



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 31, 2001

Ronald R. Bohannon, P.E.  
Tierra West, LLC  
4421 McLeod NE  
Suite D  
Albuquerque, New Mexico 87109

**RE: Market Place At Journal Center Phase II (D17-D3B1)  
Engineers Certification For Certificate Of Occupancy  
Engineers Stamp Date 9-8-98  
Engineers Certification Date 8-23-99**

Dear Mr. Bohannon:

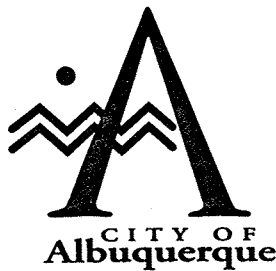
Based upon the information provided in your Engineers Certification submittal dated August 25, 2001, the above referenced phase is approved for Permanent Certificate of Occupancy.

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

Sincerely,

Carlos A. Montoya  
City Floodplain Administrator

C: Vickie Chavez, COA  
Approval file  
Drainage file



P.O. Box 1293 Albuquerque, NM 87103

November 7, 1996

Martin J. Chávez, Mayor

Ronald R. Bohannon, PE  
Tierra West Dev Mgt Ser  
4421 Mcleod Rd NE Suite D  
Albuquerque, NM 87109

RE: DRAINAGE REPORT FOR MARKET PLACE @ J.C. (D-17/D3B1)  
RECEIVED OCTOBER 24, 1996 FOR SITE DEV PLAN, FINAL PLAT, GRADING & BUILDING  
PERMIT  
ENGINEER'S STAMP DATED 10-21-96

Dear Mr. Bohannon:

Based on the information included in the submittal referenced above, City Hydrology accepts the drainage report for site development plan and the grading plan for rough grading. The following comments must be addressed before Final Plat & Building Permit:

A public drainage easement is not required within the AMAFCA Right of Way. If it is granted as indicated, it must be approved by the AMAFCA Board. Add the access ramp that AMAFCA requires to the infrastructure list.

All of the sections except D-D appear to be cut backwards. Section F-F is particularly confusing. The emergency spillway must be 42' long instead of 32'. What is the purpose of the swale on the south side of the main buildings? What happens to the asphalt path when it overlaps the swale slope? Verify that the water block at the entrance on Jefferson is adequate.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.  
Civil Engineer/Hydrology

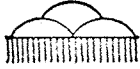
c: Andrew Garcia  
Fred Aguirre, DRB 96-394  
Larry Caudill, Environmental Health  
Kurt Browning, AMAFCA

Good for You, Albuquerque!



GENEIVA MEEKER, CHAIR  
DANIEL W. COOK, VICE-CHAIR  
RONALD D. BROWN, SECRETARY-TREASURER  
MICHAEL MURPHY, ASST. SECRETARY-TREASURER  
TIM EICHENBERG, DIRECTOR

LARRY A. BLAIR  
EXECUTIVE ENGINEER



Albuquerque  
Metropolitan  
Arroyo  
Flood  
Control  
Authority

2600 PROSPECT N.E. - ALBUQUERQUE, N.M. 87107  
TELEPHONE (505) 884-2215

November 4, 1996

Mr. Shahab Biazar  
Tierra West Development Management Services  
4421 McLeod Rd. NE  
Albuquerque, NM 87109

RE: Market Place at Journal Center on North Pino Arroyo

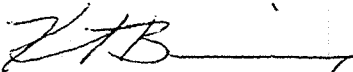
Dear Shahab:

I have received your letter dated October 22, 1996. We cannot approve your plat until the access issue to the channel is resolved.

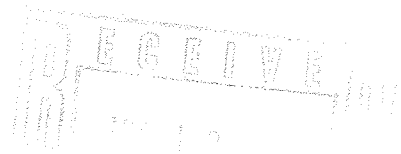
As discussed at our previous meeting, the two alternatives were going to be researched and the necessary descriptions and documents prepared.

Should you have any questions, please call me.

Sincerely,  
AMAFCA

  
Kurt Browning, P.E.  
Drainage Engineer

xc: Fred Aguirre, AMAFCA Designee, COA PWD Hyd  
John Curtin, COA PWD Hyd  
James Topmiller, BHI



# TRACT 3A-1C-1A

AREA = 201,691 sq. ft.

