

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

April 9, 2015

Rick Beltramo  
Galway Construction, Inc.  
6330 Riverside Plaza Lane, #160  
Albuquerque, NM 87120

**Re: Diamond Mesa Phase 8 - Buildings 6 – 11  
2300 Diamond Mesa Trail SW (N09-D012)  
Request for Conditional Permanent TCL C.O. – Accepted**

Dear Mr. Beltramo,

Since the referenced buildings were permitted and inspected by the residential process, Temporary Certificate of Occupancy approvals are not acceptable by the Building and Safety Division to allow people to move in.

Therefore, based upon an agreement between the City and Galway Construction dated 11-22-13 and the revised phasing exhibit dated 07-14-14, Transportation will conditionally approve the buildings referenced above for Permanent Certificate of Occupancy. An accepted Engineer's certification is required to permanently approve the release of Permanent Certificate of Occupancy.

In addition, an accepted Engineer's certification of all buildings in Phase 8 is required, prior to future conditional approvals of future phases. If you have any questions, please contact Racquel Michel at (505)924-3630.

Sincerely,

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

c: File  
CO Clerk  
Scott Steffen, BHI

# CITY OF ALBUQUERQUE



April 9, 2015

Scott J. Steffen, P.E.  
**BOHANNAN-HUSTON, INC.**  
7500 Jefferson Street NE Courtyard I  
Albuquerque, NM 87109

**Re: Diamond Mesa Buildings 6, 7, 8, 10 and 11**  
**2300 Diamond Mesa Trail SW,**  
**Request for Conditional Permanent C.O. –Accepted**  
**Engineer's Stamp dated: No Plan, (N09/D012)**  
**Certification dated: No Cert-Conditional**

Dear Mr. Steffen,

Since these buildings were permitted and inspected by the residential process, Temporary Certificate of Occupancy approvals are not acceptable by the Building and Safety Division to allow people to move in.

Therefore, based upon an agreement between the City and Galway Construction dated 11-22-13 and the revised phasing exhibit dated 07-14-14, Hydrology will conditionally approve the buildings referenced above for Permanent Certificate of Occupancy. An accepted Engineer's certification is required to permanently approve the release of Permanent Certificate of Occupancy.

In addition, an accepted Engineer's certification of all buildings in Phase 6 is required, prior to future conditional approvals of future phases.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Rita Harmon, P.E.  
Senior Engineer, Hydrology  
Planning Dept.

C: CO Clerk—Carol Quintana  
Scott Steffen, Rick Beltramo, Land Clark, Francis Connor

