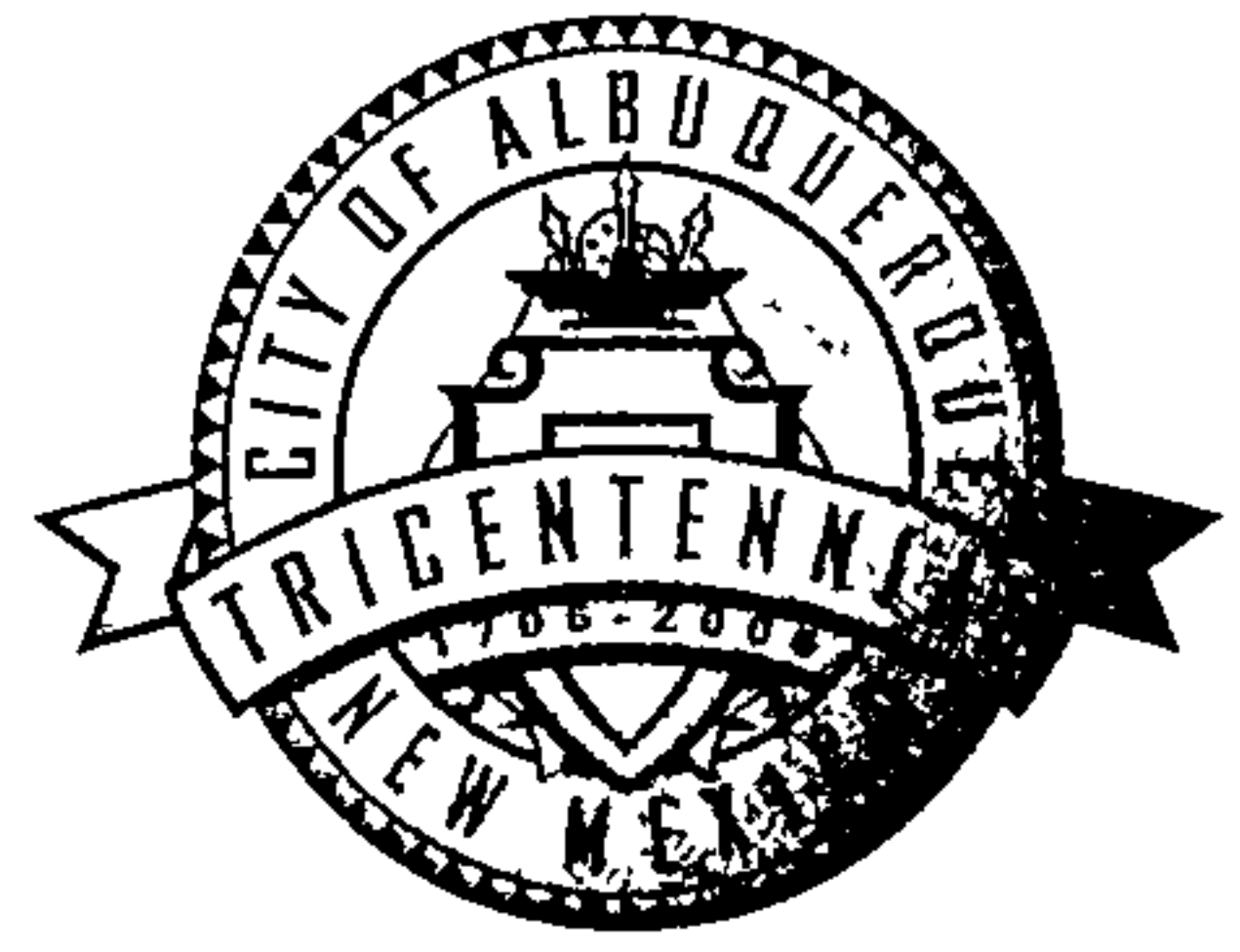


CITY OF ALBUQUERQUE



June 9, 2008

James Benjamin Clark III, R.A.
Masterworks Architects, Inc.
516 11th St. NW
Albuquerque, NM 87102

**Re: C19-D011D9A Winklejohn Development, 7900 Carmel Avenue NE,
Permanent Certificate of Occupancy – Transportation Development
Engineer's Stamp dated 5-16-08 (C19-D011D9A)
Certification dated 6-03-08**

Dear Mr. Clark,

P.O. Box 1293

Based upon the information provided in your submittal received 6-04-08, the above referenced certification is approved for release of permanent Certificate of Occupancy by Transportation Development.

