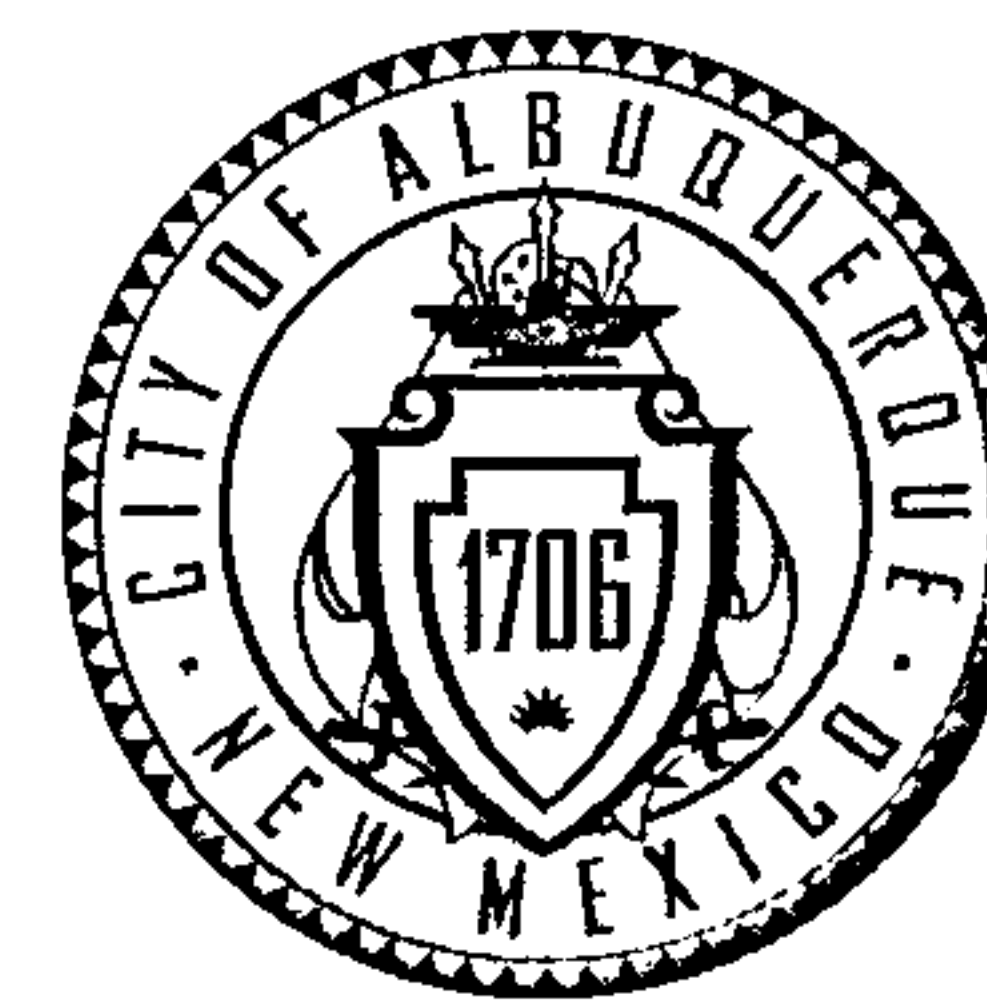


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

March 19, 2015

Levi Valdez, P.E.
George T. Rodriguez Development Consultants
12800 San Juan NE
Albuquerque, NM 87123

**Re: Duplex Dwelling
172 Monte Largo NE
60-Day Temporary Certificate of Occupancy- Transportation Development
Engineer's/Architect's Stamp dated 3-13-15 (L23-D008)
Certification dated 3-13-15**

Dear Mr. Valdez,

Based upon the information provided in your submittal received 3-17-15,
Transportation Development has no objection to the issuance of a 60-day Temporary
Certificate of Occupancy. This letter serves as a "green tag" from Transportation
Development for a 60-day Temporary Certificate of Occupancy to be issued by the
Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must
be addressed:

- Installation of ADA sign per TCL plan.

Once corrections are complete resubmit acceptable package along with fully
completed Drainage Transportation Information Sheet to front counter personnel for log
in and evaluation by Transportation. For digital submittal and minor comments and/or
repairs, please submit photos to rmichel@cabq.gov or mortiz@cabq.gov prior to
submittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

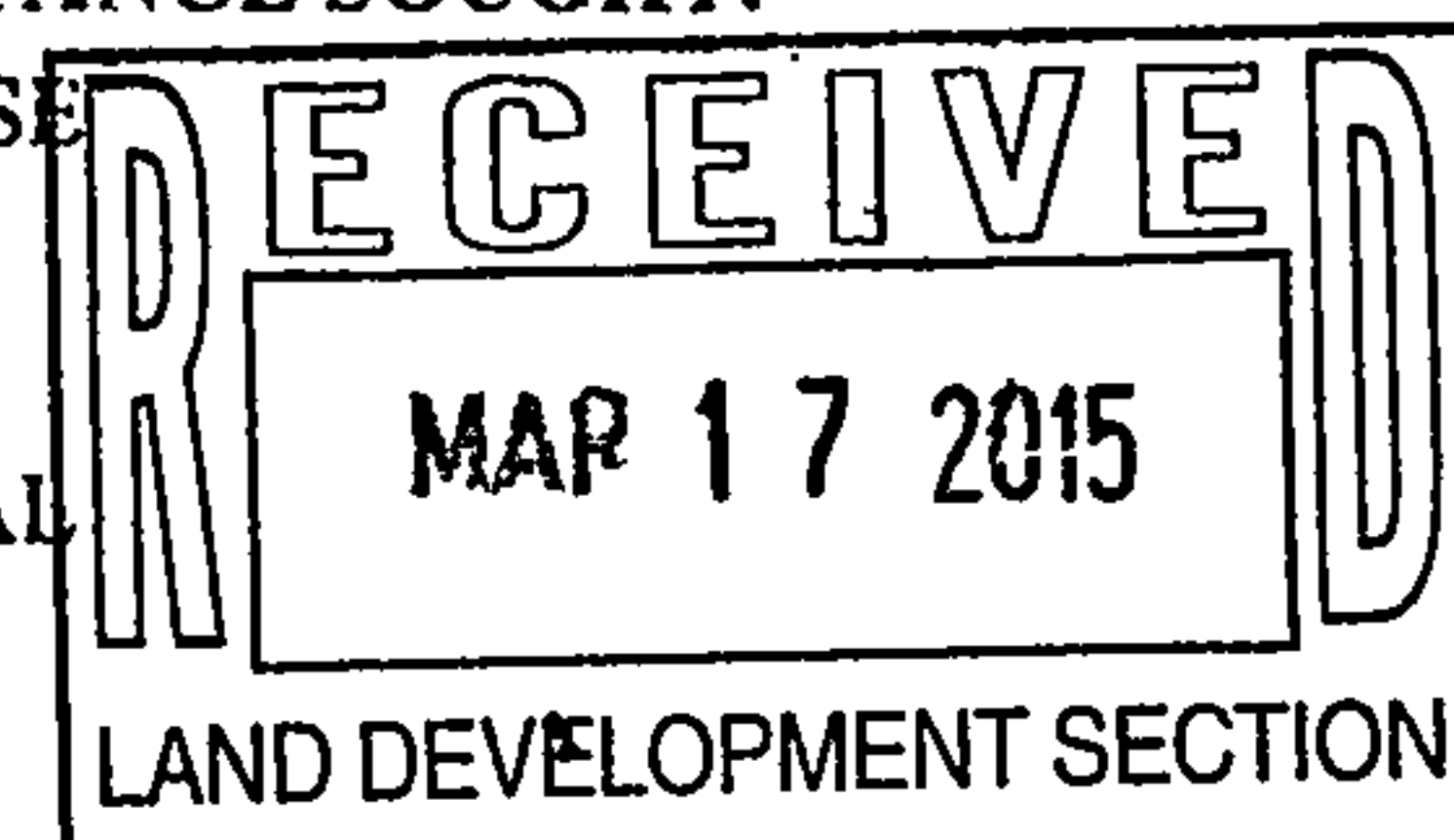
Project Title: DUPLEX DWELLING UNITS @ 172 MONTE LARGO N.E. City Drainage #: L23D008
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 14, ORONA ADDITION
City Address: 172 MONTE LARGO N.E., ALBUQUERQUE, NEW MEXICO
Engineering Firm: LEVI J. VALDEZ, P.E. - GEORGE T. RODRIGUEZ-DEVELOPMENT CONSULT. Contact: LEVI VALDEZ
Address: 12800 SAN JUAN N.E., ALBUQUERQUE, NEW MEXICO 87123
Phone#: 505-610-0593 Fax#: _____ E-mail: pa.wrod@hotmail.com
Owner: RICHARD S. POLK Contact: _____
Address: ALBUQUERQUE, NEW MEXICO
Phone#: 505-220-4724 Fax#: _____ E-mail: _____
Architect: C.N.M. CONSTRUCTION Contact: ?
Address: ALBUQUERQUE, NEW MEXICO
Phone#: _____ Fax#: _____ E-mail: _____
Surveyor: HARRIS SURVEYING CO. Contact: TONY HARRIS
Address: 2412-D MONROE ST. N.E., ALBUQUERQUE, NEW MEXICO
Phone#: 505-889-8056 Fax#: _____ E-mail: _____
Contractor: OWNER Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: 03-13-15

By: GEORGE T. RODRIGUEZ

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

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

PERMANENT EASEMENT

Project # L23-004

Grant of Permanent Easement, between Richard S Polk
("Grantor"), whose address is 172 A+B Monte Largo NE 87123
Alb. New Mex. and the City of Albuquerque, a New Mexico municipal
corporation ("City"), whose address is P.O. Box 1293, Albuquerque, NM, 87103.

Subject to existing rights of record, Grantor grants to the City an exclusive,
permanent easement ("Easement") in, over, upon and across the real property described
on **Exhibit "A"** attached hereto ("Property") for the construction, installation, maintenance,
repair, modification, replacement and operation of Sidewalk, together with the
right to remove trees, bushes, undergrowth and any other obstacles upon the Property if
the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the
Easement, the City has the right to enter upon Grantor's property at any time and perform
whatever inspection, installation, maintenance, repair, modification or removal ("Work") it
deems appropriate without liability to the City. If the Work effects any Improvements or
encroachments made by the Grantor, the City will not be financially or otherwise
responsible for rebuilding or repairing the Improvements or encroachments. If in the
opinion of the City, the Work to be performed by the City could endanger the structural
integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at
its own expense, take whatever protective measures are required to safeguard the
Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the
Property, that Grantor has a good lawful right to convey the Property or any part thereof
and that Grantor will forever warrant and defend the title to the Property against all claims
from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with
the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the
signature block below.

APPROVED: City of Albuquerque

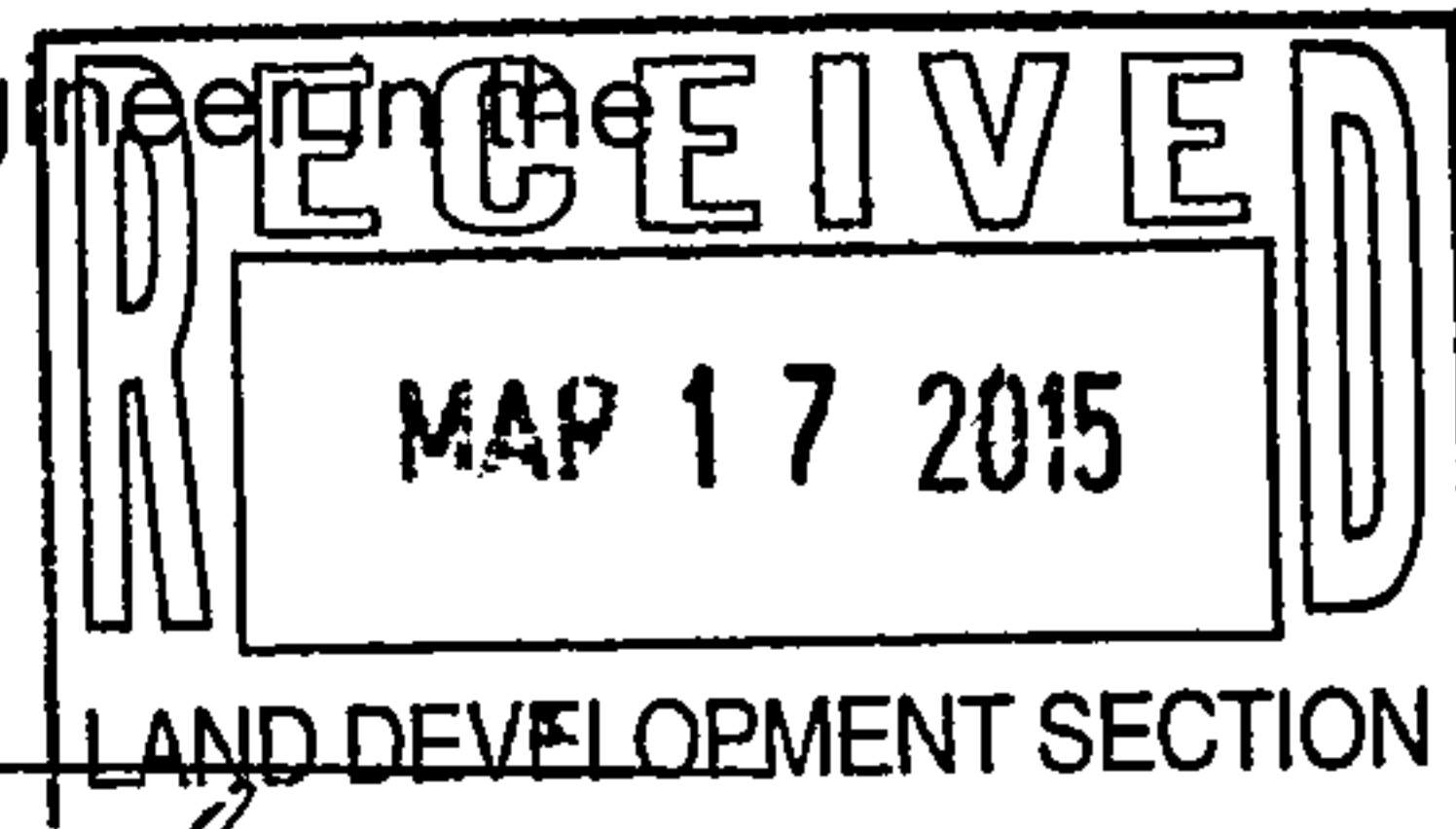
[Signature]
Shahab Biazar, P.E.,
City Engineer

