

Planning Department Transportation Development Services Section

June 13, 2007

George R. Rainhart, Registered Architect 2325 San Pedro NE, Ste. 2-B Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for

Mission Plaza, [F-21 / D77]

5600 Eubank NE

Architect's Stamp Dated 06/12/07

Dear Mr. Rainhart:

P.O. Box 1293

The TCL / Letter of Certification submitted on June 13, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque has been made to the Building and Safety Section.

Sincerely,

New Mexico 87103

Nilo E. Salgado-Fernandez, P.E.

Senior Traffic Engineer

www.cabq.gov Development and Building Services

Planning Department

c: Engineer

Hydrology file CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/2005)

LEGAL DESCRIPTION: TRACT JEXCEPT THE CITY ADDRESS: SCOEFURANK EXP SUBJULTE ENGINEERING FIRM: ADDRESS: CITY, STATE: OWNER: LESCLE INVESTMENT PROPERTIES INC. ADDRESS: 2900 LOUSIAND SLVO NE CITY, STATE: ALBUQUELQUE, NIN STNO ARCHITECT: GEORGE RANNAUT ALCHITET: ACA. (CITY, STATE: ALBUQUELQUE, NIN STNO ARCHITECT: GEORGE RANNAUT ALCHITET: ACA. (CITY, STATE: ALBUQUELQUE, NIN STNIO) CITY, STATE: ALBUQUELQUE, NIN STNIO CURVEYOR: CONTRACTOR: CONTRACTOR:	CONTACT: NEW MEXICO PHONE: CONTACT: TEFE LESLIC PHONE: 321-27.00 CODE:
ENGINEERING FIRM: ADDRESS: CITY, STATE: DWNER: LESCIE INVESTMENT PROFESTION INC. ADDRESS: Z 900 LOUVANA BLVD NE CITY, STATE: ALBUQUERQUE, NA B7110 ARCHITECT: GEORGE RANNARE ACCURTY: ASSOCIATION B7110 ADDRESS: Z 3 2 5 5AN PEDRO NE SUITE ZE PROFESTION B7110 CURVEYOR: ADDRESS: CITY, STATE: Z CONTRACTOR: ADDRESS: CITY, STATE: Z CONTRACTOR: ADDRAINAGE PLAN 1" SUBMITTAL PRELIMI DRAINAGE PLAN 1" SUBMITTAL S. DEV. PRONCEPTUAL G & D PLAN SECTOR 1 GRADING PLAN SECTOR 1 EROSION CONTROL PLAN SECTOR 1 ENGINEER'S CERT (HYDROLOGY) FOUNDATE CLOMENLOME TRAFFIC CIRCULATION LAYOUT CERTIFIC ENGINEER'S/ARCHITECT'S CERT (TCL) CERTIFIC	CONTACT: NEW MEXICO PHONE: CIP CODE: CONTACT: TEFE LESLICE CHONE: 321-3700 CIP CODE: CONTACT: ANTON DATTICO HONE: 34.9110 X 109 CONTACT: HONE: 109
ENGINEERING FIRM: ADDRESS: CITY, STATE: DWNER: LESLE INVESTMENT PROPERTIES INC. ADDRESS: 1900 LOUISIANA SLAVO NE CITY, STATE: ALBUQUERQUE, NA B7100 RCHITECT: GEARGE RANNAGE AGENITY: ASSAC. ADDRESS: 2325 SAN PEDRO NE SUIT ZE PROPERTIES INC. ADDRESS: CITY, STATE: ALBUQUERQUE IN B7110 URVEYOR: ADDRESS: CITY, STATE: 2 CONTRACTOR: ADDRESS: CITY, STATE: 2 YPE OF SUBMITTAL: DRAINAGE PLAN 1" SUBMITTAL: DRAINAGE PLAN 1" SUBMITTAL: DRAINAGE PLAN SIA/FINA CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL P	CONTACT: NEW MEXICO PHONE: CONTACT: TEFE LESLICE CHONE: 321-3700 CONTACT: ANTON DATTICO HONE: 34.9110 X 109 P CODE: ONTACT: HONE: 109
ENGINEERING FIRM: ADDRESS: CITY, STATE: DWNER: LESCLE INVESTMENT PROFESTION INC. ADDRESS: Z900 LOUGHAN SCUD NE CITY, STATE: ALBUQUERQUE, NA B7110 RCHITECT: GEARGE RANNAST ARCHITET: ASSA. ADDRESS: Z315 SAN PEDRO NE SUITE ZE PORTO NE SUITE ZE	CONTACT: NEW MEXICO PHONE: CONTACT: TEFE LESLICE CHONE: 321-3700 CONTACT: ANTON DATTICO HONE: 34.9110 X 109 P CODE: ONTACT: HONE: 109
CITY, STATE: WNER: LESCE INVESTMENT PROFESSIONAL ADDRESS: Z 900 LOWINAM BLVD NE CITY, STATE: ALBUQUERQUE, NM 87NO RCHITECT: GENEGE RAWNASS ARCHITES SUCTE 2 BI CITY, STATE: ALBUQUERQUE NM 87NO IRVEYOR: ADDRESS: CITY, STATE: ONTRACTOR: ADDRESS: CITY, STATE: DRAINAGE PLAN I" SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN EROSION CONTROL PLAN EROSION CON	PHONE: CIP CODE: CONTACT: TEFE LESLICE CHONE: SSI-SZOO CONTACT: ANTON DATTICO HONE: SSI-9110 K 109 P CODE: ONTACT: HONE: HONE:
CITY, STATE: WNER: LESCE INVESTMENT PROFESSIONAL ADDRESS: Z 900 LOWINAM BLVD NE CITY, STATE: ALBUQUERQUE, NM 87NO RCHITECT: GENEGE RAWNASS ARCHITES SUCTE 2 BI CITY, STATE: ALBUQUERQUE NM 87NO IRVEYOR: ADDRESS: CITY, STATE: ONTRACTOR: ADDRESS: CITY, STATE: DRAINAGE PLAN I" SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN EROSION CONTROL PLAN EROSION CON	PHONE: CIP CODE: CONTACT: TEFE LESLICE CHONE: 321-2700 CIP CODE: CONTACT: ANTON DATTICO HONE: 834-9110 K 109 P CODE: ONTACT: HONE: HONE: 109
ADDRESS: Z900 ZOUSIAMA BLUO NE CITY, STATE: ALBUQUEAQUE NA BTHO RCHITECT: GEORGE CANNIAGE ARCHITET'S ASSOC CITY, STATE: ALBUQUEAQUE NA BTHO RCHITECT: GEORGE CANNIAGE ARCHITET'S ASSOC CITY, STATE: ALBUQUEAQUE NA BTHO RYBYOR: ADDRESS: CITY, STATE: CITY, STATE: PROPER OF SUBMITTAL: DRAINAGE PLAN 1" SUBMITTAL: DRAINAGE PLAN 1" SUBMITTAL: CONCEPTUAL G & D PLAN EROSION CONTROL PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMRLOMR TRAFFIC CIRCULATION LAYOUT CERTIFIC ENGINEER'S ARCHITECT'S CERT (TCL) CERTIFIC	CONTACT: TERE LESLICE CHONE: 381-8700 CIP CODE: CONTACT: ANTON DATTICO HONE: 834.9110 X 109 IP CODE: CONTACT: HONE: HONE: 1000
WNER: LESCIE INVESTMENT PROFESIONE. ADDRESS: Z900 LOUGIANA BLVO NE CITY, STATE: LEBUQUERQUE NIN BINO RCHITECT: GRACGE RANNART ARCHITET ASSOC. C ADDRESS: Z325 SAN PEDRO NE SUITE EN CITY, STATE: ALBUQUERQUE NIN BINO IRVEYOR: ADDRESS: CITY, STATE: ONTRACTOR: ADDRESS: CITY, STATE: DRAINAGE PLAN 1" SUBMITTAL: DRAINAGE PLAN RESUBMITTAL: CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMRLOMR TRAFFIC CIRCULATION LAYOUT ENGINEER'S CERTULATION LAYOUT CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC	CONTACT: JEFE LESLICE CHONE: 331-3760 CIP CODE: CONTACT: ANTON DATTICO HONE: 34.9110 X 109 IP CODE: CONTACT: HONB:
CITY, STATE: ALBUQUERQUE, NA 87 NO RCHITECT: George Rawhar Architet Acros Control State Control Sta	HONE:
CITY, STATE: ALBUQUERQUE, NA 87 NO RCHITECT: George Rawhar Architet Acros Control State Control Control Conceptual G & D PLAN GRADING CONTROL PLAN FINAL PLAN FINAL PLAN GRADING CONTROL PLAN FINAL PLAN GRADING CONTROL CONT	HONE:
RCHITECT: GEORGE RAWHAIT ARCHITEG : ACTOR OF ADDRESS: 2325 SAN PEDRO NE SUITE 25 FE CITY, STATE: ALBUQUERQUE NIM 37110 JRVEYOR: ADDRESS: CITY, STATE: ONTRACTOR: ADDRESS: CITY, STATE: PE OF SUBMITTAL: DRAINAGE PLAN 1" SUBMITTAL DRAINAGE PLAN 1" SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT ENGINEER'S ARCHITECT'S CERT (TCL) CERTIFIC	ONTACT: ANTON DATTICE HONE: 834.9110 X 109 ONTACT: HONE: HONE:
RCHITECT: GEORGE RAWHAIT ARCHITEG : ACTOR OF ADDRESS: 2325 SAN PEDRO NE SUITE 25 FE CITY, STATE: ALBUQUERQUE NIM 37110 JRVEYOR: ADDRESS: CITY, STATE: ONTRACTOR: ADDRESS: CITY, STATE: PE OF SUBMITTAL: DRAINAGE PLAN 1" SUBMITTAL DRAINAGE PLAN 1" SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT ENGINEER'S ARCHITECT'S CERT (TCL) CERTIFIC	ONTACT: HONE:
JRVEYOR: ADDRESS: CITY, STATE: DNTRACTOR: ADDRESS: CITY, STATE: PE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 1" SUBMITTAL: DRAINAGE PLAN RESUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) CITY, STATE: CHECK TYPE OF SIA/FINA PRELIMI SIA/FINA PRELIMI S. DEV. F SIA/FINA S. DEV. F SIA/FINA SECTOR I FINAL PL CLOMR/LOMR CLOMR/LOMR ENGINEER'S/ARCHITECT'S CERT (TCL) ENGINEER'S/ARCHITECT'S CERT (TCL)	ONTACT: HONB:
JRVEYOR: ADDRESS: CITY, STATE: DNTRACTOR: ADDRESS: CITY, STATE: PE OF SUBMITTAL: DRAINAGE PLAN 1" SUBMITTAL: DRAINAGE PLAN RESUBMITTAL: DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) CITY, STATE: CHECK TYPE OF SIA/FINA PRELIMING SIA/FINA SIA/FI	ONTACT: HONE:
JRVEYOR: ADDRESS: CITY, STATE: ONTRACTOR: ADDRESS: CITY, STATE: Z PE OF SUBMITTAL: DRAINAGE PLAN 1" SUBMITTAL: DRAINAGE PLAN RESUBMITTAL: DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) CITY, STATE: CHECK TYPE OF SIA/FINA PRELIMING SIA/FINA PRELIMING SIA/FINA PRELIMING SIA/FINA PRELIMING SIA/FINA PRELIMING SIA/FINA PRELIMING SIA/FINA	ONTACT: HONE:
ADDRESS: CITY, STATE: ONTRACTOR: ADDRESS: CITY, STATE: PE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 1" SUBMITTAL: DRAINAGE PLAN RESUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMB/LOMR TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) CCONTRACTOR: CCITY, STATE: CHECK TYPE OF CHECK TYPE OF SIA/FINA PRELIMING SICTOR 1 FINAL PL FOUNDA' BUILDING CERTIFIC CERTIFI	HONB:
ADDRESS: CITY, STATE: DNTRACTOR: ADDRESS: CITY, STATE: PE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 1" SUBMITTAL: DRAINAGE PLAN RESUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) CCAD CONTROL PLAN TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) CERTIFIC	HONB:
CITY, STATE: ONTRACTOR: ADDRESS: CITY, STATE: CHECK TYPE OF CITY, STATE: CHECK TYPE OF CITY, STATE: CHECK TYPE OF SIA/FINA DRAINAGE PLAN 1" SUBMITTAL: PRELIMI DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMB/LOMR TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) CERTIFIC	
ONTRACTOR: ADDRESS: CITY, STATE: PE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 1" SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL)	IP CODE:
ADDRESS: CITY, STATE: PE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 1" SUBMITTAL: PRELIMI DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) CHECK TYPE OF CHECK TYPE OF SIA/FINA PRELIMI PRELIMI S. DEV. P SECTOR I FINAL PL FINAL PL CERTIFIC CERTIFIC CERTIFIC CERTIFIC	
ADDRESS: CITY, STATE: PE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 1" SUBMITTAL: PRELIMI DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) CHECK TYPE OF CHECK TYPE OF SIA/FINA PRELIMI PRELIMI S. DEV. P SECTOR I FINAL PL FINAL PL CERTIFIC CERTIFIC CERTIFIC CERTIFIC	
CITY, STATE: PE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 1" SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL)	ONTACT:
PE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 1" SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) CHECK TYPE OF SIA/FINA PRELIMI S. DEV. P S. DEV. P SECTOR I FINAL PL FOUNDA: CLOMR/LOMR ENGINEER'S/ARCHITECT'S CERT (TCL) CERTIFIC	HONE:
DRAINAGE REPORT DRAINAGE PLAN 1" SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) SIA/FINA PRELIMI S. DEV. P S. DEV. P SECTOR I FINAL PL FOUNDA' CERTIFIC CERTIFIC CERTIFIC CERTIFIC	P CODE:
DRAINAGE REPORT DRAINAGE PLAN 1" SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) SIA/FINA PRELIMI S. DEV. P S. DEV. P SECTOR I FINAL PL FOUNDA' CERTIFIC CERTIFIC CERTIFIC	ADDDOSIAT COTTO
DRAINAGE PLAN 1" SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) PRELIMI S. DEV. P S. DE	MOIAT OITAD ANDDONES
DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) S. DEV. P SECTOR I FOUNDATE CERTIFIC CERTIFIC	NCIAL GUARANTEE RELEASE
CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) S. DEV. F SECTOR I SECTOR I SECTOR I SECTOR I FINAL PL FOUNDA' FOUNDA' CERTIFIC CERTIFIC	VARY PLAT APPROVAL
GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) SECTOR 1 FINAL PL FOUNDA' BUILDING CERTIFIC CERTIFIC	LAN FOR SUB'D APPROVAL
EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) FINAL PL FOUNDA: BUILDING CERTIFIC CERTIFIC	OR BLDG. PERMIT APPROVAL
ENGINEER'S CERT-(HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) FOUNDATED TO	
CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT CERTIFIC ENGINEER'S/ARCHITECT'S CERT (TCL) CERTIFIC	
TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) CERTIFIC CERTIFIC	ION'PERMIT APPROVAL
ENGINEER'S/ARCHITECT'S CERT (TCL) CERTIFIC	PERMIT APPROVAL
	ATE OF OCCUPANCY (PERM)
ENGINEER'S CERT (DRB SITE PLAN). GRADING	ATE OF OCCUPANCY (TEMP)
	PERMIT APPROVAL
TAYIIYO'F	LE LE RATE IVE A LEIDING AND ART
	ERMIT APPROVAL
	DER APPROVAL
S A PRE-DESIGN CONFERENCE ATTENDED:	
YES.	DER APPROVAL
NO	DER APPROVAL:
COPY PROVIDED	DER APPROVAL
	DER APPROVAL:
MITTED BY: ANTON DATTICO DA	DER APPROVAL:

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 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

TRAFFIC CERTIFICATION

I, George Rainhart, NMPE OR NMRA NMRA OF THE FIRM George Rainhart Architect & Associates, HEREBY CERTIFY THAT THIS PROJECT HAS IS IN DESIGN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED May 5, 2005. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Alejandro OF THE FIRM George Rainhart Architect & Associate. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON June 3, 2007 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Permanent Certificate of Occupancy.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER

PURPOSE.

ENGINEER'S OR ARCHITECT'S STAMP

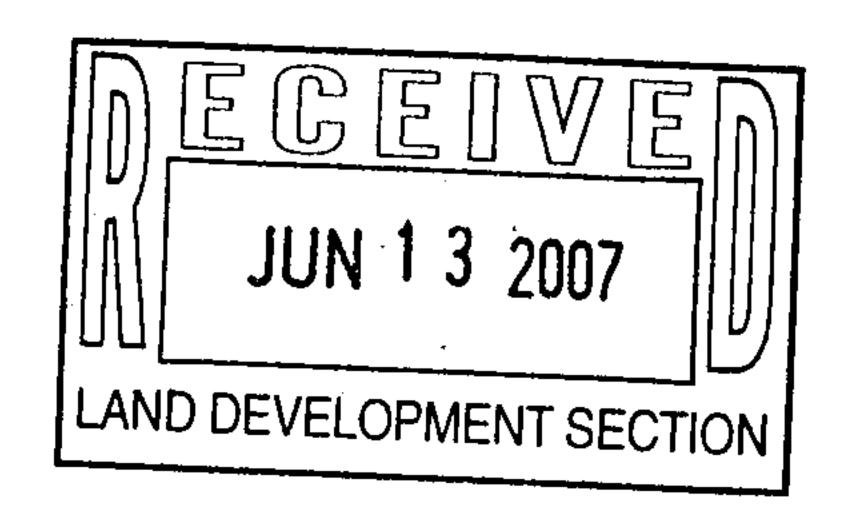
Signature of Engineer or Architect

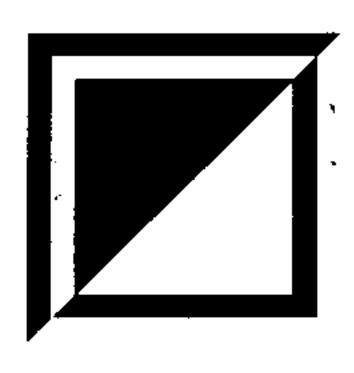
GEORGE R.