Albuquerque

If you have any questions, you can contact me at 924-3991.

New Mexico 87103

Sincerely,

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

www.cabq.gov

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: SHELL ONLY BUILDING - MIKE WINKELJOHN MAP/DRG. FILE #: C-19/D01179A
DRB #: 08DEB-70167 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT D, LA CUEVA VILLAGE, UNIT 1
CITY ADDRESS: 7900 CARMEL AVE. NE

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: KHL PARTNERSHIP
ADDRESS: 7610 CARMEL NE STE F
CITY, STATE: ABQ NM

CONTACT: MIKE WINKELJOHN
PHONE: 489-4531
ZIP CODE: 87112

ARCHITECT: MASTERWORKS ARCHITECTS INC.
ADDRESS: 516 11TH ST NW
CITY, STATE: ABQ NM

CONTACT: JIM CLARK
PHONE: 242-1866
ZIP CODE: 87102

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: MICHAEL WINKELJOHN, WINK DEVELOPMENT, Inc.
ADDRESS: 7610 CARMEL NE STE F
CITY, STATE: ABQ NM

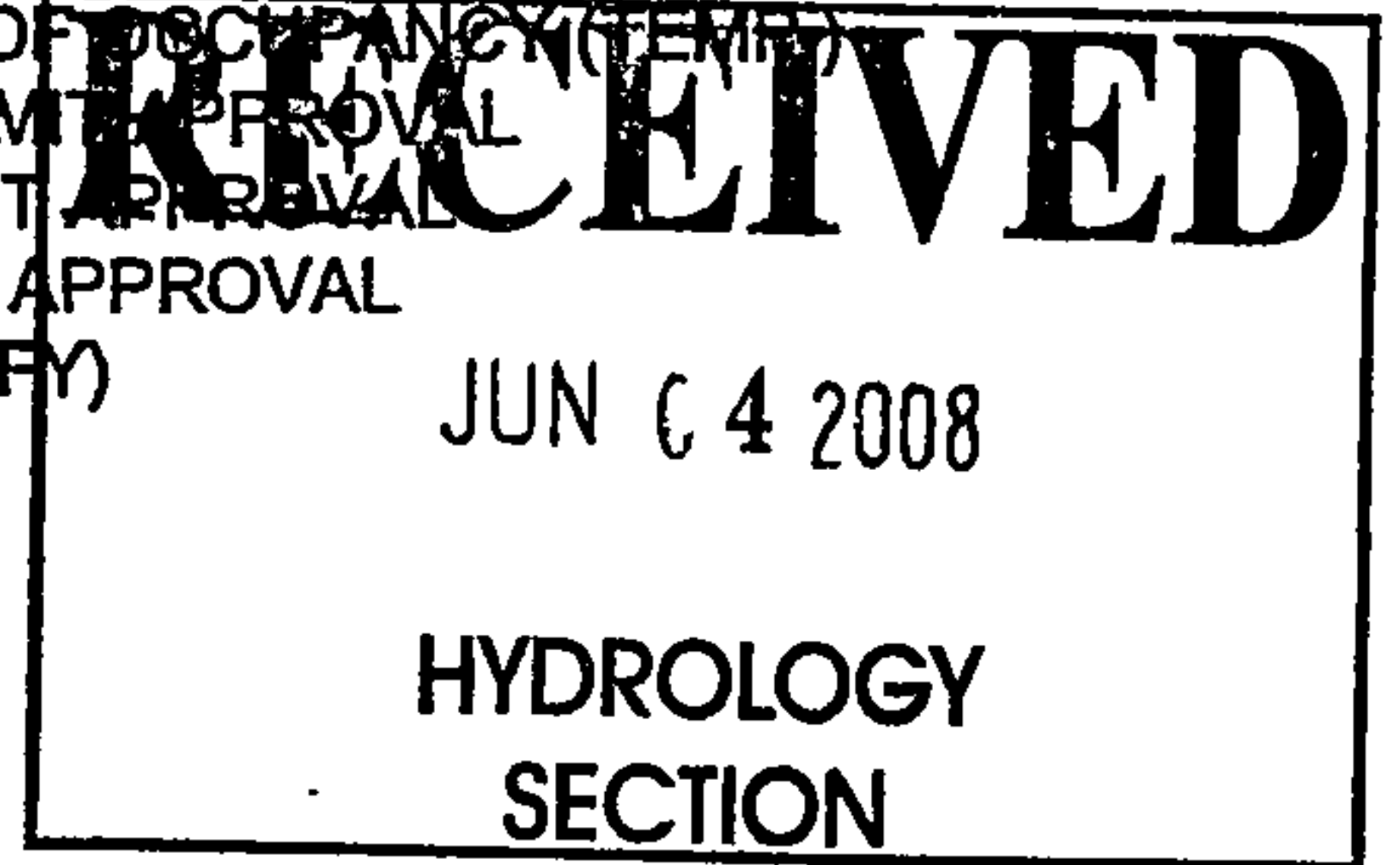
CONTACT: MIKE WINKELJOHN
PHONE: 489-4531
ZIP CODE: 87112

