

CITY OF ALBUQUERQUE



August 29, 2006

Mr. Graeme Means, PE
JEFF MORTENSEN & ASSOCIATES
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: FLYING STAR CORRALES
10700 Corrales Road NW
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 04/04/2006 (A-14/D2C)
Certification dated 08/25/2006

Dear Graeme,

Based upon the information provided in your submittal received 08/28/2006, 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.

Sincerely,

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

C: CO Clerk
File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

EASEMENT KEYED NOTES

- REMAINING PORTION PNM AND MST&T EASEMENT GRANTED BY DOCUMENT FILED 04-09-1984, BOOK MISC. 105A, PAGE 728, DOC. #8425506; AMENDED BY WAIVER AND PARTIAL RELEASE OF EASEMENT (PNM ONLY) FILED 09-08-1997, BOOK 97-24, PAGE 7570, DOC. #97092922
- REMAINING PORTION PNM AND MST&T EASEMENT GRANTED BY DOCUMENT FILED 05-15-1986, BOOK MISC. 352A, PAGE 111, DOC. #8643214; AMENDED BY WAIVER AND PARTIAL RELEASE OF EASEMENT (PNM ONLY) FILED 09-08-1997, BOOK 97-24, PAGE 7572, DOC. #97092923
- PNM AND MST&T EASEMENT GRANTED BY DOCUMENT FILED 09-23-1986, BOOK MISC. 397A, PAGE 877, DOC. #8691137
- PNM AND MST&T UNDERGROUND EASEMENT GRANTED BY DOCUMENT FILED 09-17-1991, BOOK BCR 91-16, PAGE 5061, DOC. #91077850
- PNM AND US WEST COMMUNICATIONS UNDERGROUND EASEMENT GRANTED BY DOCUMENT FILED 09-08-1997, BOOK 97-24, PAGE 7560, DOC. #97092917
- 45' VEHICULAR ACCESS TO CORRALES ROAD PERMITTED ONLY AT THIS LOCATION PER PLAT C21-185. REVISED LOCATION DEMONSTRATED BY THE APPROVED SITE DEVELOPMENT PLAN FOR THIS PROJECT (PROJECT #1000676).
- APPROXIMATE LOCATION OF 10" GAS COMPANY OF NEW MEXICO EASEMENT GRANTED BY PLAT C21-185
- RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENT GRANTED BY PLAT 2005C-275 SERVING TRACTS F-3-A AND F-3-B TO ALLOW FREE CIRCULATION AND SHARED PARKING BETWEEN THE TWO TRACTS. THE LIMITS OF THIS EASEMENT SHALL BE DEFINED BY THE PARKING AND ACCESS COMPONENTS DEMONSTRATED BY THE APPROVED SITE PLAN FOR BUILDING PERMIT PREPARED BY EDWARD FITZGERALD ARCHITECTS DATED 03-07-2005 (PROJECT #1000676). MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING OWNERS.
- PRIVATE NON-SPECIFIC DRAINAGE EASEMENT GRANTED BY PLAT 2005C-275, SERVING TRACT F-3-A, LOCATED ON TRACT F-3-B TO ACCEPT RUNOFF FROM TRACT F-3-A IN ACCORDANCE WITH GRADING PLAN DATED 07-25-2005 PREPARED BY THIS OFFICE, J. GRAEME MEANS PE #13676. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT F-3-B.
- CITY OF ALBUQUERQUE PUBLIC SIDEWALK EASEMENT GRANTED BY PLAT 2005C-275.
- NEW MEXICO UTILITIES, INC. PUBLIC SANITARY SEWER EASEMENT GRANTED BY PLAT 2005C-275.
- RECIPROCAL ACCESS EASEMENT OVER TRACTS F-1, F-2 AND F-3, LAS TIENDAS DE CORRALES CENTER AS NOTED ON PLAT C21-185
- LANDSCAPING AND SIGNAGE EASEMENT AGREEMENT GRANTED BY DOCUMENT FILED 02-14-1994, BOOK 94-5, PAGE 6927, DOC. #94020969
- ACCESS EASEMENT AGREEMENT GRANTED BY DOCUMENT FILED 05-08-1987, BOOK MISC. 484-A, PAGES 796-804, DOC. #08748186
- FIRST AMENDMENT AND MODIFICATION OF ACCESS EASEMENT AGREEMENT GRANTED BY DOCUMENT FILED 09-07-1993, BOOK 93-24, PAGE 7849, DOC. #93098651
- QWEST EASEMENT GRANTED BY PLAT 2005C-275.
- NEW MEXICO UTILITIES, INC. PUBLIC WATER EASEMENT GRANTED BY PLAT 2005C-275.

LEGEND

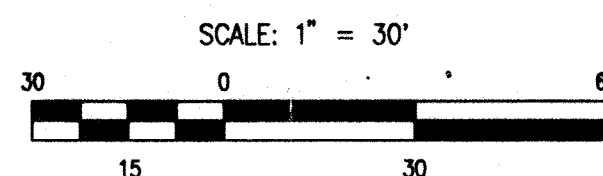
- 8.51 PROPOSED SPOT ELEVATION
- 08 PROPOSED CONTOUR
- 5620 EXISTING CONTOUR
- PROPOSED FLOWLINE
- HIGH POINT/WATERBLOCK
- +5.7 SUPPLEMENTAL EXISTING SPOT BY JMA SURVEY
- GRADE BREAK/RIDGE
- FL FLOW LINE
- INV INVERT
- TA TOP OF ASPHALT
- TC TOP OF CURB
- TCO TOP OF CONCRETE
- TG TOP OF GRAVEL
- TSW TOP OF SIDEWALK
- TRC TOP OF RETAINING CURB

NOTE:

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM SURV-TEK LAND TITLE SURVEY SUPPLEMENTED BY JMA SPOT ELEVATIONS AS SHOWN IN THE LEGEND. KEYED EASEMENTS ARE FROM JMA PLAT (NOT YET RECORDED AT THE TIME OF PLAN PREPARATION).