Date: 3/3/15

GRANTOR: _____

By: [Signature]
Print Name: Richard S Polk
Title: Owner

Date: Feb. - 9 - 2015



02-24-2015 AS
02-11-2015

Doc# 2015017711

03/03/2015 01:31 PM Page 1 of 3
EASE R. \$25.00 M Toulouse Oliver, Bernalillo County

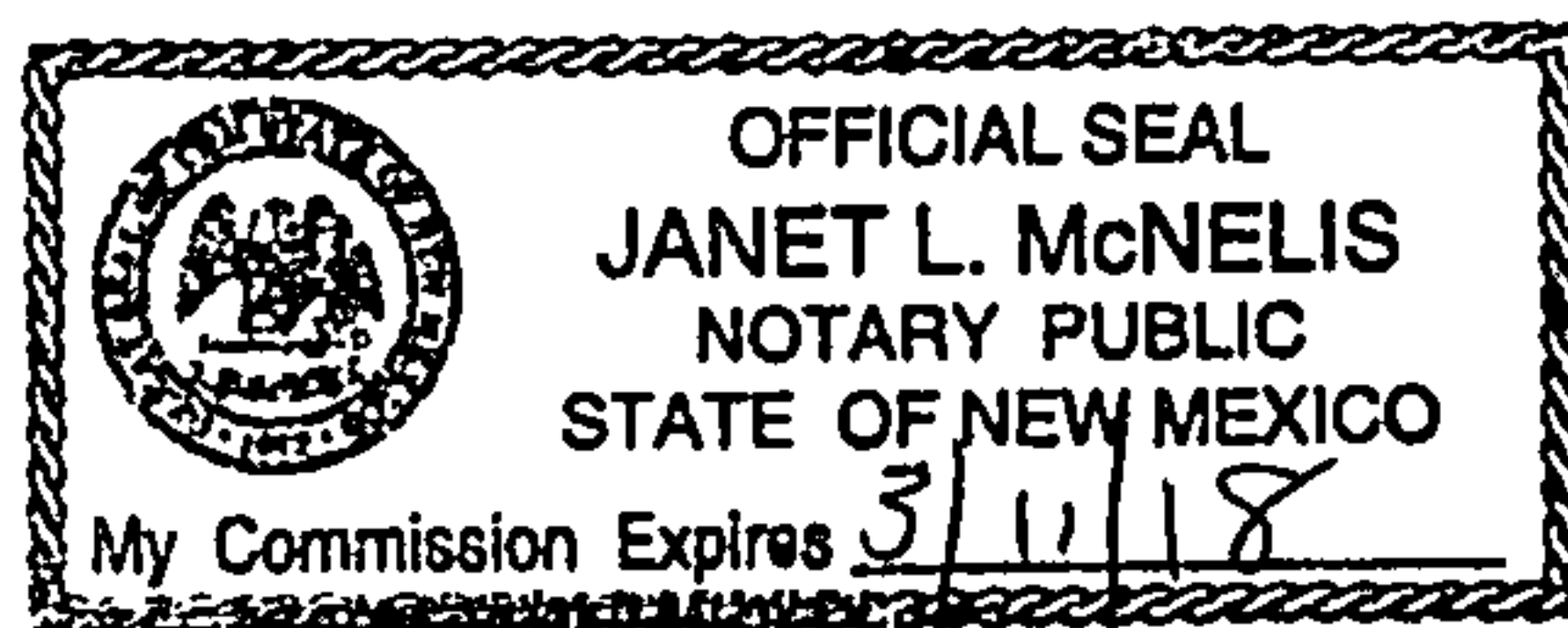


GRANTOR'S NOTARY

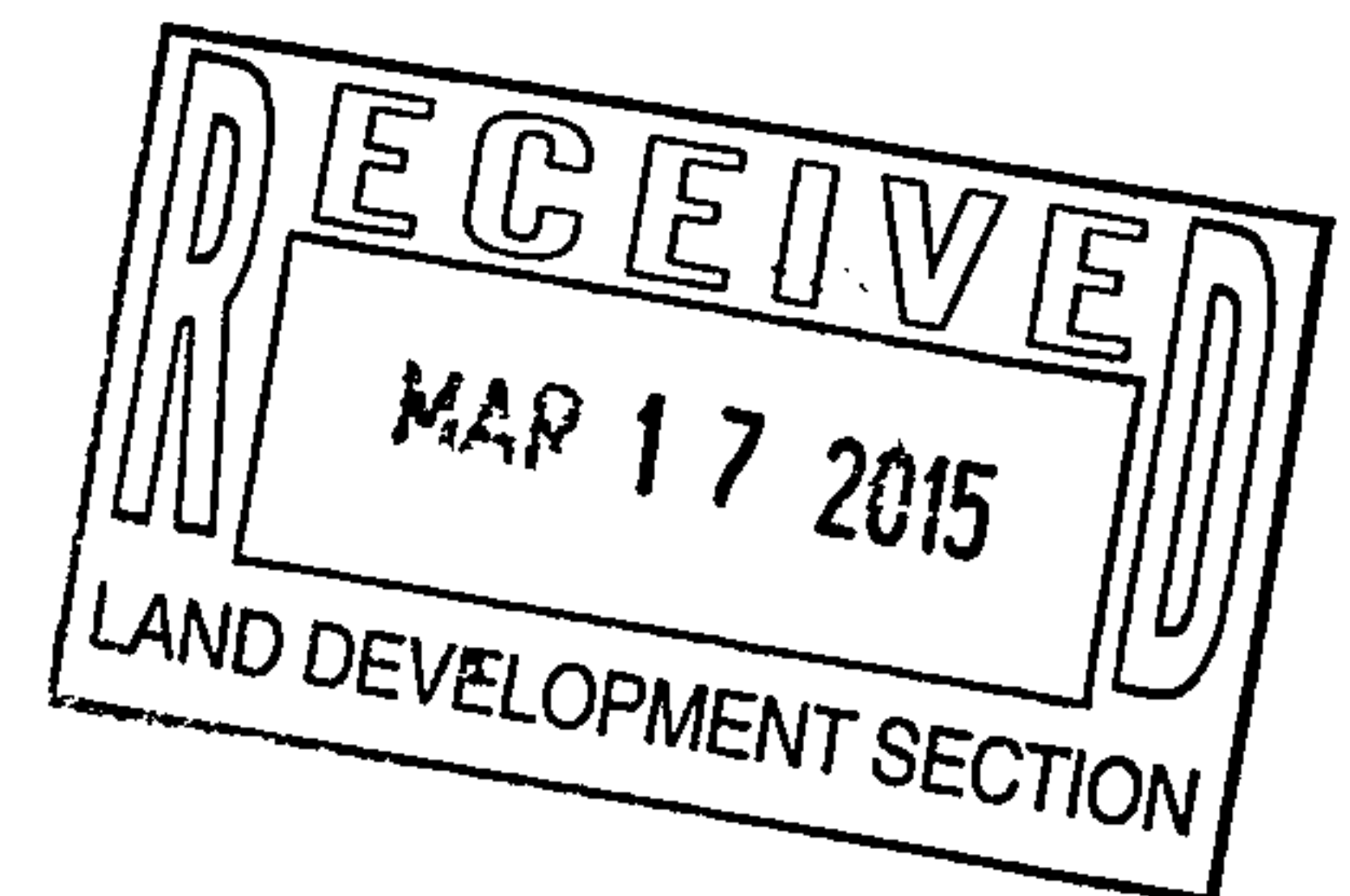
STATE OF New Mexico)
)ss
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 9th day of February, 2015, by Richard S Polk (name), Owner (title) of 172 AB Montehargo, Qib, NM (entity), a N/A (i.e. a New Mexico) corporation, on behalf of the corporation.

(NOTARY SEAL)



Notary Public: Janet L. McNelis
My Commission Expires: March 11, 2018

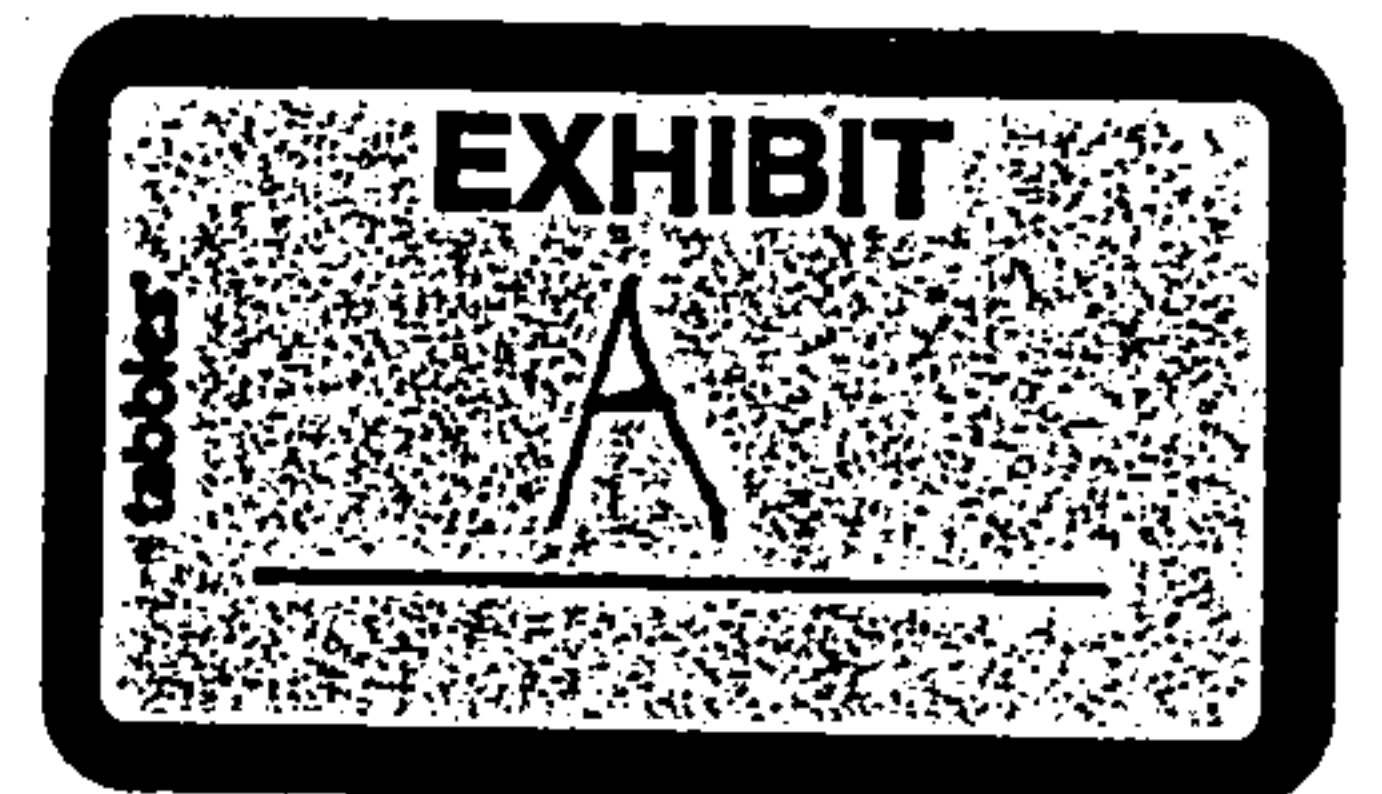
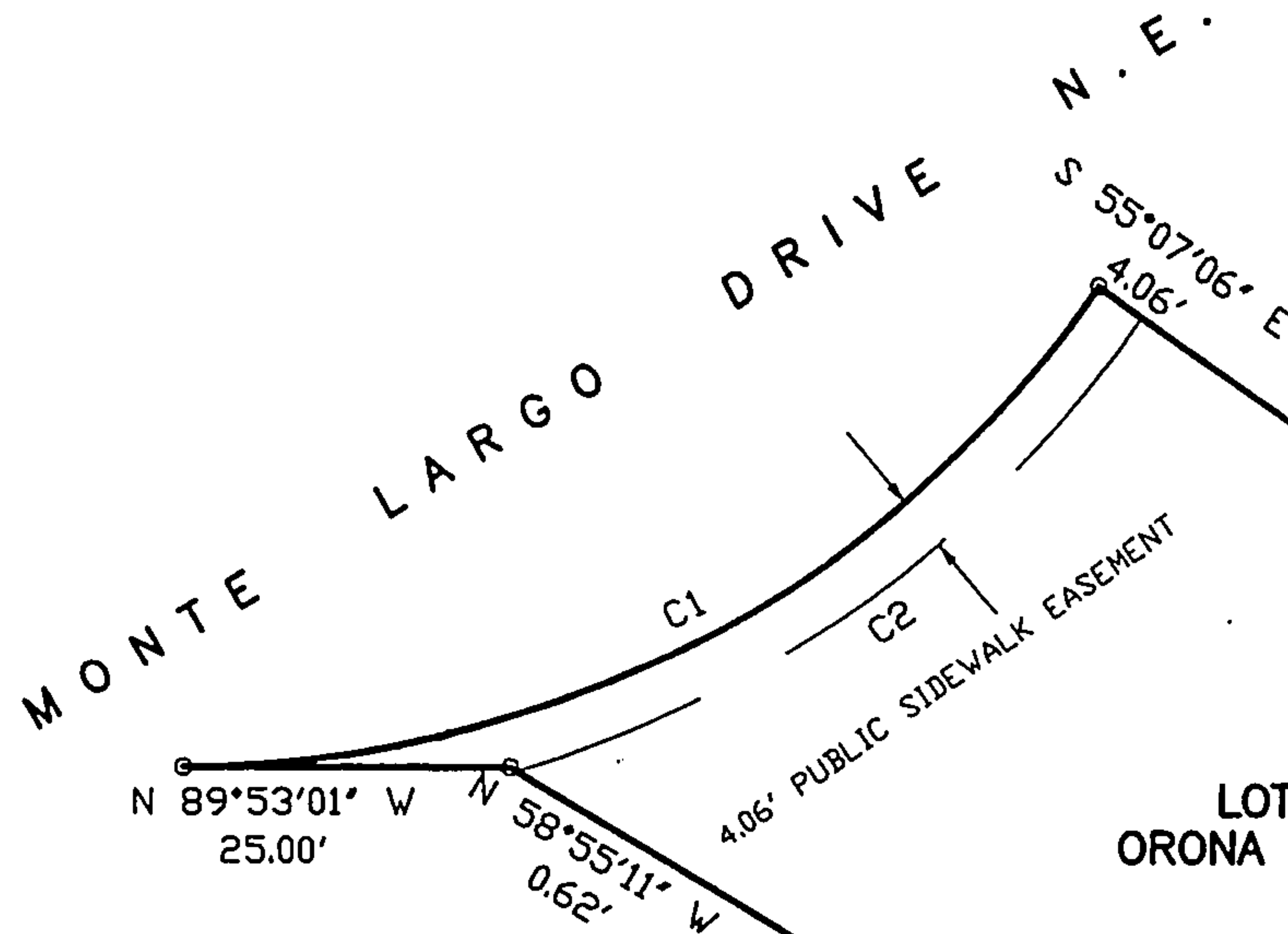