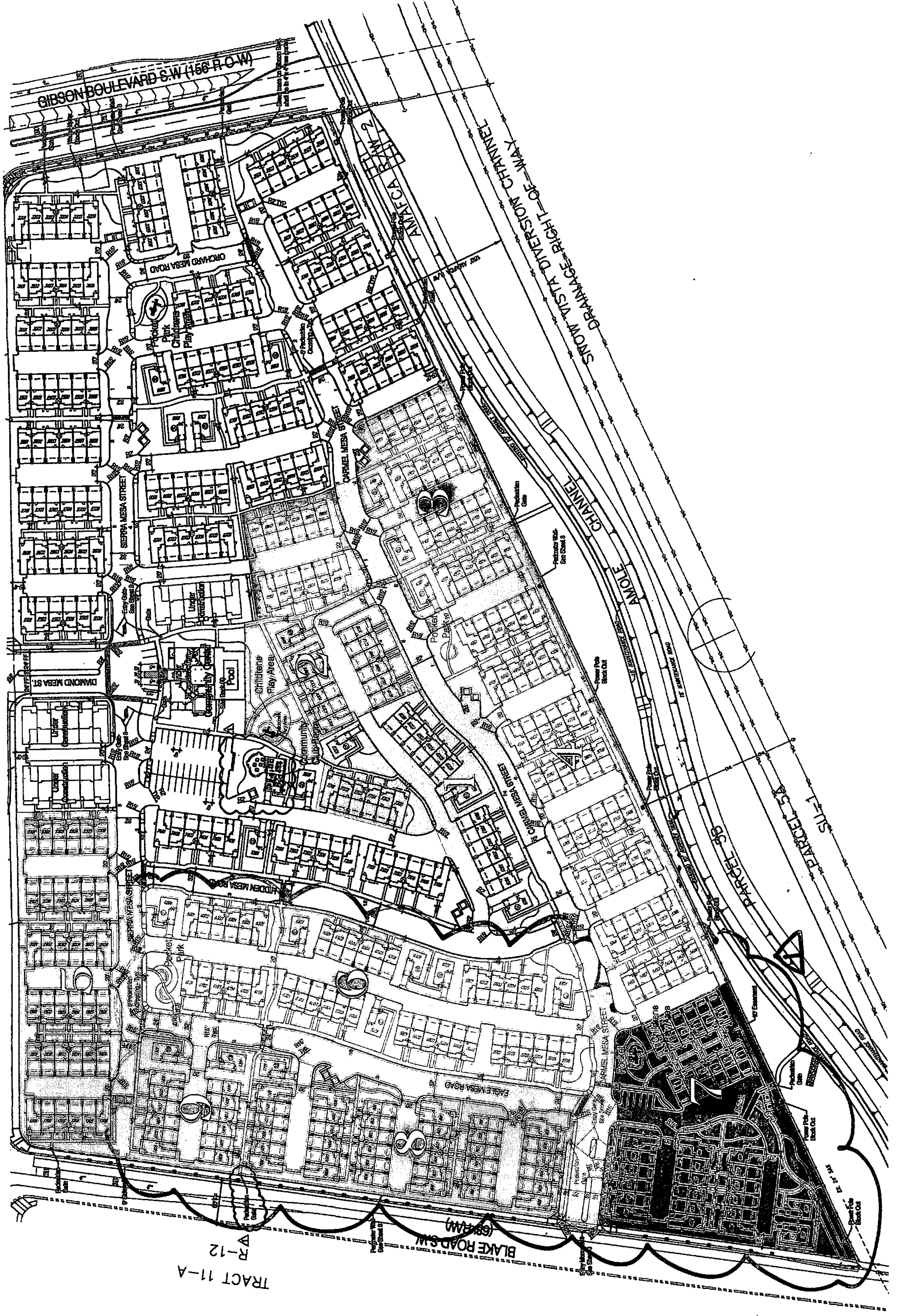
PO Box 1293

Albuquerque

New Mexico 87103

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







**DIAMOND MESA CERTIFICATE OF OCCUPANCY PHASING PLAN**  
**AMENDED JULY 14, 2014**

PHASE	BUILDING NUMBER	BUILDING TYPE	UNITS	# of Bldgs.	# of Units	Totals
1	70	Detached	7001	1	1	21
	77	Multifamily 6-plex	7701-7706	1	6	
	78	Multifamily 6-plex	7801-7806	1	6	
	79	Detached- Clubroom	7901	1	1	
	80	Multifamily 6-plex	8001-8006	1	6	
	82	Detached	8201	1	1	
2	81	Detached	8101	1	1	13
	83	Multifamily 6-plex	8301-8306	1	6	
	84	Multifamily 6-plex	8401-8406	1	6	
3	40	Multifamily 6-plex	4001-4006	1	6	39
	41	Detached	4101	1	1	
	42	Multifamily 6-plex	4201-4206	1	6	
	43	Detached	4301	1	1	
	44	Multifamily 6-plex	4401-4406	1	6	
	45	Detached	4501	1	1	
	46	Multifamily 6-plex	4601-4606	1	6	
	85	Multifamily 6-plex	8501-8506	1	6	
	88	Multifamily 6-plex	8801-8806	1	6	
4	47	Multifamily 6-plex	4701-4706	1	6	42
	48	Multifamily 6-plex	4801-4806	1	6	
	49	Multifamily 6-plex	4901-4906	1	6	
	50	Multifamily 6-plex	5001-5006	1	6	
	51	Multifamily 6-plex	5101-5106	1	6	
	52	Multifamily 6-plex	5201-5206	1	6	
	53	Multifamily 6-plex	5301-5306	1	6	
5	17	Multifamily 6-plex	1701-1706	1	6	36
	18	Multifamily 6-plex	1801-1806	1	6	
	19	Multifamily 6-plex	1901-1906	1	6	
	20	Multifamily 6-plex	2001-2006	1	6	
	21	Multifamily 6-plex	2101-2106	1	6	
	22	Multifamily 6-plex	2201-2206	1	6	
6	54	Multifamily 6-plex	5401-5406	1	6	54
	57	Multifamily 6-plex	5701-5706	1	6	
	58	Multifamily 6-plex	5801-5806	1	6	
	59	Detached	5901	1	1	
	60	Multifamily 6-plex	6001-6006	1	6	
	61	Multifamily 6-plex	6101-6106	1	6	
	62	Detached	6201	1	1	
	63	Multifamily 6-plex	6301-6306	1	6	
	64	Detached	6401	1	1	
	65	Multifamily 6-plex	6501-6506	1	6	
	66	Detached	6601	1	1	
	67	Detached	6701	1	1	
	68	Multifamily 6-plex	6801-6806	1	6	
	69	Detached	6901	1	1	
7	1	Detached	101	1	1	32
	2	Detached	201	1	1	
	3	Multifamily 6-plex	301-306	1	6	
	4	Multifamily 6-plex	401-406	1	6	
	5	Multifamily 6-plex	501-506	1	6	
	55	Multifamily 6-plex	5501-5506	1	6	
	56	Multifamily 6-plex	5601-5606	1	6	
8	6	Multifamily 6-plex	601-606	1	6	36
	7	Multifamily 6-plex	701-706	1	6	
	8	Multifamily 6-plex	801-806	1	6	
	9	Multifamily 6-plex	901-906	1	6	
	10	Multifamily 6-plex	1001-1006	1	6	
	11	Multifamily 6-plex	1101-1106	1	6	
9	12	Detached	1201	1	1	15
	13	Detached	1301	1	1	
	14	Multifamily 6-plex	1401-1406	1	6	
	15	Detached	1501	1	1	
	16	Multifamily 6-plex	1601-1606	1	6	
TOTALS				63	288	

# CITY OF ALBUQUERQUE



December 26, 2013

Scott J. Steffen, P.E.  
**BOHANNAN-HUSTON, INC.**  
7500 Jefferson Street NE Courtyard I  
Albuquerque, NM 87109

**Re: Diamond Mesa Buildings # 70, 77, 78, 79, 80 and 82,  
2300 Diamond Mesa Trl. SW,  
Request for Conditional Permanent C.O. –Accepted  
DRB Site Plan: No Plan, (N09/D012)  
Certification dated: No Cert-Conditional**

Dear Mr. Steffen,

Since these buildings were permitted and inspected by the residential process, Temporary Certificate of Occupancy approvals are not acceptable by the Building and Safety Division to allow people to move in.

Therefore, based upon an agreement between the City and Galway Construction dated 11-22-13, Transportation will conditionally approve the buildings referenced above for Permanent Certificate of Occupancy. An accepted DRB Site Plan certification is required to permanently approve the release of Permanent Certificate of Occupancy.

In addition, a DRB site Plan certification of all buildings in Phase 1 is required, prior to future conditional approvals of future phases.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis A. Cherne, P.E. *for K. Metro*  
Principal Engineer—Hydrology Section  
Development and Building Services

C: CO Clerk—Katrina Sigala  
Scott Steffen, Rick Beltramo, Land Clark, Francis Connor

PO Box 1293

Albuquerque

New Mexico 87103

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

## Ortiz, Monica

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**From:** Cherne, Curtis  
**Sent:** Thursday, December 26, 2013 11:39 AM  
**To:** Ortiz, Monica  
**Cc:** steffen, scott  
**Subject:** FW: DIAMOND MESA DRAFT CO PHASING LETTER

Monica,  
Please print and attach to approval letters.

Thanks,  
Curtis

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**From:** Rick Beltramo [<mailto:rbeltramo@gcinm.com>]  
**Sent:** Tuesday, December 24, 2013 9:52 AM  
**To:** Clark, Land; Metro, Kristal D.; Cherne, Curtis  
**Cc:** Kelly Calhoun; JL Murtagh  
**Subject:** RE: DIAMOND MESA DRAFT CO PHASING LETTER

Land, Kristal and Curtis,

Thank you for your timely response. With that we are ready for our first phase. With this e-mail I formally request Traffic and Drainage Conditional CO approval for Phase 1.

Thank you. RLB.

Rick Beltramo  
Director of Engineering  
Galway Construction, Inc.

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**From:** Cherne, Curtis [<mailto:CCherne@cabq.gov>]  
**Sent:** Monday, December 23, 2013 9:41 AM  
**To:** Clark, Land; Rick Beltramo  
**Cc:** Metro, Kristal D.  
**Subject:** RE: DIAMOND MESA DRAFT CO PHASING LETTER

Land/Rick,  
I have read the letter and reviewed the Exhibit. Hydrology is in agreement as proposed.  
The only exception I have to make is that if Hydrology receives any concerns from AMACFA, they will have to be addressed as the drainage outfall is maintained by AMAFCA.

