

• •

June 11, 2012

Ronald Ray Bohannan, P.E.

rrb@tierrawestllc.com

Tierra West, LLC.

5571 Midway Park Place N.E. Albuquerque, NM 87109

Re: Laborer's Union-Phase I, 10001 Bell Ave SE,

Request for Permanent C.O. –Approved

Engineer's Stamp dated: 04-28-11, (L20/D043)

Certification dated: 05-24-12

Dear Mr. Bohannan,

Based upon the information provided in the Certification received 05-24-12, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: tsims@cabq.gov.

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

Albuquerque

NM 87103

www.cabq.gov

Timothy E.(S)ms,

Sincerely

Plan Checker—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: DRB #:	Laborer's Union EPC #:	ZONE MAP/DRG. FILE #: \L-20-Z WORK ORDER #:		
LEGAL DESCRIPTION: CITY ADDRESS:	Lot 1-A-1-A, Block 41, Skyline Heights 10001 Bell Ave. SE			
ENGINEERING FIRM:	TIERRA WEST, LLC	CONTACT:	RONALD R. BOHANNAN, P.E.	
ADDRESS: CITY, STATE:	5571 Midway Park Place NE ALBUQUERQUE, NM	PHONE: ZIP CODE:	(505) 858-3100 87109	
OWNER: ADDRESS:		CONTACT: PHONE:		
CITY, STATE:		ZIP CODE:		
ARCHITECT: ADDRESS: CITY, STATE:	NCA Archittects, P.A. 1306 Rio Grande Blvd. NW Albuquerque, NM 87104	CONTACT: PHONE: ZIP CODE:		
SURVEYOR: ADDRESS: CITY, STATE:	SurvTek 9384 Valley View Drive, N.W. Albuqurque, NM 87114	CONTACT: PHONE: ZIP CODE:		
CONTRACTOR: ADDRESS: CITY, STATE:		CONTACT: PHONE: ZIP CODE:		
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DATE SUBMITTED:	5/24/2012	BY: <u>Joel D. Hernan</u>	idez	
The particular nature, location One or more of the following 1. Conceptual Graces and Sector 2. Drainage Plans	ite Development Plans and/or Subdivision Plats son and scope of the proposed development defined levels of sumbittal may be required based on the ading and Drainage Plans: Required for approve or Plans. See Required for building permits, grading permits, and Drainage Plans as a section of permits.	s the degree of drainage defollowing: all of Site Development Plan paving permits and site plan	ns greater than five (5) acres.	

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

April 28, 2011

Ronald Ray Bohannan, P.E. Tierra West, LLC 5571 Midway Park Place NE Albuquerque, NM 87109

Re: Laborer's Union, 10001 Bell Ave SE

Grading and Drainage Plan

Engineer's Stamp dated 4/28/11 (L20/D043)

Dear Mr. Bohannan,

Based upon the information provided in your submittal received 4-28-11, the above referenced plan is approved for Building Permit and Grading Permit. Hydrology is requesting that proposed landscape areas be depressed to retain/infiltrate the rain that falls on them.

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. If there is a Work Order associated with this project, this work is to be included in the Work Order.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge and a Topsoil Disturbance Permit since it is disturbing of an acre or more.

This is the plan to certify for release of Certificate of Occupancy. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Lifyou have any questions you can contact me at 924-3421 or Rudy Rael at 924-3977.

Sincerely,

Paul Olson, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

RER/PLO

Antoinette Baldonado, Excavation and Barricading Martin Pacheco, Street/Storm Drain Maintenance Kathy Verhage, DMD
File

PO Box 1293

Albuquerque

www.cabq.gov

NM 87103

Albuquerque - Making History 1706-2005

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

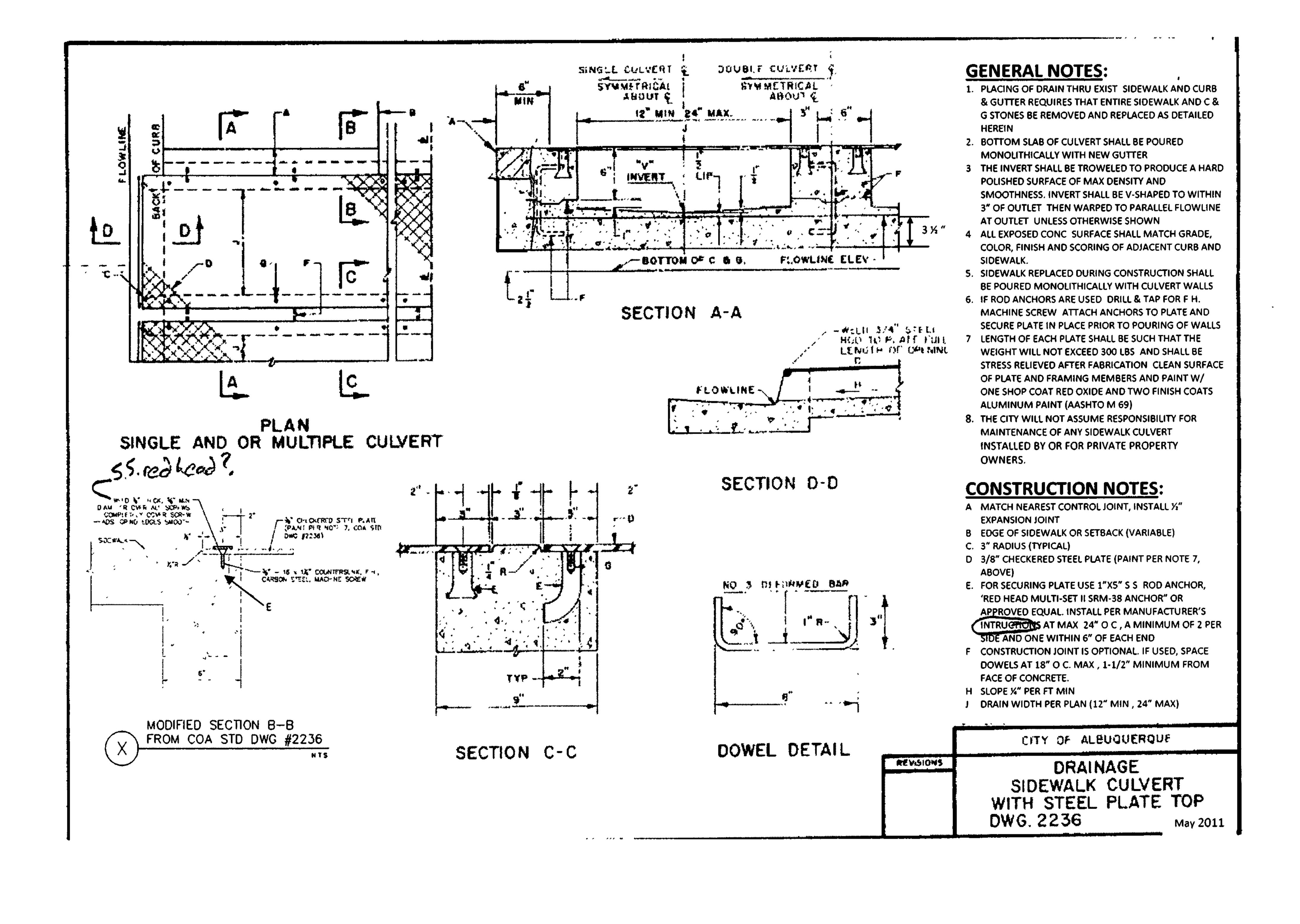
(REV. 01/28/2003rd)

PROJECT TITLE: DRB #:	Laborers Union EPC #:	ZONE MAP/E	DRG. FILE #: L-20-20-20-43 ER #
LEGAL DESCRIPTION: CITY ADDRESS	Lot 1-A, Block 41, Skyline Heights 10001 Bell Ave. SE		
ENGINEERING FIRM: ADDRESS: CITY, STATE: ADDRESS: CITY, STATE:	TIERRA WEST, LLC 5571 Midway Park Place NE ALBUQUERQUE, NM	CONTACT: PHONE: ZIP CODE: PHONE: PHONE: ZIP CODE:	RONALD R. BOHANNAN, P.E. (505) 858-3100 87109
ARCHITECT: ADDRESS: CITY, STATE: SURVEYOR.	NCA Archittects, P.A. 1306 Rio Grande Blvd. NW Albuquerque, NM 87104 SurvTek	CONTACT: PHONE: ZIP CODE. CONTACT:	
ADDRESS: CITY, STATE: CONTRACTOR:	9384 Valley View Drive, N.W. Albuqurque, NM 87114	PHONE ZIP CODE: CONTACT:	
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WAS A PRE-DESIGN CON YES NO COPY PROVIDE DATE SUBMITTED:		BY: Joel D. Herna	REC Y - Y - Y - Mandez

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plans: 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.



