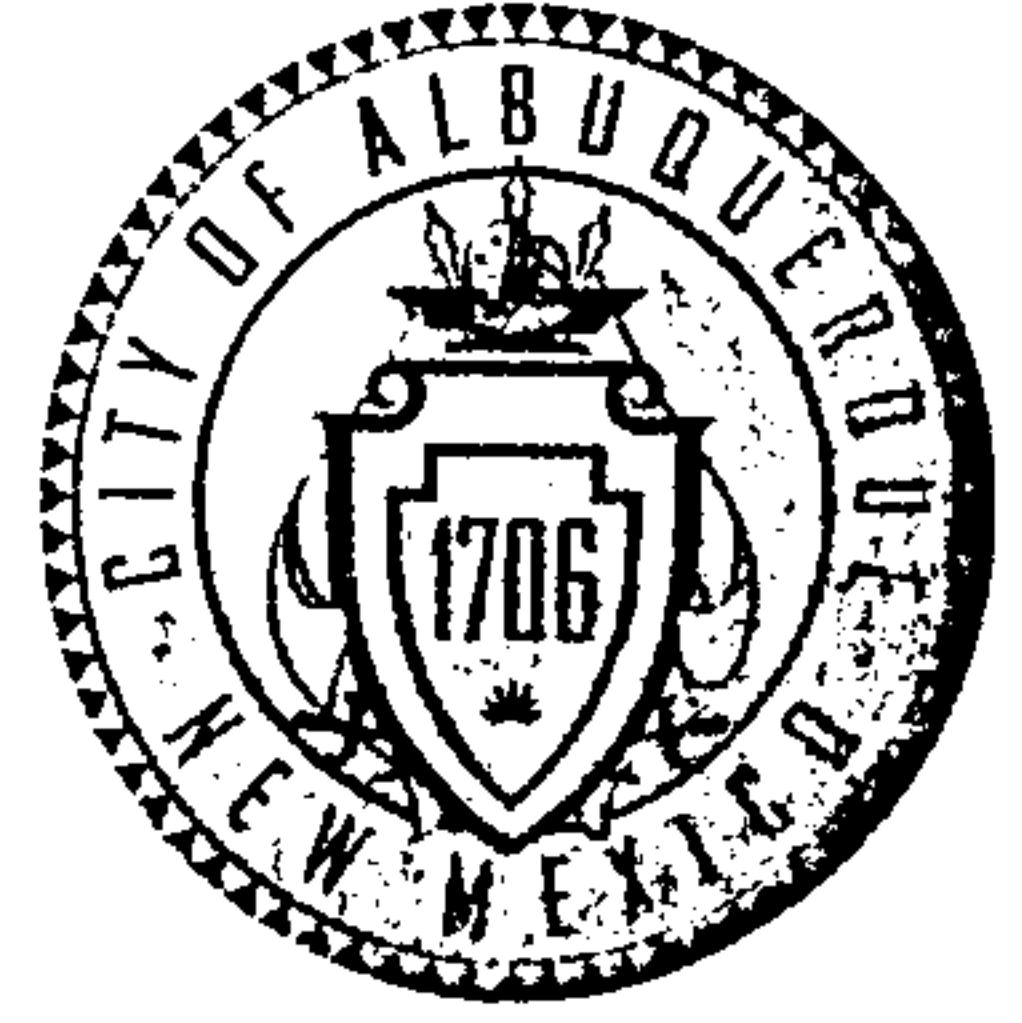
If I can be of further assistance, please feel free to contact me at 924-3981.

NM 87103

Sincerely,

101 5/16/08

CITY OF ALBUQUERQUE



May 16, 2008

Christina M. Miles
Christina Miles w/ Anissa Construction
1234 Western Meadows Rd. NW
Albuquerque, NM 87114

Re: Palomas Apartments, 1038 Palomas SE, Traffic Circulation Layout
Architect's Stamp dated 5-12-08 (L-18/D076)

Dear Ms. Miles,

Based upon the information provided in your submittal received 5-13-08, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Include a vicinity map on the plans with the roads and site clearly labeled.
2. All work within the City Right-of-Way must have build notes; refer to the appropriate City Standard by Drawing Number 2425 in lieu of 2426.
3. Show the ramp clearly on the plan.
4. A scale must be shown on the plan. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, only the following scales may be used:
 - 1" = 50'
 - 1" = 40'
 - 1" = 20'
 - 1" = 10'
 - 1" = 100' (for overall layouts only)

If you have any questions, you can contact me at 924-3991.

