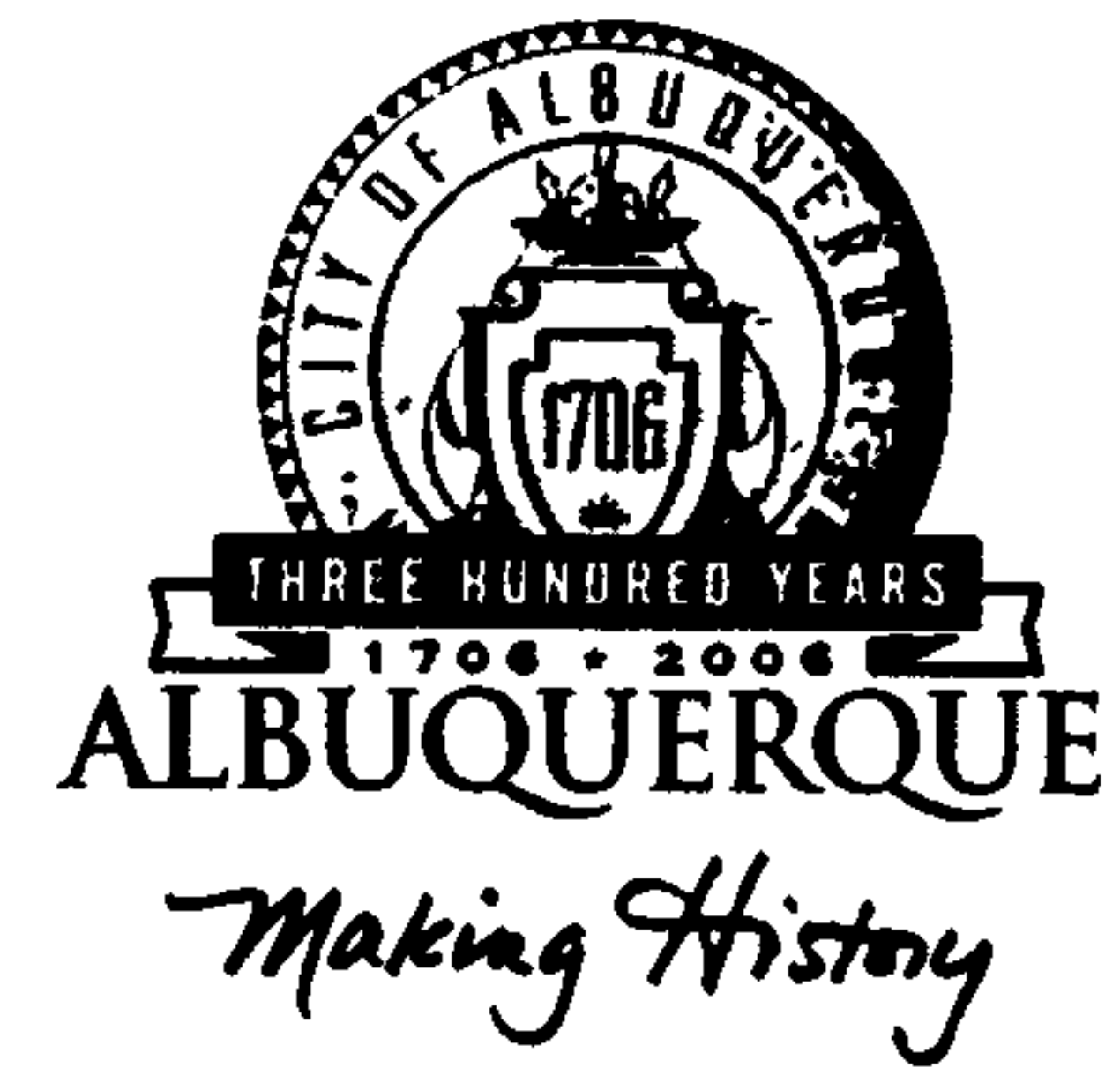


# CITY OF ALBUQUERQUE



May 4, 2005

Mr. David Gatterman, P.E.  
**TGC ENGINEERING, INC.**  
330 Louisiana Blvd. NE  
Albuquerque, NM 87108

**Re: AMERICUS HOSPITALITY/HOLIDAY INN**  
**1401 Sunport Place SE**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 04/07/2003 (M-15/D40)**  
**Certification dated 04/30/2005**

P.O. Box 1293

Dear David:

Albuquerque

Based upon the information provided in your submittal received 05/09/2005, 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.

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

Sincerely,  
*Arlene V. Portillo*  
Arlene V. Portillo  
Plan Checker, Planning Dept. - Hydrology  
Development and Building Services

C: Phyllis Villanueva  
File

*File*

# DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: AMERICUS HOSPITALITY/HOLIDAY INN ZONE MAP/DRG. FILE #: M-15/D40  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOTS 1 AND 2, BLOCK 4A, SUNPORT PARK  
CITY ADDRESS: 1401 SUNPORT PLACE SE

ENGINEERING FIRM: TGC ENGINEERING INC  
ADDRESS: 330 LOUISIANA BLVD NE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: THOMAS JOHNSTON  
PHONE: 266-7256  
ZIP CODE: 87108

OWNER: AMERICUS HOSPITALITY  
ADDRESS: 200 TRIMBLE BLVD SE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: 87123

ARCHITECT: JIM MEDLEY  
ADDRESS: 3100 CHRISTINE NE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: \_\_\_\_\_  
PHONE: 292-3514  
ZIP CODE: 87111

SURVEYOR: SURVEYS SOUTHWEST  
ADDRESS: 333 LOMAS BLVD NE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: DAN GURNEY  
PHONE: 998-0303  
ZIP CODE: 87102

CONTRACTOR: TBD  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

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

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL 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)

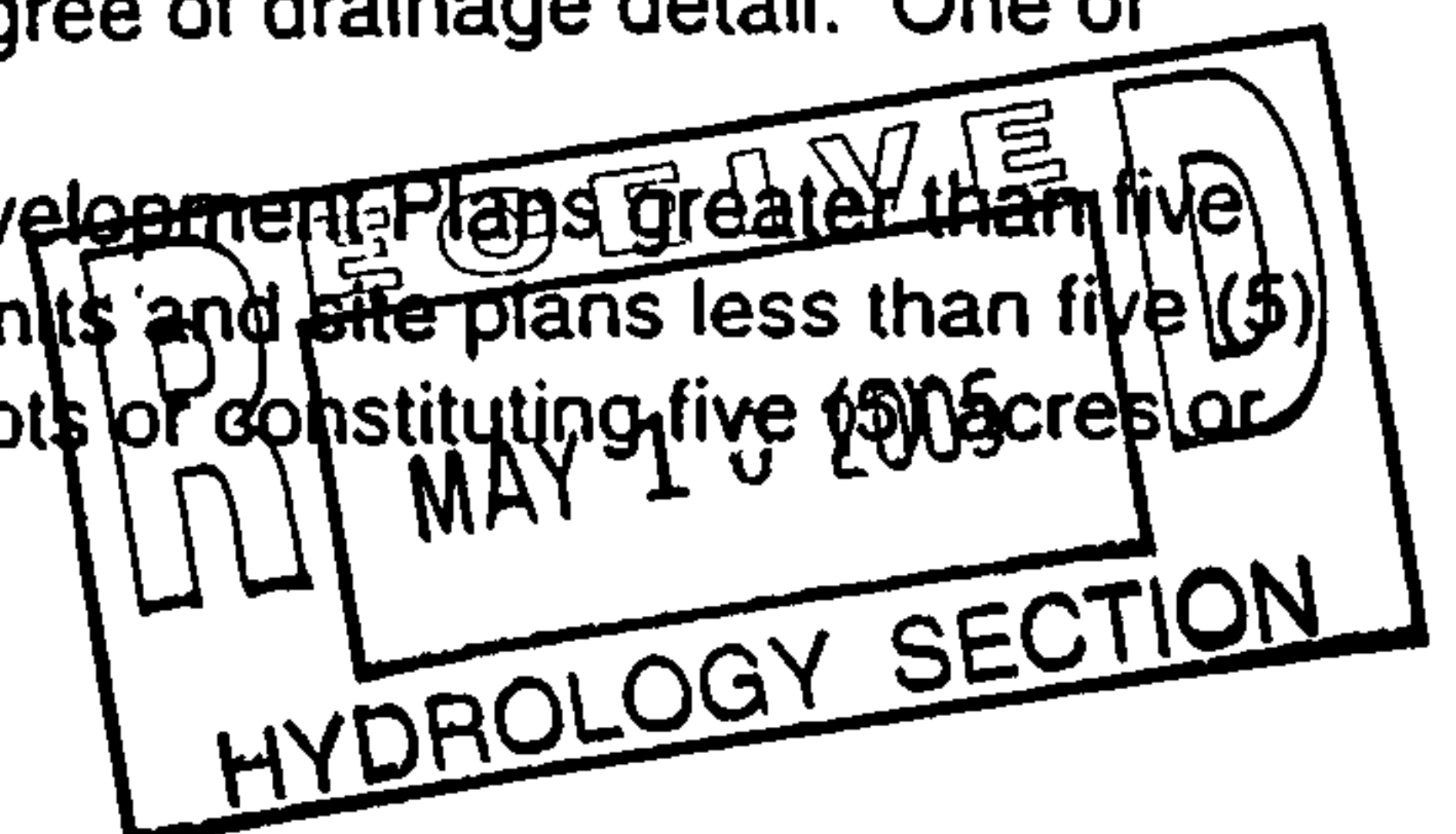
## WAS A PRE-DESIGN CONFERENCE ATTENDED:

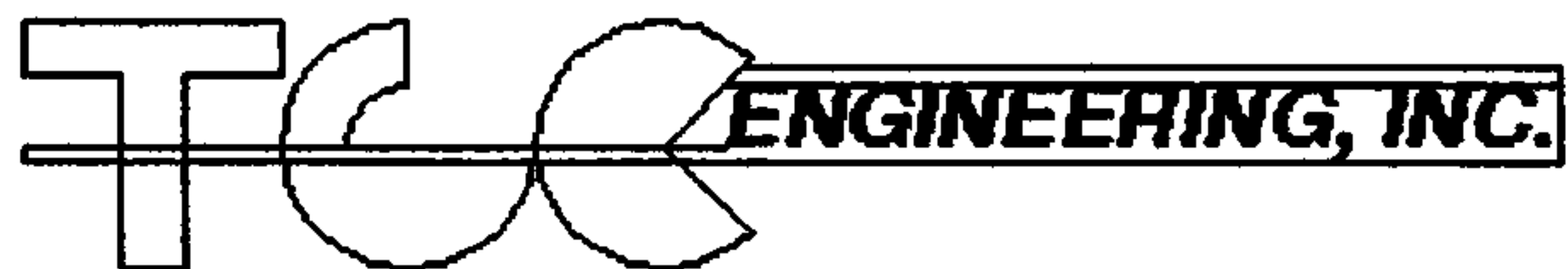
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 4/30/05 BY: [Signature]

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

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





**330 LOUISIANA BLVD. NE - ALBUQUERQUE, NM 87108-2062**  
**(505) 266-7256 Fax: (505) 255-2887 - email: TGCENGINEERING.@aol.com**

---

April 30, 2005

Grading and Drainage Plan, Americus Hospitality, M15/D40

City of Albuquerque Hydrology  
600 2<sup>nd</sup> Street NW  
Plaza Del Sol Building  
Albuquerque, NM 87102

To Whom It May Concern:

We are submitting a final as-built of the project referenced above in support of a final certificate of occupancy.