Please let me know when your first phase is ready for conditional CO.

Curtis

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**From:** Clark, Land  
**Sent:** Thursday, December 19, 2013 4:56 PM  
**To:** Rick Beltramo ([rbeltramo@gcinm.com](mailto:rbeltramo@gcinm.com))

**Cc:** Cherne, Curtis; Metro, Kristal D.

**Subject:** FW: DIAMOND MESA DRAFT CO PHASING LETTER

Rick,

The phasing plan was not attached and I recall that a schedule of building numbers would be included by phase.

The letter is sufficient for Building Safety but I would need approval from Traffic and Hydrology. I have copied Ms. Metro and Mr. Cherne to solicit their concurrence.

Thanks,

Land Clark  
Chief Building Official  
City of Albuquerque  
600 2nd Street NW  
Albuquerque, New Mexico 87102  
(505) 924-3313 Direct

---

**From:** Rick Beltramo [mailto:]

**Sent:** Thursday, December 19, 2013 2:00 PM

**To:** Clark, Land

**Subject:** FW: DIAMOND MESA DRAFT CO PHASING LETTER

Here is the letter

---

**From:** Rick Beltramo

**Sent:** Thursday, December 19, 2013 1:58 PM

**To:** Land Clark ([llark@cabq.gov](mailto:llark@cabq.gov))

**Subject:** DIAMOND MESA DRAFT CO PHASING LETTER

Land,

Attached is my draft letter regarding our proposed CO phasing plan. The exhibit is being printed. Please review and comment. If this letter is acceptable I will be delivering the letter and exhibit tomorrow.

Thanks. RLB.



## **Cherne, Curtis**

---

**From:** Cherne, Curtis  
**Sent:** Monday, December 23, 2013 9:41 AM  
**To:** Clark, Land; Rick Beltramo (rbeltramo@gcinm.com)  
**Cc:** Metro, Kristal D.  
**Subject:** RE: DIAMOND MESA DRAFT CO PHASING LETTER

Land/Rick,

I have read the letter and reviewed the Exhibit. Hydrology is in agreement as proposed.

The only exception I have to make is that if Hydrology receives any concerns from AMACFA, they will have to be addressed as the drainage outfall is maintained by AMAFCA.

Please let me know when your first phase is ready for conditional CO.

Curtis

---

**From:** Clark, Land  
**Sent:** Thursday, December 19, 2013 4:56 PM  
**To:** Rick Beltramo (rbeltramo@gcinm.com)  
**Cc:** Cherne, Curtis; Metro, Kristal D.  
**Subject:** FW: DIAMOND MESA DRAFT CO PHASING LETTER

Rick,  
The phasing plan was not attached and I recall that a schedule of building numbers would be included by phase. The letter is sufficient for Building Safety but I would need approval from Traffic and Hydrology. I have copied Ms. Metro and Mr. Cherne to solicit their concurrence.  
Thanks,

Land Clark  
Chief Building Official  
City of Albuquerque  
600 2nd Street NW  
Albuquerque, New Mexico 87102  
(505) 924-3313 Direct

---

**From:** Rick Beltramo [mailto:]  
**Sent:** Thursday, December 19, 2013 2:00 PM  
**To:** Clark, Land  
**Subject:** FW: DIAMOND MESA DRAFT CO PHASING LETTER

Here is the letter

---

**From:** Rick Beltramo  
**Sent:** Thursday, December 19, 2013 1:58 PM  
**To:** Land Clark (lclark@cabq.gov)  
**Subject:** DIAMOND MESA DRAFT CO PHASING LETTER

Land,

Attached is my draft letter regarding our proposed CO phasing plan. The exhibit is being printed. Please review and comment. If this letter is acceptable I will be delivering the letter and exhibit tomorrow.



Thanks. RLB.



GALWAY  
CONSTRUCTION, INC.

November 22, 2013

Mr. Land Clark  
Chief Building Official  
Planning Department  
City of Albuquerque  
600 2nd Street NW  
Albuquerque, New Mexico 87102

Diamond Mesa Certificate of Occupancy Phasing Plan

Dear Land,

This letter summarizes our meeting of Friday morning, November 22, 2013 between Galway Construction, Inc., "Builder" and the City. In order to accommodate the construction phasing of Diamond Mesa and too reduce the number of requests for Certificates of Occupancy and related Hydrology and Transportation certifications, the City is willing to allow "Conditional" Certificates of Occupancy (CO) based on the proposed phasing plan attached. The conditions and process of the proposed plan are described below.

- 1) This plan is project specific and only applies to Diamond Mesa, COA Project # 1002819, DRB # 07DRB-00354. *Nov 2013*
- 2) The conditional approval applies to receipt of all engineering certifications and the approval by Hydrology and Transportation of those certifications.
- 3) By this plan the City shall grant Conditional approval of COs, by phase, prior to having received the engineer's Hydrology and Transportation certifications. The Builder is accepting this Condition of approval and as such the Builder is proceeding "At Risk".
- 5) Conditional approvals will be by phases 1 thru 10, as shown on the attached phasing plan, exhibit "A".
- 6) Conditional approval shall apply to the entire phase.
- 7) At such time as the conditional approval is needed, sometime after building permit is issued, the Builder shall notify the City by specifically requesting conditional approval of a phase.
- 8) Hydrology and Transportation shall grant approval of a phase by notifying the Builder and the City Permit Section.
- 9) Once conditional approval is granted to a phase, the subsequent phase cannot receive conditional CO approval until the previous phase has satisfied Hydrology and Transportation. Transportation and Hydrology shall notify the consultant, the Builder and the City Permit Section once the conditions have been satisfied.



GALWAY  
CONSTRUCTION, INC.