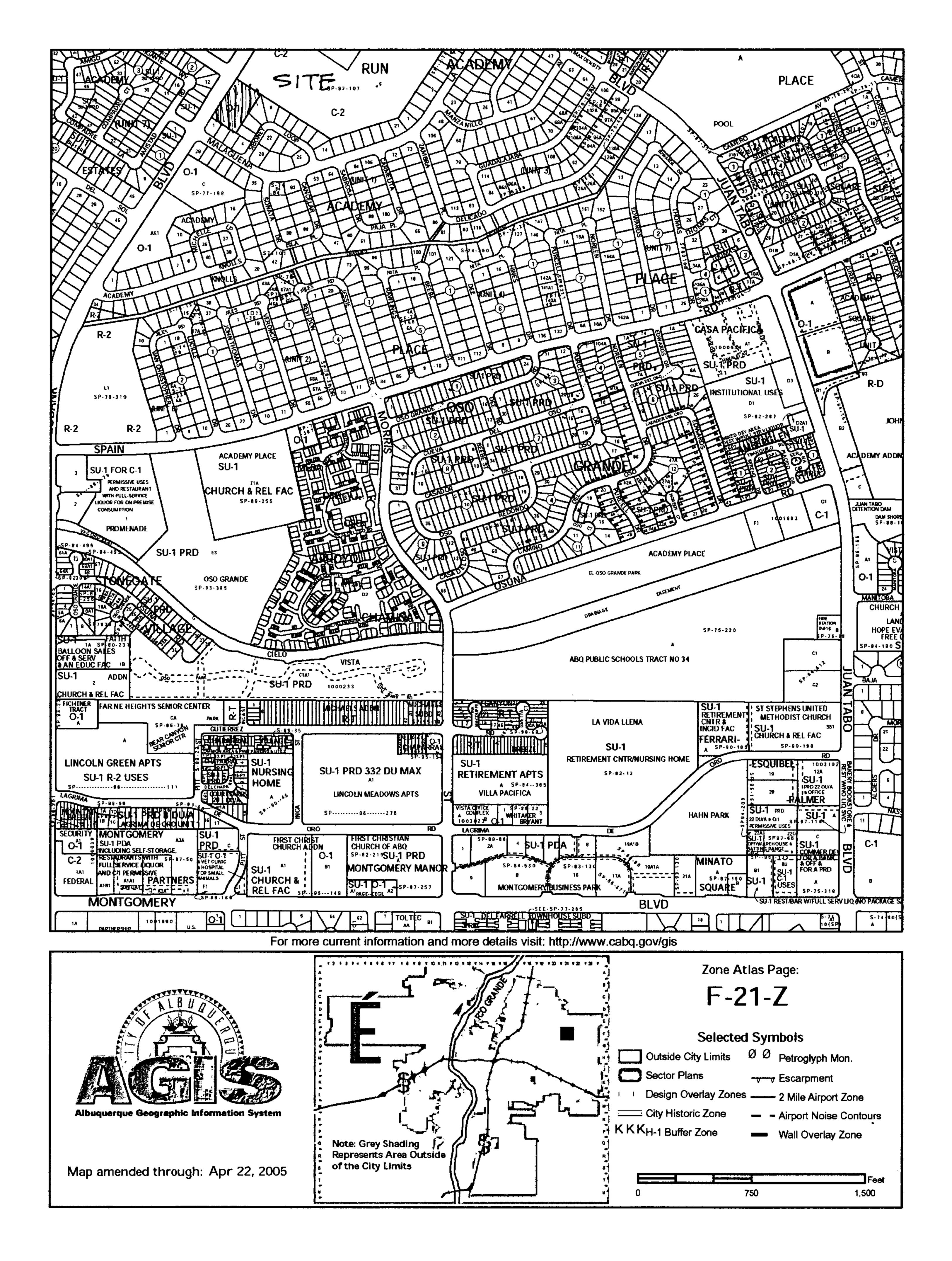
RAINHART

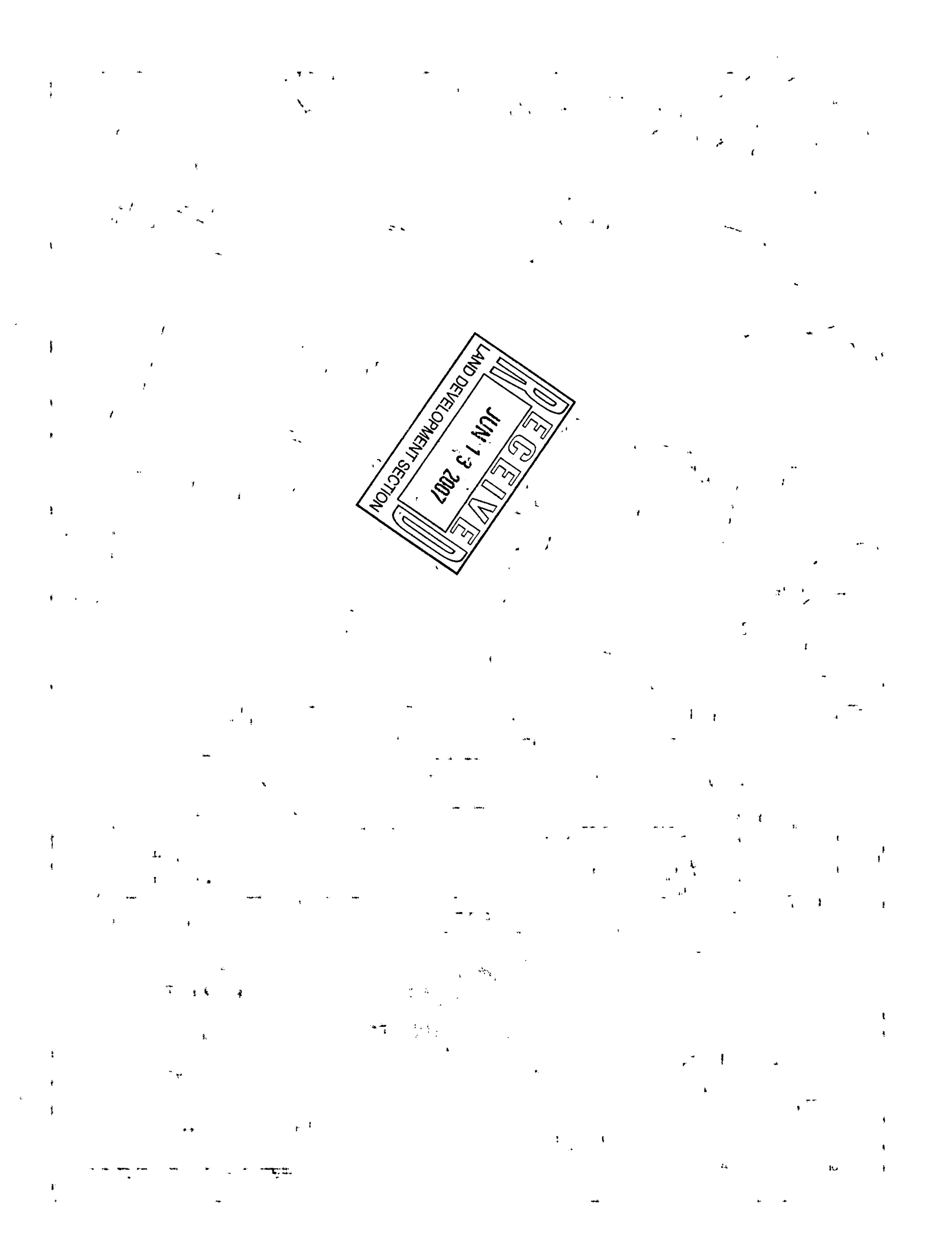
NO. 580

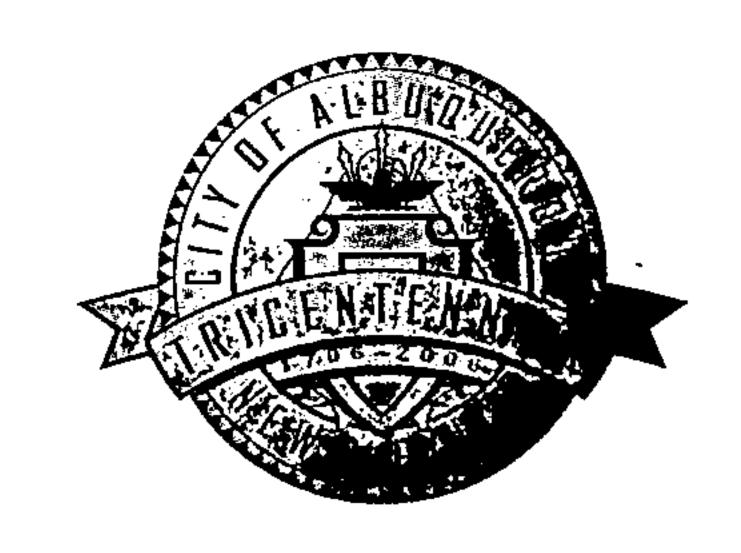
6/207 Date











Planning Department Transportation Development Services Section

June 7, 2007

George R. Rainhart, Registered Architect George Rainhart, Architect & Associates P.C. 2325 San Pedro NE, Ste. 2-B Albuquerque, NM 87110

Re:

Approval of Temporary Certificate of Occupancy (C.O.) for

Mission Plaza, [F-21 / D77] 5600 Eubank Blvd NE

Architect's Stamp Dated 06/07/07

Dear Mr. Rainhart:

Based on the information provided on your submittal dated June 7, 2007, the above referenced project is approved for a 90-day Temporary C.O.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

A Temporary C.O. has been issued allowing the outstanding comments (prior comments/letter for temporary C.O. not address from letter dated November 2, 2006) and date on certification (incorrect date for approved site plan) issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an <u>exact</u> copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Nilo E. Salgádo-Fernandez, P.E.

Senior Tráffic Engineer

Development and Building Services

Planning Department

C:

Engineer
Hydrology file
CO Clerk

TRAFFIC CERTIFICATION

I, George Rainhart, NMPE OR NMRA NMRA OF THE FIRM George Rainhart

Architect & Associates, HEREBY CERTIFY THAT THIS PROJECT HAS IS IN

DESIGN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH

THE DESIGN INTENT OF THE APPROVED PLAN DATED October 30, 2006. THE

RECORD INFORMATION EDITED ONTO THE ORIGI HAS BEEN OBTAINED BY Alejandro OF THE FIRM G Associate. I FURTHER CERTIFY THAT I HAVE PERS PROJECT SITE ON June 3, 2007 AND HAVE DETERN INSPECTION THAT THE SURVEY DATA PROVIDED ACTUAL SITE CONDITIONS AND IS TRUE AND COMY KNOWLEDGE AND BELIEF. THIS CERTIFICAT SUPPORT OF A REQUEST FOR Permanent Certificate.

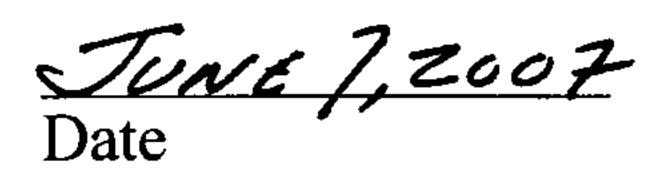
SUPPORT OF A REQUEST FOR Permanent Certificate 6. Julium.

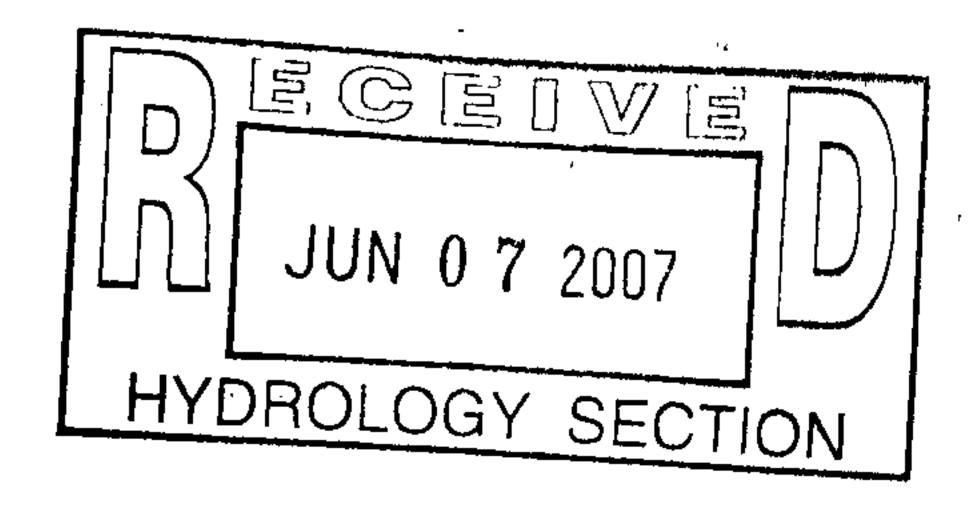
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER

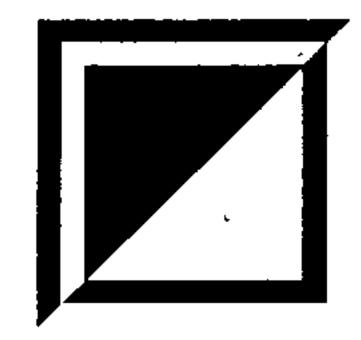
PURPOSE. OF NEW CONTRACTOR GEORGE R. RAINHART NO. 580

Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP







GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.

2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110

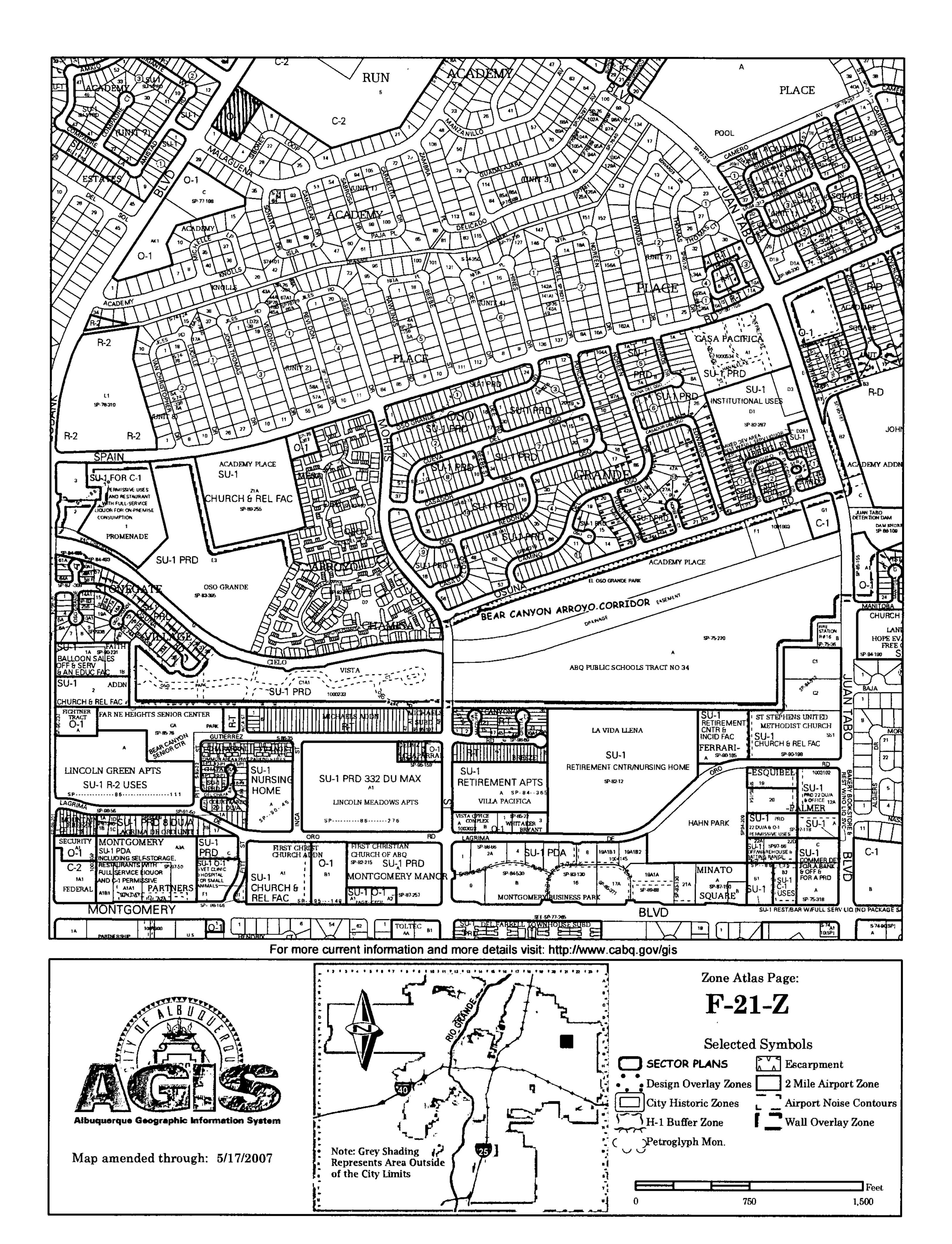
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/2005)

PROJECT TITLE: MISSION FLAZA DRB#: EPC#:	ZONE MAP/DRG. FILE #. Z/. # 1
	WORK ORDER#:
LEGAL DESCRIPTION: TRACT. TEXTS	mening the state of
CITY ADDRESS: 5600 EUBANK ELVO	THE WEST S 3 A CAREMY PLACE IBDIVISION BECTION 33 T. IIN., R.4E., NM. TY OF ALBUQUERQUE BERNALILLO COUNTY CONTACT: NEW MEXICO
<i>C</i> /	TY OF ALBUQUEROUS BERNALILLO COUNTY
ENGINEERING FIRM:	CONTACT: NEW MEX/CO
ADDRESS: CITY, STATE:	PHONE:
CITI, STATE:	ZIP CODE:
OWNER: LESCHE INVESTMENT PROPERTY	is the CONTRACTOR The are the area
ADDRESS: 2900 LOUISIANA BLVD X	S.MC. CONTACT: <u>JEFE LESLIE</u> PHONE: <u>381-87.60</u>
ADDRESS: 2900 LOWSIANA BLVD N CITY, STATE: ALBUQUERQUE, NM 87	ZIP CODE:
ARCHITECT: GEORGE RAINHART ARCHITECT	
ADDRESS: 2325 SAN PEDRO NIE	SUCTE ZE PHONE. 9 9 4 9 110
CITY, STATE: ALBUQUERQUE, NM &	SUCTE 28 PHONE: 834.9110 X 109 ZIP CODE:
SUR VEYOR: ADDRESS:	CONTACT:
CITY, STATE:	PHONE:
CITI, DIAID.	ZIP CODE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
TYPE OF SUBMITTAL:	
DRAINAGE REPORT	ECK TYPE OF APPROVAL SOUGHT:
DRAINAGE PLAN 1 st SUBMITTAL	SIA/FINANCIAL GUARANTEE RELEASE PREI IMINIADY DI ATLADDOCUAL
DRAINAGE PLAN RESUBMITTAL	PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT	CERTIFICATE OF OCCUPANCY (PERM)
ENGINEER'S/ARCHITECT'S CERT (TCL)	CERTIFICATE OF OCCUPANCY (TEMP)
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL
OTHER	PAVING PERMIT APPROVAL
	WORK ORDER APPROVAL:
	OTHER (SPECIFY) 「同© [] [] []
VAS A PRE-DESIGN CONFERENCE ATTENDED:	
YES	JUN 0 7 2007 /
NO	
COPY PROVIDED	HYDROLOGY SECTION
UBMITTED BY: ANTON DATTICO	DATE: JUNE 7, 2007
	DAID: JUNEY, COOP.

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 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.





Planning Department Transportation Development Services Section

November 2, 2006

George R. Rainhart, Registered Architect, George Rainhart, Architect & Associates P.C. 2325 San Pedro NE,Ste. 2-B Albuquerque, NM 87110

Re:

Approval of Temporary Certificate of Occupancy (C.O.) for

Mission Plaza, [F-21 / D77]

5600 Eubank Blvd NE Architect's Stamp Dated 10/30/06

Dear Mr. Rainhart:

Based on the information provided on your submittal dated October 30, 2006, the above referenced project is approved for a 30-day Temporary C.O.

P.O. Box 1293

A Temporary C.O. has been issued allowing the proper geometry (the correct widths, radius and alignment) on the Northern Entrance (from Layton) to be properly representative on the TCL Site Plan and the correct date on letter of certification be adjusted issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

Albuquerque

New Mexico 87103

The Certification package for Final C.O. must include an <u>exact</u> copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol

the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by

Transportation.