The project coordinator and Engineer for this project is:

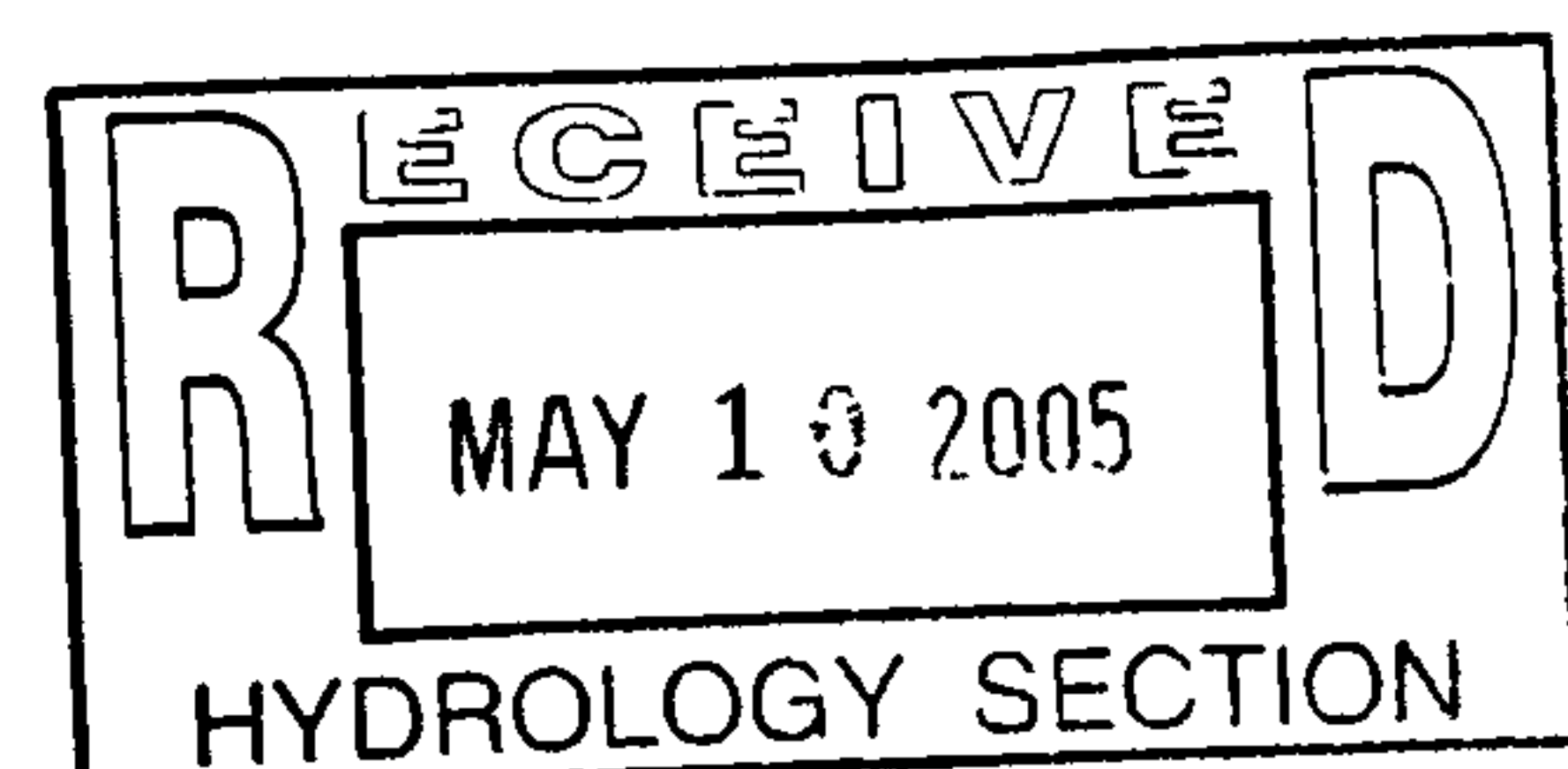
TGC Engineering, Inc.  
330 Louisiana Blvd. NE  
Albuquerque, NM 87108  
Attn: Thomas Johnston, Project Coordinator; David Gatterman, Project Engineer

If you have any questions, please feel free to contact me at 505-266-7256.  
Regards,

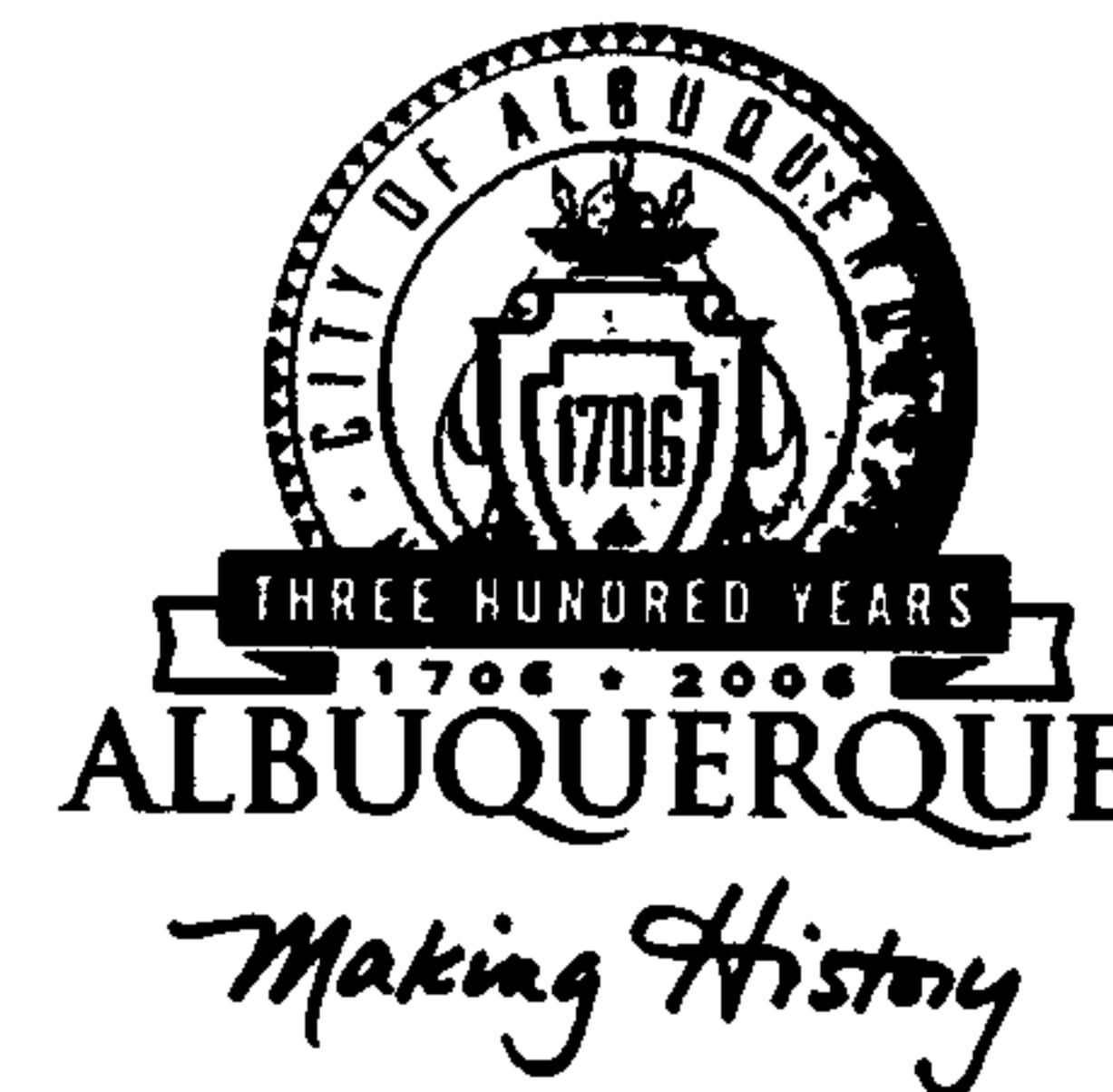
A handwritten signature in black ink, appearing to read 'Thomas Johnston', is written over a horizontal line.

Thomas Johnston, EI  
Project Coordinator  
TGC Engineering, Inc.  
Attachments

RESUBMITTED 5/10/05 FOR FINAL C.O.  
SO-19 HAS BEEN APPROVED.



# CITY OF ALBUQUERQUE



May 4, 2005

Mr. David Gatterman, P.E.  
**TGC ENGINEERING, INC.**  
330 Louisiana Blvd. NE  
Albuquerque, NM 87108

**Re: AMERICUS HOSPITALITY/HOLIDAY INN**  
**1401 Sunport Place SE**  
**Approval of Temporary Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 04/07/2003 (M-15/D40)**  
**Certification dated 04/30/2005**

P.O. Box 1293

Dear David:

Albuquerque

Based upon the information provided in your submittal received 05/02/2005, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

New Mexico 87103

Upon acceptance of the required SO-19, a Permanent C.O. will be granted. Also, when you resubmit for Permanent C.O., the Certification Statement must be on all pages of the Grading & Drainage Plan, in your case, both pages of your resubmittal.

[www.cabq.gov](http://www.cabq.gov)

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

Sincerely,

Arlene V. Portillo  
Plan Checker, Planning Dept. - Hydrology  
Development and Building Services

C: Phyllis Villanueva  
File



**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

PROJECT TITLE: AMERICUS HOSPITALITY/HOLIDAY INN ZONE MAP/DRG. FILE #: M-15/D40  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOTS 1 AND 2, BLOCK 4A, SUNPORT PARK  
CITY ADDRESS: 1401 SUNPORT PLACE SE

ENGINEERING FIRM: TGC ENGINEERING INC  
ADDRESS: 330 LOUISIANA BLVD NE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: THOMAS JOHNSTON  
PHONE: 266-7256  
ZIP CODE: 87108

OWNER: AMERICUS HOSPITALITY  
ADDRESS: 200 TRIMBLE BLVD SE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: 87123

ARCHITECT: JIM MEDLEY  
ADDRESS: 3100 CHRISTINE NE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: \_\_\_\_\_  
PHONE: 292-3514  
ZIP CODE: 87111

SURVEYOR: SURVEYS SOUTHWEST  
ADDRESS: 333 LOMAS BLVD NE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: DAN GURNEY  
PHONE: 998-0303  
ZIP CODE: 87102

CONTRACTOR: TBD  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

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

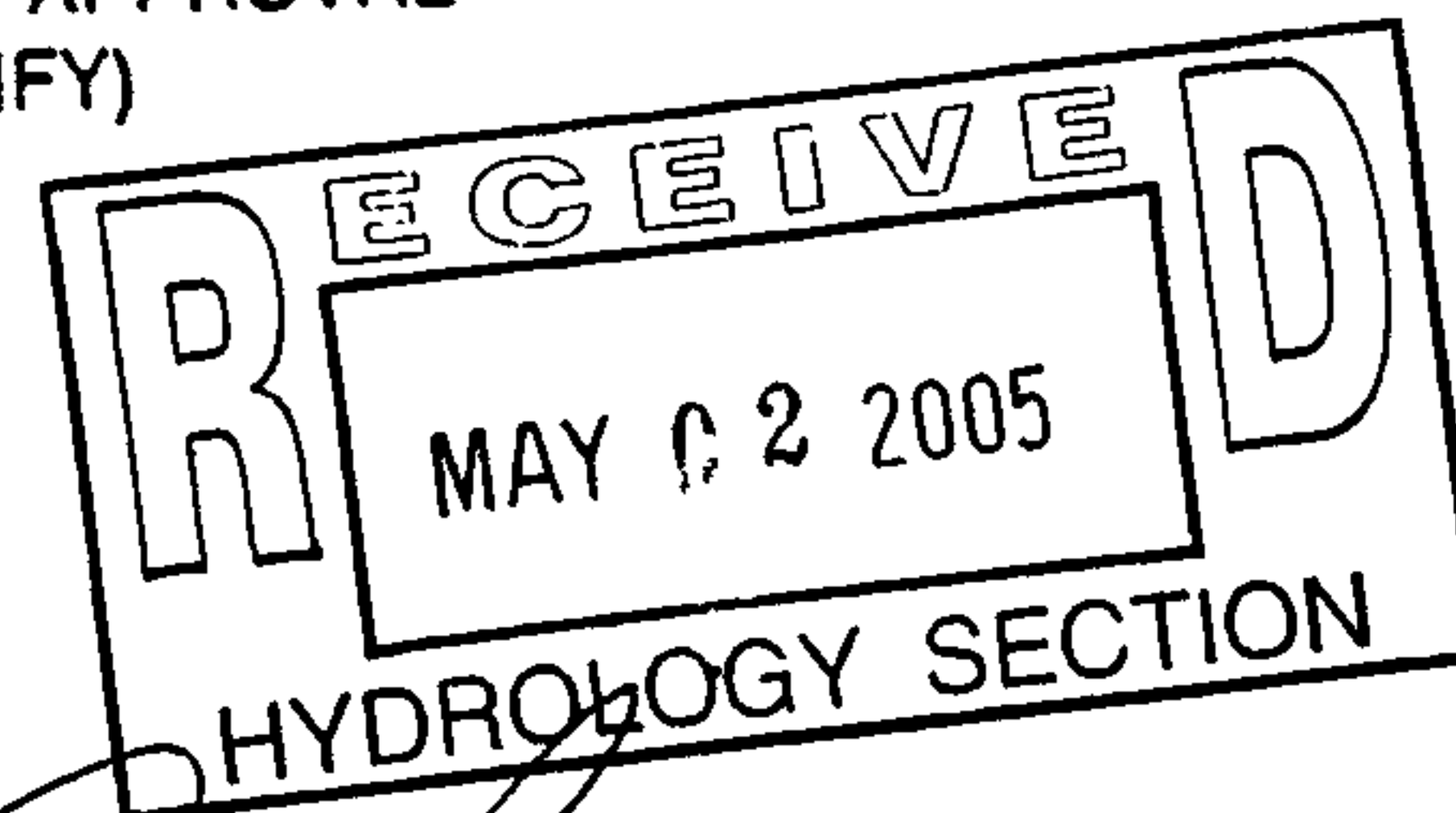
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL 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.