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st 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 June 08 BY: James B Clark, Agent, MWA Inc

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.

3 June 2008
Project MW 00550

Development and Building Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Letter of Certification
CoA Project No. 1000163 / DRB Case No. 08DRB-70167

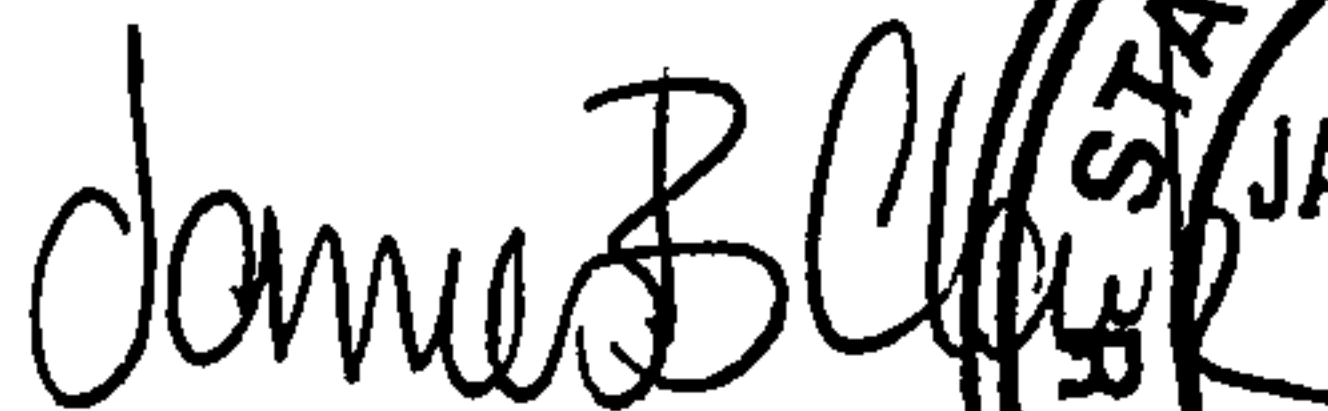
Project Name: Shell Only Building for
Mike Winkeljohn
7900 Carmel Ave, NE
Albuquerque, NM

On 3 June 2008, I conducted a Site Observation Visit of the completed facility to confirm the construction of the site improvements.