(EXHIBIT "A" ATTACHED)

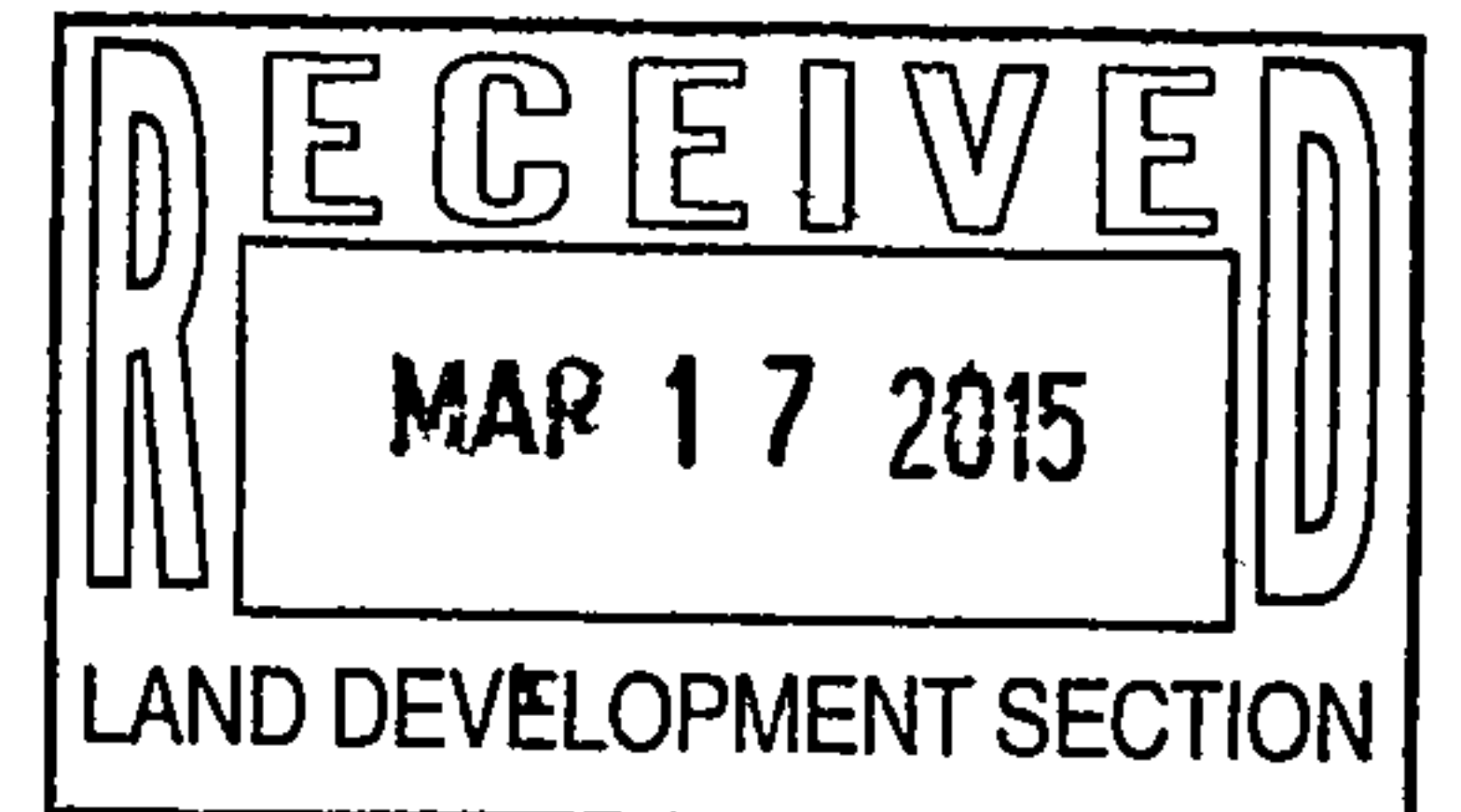
EXHIBIT SHOWING PUBLIC SIDEWALK EASEMENT WITHIN LOT 14 ORONA ADDITION CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2015

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING A PUBLIC SIDEWALK EASEMENT LOCATED WITHIN LOT NUMBERED FOURTEEN (14) OF THE ORONA ADDITION, ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 8, 1977 IN VOLUME C12, FOLIO 21, SAID PUBLIC SIDEWALK EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, BEING A POINT ON THE EASTERLY LINE OF MONTE LARGO DRIVE AND BEING COMMON WITH THE NORTHWEST CORNER OF SAID LOT 14 RUNNING THENCE AS AN EASEMENT ALONG THE EASTERLY LINE OF MONTE LARGO DRIVE 81.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 55 DEG. 14' 02" AND HAVING A CHORD BEARING AND DISTANCE OF N. 62 DEG. 29' 53" E., 78.80 FEET TO THE NORTHEAST CORNER, BEGINNING THE NORTHEAST CORNER OF SAID LOT 14; THENCE S. 55 DEG. 07' 06" E., A DISTANCE OF 4.06 FEET TO THE SOUTHEAST CORNER; THENCE 59.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 89.06 FEET, A CENTRAL ANGLE OF 38 DEG. 34' 30" AND HAVING A CHORD BEARING AND DISTANCE OF S. 54 DEG. 10' 07" W., 58.83 FEET TO THE SOUTHWEST CORNER; THENCE N. 58 DEG. 55' 11" W., A DISTANCE OF 0.62 FEET TO AN ANGLE POINT; THENCE N. 89 DEG. 53' 01" W., A DISTANCE OF 25.00 FEET TO THE NORTHWEST CORNER AND PLACE OF BEGINNING.