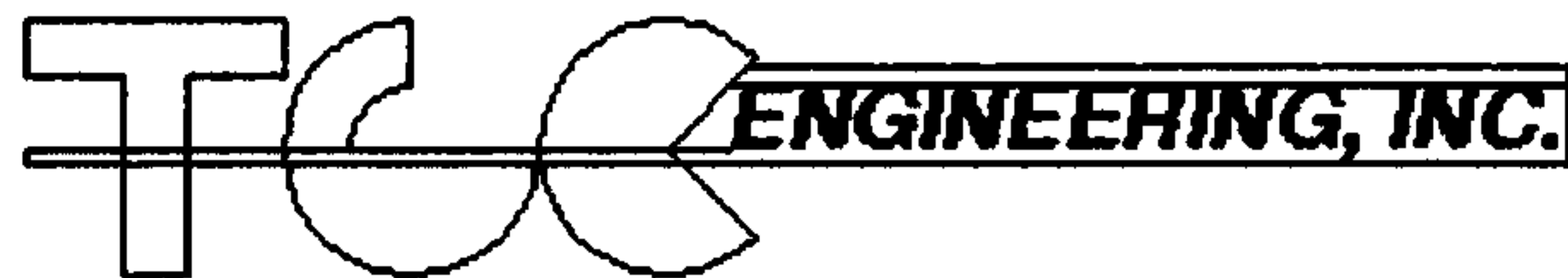
- ☐ YES  
☐ NO  
☐ COPY PROVIDED

DATE SUBMITTED: 4/30/05 BY: [Signature]



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

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
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 constituting five (5) acres or



**330 LOUISIANA BLVD. NE - ALBUQUERQUE, NM 87108-2062**  
**(505) 266-7256 Fax: (505) 255-2887 - email: TGCENGINEERING@aol.com**

---

April 30, 2005

Grading and Drainage Plan, Americus Hospitality, M15/D40

City of Albuquerque Hydrology  
600 2<sup>nd</sup> Street NW  
Plaza Del Sol Building  
Albuquerque, NM 87102

To Whom It May Concern:

We are submitting a final as-built of the project referenced above in support of a final certificate of occupancy.

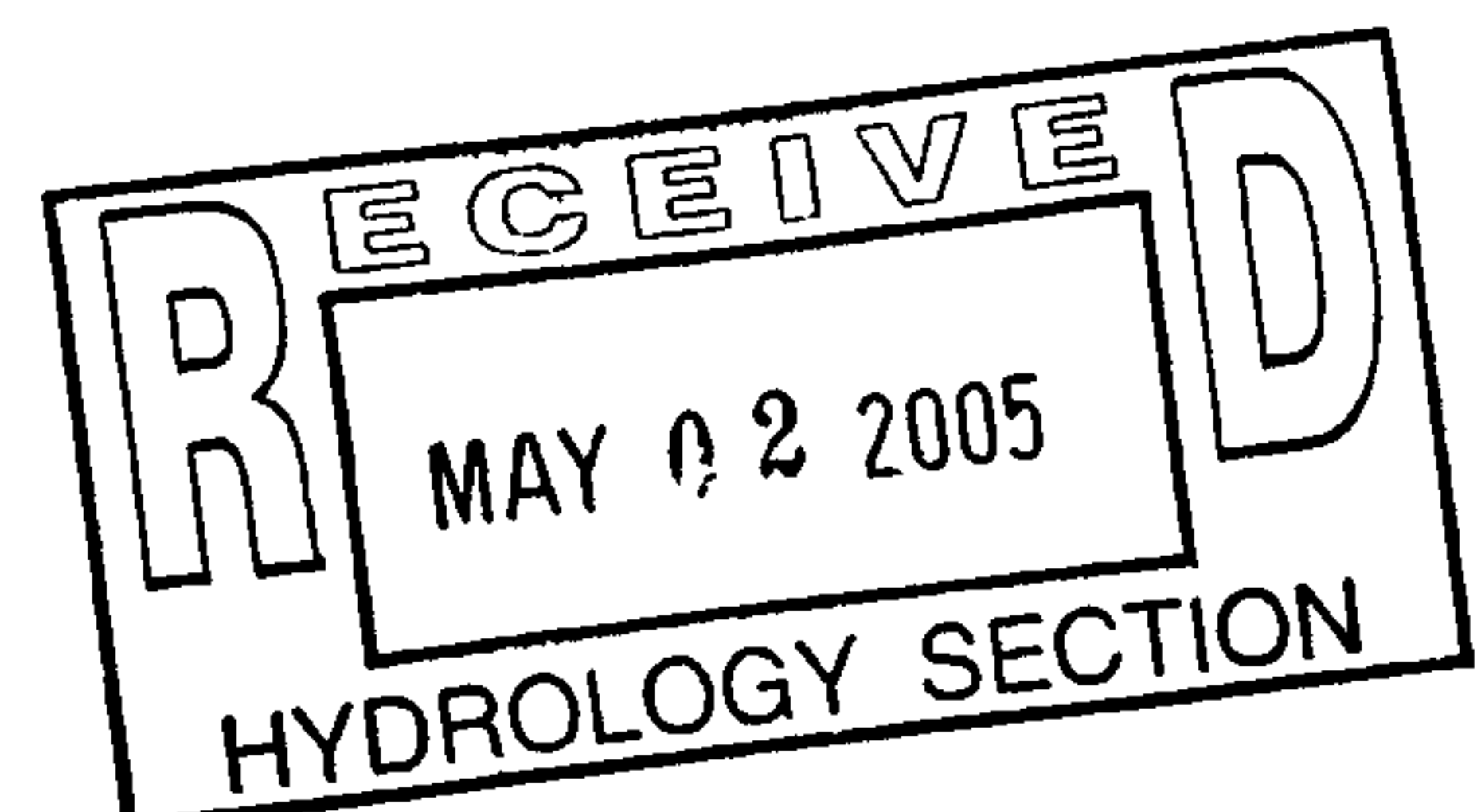
The project coordinator and Engineer for this project is:

TGC Engineering, Inc.  
330 Louisiana Blvd. NE  
Albuquerque, NM 87108  
Attn: Thomas Johnston, Project Coordinator; David Gatterman, Project Engineer

If you have any questions, please feel free to contact me at 505-266-7256.  
Regards,

A handwritten signature in black ink, appearing to read 'Thomas Johnston', is written over a horizontal line.

Thomas Johnston, EI  
Project Coordinator  
TGC Engineering, Inc.  
Attachments





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 17, 2003

David Gatterman, PE  
TGC Engineering  
330 Louisiana Blvd. NE  
Albuquerque, NM 87108

**RE: Americus Hospitality/Holiday Inn  
Grading and Drainage Plan (M-15/D40)  
Engineer's Stamp Dated April 7, 2003**

Dear Mr. Gatterman:

Based upon the information provided in your submittal received June 2, 2003, the above referenced plan is approved for Building Permit and SO#19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit (SO#19) is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit. Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Public Works Hydrology section at 768-3654 (Charles Caruso) or 768-3645 (Brian Wolfe).

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya, PE  
City Floodplain Administrator

C: Charles Caruso, Public Works Hydrology  
Matt Cline, Arroyo Maintenance  
Pam Lujan, Excavation Permits  
File



# DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

M-15/D40

PROJECT TITLE: AMERICUS HOSPITALITY/HOLIDAY INN ZONE MAP/DRG. FILE #: M-15  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOTS 1 AND 2, BLOCK 4A, SUNPORT PARK  
 CITY ADDRESS: 1401 SUNPORT PLACE SE

ENGINEERING FIRM: TGC ENGINEERING INC  
 ADDRESS: 330 LOUISIANA BLVD NE  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: THOMAS JOHNSTON  
 PHONE: 266-7256  
 ZIP CODE: 87108

OWNER: AMERICUS HOSPITALITY  
 ADDRESS: 200 TRIMBLE BLVD SE  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: 87123

ARCHITECT: JIM MEDLEY  
 ADDRESS: 3100 CHRISTINE NE  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: \_\_\_\_\_  
 PHONE: 292-3514  
 ZIP CODE: 87111

SURVEYOR: SURVEYS SOUTHWEST  
 ADDRESS: 333 LOMAS BLVD NE  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: DAN GURNEY  
 PHONE: 998-0303  
 ZIP CODE: 87102

CONTRACTOR: TBD  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

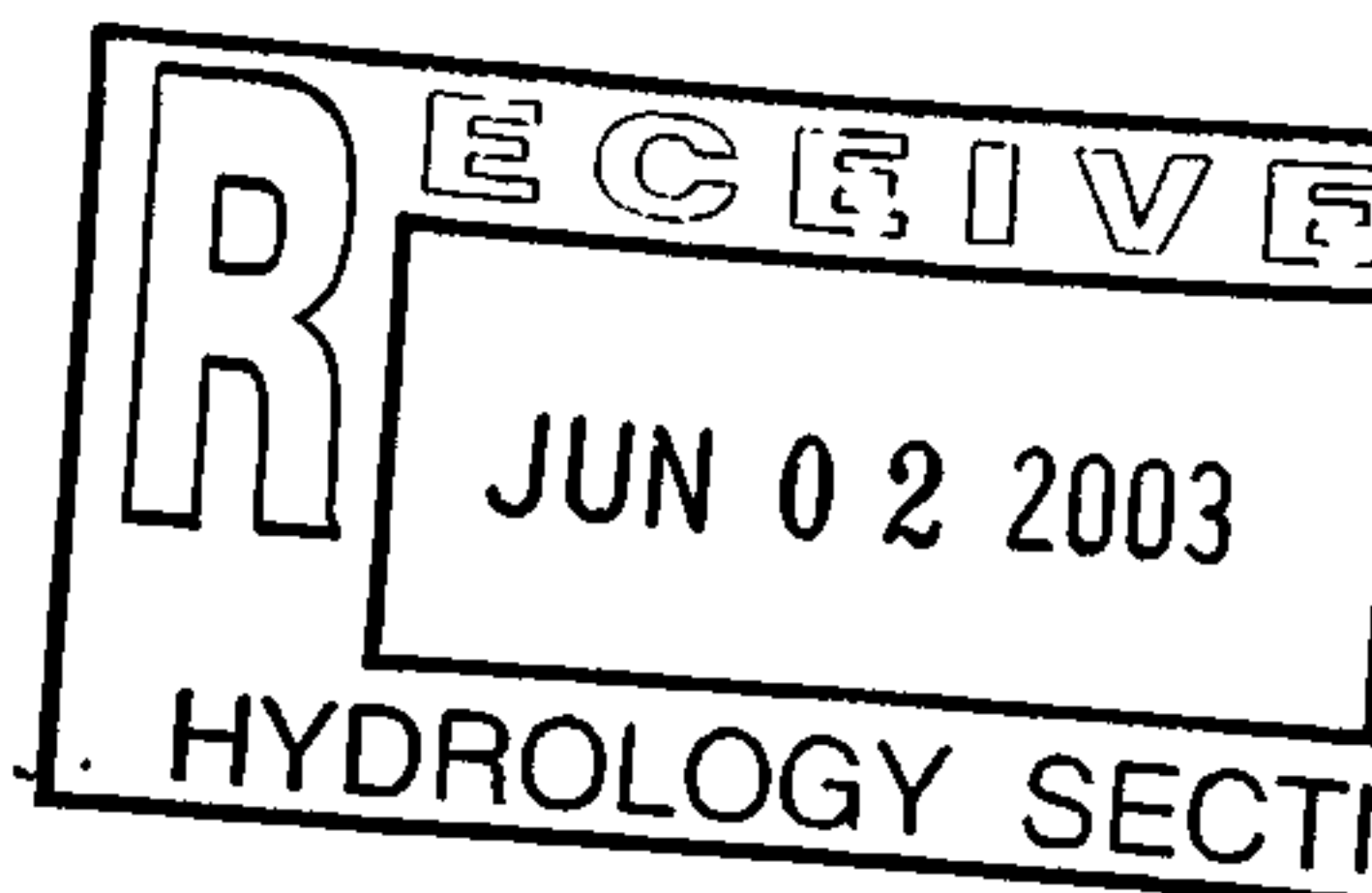
- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMP/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