Thoughts?

- Mike

1-500 July 24



TIERRA WEST, LLC

April 14, 2011

Mr. Paul Olson, PE Senior Engineer Planning Department City of Albuquerque PO Box 1293 Albuquerque, NM 87102

RE: LABORER'S UNION, 10001 BELL AVE SE

GRADING AND DRAINAGE PLAN

ENGINEER'S STAMP DATED 3/24/11 (L20/D043)

Dear Mr. Olson:

Tierra West LLC, on behalf of our client, requests final sign-off approval for Building Permit and Grading Permit. Per your correspondence dated March 31, 2011, please find the following responses addressing the comments listed below:

1. A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. Please add the SO-19 notes to the plans.

SO-19 notes were added to the grading plan sheets.

- 2. Are the contours according to the datum 29 or 88?

 Then contours shown reflect data from a topographic survey prepared by Russ P. Hugg (NMPS No. 9750) in January 2010 based upon the Albuquerque Control Survey Benchmark "5-K20", Elevation =5429.995 (NAVD 1988). We added a "Project Bench Mark" to the grading plan for reference during construction. Enclosed is a reduced copy of the ALTA for your use/file.
- 3. We would like to for all landscaped areas to be depressed. If at all possible, can the flows from the parking lots flow through the landscape areas before entering the streets. We revised the plans to include curb cuts and depressed landscape areas in the parking lot islands, as requested.
- 4. We are trying to avoid sidewalk culverts as much as possible. We would prefer for the flows to exit via the driveway in the Southwest corner of the lot or tie the 6" and 10" PVC into the back of the inlet on Bell Ave. or extend the PVC piping under the sidewalk.

 We revised the plans to connect the private area drain system into the existing storm inlet per City Standard Drawing No. 2237, as discussed during our meeting.
- 5. The 34ft 3" SCH40 at the north side of the building should not drain into the handicap parking.

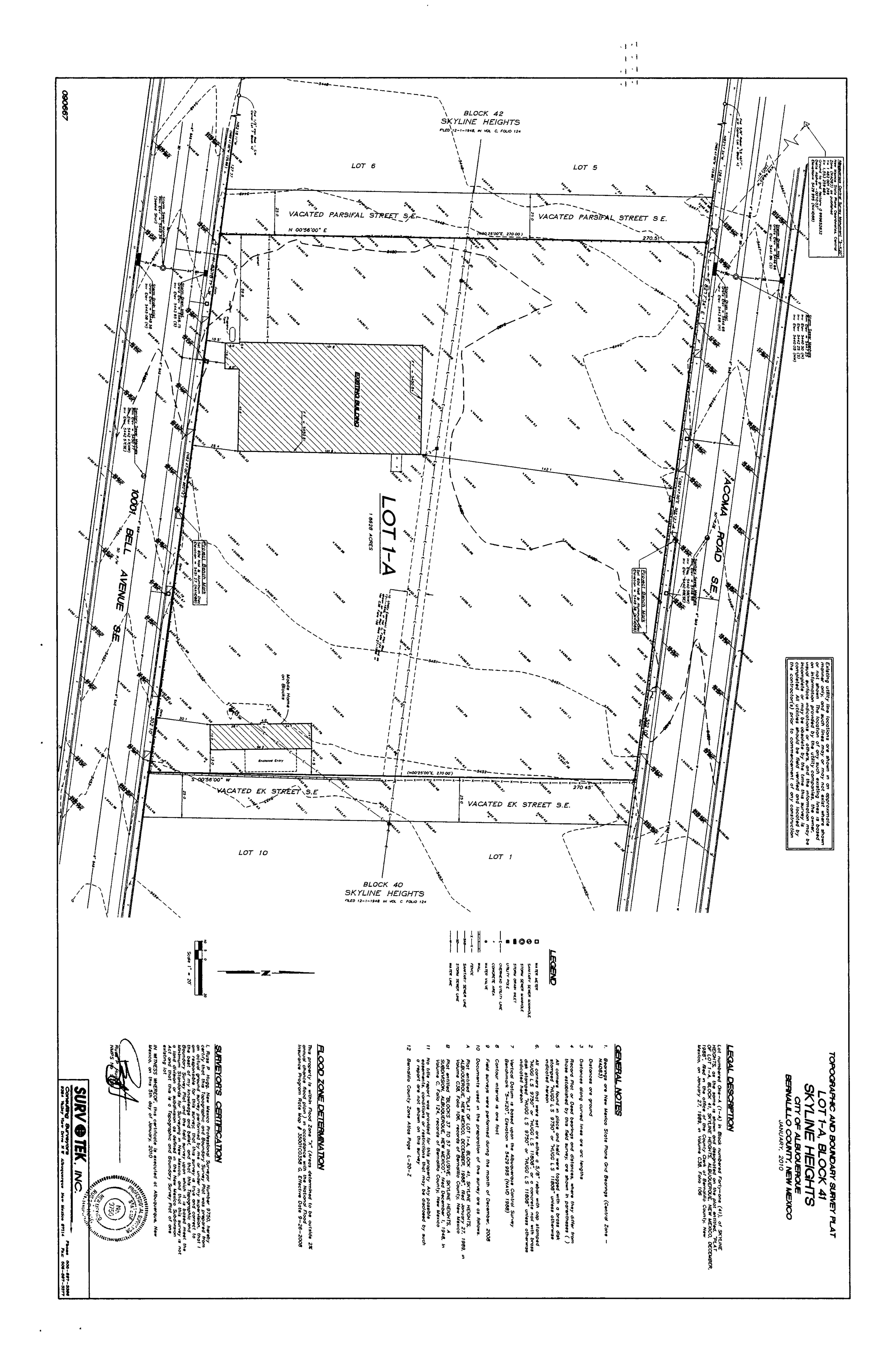
We revised the location of the drain west of the ADA accessible parking space.

Sincerelyn

Joel D. Hernandez, PE

Enclosure/s

JN: 29054 JDH/cla



March 31, 2011

Ronald Ray Bohannan, P.E. Tierra West, LLC 5571 Midway Park Place NE Albuquerque, NM 87109

Re: Laborer's Union, 10001 Bell Ave SE

Grading and Drainage Plan

Engineer's Stamp dated 3/24/11 (L20/D043)

Dear Mr. Bohannan,

Based upon the information provided in your submittal received 3-24-11, the above referenced plan can not be approved for Building Permit and Grading Permit until the following comments are addressed.

- A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. Please add the SO-19 notes to the plans.
- Are the contours according to the datum 29 or 88?
- We would like to for all landscaped areas to be depressed. If at all possible, can the flows from the parking lots flow through the landscape areas before entering the streets.
- We are trying to avoid sidewalk culverts as much as possible. We would prefer for the flows to exit via the driveway in the Southwest corner of the lot or tie the 6" and 10" PVC into the back of the inlet on Bell Ave. or extend the PVC piping under the sidewalk.
- What types of inlets are being used? A detail is needed for these inlets.
- The 34ft 3" SCH40 at the north side of the building should not drain into the handicap parking.
- Show direction of flow from buildings.
- Are elevations at east end of parking lot top of curb?
- Include offsite flows from the "small area" in your calculations.
- Show public inlet capacities and amount of flow towards each from the site. (Items with strike through discussed with consultant on 3/31/2011)

If you have any questions you can contact me at 924-3421 or Rudy Rael at 924-3977.