Sincerely

If you have any questions, please call me at 924-3630.

www.cabq.gov

Nilo E. Salgado-Fernàndez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

C:

Engineer
Hydrology file
CO Clerk

-R (chonged from 15'to
200)-999 from 15'to
200

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/2005)

ROJECT TITLE: MISSION PLAZA RB#: EPC#:	ZONE MAP/DRG. FILE #. F-Z/-ZD77
	WORK ORDER#:
EGAL DESCRIPTION: TRACT JEXCEPT TH	EWEST 53' ACADEMY PLACE SURVI
GAL DESCRIPTION: TRACT J. EXCEPT THE TY ADDRESS: 5600 EUBANK BLVD IGINEERING FIRM:	SECTION SS.T. IIN. R. FE. NMPM
IGINFERING FIRM.	CITY OF ALBUQUERQUE BERNALILLO COUN
ADDRESS:	DUONIE.
CITY, STATE:	PHONE:
VNER: LESLIE INVESTMENT PROPERTY	ES INC. CONTACT: TEFE LESLIE
ADDRESS: 2900 LOUISIANA BLVD. NE CITY, STATE: ALBUQUERQUE NM 3711	PHONE: 881-8200
CITY, STATE: ALBUQUERQUE UM 37/	ZIP CODE:
CHITECT: GEORGE RAINHART ARCH & AS	CONTRACTIONS ALGORATIONS
ADDRESS: 2325 SAN PEDEO NE ZB	CONTACT: ALE TANDRO OR JOHNS PHONE: 34-9110 X 113 00 10
ADDRESS: 2325 SAN PERSO NE ZB CITY, STATE: ALBUQUER QUE NM 3711	ZIP CODE:
RVEYOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
NTRACTOR:	
ADDRESS:	CONTACT:
CITY, STATE:	ZIP CODE:
PE OF SUBMITTAL: CHECK	CTYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1 st SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	_S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DBV: FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT	CERTIFICATE OF OCCUPANCY (PERM)
ENGINEER'S/ARCHITECT'S CERT (TCL)	CERTIFICATE OF OCCUPANCY (TEMP)
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL
OTHER	PAVING PERMIT APPROVAL
	WORK ORDER APPROVA是 © 国 W 国
	OTHER (SPECIFY)
	OCT 3 0 2006
A PRE-DESIGN CONFERENCE ATTENDED:	
YES	LIVEDOLOGY SECTION
	HYDROLOGY SECTION
COPY PROVIDED	
MITTED BY: ACIATION TONGS	DATE: 10/30/06
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	· HATH! [111 " I K:[//

particular nature, location and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

TRAFFIC CERTIFICATION

Should be

I, George Rainhart, NMPE OR NMRA NMRA OF THE FIRM George

Architect & Associates, HEREBY CERTIFY THAT THIS PROJECT HAS

DESIGN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDAN(

THE DESIGN INTENT OF THE APPROVED PLAN DATED October 30, 2006. THE

RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT

HAS BEEN OBTAINED BY Alejandro OF THE FIRM George Rainhart Architect &

Associate. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE

PROJECT SITE ON October 30, 2006 AND HAVE DETERMINED BY VISUAL

INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF

ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF

MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN

SUPPORT OF A REQUEST FOR Temporary Certificate of Occupancy.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER

PURPOSE.

ENGINEER'S OR ARCHITECT'S STAMP

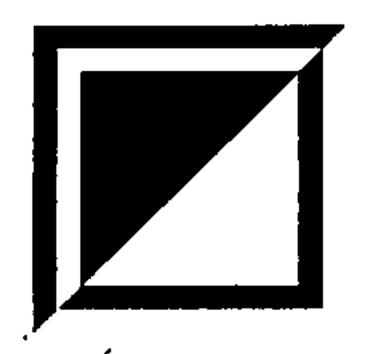
Signature of Engineer or Architect

GEORGE R.

RAINHART

NO. 580

10306 Date





December 21, 2006

Mr. Ron Bohannan, P.E.

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

Re: MISSION PLAZA

5616 Eubank Blvd. NE

Approval of Permanent Certificate of Occupancy (C.O.)

Engineer's Stamp dated 08/24/2005 (F-21/D77)

Certification dated 12/18/2006

Dear Ron:

P.O. Box 1293

Based upon the information provided in your submittal received 12/18/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Sincerely,

Albuquerque

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

New Mexico 87103

Arlene V. Portillo

www.cabq.gov

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

Elene V. Portello

C: C.O. Clerk File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

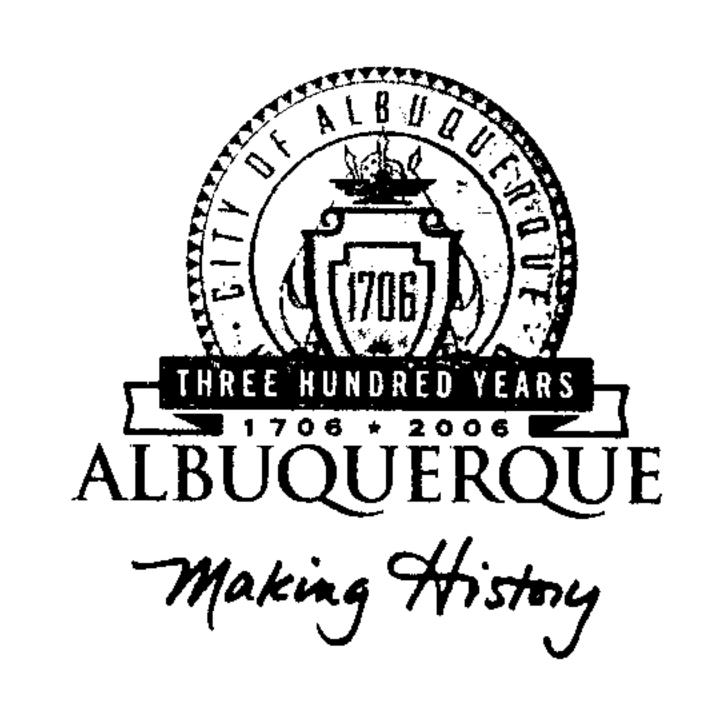
ADDRESS: CITY, STATE: CONTRACTOR: ADDRESS: ADDR	
CITY ADDRESS: 5616 Eubank Blvd. NE ENGINEERING FIRM: Tierra West, LLC ADDRESS: ADD	
CITY ADDRESS: 5616 Eubank Blvd. NE ENGINEERING FIRM: Tierra West, LLC ADDRESS: ADD	
ENGINEERING FIRM: ADDRESS: CITY, STATE: Albuquerque, NM 87113 OWNER: LESLIE INVESTMENT PROPERTIES, INC. ADDRESS: 2900 Louisiana Boulevard NE, Suite C-2 CITY, STATE: Albuquerque, NM ZIP CODE: 87110 ARCHITECT: ADDRESS: 2325 San Pedro NE, Suite 2B CITY, STATE: Albuquerque, NM ZIP CODE: 87102 SURVEYOR: ADDRESS: CITY, STATE: Albuquerque, NM ZIP CODE: 87102 SURVEYOR: ADDRESS: CITY, STATE: ZiP CODE: 87102 CONTACT: Mike Safrany PHONE: (505) 884-9110 ZIP CODE: 87102 SURVEYOR: ADDRESS: CITY, STATE: ZiP CODE: 87102 CONTACT: Jake Arguelles, Jr. PHONE: ZIP CODE: 87102 CONTACT: Jim Pekin PHONE: 345-4001 ZIP CODE: 87107 CHECK TYPE OF SUBMITTAL: DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal DRAINAGE PLAN TESUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN EROSION CONTROL PLAN EROSION CONTROL PLAN EROSION CONTROL PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION (HYDROLOGY) FOUNDATION PERMIT APPROVAL FOUNDATION PERMIT APPROVAL FOUNDATION PERMIT APPROVAL	
ADDRESS: CITY, STATE: Albuquerque, NM 87113 CWNNER: LESLIE INVESTMENT PROPERTIES, INC. CONTACT: ADDRESS: 2900 Louisiana Boulevard NE, Suite C-2 CITY, STATE: Albuquerque, NM ADDRESS: 2900 Louisiana Boulevard NE, Suite C-2 CITY, STATE: Albuquerque, NM ARCHITECT: ADDRESS: 2325 San Pedro NE, Suite 2B CITY, STATE: Albuquerque, NM CITY, STATE: Albuquerque, NM CITY, STATE: Albuquerque, NM CITY, STATE: Albuquerque, NM CITY, STATE: CONTACT: Albuquerque, NM CITY, STATE: Albuquerque, NM CITY, STATE: CONTACT: ADDRESS: CITY, STATE: CITY, STATE: CONTACT: ADDRESS: CITY, STATE: CONTACT: ADDRESS: CITY, STATE: CONTACT: Albuquerque, NM CONTACT: Albuquerque Albuquerque	
ADDRESS: Albuquerque, NM 87113 OWNER: LESLIE INVESTMENT PROPERTIES, INC. CONTACT: Jeff Leslie ADDRESS: 2900 Louisiana Boulevard NE, Suite C-2 PHONE: (505) 881-8200 CITY, STATE: Albuquerque, NM ADDRESS: 2900 Louisiana Boulevard NE, Suite C-2 PHONE: (505) 881-8200 CITY, STATE: Albuquerque, NM ARCHITECT: George Rainhart Architects CONTACT: Mike Safrany ADDRESS: 2325 San Pedro NE, Suite 2B PHONE: (505) 884-9110 CITY, STATE: Albuquerque, NM ZIP CODE: 87102 SURVEYOR: Jake Arguelles, Jr. PS # 7472 CONTACT: Jake Arguelles, Jr. PS # 7472 CONTACT: Jake Arguelles, Jr. ADDRESS: CITY, STATE: ZIP CODE: CONTRACTOR: Hart Construction ADDRESS: 2919 2nd Street, NW, Suite B PHONE: 345-4001 CITY, STATE: Albuquerque, NM CHECK TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE PLAN 1st SUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN BRAINAGE PLAN RESUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN ERGUIRES TCL or equal BRAINAGE PLAN FOR SUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN ERGUIRES CERTIFICATION (HYDROLOGY) ERGSION CONTROL PLAN FOUNDATION PERMIT APPROVAL ERGSION CONTROL PLAN FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL FOUNDATION PERMIT APPROVAL	
ADDRESS: CITY, STATE: Albuquerque, NM 87113 CWNNER: LESLIE INVESTMENT PROPERTIES, INC. CONTACT: ADDRESS: 2900 Louisiana Boulevard NE, Suite C-2 CITY, STATE: Albuquerque, NM ADDRESS: 2900 Louisiana Boulevard NE, Suite C-2 CITY, STATE: Albuquerque, NM ARCHITECT: ADDRESS: 2325 San Pedro NE, Suite 2B CITY, STATE: Albuquerque, NM CITY, STATE: Albuquerque, NM CITY, STATE: Albuquerque, NM CITY, STATE: Albuquerque, NM CITY, STATE: CONTACT: Albuquerque, NM CITY, STATE: Albuquerque, NM CITY, STATE: CONTACT: ADDRESS: CITY, STATE: CITY, STATE: CONTACT: ADDRESS: CITY, STATE: CONTACT: ADDRESS: CITY, STATE: CONTACT: Albuquerque, NM CONTACT: Albuquerque Albuquerque	
OWNER: LESLIE INVESTMENT PROPERTIES, INC. ADDRESS: 2900 Louisiana Boulevard NE, Suite C-2 CITY, STATE: Albuquerque, NM ZIP CODE: 87110 ARCHITECT: George Rainhart Architects ADDRESS: 2325 San Pedro NE, Suite 2B CITY, STATE: Albuquerque, NM ZIP CODE: 87102 SURVEYOR: Jake Arguelles, Jr. PS # 7472 CONTACT: Jake Arguelles, Jr. ADDRESS: CITY, STATE: ZIP CODE: 21P COD	
ADDRESS: 2900 Louisiana Boulevard NE, Suite C-2 CITY, STATE: Albuquerque, NM ZIP CODE: 87110 ARCHITECT: George Rainhart Architects ADDRESS: 2325 San Pedro NE, Suite 2B CITY, STATE: Albuquerque, NM ZIP CODE: 87102 SURVEYOR: Jake Arguelles, Jr. PS # 7472 CONTACT: Jake Arguelles, Jr. ADDRESS: CITY, STATE: ZIP CODE: 27102 CONTACT: Jake Arguelles, Jr. CONTACT: Jake Arguelles, Jr. CONTACT: Jim Pekin PHONE: 345-4001 ZIP CODE: 87107 CHECK TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE PLAN 1St SUBMITTAL, REQUIRES TCL or equal DRAINAGE PLAN RESUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN GRADING PLAN EROSION CONTROL PLAN EROSION C	
ADDRESS: 2900 Louisiana Boulevard NE, Suite C-2 CITY, STATE: Albuquerque, NM ZIP CODE: 87110 ARCHITECT: George Rainhart Architects ADDRESS: 2325 San Pedro NE, Suite 2B CITY, STATE: Albuquerque, NM ZIP CODE: 87102 SURVEYOR: Jake Arguelles, Jr. PS # 7472 CONTACT: Jake Arguelles, Jr. ADDRESS: CITY, STATE: ZIP CODE: 27102 CONTACT: Jake Arguelles, Jr. CONTACT: Jake Arguelles, Jr. CONTACT: Jim Pekin PHONE: 21P CODE: 37102 CONTRACTOR: Hart Construction ADDRESS: 2919 2nd Street, NW, Suite B CITY, STATE: Albuquerque, NM ZIP CODE: 87107 CHECK TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal DRAINAGE PLAN 1st SUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN GRADING PLAN EROSION CONTROL PLAN EROSION	
CITY, STATE: Albuquerque, NM ZIP CODE: 87110 ARCHITECT: George Rainhart Architects	
ARCHITECT: George Rainhart Architects CONTACT: Mike Safrany ADDRESS: 2325 San Pedro NE, Suite 2B PHONE: (505) 884-9110 CITY, STATE: Albuquerque, NM ZIP CODE: 87102 SURVEYOR: Jake Arguelles, Jr. PS # 7472 CONTACT: Jake Arguelles, Jr. ADDRESS: PHONE: ZIP CODE: CONTACT: Jim Pekin PHONE: 345-4001 CITY, STATE: Albuquerque, NM ZIP CODE: 87107 CHECK TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal DRAINAGE PLAN RESUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN GRADING & DRAINAGE PLAN GRADING PLAN GRADING PLAN SECTOR PLAN APPROVAL EROSION CONTROL PLAN EROSION CONTROL PLAN EROSION CENTRIC CHECK TAPPROVAL EROSION CONTROL PLAN EROSION CENTRIC CHYPE OF APPROVAL FINAL PLAT APPROVAL FINAL PLAT APPROVAL FINAL PLAT APPROVAL FINAL PLAT APPROVAL	
ADDRESS: 2325 San Pedro NE, Suite 2B PHONE: (505) 884-9110 ZIP CODE: 87102 SURVEYOR: Jake Arguelles, Jr. PS # 7472 CONTACT: Jake Arguelles, Jr. ADDRESS: CITY, STATE: ZIP CODE: ZIP COD	
ADDRESS: 2325 San Pedro NE, Suite 2B PHONE: (505) 884-9110 ZIP CODE: 87102 SURVEYOR: Jake Arguelles, Jr. PS # 7472 CONTACT: Jake Arguelles, Jr. ADDRESS: CITY, STATE: ZIP CODE: ZIP COD	
CITY, STATE: Albuquerque, NM ZIP CODE: 87102 SURVEYOR: Jake Arguelles, Jr. PS # 7472 CONTACT: Jake Arguelles, Jr. ADDRESS: PHONE: CITY, STATE: ZIP CODE: CONTRACTOR: Hart Construction ADDRESS: 2919 2nd Street, NW, Suite B CITY, STATE: Albuquerque, NM CITY, STATE: Albuquerque, NM CHECK TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal DRAINAGE PLAN 1st SUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN GRADING PLAN SECTOR PLAN APPROVAL SICTOR PLAN APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL	
SURVEYOR: Jake Arguelles, Jr. PS # 7472 CONTACT: Jake Arguelles, Jr. ADDRESS: CITY, STATE: ZIP CODE: CONTRACTOR: Hart Construction CONTACT: Jim Pekin PHONE: 345-4001 CITY, STATE: Albuquerque, NM ZIP CODE: 87107 CHECK TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE REPORT SIA / FINANACIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL SOUCHT: DRAINAGE PLAN 1st SUBMITTAL SIA / FINANACIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL SIA / FINANAC	
ADDRESS: CITY, STATE: CONTRACTOR: ADDRESS: 2919 2nd Street, NW, Suite B CITY, STATE: Albuquerque, NM CITY, STATE: DRAINAGE REPORT DRAINAGE PLAN 1st SUBMITTAL: DRAINAGE PLAN RESUBMITTAL CONTRACT: Jim Pekin PHONE: 345-4001 ZIP CODE: 87107 CHECK TYPE OF APPROVAL SOUGHT: SIA / FINANACIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV. PLAN FOR SUB'D. APPROVAL GRADING PLAN GRADING PLAN SECTOR PLAN APPROVAL X ENGINEER'S CERTIFICATION (HYDROLOGY) FOUNDATION PERMIT APPROVAL	
ADDRESS: CITY, STATE: CONTRACTOR: ADDRESS: 2919 2nd Street, NW, Suite B CITY, STATE: Albuquerque, NM CHECK TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal DRAINAGE PLAN RESUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN GRADING PLAN EROSION CONTROL PLAN X ENGINEER'S CERTIFICATION (HYDROLOGY) PHONE: ZIP CODE: B7107 CHECK TYPE OF APPROVAL SOUGHT: CHECK TYPE OF APPROVAL SUBMITTAL SIA / FINANACIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL	
CONTRACTOR: Hart Construction CONTACT: Jim Pekin ADDRESS: 2919 2nd Street, NW, Suite B PHONE: 345-4001 CITY, STATE: Albuquerque, NM ZIP CODE: 87107 CHECK TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE REPORT SIA / FINANACIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL DRAINAGE PLAN 1st SUBMITTAL S. DEV. PLAN FOR SUB'D. APPROVAL CONCEPTUAL GRADING & DRAINAGE PLAN S. DEV. PLAN FOR SUB'D. APPROVAL GRADING PLAN SECTOR PLAN APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL	
CONTRACTOR: Hart Construction CONTACT: Jim Pekin ADDRESS: 2919 2nd Street, NW, Suite B PHONE: 345-4001 CITY, STATE: Albuquerque, NM ZIP CODE: 87107 CHECK TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE REPORT SIA / FINANACIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D. APPROVAL CONCEPTUAL GRADING & DRAINAGE PLAN SECTOR PLAN FOR BLDG. PERMIT APPROVAL GRADING PLAN SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FINAL PLAT APPROVAL FINAL PLAT APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL FOUNDATION PERMIT APPROVAL	
ADDRESS: 2919 2nd Street, NW, Suite B CITY, STATE: Albuquerque, NM 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 X ENGINEER'S CERTIFICATION (HYDROLOGY) PHONE: 345-4001 ZIP CODE: 87107 CHECK TYPE OF APPROVAL SOUGHT: SIA / FINANACIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL SIDEV. PLAN FOR SUB'D. APPROVAL SIDEV. PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL	
ADDRESS: 2919 2nd Street, NW, Suite B CITY, STATE: Albuquerque, NM 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 X ENGINEER'S CERTIFICATION (HYDROLOGY) PHONE: 345-4001 ZIP CODE: 87107 CHECK TYPE OF APPROVAL SOUGHT: SIA / FINANACIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL SIDEV. PLAN FOR SUB'D. APPROVAL SIDEV. PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL	
CHECK TYPE OF SUBMITTAL: CHECK TYPE OF SUBMITTAL: CHECK TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: SIA / FINANACIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL GRADING PLAN GRADING PLAN EROSION CONTROL PLAN X ENGINEER'S CERTIFICATION (HYDROLOGY) SIA / FINANACIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D. APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL	
DRAINAGE REPORT DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal DRAINAGE PLAN RESUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN X ENGINEER'S CERTIFICATION (HYDROLOGY) SIA / FINANACIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL	
DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal DRAINAGE PLAN RESUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN X ENGINEER'S CERTIFICATION (HYDROLOGY) PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL	
DRAINAGE PLAN RESUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN X ENGINEER'S CERTIFICATION (HYDROLOGY) S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL	
CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN X ENGINEER'S CERTIFICATION (HYDROLOGY) S. DEV. PLAN FOR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL	
EROSION CONTROL PLAN X ENGINEER'S CERTIFICATION (HYDROLOGY) FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL	_
X ENGINEER'S CERTIFICATION (HYDROLOGY) FOUNDATION PERMIT APPROVAL	
CLOMP/LOMP	
——————————————————————————————————————	
TRAFFIC CIRCULATION LAYOUT (TCL) X CERTIFICATE OF OCCUPANCY (PERM.)	
ENGINEERS CERTIFICATION (TCL) CERTIFICATE OF OCCUPANCY (TEMP.)	
ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN) GRADING PERMIT APPROVAL	•
OTHER PAVING PERMIT APPROVAL	
WORK ORDER APPROVAL OTHER (CRECIEV)	
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO NO OTHER (SPECIFY) Drainage Approval DEC 1 8 2006	
COPY PROVIDED HYDROLOGY SECTION)N
DATE SUBMITTED: December 18,2006 BY: Ronald Wright (259-5635)	

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plans: 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.