## 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



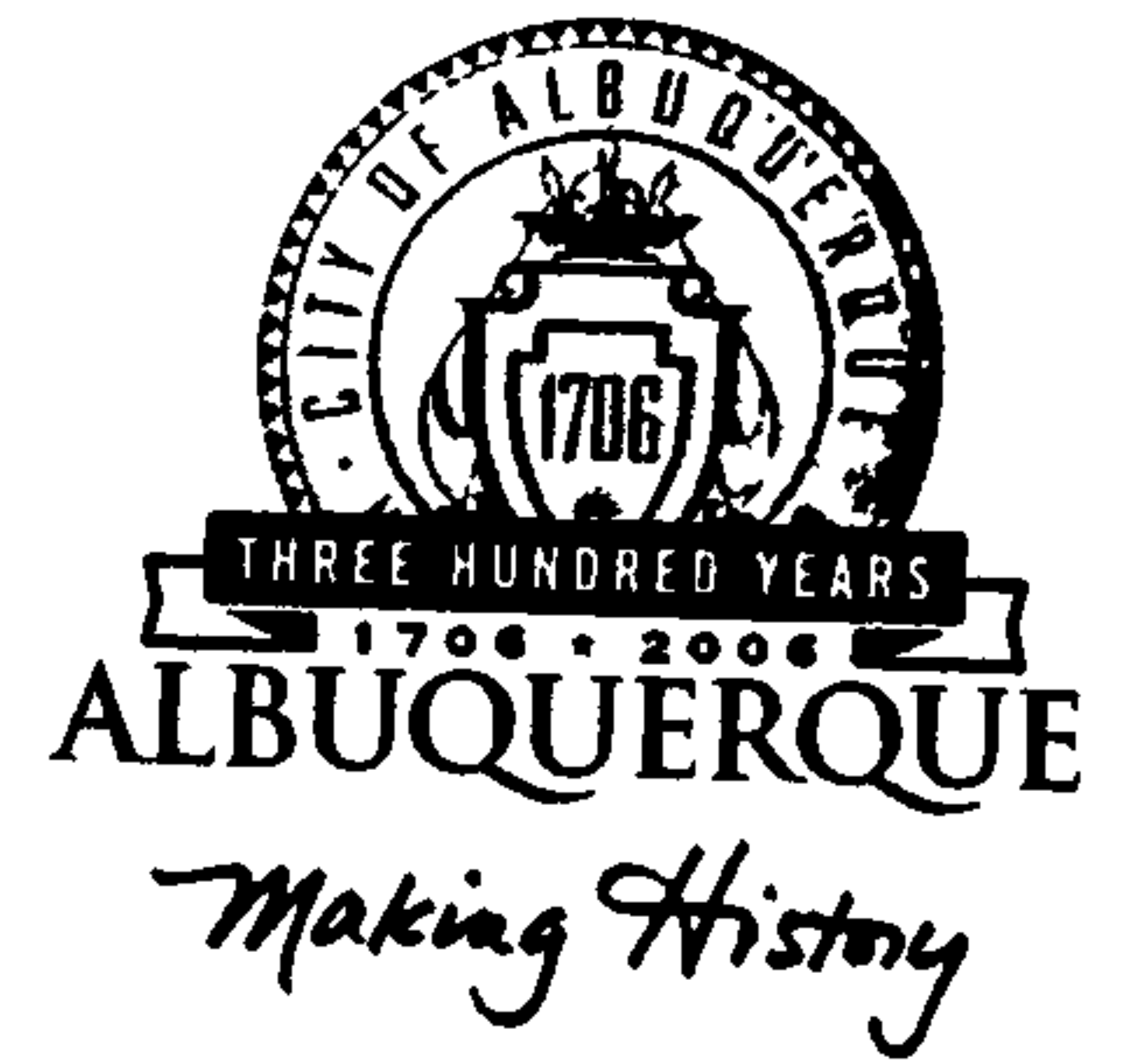
DATE SUBMITTED: 6/2/2003 BY: [Signature]

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

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five
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 constituting five (5) acres or



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

April 28, 2005

James N. Medley, Registered Architect  
3100 Christine NE  
Albuquerque, NM 87111-4824

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Holiday Inn Hotel Suites, [M-15 / D40]  
1501 Sunport Place SE  
Architect's Stamp Dated 04/15/05

Dear Mr. Medley:

The TCL / Letter of Certification submitted on April 28, 2005 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

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

c: Engineer  
Hydrology file  
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: HOLIDAY INN HOTEL & SUITES ZONE MAP/DRG. FILE #: M-15-D40  
 DRB #: 1001067 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOTS 1 AND 2 BLK 4-A SUNPORT PARK  
 CITY ADDRESS: 1501 SUNPORT PLACE SE

ENGINEERING FIRM: TGC ENGINEERING  
 ADDRESS: 330 LOUISIANA NE  
 CITY, STATE: ALBUQ. NM 87108

CONTACT: THOMAS JOHNSON  
 PHONE: 266-7256  
 ZIP CODE: 87108

OWNER: AMERITHS HOSPITALITY CORP.  
 ADDRESS: 200 TRIMBLE BLVD. NE  
 CITY, STATE: ALBUQ. NM

CONTACT: KARIM KASSAM  
 PHONE: 615-8844  
 ZIP CODE: 87123

ARCHITECT: JIM MEDLEY ARCHITECT AIA  
 ADDRESS: 3100 CHRISTIANE ST. NE  
 CITY, STATE: ALBUQ. NM

CONTACT: JIM MEDLEY  
 PHONE: 292-8514  
 ZIP CODE: 87111

SURVEYOR: WAYSON SURVEYING  
 ADDRESS: 330 LOUISIANA NE  
 CITY, STATE: ALBUQ. NM

CONTACT: THOMAS JOHNSON  
 PHONE: 266-7256  
 ZIP CODE: 87108

CONTRACTOR: Indian Investors  
 ADDRESS: 2224 Calle Primera NW  
 CITY, STATE: Albuquerque NM 8

CONTACT: Rajan Pillai  
 PHONE: 306-5559  
 ZIP CODE: 87120

**CHECK TYPE OF SUBMITTAL:**

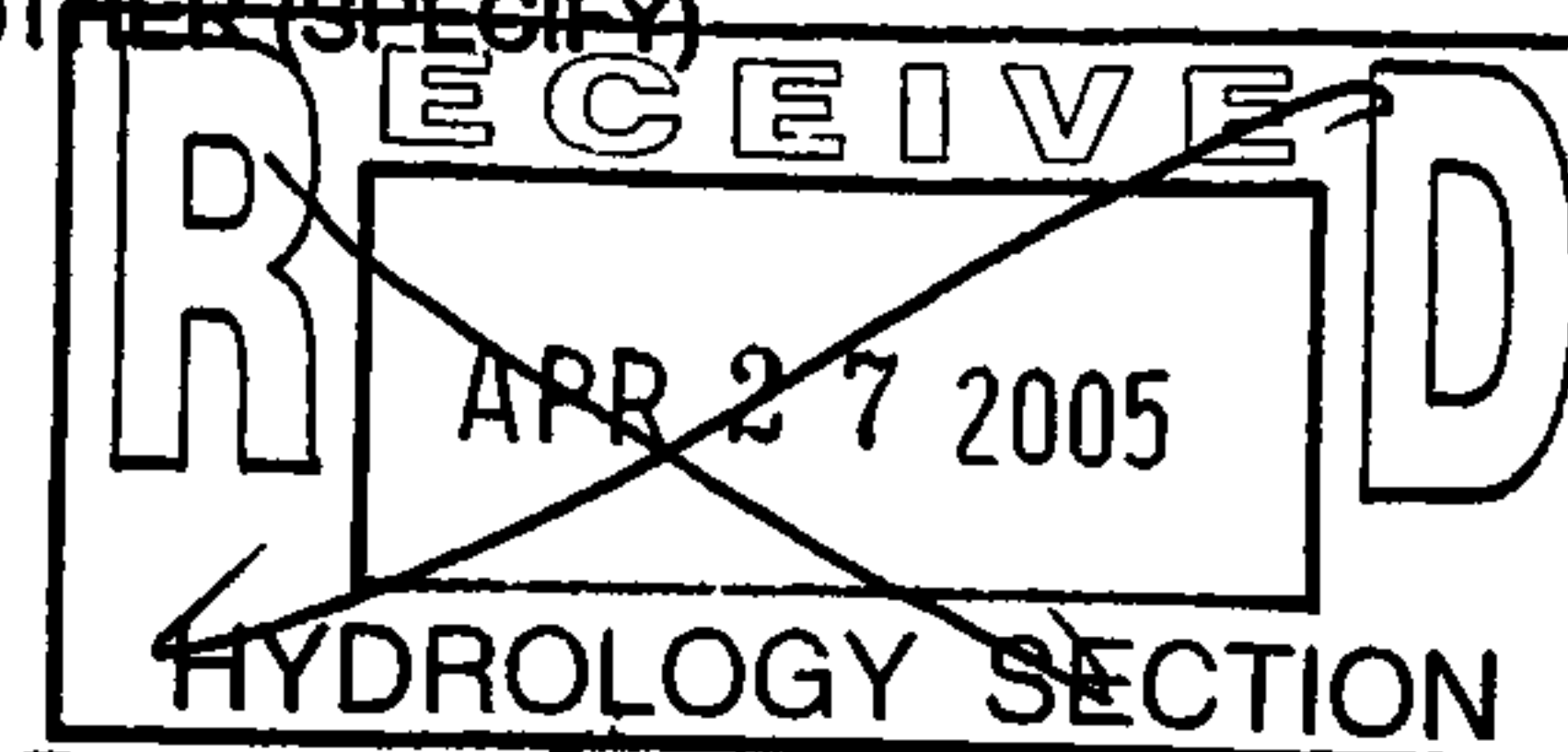
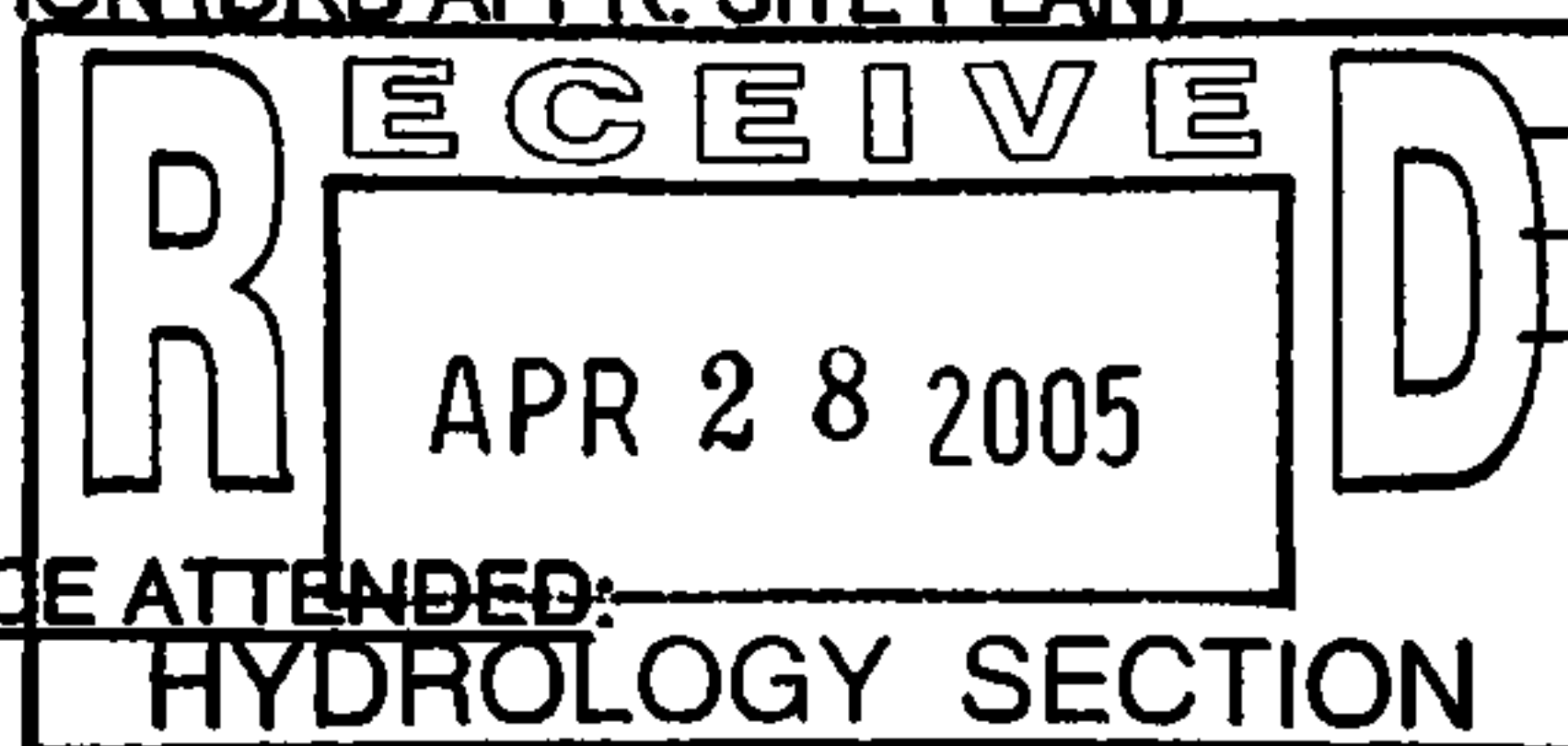
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☒ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☒ OTHER

**CHECK TYPE OF APPROVAL SOUGHT:**

- ☐ SIA / FINANCIAL 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: 4.27.05 BY: JIM MEDLEY, ARCHITECT

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

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, 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.