4.630 acres

20' PUBLIC SANITARY SEWER  
EASEMENT GRANTED BY THIS PLAT

EXISTING 20' PUBLIC SANITARY  
SEWER EASEMENT  
REC. 9/27/94, VOL. 94C, FOL. 320  
TO BE VACATED BY THIS PLAT V-96—

N 38°30'39" W  
29.12'

EXISTING 20' PUBLIC STORM  
DRAINAGE EASEMENT  
REC. 9/27/94, VOL. 94C, FOL. 320  
TO BE VACATED BY THIS PLAT V-96—

R=14.00'  
L=7.84'

PORTION OF COMMON AREA EASEMENT  
REC. 9/27/94, VOL. 94C, FOL. 320  
TO BE VACATED BY THIS PLAT V-96—

45°10'54"  
322.42' (R=322.42')  
34.15'  
54.25' (L=254.25')  
N 62°05'27" W  
247.71'

A . M . A . F . C . A .

Drainage

(R.O.W. VARIES 80' TO 115')

| CURVE | RADIUS   | LENGTH  | TANGENT | CHORD   | BEARING       | DELTA      |
|-------|----------|---------|---------|---------|---------------|------------|
| C1    | 1760.00' | 133.56' | 66.81'  | 133.53' | N 61°25'41" E | 04°20'53"  |
| C2    | 1063.90' | 25.03'  | 12.52'  | 25.03'  | N 86°16'41" E | 01°20'54"  |
| C3    | 322.42'  | 19.80'  | 9.90'   | 19.80'  | N 82°55'20" W | 03°31'09"  |
| C4    | 14.00'   | 19.35'  | 11.58'  | 17.85'  | N 85°23'14" W | 79°12'41"  |
| C5    | 17.00'   | 34.62'  | 27.57'  | 28.94'  | N 58°41'20" W | 116°40'47" |
| C6    | 20.00'   | 41.79'  | 34.44'  | 34.59'  | S 19°16'30" E | 119°42'30" |
| C7    | 57.01'   | 126.69' | 115.15' | 102.18' | N 38°13'10" E | 127°19'18" |
| C8    | 11.50'   | 21.48'  | 15.54'  | 18.49'  | S 08°16'44" W | 107°00'39" |
| C9    | 47.01'   | 130.22' | 250.19' | 92.40'  | S 42°29'41" W | 158°42'58" |
| C10   | 354.41'  | 31.80'  | 15.91'  | 31.79'  | N 62°37'29" E | 05°08'28"  |
| C11   | 274.87'  | 36.36'  | 18.20'  | 36.33'  | N 45°59'01" E | 07°34'42"  |
| C12   | 168.10'  | 35.84'  | 17.89'  | 35.57'  | S 40°59'20" W | 12°08'48"  |
| C13   | 406.42'  | 69.74'  | 34.95'  | 69.65'  | N 60°13'07" E | 09°49'52"  |
| C14   | 172.87'  | 90.49'  | 46.31'  | 89.46'  | N 46°18'05" E | 29°59'30"  |
| C15   | 250.23'  | 35.79'  | 17.93'  | 35.76'  | S 43°30'17" W | 08°11'42"  |
| C16   | 30.00'   | 3.90'   | 1.95'   | 3.89'   | S 77°35'21" E | 07°26'32"  |
| C17   | 30.00'   | 7.80'   | 3.92'   | 7.78'   | S 66°25'11" E | 14°53'49"  |
| C18   | 30.00'   | 10.20'  | 5.15'   | 10.15'  | S 49°14'08" E | 19°28'16"  |
| C19   | 322.42'  | 37.78'  | 18.91'  | 37.76'  | N 77°48'21" W | 06°42'49"  |

take easement  
off - for portion inside  
A.M.A.F.C.A. ROW - not  
needed! (etc  
Drainage ROW)

1969

E)

16"



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department  
Transportation Development Services Section***

March 18, 2002


Steven Perich, Registered Architect  
Dekker Perich Sabatini  
6801 Jefferson NE  
Suite 100  
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Market Place @ Journal Center, [D17/ D3B1]  
7620 Jefferson NE  
Engineer's Stamp Dated 3/15/02

Dear Mr. Perich:

The TCL / Letter of Certification submitted on 3/15/02 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

  
Leslie Romero  
Engineering Associate  
Development and Building Services  
Public Works Department

c: Engineer  
Terri Martin, Hydrology  
Office file

## ARCHITECTS CERTIFICATION

I, Steven J Perich, licensed under the laws of the State of New Mexico, do hereby certify that this project was constructed in substantial compliance with the improvements shown on the approved Traffic Circulation Layout for the Maestas & Ward Office Building located at 7620 Jefferson NE. No adjustments were made to the approved TCL.

Steven J Perich

Date 3/15/02