LOT 14
ORONA ADDITION

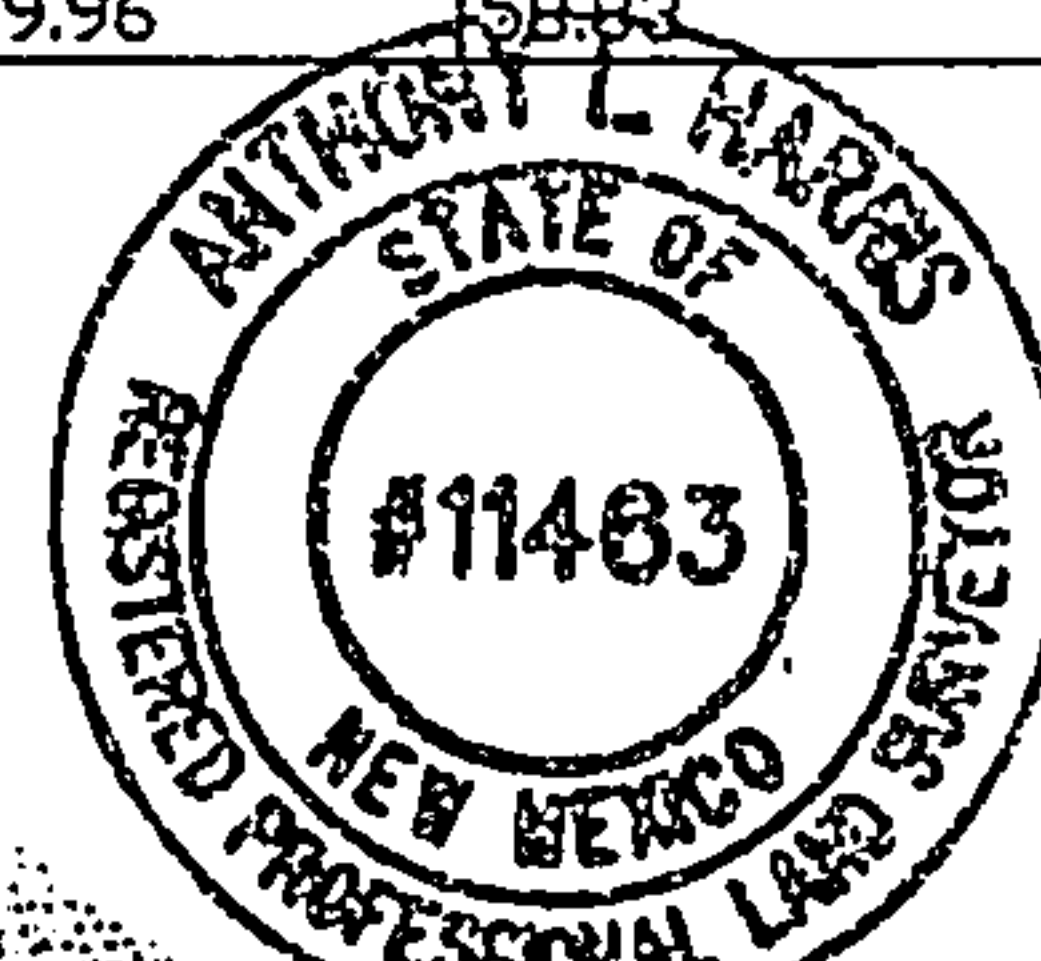


CURVE TABLE

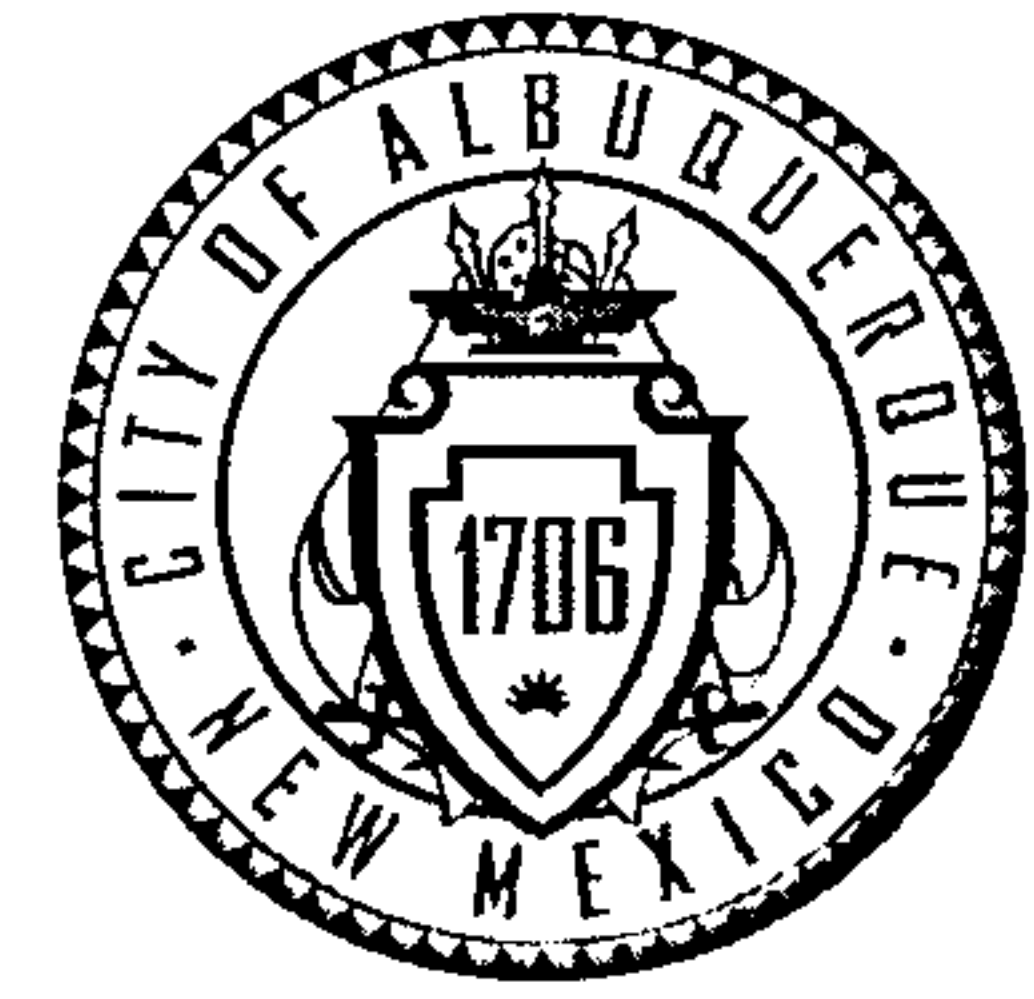
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	55°14'02"	N 62°29'53" E	85.00	81.94	78.80
C2	38°34'30"	S 54°10'07" W	89.06	59.96	58.83

Scale: 1" = 20'
Order No.: 10-0574
Field Book: Page:

Anthony L. Harris 2-5-15
Anthony L. Harris, N.M.P.S. #11463 HARRIS SURVEYING, INC.
2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
Telephone (505) 889-8056 • FAX (505) 889-8645



CITY OF ALBUQUERQUE



March 20, 2015

Levi J. Valdez, PE
George T Rodriguez-Development Consultant
12800 San Juan Rd. SE
Albuquerque, NM 87123

**Re: Duplex Dwelling Units
172 Monte Largo NE
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 11-25-13 (L23D008)
Certification dated: 3-13-15**

Dear Mr. Valdez,

Based on the Certification received 3/17/2015, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

PO Box 1293

Albuquerque

New Mexico 87103

Sincerely,

Curtis Cherne, P.E.
Principal Engineer
Planning Department

www.cabq.gov

C: RR/CC
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

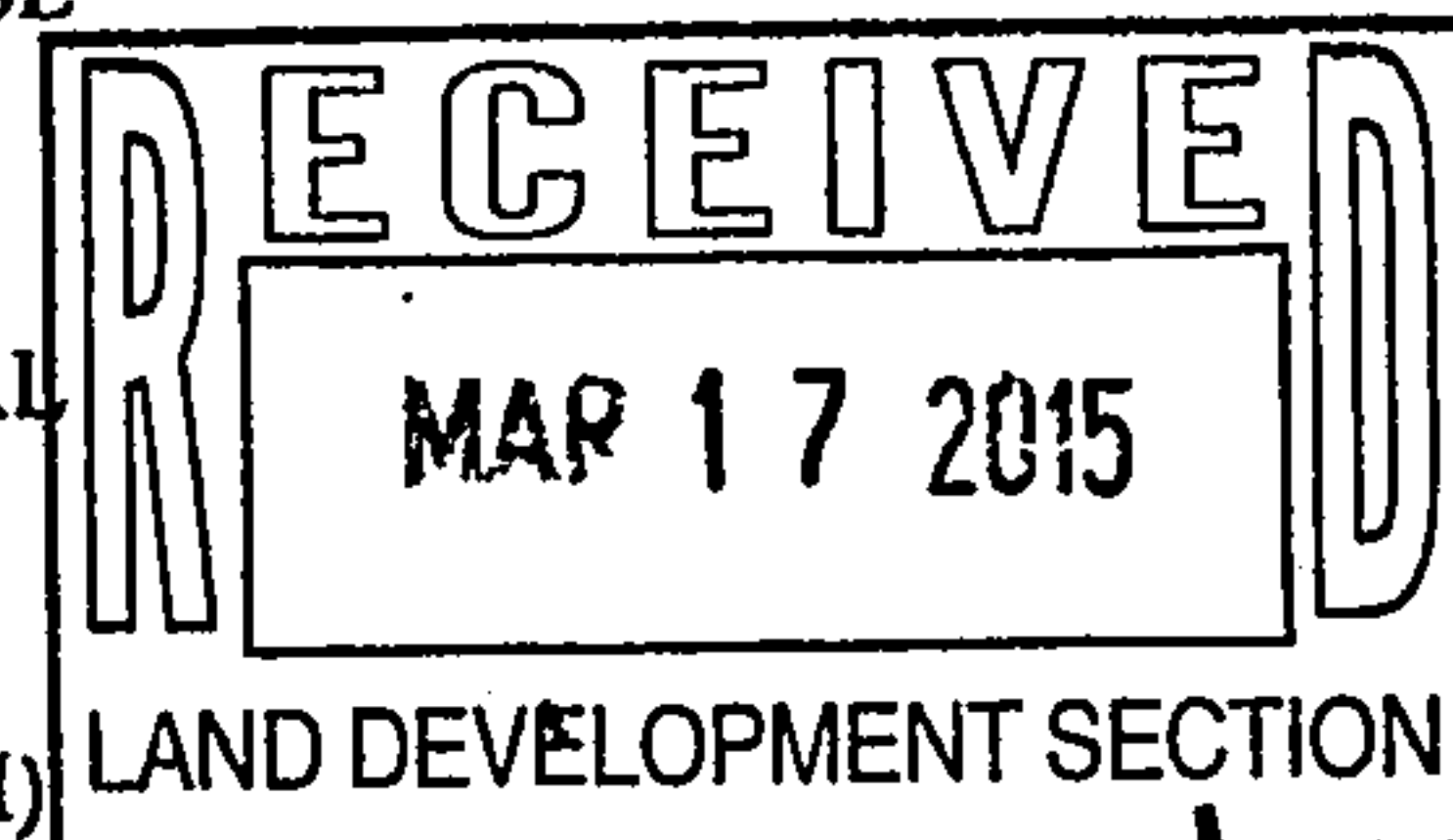
Project Title: DUPLEX DWELLING UNITS @ 172 MONTE LARGO N.E. City Drainage #: L23D008
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 14, OROKA ADDITION
City Address: 172 MONTE LARGO N.E., ALBUQUERQUE, NEW MEXICO
Engineering Firm: LEVI J. VALDEZ, P.E. Contact: LEVI VALDEZ
GEORGE T. RODRIGUEZ - DEVELOPMENT CONSULT. GEORGE RODRIGUEZ
Address: 12800 SAN JUAN N.E., ALBUQUERQUE, NEW MEXICO 87123
Phone#: 505-610-0593 Fax#: _____ E-mail: palwrod@hotmail.com
Owner: RICHARD S. POLK Contact: _____
Address: ALBUQUERQUE, NEW MEXICO
Phone#: 505-220-4724 Fax#: _____ E-mail: _____
Architect: C.N.M. CONSTRUCTION Contact: ?
Address: ALBUQUERQUE, NEW MEXICO
Phone#: _____ Fax#: _____ E-mail: _____
Surveyor: HARRIS SURVEYING CO. Contact: TONY HARRIS
Address: 2412-D MONROE ST. N.E., ALBUQUERQUE, NEW MEXICO
Phone#: 505-889-8056 Fax#: _____ E-mail: _____
Contractor: OWNER Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY) _____



VS verified

WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: 03-13-15

By: GEORGE T. RODRIGUEZ

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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2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
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4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Olson, Greg

From: Olson, Greg
Sent: Wednesday, November 27, 2013 4:47 PM
To: 'Levi Valdez-George Rodriguez'
Cc: Olson, Greg; Rael, Rudy E.
Subject: L23-D008 DUPLEX at 172 Monte Largo NE = FLOODPLAIN PERMIT
Attachments: L23F008_Floodplain Development Permit Form_RevNov2010.pdf

George,

To cover everyone's anatomy, please ask the Owner to Submit a Floodplain Development Permit for this site.

I know that the design calls for leaving the floodplain portion of the site undisturbed, but if workers happen to get into that area, the permit will cover their activity, and we will only require that it be restored to conditions similar to existing.

I am attaching the form for you to print or forward to the owner for action.

If it's more convenient, he can complete it and sign, and then send back a scanned copy for our files.

"HAPPY HOLIDAYS !!"

&

Thanks,

Greg Olson, PE
Senior Engineer
Planning - Hydrology
505-924-3994

11/27/2013

Floodplain Development Permit Form

Planning Dept., City of Albuquerque

Section 1: General Provisions (Applicant to read and sign)

1. No work of any kind may start until a permit is issued.
2. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal regulatory requirements.
3. Applicant hereby gives consent to the Floodplain Administrator and his/her representative to make reasonable inspections required to verify compliance.
4. The applicant certifies that all statements herein and in attachments to this application are, to the best of my knowledge, true and accurate.

(Applicant Signature) _____ (Date) _____

(Applicant Printed Name) _____ (Phone #: _____)

Section 2: Proposed Development in Special Flood Hazard Area (to be completed by Applicant)

Brief Project Description DUPLEX Modular home at 172 Monte Largo NE
(No construction proposed within Floodplain on site)

Applicant is (check one): Owner _____ Builder _____ Engineer/Architect _____

Project address/Legal Desc/location: 172 Monte Largo NE, Albuquerque, NM

Description of Work (in Special Flood Hazard Area):

A. Building Development

Building Type

☐ New Building
☐ Addition
☐ Alteration
☐ Demolition

☐ Residential (1-4 Family)
☐ Residential (More than 4 Family)
☐ Commercial
☐ Manufactured Home

Estimated Cost of Project \$ N/A

Existing Structure Value \$ _____ %(new/existing): _____

B. Other Development Activities

☒ Clearing ☐ Fill ☐ Drilling ☐ Grading
☐ Excavation, except for Structural Development (checked above)
☐ Watercourse Alteration (Including Dredging and Channel Modifications)
☐ Drainage Improvements
☐ Road, Street or Bridge Construction
☐ Water or Sewer Line Installation
☐ Paving
☐ Walls
☐ Storage of Materials/Equipment for more than 1 Year: Volume (cu. ft.): _____
☐ Other (Please Specify) _____

Is there a Grading Plan associated with this work? ☒ Yes ☐ No *No Grading in Floodplain

Drainage file number: L23 - D008

Section 3: Floodplain Determination (Completed by the Floodplain Administrator)

The proposed development is located in a SFHA Zone (circle one): A AE AH **(AO)**

And is located on FIRM Panel: 378 of 825

And is located in a Floodway: ☐ Yes ☐ No

BFE if Applicable: Existing +1.0'

Drainage File Number: L23-D008

Floodplain Permit Number: L23-F008

Building Permit / Work Order #: _____

Site specific Instructions: Clearing only proposed in area of Floodplain
NO Grading or Improvements within Floodplain area

Signed: Gregory R. Olson 11/27/13 Date 11/27/13

Printed Name: Gregory R. Olson, PE

B. Other Development Activities

☒ Clearing ☐ Fill ☐ Drilling ☐ Grading
☐ Excavation, except for Structural Development (checked above)
☐ Watercourse Alteration (Including Dredging and Channel Modifications)
☐ Drainage Improvements
☐ Road, Street or Bridge Construction
☐ Water or Sewer Line Installation
☐ Paving
☐ Walls
☐ Storage of Materials/Equipment for more than 1 Year: Volume (cu. ft.): _____
☐ Other (Please Specify) _____

Is there a Grading Plan associated with this work? ☒ Yes ☐ No *No Grading in Floodplain

Drainage file number: L23 - D008

Section 3: Floodplain Determination (Completed by the Floodplain Administrator)

The proposed development is located in a SFHA Zone (circle one): A AE AH **AO**

And is located on FIRM Panel: 378 of 825

And is located in a Floodway: ☐ Yes ☐ No

BFE if Applicable: Existing +1.0'

Drainage File Number: L23-D008

Floodplain Permit Number: L23-F008

Building Permit / Work Order #: _____

Site specific Instructions: Clearing only proposed in area of Floodplain
NO Grading or Improvements within Floodplain area

Signed: Gregory R. Olson 11/27/13 Date 11/27/13

Printed Name: Gregory R. Olson, PE

If proposed development is a building, proceed to Section 4.