July 14, 2005

George R. Rainhart, R.A. George Rainhart Architect and Associates, P.C. 2325 San Pedro N.E. – Suite 2-B Albuquerque, NM 87110

Re: Mission Plaza, 5616 Eubank Blvd. NE, Traffic Circulation Layout Architect's Stamp dated 5-5-05 (F21-D77)

Dear Mr. Rainhart,

The TCL submittal received 7-13-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan shall be inserted into each set of the building permit plans. Please keep the original to be used for final C.O. certification of the site required by Transportation.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Phillip J. Lovato, E.I., C.F.M.

Engineering Associate, Planning Dept.

Development and Building Services

cc: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 06/22/2005)

F-21/D77

PROJECT TITLE: Mission Plaza	ZONE MAP/DRG. FILE # $F212$
DRB#: EPC#:	
LEGAL DESCRIPTION: Tract J Enbank Blvd. CITY ADDRESS: 5616 Enbank Blvd. N.L.	N.E. Academy Place Annexation & Zoning Plat
ENGINEERING FIRM:	CONTACT:
ADDRESS:	
CITY, STATE:	ZIP CODE:
OWNER:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
ARCHITECT: Rainhat Architect & Associated ADDRESS: 2325 Jan Pela N.E. CITY, STATE: Albeguerque, W.M. 19110	CONTACT: Mike Jahrang PHONE: 884-910 ZIP CODE:
SURVEYOR: ADDRESS: CITY, STATE:	CONTACT:PHONE:
CONTRACTOR: ADDRESS: CITY, STATE:	PHONE:
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'S CERT (TCL) ENGINEER'S CERT (DRB SITE PLAN) OTHER OTHER WAS A PRE-DESIGN CONFERENCE ATTENDED: YES	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 CERTIFICATE OF OCCUPANCY (PERM) CERTIFICATE OF OCCUPANCY (TEMP) GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY) JUL 1 3 2005
NO COPY PROVIDED	HYDROLOGY SECTION
SUBMITTED BY:	DATE: 7-13-05

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 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

- LEFT TURN BAY WORK ORDER - (15) WHAT IS RADIUS?

ł

(

₽

EASEMENT OR RIGHT-OF-WAY FOR ACCESS TO PROPERTY

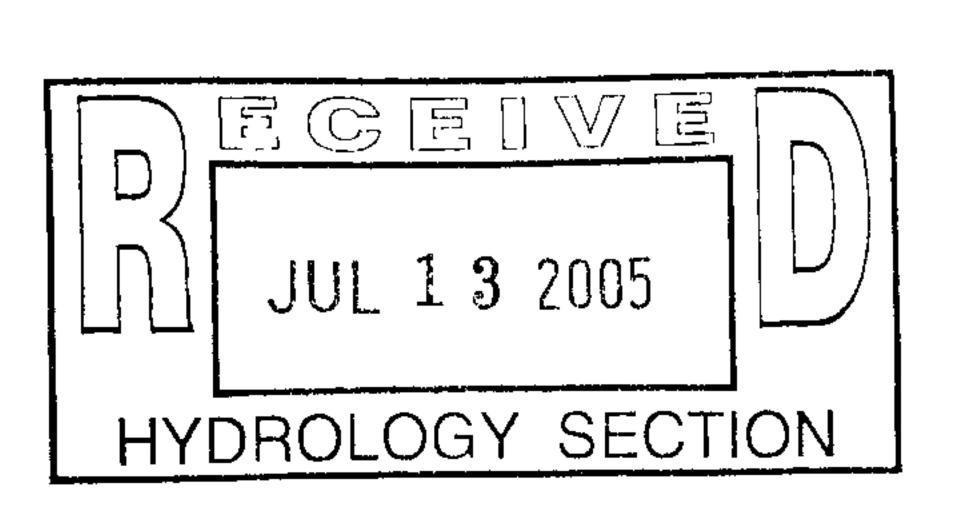
FOR AND IN CONSIDERATION of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mountain Run Apartments Limited Partnership, an Oklahoma limited partnership ("Grantor") hereby grants and conveys to SL Eubank Land, LLC, a New Mexico limited liability company ("Grantee"), its successors and assigns, a perpetual, non-exclusive right of way and easement ("Easement") in, under, upon, about, over and through the property described on the attached Exhibit "A", hereto and incorporated herein by reference ("Property").

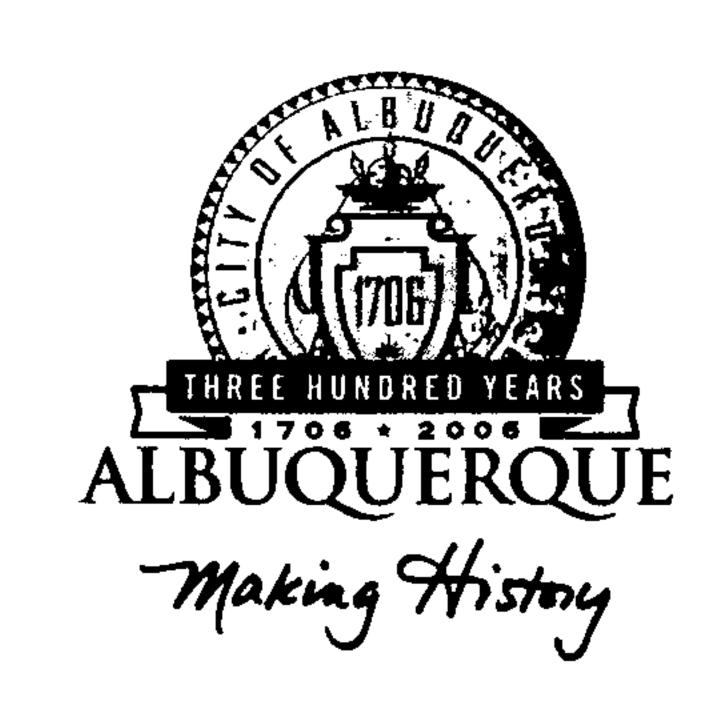
- 1. Grant. The easement granted hereby shall be for ingress and egress to, from, upon and over the Property described to provide access to other property owned by Grantee.
- 2. Street. The Grantee will construct a permanent driveway, street or road on the Property within the Easement. Grantee will comply with all state and local ordinances and regulations in construction of the permanent driveway, street or road within the Easement. Granter hereby grants to Grantee the right to enter upon its property adjoining the Easement for the purpose of constructing the permanent driveway, street or road within the Easement.
- 3. No Interference. Grantor shall not interfere with the Grantee's construction of such permanent driveway, road or street within the Easement or with use of the permanent driveway, road or street within the Easement once it is constructed.
- 4. Amendment. This Easement shall be amended only by a written and recorded instrument signed by the parties or the then current owner of the Property and the Easement.
- 5. This Easement shall be binding upon and inure to the benefit of the parties successors and assigns, heirs, beneficiaries and personal representatives.
- 6. Governing. This Easement shall be governed by and construed and enforced in accordance with the laws of the State of New Mexico.

accordance was -	•
SIGNED on this the 9th day of	March, 2005.
GRANTOR	GRANTEE
MOUNTAIN RUN APARTMENTS L.P. an Oklahoma limited partnership By: Case-Mountain Run L.L.C. an Oklahoma limited liability company its General Partner	SL EUBANK LAND, LLC a New Mexico limited liability company By: Leslie Investment Properties, Inc. its Manager
By:	Jest Leslie, Vice President
	JUL 1 3 2005 HYDROLOGY SECTION

ACKNOWLEDGEMENTS

STATE OF OKLAHOMA)) ss.
COUNTY OF TULSA)
SUBSCRIBED ANI Mike D. Case (Grantor)	O SWORN TO before me on <u>March 9</u> , 2005, by as <u>Manager of G.P.</u> on behalf of <u>Mountain Run Apartments L.P.</u>
	Horen Schell NOTARY PUBLIC
My Commission Expires: # 0/0/05/3	7-25-05
STATE OF NEW MEXICO) SS.
SUBSCRIBED AN (Jeffrice)	ID SWORN TO before me on June 22, 2005, by as <u>Vice-Neitheast</u> on behalf of Leslie Investment properties
	Sweely aparlice NOTARY PUBLIC
My Commission Expires:_	9-21-08





May 25, 2005

George A. Rainhart, R.A. George Rainhart & Associates PC 2325 San Pedro NE – Suite 2-B Albuquerque, NM 87110

Re: Mission Plaza, 5616 Eubank NE, Traffic Circulation Layout Architect's Stamp dated 5-5-05 (F21-D77)

Dear Mr. Rainhart,

Based upon the information provided in your submittal received 5-18-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

- 1. Provide cross access easement.
- 2. Analyze need for left turn bay on southbound Eubank.
- 3. Provide parking calculations.
- 4. Label sidewalk widths.

Albuquerque

- 5. Label radius on all returns.
- 6. Label the compact parking spaces by placing the words "compact" on the pavement of each space.

New Mexico 87103

- 7. Provide detail showing how new entrance works with existing inlet and PVC pipe.
- 8. Interior parallel parking spaces are required to be 22' long.
- 9. Provide a vicinity map on plan.

www.cabq.gov

- 10. Show connections to existing sidewalk and ADA ramps.
- 11. Label depth of keyway.

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

Sincerely,

Wilfred A. Gallegos, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: file

F-21/10.77

...

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

REV. 1/28/2003rd)

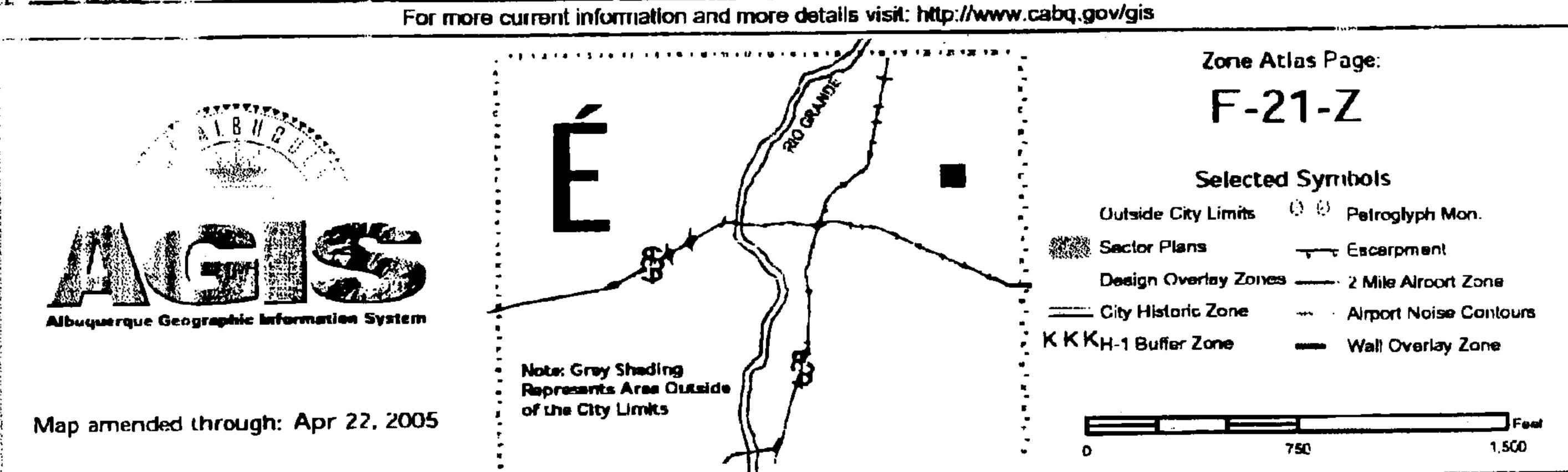
PROJECT TITLE: M:ssim P/424 DRB #: EPC#:	ZONE MAP/DRG. FILE #: <i>F- 21 - Z</i> WORK ORDER#:
LEGAL DESCRIPTION: Trust J Erberk Bloom PCITY ADDRESS: 5616 Eiberk NE	v t
ENGINEERING FIRM:ADDRESS:	CONTACT:PHONE:
OWNER: Les La Zavestenents ADDRESS: 2900 Lauisianna NE	ZIP CODE: CONTACT: PHONE: Toff Lest's 2 on the second of the second
ARCHITECT: Rathert Anhibert & Assoc.	ZIP CODE: X1110 CONTACT: Mike Saferage PHONE: X84.910. x108
ADDRESS: 2.325 San Pedro NE CITY, STATE: Albususus. N.M.	PHONE: XY.910. x 108 ZIP CODE: X7/10
SURVEYOR: ADDRESS CITY, STATE:	CONTACT:PHONE: ZIP CODE:
CONTRACTOR:ADDRESS:CITY, STATE:	CONTACT: PHONE: ZIP CODE:
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
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) ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN) OTHER Weed Vicinity Map	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) MAY 1 8 2005
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES	HYDROLOGY SECTION
NO COPY PROVIDED	
	what offers
Requests for approvals of Site Development Plans and/or Subsubmittal. The particular nature, location and scope of the proposions or more of the following levels of submittal may be required by 1. Conceptual Grading and Drainage Plan: Required for (5) acres and Sector Plans.	sed development defines the degree of drainage detail. ased on the following:

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.

- CROSS ACCESS EASMENT
- LEFT TURN BAY DEUBANK
- PARKING CALCS
- SIDEWALK WIDTHS
- PADIUS OF RETURNS
- EXISTING CULVERT SHOW MORE DETAIL
- INTERIOR PARALELL PARKING SPACES 22'
- VICINITY MAP
- SHOW TIEIN TO EXISTING SIDEWALK AND ADA RAMPS
- PROTECT LIGHTING OK
- LABEL ALL COMPACT SPACES (PUMT MARKINS)
- LABEL DEPTH OF KEYWAY MIN. 51





October 31, 2006

Mr. Ron Bohannan, PE TIERRA WEST, LLC 5571 Midway Park Place NE Albuquerque, NM 87109

Re: MISSION PLAZA

5616 Eubank Blvd. NE

Approval of Temporary Certificate of Occupancy (C.O.)

Engineer's Stamp dated 08/24/2005 (F-21/D77)

Certification dated 10/28/2006

Dear Ron,

P.O. Box 1293

Based upon the information provided in your submittal received 10/30/2006, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

Albuquerque

Upon completion of the exceptions listed in your Drainage Certification, please resubmit an updated certification for Permanent C.O.

New Mexico 87103

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

www.cabq.gov

Arlene V. Portillo

Sincerely,

Plan Reviewer, Planning Dept.-Hydrology

Development and Building Services

C: CO Clerk

File

PROJECT TITLE:	Mission Plaza	ZONE MAP/DRG. FILE #: F21-D77 WORK ORDER #: 7205.81		
DRB #:	EPC #:			
LEGAL DESCRIPTION:	Tract J, Academy Place			
CITY ADDRESS:	5616 Eubank Blvd. NE			
ENGINEERING FIRM:	Tierra West, LLC	CONTACT:	Marcella Jaramillo, PE	
ADDRESS:	8509 Jefferson Street NE	PHONE:	(505) 858-3100	
CITY, STATE:	Albuquerque, NM 87113	ZIP CODE:	87113	
OMAILED.	LEGIE INVECTMENT DRODERTIES INC	CONTACT:	loff Locilo	
OWNER:	LESLIE INVESTMENT PROPERTIES, INC.	PHONE:	Jeff Leslie	
ADDRESS:	2900 Louisiana Boulevard NE, Suite C-2	ZIP CODE:	(505) 881-8200	
CITY, STATE:	Albuquerque, NM	ZIP CODE.	87110	
ARCHITECT:	George Rainhart Architects	CONTACT:	Mike Safrany	
ADDRESS:	2325 San Pedro NE, Suite 2B	PHONE:	(505) 884-9110	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87102	
SURVEYOR:	Jake Arguelles, Jr. PS # 7472	CONTACT:	Jake Arguelles, Jr.	
ADDRESS:	dano riigadiloo, di. i o ii rare.	PHONE:	- Carto Frigation of C	
CITY, STATE:		ZIP CODE:		
	Haut Canalu, attan	CONTACT	line Delain	
CONTRACTOR:	Hart Construction	CONTACT: PHONE:	Jim Pekin 345-4001	
ADDRESS: CITY, STATE:	2919 2nd Street, NW, Suite B Albuquerque, NM	ZIP CODE:	87107	
CHECK TYPE OF SUBMIT	<u>TTAL:</u>	CHECK TYPE OF AP	PROVAL SOUGHT:	
DRAINAGE RE	PORT	SIA / FINAN	IACIAL GUARANTEE RELEASE	
DRAINAGE PL	AN 1st SUBMITTAL, REQUIRES TCL or equal	PRELIMINARY PLAT APPROVAL		
DRAINAGE PL	AN RESUBMITTAL		AN FOR SUB'D. APPROVAL	
CONCEPTUAL	GRADING & DRAINAGE PLAN	S. DEV. PLA	AN FOR BLDG. PERMIT APPROVAL	
GRADING PLA	.N	SECTOR PLAN APPROVAL		
EROSION CON			Γ APPROVAL	
	CERTIFICATION (HYDROLOGY)	FOUNDATION PERMIT APPROVAL		
CLOMR/LOMR		BUILDING PERMIT APPROVAL		
	CULATION LAYOUT (TCL)	CERTIFICATE OF OCCUPANCY (PERM.)		
ENGINEERS CERTIFICATION (TCL) ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)		X CERTIFICATE OF OCCUPANCY (TEMP.)		
OTHER	ENTIFICATION (DRD AFFR. SHE FLAN)	GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL		
		WORK ORDER APPROVAL		
		OTHER (SP		
WAS A PRE-DESIGN CO	NFERENCE ATTENDED:	一。	C I I V I I I I	
YES				
XNO			107902000	
COPY PROVID	PED TO THE PERSON OF THE PERSO		OCT 3 0 2006	
DATE SUBMITTED:	27-Oct-0 6 10/30/06	BY: Ronald Wrigh	QLQGY, SECTION	

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plans: 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.