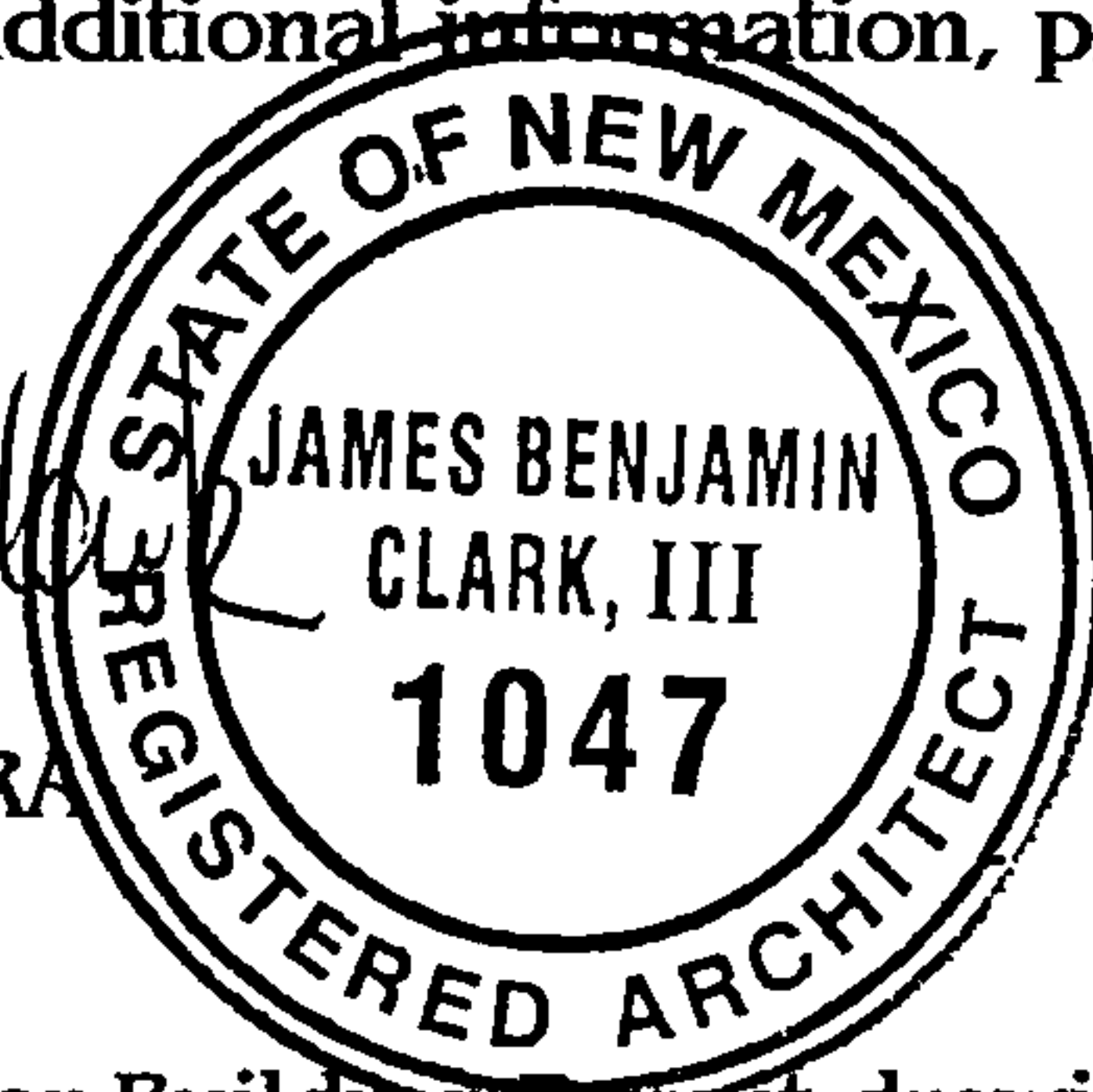
My observation revealed that the site improvements are in substantial compliance with the City of Albuquerque approved Site Plan for Building Permit as Amended 3 June 2008.

If you need any additional information, please call.