Sincerely,

Paul Olson, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C: file RER/PLO

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

- Show direction of flow from buildings, - Are elevations to east enc parking lot or top of curb? March 28, 2011 Need to make some for acceptions drainage. Ronald Ray Bohannan, P.E. Tierra West, LLC 5571 Midway Park Place NE Include "small area" in Albuquerque, NM 87109 calculations. Laborer's Union, 10001 Bell Ave SE Re: Grading and Drainage Plan Engineer's Stamp dated 3/24/11 (L20/D043) 5 how public in let capacities Dear Mr. Bohannan, Based upon the information provided in your submittal received 3-24-11, the above referenced plan can not be approved for Building Permit and Grading Permit until the following comments are addressed. • A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. Please add the SO-19 notes to the plans. Are the contours according to the datum 29 or 88?
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to have cover over
pipe, most Sincerely, Paul Olson, P.E. Senior Engineer, Planning Dept. Development and Building Services

C: file RER/PO

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

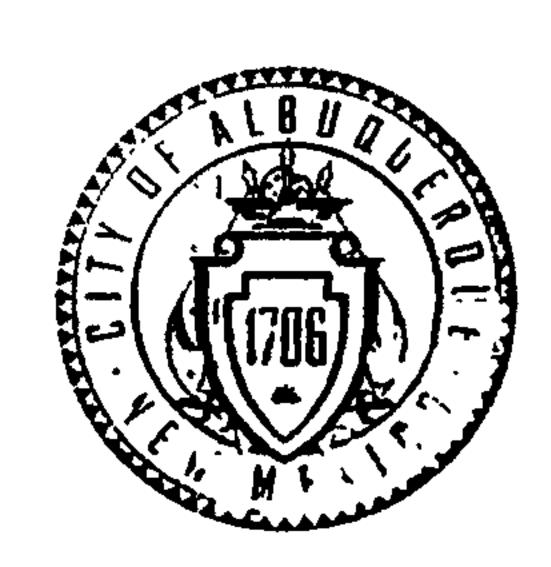
PROJECT TITLE: DRB #:	Laborers Union EPC #:	ZONE MAP/I	DRG. FILE #: L-20-20043
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LEGAL DESCRIPTION:	Lot 1-A, Block 41, Skyline Heights	•	
CITY ADDRESS:	10001 Bell Ave. SE		
ENGINEERING FIRM:	TIERRA WEST, LLC	CONTACT:	RONALD R. BOHANNAN, P.E.
ADDRESS:	5571 Midway Park Place NE	PHONE:	(505) 858-3100
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87109
OWNER:		CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	
ADOLUTEOT.	ALCA Analaitta ata 10 A	CONTACT.	
ARCHITECT: ADDRESS:	NCA Archittects, P.A. 1306 Rio Grande Blvd. NW	CONTACT: PHONE:	
CITY, STATE:	Albuquerque, NM 87104	ZIP CODE:	
OITT, STATE.	Albuqueique, inivior 104		
SURVEYOR:	SurvTek	CONTACT:	
ADDRESS:	9384 Valley View Drive, N.W.	PHONE:	
CITY, STATE:	Albuqurque, NM 87114	ZIP CODE:	
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DATE SUBMITTED:	3/24/2011	BY: Joel Hernan	ıdez

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal may be required based on the following:

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



May 25, 2012

Ronald Bohannan, P.E. Tierra West, LLC 5571 Midway Park Place NE Albuquerque, NM 87109

Re: NM Laborer's Training and Apprenticeship, 10001 Bell Ave. NE

Permanent Certificate of Occupancy – Transportation Development

Engineer's Stamp dated 05-24-12 (L-20/D043)

Certification dated 05-24-12

Dear Mr. Bohannan,

PO Box 1293

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 05-24-12, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for

a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Sincerel

Albuquerque If you have any questions, you can contact me at 924-3630.

Nilo Salgado-Fernandez, P.E.

Senjor Traffic Engineer, Planning Dept.

Development and Building Services

C: CO Clerk

File

Albuquerque - Making History 1706-2006

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

1-22/ DO43

PROJECT TITLE:	Laborer's Union	ZONE MAP/	DRG. FILE #:- <u>L-20-2</u> -
DRB #:	EPC #:	WORK ORD	ER #:
			
LEGAL DESCRIPTION:	Lot 1-A-1-A, Block 41, Skyline Heights		
CITY ADDRESS:	10001 Bell Ave. SE		
ENGINEERING FIRM:	TIERRA WEST, LLC	CONTACT	
		CONTACT:	RONALD R. BOHANNAN, P.E.
ADDRESS:	5571 Midway Park Place NE	PHONE:	(505) 858-3100
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87109
<u>OWNER:</u>		CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	
ARCHITECT:	NCA Archittects, P.A.	CONTACT:	
ADDRESS:	1306 Rio Grande Blvd. NW	PHONE:	
CITY, STATE:	Albuquerque, NM 87104	ZIP CODE:	
0440463400			
SURVEYOR:	SurvTek	CONTACT:	
ADDRESS:	9384 Valley View Drive, N.W.	PHONE:	
CITY, STATE:	Albuqurque, NM 87114	ZIP CODE:	
CONTRACTOR:		CONTACT:	•
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DATE SUBMITTED:	5/24/2012	BY: Joel D. Hernan	dez
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tierrawestllc.com

30

TIERRA WEST, LLC

May 24, 2012

Ms. Kristal Metro, P.E.
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE:

TRAFFIC CIRCULATION LAY OUT CERTIFICATION FOR

PERMANENT CERTIFICATE OF OCCUPANCY LABORER'S UNION, 10001 BELL AVE. SE. BUILDING PERMIT # 201091478- BUILDING A

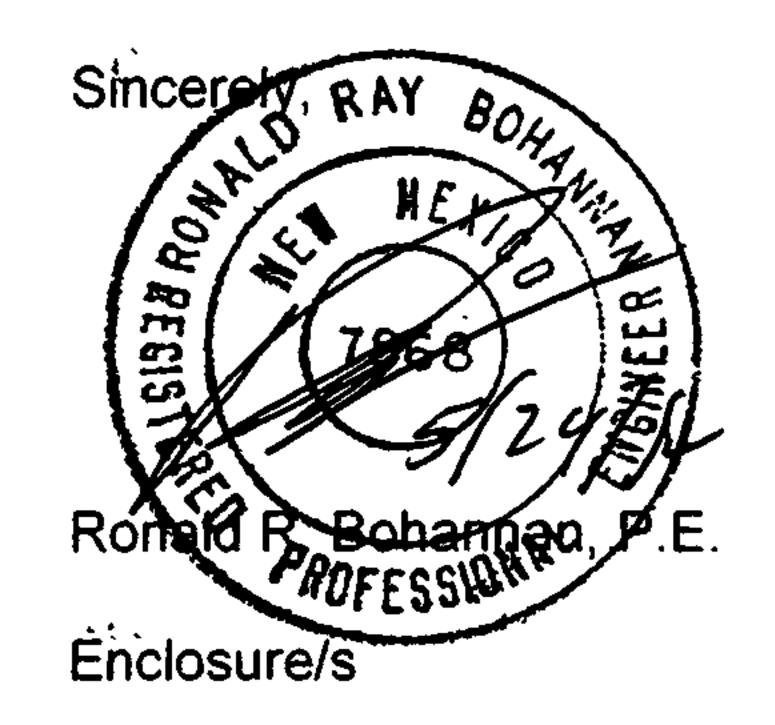
Dear Ms. Metro:

I, Ronald R. Bohannan, NMPE # 7868, of the firm Tierra West LLC, hereby certify that this project is in substantial compliance as inspected on May 24, 2012 with and in accordance with the design intent of the DRB Approved Site Plan for Building Permit dated March 10, 2011. The inspection determined by visual inspection that the 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 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.

Enclosed, please find the information sheet, recorded plat of Lots 1-A-1-A and 1-A-2-A, and the asbuilt DRB approved Traffic Circulation Lay Out. All punch list items have been completed and the project has been constructed in substantial compliance with the approved plan. Therefore, we request approval of the as-built Site Plan for Building Permit for a Permanent Certificate of Occupancy

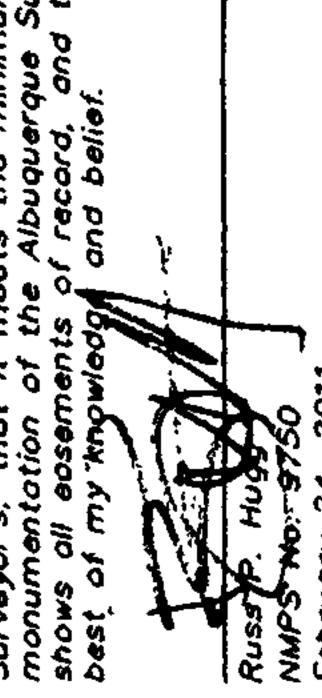
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.