August 31, 2005

Vincent Carrica, P.E. Tierra West, LLC 8509 Jefferson NE Albuquerque, NM 87113

Re: Mission Plaza, 5616 Eubank Blvd NE, Grading and Drainage Plan Engineer's Stamp dated 8-24-05 (F21-D77)

Dear Mr. Carrica,

Based upon the information provided in your submittal received 8-24-05, the above referenced plan is approved for Preliminary Plat action by the DRB. Once the DRB has approved the plan, please submit a mylar copy to me in order to obtain rough grading approval. It is also 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.

Albuquerque

P.O. Box 1293

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the New Mexico 87103 DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3981.

www.cabq.gov

Sincerely,

Kristal D. Metro, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

F-21/077

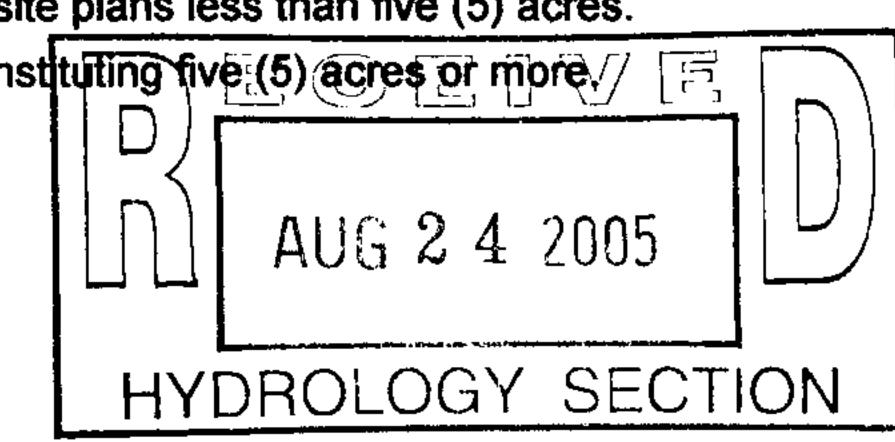
PROJECT TITLE:	Mission Plaza	ZONE MAP/	DRG. FILE #: F-21-Z	
DRB #:	EPC #:	WORK ORDER #:		
LEGAL DESCRIPTION:	Tract J, Academy Place			
CITY ADDRESS:	5616 Eubank Blvd. NE			
ENGINEERING FIRM:	Tierra West, LLC	CONTACT:	Marcella Jaramillo, PE	
ADDRESS:	8509 Jefferson Street NE	PHONE:	(505) 858-3100	
CITY, STATE:	Albuquerque, NM 87113	ZIP CODE:	87113	
OM/MED:	LESLIE INVESTMENT PROPERTIES, INC.	CONTACT:	Jeff Leslie	
OWNER: ADDRESS:	2900 Louisiana Boulevard NE, Suite C-2	PHONE:	(505) 881-8200	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87110	
	7 maddatique, i titi			
ARCHITECT:	George Rainhart Architects	CONTACT:	Mike Safrany	
ADDRESS:	2325 San Pedro NE, Suite 2B	PHONE:	(505) 884-9110	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87102	
SURVEYOR:	Surveys Southwest	CONTACT:	Gary E. Gritsko	
ADDRESS:	333 Lomas Boulevard NE	PHONE:	(505) 998-0303	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87102	
CONTRACTOR:		CONTACT:		
ADDRESS:		PHONE:		
CITY, STATE:		ZIP CODE:		
CHECK TYPE OF SUBMIT	<u>TAL:</u>	CHECK TYPE OF AP	PROVAL SOUGHT:	
	>^-DT			
X DRAINAGE REPORT		SIA / FINANACIAL GUARANTEE RELEASE X PRELIMINARY PLAT APPROVAL		
	IN 1st SUBMITTAL, <i>REQUIRES TCL or equal</i> IN RESUBMITTAL	S. DEV. PLAN FOR SUB'D. APPROVAL		
	GRADING & DRAINAGE PLAN	X S. DEV. PLAN FOR BLDG. PERMIT APPROVAL		
X GRADING PLAN		SECTOR PLAN APPROVAL		
EROSION CON		FINAL PLAT APPROVAL		
	ERTIFICATION (HYDROLOGY)	FOUNDATION PERMIT APPROVAL		
CLOMR/LOMR		X BUILDING	PERMIT APPROVAL	
TRAFFIC CIRCU	JLATION LAYOUT (TCL)	CERTIFICA	TE OF OCCUPANCY (PERM.)	
ENGINEERS CERTIFICATION (TCL)		CERTIFICA	TE OF OCCUPANCY (TEMP.)	
ENGINEERS CE	ERTIFICATION (DRB APPR. SITE PLAN)	X GRADING F	PERMIT APPROVAL	
OTHER		**************************************	RMIT APPROVAL	
			DER APPROVAL	
		OTHER (SF	PECIFY) Drainage Approval	
WAS A PRE-DESIGN CON	FERENCE ATTENDED:			
YES				
X NO				
COPY PROVIDE	ニ リ			
DATE SUBMITTED:	REVISED	BY: Marcella Jara	millo, P.E.	

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plans: 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.//



DRAINAGE REPORT

for

Mission Plaza Albuquerque, New Mexico

Prepared by

Tierra West, LLC 8509 Jefferson NE Albuquerque, New Mexico 87113

Prepared for

Leslie Investment Properties, Inc. 2900 Louisiana Blvd. NE, Suite H Albuquerque, NM 87110

August 2005

August 2005

August 2005

Vincent P. Carrica P.E. No. 16212

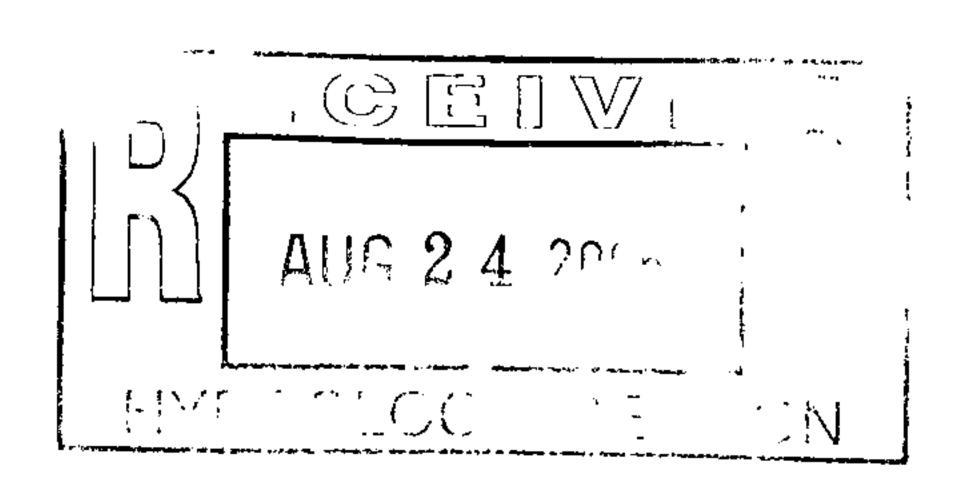
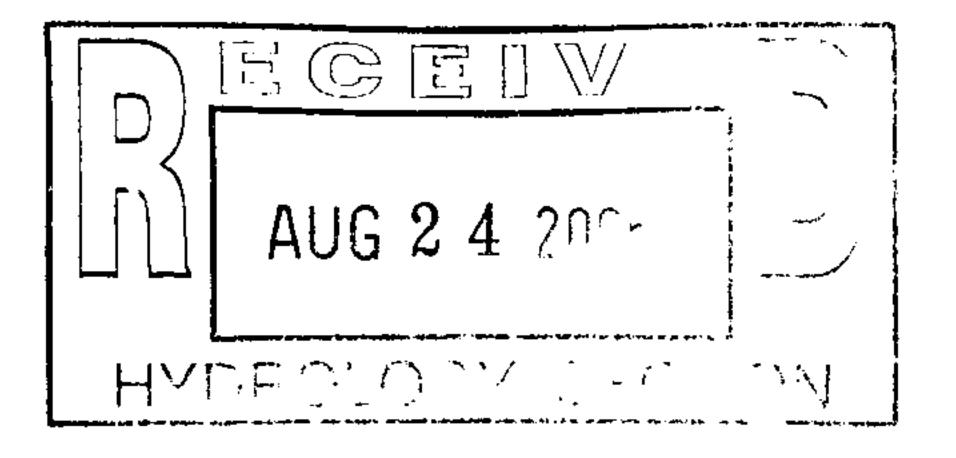


TABLE OF CONTENTS

Location	
Zone Atlas Page	
Drainage Basin Designations	
Existing Drainage Conditions	
FIRM Map	
On-Site Drainage Management Plan	
Calculations	
Summary	
Zone Atlas Map F-21	
Existing Condition Drainage Basin Map	5
Proposed Condition Drainage Basin Map	6
FIRM Map 35001C0144F	7
Runoff Calculations	
Grading and Drainage Plan	Map Pocket



Location

The Mission Plaza site is located on the east side of Eubank Boulevard, just south of Layton

Avenue. The 1.3774 acre site is bordered on the north by a commercial site known as Mountain

Run Shopping Center/Apartment Complex and by residential sites to the south and to the east.

The purpose of this report is to provide the drainage analysis and management plan for the office

and institutional zone site to include the proposed office building for Site Plan for Building

Permit.

Zone Atlas Page

The site is located on City of Albuquerque Zone Atlas Map F-21 and is shown on the attached

sheet.

Drainage Basin Designations

For the purpose of this report, the existing and developed drainage basins were designated as

follows.

Existing Undeveloped Basins: 1 and 2

Developed Condition Basins: 1 and 2

Existing Drainage Conditions

The site is currently undeveloped with no existing storm drain facilities. This site accepts no off-

site flows. The on-site runoff, 5.23 cfs, primarily flows from east to west to an existing drop

inlet south of Malaguena Lane that connects to an existing 24" storm drain along Eubank

Boulevard (Basin 2). A small portion of the north end of the site drains to an existing drop inlet at the intersection of Eubank Boulevard and Layton Avenue (Basin 1).

The property to the north, known as the Mountain Run Shopping Center/Apartment Complex drains 53.5 cfs to Layton Place at the southwest corner of the Mountain Run site (the northwest corner of the Academy Place site) as described in the 1983 Master Drainage Study for the Mountain Run Shopping Center where it is picked up by the existing Eubank storm drain.

Nuisance flows are collected in a pond in the southwest corner of the site. According to the 1993 Master Plan of Drainage for Academy Place, Unit 1, the residential sites to the south and to the east, drain 112 cfs to Malaguena Lane where it is picked up by the existing Eubank storm drain. These flows are then conveyed through the storm drain along Layton Avenue to the Bear Tributary Arroyo.

FIRM Map

The site is located on FIRM Map 35001C0144F as shown on the attached sheet. The map shows that the site does not lie within any 100-year floodplains.

On-Site Drainage Management Plan

The proposed drainage management plan is to free discharge the developed flow, 7.30 cfs, to the existing storm drain along Eubank Boulevard. Although this site is not included or accounted for in any drainage master plan, the site is in an infill area; therefore, the flow may be discharged freely to the Eubank Boulevard storm drain facilities according to Bradley Bingham, P.E. with the City of Albuquerque Planning Department. The flow from the northern portion of the

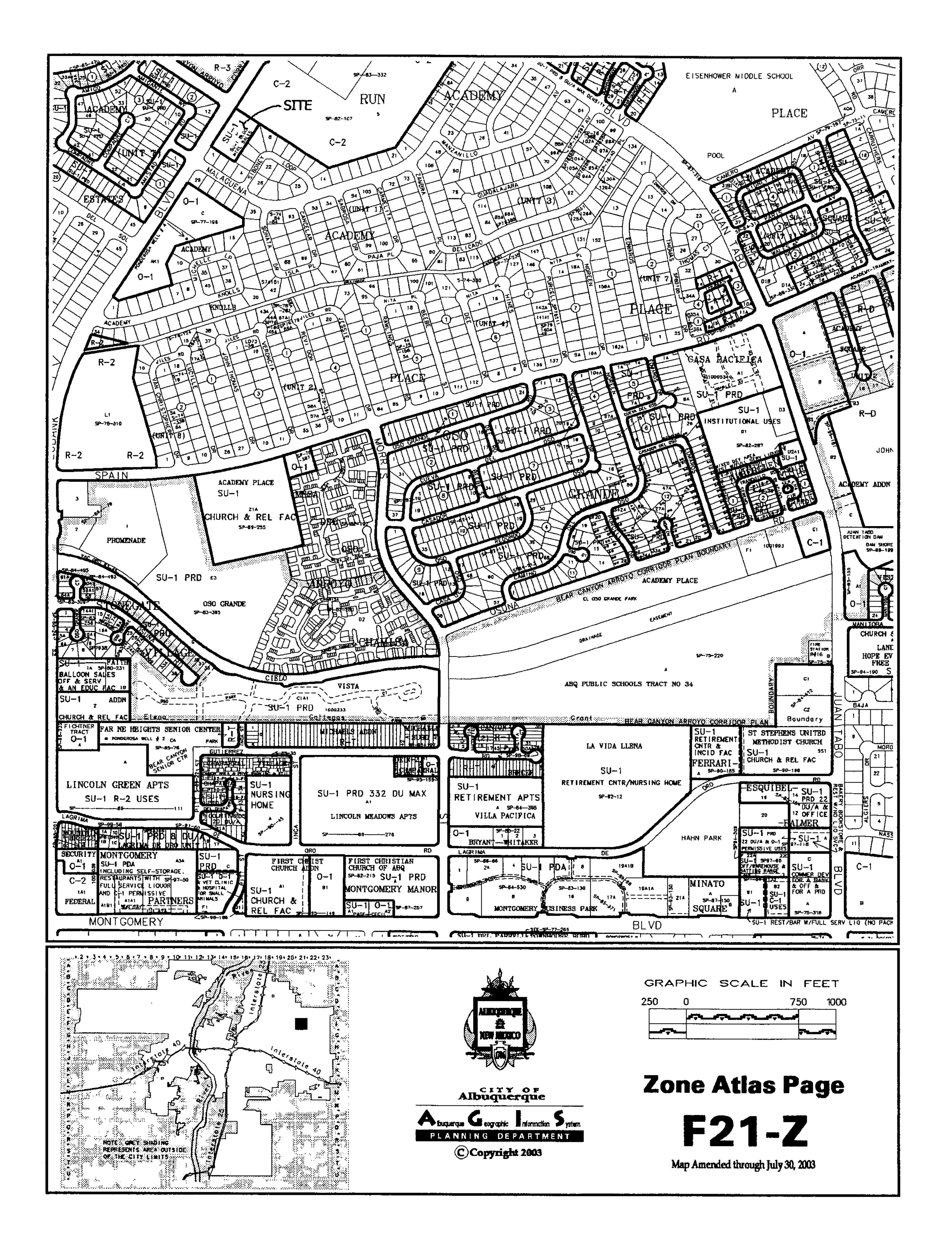
property (Basin 1) will flow to the drop inlet at the intersection of Eubank Boulevard and Layton Avenue; and the flow from the rest of the property (Basin 2) will flow to the drop inlet south of Malaguena Lane. These flows are then conveyed through the storm drain along Layton Avenue to the Bear Tributary Arroyo.