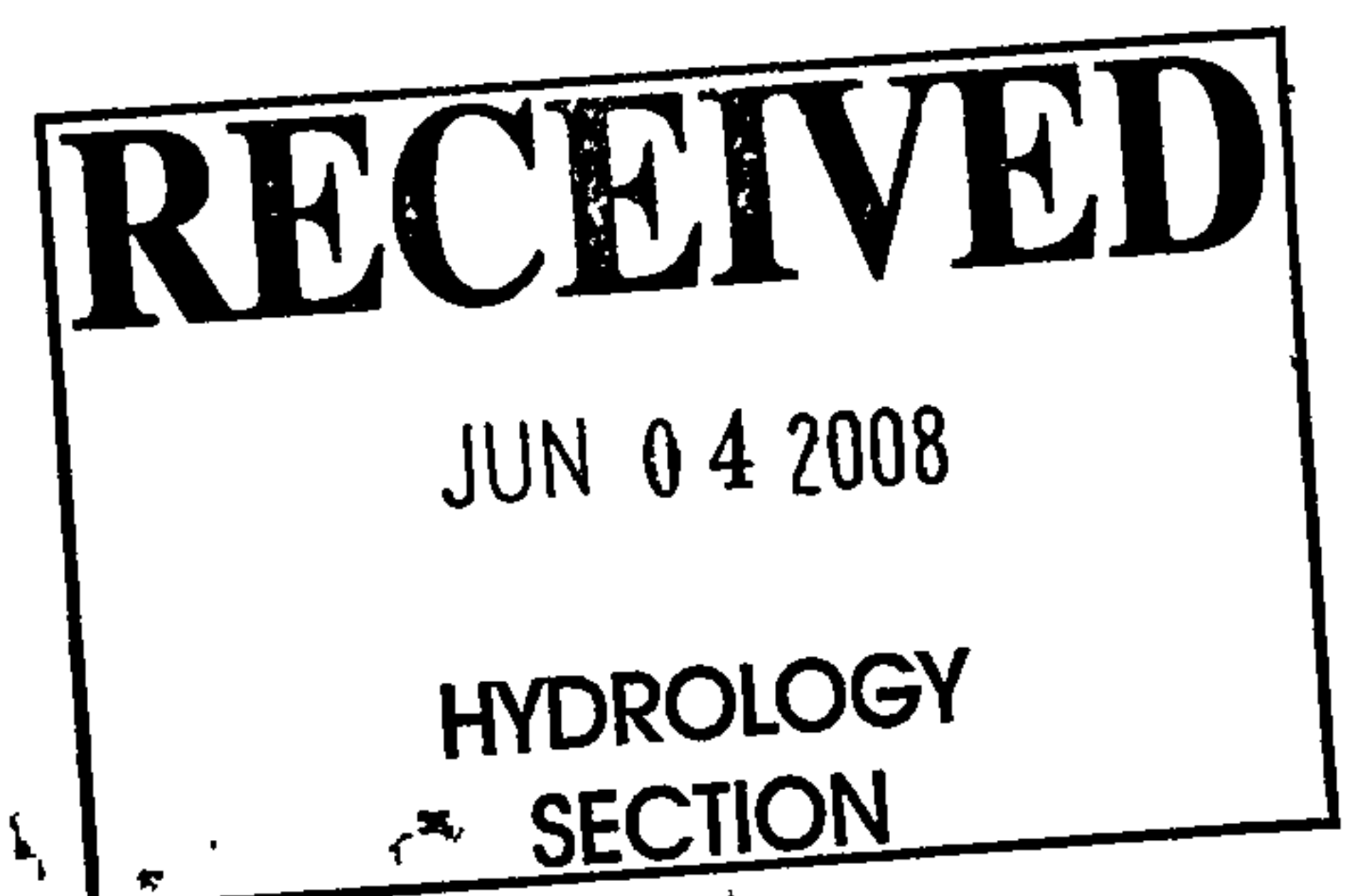
Sincerely,



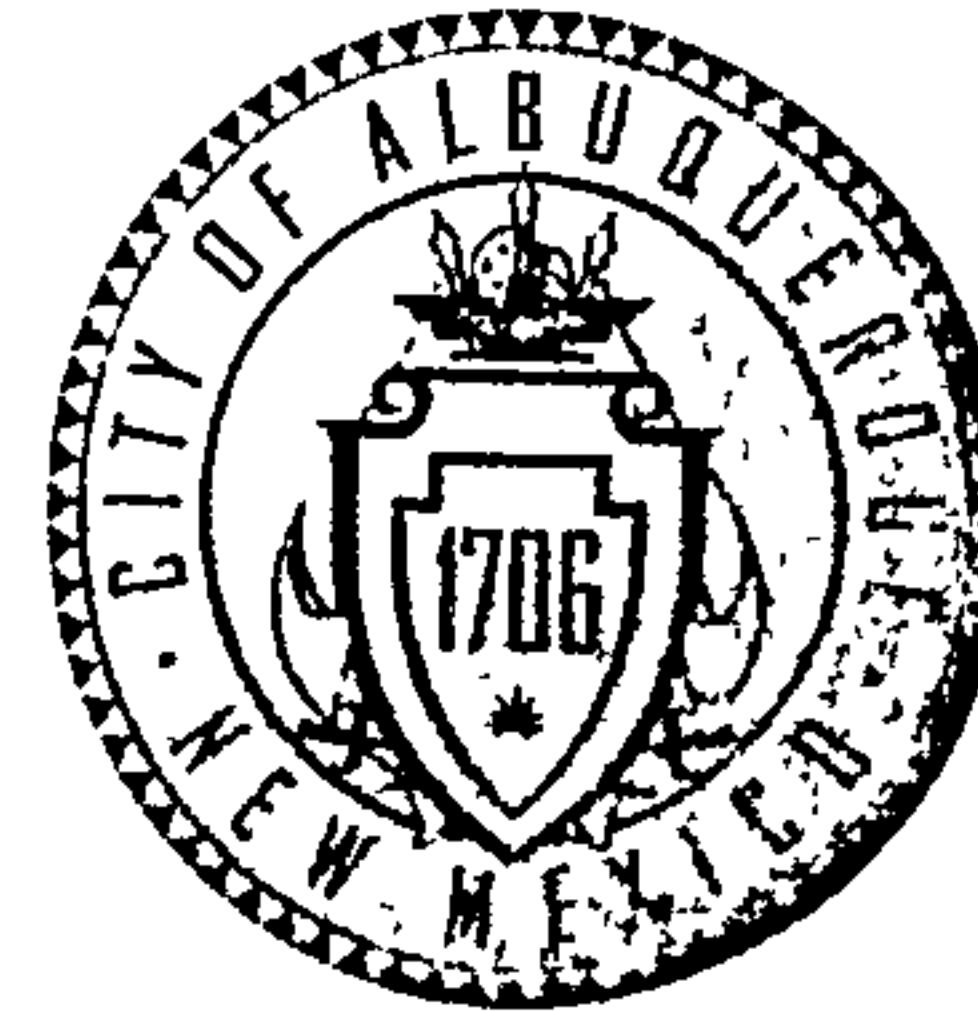
James B. Clark, RA
President



Encl: Site Plan for Building Permit drawing dated 16 May 2008
w/ Administrative Amendment approved 3 June 2008



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

May 5, 2008

James Benjamin Clark III, R.A.
Masterworks Architects, Inc.
~~4200 Wyoming Blvd. NE~~
~~Albuquerque, NM 87111~~

516 11th St. NW
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
Mike Winkeljohn Building, 7900 Carmel Avenue NE
Architect's Stamp dated 6-15-07 (C19-D11D9A)
Certification dated 5-01-08

Dear Mr. Clark,

The TCL / Letter of Certification submitted on 5-02-08 is not sufficient for acceptance by this office for temporary Certificate of Occupancy (C.O.). The following items need to be addressed:

- Any changes to the approved plan must be redlined and initialed. The information shown on the submitted certification does not match what I saw on my last site visit.
- Your certification states that the owner and the shopping center have completed their negotiations that will allow the construction of the western curb cut. A copy of this agreement, signed by both parties, will need to be submitted for our files.
- A cross lot access easement is required.
- Based on previous discussions with the property owner, an administrative amendment should be done for this site. What is the status of this amendment?

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

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: File

CITY OF ALBUQUERQUE



June 2, 2008

Philip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**Re: Winkel John Retail, 7900 Carmel Ave. NE,
Request of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 08/13/07 (C-19/D011D9A)
Certification dated 4/26/08**

Mr. Clark:

P.O. Box 1293

Based upon the information provided in your submittal received 4/28/08, the above referenced certification is approved for release of Permanent Certification by Hydrology.

Albuquerque

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

New Mexico 87103

Sincerely,

Timothy E. Sims
Plan Checker, Hydrology
Development and Building Services

www.cabq.gov

C: C.O. Clerk—Katrina Sigala
File

CITY OF ALBUQUERQUE



May 9, 2008

Philip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**Re: Winkel John Retail, 7900 Carmel Ave. NE,
Reject of Request of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 08/13/07 (C-19/D011D9A)
Certification dated 4/26/08**

Mr. Clark:

Based upon the information provided in your submittal received 4/28/08, the above referenced certification cannot be approved until the following comments are addressed:

1. Pending the approval of the Administrative Amendment to allow the drive-pad to the west access onto Carmel Avenue.

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

Sincerely,

Timothy E. Sims
Plan Checker, Hydrology
Development and Building Services

C: File

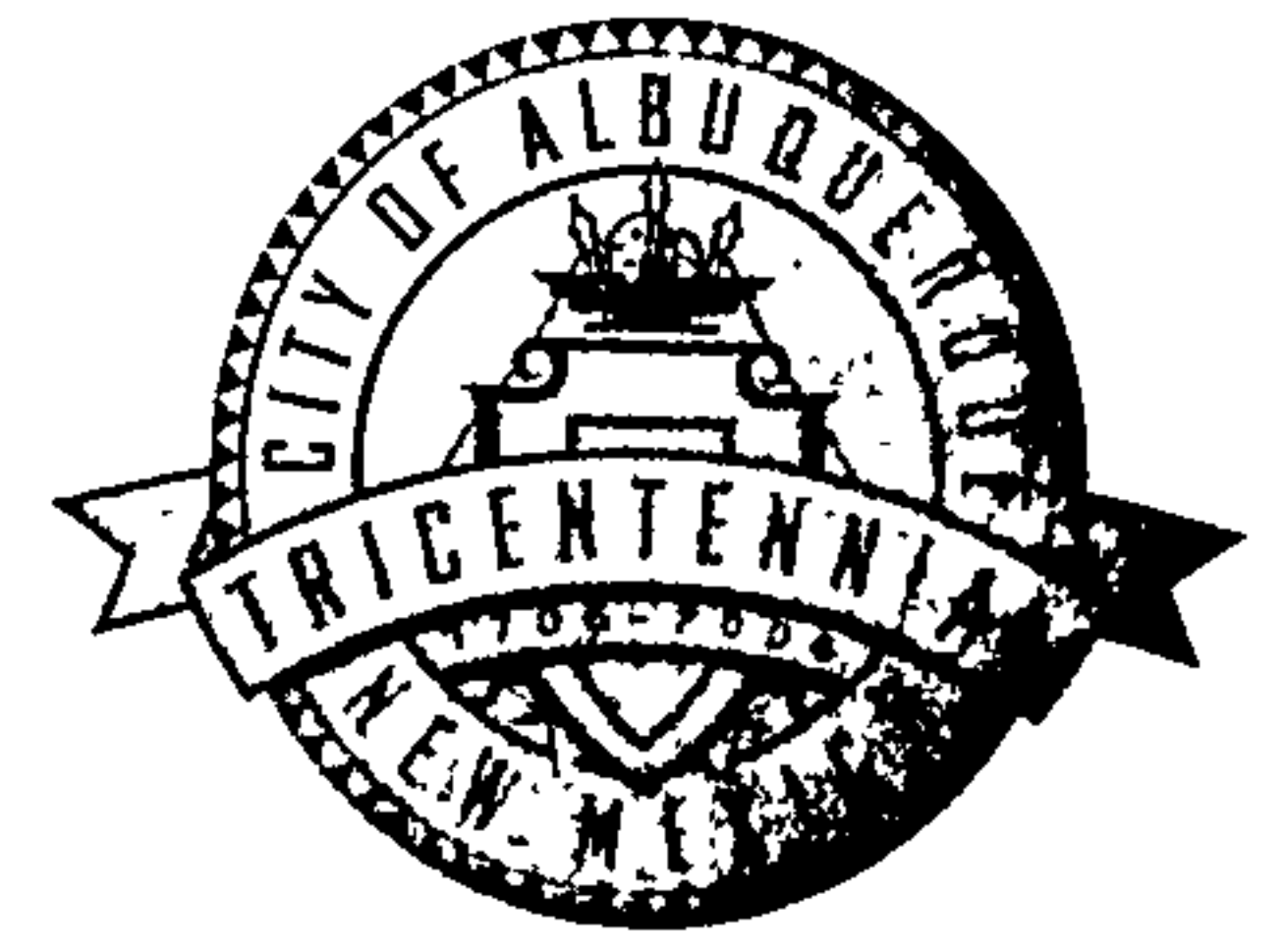
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



August 20, 2007

Philip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**Re: Winkeljohn Retail, Grading and Drainage Plan
Engineer's Stamp dated 8-13-07 (C19/D011D9A)**

Dear Mr. Clark,

Based upon the information provided in your submittal dated 8-15-07, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Engineering Associate, Planning Dept.
Development and Building Services

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



August 9, 2007

Philip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**Re: Winkeljohn Retail, Grading and Drainage Plan
Engineer's Stamp dated 8-3-07 (C19/D011D9A)**

Dear Mr. Clark,

Based upon the information provided in your submittal dated 8-3-07, the above referenced plan is approved for Site Development for Building Permit by the DRB, but cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- The runoff from lots D, E, and F is supposed to enter the inlet in the private drive. Grading this site to drain to an inlet in this sites' parking lot and piping it to the back of the inlet in the private drive would help ensure that the runoff enters the storm drain system before entering Carmel Ave.
- Provide a build note for the size/type of curb to be built and where the existing curb is to be removed.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Engineering Associate, Planning Dept.
Development and Building Services

C: file
Brad Bingham

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Winkel John Retail ZONE MAP/DRG. FILE # (C19/DO11D9A)
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT D, La Cueva Village, Unit 1
CITY ADDRESS: 7900 Carmel Ave. NE 87122