Letter to Mr. Land Clark

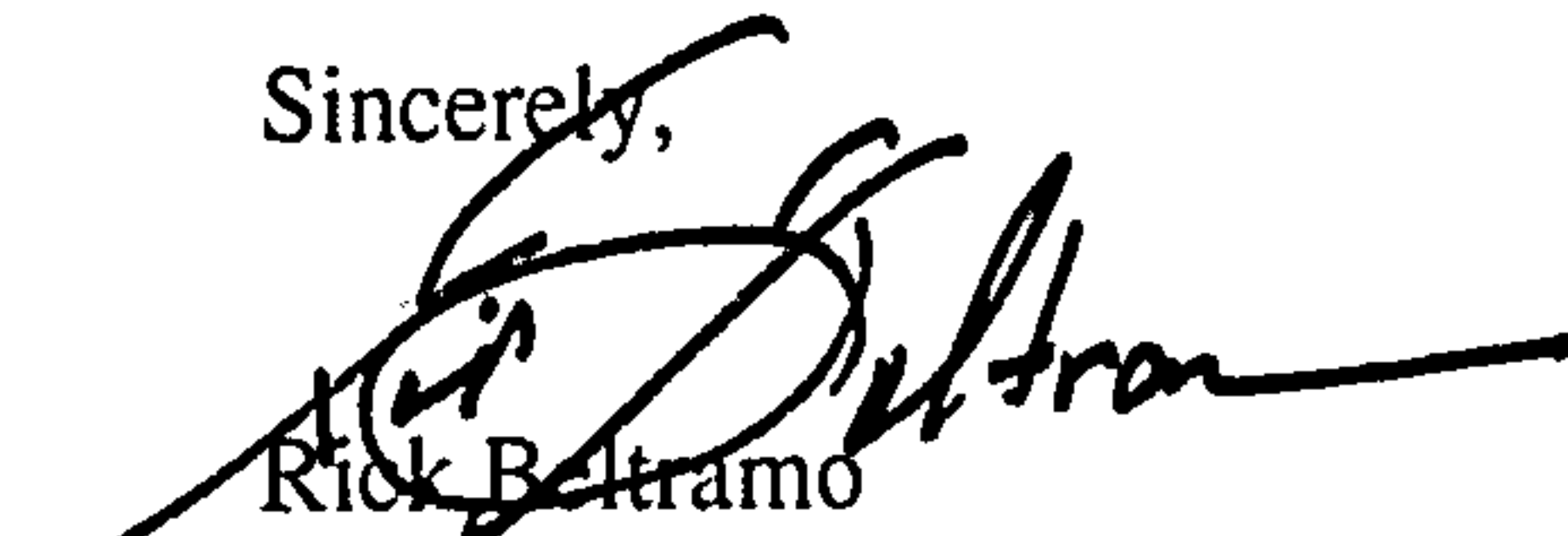
page 2 of 2

The attached Exhibit "A" has been modified based on comments received at the Friday meeting. The exhibit has been printed on a larger format. A table has been added showing the building numbers and unit numbers for each phase.

Should this letter accurately represent the outcome of today's meeting, please provide your signature in the concurrence space provided below.

Thank you to you, Ms. Metro and Mr. Cherne for taking the time to work with us and to accommodate our project needs. Your efforts and time are greatly appreciated.

Sincerely,

  
Rick Beltramo  
Director of Engineering  
Galway, Construction, Inc.

Concurrence

\_\_\_\_\_  
Land Clark  
Chief Building Official

\_\_\_\_\_  
date

Attachments

cc: Curtis Cherne, Kristal Metro, Kelly Calhoun



**Rael, Rudy E.**

---

**From:** Rick Beltramo <rbeltramo@gcinm.com>  
**Sent:** Monday, February 23, 2015 10:32 AM  
**To:** Rael, Rudy E.  
**Subject:** RE: 2300 Diamond Mesa Trail SW

Phase 7 (Buildings #1 thru #5 and #55 and #56).

Thanks. RLB.

Rick Beltramo  
Director of Engineering  
Galway Construction, Inc.  
Cell (505) 620-5322

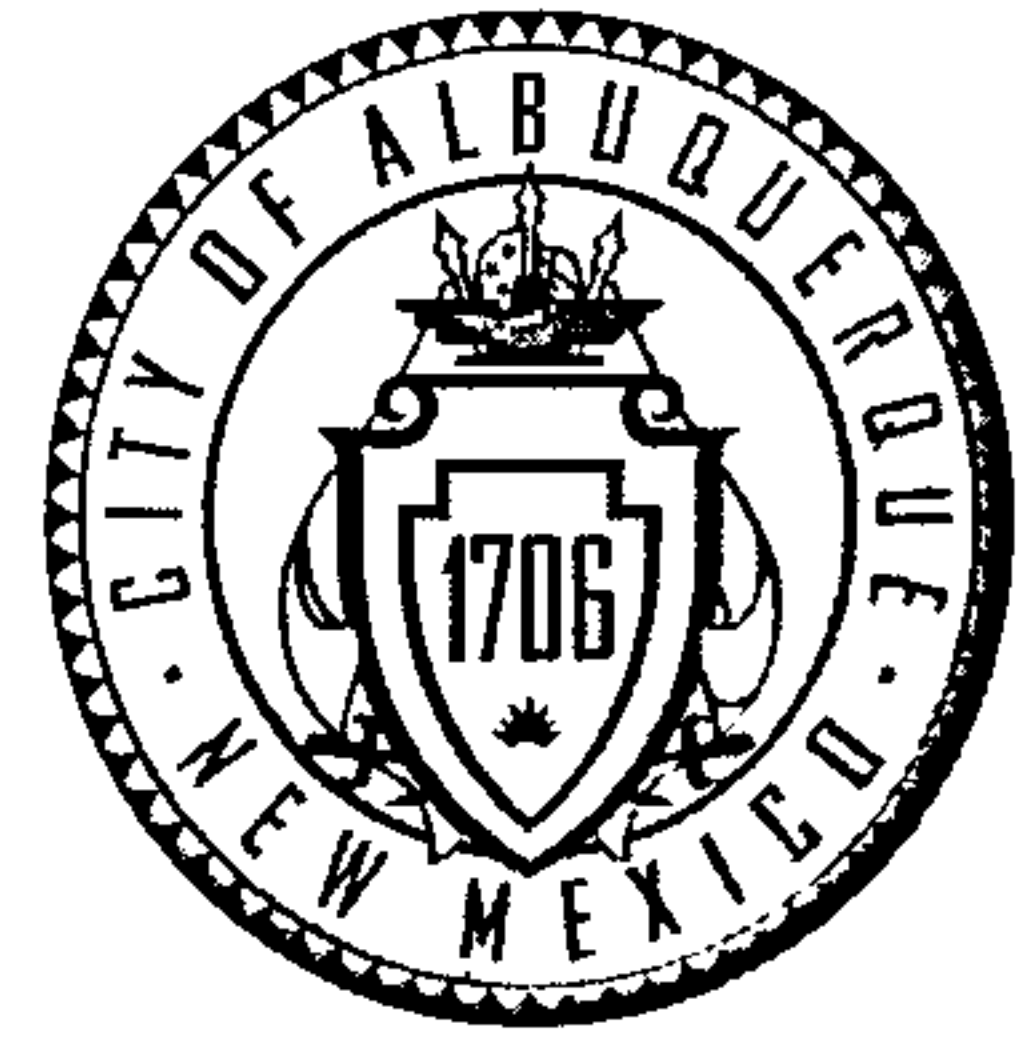
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**From:** Rael, Rudy E. [<mailto:RRael@cabq.gov>]  
**Sent:** Monday, February 23, 2015 10:23 AM  
**To:** Rick Beltramo  
**Subject:** 2300 Diamond Mesa Trail SW

Hello Rick, which buildings or Phase do you want the Conditional CO's?