Sincerely,

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

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: Palomas Apartments ZONE MAP: L18/D076
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 1038 Palomas

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

OWNER: Ahmet CONTACT: 615.4278
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Christina Miles with Anissa Construction CONTACT: Anissa
ADDRESS: 1232 Western Meadows Rd NW PHONE: 250.5434
CITY, STATE: ABQ. NM 87114 ZIP CODE: 87114

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

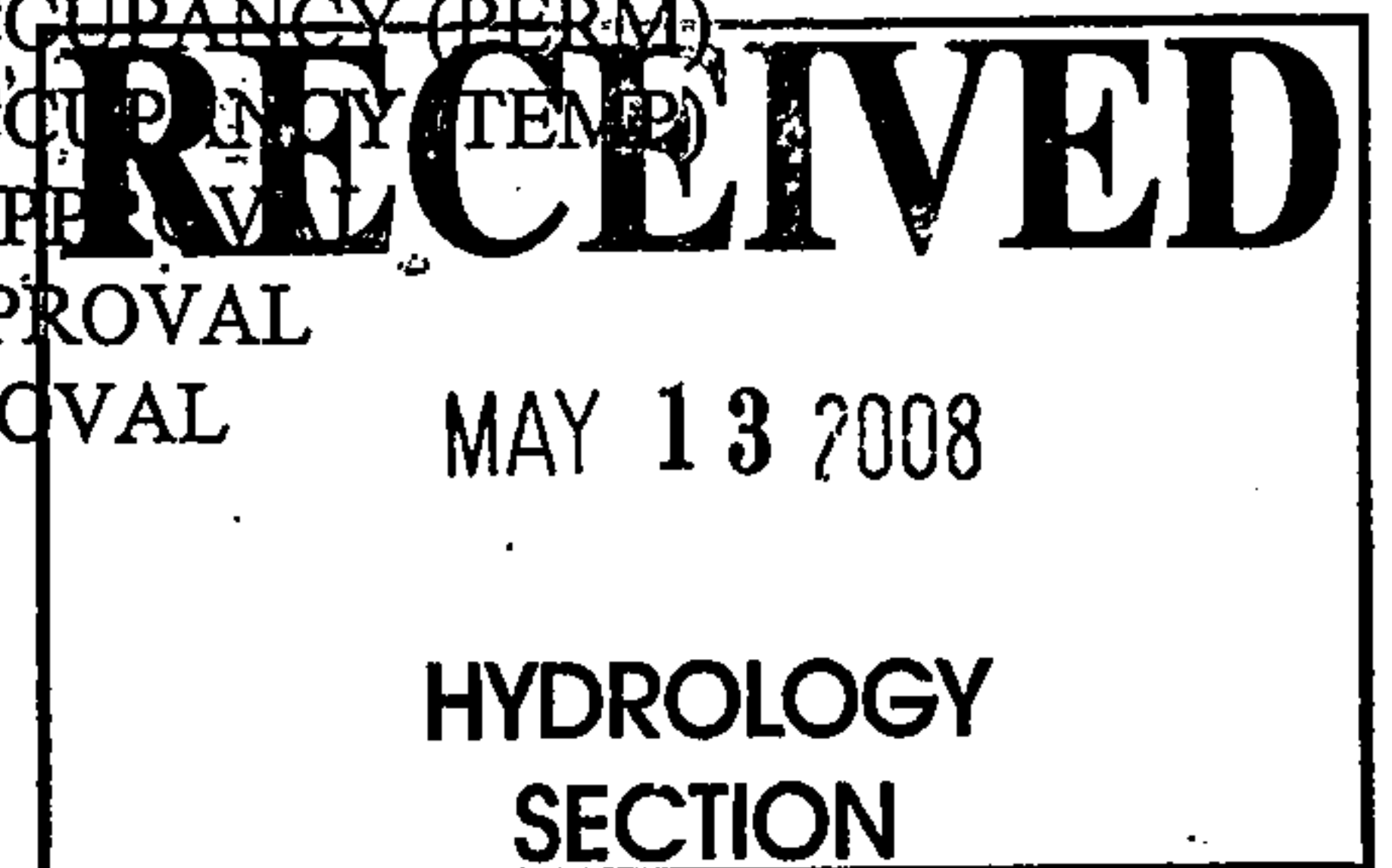
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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
____ OTHER (SPECIFY) _____