Section 4: Requirements for building in a SFHA:

(To be completed by the Floodplain Administrator or Representative)

BFE (unless not available): Existing + 1.0'

Minimum Finished Floor Elevation: N/A

Minimum Lowest Adjacent Grade: N/A

Change in water elevation (if in a Floodway):

Is flood-proofing required: Yes ☒ No

If yes, method of flood-proofing:

An Elevation Certificate is required for structural development in a SFHA. A Certificate of Occupancy will not be granted until the Planning Dept receives the Elevation Certificate.

Section 5: Post Development Certification:

A. For Structural Development:

Elevation Certificate received on Date:

Finished Floor Elevation:

Lowest Adjacent Grade:

The Floodplain Administrator or Representative verifies the above information is
 acceptable or not acceptable per the City of Albuquerque's Floodplain Ordinance.

The site was visually inspected on Date:

Certificate of Occupancy approved on Date:

Signature: Date:

Printed Name:

B: For Other Development Activities:

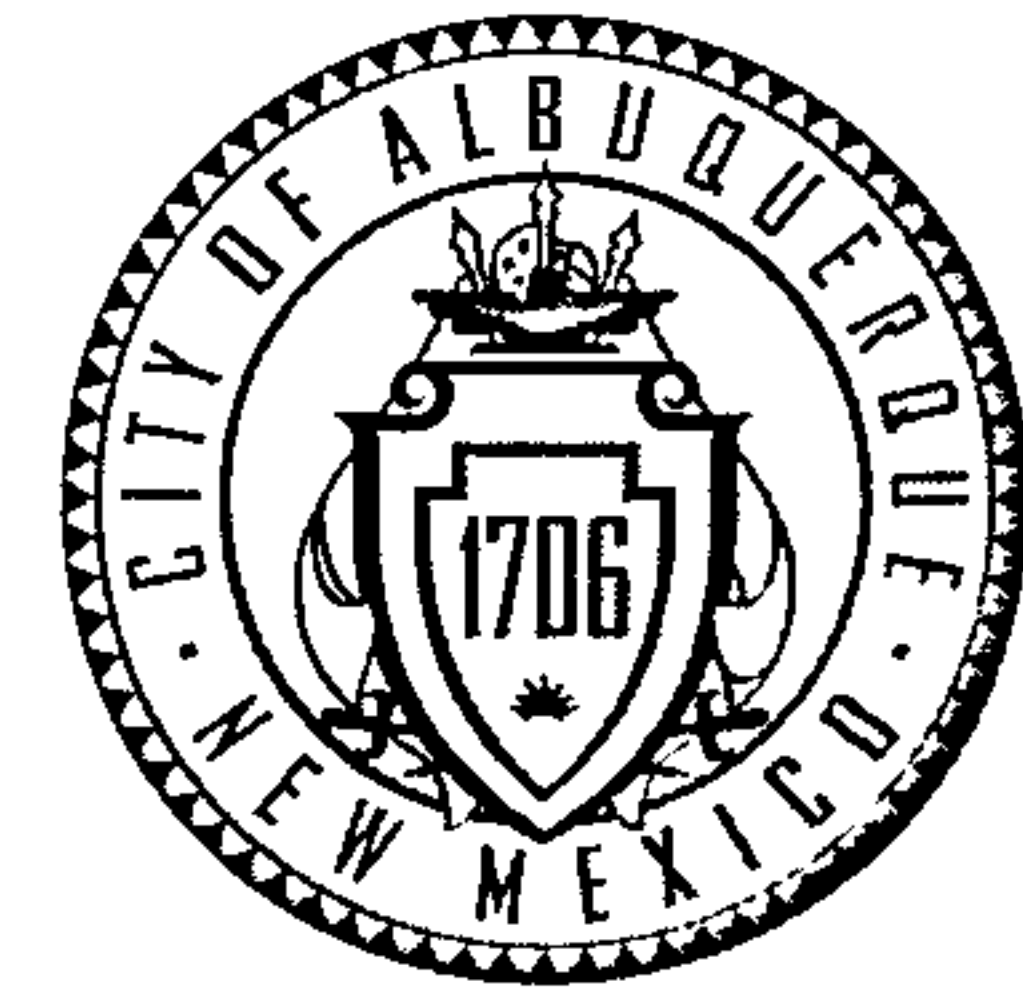
The site was visually inspected on Date: and found to be in not in
compliance with the approved Floodplain Permit.

Signature: Date:

Printed Name:

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



November 27, 2013

Richard J. Berry, Mayor

Levi Valdez, P.E.
c/o: George Rodriguez
George Rodriguez Development Consulting
12800 San Juan NE
Albuquerque, NM 87102

RE: **Duplex Dwelling Units – 172 Monte Largo Drive NE**
Grading and Drainage Plan for Building Permit

L23-D008
PE Stamp: 11/25/2013

Dear Mr. Valdez,

Based upon the information provided in your submittal received November 27, 2013, the above referenced plan is approved for Building Permit.

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

PO Box 1293

Prior to Certificate of Occupancy release, an Engineer's Certification of Grading on this site, will be required per the DPM checklist.

Albuquerque

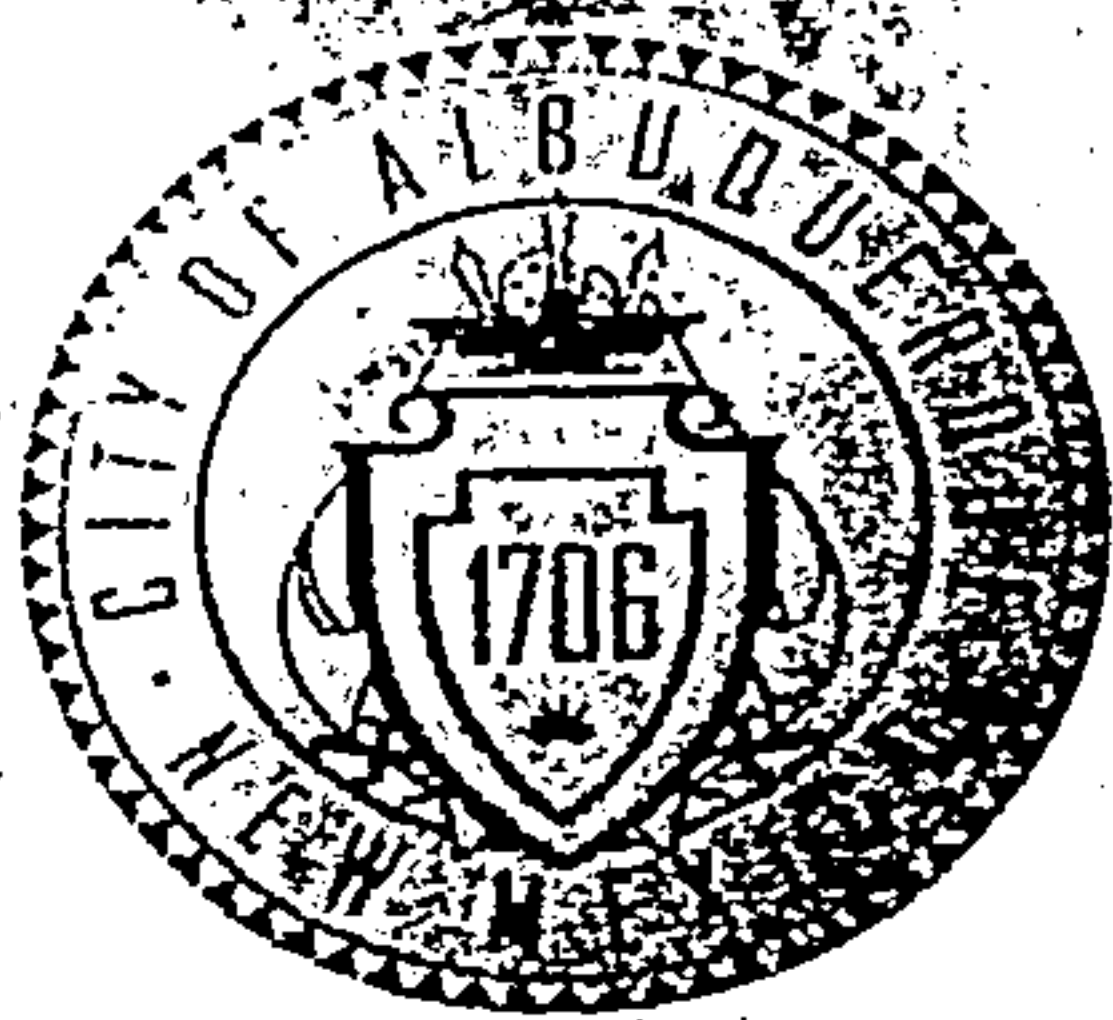
If you have questions, please email me at grobson@cabq.gov or phone 505-924-3994.

New Mexico 87103 Sincerely,

www.cabq.gov

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file **L23-D008**
c.pdf Addressee via Email: pawrod@hotmail.com



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: DUPLEX DWELLING UNITS @ 172 MONTE LARGO N.E. City Drainage #: L-23-D008
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 14, ORONA ADDITION, ALBUQUERQUE, NEW MEXICO (L-23-Z)
City Address: 172 MONTE LARGO N.E.
Engineering Firm: LEVI J. VALDEZ, P.E. Contact: LEVI VALDEZ
GEORGE T. RODRIGUEZ - DEVEL. CONSULTANT Contact: GEORGE RODRIGUEZ
Address: 12800 SAN JUAN N.E., ALBUQUERQUE, NEW MEXICO 87123
Phone#: 505-~~291-1423~~ 610-0593 Fax#: _____ E-mail: pawrod@hotmail.com
Owner: RICHARD POLK Contact: RICHARD POLK
Address: P.O. BOX 50728, ALBUQUERQUE, NEW MEXICO 87181
Phone#: 505-294-6802 Fax#: _____ E-mail: _____
Architect: C.N.M. COMMUNITY COLLEGE/DRAFTING DEPT. Contact: RICHARD POLK
Address: 525 BUENA VISTA S.E., ALBUQUERQUE, NEW MEXICO
Phone#: 505-291-1423 Fax#: _____ E-mail: _____
Surveyor: HARRIS SURVEYING Contact: TONY HARRIS
Address: 2412-D MONROE ST. N.E., ALBUQUERQUE, NEW MEXICO 87110
Phone#: 505-889-8056 Fax#: 505-889-8645 E-mail: _____
Contractor: ENCHANTMENT HTG./A.C. Contact: RICHARD POLK
Address: P.O. BOX 50728, ALBUQUERQUE, NEW MEXICO 87181
Phone#: 505-291-1423 Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT

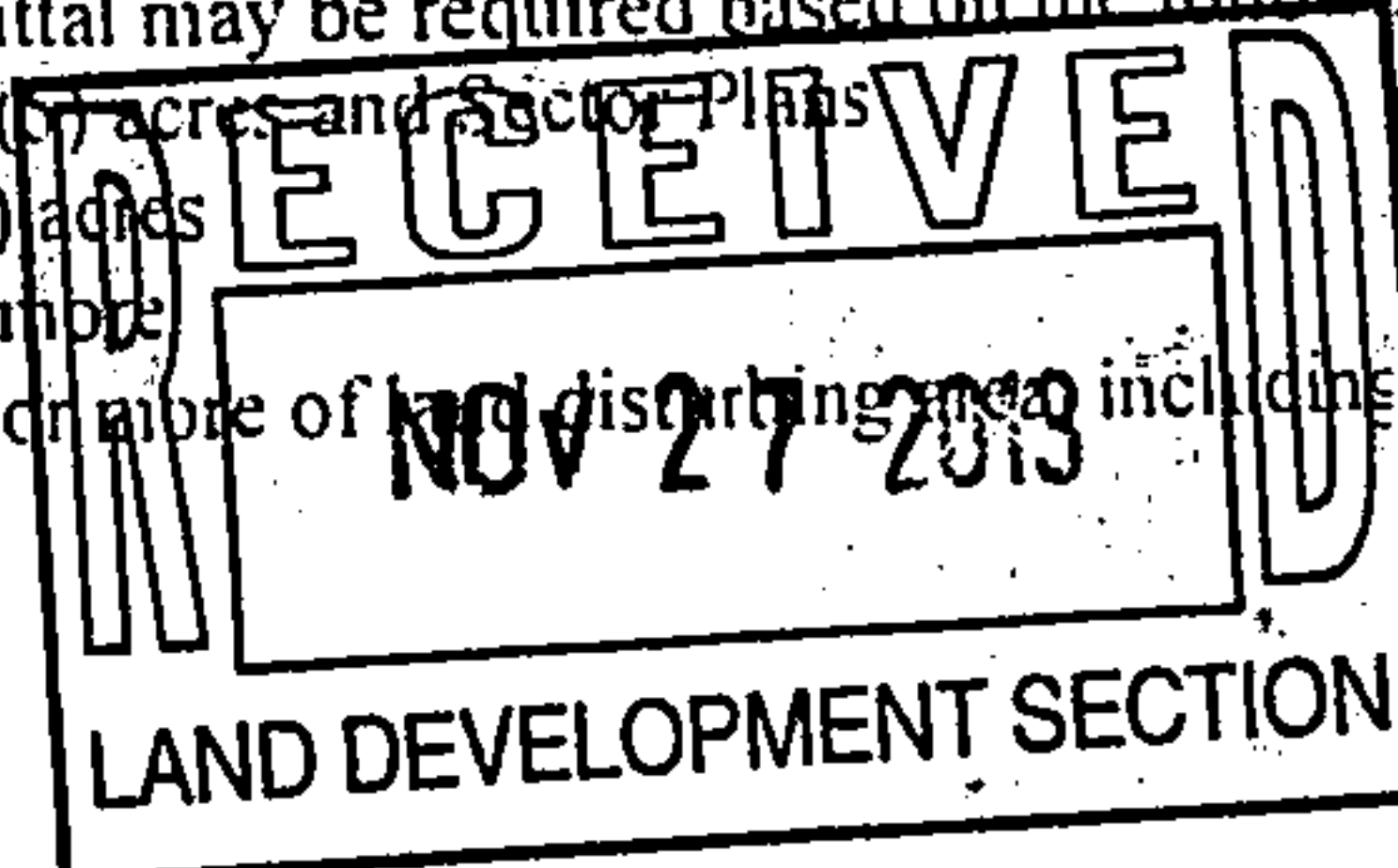
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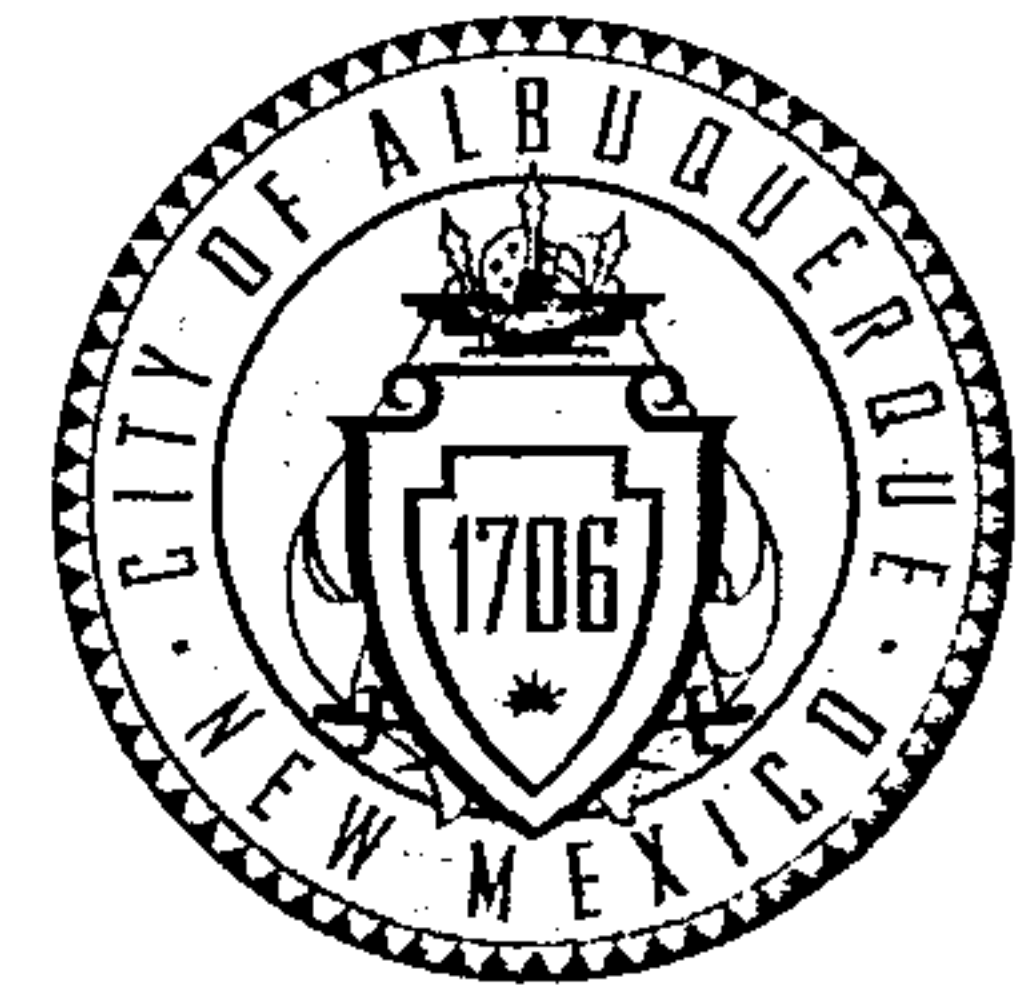
DATE SUBMITTED: 10-01-13 11-27-13 By: GEORGE RODRIGUEZ

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CITY OF ALBUQUERQUE



November 27, 2013

Levi J. Valdez, P.E.
George T. Rodriguez Consultant
12800 San Juan NE
Albuquerque, NM 87123

**Re: Duplex Dwelling Units, 172 Monte Largo NE, Traffic Circulation Layout
Engineer's Stamp dated 11-22-13 (L23D008)**

Dear Mr. Valdez,

The TCL submittal received 11-27-13 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.**

If a temporary C.O. 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,

Cynthia K. Beck
Associate Engineer, Planning Dept.
Development Review Services

C: File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Stamp
11-22-13

Resubmit
TCL-BP
✓ approve

Project Title: DUPLEX DWELLING UNITS @ 172 MONTE LARGO N.E. City Drainage #: L23D008
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 14, ORONA ADDITION, ALBUQUERQUE, NEW MEXICO (L-23-Z)
City Address: 172 MONTE LARGO N.E.
Engineering Firm: LEVI J. VALDEZ, P.E. Contact: LEVI VALDEZ
GEORGE T. RODRIGUEZ - DEVEL. CONSULTANT GEORGE RODRIGUEZ
Address: 12800 SAN JUAN N.E., ALBUQUERQUE, NEW MEXICO 87123
Phone#: 505-~~291-1423~~ 610-0593 Fax#: _____ E-mail: pawrod@hotmail.com
Owner: RICHARD POLK Contact: RICHARD POLK
Address: P.O. BOX 50728, ALBUQUERQUE, NEW MEXICO 87181
Phone#: 505-294-6802 Fax#: _____ E-mail: _____
Architect: C.N.M. COMMUNITY COLLEGE/DRAFTING DEPT. Contact: RICHARD POLK
Address: 525 BUENA VISTA S.E., ALBUQUERQUE, NEW MEXICO
Phone#: 505-291-1423 Fax#: _____ E-mail: _____
Surveyor: HARRIS SURVEYING Contact: TONY HARRIS
Address: 2412-D MONROE ST. N.E., ALBUQUERQUE, NEW MEXICO 87110
Phone#: 505-889-8056 Fax#: 505-889-8645 E-mail: _____
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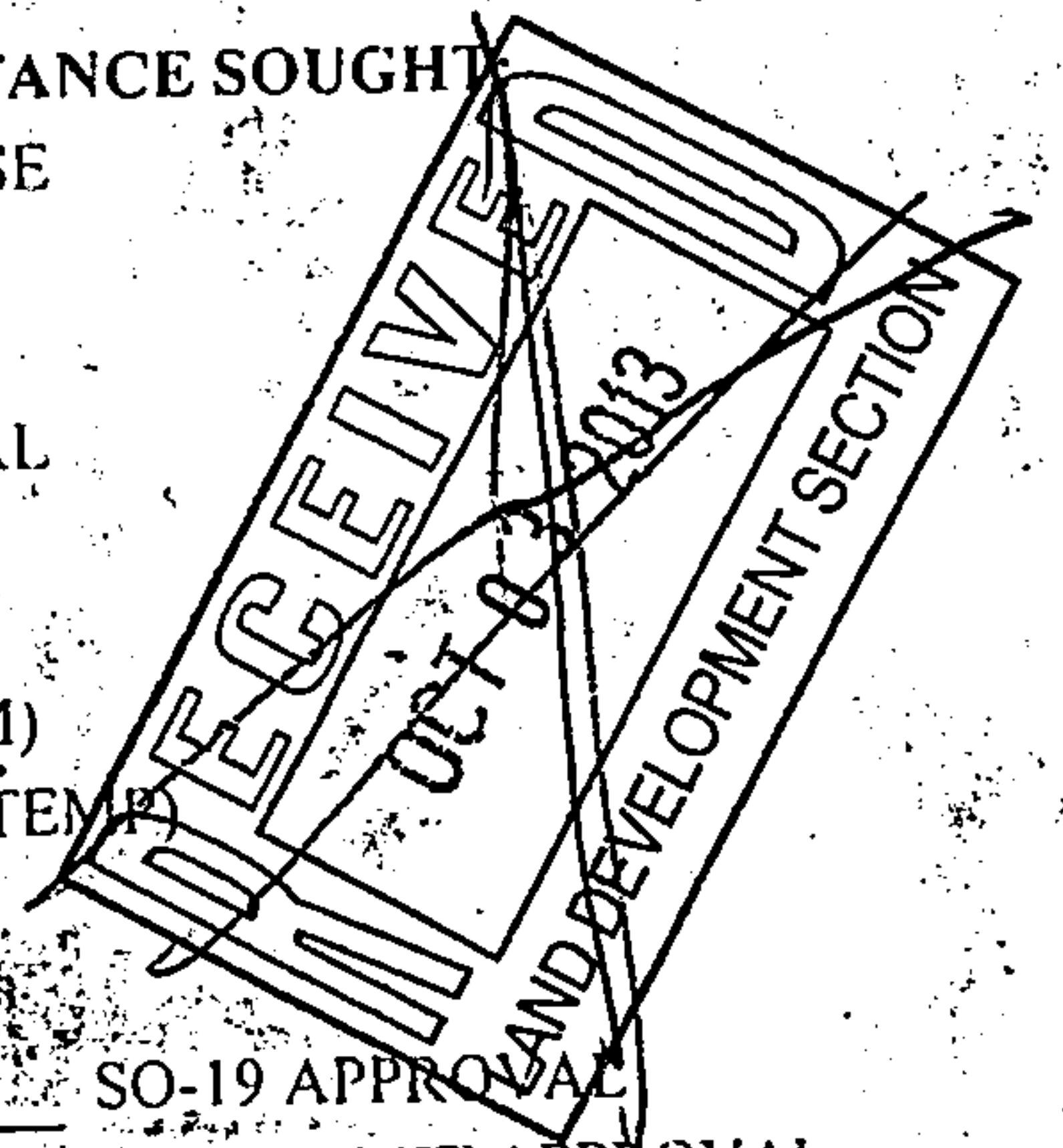
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☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No Copy Provided