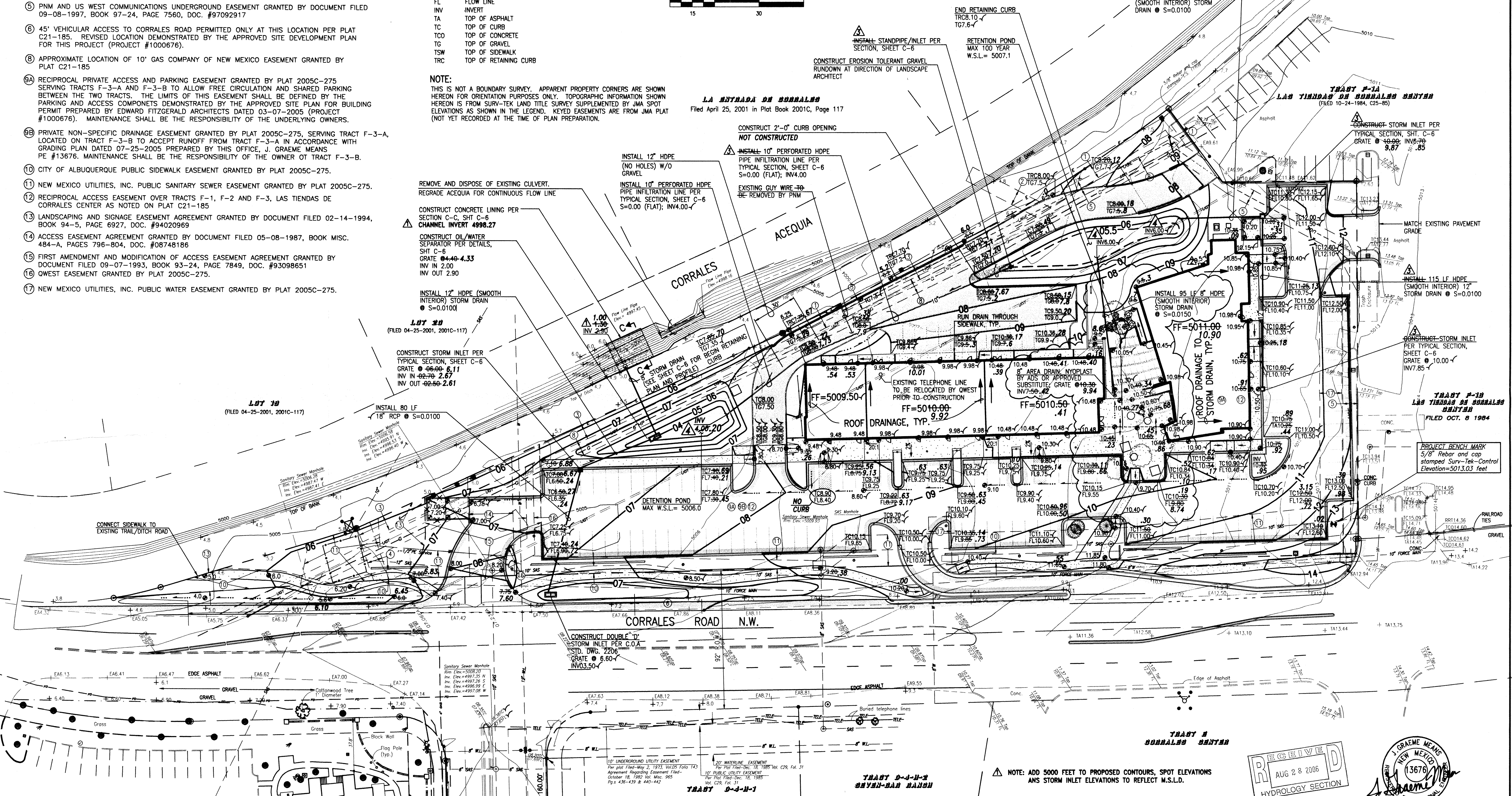
LA ENTRADA DE CORRALES

Filed April 25, 2001 in Plat Book 2001C, Page 117



RECORD INFORMATION

- 9.98 RECORD INFORMATION
- 9.98 RECORD INFORMATION= AS-DESIGNED
- 10.48 RECORD INFORMATION
- 10.39 RECORD INFORMATION



JMA
JEFF MORTENSEN & ASSOCIATES, INC.
1600-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, NM 87109
PHONE: (505) 345-4250
FAX: (505) 345-4254
ESTABLISHED 1977

GRADING PLAN

FLYING STAR CORRALES

NO.	DATE	BY	REVISIONS
07/05	G.M.	ADDRESS MRGC COMMENTS	
04/06	G.M.	REVISE PATIO AREA	
08/06	G.M.	ENGINEER'S CERTIFICATION FOR TEMPORARY C.O.	
08/06	G.M.	ENGINEER'S CERTIFICATION FOR FINAL C.O.	

DESIGNED BY: G.M.

DRAWN BY: RRW

APPROVED BY: G.M.

NOTE: ADD 5000 FEET TO PROPOSED CONTOURS, SPOT ELEVATIONS AND STORM INLET ELEVATIONS TO REFLECT M.S.L.D.

RECEIVED
AUG 28 2006
HYDROLOGY SECTION

PROFESSIONAL
J. GRAEME MEANS
NEW MEXICO
13676

05/16/2005 08/02/2006
07/25/2005 08/25/2006
04/04/2006

004.055.61
15-2005
C-4