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

<Resub>



DATE SUBMITTED: 5/13/08 BY: Anissa

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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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Palomas Apartments. ZONE MAP: L18/D076
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: 1038 Palomas

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: Ahmet. CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Christina Miles / Anissa Construction CONTACT: Anissa
 ADDRESS: 1232 Western Meadows Rd NW PHONE: 250-5434
 CITY, STATE: APR. NM. 87114 ZIP CODE: 87114

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ 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) _____

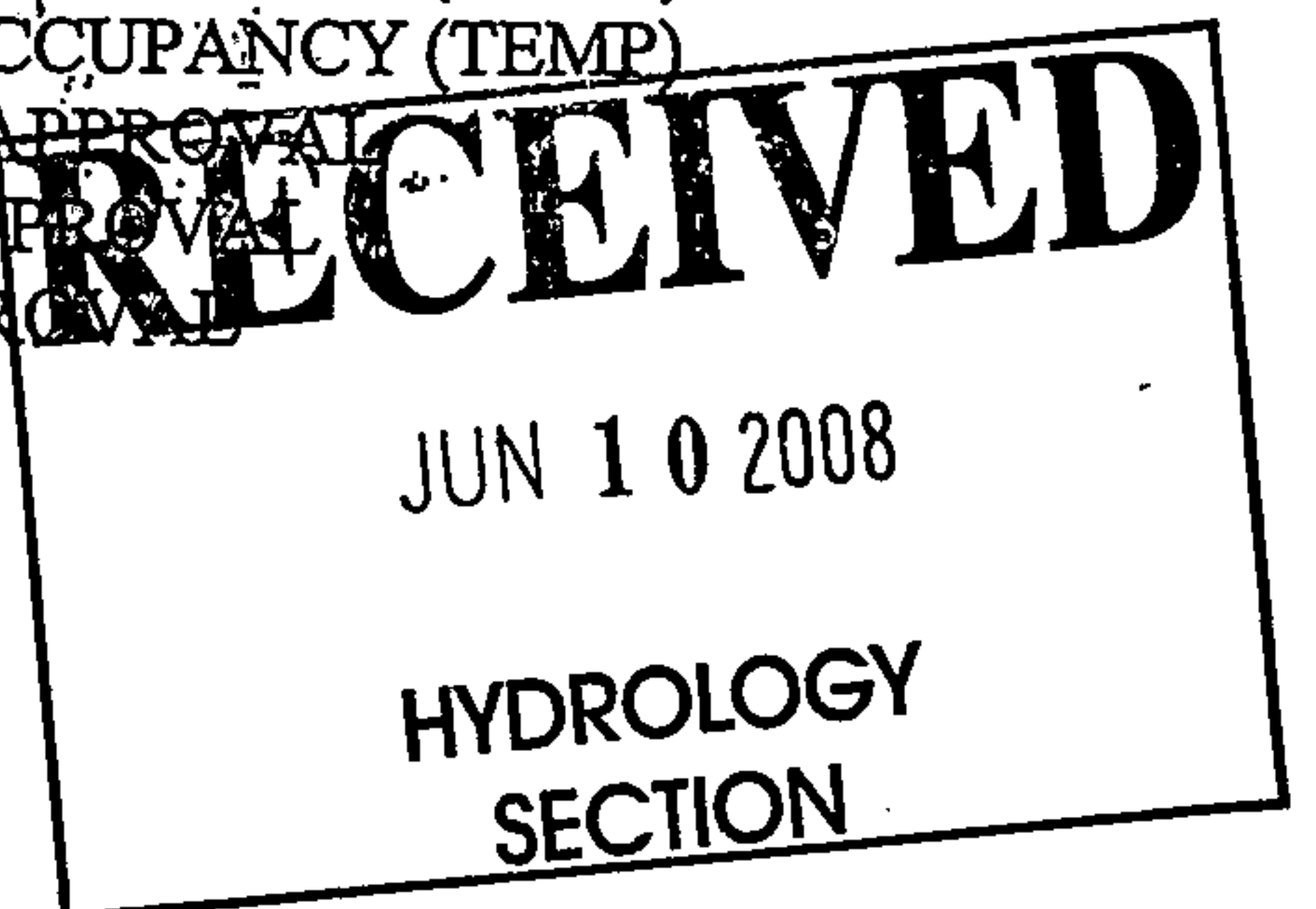
CHECK TYPE OF APPROVAL SOUGHT:
 _____ SIA/FINANCIAL GUARANTEE RELEASE
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 _____ SECTOR PLAN APPROVAL
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☒ BUILDING PERMIT APPROVAL
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 _____ PAVING PERMIT APPROVAL
 _____ WORK ORDER APPROVAL
 _____ OTHER (SPECIFY) _____