*Rudy E. Rael, CE*  
Engineer Assistant, Planning Dept.  
Development & Review Services  
600 2nd St. NW Suite 201  
Albuquerque NM 87102  
(505) 924-3977

# CITY OF ALBUQUERQUE



February 23, 2015

Scott J. Steffen, PE  
Bohannon-Huston  
7500 Jefferson St NE Courtyard I  
Albuquerque, NM 87109

**Re: Diamond Mesa Phase 7 Bldgs., 1-5, 55 and 56.  
2300 Diamond Mesa Trail SE  
Request for Conditional C.O. - Accepted  
Engineer's Stamp dated: No plan (N09D012)  
Certification dated: No Cert-Conditional**

Dear Mr. Steffen,

Since these buildings were permitted and inspected by the residential process, Temporary Certificate of Occupancy approvals are not acceptable by the Building and Safety Division to allow people to move in.

Therefore, based upon an agreement between the City and Galway Construction dated 11-22-13, Hydrology will conditionally approve the buildings referenced above for Permanent Certificate of Occupancy. An accepted Engineer's certification is required to permanently approve the release of Permanent Certificate of Occupancy.

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

Sincerely,

Curtis Cherne, P.E.  
Principal Engineer, Planning Dept.  
Development and Review Services

C: RR/CC  
email

# CITY OF ALBUQUERQUE



September 18, 2014

Scott J. Steffen, P.E.  
**BOHANNAN-HUSTON, INC.**  
7500 Jefferson Street NE Courtyard I  
Albuquerque, NM 87109

**Re: Diamond Mesa Buildings 54, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68 and 69**  
**2300 Diamond Mesa Trail SW,**  
**Request for Conditional Permanent C.O. –Accepted**  
**Engineer's Stamp dated: No Plan, (N09/D012)**  
**Certification dated: No Cert-Conditional**

Dear Mr. Steffen,

Since these buildings were permitted and inspected by the residential process, Temporary Certificate of Occupancy approvals are not acceptable by the Building and Safety Division to allow people to move in.

Therefore, based upon an agreement between the City and Galway Construction dated 11-22-13, Hydrology will conditionally approve the buildings referenced above for Permanent Certificate of Occupancy. An accepted Engineer's certification is required to permanently approve the release of Permanent Certificate of Occupancy.

In addition, an accepted Engineer's certification of all buildings in Phase 6 is required, prior to future conditional approvals of future phases.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.  
Principal Engineer, Hydrology  
Planning Dept.

C: CO Clerk—Carol Quintana  
Scott Steffen, Rick Beltramo, Land Clark, Francis Connor

PO Box 1293

Albuquerque

New Mexico 87103

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



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

September 18, 2014

Scott Steffen, P.E.  
**Bohannon-Huston, Inc.**  
7500 Jefferson Street NE Courtyard I  
Albuquerque, NM 87109-4335

**Re: Diamond Mesa  
Buildings 54, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68 and 69  
2300 Diamond Mesa Trail SW,  
Request for Conditional Permanent C.O. –Accepted  
Engineer's Stamp dated: No Plan, (N09/D012)  
Certification dated: No Cert-Conditional**

Dear Mr. Steffen,

PO Box 1293  
Albuquerque  
New Mexico 87103

Since the above referenced buildings were permitted and inspected by the residential process, Temporary Certificate of Occupancy approvals are not acceptable by the Building and Safety Division to allow people to move in. Therefore, based upon an agreement between the City and Galway Construction dated 11-22-13, Transportation will conditionally approve the buildings referenced above for Permanent Certificate of Occupancy. An accepted Engineer's certification is required to permanently approve the release of Permanent Certificate of Occupancy. In addition, an accepted Engineer's certification of all buildings in Phase 6 is required, prior to future conditional approvals of future phases.

If you have any questions, please contact me at (505)924-3991.

Sincerely,

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

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

CC: Engineer  
File  
CO Clerk

# CITY OF ALBUQUERQUE



July 18, 2014

Scott J. Steffen, P.E.  
**BOHANNAN-HUSTON, INC.**  
7500 Jefferson Street NE Courtyard I  
Albuquerque, NM 87109

**Re: Diamond Mesa Buildings 1701-1706, 1801-1806, 1901-1906  
2001-2006, 2101-2106, 2201-2206.  
2300 Diamond Mesa Trail SW,  
Request for Conditional Permanent C.O. –Accepted  
Engineer's Stamp dated: No Plan, (N09/D012)  
Certification dated: No Cert-Conditional**

Dear Mr. Steffen,

Since these buildings were permitted and inspected by the residential process, Temporary Certificate of Occupancy approvals are not acceptable by the Building and Safety Division to allow people to move in.

Therefore, based upon an agreement between the City and Galway Construction dated 11-22-13, Hydrology will conditionally approve the buildings referenced above for Permanent Certificate of Occupancy. An accepted Engineer's certification is required to permanently approve the release of Permanent Certificate of Occupancy.

In addition, an accepted Engineer's certification of all buildings in Phase 5 is required, prior to future conditional approvals of future phases.

If you have any questions, you can contact me at 924-3695 or Curtis Cherne at 924-3986.