# JIM MEDLEY, Architect

jmedley@jim-medley-architect.com -|- <http://www.jim-medley-architect.com>  
3100 Christine NE -|- Albuquerque, NM 87111-4824 -|- Phone (505) 292-3514 -|- Fax (505) 294-5593

April 15, 2005

Traffic Department  
City of Albuquerque  
600 Second St. NW  
Albuquerque, NM 87103

Re: Holiday Inn Hotel and Suites  
1501 Sunport Place SE  
Final Certificate of Occupancy

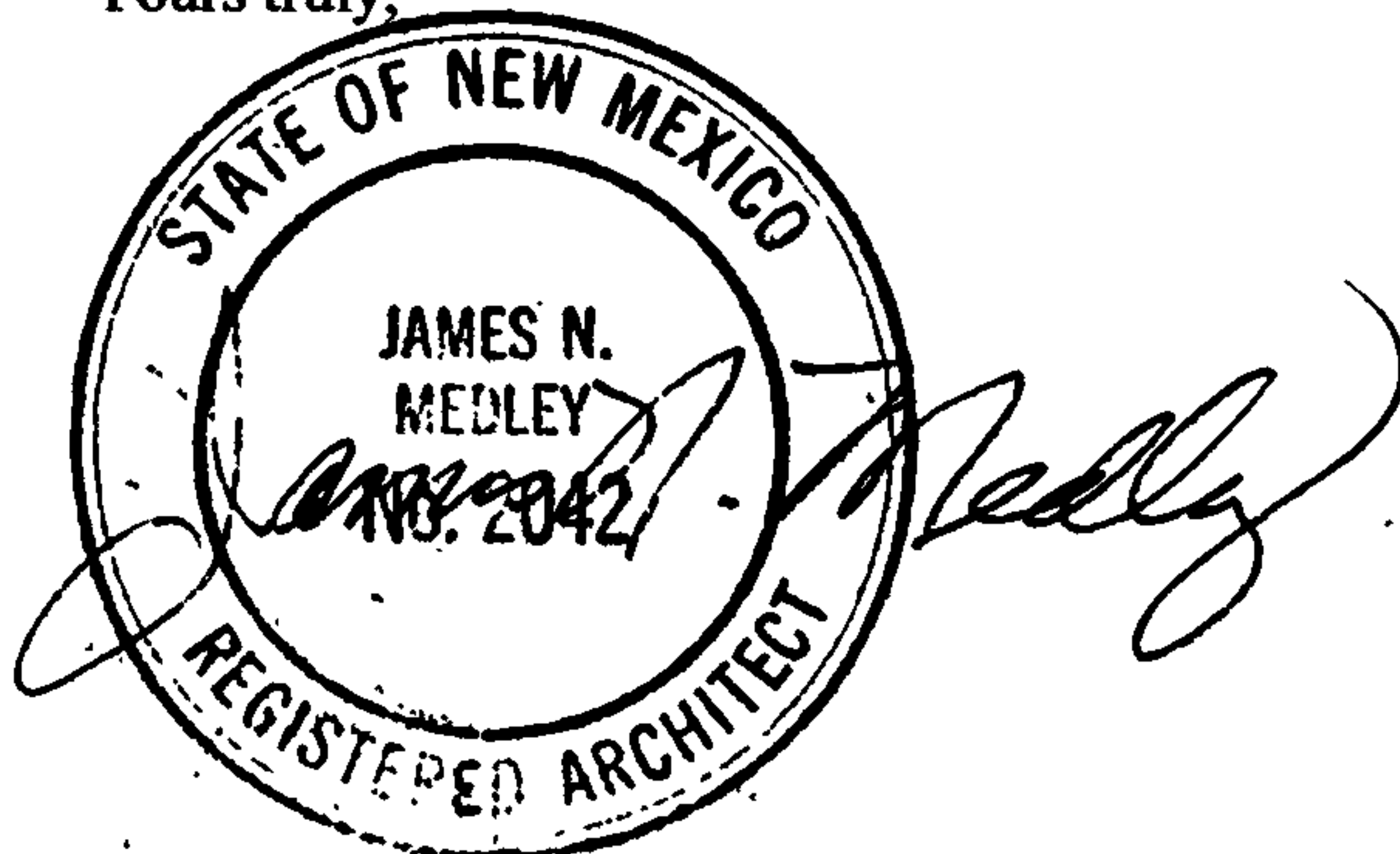
Gentlemen/Madams:

We made an on site inspection of the above referenced project on April 15, 2005 and found the site to be in substantial compliance with the approved DRB Site Development Plan for Building Permit dated 4/10/03 (Copy attached) with slight acceptable additions to landscape materials.

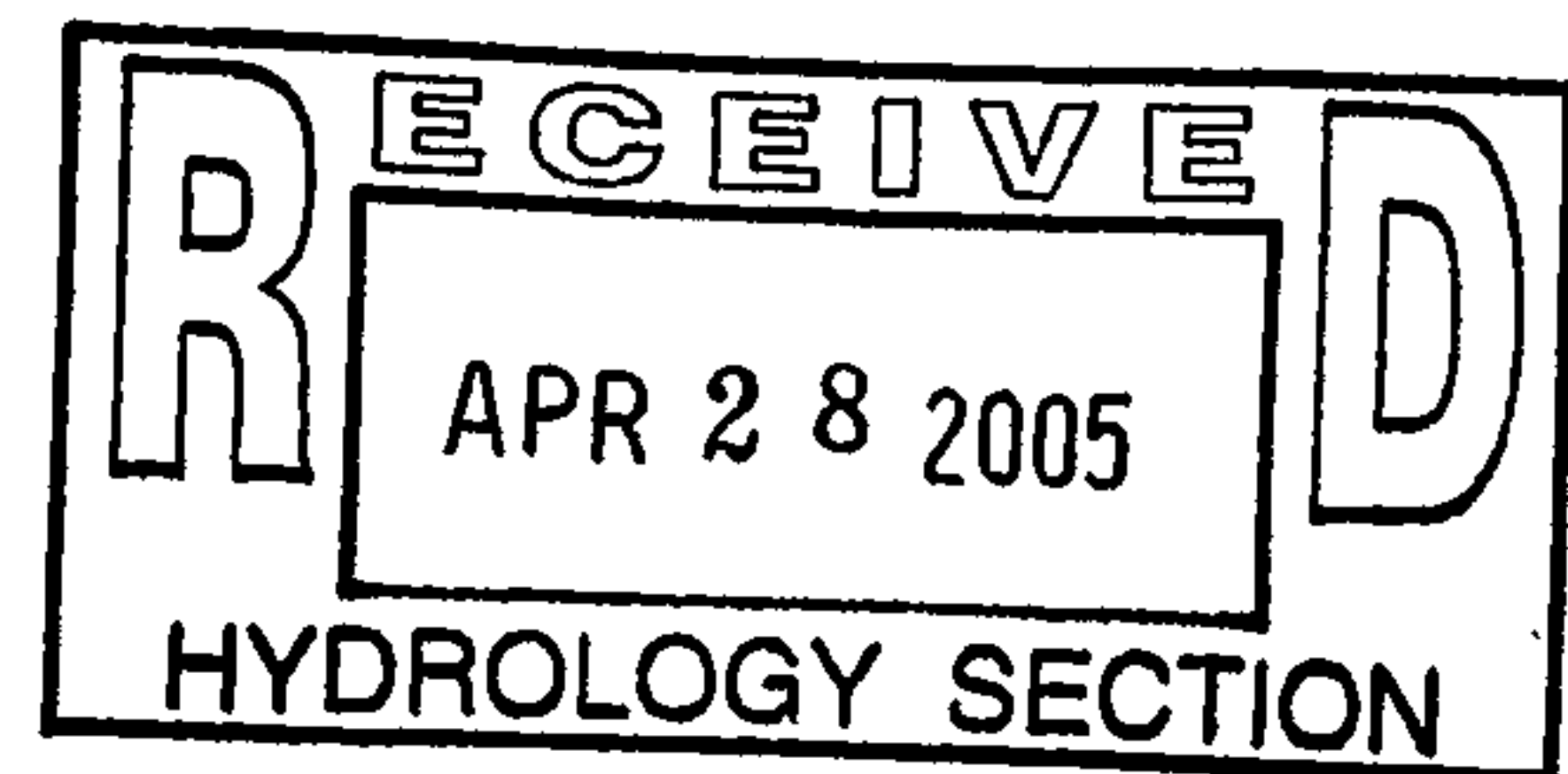
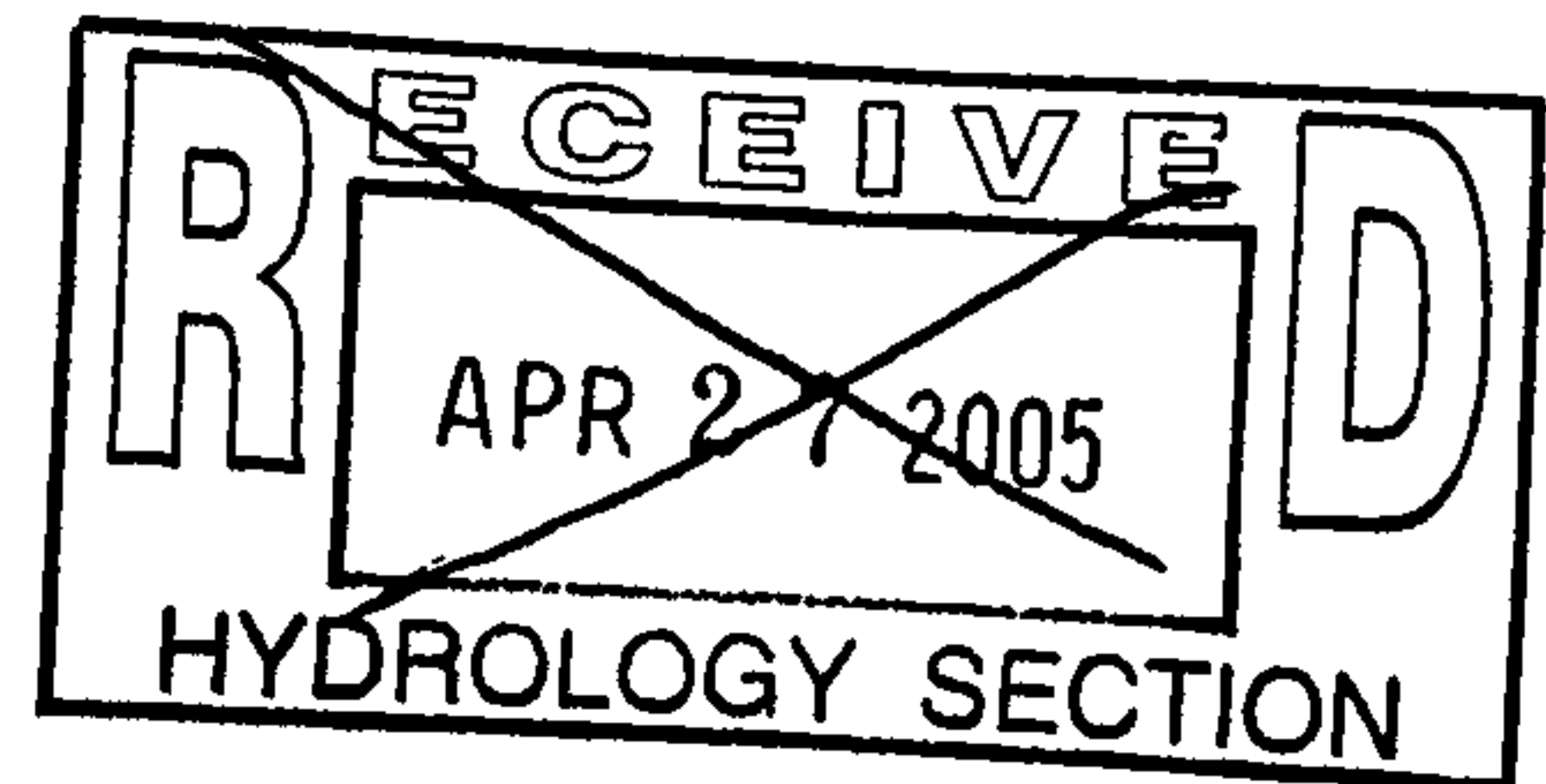
It is our conclusion that this site is in substantial compliance with all requirements of the DRB Site Development Plan for Building Permit.

Thank you for the opportunity of working with you on this project.