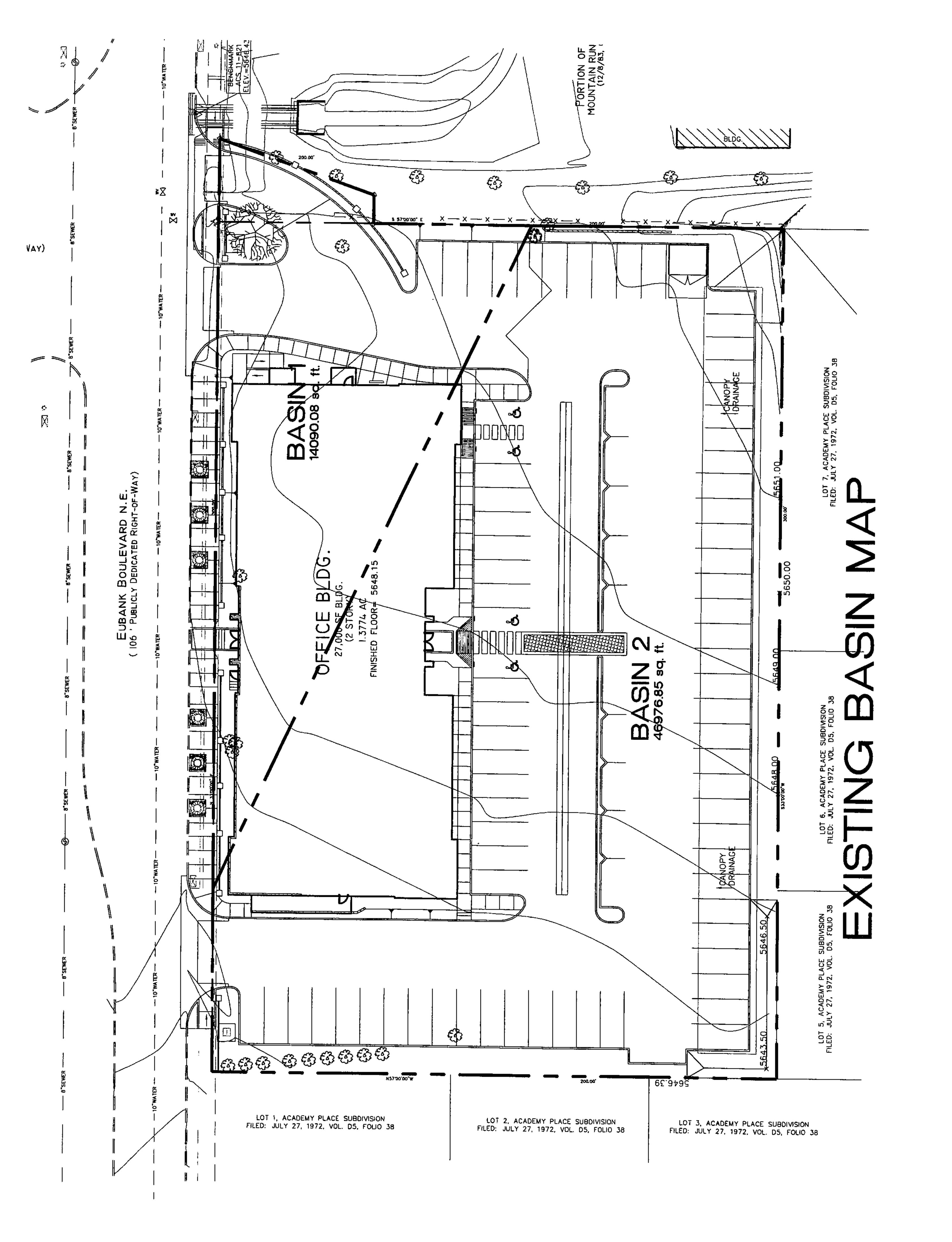
Calculations

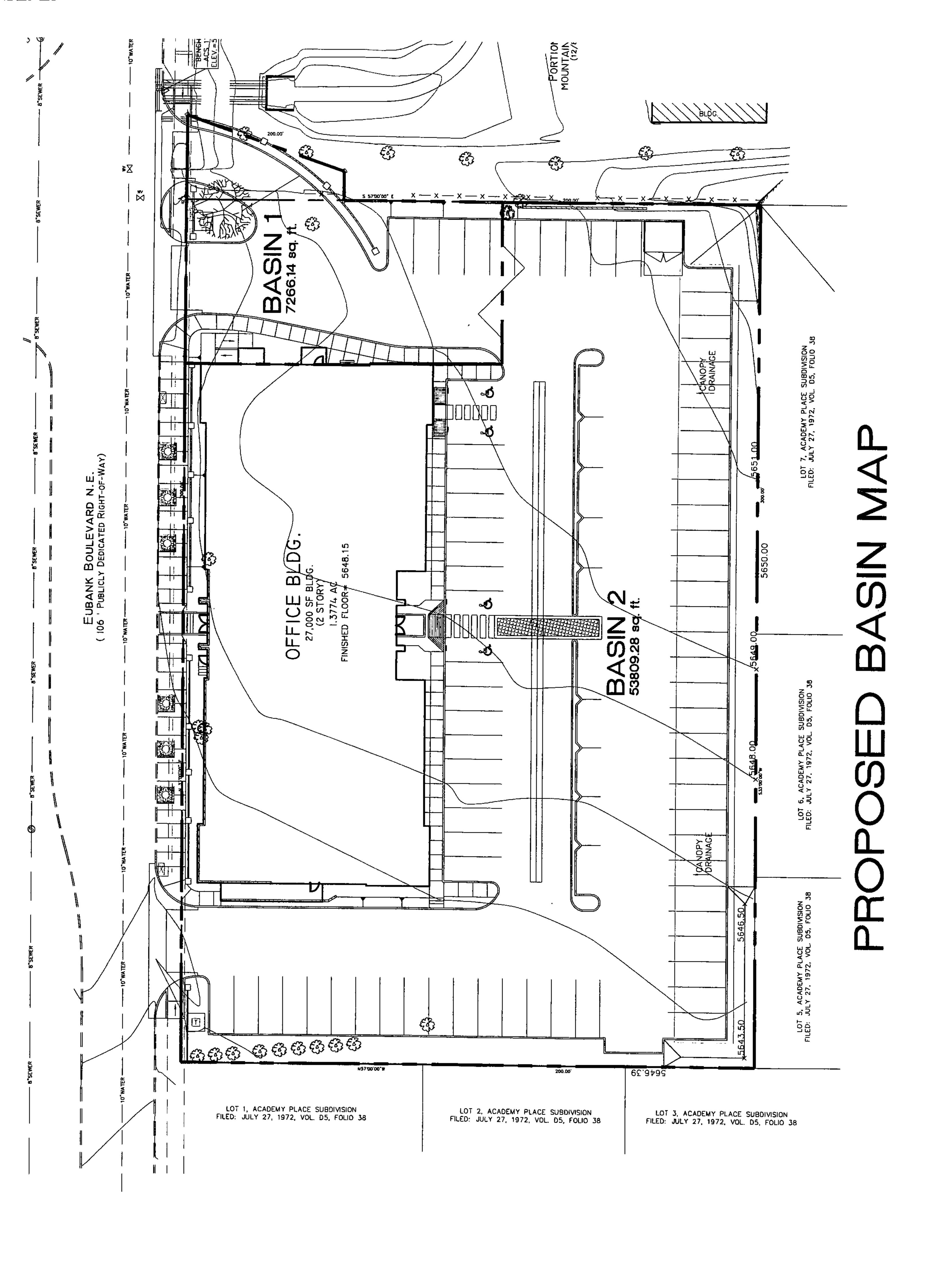
The Weighted E method from the "City of Albuquerque Development Process Manual Volume II – Design Criteria, 1997 Revision" was used to calculate the runoff and volume for the site.

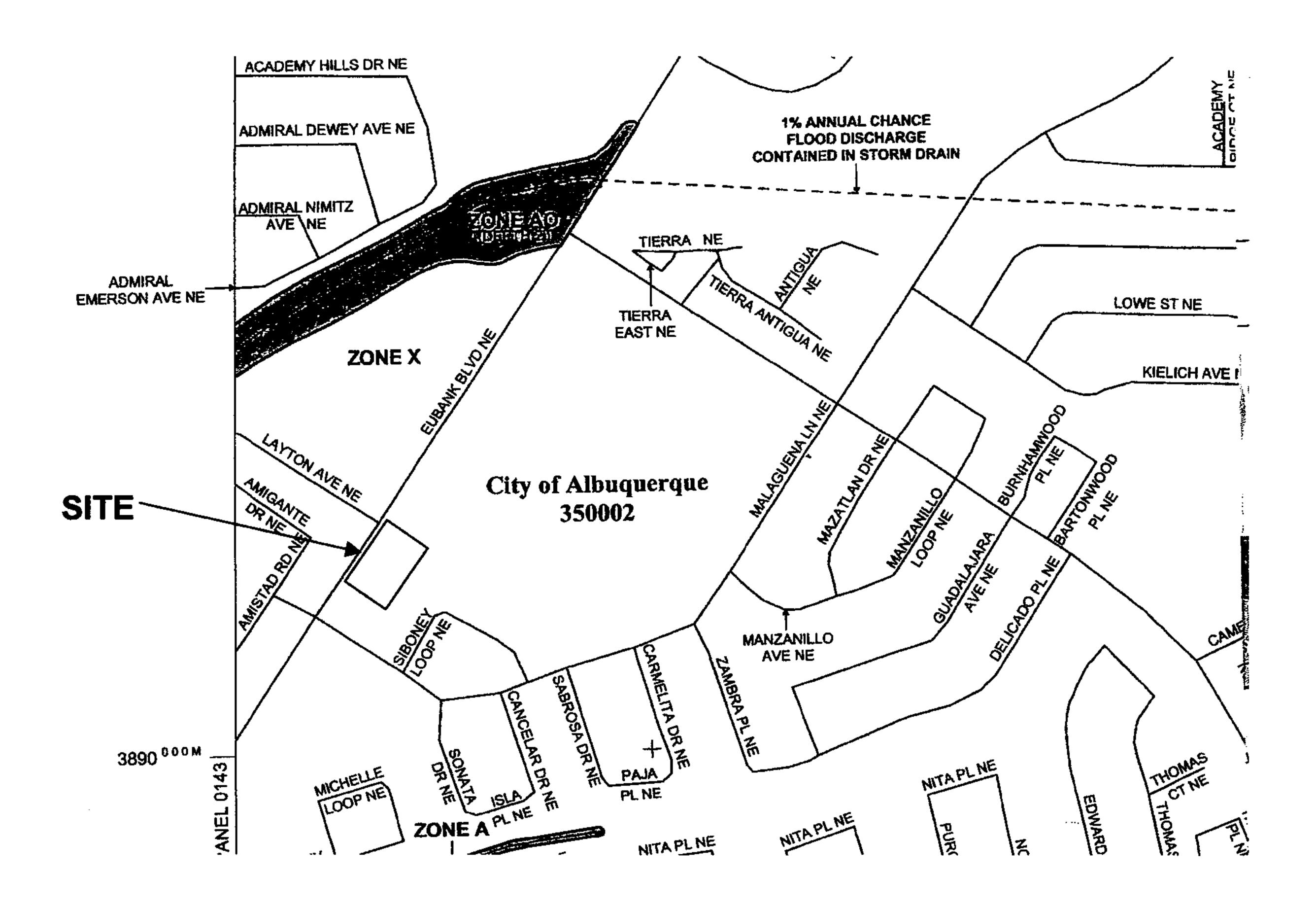
Summary

The proposed site will free discharge a total of 7.30 cfs to the existing storm drain located along Eubank Boulevard. Therefore, the increase in on-site flow due to developed condition, 2.07 cfs, and a slight shift in basin boundaries from the proposed grading, the proposed condition will act in the same way as the existing condition with two basins free discharging to the existing Eubank Boulevard storm drain facilities.









FIRM Map 35001C0144F

Runoff Calculations

Weighted E Method

												100-Year			10-Year	, , , , , , , , , , , , , , , , , , ,
Basin	Area	Агеа	Trea	tment A	Treat	ment B	Treatr	ment C	Treat	ment D	Weighted E	Volume	Flow	Weighted E	Volume	Flow
	(sf)	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	cfs
Developed Co	ondition															
1	7,266	0.17	0%	0	0%	0.00	3%	0.01	97%	0.16	2.605	0.036	0.87	1.661	0.023	0.59
2	53,809	1.24	0%	0	0%	0.00	3%	0.04	97%	1.20	2.605	0.268	6.43	1.661	0.171	4.36
Total	61,075	1.40	0%	0.00	0%	0.00	3%	0.04	97%	1.36	[7.30			4.95
Undeveloped	Condition		· · · · · · · · · · · · · · · · · · ·				· · · · · · · · · · · · · · · · · · ·	·							· · ·	
1	14,090	0.32	0%	0.00	0%	0.00	100%	0.32	0%	0.00	1.460	0.039	1.21	0.730	0.020	0.73
2	46,977	1.08	0%	0.00	0%	0.00	100%	1.08	0%	0.00	1.460	0.131	4.02	0.730	0.066	2.44
Total	61,067	1.40	0%	0.00	0%	0.00	3%	1.40	97%	0.00			5.23			3.17

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

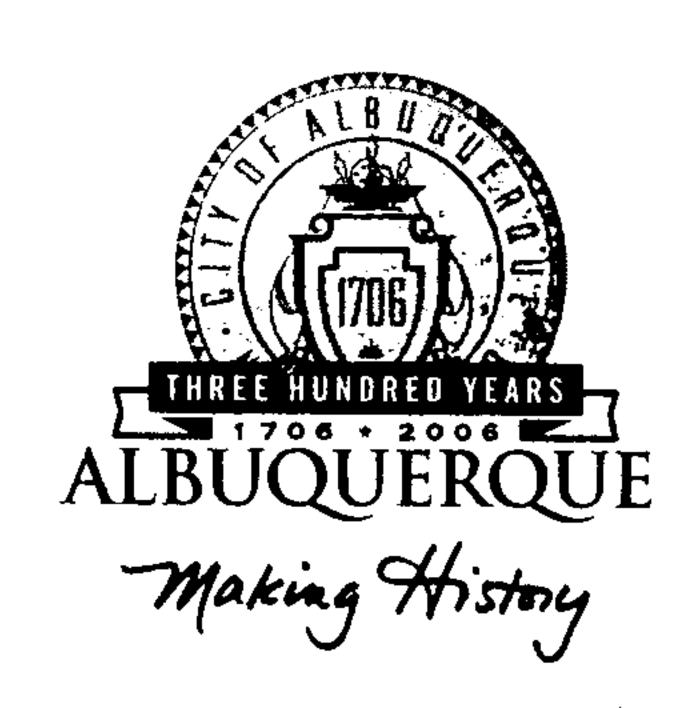
Excess Precipitation, E (inches)					
Zone 4	100-Year	10 - Year			
Ea	0.8	0.28			
Ε _b	1.08	0.46			
E _c	1.46	0.73			
E _d	2.64	1.69			

Peak	Peak Discharge (cfs/acre)				
Zone 4	100-Year	10 - Year			
Q _a	2.2	0.87			
Q_b	2.92	1.45			
Q _c	3.73	2.26			
\mathbf{Q}_{d}	5.25	3.57			

MAP POCKET

GRADING & DRAINAGE PLAN

CITY OF ALBUQUERQUE



August 10, 2005

Vincent Carrica, P.E. Tierra West, LLC 8509 Jefferson NE Albuquerque, NM 87113

Re: Mission Plaza, 5616 Eubank Blvd NE, Grading and Drainage Plan Engineer's Stamp dated 8-08-05 (F21-D77)

Dear Mr. Carrica,

Based upon the information provided in your submittal received 8-09-05, the above referenced plan is approved for Preliminary Plat action by the DRB. Once the DRB has approved the plan, please submit a mylar copy to me in order to obtain rough grading approval. It is also 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.

Albuquerque

P.O. Box 1293

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the New Mexico 87103 DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3981.

www.cabq.gov

Sincerely,

Kristal D. Metro, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: DRB #:	Mission Plaza EPC #:	ZONE MAP/E	ORG. FILE #: F-21-207 ER #:
LEGAL DESCRIPTION: CITY ADDRESS:	Tract J, Academy Place 5616 Eubank Blvd. NE		
ENGINEERING FIRM:	Tierra West, LLC	CONTACT:	Marcella Jaramillo, PE
ADDRESS:	8509 Jefferson Street NE	PHONE:	(505) 858-3100
CITY, STATE:	Albuquerque, NM 87113	ZIP CODE:	87113
OWNER:	LESLIE INVESTMENT PROPERTIES, INC.	CONTACT:	Jeff Leslie
ADDRESS:	2900 Louisiana Boulevard NE, Suite C-2	PHONE:	(505) 881-8200
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87110
ARCHITECT:	George Rainhart Architects	CONTACT:	Mike Safrany
ADDRESS:	2325 San Pedro NE, Suite 2B	PHONE:	(505) 884-9110
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87102
SURVEYOR:	Surveys Southwest	CONTACT:	Gary E. Gritsko
ADDRESS:	333 Lomas Boulevard NE	PHONE:	(505) 998-0303
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87102
CONTRACTOR:		CONTACT:	
ADDRESS:	······································	PHONE:	
CITY, STATE:		ZIP CODE:	
CHECK TYPE OF SUBMIT	TAL:	CHECK TYPE OF AP	PROVAL SOUGHT:
X DRAINAGE REF	PORT	SIA / FINAN	ACIAL GUARANTEE RELEASE
DRAINAGE PLA	N 1st SUBMITTAL, REQUIRES TCL or equal		RY PLAT APPROVAL
	N RESUBMITTAL		AN FOR SUB'D. APPROVAL
	GRADING & DRAINAGE PLAN		AN FOR BLDG. PERMIT APPROVAL
X GRADING PLAN			LAN APPROVAL
EROSION CON			TAPPROVAL ON PERMIT APPROVAL
CLOMR/LOMR	ERTIFICATION (HYDROLOGY)		PERMIT APPROVAL
	JEATION LAYOUT (TCL)		TE OF OCCUPANCY (PERM.)
	RTIFICATION (TCL)		TE OF OCCUPANCY (TEMP.)
ENGINEERS CE	ERTIFICATION (DRB APPR\SITE PLAN)	X GRADING F	PERMIT APPROVAL
THER	}	PAVING PE	RMIT APPROVAL
C'	1		DER APPROVAL
	Buh	OTHER (SP	ECIFY) Drainage Approval
WAS A PRE-DESIGN CON YES X NO COPY PROVIDE		ا المسا	GOS 7997 JON LOGY SECTION
DATE SUBMITTED:	REVISED	BY: HYDRC	millo, P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal may be required based on the following:

1. Conceptual Grading and Drainage Plans: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.

Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) agrees.
 Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) agrees of more.

DRAINAGE REPORT

for

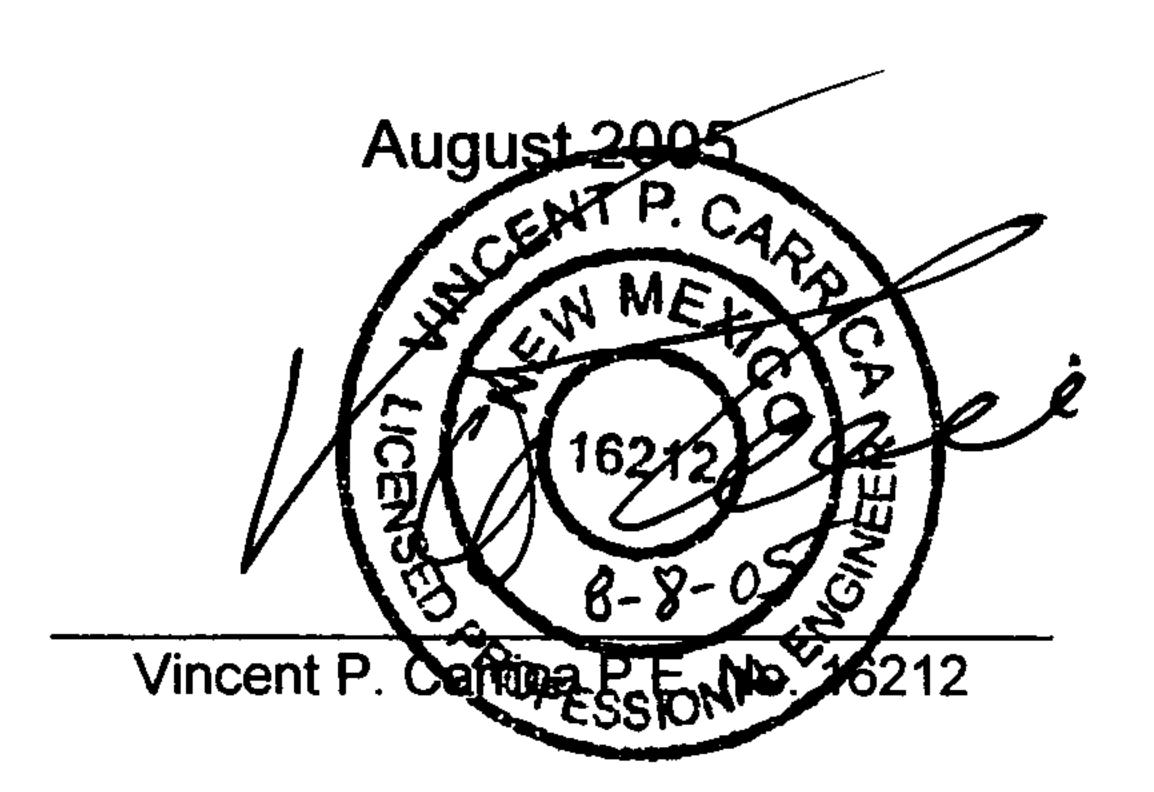
Mission Plaza Albuquerque, New Mexico

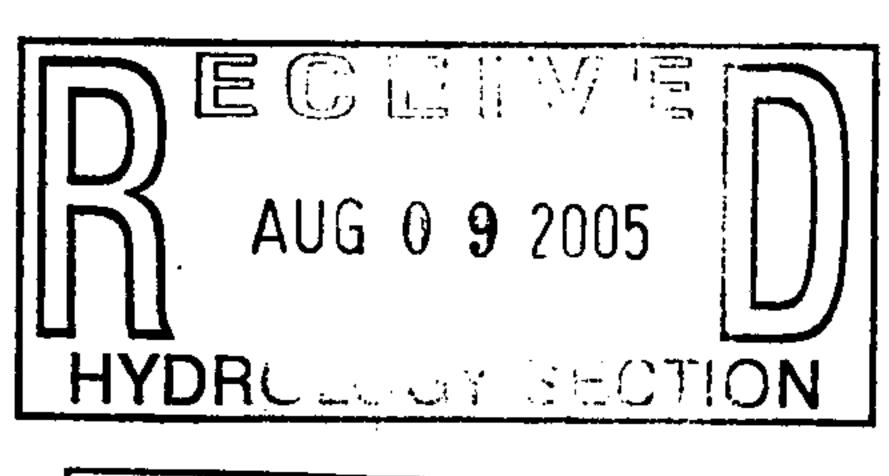
Prepared by

Tierra West, LLC 8509 Jefferson NE Albuquerque, New Mexico 87113

Prepared for

Leslie Investment Properties, Inc. 2900 Louisiana Blvd. NE, Suite H Albuquerque, NM 87110





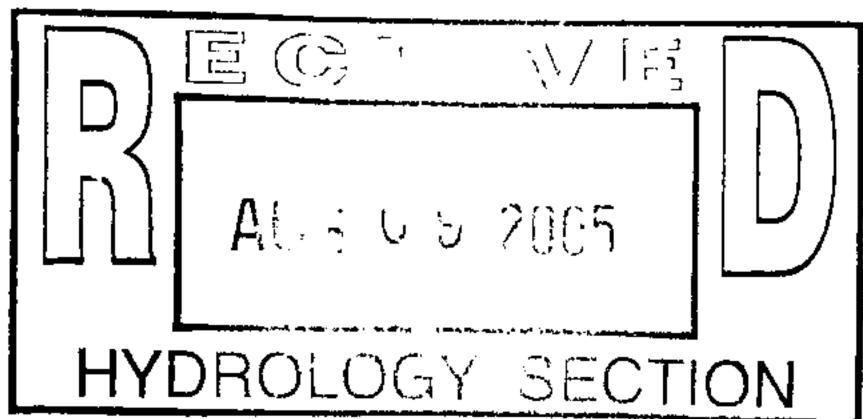


TABLE OF CONTENTS

Location	1
Zone Atlas Page	
Drainage Basin Designations	1
Existing Drainage Conditions	1
FIRM Map	2
On-Site Drainage Management Plan	2
Calculations	3
Summary	3
Zone Atlas Map F-21	4
Existing Condition Drainage Basin Map	5
Proposed Condition Drainage Basin Map	6
FIRM Map 35001C0144F	7
Runoff Calculations	8
Grading and Drainage Plan	Map Pocket

Location

The Mission Plaza site is located on the east side of Eubank Boulevard, just south of Layton

Avenue. The 1.3774 acre site is bordered on the north by a commercial site known as Mountain

Run Shopping Center/Apartment Complex and by residential sites to the south and to the east.