DATE SUBMITTED: 11-27-13 By: GEORGE RODRIGUEZ

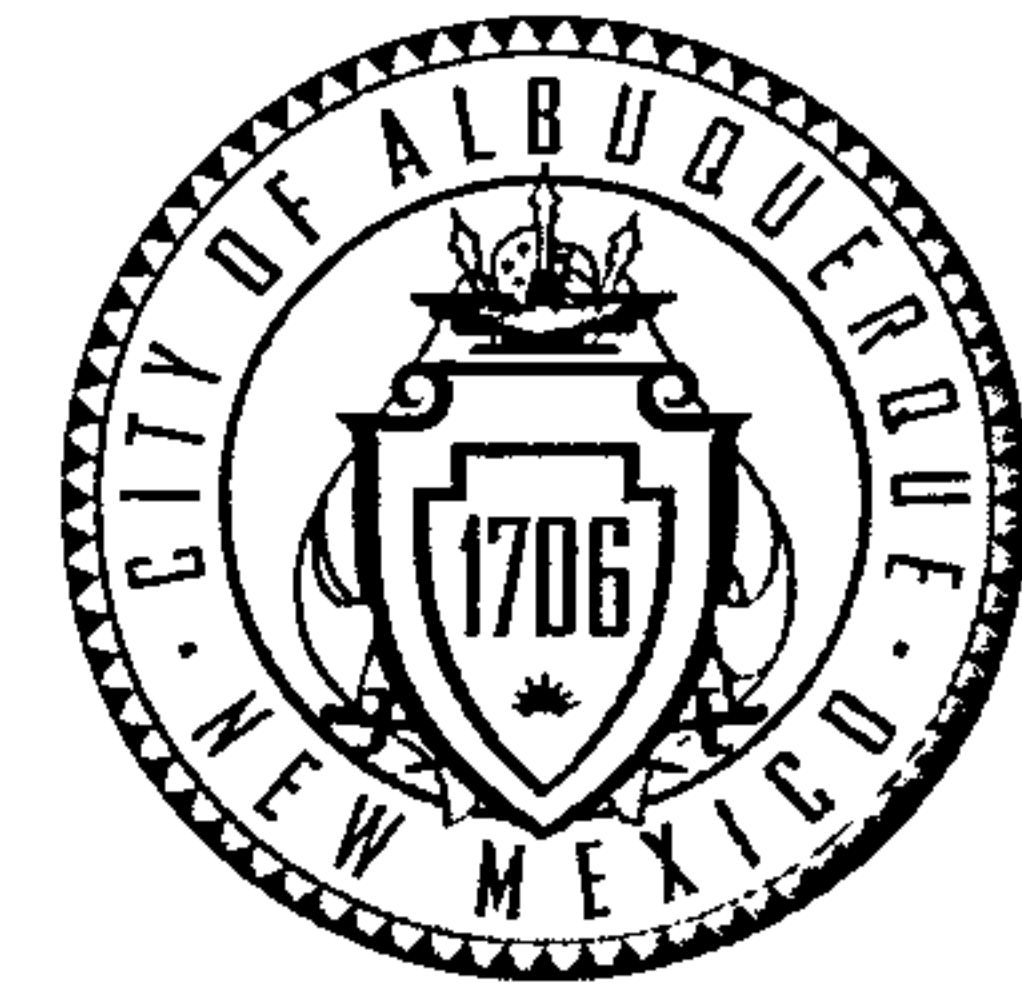
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CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



November 7, 2013

Richard J. Berry, Mayor

Levi Valdez, P.E.
c/o: George Rodriguez
George Rodriguez Development Consulting
12800 San Juan NE
Albuquerque, NM 87102

RE: **Duplex Dwelling Units – 172 Monte Largo Drive NE**
Grading and Drainage Plan for Building Permit

L23-D008
PE Stamp: 10/01/2013

Dear Mr. Valdez,

Based upon the information provided in your submittal received on 10/3/13, and per my two, subsequent meetings with George Rodriguez on 10/31/13 & 11/6/13, the above referenced Drainage Plan cannot be approved for Building Permit, until the following concerns are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. This site is within a Floodplain, Zone AO. Any structure within the Floodplain must have a FF grade one-foot above the Base Flood Elevation (BFE), which in Zone AO Floodplains is 1' above the existing grade.
2. It is our understanding that you will work with the owner to revise the Site plan to remove the structure(s) from the floodplain. As such, the following comments are only general in nature to guide your resubmittal.
3. The majority of the existing site runoff flows to the south, and is intercepted by an existing drainage channel on the NM-DOT Right-of-Way (R/W) for I-40. The proposed plan to divert must of the flow out the driveway, and west along Monte Largo is not acceptable. Maintain the existing flow pattern, and provide appropriate erosion and sediment control to prevent dame to the adjacent R/W.
4. Clarify toe of slope on the adjacent NM-DOT R/W, where site grades differ from existing grades along the Property line.
5. If the grades do not match at the property line, and any construction or grading is required on the NM-DOT R/W, it will require grading approval and a permit from the NM-DOT, District 3. Prior to City approval of this plan, we require documentation (or an email) from NM-DOT of their concurrence with work proposed within their R/W, and citing the PE Signature date on the plan that they approve. (Contact Timothy Trujillo, Drainage Engineer: 505-798-6690)

L23-D008

Duplex Dwelling Units – 172 Monte Largo Drive NE

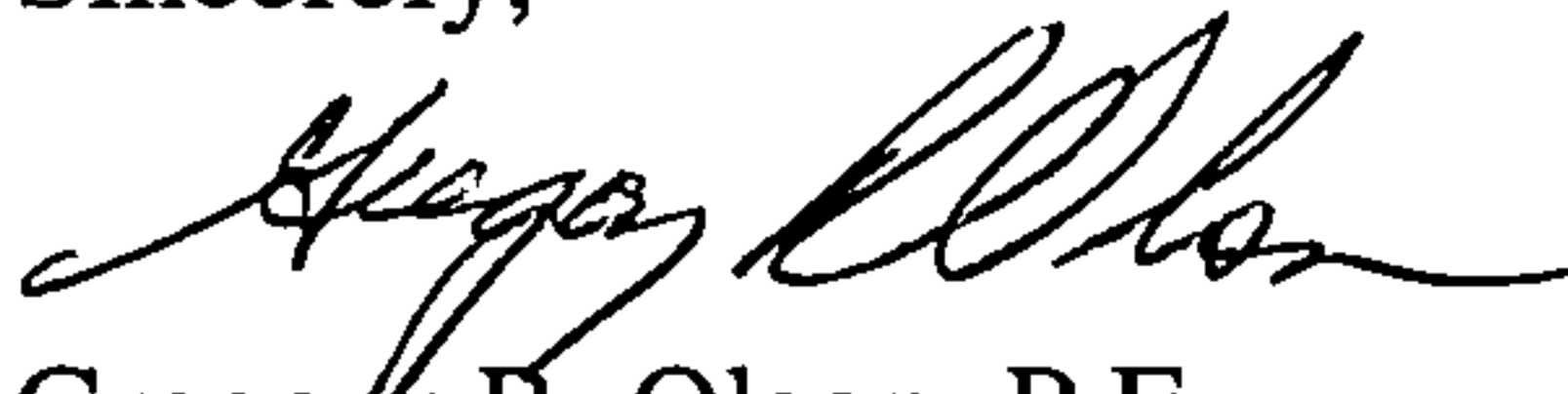
November 7, 2013

Page 2

6. The proposed water harvesting area at the SW corner of the site should not drain over the sidewalk. Either provide stabilized overflow to the south property boundary, or overflow down the drivepad.

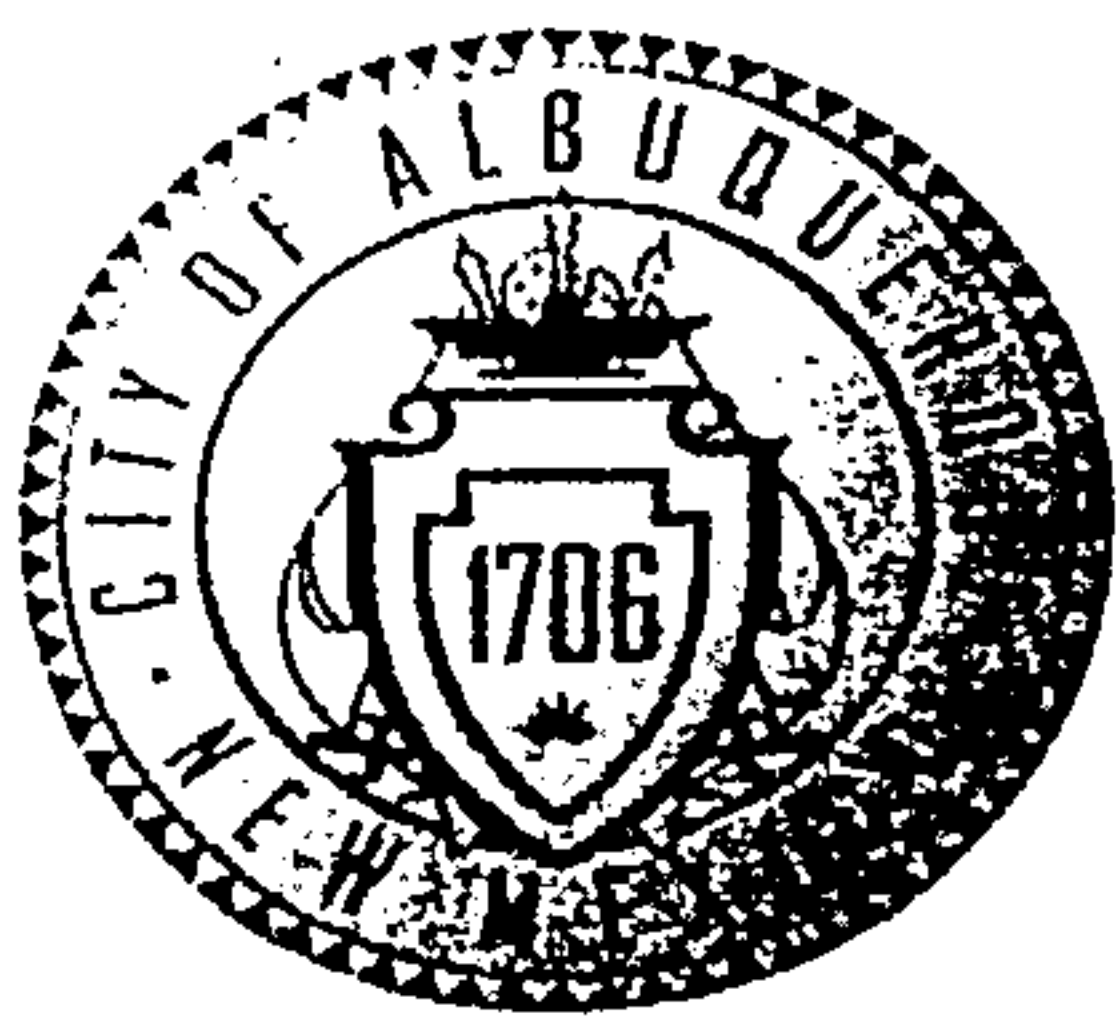
If you have any questions, please contact me at grolson@cabq.gov or phone 505-924-3994.

Sincerely,

 11/7/13

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file **L23-D008**
c.pdf Addressee via Email: pawrod@hotmail.com



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

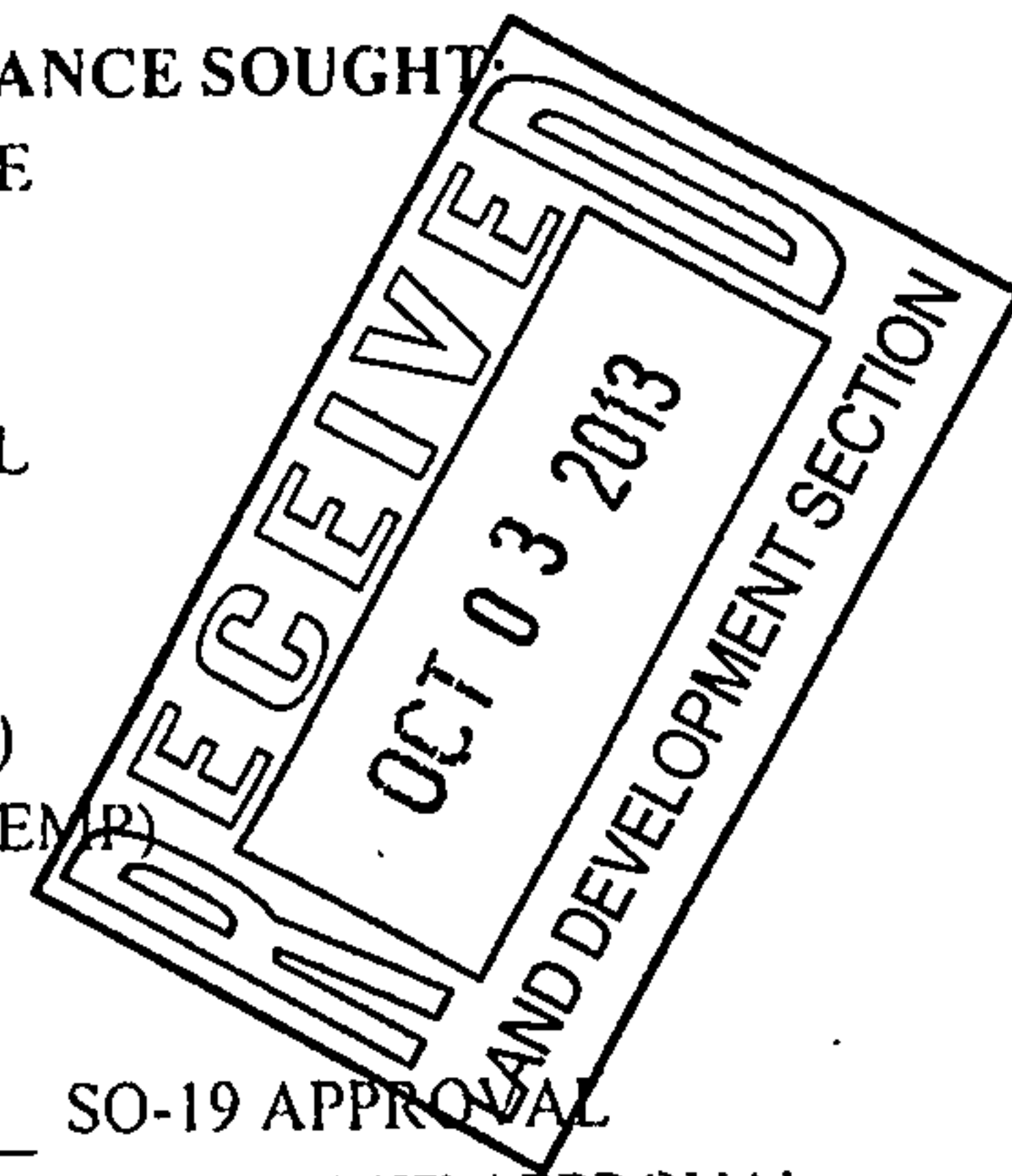
Project Title: DUPLEX DWELLING UNITS @ 172 MONTE LARGO N.E. City Drainage #: L23D008
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 14, ORONA ADDITION, ALBUQUERQUE, NEW MEXICO (L-23-Z)
City Address: 172 MONTE LARGO N.E.
Engineering Firm: LEVI J. VALDEZ, P.E. GEORGE T. RODRIGUEZ - DEVEL. CONSULTANT Contact: LEVI VALDEZ
GEORGE RODRIGUEZ
Address: 12800 SAN JUAN N.E., ALBUQUERQUE, NEW MEXICO 87123
Phone#: 505-~~445-6100~~ 610-0593 Fax#: _____ E-mail: pawrod@hotmail.com
Owner: RICHARD POLK Contact: RICHARD POLK
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WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: 10-01-13