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

DATE SUBMITTED: _____ BY: _____

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CITY OF ALBUQUERQUE



REVISIONS attached

April 4, 2008

Christina M. Miles
Christina Miles w/ Anissa Construction
1234 Western Meadows Rd. NW
Albuquerque, NM 87114

Re: Palomas Apartments, 1038 Palomas SE, Traffic Circulation Layout
Architect's Stamp dated 3-25-08 (L-18/D076)


Ms. Miles,

Based upon the information provided in your submittal received 3-25-08, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Include a vicinity map on the plans.
2. Remove all hydrology information from the Traffic Circulation Layout.
3. Include the parking calculations.
4. Show the distance between the proposed drive pad and the nearest drive pad on the adjacent lot.
5. All work within the City Right-of-Way must have build notes; refer to the appropriate City Standard by Drawing Number.
6. Is there currently a ramp at Palomas Drive and Anderson SE? If so, indicate on the plan, if not, install an ADA ramp.
7. The entrance will need to be 25' in width.
8. Show a 6' wide, ADA accessible, pedestrian pathway.

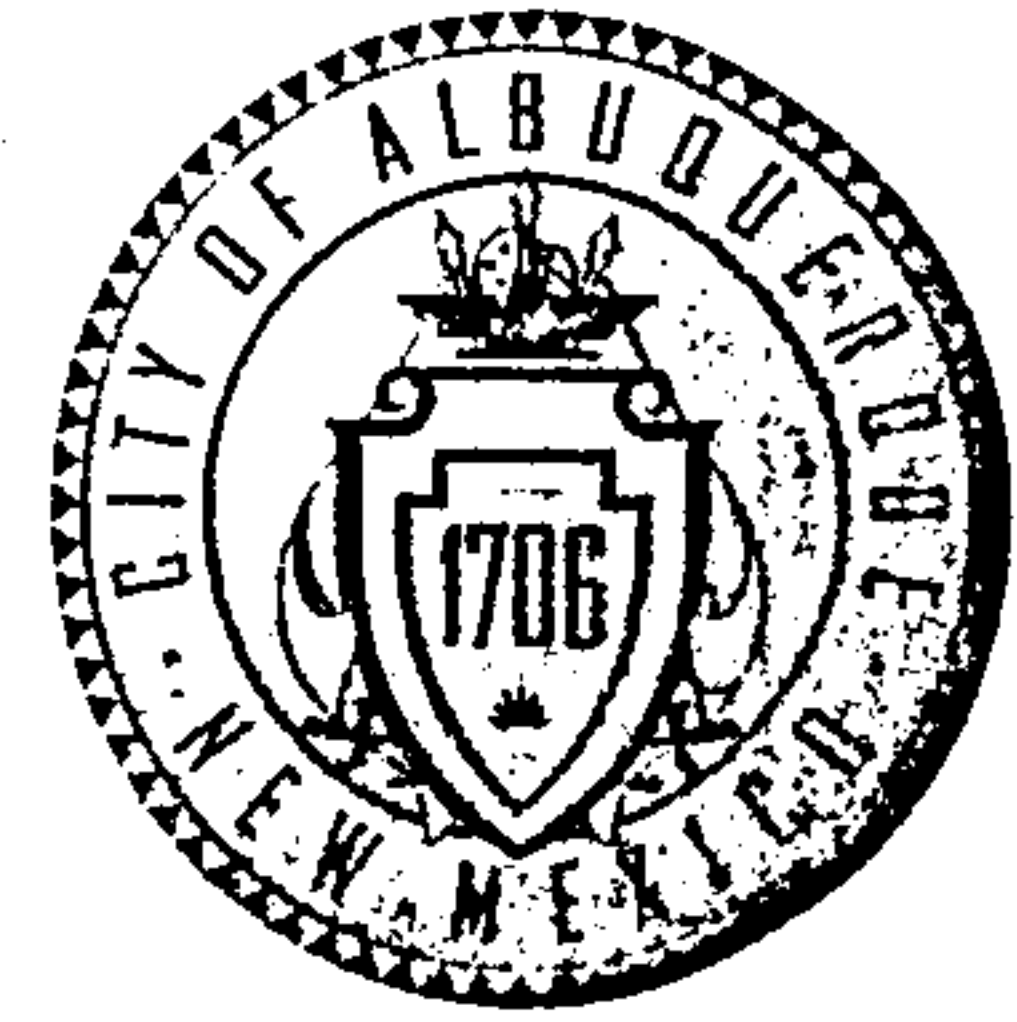
If you have any questions, you can contact me at 924-3991.