Yours truly,

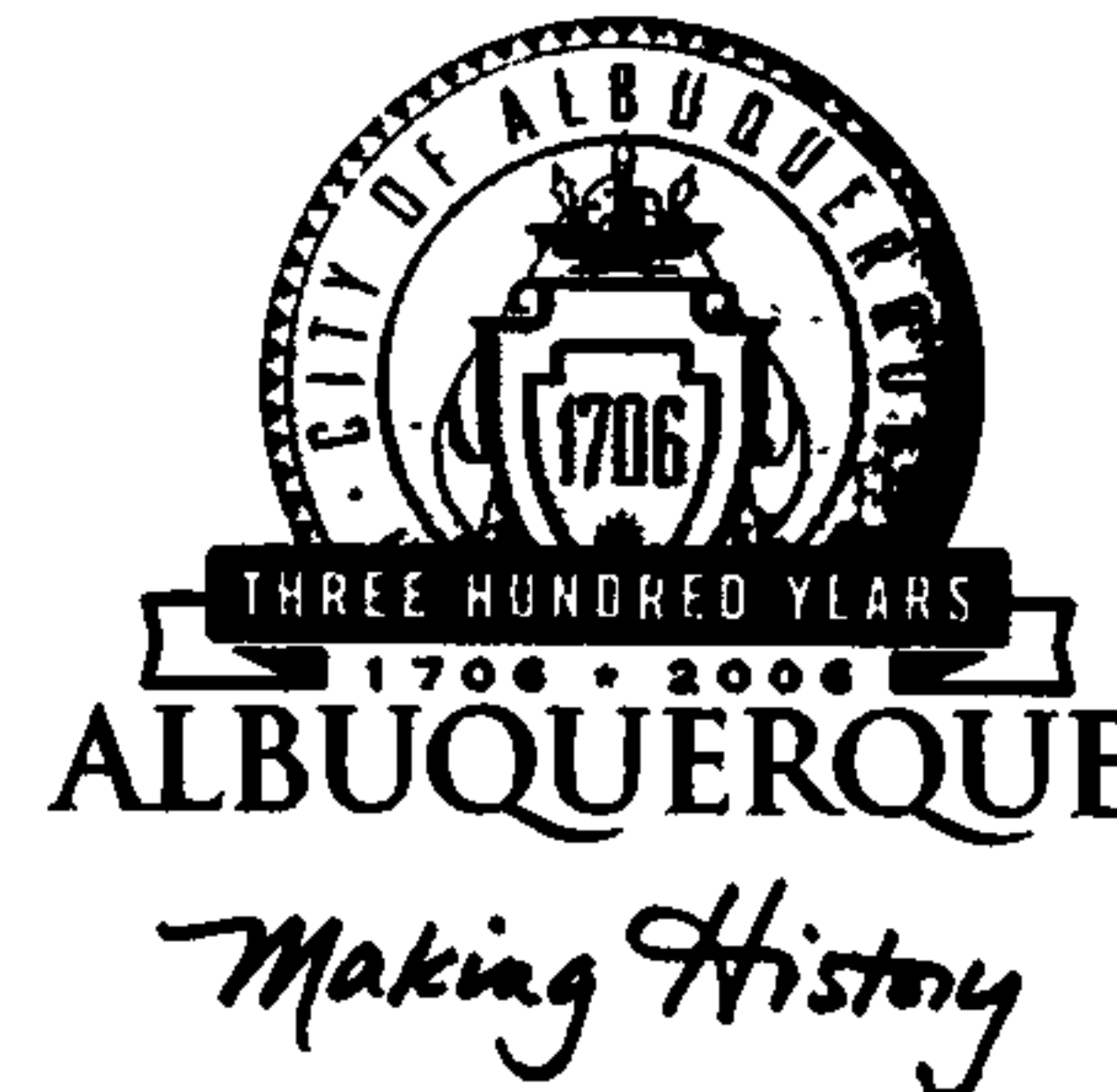


Jim Medley, Architect





# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

April 26, 2005

James N. Medley, Registered Architect  
Jim Medley, Architect  
3100 Christine NE  
Albuquerque, NM 87111-4824

Re: Certification Submittal for Final Building Certificate of Occupancy for  
C. ~~M-15/D40~~ M-15/D40  
1501 Sunport Place SE  
Architect's Stamp Dated 04/15/05

Dear Mr. Medley:

The TCL / Letter of Certification submitted on April 25, 2005 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.).  
The reason the Letter of Certification (LOC) is not sufficient is because of the following reasons:

- Your letter doesn't include a project name and the type of request/action you are requiring our section to approve.
- You are missing the approved DRB Site Development Plan that you are certifying on your letter.
- You are also missing the Drainage and Transportation Information Sheet, that can be obtained at the front counter, which needs to be included as part of the Certificate of Occupancy submittal.

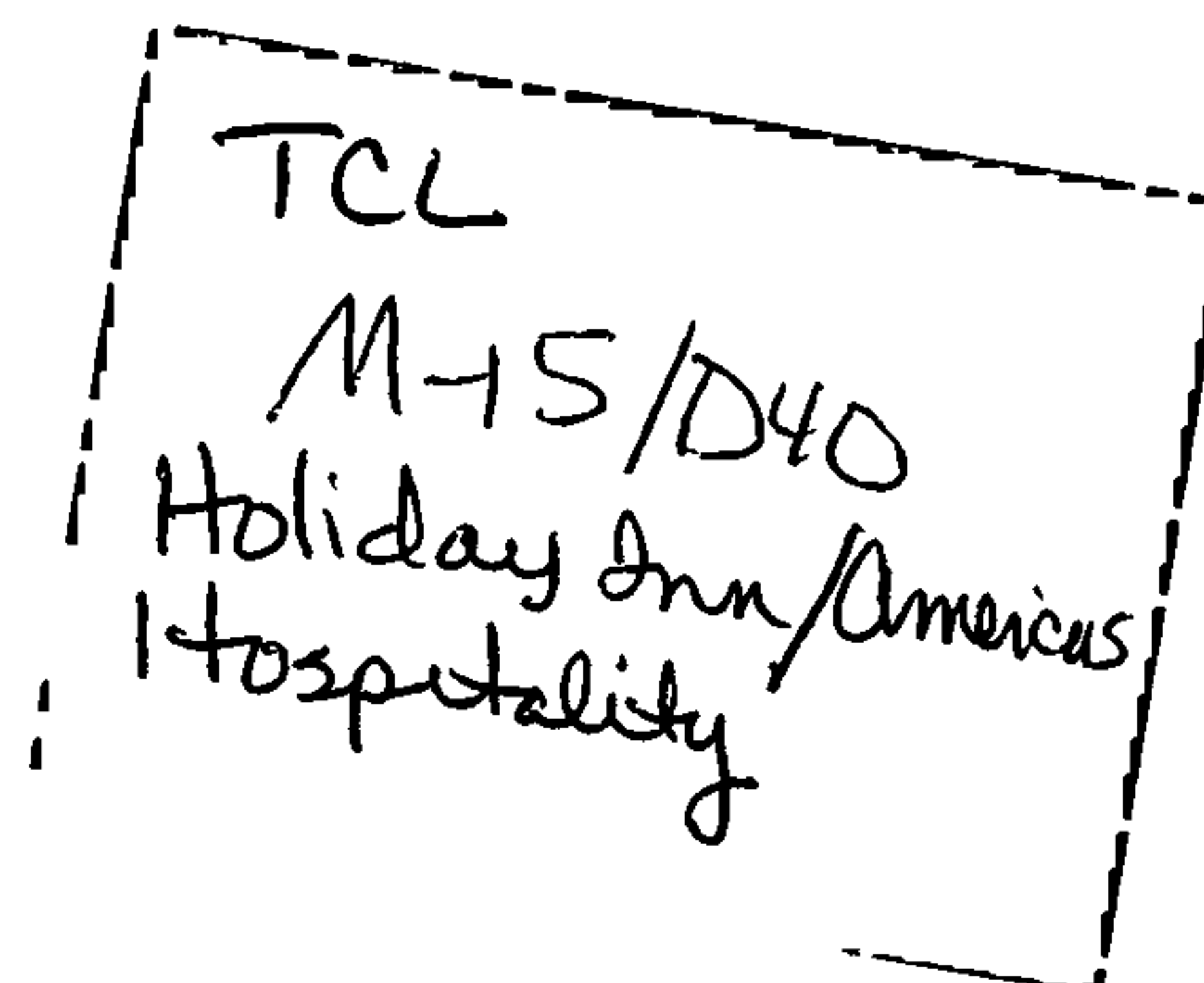
The TCL (or DRB Site Plan) submitted for Final C.O. needs to be the exact copy of the approved TCL in the plan set approved for building permit. This will be the latest edition, which may have redlined comments, initialled and dated by the designer-of-record.

Resubmit acceptable package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

Sincerely,

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

c: Engineer  
Hydrology file  
CO Clerk



M15/ D23E

# JIM MEDLEY, Architect

jmedley@jim-medley-architect.com -|- http://www.jim-medley-architect.com  
3100 Christine NE -|- Albuquerque, NM 87111-4824 -|- Phone (505) 292-3514 -|- Fax (505) 294-5593

April 15, 2005

Traffic Department  
City of Albuquerque  
600 Second St. NW  
Albuquerque, NM 87103

Re: Traffic Circulation Layout inspection  
1501 Sunport Place SE

*Provide project  
name and phase  
(NSP)*

Gentlemen/Madams:

We made an on site inspection of the above referenced project on this date and found the site to be in substantial compliance with the approved DRB Site Development Plan for Building Permit dated 4/10/03 with slight acceptable additions to landscape materials.

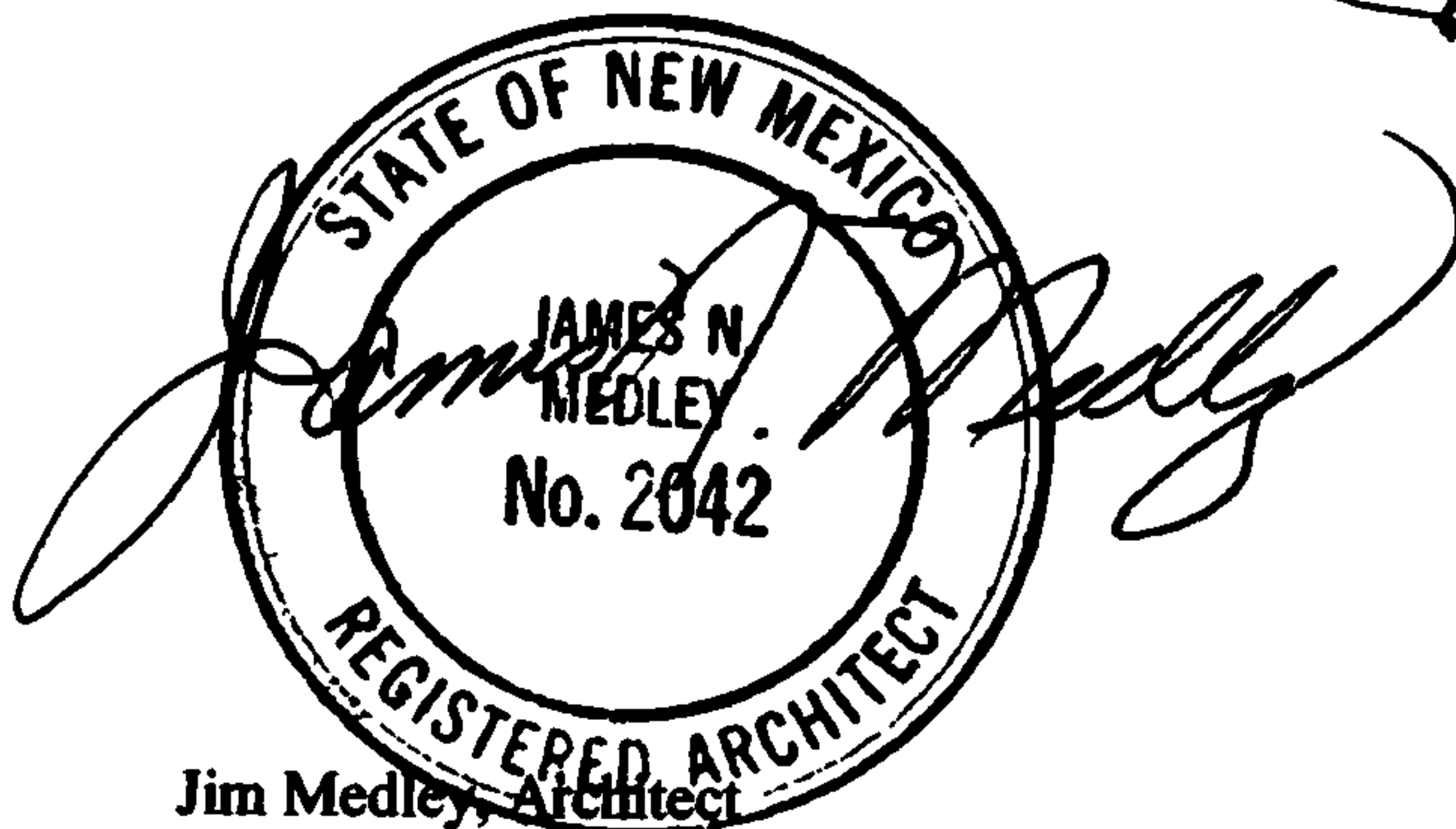
It is our conclusion that this site is in substantial compliance with all requirements of the DRB Site Development Plan for Building Permit.

Thank you for the opportunity of working with you on this project.