JN: 29054 RRB/jh/bf

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APPROVAL AT

Company (NMCC) West Corporation

City Surveyor
Department of Municipal David

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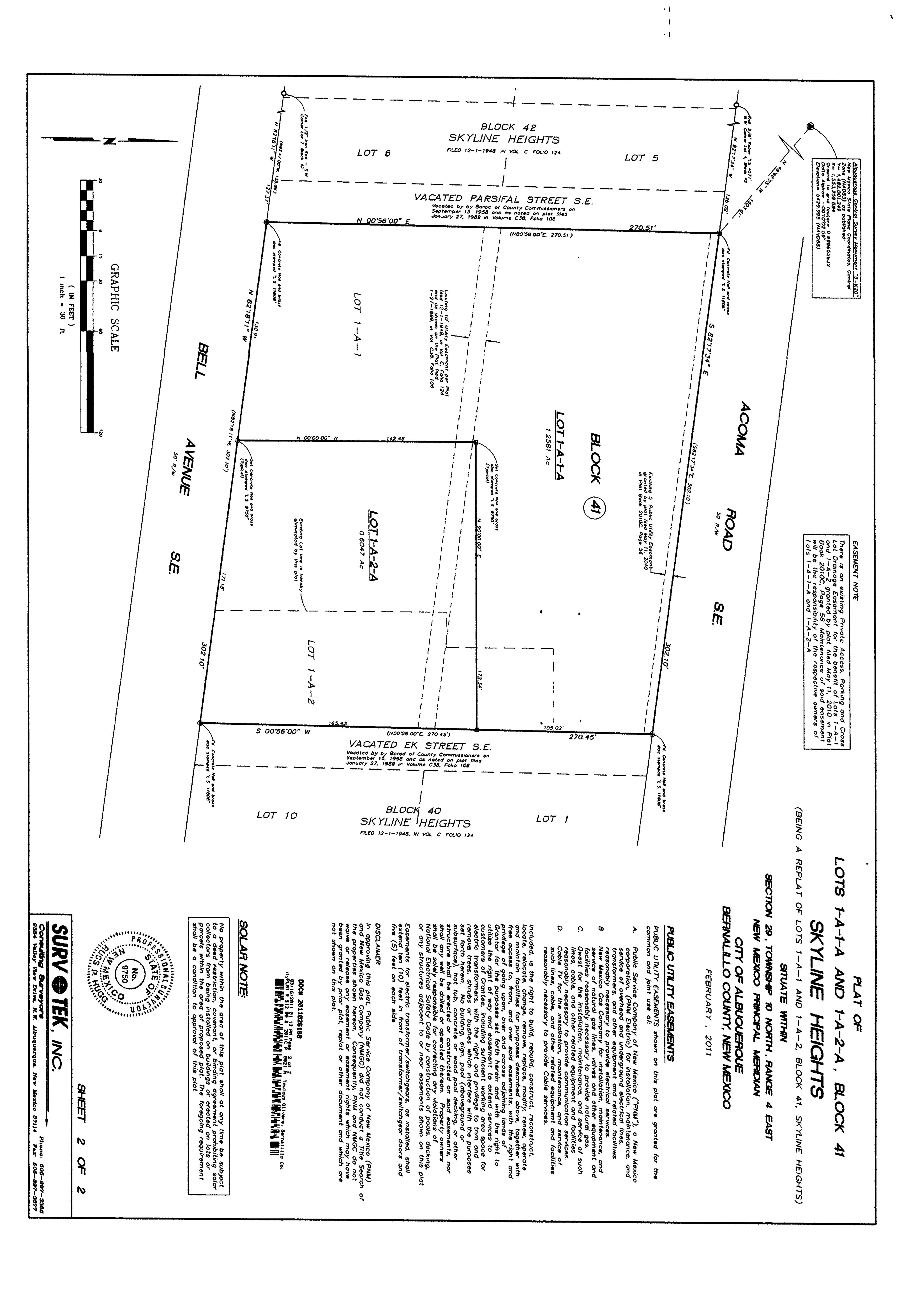
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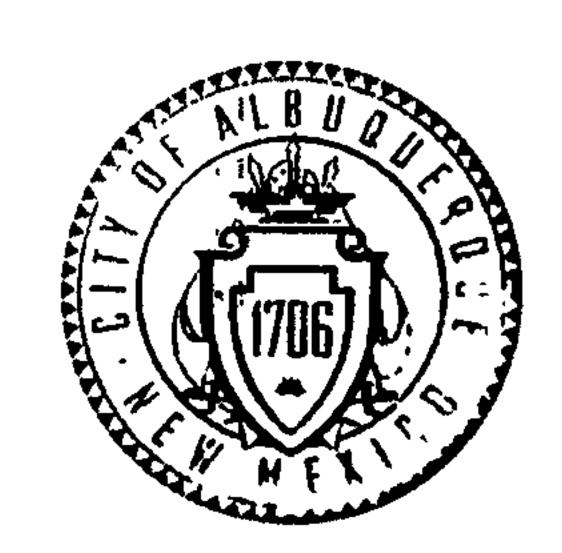
9-V Dote 4 DRB Chairperson, Planning Department Lute a City Engineer

DOCH 2011026180

SHEET

INC. Serveyore Ser Drive, N. W.





Planning Department Transportation Development Services Section

May 21, 2012

Robert Calvani, R.A. NCA Architects 1306 Rio Grande Blvd. NW Albuquerque, NM 87104

Re: Certification for Permanent Building Certificate of Occupancy (C.O.)

NM laborer's Training and Apprenticeship Trust Fund [L-20/D043]

10001 Bell Ave. SE

Architect's Stamp Dated 05/17/12

Dear Mr. Calvani:

Based upon the information provided in your submittal received 05-18-12, Transportation Development has **REJECTED** the issuance of a <u>Permanent Certificate of Occupancy</u>. The following must be complied in order to obtain a Permanent Certificate Approval:

- Proper certification of the approved Site Plan (Traffic Circulation Layout approved 03/21/11). The submitted copy (sheet AS-101) along with the approved copy are different from each other and will need clarification as to which one of the site plan is being certified.
- Provide a recorded copy of the cross access easement between lot 1A1A and lot 1A2A (a condition that was specified at the building permit approval process for Traffic Circulation Layout plan).

If you have any questions, please contact me at (505)924-3630.

Min E. Salgado-Fernandez, P.E.

Sincerely

Development and Building Services

Planning Department

//Senior Traffic Engineer

Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2012)

L'holbours

	CONTACT: ED SIMMS
ADDRESS: 10 30 SAN PEL	0(4 NE PHONE: 243, 3175 27110 ZIP CODE: 3,7110
CITT, STATE. A.	EMAIL: Edse Jaynes Corp. Cor
ÖWNER:) TIERRA WEST LLC	
	HAY PARK PLACE NE PHONE: \$58.3100
CITY, STATE:A-BQN/	ZIP CODE: 37/09
ARCHITECT: NCA ACHITECTS	CONTACT: DAVE PURITZ
ADDRESS: 1206 KID GRA	10F0F BLVD NW PHONE: 255.640
CITY, STATE: ABO NM	ZIP CODE:
	EMAIL: doucitzenca-architec
SURVEYOR:	CONTACT:
ADDRESS:CITY, STATE:	PHONE: ZIP CODE:
CONTRACTOR: SUMMIT CONS ADDRESS: 900 HAZEL CITY, STATE: ABQ NM	TRUCTION IN C CONTACT: FANDY LOVATO PHONE: 342.813 ZIP CODE: 97106
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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

May 11, 2012

John C. Layman

Krystal Metro
Traffic Engineer

Thomas C. Wilber

Development and Building Services Planning Department

City of Albuquerque

RE:

Approval of Certificate of Occupancy for

NM Laborer's Training and Apprenticeship Trust Fund 10001 Bell Ave. SE (COA Bld Permit # 201091478)

Albuquerque, NM 87123

Dear Krystal,

I Robert Calvani, a registered Architect in the State of New Mexico of the firm NCA Architects, herby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 03/21/11 (TCL Approval Block Signature Date). The record information edited onto the original design document has been obtained by Dave Puritz of the firm NCA Architects. I further certify that I have personally visited the project site on May 11, 2012 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 Final Certificate of Occupancy.

The record information presented heron is not necessarily completed 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.