Sincerely,

Curtis Cherne, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

C: CO Clerk—Carol Quintana  
Scott Steffen, Rick Beltramo, Land Clark, Francis Connor

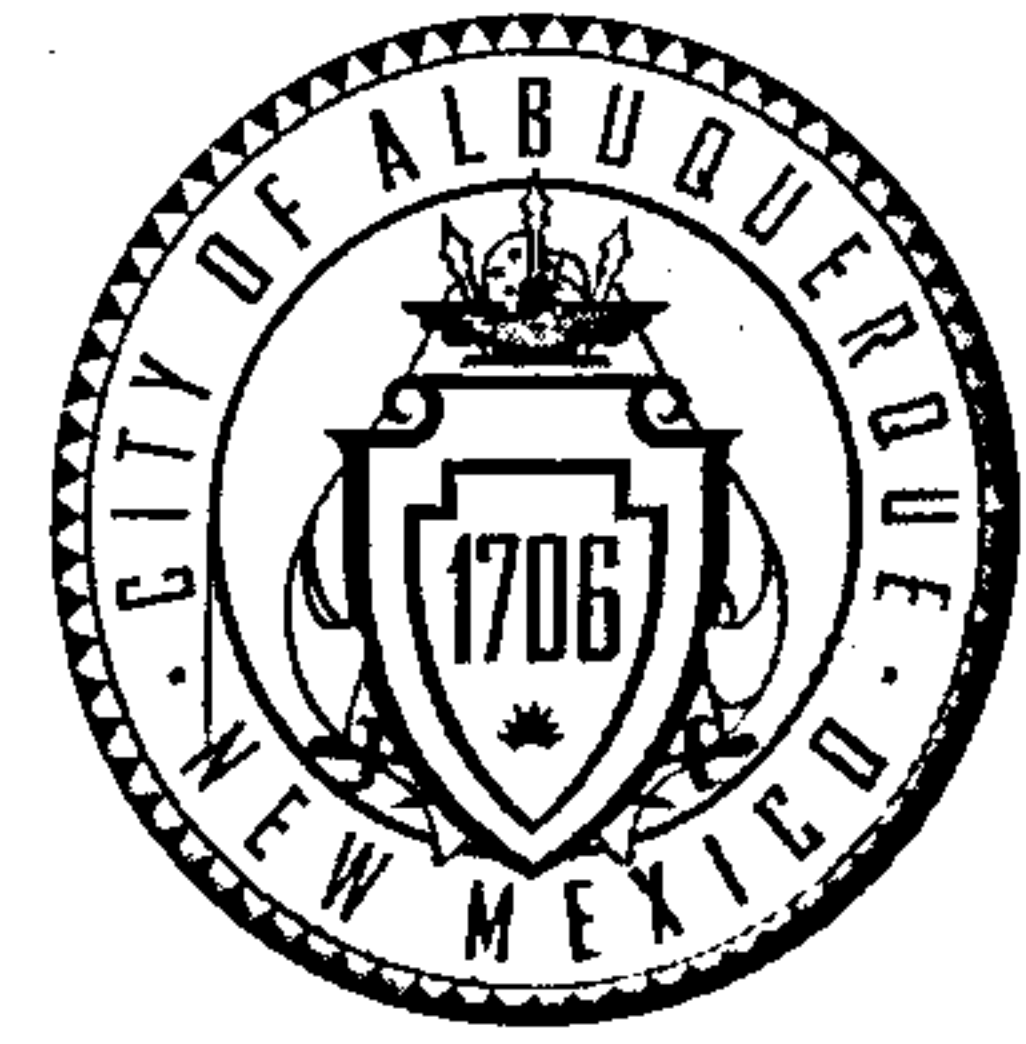
PO Box 1293

Albuquerque

New Mexico 87103

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

# CITY OF ALBUQUERQUE



March 20, 2014

Scott J. Steffen, P.E.  
**BOHANNAN-HUSTON, INC.**  
7500 Jefferson Street NE Courtyard I  
Albuquerque, NM 87109

**Re: Diamond Mesa Buildings # 40, 41, 42, 43, 44, 45, 46, 85, and 88,  
2300 Diamond Mesa Trl. SW,  
Request for Conditional Permanent C.O. –Accepted  
Engineer's Stamp dated: No Plan, (N09/D012)  
Certification dated: No Cert-Conditional**

Dear Mr. Steffen,

Since these buildings were permitted and inspected by the residential process, Temporary Certificate of Occupancy approvals are not acceptable by the Building and Safety Division to allow people to move in.

Therefore, based upon an agreement between the City and Galway Construction dated 11-22-13, Hydrology will conditionally approve the buildings referenced above for Permanent Certificate of Occupancy. An accepted Engineer's certification is required to permanently approve the release of Permanent Certificate of Occupancy.

In addition, an accepted Engineer's certification of all buildings in Phase 3 is required, prior to future conditional approvals of future phases.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis A. Cherne, P.E.  
Principal Engineer, Hydrology Section  
Planning Dept.

C: CO Clerk—Katrina Sigala  
Scott Steffen, Rick Beltramo, Land Clark, Francis Connor

PO Box 1293

Albuquerque

New Mexico 87103

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



# CITY OF ALBUQUERQUE



February 5, 2014

Scott J. Steffen, P.E.  
**BOHANNAN-HUSTON, INC.**  
7500 Jefferson Street NE Courtyard I  
Albuquerque, NM 87109

**Re: Diamond Mesa Buildings # 81, 83 and 84,  
2300 Diamond Mesa Trl. SW,  
Request for Conditional Permanent C.O. –Accepted  
Engineer's Stamp dated: No Plan, (N09/D012)  
Certification dated: No Cert-Conditional**

Dear Mr. Steffen,

Since these buildings were permitted and inspected by the residential process, Temporary Certificate of Occupancy approvals are not acceptable by the Building and Safety Division to allow people to move in.

Therefore, based upon an agreement between the City and Galway Construction dated 11-22-13, Hydrology will conditionally approve the buildings referenced above for Permanent Certificate of Occupancy. An accepted Engineer's certification is required to permanently approve the release of Permanent Certificate of Occupancy.

In addition, an accepted Engineer's certification of all buildings in Phase 2 is required, prior to future conditional approvals of future phases.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis A. Cherne, P.E.  
Principal Engineer, Hydrology Section  
Planning Dept.

C: CO Clerk—Katrina Sigala  
Scott Steffen, Rick Beltramo, Land Clark, Francis Connor