Sincerely,


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

C: File

CITY OF ALBUQUERQUE



April 4, 2008

Christina M. Miles
Christina Miles w/ Anissa Construction
1234 Western Meadows Rd. NW
Albuquerque, NM 87114

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Architect's Stamp dated 3-25-08 (L-18/D076)

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PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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Sincerely,

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

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: PALAMOS APTS - AHMET TIRYAKI ZONE MAP: L-18/DO76
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: 018, 004 Melendres Virginia Pl
 CITY ADDRESS: 1038 Palomas SE APO NM 87108

ENGINEERING FIRM: ADVANCED ENGINEERING CONTACT: SEAN
 ADDRESS: _____ PHONE: 899 5570
 CITY, STATE: _____ ZIP CODE: _____

OWNER: AHMET TIRYAKI CONTACT: Ahmed
 ADDRESS: 1815 Cogua Pl PHONE: 615-4278
 CITY, STATE: ABQ NM ZIP CODE: 87110

ARCHITECT: CHRISTINA MILES WITH ANISSA CONSTRUCTION CONTACT: ANISSA
 ADDRESS: 1234 WESTERN MEADOWS RD NW PHONE: 250 5434
 CITY, STATE: ALB. NM 87114 ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

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

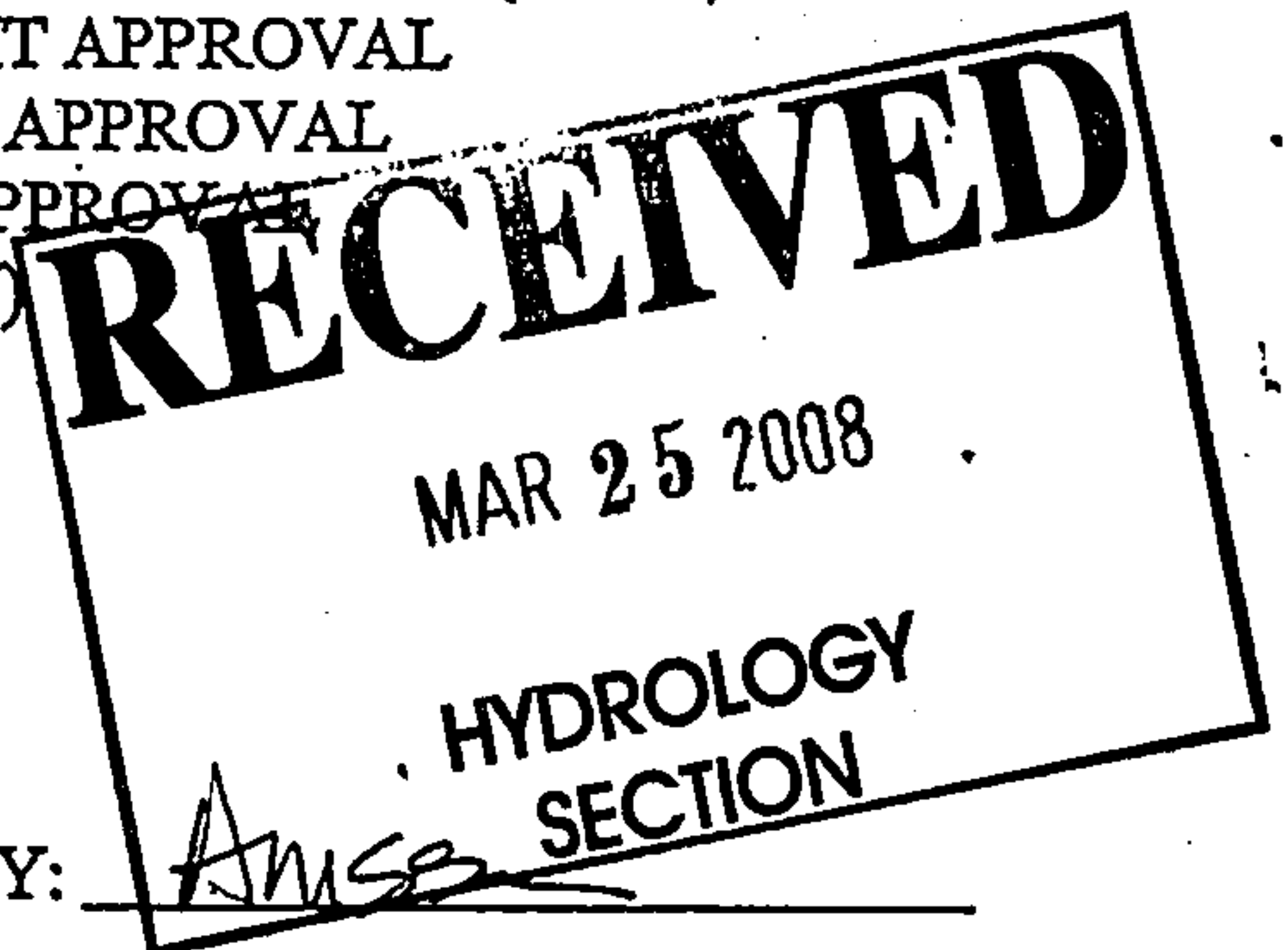
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- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 3/25/08 BY: AMSB