Sincerely,

Robert Calvani, AIA Principal-in-Charge



May

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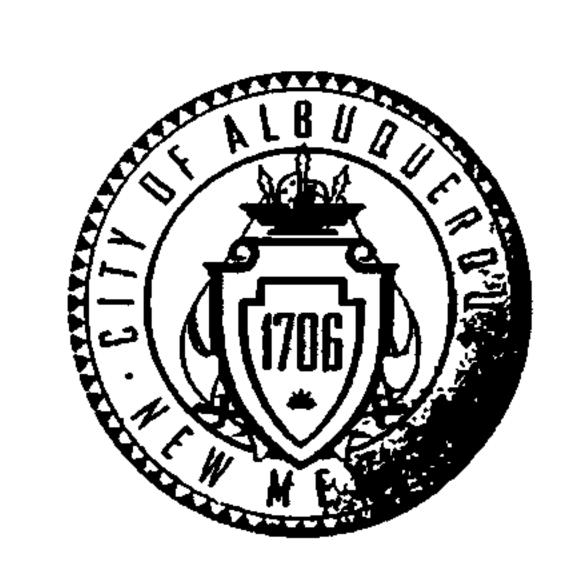
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1306 Rio Grande Blvd. NW | Albuquerque, NM 87104 | 505.255.6400 Voice | 505.268.6954 Fax | www.nca-architects.com







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March 21, 2011

Ronald Bohannan, P.E. Tierra West, LLC 5571 Midway Park Place NE Albuquerque, NM 87109

Re: Laborer's Union, 10001 Bell Avenue SE, Traffic Circulation Layout

Engineer's Stamp dated 03-10-11 (L20-D043)

Dear Mr. Bohannan,

The TCL submittal received 03-10-11 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.

Prior to any certificate of occupancy approval, the following item must be completed:

 Provide a recorded copy of the cross access easement between lot 1A1A and lot 1A2A.

PO Box 1293

Albuquerque

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 <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

NM 87103

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 <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

www.cabq.gov

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. 01/28/2003rd)

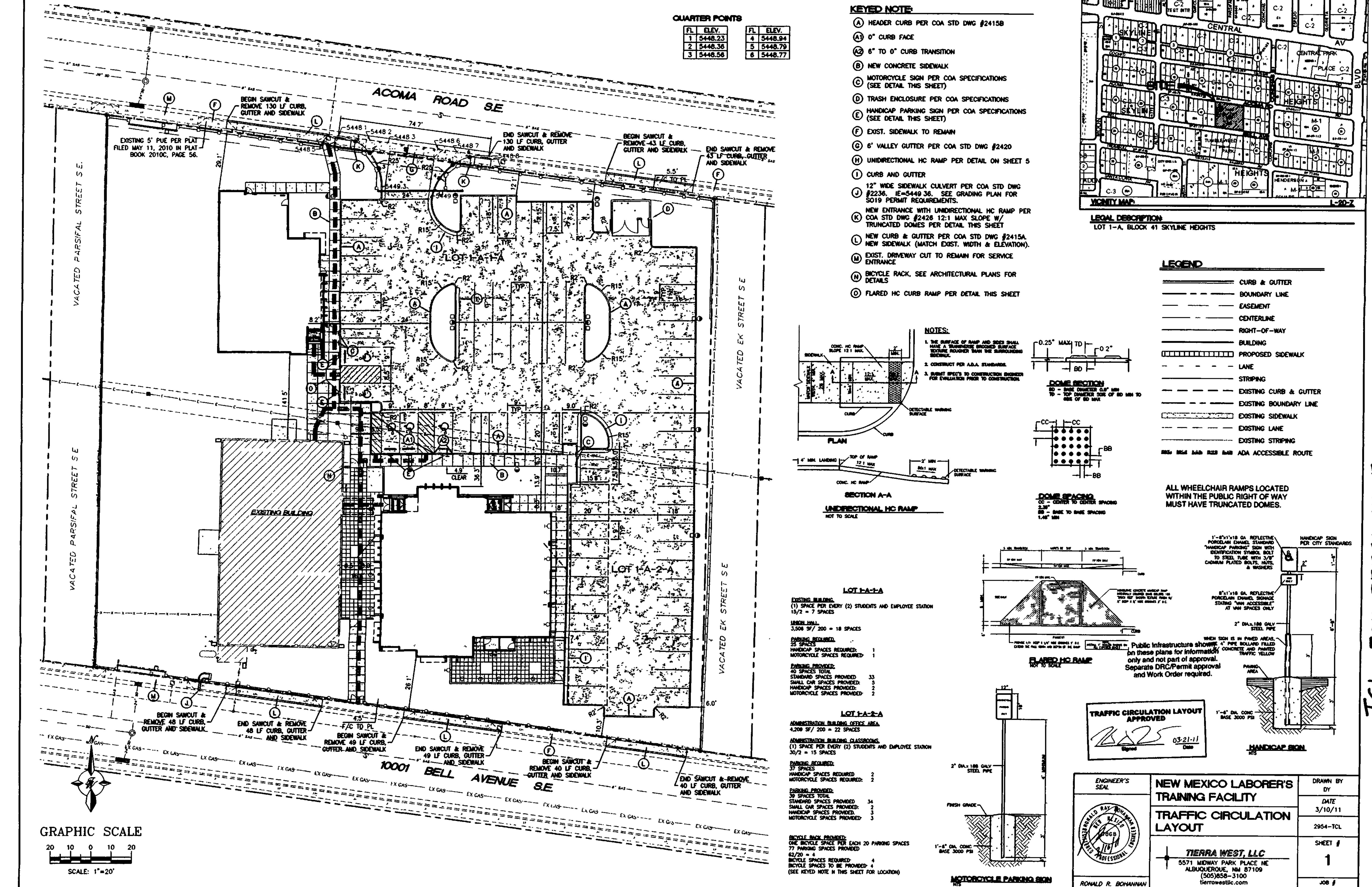
PROJECT TITLE:	Laborers Union			DRG. FILE #: L-20-ZDD나3
DRB #: 10DRB-70103	EPC #:	_	WORK ORD	E <u>R #:</u>
LEGAL DESCRIPTION:	Lot 1-A-1 and 1-A-2, Block 41, Skyline Heights			
CITY ADDRESS:	10001 Bell Ave. SE			
ENGINEERING FIRM:	TIERRA WEST, LLC		CONTACT:	RONALD R. BOHANNAN, P.E.
ADDRESS:	5571 Midway Park Place NE	_	PHONE:	(505) 858-3100
CITY, STATE:	ALBUQUERQUE, NM		ZIP CODE:	87109
	- TEDUCE, IVIV			07103
OWNER:			CONTACT:	
ADDRESS:			PHONE:	
CITY, STATE:		_	ZIP CODE:	
ADCHITECT:	NICA Archittanto D A		CONTACT:	
ARCHITECT: ADDRESS:	NCA Archittects, P.A. 1306 Rio Grande Blvd. NW	_	PHONE:	
CITY, STATE:	Albuquerque, NM 87104	_	ZIP CODE:	
OILI, SIAIL.	Albuqueique, IVIVI 67 104	_	ZIF ÇÇDE.	
SURVEYOR:	SurvTek		CONTACT:	
ADDRESS:	9384 Valley View Drive, N.W.	_	PHONE:	
CITY, STATE:	Albuqurque, NM 87114		ZIP CODE:	
CONTRACTOR:			CONTACT:	
ADDRESS:		-	PHONE:	<u> </u>
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DATE SUBMITTED:	3/10/2011	BY:	Joel Hernan	dez

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plans: 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.



_ _ ~ ~

PE #7868



April 15, 2010

Ronald Bohannan, P.E. Tierra West, LLC 5571 Midway Park Place NE Albuquerque, NM 87109

Re: Laborer's Union, 10001 Bell Avenue SE, Traffic Circulation Layout Engineer's Stamp dated 04-08-10 (L20-D043)

Dear Mr. Bohannan,

Based upon the information provided in your submittal received 04-08-10, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. Call out the width of the proposed keyway.
- 2. Please include two copies of the traffic circulation layout at the next submittal.
- 3. Clarify what is proposed south of the existing building. Is this a new curb cut?
- 4. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
- 5. Call out the width of the western access aisle for the handicapped parking space.
- 6. Define width of all sidewalk, existing and proposed.
- 7. All curb cuts that are no longer in use must be removed and replaced with sidewalk and curb and gutter (see the *Development Process Manual*, Chapter 23, Section 6.B.17.). Six unused curb cuts are shown along this site's frontage. They must be removed at this time.
- 8. Provide build notes for all items proposed within City right of way (sidewalk, curb and gutter, curb cuts, etc.).
- 9. All sidewalk within the site must be a minimum of 6 feet wide.
- 10. Show the ADA pathway from the handicapped parking stalls to the building. Show all ramps and provide details.