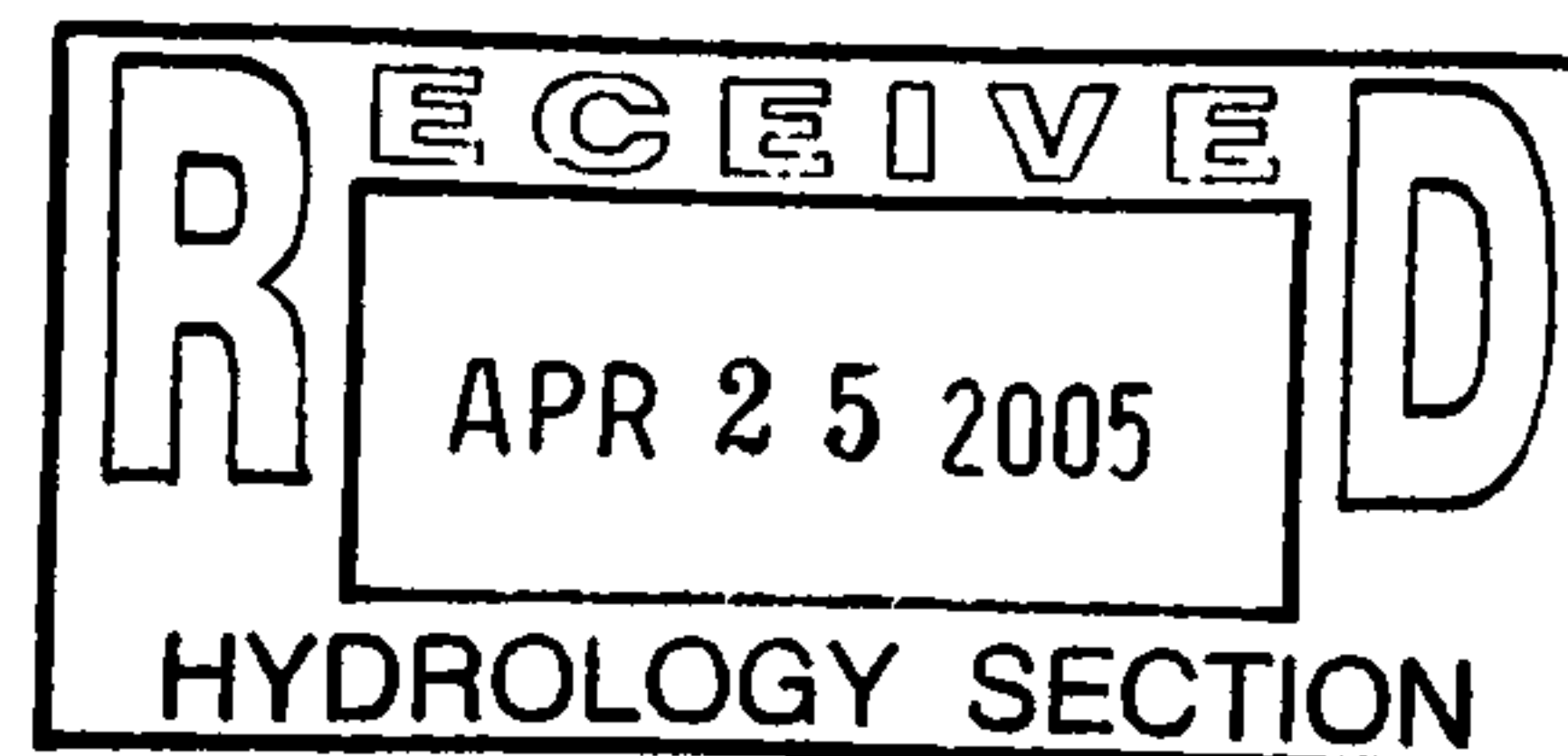
Yours truly,

*approved*

*Provide Site plan  
(NSP)*



Jim Medley, Architect



MIS/D40E

# JIM MEDLEY, Architect

jmedley@jim-medley-architect.com -|- <http://www.jim-medley-architect.com>  
3100 Christine NE -|- Albuquerque, NM 87111-4824 -|- Phone (505) 292-3514 -|- Fax (505) 294-5593

April 15, 2005

Traffic Department  
City of Albuquerque  
600 Second St. NW  
Albuquerque, NM 87103

Re: Traffic Circulation Layout inspection  
1501 Sunport Place SE

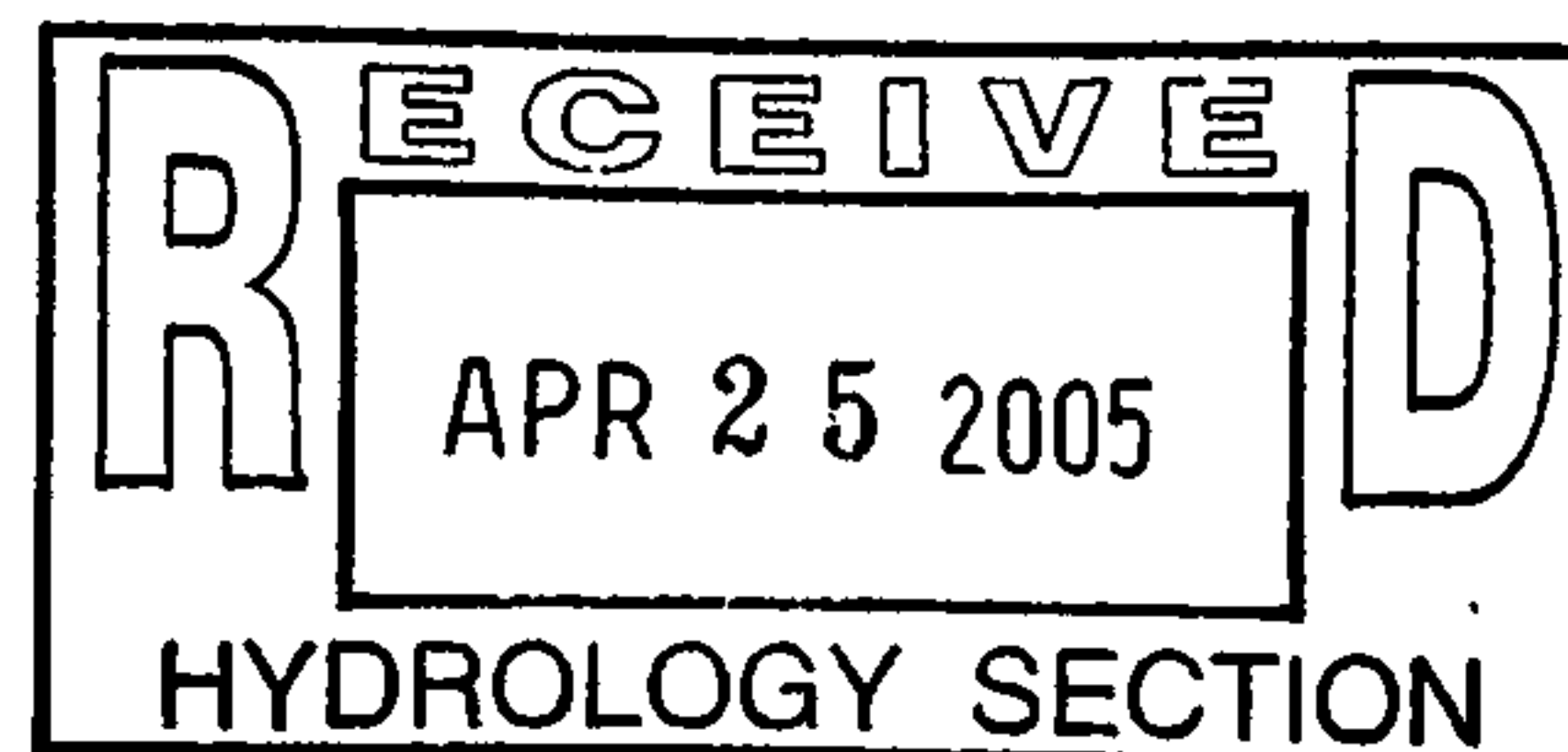
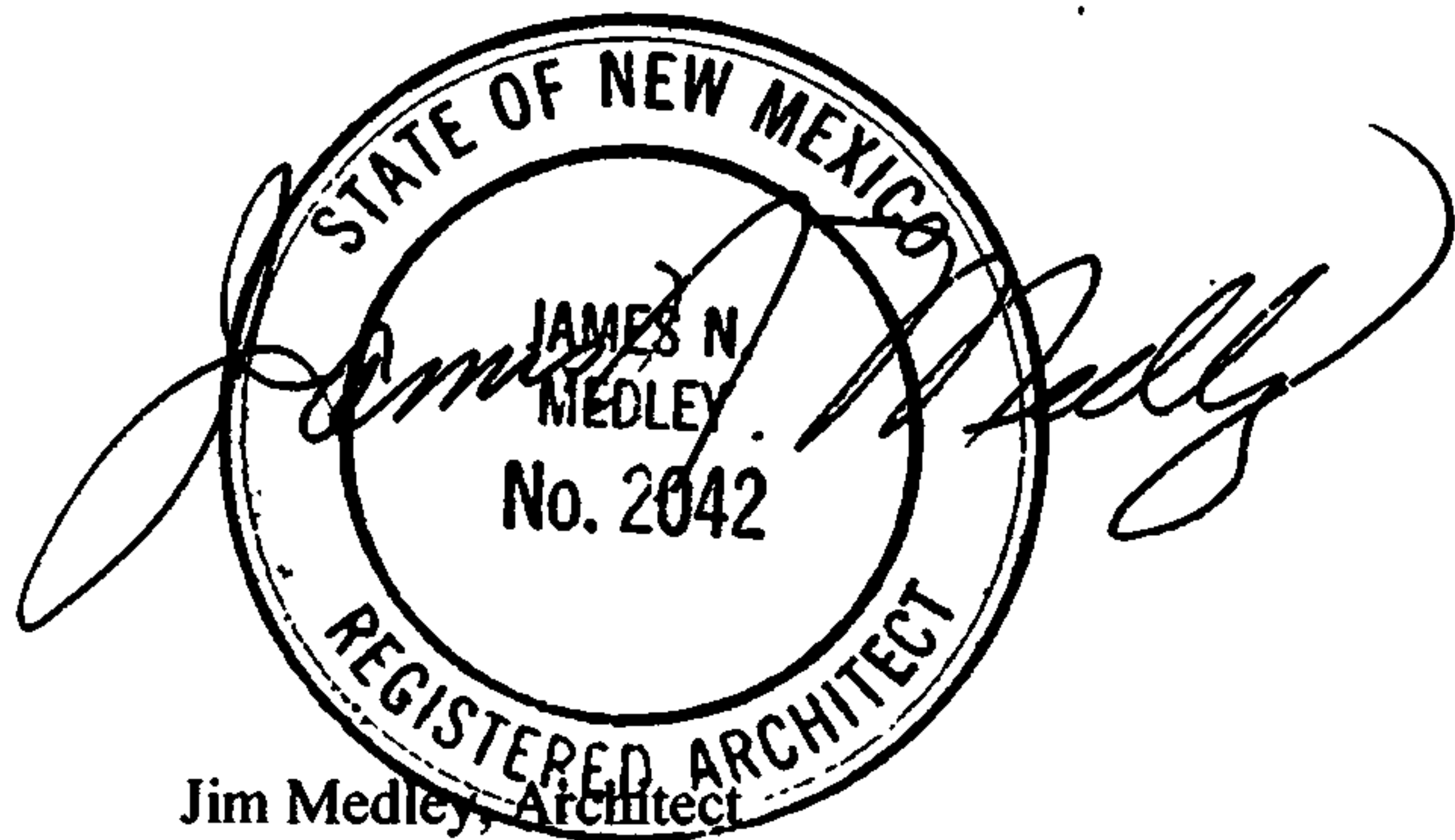
Gentlemen/Madams:

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It is our conclusion that this site is in substantial compliance with all requirements of the DRB Site Development Plan for Building Permit.

Thank you for the opportunity of working with you on this project.

Yours truly,







# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department  
Transportation Development Services Section***

June 19, 2003

James Medley, Registered Architect  
3100 Christine NE  
Albuquerque, NM  
87111

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for  
Americus Hospitality/Holiday Inn [M15/D40]  
Architect's Stamp Dated 6-02-03

Dear Mr. Medley:

The TCL submittal dated June 2, 2003 is approved, stamped and signed as such. Two copies will be required: one for each of the building permit plans and the original to be kept by you to be used for certification of the site for final C.O. for Transportation.