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✓ Vicinity map on plan

Remove hydrology references from TCL

✓ parking calcs

✓ show distance between proposed drive
and nearest drive on adj lot

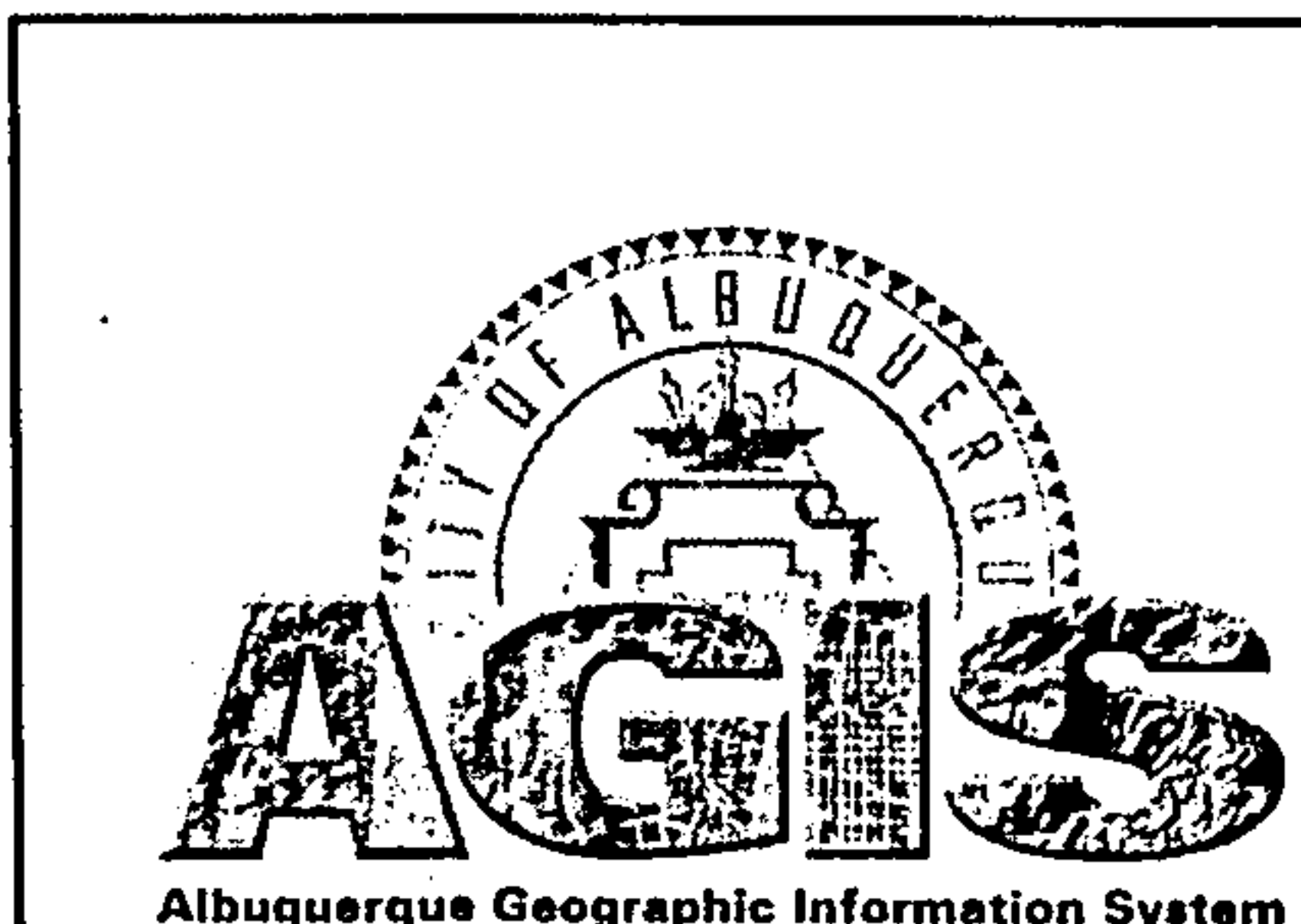
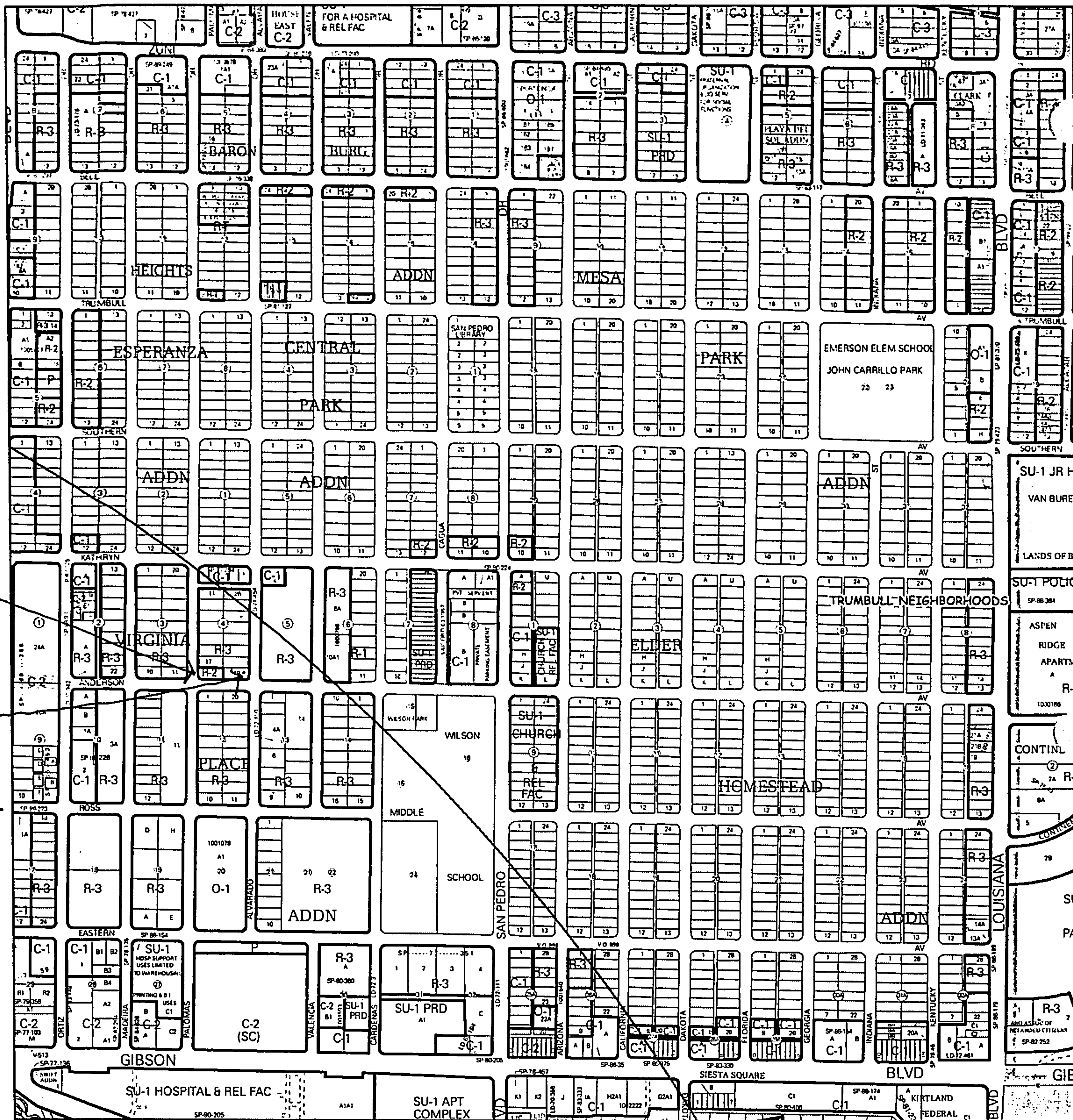
all work in City ROW must
have build notes refer to
appropriate City Std by
Std #