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

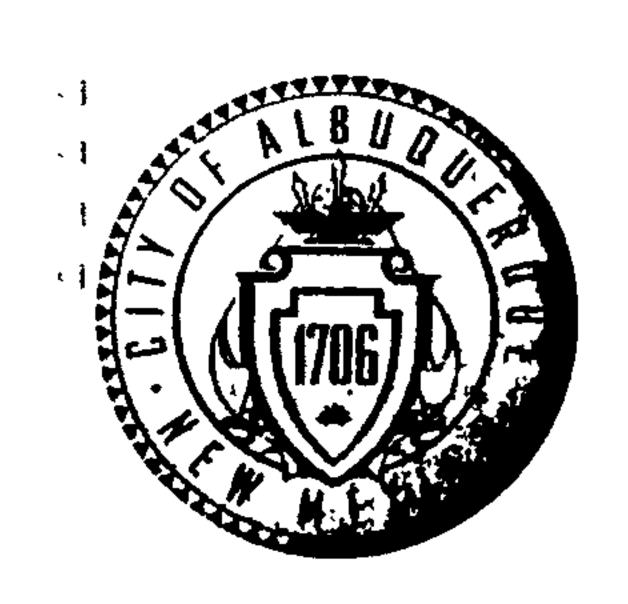
C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



May 4, 2010

Ronald Bohannan, P.E. Tierra West, LLC 5571 Midway Park Place NE Albuquerque, NM 87109

Re: Laborer's Union, 10001 Bell Avenue SE, Traffic Circulation Layout Engineer's Stamp dated 04-22-10 (L20-D043)

Dear Mr. Bohannan,

Based upon the information provided in your submittal received 04-23-10, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

- 1. Call out the width of the proposed keyway.
- 2. Show the ADA pathway from the handicapped parking stalls to the building. Show all ramps and provide details.

Albuquerque

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

Sincerely,

NM 87103

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

www.cabq gov

Development and Building Services

C: File

OS/OU/10 RELAVED BOHANE
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CALL

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: DRB #: 10DRB-70103	Laborers Union EPC #:	ZONE MAP/I WORK ORD	DRG. FILE #: L-20-2 1) 043 ER #:
LEGAL DESCRIPTION: CITY ADDRESS:	Lot 1-A, Block 41, Skyline Heights 10001 Bell Ave. SE	· -	
ENGINEERING FIRM: ADDRESS: CITY, STATE:	TIERRA WEST, LLC 5571 Midway Park Place NE ALBUQUERQUE, NM	CONTACT: PHONE: ZIP CODE:	RONALD R. BOHANNAN, P.E. (505) 858-3100 87109
OWNER: ADDRESS: CITY, STATE:		CONTACT: PHONE: ZIP CODE:	
ARCHITECT: ADDRESS: CITY, STATE:	NCA Archittects, P.A. 1306 Rio Grande Blvd. NW Albuquerque, NM 87104	CONTACT: PHONE: ZIP CODE:	
SURVEYOR: ADDRESS: CITY, STATE:	SurvTek 9384 Valley View Drive, N.W. Albuqurque, NM 87114	CONTACT: PHONE: ZIP CODE:	
CONTRACTOR: ADDRESS: CITY, STATE:		CONTACT: PHONE: ZIP CODE:	
CHECK TYPE OF SUBMIT	<u>TAL:</u>	CHECK TYPE OF API	PROVAL SOUGHT:
DRAINAGE PLA CONCEPTUAL GRADING PLAN EROSION CON ENGINEER'S C CLOMR/LOMR X TRAFFIC CIRCU ENGINEERS CI	AN 1st SUBMITTAL, <i>REQUIRES TCL or equal</i> AN RESUBMITTAL GRADING & DRAINAGE PLAN	PRELIMINAL S. DEV. PLA S. DEV. PLA SECTOR PL X FINAL PLAT FOUNDATIO X BUILDING P CERTIFICAT GRADING P PAVING PEI	
WAS A PRE-DESIGN CON YES NO COPY PROVIDE			APR 2 3 2010 HYDROLOGY
DATE SUBMITTED:	4/23/2010	BY: Joel Hernan	SECTION

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plans: 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.

tierrawestllc.com

TIERRA WEST, LLC

April 22, 2010

Ms. Kristal D. Metro, P.E.
City of Albuquerque
Development and Building Services
PO Box 1293
Albuquerque, NM 87103

RE: LABORER'S UNION, 10001 BELL AVENUE SE, TRAFFIC CIRCULATION LAYOUT RESPONSE TO REVIEW LETTER DATED APRIL 15, 2010

Dear Ms. Metro:

Pursuant to your letter dated April 15, 2010, Tierra West LLC, on behalf of the owner would like to address the comments listed in that correspondence. The responses are as follows:

- Call out the width of the proposed keyway.
 The plan was updated to include the dimension requested.
- Please include two copies of the traffic circulation layout at the next submittal.
 We have attached two copies with this re-submittal.
- 3. Clarify what is proposed south of the existing building. Is this a new curb cut?

 The plan was updated to clarify the existing driveway south of the existing building will remain "as is" for use as a service entrance.
- 4. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.

 A parking tabulation showing the number of required and proposed parking spaces was added to the plan.
- 5. Call out the width of the western access aisle for the handicapped parking space.

 The plan was updated to include the access aisle dimension.
- 6. Define width of all sidewalks, existing and proposed.

 The plan was updated to include the dimensions requested.
- 7. All curb cuts that are no longer in use must be removed and replaced with sidewalk and curb and gutter (see the *Development Process Manual*, Chapter 23, Section 6.B.17). Six unused curb cuts are shown along this site's frontage. They must be removed at this time. The plan was updated to reconstruct unused curb cuts and to clarify which existing curb cuts are to remain. Two curb cuts for use as service entrances and one new parking lot entrance are proposed for the three-building project.

APR 23 2010

HYDROLOGY
SECTION

- 8. Provide build notes for all items proposed within City right of way (sidewalk, curb and gutter, curb cuts, etc).
 - The plan was updated to include complete build notes as requested.
- 9. All sidewalks within the site must be a minimum of 6 feet wide.

 The plan was updated to show on-site sidewalks with a minimum width of 6 feet.
- 10. Show the ADA pathway from the handicapped parking stalls to the building. Show all ramps and provide details.

The plan was updated to identify the accessible pathways as requested. Construction details for the unidirectional ramp at the entrance are provided on the plan. No ramps are proposed on-site.

We appreciate your assistance in this matter. Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

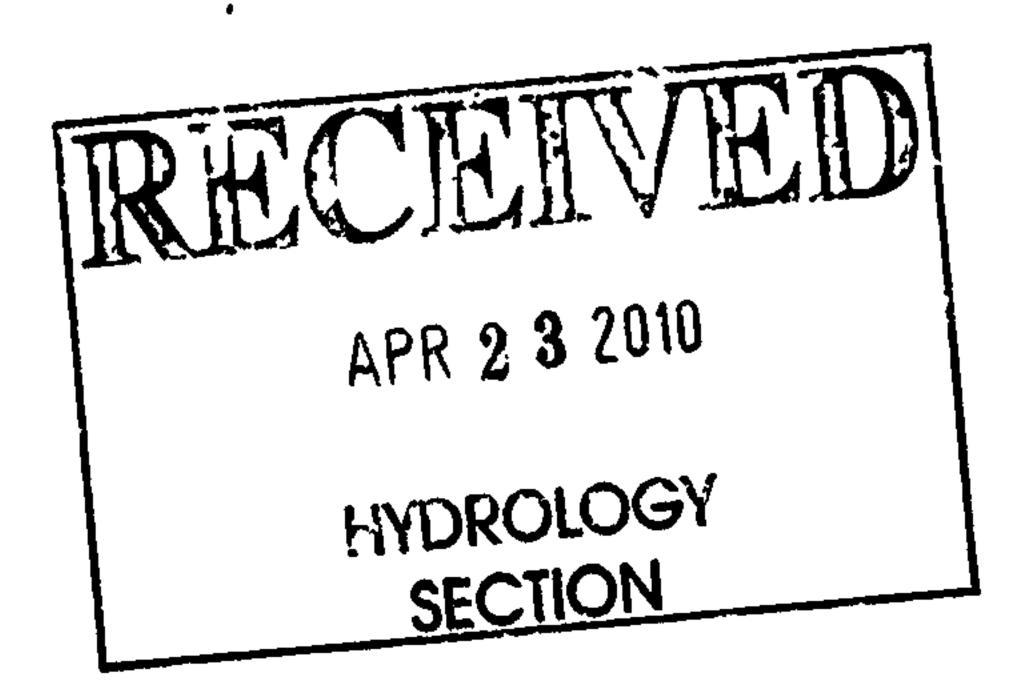
Ronald R. Bohannan, P.E.