PO Box 1293

Albuquerque

New Mexico 87103

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

## **Cherne, Curtis**

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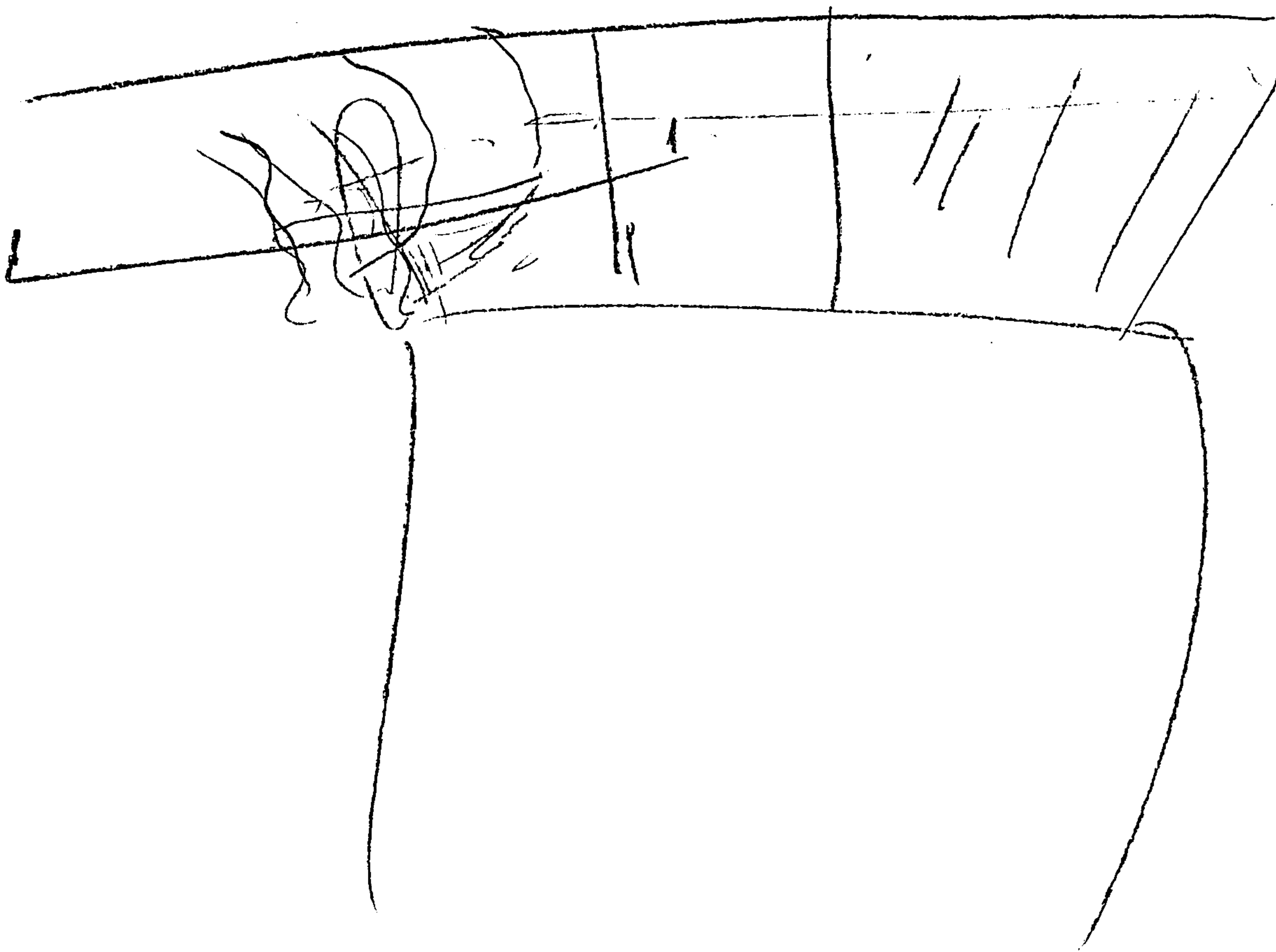
**From:** Rick Beltramo <rbeltramo@gcinm.com>  
**Sent:** Tuesday, February 04, 2014 11:43 AM  
**To:** Metro, Kristal D.; Clark, Land; Cherne, Curtis  
**Subject:** Diamond Mesa- Request for Conditional Approval of Phase 2 Certificat of Occup[ancy]

Kristal, Curtis and Land,

Phase 1 of the Diamond Mesa CO Phasing plan has been completed. The drainage and traffic certifications were submitted and approvals granted by the City. As such, Phase 2 can receive conditional approval. Therefore, with this e-mail, I respectfully request that City Hydrology and City Traffic Conditionally approve Certificates of Occupancy for Phase 2 of the Diamond Mesa phasing plan, relative to hydrology and traffic.

Sincerely, Rick Beltramo.

Rick Beltramo  
Director of Engineering  
Galway Construction, Inc.





July 10, 2014

Mr. Curtis Cherne  
Hydrology Section  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Partial Grading and Drainage Certification, Diamond Mesa  
DRB Case No. 1002819, (N9/D12)

Dear Curtis:

We are requesting Permanent Certificate of Occupancy for Buildings 47-53 at Diamond Mesa. Enclosed for your review is the approved grading and drainage plan dated 10/22/12, with as-built elevations.

In addition, this certification includes the previously approved certification dated 12/13/11 for Buildings 23, 24 and 86, 2/29/12 for the Club House building, 2/1/13 for Building 25, 2/19/13 for Buildings 26 and 87, 4/18/13 for Buildings 27-31, 5/24/13 for Building 32, 6/17/13 for Buildings 89-93, 6/27/13 for Buildings 94-96, 8/1/13 for Buildings 33 and 97, 8/28/13 for Buildings 34 and 35, 11/5/13 for Buildings 36-39, 11/14/13 for Buildings 72-76, 1/6/14 for Building 71, 1/31/14 for Buildings 70, 77-80 and 82, 3/5/14 for Buildings 81 and 83-84, and 4/23/14 for Buildings 40-46, 85 and 88, which are also noted on the as-built drawing. The as-built survey was provided by Surv-Tek.

After reviewing these as-built elevations and visiting the site on 7/10/14, it is my belief that the site has been graded in substantial compliance with the approved grading and drainage plan.

Your review and approval is requested for permanent Certificate of Occupancy for the above listed buildings. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,



Scott J. Steffen, P.E.  
Vice President  
Community Development & Planning

Enclosure

cc: Rick Beltramo, Galway Construction

**Engineering ▲**

**Spatial Data ▲**

**Advanced Technologies ▲**

# CITY OF ALBUQUERQUE



December 26, 2013

Scott J. Steffen, P.E.  
**BOHANNAN-HUSTON, INC.**  
7500 Jefferson Street NE Courtyard I  
Albuquerque, NM 87109

**Re: Diamond Mesa Buildings # 70, 77, 78, 79, 80 and 82,  
2300 Diamond Mesa Trl. SW,  
Request for Conditional Permanent C.O. –Accepted  
Engineer's Stamp dated: No Plan, (N09/D012)  
Certification dated: No Cert-Conditional**

Dear Mr. Steffen,

Since these buildings were permitted and inspected by the residential process, Temporary Certificate of Occupancy approvals are not acceptable by the Building and Safety Division to allow people to move in.