run at Anderson / Palomas

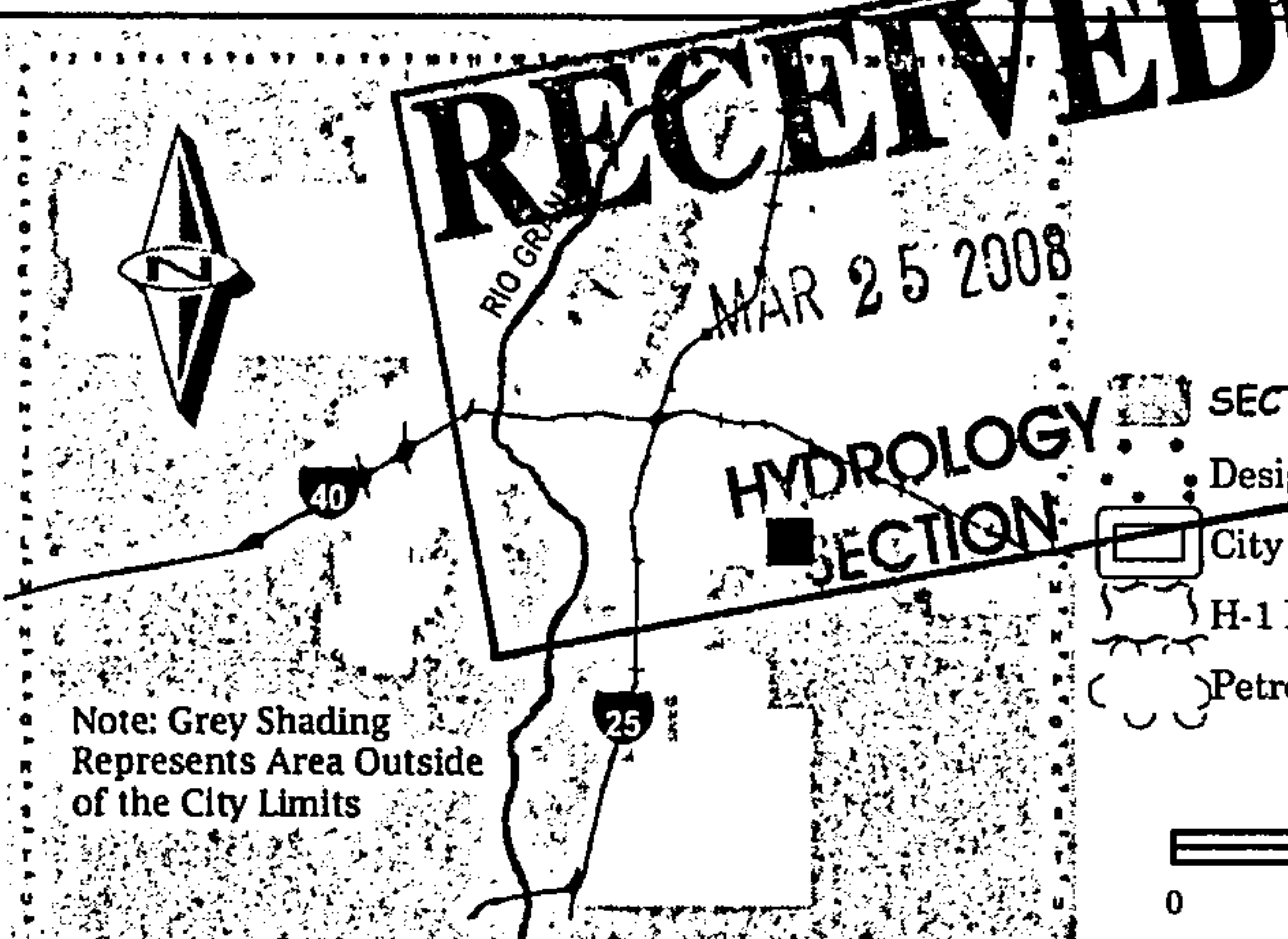
- install ADA accessible ramp

Entrance - 25' min width

show the 6' wide, ADA accessible, ped
pathway



Map amended through: 9/6/2007



Zone Atlas Page:
L-18-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contour
- Wall Overlay Zone