Enclosure/s

cc: David Puritz - NCA Architects

JN: 29054 RRB/JDH/cla

Z \2009\29054\Correspondence\29054 Kristal Metro Response TCL Ltr 04-22-10 doc





May 5, 2010

Ronald Bohannan, P.E. Tierra West, LLC 5571 Midway Park Place NE Albuquerque, NM 87109

Re: Laborer's Union, 10001 Bell Avenue SE, Traffic Circulation Layout

Engineer's Stamp dated 05-03-10 (L20-D043)

Dear Mr. Bohannan.

The TCL submittal received 05-05-10 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.

PO Box 1293

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 <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

Albuquerque

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 <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

www.cabq.gov

NM 87103

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

Albuquerque - Making History 1706-2006



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ **MAYOR**

CLARENCE V. LITHGOW

CHIEF **ADMINISTRATIVE OFFICER** DAN WEAKS DEPUTY CAO

PUBLIC SERVICES

FRED E. MONDRAGON DEPUTY CAO DEVELOPMENT & ENTERPRISE SERVICES

February 9, 1989

Jeff Mortensen, P.E. Jeff Mortensen & Associates, Inc. 811 Dallas, NE Albuquerque, New Mexico 87110

> REVISED DRAINAGE PLAN FOR AN ADDITION TO MILLER VAN LINES (L-20/D43) REVISION DATED OF FEBRUARY 7, 1989

Dear Mr. Mortensen:

Based on the information provided on your resubmittal of February 7, 1989, revisions as indicated are acceptable.

If the building permit has already been issued, it is your responsibility to ensure that the contractor receives a copy of this approved, revised plan.

Please attach a copy of this plan to the construction sets prior to sign-off by Hydrology.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Device J. Montoya, C.E.

Engineering Assistant



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ MAYOR

CLARENCE V. LITHGOW
CHIEF

ADMINISTRATIVE OFFICER

DAN WEAKS

DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON

DEPUTY CAO

DEVELOPMENT & ENTERPRISE SERVICES

February 9, 1989

Jeff Mortensen, P.E. Jeff Mortensen & Associates, Inc. 811 Dallas, NE Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR AN ADDITION TO MILLER VAN LINES (L-20/D43) REVISION DATED OF FEBRUARY 7, 1989

Dear Mr. Mortensen:

Based on the information provided on your resubmittal of February 7, 1989, revisions as indicated are acceptable.

If the building permit has already been issued, it is your responsibility to ensure that the contractor receives a copy of this approved, revised plan.

Please attach a copy of this plan to the construction sets prior to sign-off by Hydrology.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya, C.E. Engineering Assistant



MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 24, 1989

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR AN ADDITION TO MILLER VAN LINES (L-20/D43) ENGINEER'S STAMP DATED JANUARY 23, 1989

Dear Mr. Mortensen:

Based on the information provided on your submittal of January 23, 1989, the above referenced plan is approved for Building Permit.

Your client should be aware that no developed runoff from the proposed building will be allowed to go across the public sidewalk.

Please attach a copy of this plan to the construction sets prior to sign-off by Hydrology.

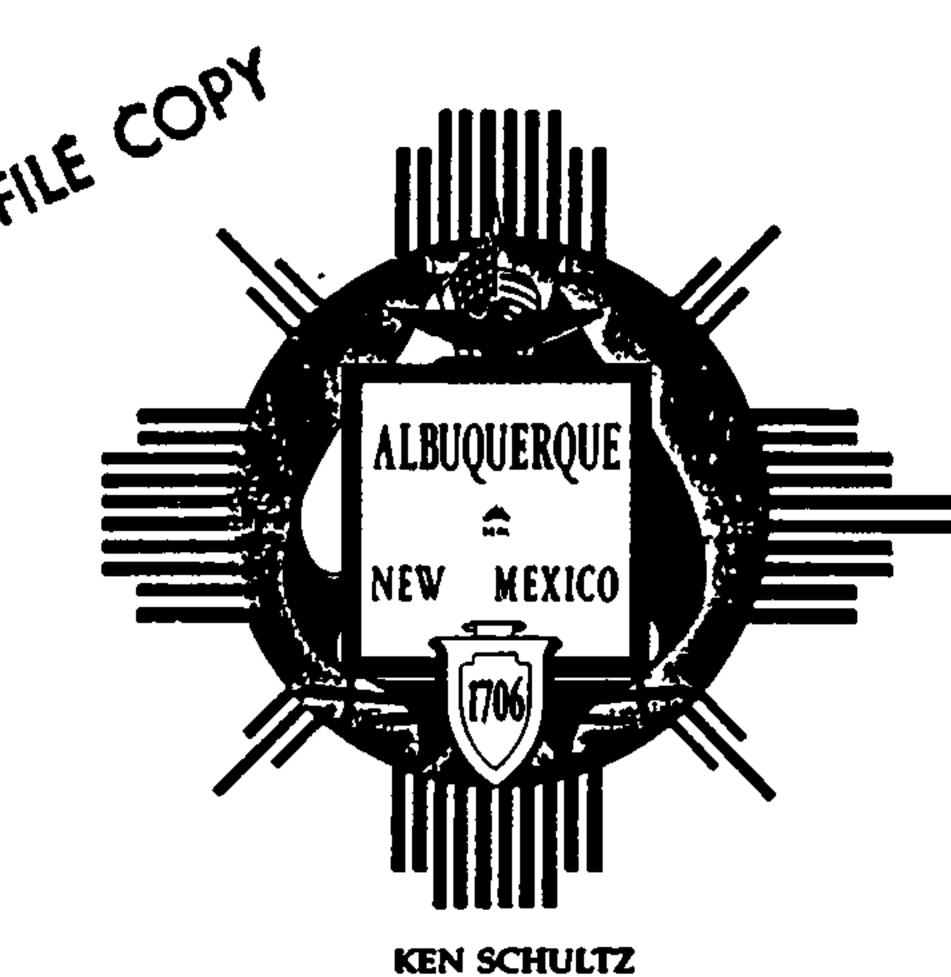
If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montbya, C.E. Engineering Assistant

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MILLER VAN LINE	S ZONE ATLAS/DRNG. FILE #: 420/D43 VACATED ALLEYS, BLK 41, BRYCHIES
LEGAL DESCRIPTION: LOTS 1-10 PLUS	VACATED ALLEYS BLK 41 HEIGHTS
CITY ADDRESS: 10,001 BULL S	
ENGINEERING FIRM: LEFF MORTENSEN	ASSOCIONTACT: JEFF MORTENSEN
ADDRESS: 811 DALLAS NE	87110 PHONE: 265-5611
OWNER: CLEL MILLER	CONTACT: ARCHITECT.
ADDRESS:	PHONE:
ARCHITECT: JOE BURNIKLE	CONTACT: LOW BURININKLE
ADDRESS: 3209 SILVSC 5E	
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CONTRACTOR: //A	CONTACT:
ADDRESS:	PHONE:
YES W/CARLOS MONTOYAL NO COPY OF CONFERENCE RECAP SHEET PROVIDED	EPC NO PROJ. NO
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
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DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL i
CONCEPTUAL GRADING & DRAINAGE PLAN	SITE DEVELOPMENT PLAN APPROVAL
GRADING PLAN	FINAL PLAT APPROVAL
EROSION CONTROL PLAN	BUILDING PERMIT APPROVAL
ENGINEER'S CERTIFICATION	FOUNDATION PERMIT APPROVAL
X SITE PLAN	CERTIFICATE OF OCCUPANCY APPROVAL
	ROUGH GRADING PERMIT APPROVAL
	GRADING/PAVING PERMIT APPROVAL
•	OTHER REVIEW (SPECIFY).
	OF SITE CONDITIONS
::ATE SUBMITTED: /2-07-88	FOR DRAWAGE RECQUIRE - SEN MENTS (1= ANY).
BY: JEFF MORTEN	5en/ " " " " " " " " " " " " " " " " " " "



MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 24, 1989

Jeff Mortensen, P.E. Jeff Mortensen & Associates, Inc. 811 Dallas, NE Albuquerque, New Mexico 87110

> DRAINAGE PLAN FOR AN ADDITION TO MILLER VAN LINES RE: (L-20/D43) ENGINEER'S STAMP DATED JANUARY 23, 1989

Dear Mr. Mortensen:

Based on the information provided on your submittal of January 23, 1989, the above referenced plan is approved for Building Permit.

