



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.
- 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.



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Letter to Mr. Land Clark

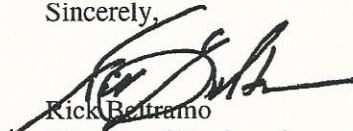
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The attached Exhibit "A" has been modified based on comments received at the Friday meeting. The exhibit has been printed on a larger format. A table has been added showing the building numbers and unit numbers for each phase.

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

24 DEC 2013  
date

Attachments

cc: Curtis Cherne, Kristal Metro, Kelly Calhoun