Therefore, based upon an agreement between the City and Galway Construction dated 11-22-13, Hydrology will conditionally approve the buildings referenced above for Permanent Certificate of Occupancy. An accepted Engineer's certification is required to permanently approve the release of Permanent Certificate of Occupancy.

In addition, an accepted Engineer's certification of all buildings in Phase 1 is required, prior to future conditional approvals of future phases.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis A. Cherne, P.E.  
Principal Engineer—Hydrology Section  
Development and Building Services

C: CO Clerk—Katrina Sigala  
Scott Steffen, Rick Beltramo, Land Clark, Francis Connor

PO Box 1293

Albuquerque

New Mexico 87103

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

## Ortiz, Monica

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**From:** Cherne, Curtis  
**Sent:** Thursday, December 26, 2013 11:39 AM  
**To:** Ortiz, Monica  
**Cc:** steffen, scott  
**Subject:** FW: DIAMOND MESA DRAFT CO PHASING LETTER

Monica,  
Please print and attach to approval letters.

Thanks,  
Curtis

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**From:** Rick Beltramo [<mailto:rbeltramo@gcinm.com>]  
**Sent:** Tuesday, December 24, 2013 9:52 AM  
**To:** Clark, Land; Metro, Kristal D.; Cherne, Curtis  
**Cc:** Kelly Calhoun; JL Murtagh  
**Subject:** RE: DIAMOND MESA DRAFT CO PHASING LETTER

Land, Kristal and Curtis,

Thank you for your timely response. With that we are ready for our first phase. With this e-mail I formally request Traffic and Drainage Conditional CO approval for Phase 1.

Thank you. RLB.

Rick Beltramo  
Director of Engineering  
Galway Construction, Inc.

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**From:** Cherne, Curtis [<mailto:CCherne@cabq.gov>]  
**Sent:** Monday, December 23, 2013 9:41 AM  
**To:** Clark, Land; Rick Beltramo  
**Cc:** Metro, Kristal D.  
**Subject:** RE: DIAMOND MESA DRAFT CO PHASING LETTER

Land/Rick,  
I have read the letter and reviewed the Exhibit. Hydrology is in agreement as proposed. The only exception I have to make is that if Hydrology receives any concerns from AMACFA, they will have to be addressed as the drainage outfall is maintained by AMAFCA.

Please let me know when your first phase is ready for conditional CO.

Curtis

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**From:** Clark, Land  
**Sent:** Thursday, December 19, 2013 4:56 PM  
**To:** Rick Beltramo ([rbeltramo@gcinm.com](mailto:rbeltramo@gcinm.com))

**Cc:** Cherne, Curtis; Metro, Kristal D.

**Subject:** FW: DIAMOND MESA DRAFT CO PHASING LETTER

Rick,

The phasing plan was not attached and I recall that a schedule of building numbers would be included by phase.

The letter is sufficient for Building Safety but I would need approval from Traffic and Hydrology. I have copied Ms. Metro and Mr. Cherne to solicit their concurrence.

Thanks,

Land Clark  
Chief Building Official  
City of Albuquerque  
600 2nd Street NW  
Albuquerque, New Mexico 87102  
(505) 924-3313 Direct

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**From:** Rick Beltramo [mailto:]

**Sent:** Thursday, December 19, 2013 2:00 PM

**To:** Clark, Land

**Subject:** FW: DIAMOND MESA DRAFT CO PHASING LETTER

Here is the letter

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**From:** Rick Beltramo

**Sent:** Thursday, December 19, 2013 1:58 PM

**To:** Land Clark ([ldclark@cabq.gov](mailto:ldclark@cabq.gov))

**Subject:** DIAMOND MESA DRAFT CO PHASING LETTER

Land,

Attached is my draft letter regarding our proposed CO phasing plan. The exhibit is being printed. Please review and comment. If this letter is acceptable I will be delivering the letter and exhibit tomorrow.

Thanks. RLB.



## **Cherne, Curtis**

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**From:** Rick Beltramo <rbeltramo@gcinm.com>  
**Sent:** Thursday, October 17, 2013 11:55 AM  
**To:** Cherne, Curtis  
**Subject:** RE: diamond mesa

Curtis,

My responses below.

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**From:** Cherne, Curtis [<mailto:CCherne@cabq.gov>]  
**Sent:** Thursday, October 17, 2013 9:55 AM  
**To:** Rick Beltramo  
**Subject:** diamond mesa

Rick,  
Good morning.

I was reviewing the drainage file in preparation for my site visit to Diamond Mesa to support your multiple CO request.

I leafed through the drainage report and the latest approved grading plan. I see the inlets and storm drain on the grading plan, but what is not clear is: 1. how many inlets do you need for what is currently built? 2. When will future inlets need to be built to support the phasing? And 3. If inlets are not built, are temporary ponding areas required?

The inlets and remaining storm drain are under construction at this time. Future certs will be based on these inlets being in and the entire system being connected and operational.

Some months ago I submitted an interim plan to AMAFCA, Lynn Mazur. The plan proposed building temporary inlets and ponds that would operate until the storm drain collection system was complete. The intent was to remove the AMAFCA limitation for building permits. Lynn approved the concept plan. Since then we completed the connection to the AMAFCA facility including the water quality MH and the interim storm drain and ponds. Lynn reviewed the interim improvements in the field. AMAFCA is satisfied with the interim improvements such that there no longer is a limit on building permits imposed by AMAFCA.

You should overlay drainage information/phasing on your building phasing document. Per this exhibit it appears you would have built 2/3 of the buildings and not have inlets in. I do not think that was the design intent.

Kristal has similar comments regarding traffic. After our meeting Monday I will amend the phasing plan to your satisfaction and Kristal's.

Curtis

**Cherne, Curtis**

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**From:** Cherne, Curtis

**Sent:** Thursday, October 17, 2013 10:55 AM

**To:** 'Rick Beltramo'

**Subject:** diamond mesa

Rick,

Good morning.

I was reviewing the drainage file in preparation for my site visit to Diamond Mesa to support your multiple CO request.

I leafed through the drainage report and the latest approved grading plan. I see the inlets and storm drain on the grading plan, but what is not clear is: 1. how many inlets do you need for what is currently built? 2. When will future inlets need to be built to support the phasing? And 3. If inlets are not built, are temporary ponding areas required?

You should overlay drainage information/phasing on your building phasing document. Per this exhibit it appears you would have built 2/3 of the buildings and not have inlets in. I do not think that was the design intent.

Curtis

7-23-13 email from Lynn

Reasonable to have storm drain catchment on  
Carmel mesa prior to CO's in phase 1

Send to Linda

10/17/2013