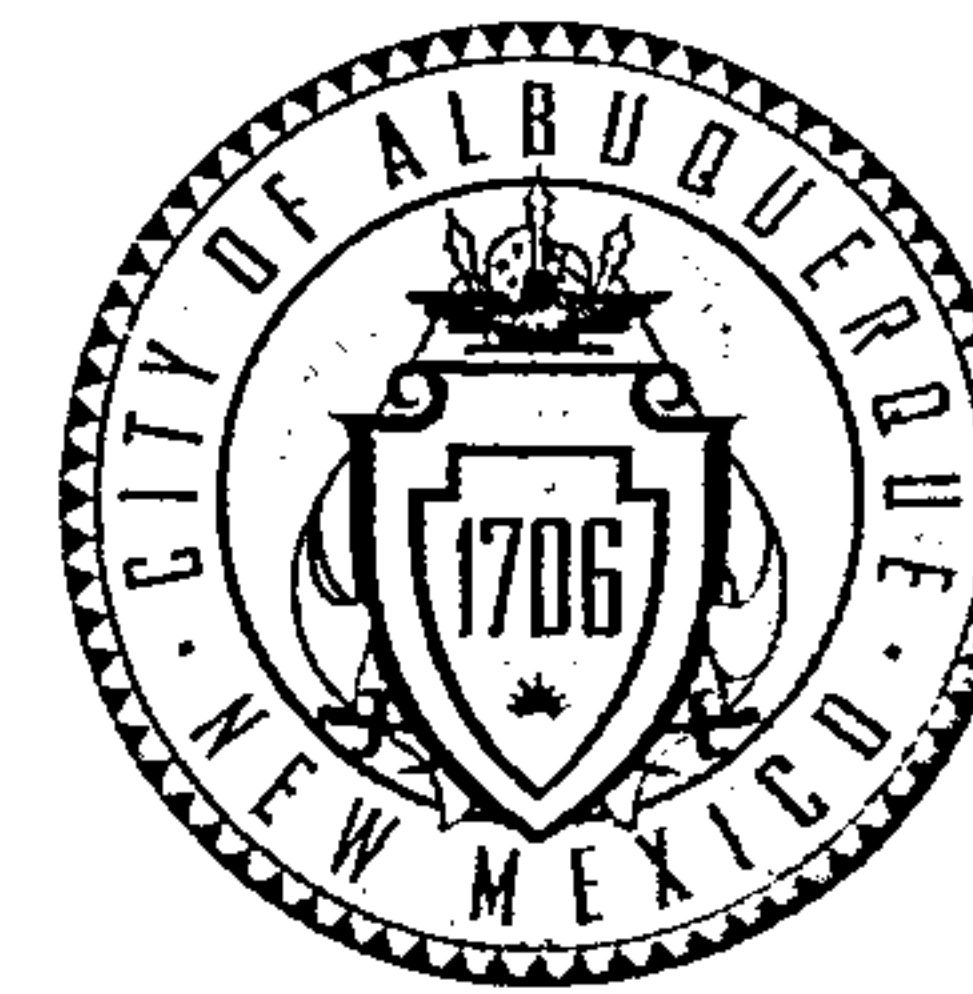
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CITY OF ALBUQUERQUE



October 3, 2013

Levi J. Valdez, P.E.
George T. Rodriguez Consultant
12800 San Juan NE
Albuquerque, NM 87123

**Re: Duplex Dwelling Units, 172 Monte Largo NE, Traffic Circulation Layout
Engineer's Stamp dated 10-01-13 (L23D008)**

Dear Mr. Valdez,

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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,

Cynthia K. Beck
Associate Engineer, Planning Dept.
Development Review Services

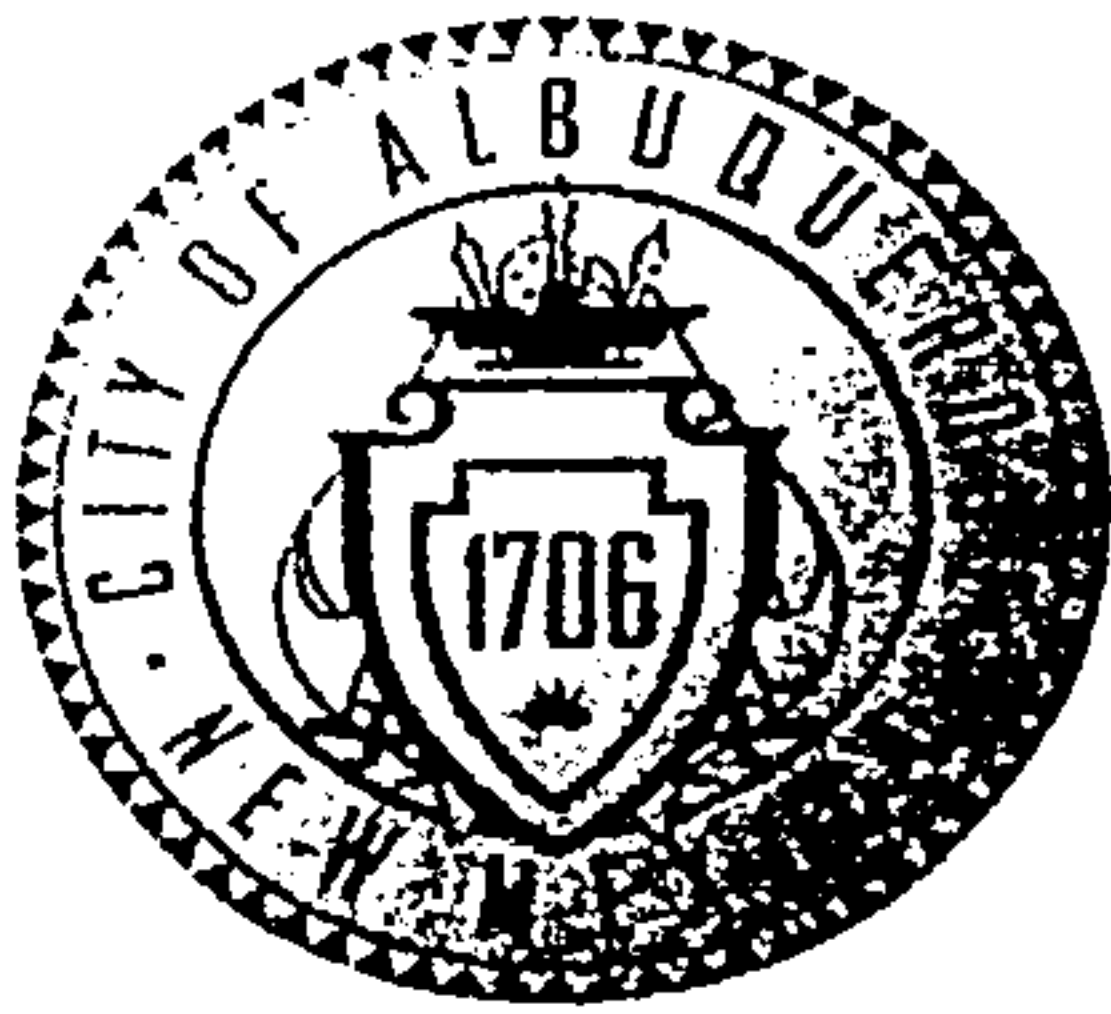
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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

TRAFFIC CIRCULATION LAYOUT
APPROVED
CkB
10/3/13
Date

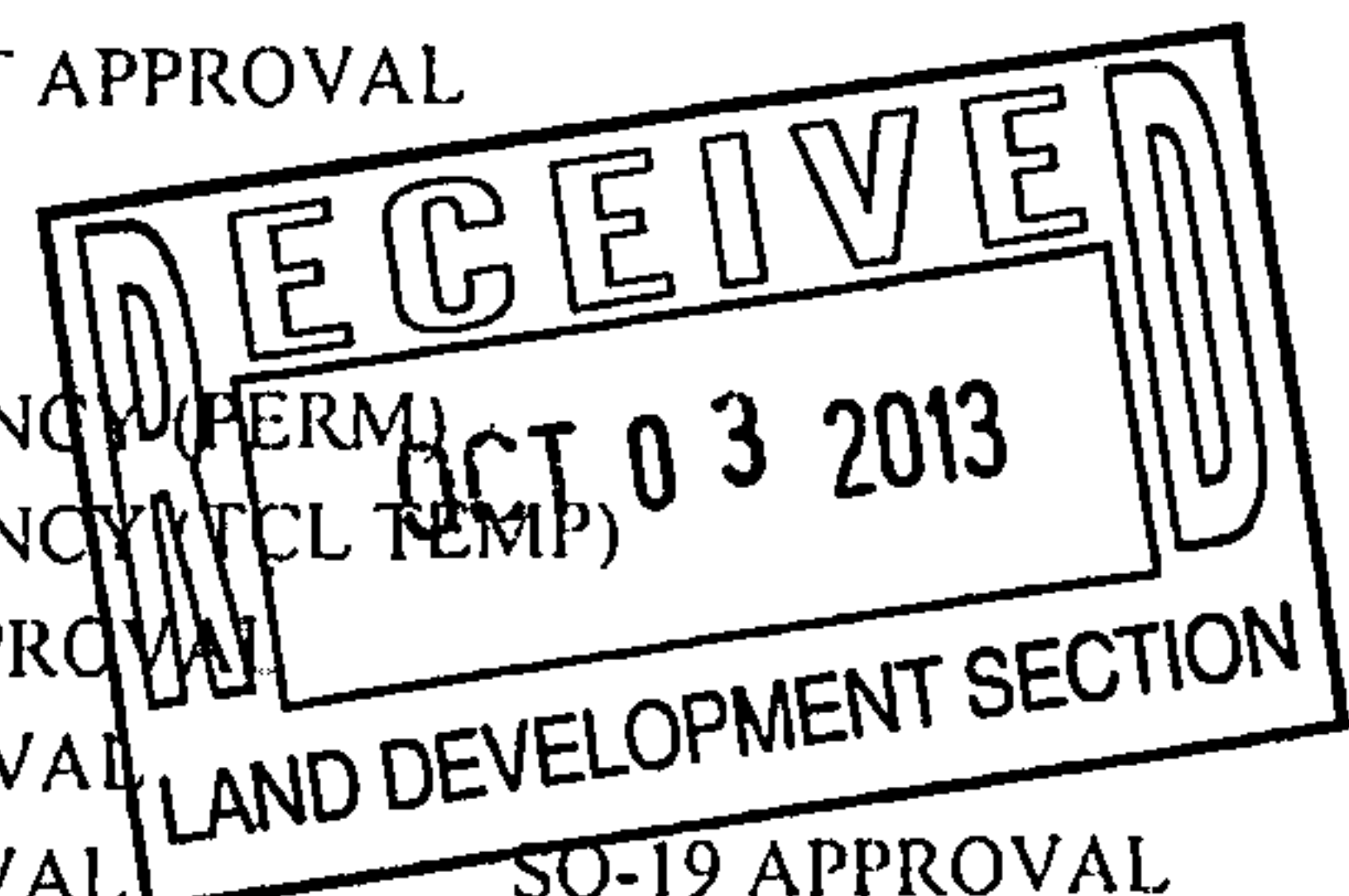
Project Title: DUPLEX DWELLING UNITS @ 172 MONTE LARGO N.E. City Drainage #: L23D008
DRB#: _____ EPC#: _____ Work Order #: _____
Legal Description: LOT 14, ORONA ADDITION, ALBUQUERQUE, NEW MEXICO (L-23-2)
City Address: 172 MONTE LARGO N.E.
Engineering Firm: LEVI J. VALDEZ, P.E. Contact: LEVI VALDEZ
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DATE SUBMITTED: 10-01-13

By: GEORGE RODRIGUEZ

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* Submitted 2 TCL's
Okayed Sidewalk Redline.
CkB 10/3/13