The purpose of this report is to provide the drainage analysis and management plan for the office

and institutional zone site to include the proposed office building for Site Plan for Building

Permit.

Zone Atlas Page

The site is located on City of Albuquerque Zone Atlas Map F-21 and is shown on the attached

sheet.

Drainage Basin Designations

For the purpose of this report, the existing and developed drainage basins were designated as

follows.

Existing Undeveloped Basins: 1 and 2

Developed Condition Basins: 1 and 2

Existing Drainage Conditions

The site is currently undeveloped with no existing storm drain facilities. This site accepts no off-

site flows. The on-site runoff, 5.23 cfs, primarily flows from east to west to an existing drop

inlet south of Malaguena Lane that connects to an existing 24" storm drain along Eubank

Boulevard (Basin 2). A small portion of the north end of the site drains to an existing drop inlet at the intersection of Eubank Boulevard and Layton Avenue (Basin 1).

The property to the north, known as the Mountain Run Shopping Center/Apartment Complex drains 53.5 cfs to Layton Place at the southwest corner of the Mountain Run site (the northwest corner of the Academy Place site) as described in the 1983 Master Drainage Study for the Mountain Run Shopping Center where it is picked up by the existing Eubank storm drain. Nuisance flows are collected in a pond in the southwest corner of the site. According to the 1993 Master Plan of Drainage for Academy Place, Unit 1, the residential sites to the south and to the east, drain 112 cfs to Malaguena Lane where it is picked up by the existing Eubank storm drain. These flows are then conveyed through the storm drain along Layton Avenue to the Bear Tributary Arroyo.

FIRM Map

The site is located on FIRM Map 35001C0144F as shown on the attached sheet. The map shows that the site does not lie within any 100-year floodplains.

On-Site Drainage Management Plan

The proposed drainage management plan is to free discharge the developed flow, 7.30 cfs, to the existing storm drain along Eubank Boulevard. Although this site is not included or accounted for in any drainage master plan, the site is in an infill area; therefore, the flow may be discharged freely to the Eubank Boulevard storm drain facilities according to Bradley Bingham, P.E. with the City of Albuquerque Planning Department. The flow from the northern portion of the

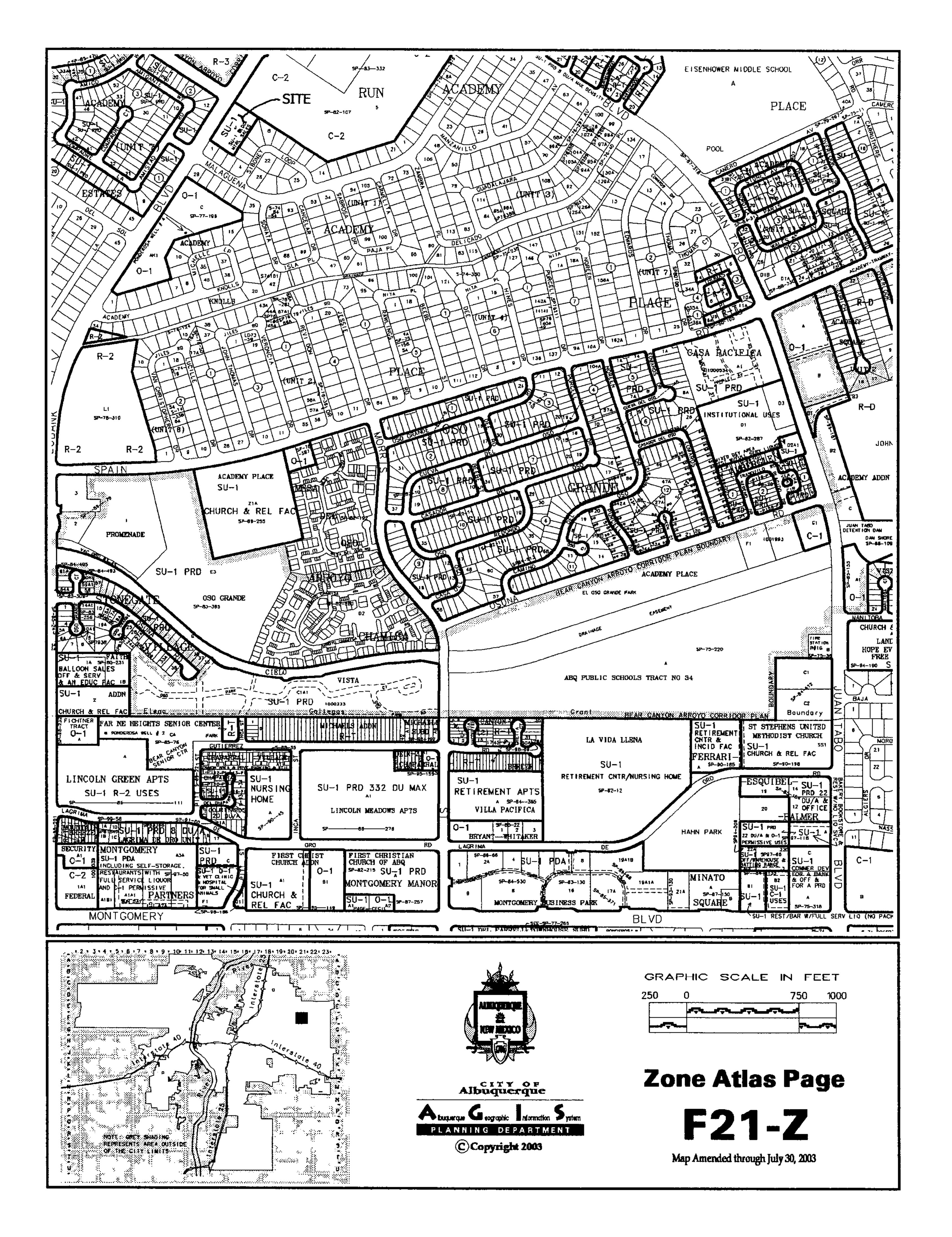
property (Basin 1) will flow to the drop inlet at the intersection of Eubank Boulevard and Layton Avenue; and the flow from the rest of the property (Basin 2) will flow to the drop inlet south of Malaguena Lane. These flows are then conveyed through the storm drain along Layton Avenue to the Bear Tributary Arroyo.

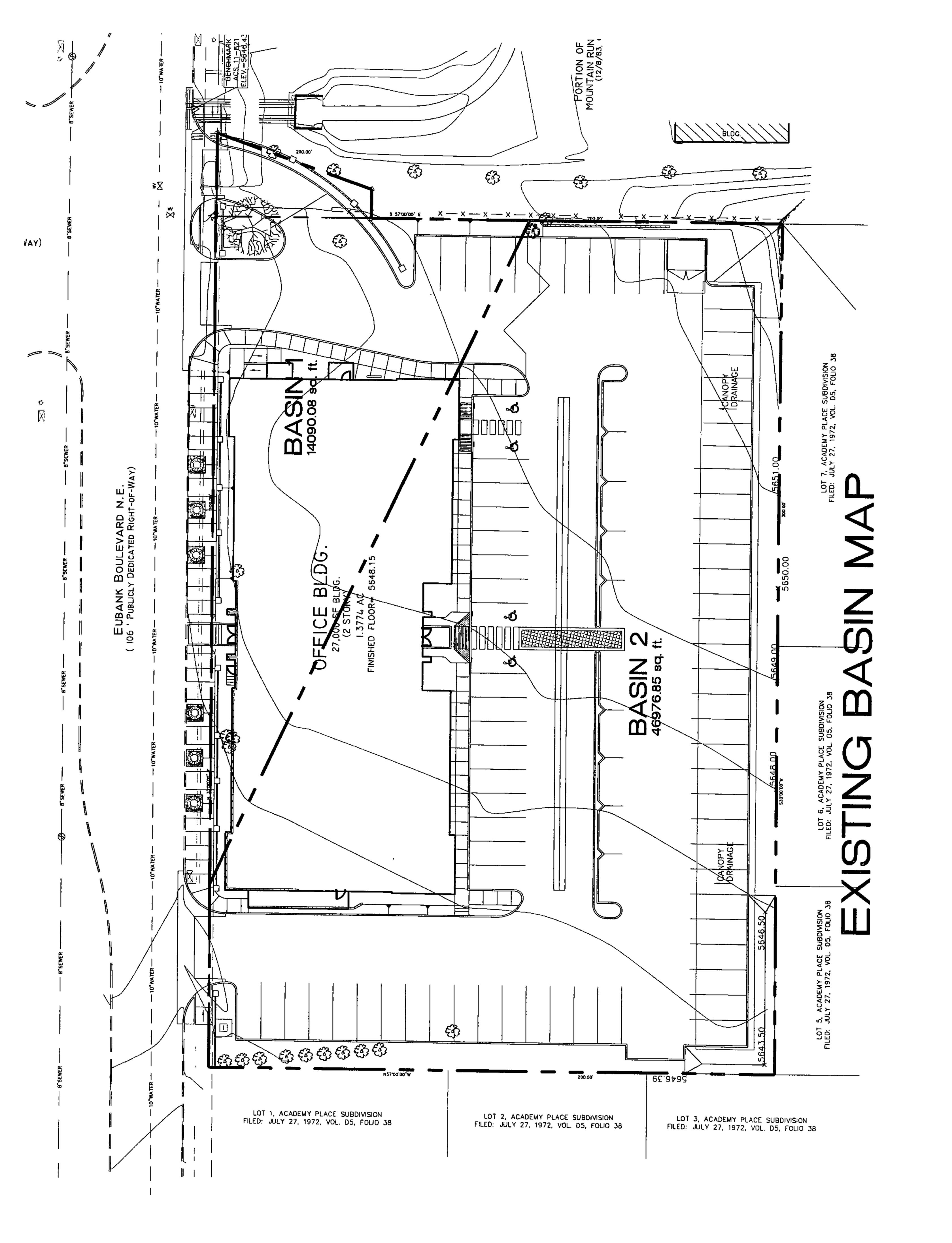
Calculations

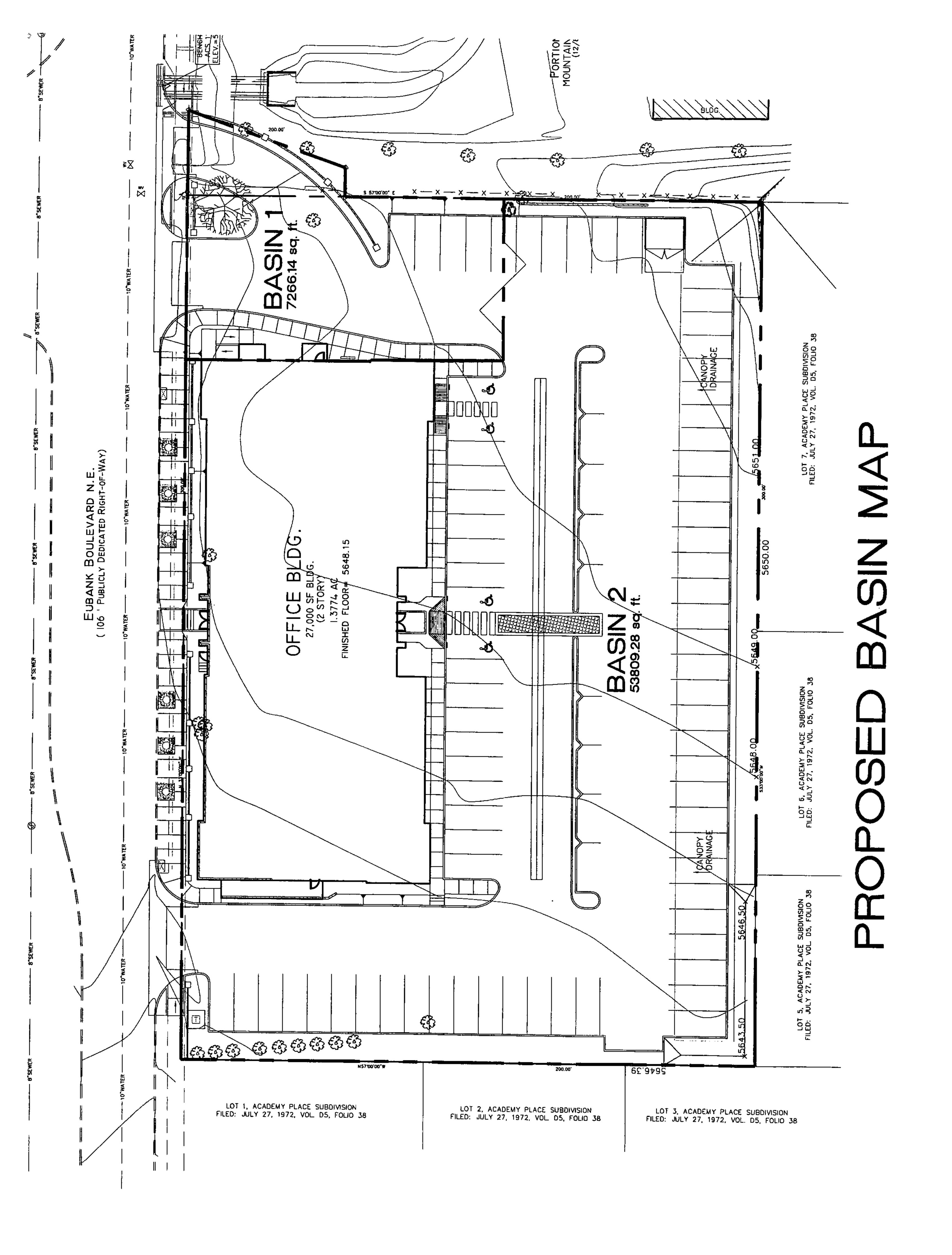
The Weighted E method from the "City of Albuquerque Development Process Manual Volume II – Design Criteria, 1997 Revision" was used to calculate the runoff and volume for the site.

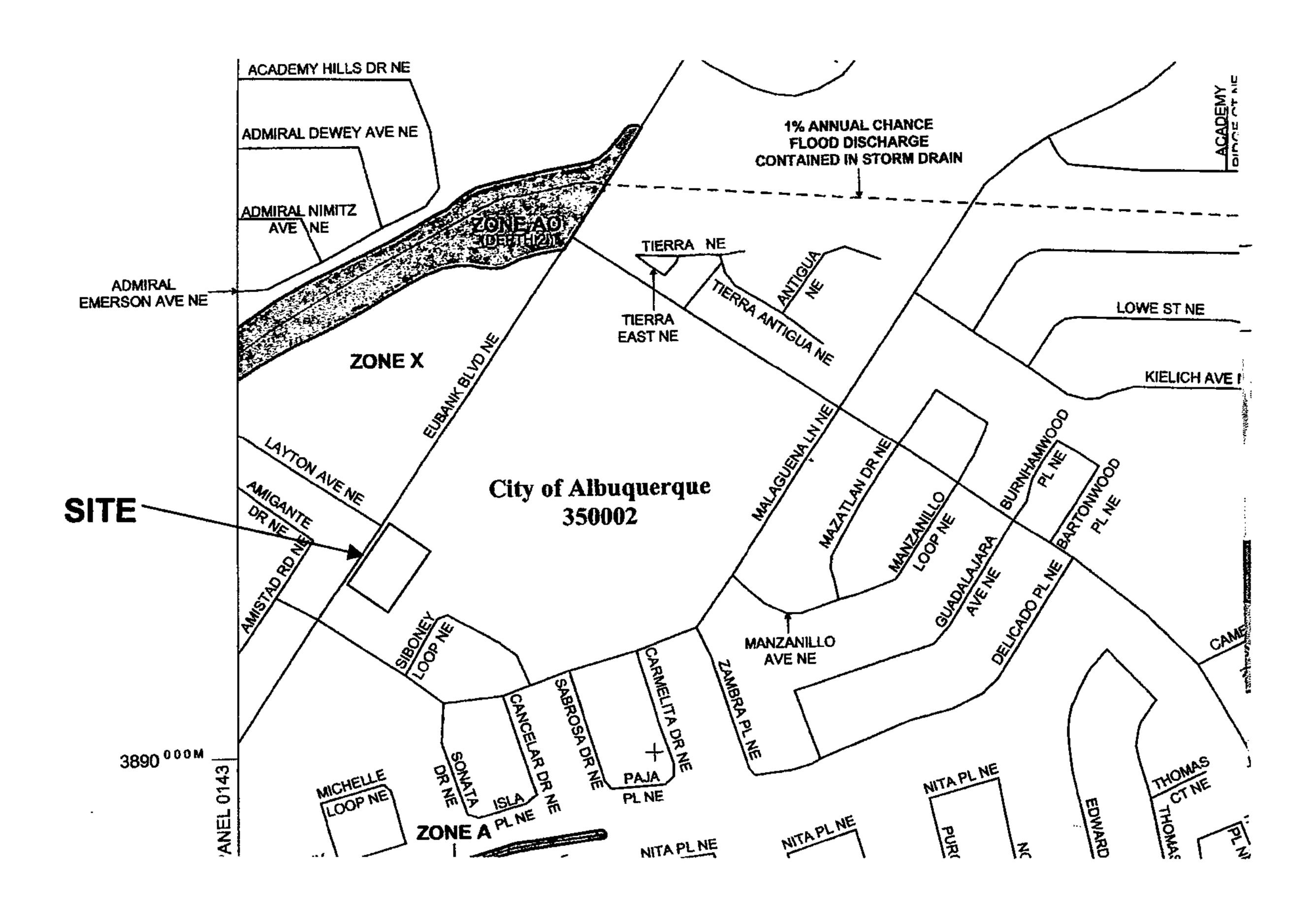
Summary

The proposed site will free discharge a total of 7.30 cfs to the existing storm drain located along Eubank Boulevard. Therefore, the increase in on-site flow due to developed condition, 2.07 cfs, and a slight shift in basin boundaries from the proposed grading, the proposed condition will act in the same way as the existing condition with two basins free discharging to the existing Eubank Boulevard storm drain facilities.