ENGINEERING FIRM:  **Clark Consulting Engineers** CONTACT: Phil
ADDRESS: _____ PHONE: 281-2444
CITY, STATE: 19 Ryan Road ZIP CODE: _____
Edgewood, New Mexico 87015

OWNER: Winkel John CONTACT: 489-4531
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Masterworks CONTACT: Jim C.
ADDRESS: _____ PHONE: 242-1866
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Phil Turner CONTACT: 379-4301
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

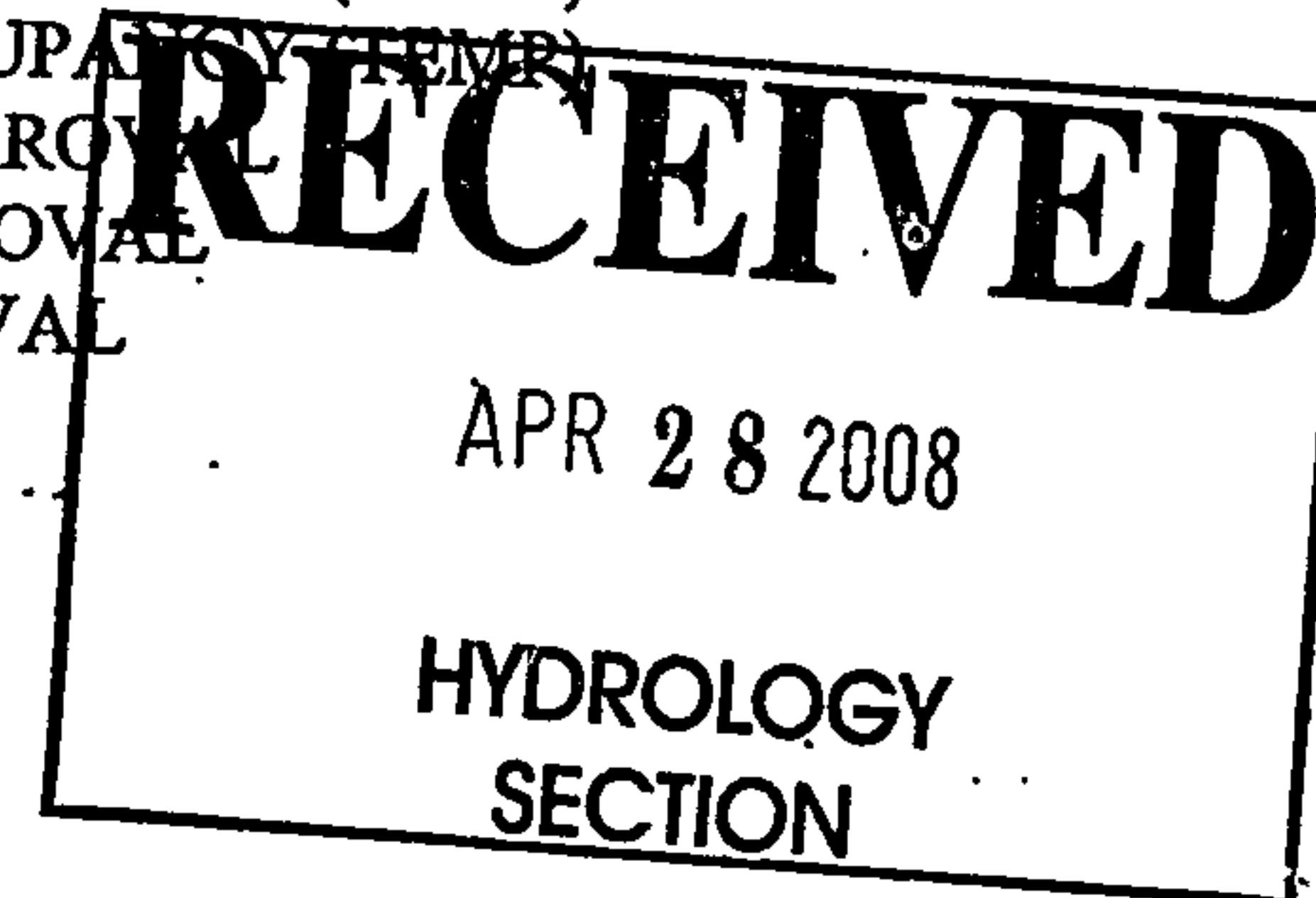
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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
☐ 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

SUBMITTED BY: Phil DATE: 4/28/08



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 define 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.