Your client should be aware that no developed runoff from the proposed building will be allowed to go across the public sidewalk.

Please attach a copy of this plan to the construction sets prior to sign-off by Hydrology.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya, C.E.

Engineering Assistant



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 10, 1989

Jeff Mortensen, P.E. Jeff Mortensen & Associates, Inc. 811 Dallas, NE Albuquerque, New Mexico 87110

RE: ADDITION TO MILLER VAN LINES (L-20/D43) RECEIVED DECEMBER 7, 1988

Dear Mr. Mortensen:

Based on the information provided on your submittal of December 7, 1988, and a field inspection, it has been determined that a drainage plan will be required for review. The drainage plan should include only the portion of paving and addition proposed. Sufficient information should be included showing how the proposed addition will be drained out through the existing drive pad. Also, new paving should be graded towards the existing drive pad.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially.

Bernie J. Montoya, C.E.

Engineering Assistant

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MILLER VAN LINES ZONE AT	LAS/DRAINAGE FILE # L-20 [DU] CINE HEIGHTS ADD. PARSIFAL STY VACATED 1/2 01- EK STREET
LEGAL DESCRIPTION: BUK 41, LOTS 1-16, SKY	PARSIFAL STY VACATED 1/2 OF EK STREET
CITY ADDRESS: 1000 BELL 1	ve . Se .
ENGINEERING FIRM: JEFF MORTENISEN	4 ASSOC. CONTACT: LEONARD PUTTER
ADDRESS: SIL DALCAS M.E.	•
OWNER: MILLER HAN LINES	CONTACT: ARCHITECT
ADDRESS: 10000 BELL AVE SE	
ARCHITECT: JOSEPH B. BURWINKLE + 1	1550C: CONTACT: JOSEPH BURWINKLE
ADDRESS: 3209 SILVER S	
SURVEYOR: JEFF MORTEN SENT	ASSOC CONTACT: LEONARD WITE
ADDRESS: 811 DALLAS N.F.	PHONE: 265-5611
CONTRACTOR:	CONTACT: ARCHITECT
ADDRESS:	PHONE:
PRE-DESIGN MEETING:	
YES JAN 2 3 1989	DRB NO. 89-24
HYDROLOGY SECTION	EPC NO
COPY OF CONFERENCE RECAP SHEET PROVIDED	PROJECT NO
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT .	SECTOR PLAN APPROVAL
DRAINAGE PLAN	SKETCH PLAT APPROVAL
CONCEPTUAL GRADING & DRAIN PLAN	PRELIMINARY PLAT APPROVAL
GRADING PLAN	
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERTIFICATION	BUILDING PERMIT APPROVAL
	FOUNDATION PERMIT APPROVAL
•	CERTIFICATE OF OCCUPANCY APPROVAL
	ROUGH GRADING PERMIT APPROVAL
DATE SUBMITTED: 01-23-88	GRADING/PAVING PERMIT APPROVAL
BY: Lionand 1.	OTHER(SPECIFY).

Hydrology - Carlos Montoga

Submot plan for Carlos to

So to field al chark east.

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trigger or eline reed for

partial BED

Transp. - Dave Hamon.

- Site plan clean-up by for - Replet for lot bine elmingd

JAN 2 3 1989

HYDROLOGY SECTION

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DRAINAGE INFORMATION SHEET

PROJECT TITLE: MILLER VAN LINES ZONE	ATLAS/DRAINAGE FILE # 1-25/1543
LEGAL DESCRIPTION: BUK 41, LOTS 1-16: SK	ATLAS/DRAINAGE FILE # L-20/D43 LYCINE HEIGHTS ADD. FPARSIFAL STY VACATED 1/2 01- EK STREET
CITY AUDRESS: 1000 BELL	NUE SE.
ENGINEERING FIRM: JEFF WORTENISE	NYASSOC. CONTACT: LEONARD PUTTER
ADDRESS: SIL DALCAS M. E	PHONE: 265-561/
OWNER: MILLER MAN LINES	CONTACT: ARCHITECT
ADDRESS: 10000 BELL AVE S	FE. PHONE:
ARCHITECT: TOSEPH B. BURWINKLE Y	ASSOC: CONTACT: JOSEPH BURWINKLE
ADDRESS: 3209 SILVER	SF. PHONE: 268-9987
SURVEYOR: JEFF MORTEN SENT	ASSOC CONTACT: CEONALD WITH
ADDRESS: SIIDALLIS N.F.	PHONE: 265-5611
CONTRACTOR:	CONTACT: ARCHITECT
ADDRESS:	PHONE:
PRE-DESIGN MEETING:	
YES	3071989\) DRB NO. 89-24
—— NO HYDROL	OGY SECEPONO.
COPY OF CONFERENCE RECAP SHEET PROVIDED	. PROJECT NO.
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT .	SECTOR PLAN APPROVAL
DRAINAGE PLAN	SKETCH PLAT APPROVAL
CONCEPTUAL GRADING & DRAIN PLAN	PRELIMINARY PLAT APPROVAL
GRADING PLAN	SITE DEVELOPMENT PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERTIFICATION	BUILDING PERMIT APPROVAL
TN: BERNIE MONTOYA	FOUNDATION PERMIT APPROVAL
	CERTIFICATE OF OCCUPANCY 'APPROVAL
	ROUGH GRADING PERMIT APPROVAL
DATE SUBMITTED: 02-07-89	GRADING/PAVING PERMIT APPROVAL
BY: Kronand 1.	OTHER TEVISION (SPECIFY).



Martin J. Chávez, Mayor

October 8,1997

Levi J. Valdez PE George T. Rodriguez Development Consultant 12800 San Juan NE Albuquerque, New Mexico 87123

RE: GRADING/PAVING PLAN FOR MILLER VAN LINES (L20-D43) ENGINEER'S DATED 10/01/97

Dear Mr. Valdez:

Based on the information provided on your October 6,1997 submittal, the above referenced site is approved for Grading/Paving Permit.

Please be advised that once the construction is completed, Engineer Certification per the DPM checklist will be required.

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

C: Andrew Garcia
Mr. Miller

Sincerely

Bernie J. Montoya CE Associate Engineer



DRAINAGE INFORMATION SHEET

PROJECT TITLE:	MULERVANLINES	ZONE A	TLAS/DRN	IG. FILE #: 2-20/45
nnn s.				
LEGAL DESCRIPTI	ON: BPC #: STEET SKYLINE	VACATED HEIGHTS	PORTIC	INS OF PERSIFAL & EK
	10,000 BELL AVE.	S.E. (CITY	
ENGINEERING FIR		Z	ONTACT:	WR. KLDEZ MR. RODRIGUEZ
ADDRESS:	LEYELOPMENT CONSUL 12800 SAN TUAKI N.E.	87/23 P	HONE:	294-0320
OWNER:	MILLER	C	ONTACT:	ML-MILLER
	10,000 BELL AVE. S.E.	P	HONE:	299-955/
ARCHITECT:	<u> </u>	C	ONTACT:	·
ADDRESS:		P	HONE:	
SURVEYOR:	TORRES SCRVEYING CO	<u> </u>	ONTACT:	KR. JINTORRES
ADDRESS:		P	HONE:	220-9813
CONTRACTOR:		C	ONTACT:	
ADDRESS:		P	HONE:	
GRADING PL	EPORT LAN GRADING & DRAINAGE PLAN AN NTROL PLAN CERTIFICATION ING:	SKE	TCH PLAT LIMINARY DEV. PLA DEV. PLA TOR PLAN AL PLAT NDATION LDING PE TIFICATE DING PER ING PERM .D. DRAI INAGE RE DIVISION	PROVAL SOUGHT: APPROVAL PLAT APPROVAL N FOR SUB'D. APPROVAL N FOR BLDG. PERMIT APPROVAL APPROVAL APPROVAL PERMIT APPROVAL COF OCCUPANCY APPROVAL MIT APPROVAL IT APPROVAL APPROVAL COF OCCUPANCY APPROVAL COF
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DATE SUBMITTED: CONBER 3, 1997

BY: EXORET RODRIGHEZ