If a temporary CO is needed then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. 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 needs stamp 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,

Richard Dourte, PE  
Traffic Engineer  
Development and Building Services

cc: Hydrology file  
file

**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

M-15/040

PROJECT TITLE: AMERICUS HOSPITALITY/HOLIDAY INN ZONE MAP/DRG. FILE #: M-15  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOTS 1 AND 2, BLOCK 4A, SUNPORT PARK  
CITY ADDRESS: 1401--SUNPORT PLACE SE

ENGINEERING FIRM: TGC ENGINEERING INC  
ADDRESS: 330 LOUISIANA BLVD NE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: THOMAS JOHNSTON  
PHONE: 266-7256  
ZIP CODE: 87108

OWNER: AMERICUS HOSPITALITY  
ADDRESS: 200 TRIMBLE BLVD SE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: 87123

ARCHITECT: JIM MEDLEY  
ADDRESS: 3100 CHRISTINE NE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: \_\_\_\_\_  
PHONE: 292-3514  
ZIP CODE: 87111

SURVEYOR: SURVEYS SOUTHWEST  
ADDRESS: 333 LOMAS BLVD NE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: DAN CURNET  
PHONE: 998-0303  
ZIP CODE: 87102

CONTRACTOR: TBD  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

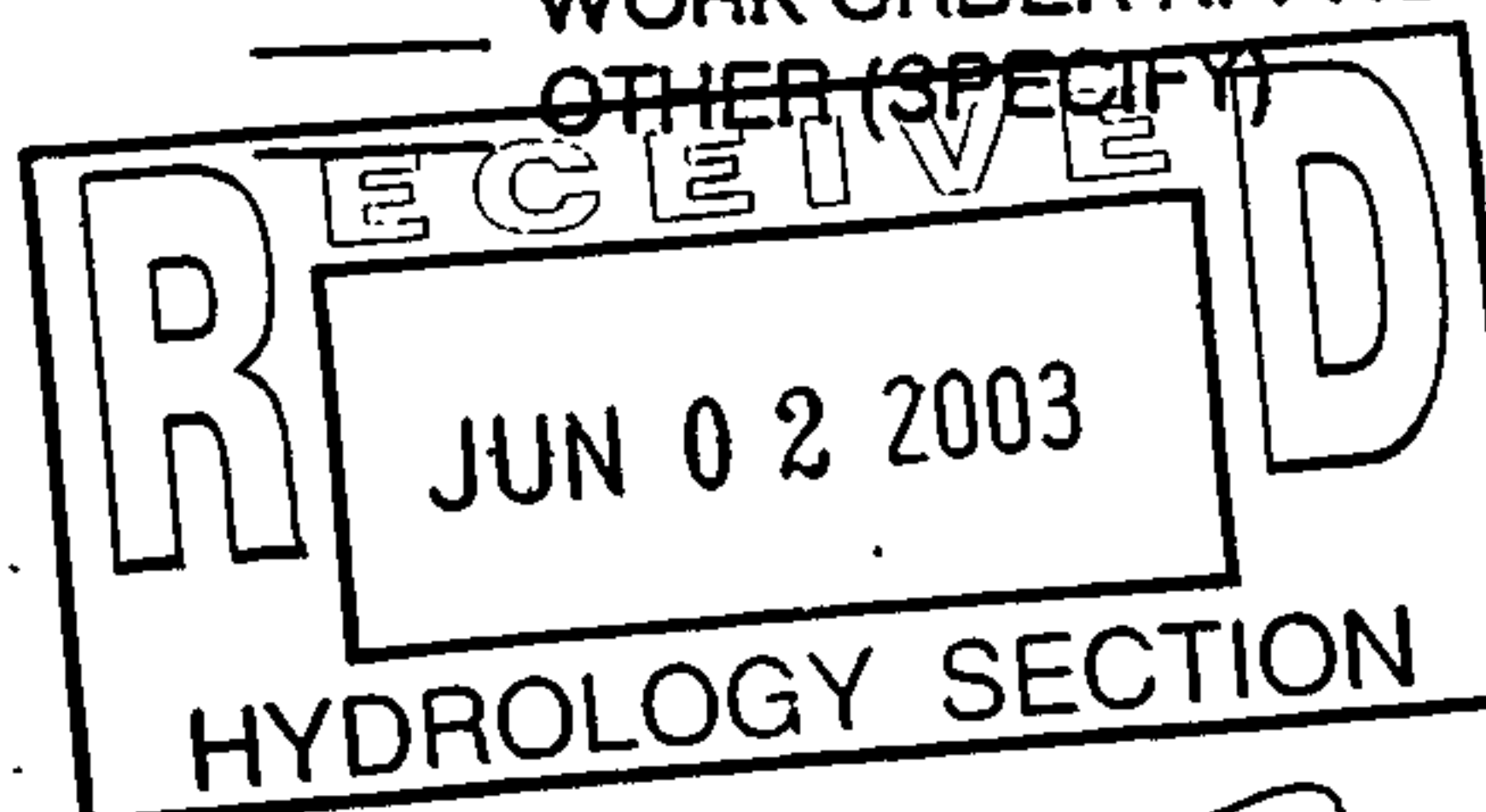
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL 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: 6/2/2003 BY: [Signature]

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

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five
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 constituting five (5) acres or

ALSO SEE  
G & D  
SUBMITTAL!



**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

M-15/D40  
WHS/RS/MS

PROJECT TITLE: AMERICUS HOSPITALITY/HOLIDAY INN ZONE MAP/DRG. FILE #: M-15  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

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CITY ADDRESS: 1401 SUNPORT PLACE SE

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ADDRESS: 330 LOUISIANA BLVD NE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: THOMAS JOHNSTON  
PHONE: 266-7256  
ZIP CODE: 87108

OWNER: AMERICUS HOSPITALITY  
ADDRESS: 200 TRIMBLE BLVD SE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: 87123

ARCHITECT: JIM MEDLEY  
ADDRESS: 3100 CHRISTINE NE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: \_\_\_\_\_  
PHONE: 292-3514  
ZIP CODE: 87111

SURVEYOR: SURVEYS SOUTHWEST  
ADDRESS: 333 LOMAS BLVD NE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: DAN GURNEY  
PHONE: 998-0303  
ZIP CODE: 87102

CONTRACTOR: TBD  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

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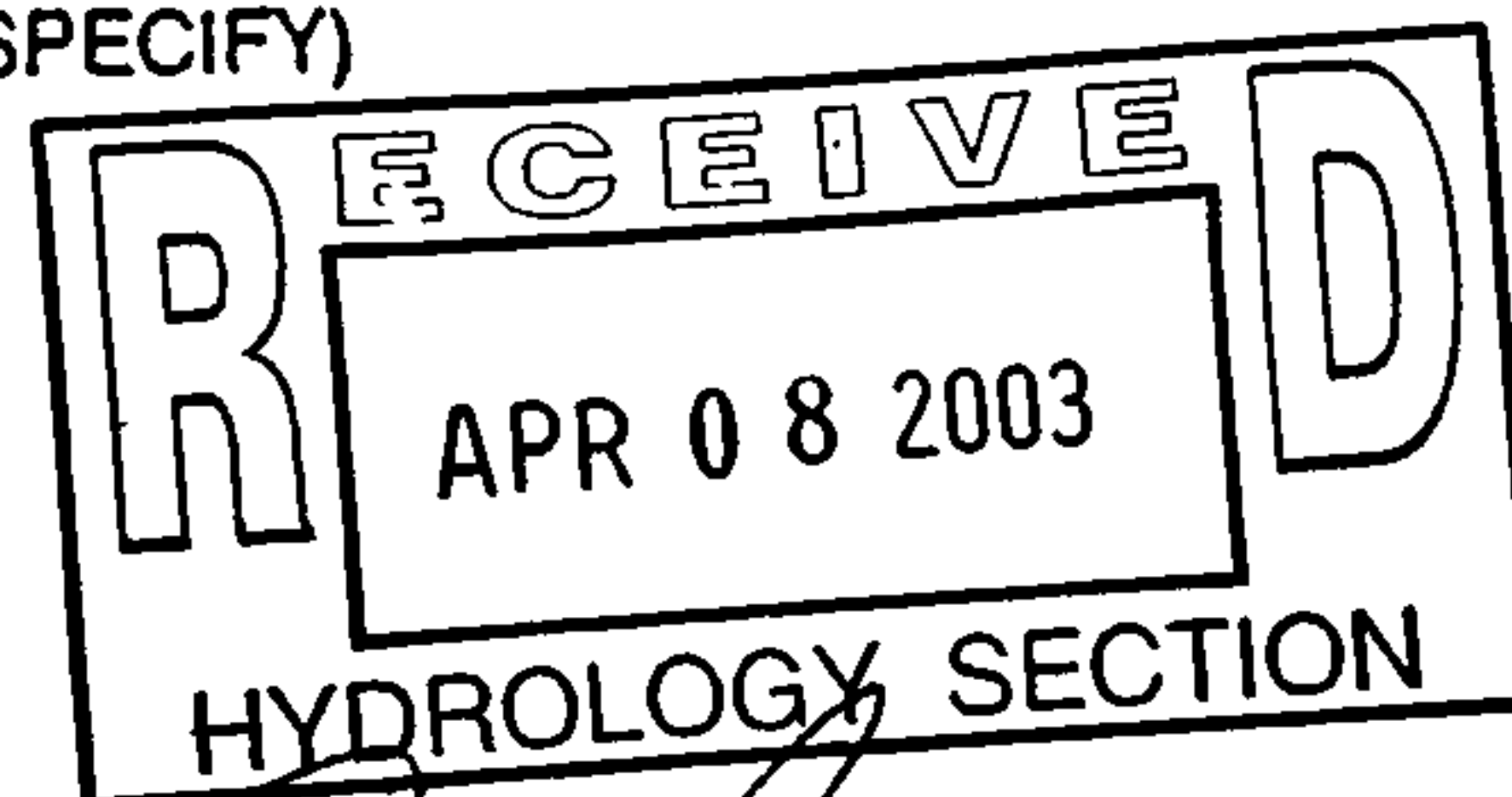
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 4/7/2003 BY: [Signature]



R  
HY

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ALSO SEE

G & D

SUBMITTAL.



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 29, 2003

David Gatterman, PE  
TGC Engineering  
330 Louisiana Blvd. NE  
Albuquerque, NM 87108

**RE: Americus Hospitality / Holiday Inn (M-15/D40)  
Engineer's Stamp Dated April 7, 2003**

Dear Mr. Gatterman:

The above referenced drainage report received April 8, 2003 is approved for Site Plan for Building Permit Action by the DRB. Prior to Building Permit approval please address the following comments:

1. Please address downstream capacity.
2. Please check one-foot water blocks.
3. Notice to Contractors for SO#19 needs to be updated.

If you have any questions please call me at 924-3982

Sincerely,

Carlos A. Montoya, PE  
City Floodplain Administrator

C: File



# DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

M-15/D40

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☒ DRAINAGE PLAN  
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☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
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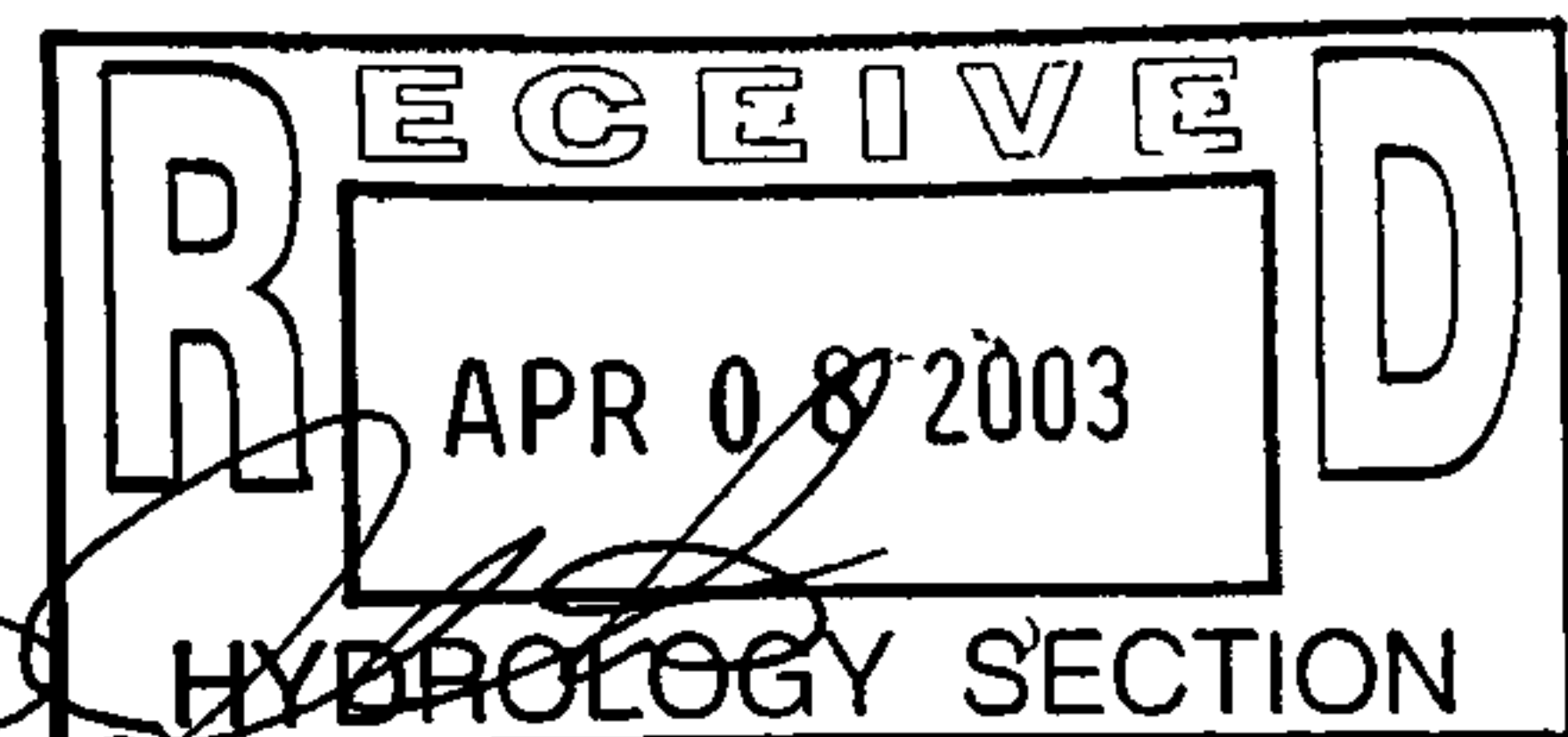
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☐ OTHER (SPECIFY)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED

DATE SUBMITTED: 4/7/2003

BY: \_\_\_\_\_



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