FIRM Map 35001C0144F

Runoff Calculations

Weighted E Method

												100-Year			10-Year	
Basin	Area	Area	Treat	ment A	Treat	ment B	Treatr	nent C	Treat	ment D	Weighted E	Volume	Flow	Weighted E	Volume	Flow
200	(sf)	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	cfs
Developed (Condition											· · · · · · · · · · · · · · · · · · ·				
1	7,266	0.17	0%	0	0%	0.00	3%	0.01	97%	0.16	2.605	0.036	0.87	1.661	0.023	0.59
2	53,809	1.24	0%	0	0%	0.00	3%	0.04	97%	1.20	2.605	0.268	6.43	1.661	0.171	4.36
Total	61,075	1.40	0%	0.00	0%	0.00	3%	0.04	97%	1.36			7.30			4.95
Undevelope	d Condition		· <u> </u>				·									
1	14,090	0.32	0%	0.00	0%	0.00	100%	0.32	0%	0.00	1.460	0.039	1.21	0.730	0.020	0.73
2	46,977	1.08	0%	0.00	0%	0.00	100%	1.08	0%	0.00	1.460	0.131	4.02	0.730	0.066	2.44
Total	61,067	1.40	0%	0.00	0%	0.00	3%	1.40	97%	0.00			5.23			3.17

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

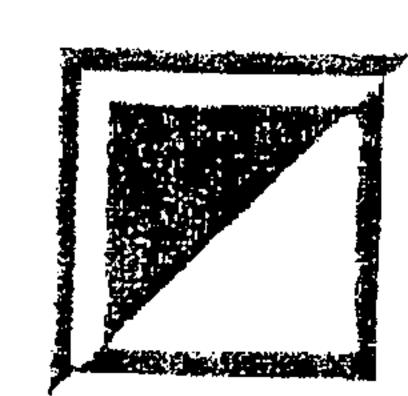
Excess Precipitation, E (inches)					
Zone 4	100-Year	10 - Year			
Ea	0.8	0.28			
E _b	1.08	0.46			
Ec	1.46	0.73			
E _d	2.64	1.69			

Peak Discharge (cfs/acre)				
Zone 4	100-Year	10 - Year		
Qa	2.2	0.87		
Q_b	2.92	1.45		
Q _c	3.73	2.26		
Q_d	5.25	3.57		

MAP POCKET

GRADING & DRAINAGE PLAN

Sent By: George Rainhart, Architects and; 1 505 837 9877; Aug-2-05 10:49AM; PAX IRANSMITTAL SHEET



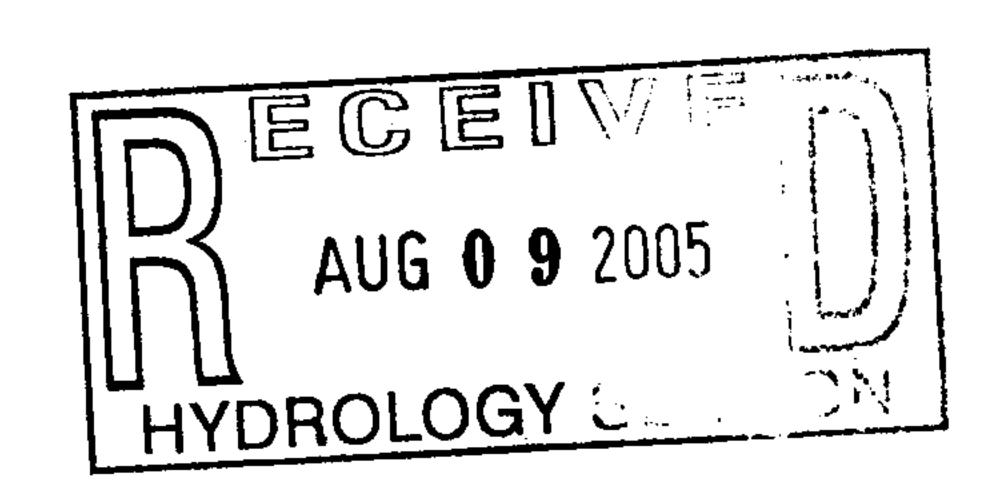
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C 2325 SAN PEDRO, N.E., SUITE 2-B ALBUQUERQUE, NEW VEXICO 87110

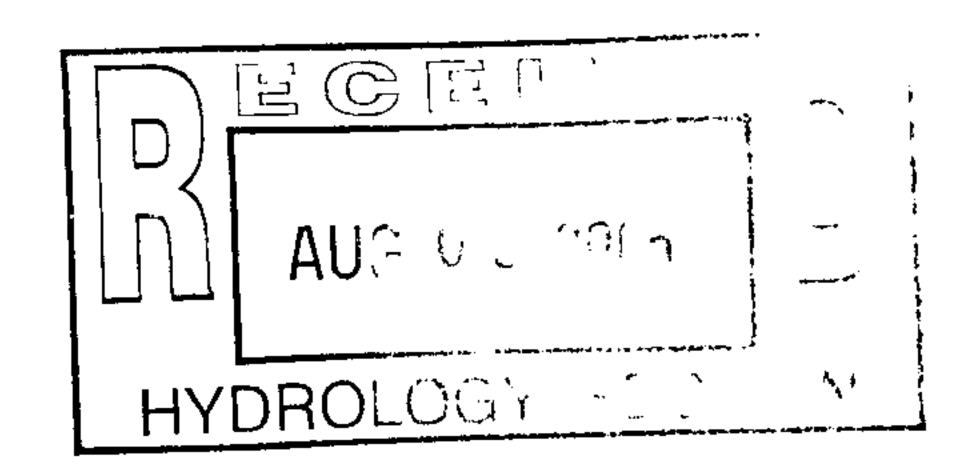
PHONE: (505) 884-9110 FAX: (505) 837-9877

E-MAIL ADDRESS: grainhart@gra-arch.com

PROJECT#;
FILE#:
DATE:

TO: Marcella Jaronillo	_OF:
FAX NUMBER: 275-31-3-2	PHONE NUMBER:
NUMBER OF PAGES BEING SENT (including	g Transmittal Sheet):
FROM: Mike Satrany	
PROJECT: Missibn Plaza	
COMMENTS: Exement agreement	





EASEMENT OR RIGHT-OF-WAY FOR ACCESS TO PROPERTY

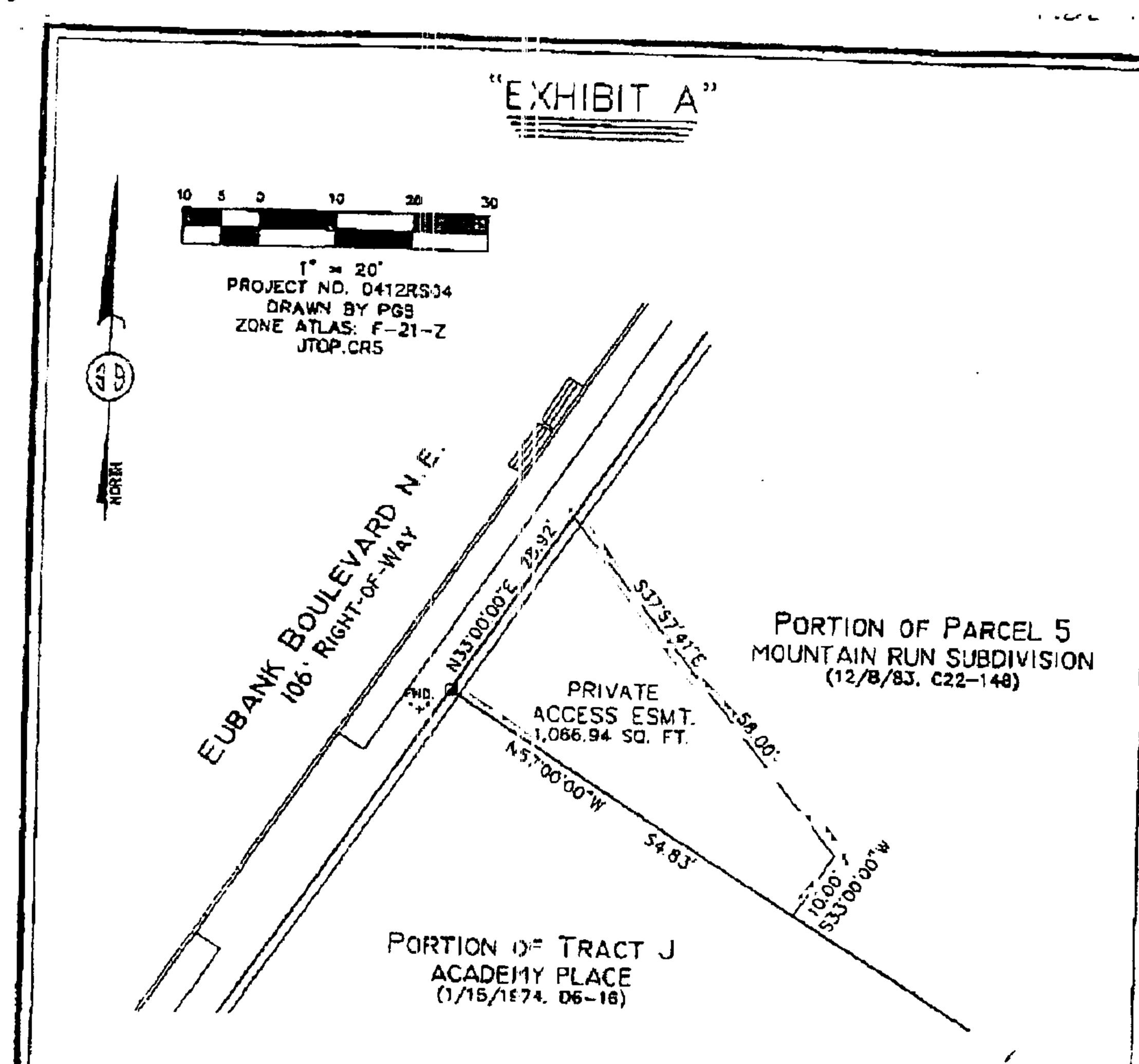
FOR AND IN CONSIDERATION of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mountain Run Apartments Limited Partnership, an Oklahoma limited partnership ("Grantor") hereby grants and conveys to SL Eubank Land, LLC, a New Mexico limited liability company ("Grantee"), its successors and assigns, a perpetual, non-exclusive right of way and easement ("Easement") in, under, upon, about, over and through the property described on the attached Exhibit "A", hereto and incorporated herein by reference ("Property").

- I. Grant. The easement granted hereby shall be for ingress and egress to, from, upon and over the Property described to provide access to other property owned by Grantee.
- 2. Street. (The Graniee will construct a permanent driveway, street or road on the property within the Easement. Grantee will comply with all state and local ordinances and regulations in construction of the permanent driveway, street or road within the Easement. Granter hereby grants to Grantee the right to enter upon its property adjoining the Easement for the purpose of constructing the permanent driveway, street or road within the Easement.
- 3. No Interference. Grantor shall not interfere with the Grantee's construction of such permanent driveway, roac or street within the Easement or with use of the permanent driveway, road or street within the Easement once it is constructed.
- 4. Amendment. This Easement shall be amended only by a written and recorded instrument signed by the parties or the then current owner of the Property and the Easement.
- 5. This Easement shall be binding upon and inure to the benefit of the parties successors and assigns, heirs, beneficiaries and personal representatives.
- 6. Governing. This Easement shall be governed by and construed and enforced in accordance with the laws of the State of New Mexico.

SIGNED on this the 9th day of	March , 2005.
GRANTOR	GRANTEE
MOUNTAIN RUN APARTMENTS L.P. an Oklahoma limited partnership By: Case-Mountain Run L.L.C. an Oklahoma limited liability company its General Partner	SL EUBANK LAND, LLC a New Mexico limited liability company By: Leslie Investment Properties, Inc. its Manager
By: Mike D. Case, Manager	By: Jeff Leslie, Vice President

ACKNOWLEDGEMENTS

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.
SUBSCRIBED AND SWORN TO before me on March 9 2005, by Mike D. Case as Manager of G.P. on behalf of Mountain Run Apartments L.P. (Grantor)
NOTARY PUBLIC
My Commission Expires: 7-25-05 #01010513
STATE OF NEW MEXICO)) ss COUNTY OF BERNAILLO)
SUBSCRIBED AND SWORN TO before me on March 15, 2005, by Jeff Loslie, VP as Manager on behalf of SL Eubanie Land, LC (Grantee)
OFFICIAL SEAL PAIGE LESLIE BAIRD Notary Public State of New Mexico My Commission Expires 121 R My Commission Expires: 1208



LEGAL DESCRIPTION - PRIVATE ACCESS EASEMENT

A certain tract of land, reserved as a Private Access Easement, being and comprising a portion of Parcel 5 of the MOUNTAIN RUN SUBDIVISION, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalilla County, New Mexico on December 8, 1983 in Volume C22, Folio 148 and being more particularly described as follows:

Beginning at the southwest comer of said tract herisin described, a point on the southeasterly right-of-way line of Eupank Boulevard N.E., being the southwest comer of said Parcel 5, Mountain Run Subdivision; thence from said point of beginning. N 33*00'00" E 28.92 feet alking said right-of-way to the northwest comer of said tract herein described, thence, leaving said right-of-way, S 37*57'41" E 58.00 feet to the northeast comer of said tract herein described; thence, \$ 33°00'00' W 10.00 feet to the southeast corner of said tract herein described, a point on the property line common to said Parcel 5, Mountain Run Subdivision and Tract J of Academy Place, filed January 15, 1974 in Volume D6, Folio 16; the hiz N57°00'00' W 54.83 feet along said common property line to the point of beginning and containing 1066.94 square feet, more or less

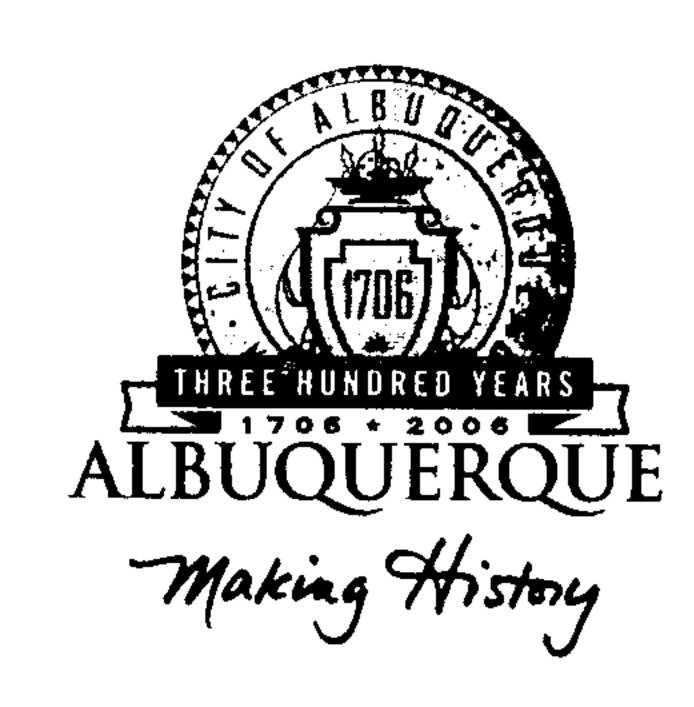
SURVEYS SOUTHWEST, LTD.

333 LOMAS BLYD., N.E. ALBUQUERQUE, NEW MIDGICO 87102

PHONE: (505) 998-0303 FAX: (505) 998-0306

TIIN R4E SEC. 33

CITY OF ALBUQUERQUE



July 25, 2005

Vincent Carrica, P.E. Tierra West, LLC 8509 Jefferson NE Albuquerque, NM 87113

Re: Mission Plaza, Southeast Corner of Layton Ave and Eubank Blvd, Grading and Drainage Plan

Engineer's Stamp dated 6-30-05 (F21-D77)

Dear Mr. Carrica,

Based upon the information provided in your submittal received 7-08-05, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB. However, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

Albuquerque

P.O. Box 1293

1. All proposed improvements located within the public right of way will be built under City Work Order. Please remove the SO#19 notes, as they don't apply to this project. In addition, clearly define all items that will be built under City Work Order.

New Mexico 87103

www.cabq.gov

- 2. The drainage reports' vicinity map and drainage information sheet refer to the wrong site location. Please correct this.
- 3. Label Eubank Boulevard on the grading and drainage plan.
- 4. The northern exit intrudes upon the adjacent lot. Is the site going to be replatted, or does the site have the appropriate easements?

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET F-21 D77 (REV. 01/28/2003rd)

PROJECT TITLE:	CT TITLE: Mission Plaza		ZONE MAP/DRG. FILE #: F-21-Z				
DRB #:	EPC #:		WORK ORDE				
LEGAL DESCRIPTION: CITY ADDRESS:	Vots Z2A/1 & Z2B, Academy P/2 10100 & 10110 Spain Read NE	age / ,)	port refe	spain rean Morris,			
CNOINEEDING CIONA	Tioms West 110			Laston			
ENGINEERING FIRM:	Tierra West, LLC		CONTACT:	Marcella Jaramillo, PE			
ADDRESS:	8509 Jefferson Street NE		PHONE:	(505) 858-3100	<u>, </u>		
CITY, STATE:	Albuquerque, NM 87113		ZIP CODE:	87113			
OWNER:	LESLIE INVESTMENT PROPERT	TIES INC.	CONTACT:	Jeff Leslie			
ADDRESS:	2900 Louisiana Boulevard NE, Su		PHONE:	(505) 881-8200			
CITY, STATE:	Albuquerque, NM		ZIP CODE:	87110			
· · · · · · · · · · · · · · · · ·			•	· · · · · · · · · · · · · · · · · · ·	- "		
ARCHITECT:	George Rainhart Architects		CONTACT:	Mike Safrany			
ADDRESS:	2325 San Pedro NE, Suite 2B		PHONE:	(505) 884-9110			
CITY, STATE:	Albuquerque, NM		ZIP CODE:	87102			
SURVEYOR:	Surveys Southwest		CONTACT:	Gary E. Gritsko			
ADDRESS:	333 Lomas Boulevard NE		PHONE:	(505) 998-0303	· · ,		
CITY, STATE:	Albuquerque, NM		ZIP CODE:	87102	Paris		
CONTRACTOR:			CONTACT:				
ADDRESS:			PHONE:				
CITY, STATE:		· · · · · · · · · · · · · · · · · · ·	ZIP CODE:	 			
DRAINAGE PLA	PORT AN 1st SUBMITTAL, <i>REQUIRES TO</i> AN RESUBMITTAL		SIA / FINANA PRELIMINAF S. DEV. PLA	PROVAL SOUGHT: ACIAL GUARANTEE RELEASE RY PLAT APPROVAL IN FOR SUB'D. APPROVAL			
	GRADING & DRAINAGE PLAN			N FOR BLDG. PERMIT APPROVAL			
X GRADING PLANE EROSION CON		<u></u>	FINAL PLAT	AN APPROVAL APPROVAL			
	ERTIFICATION (HYDROLOGY)			N PERMIT APPROVAL			
CLOMR/LOMR		>		ERMIT APPROVAL			
- 	ULATION LAYOUT (TCL)			E OF OCCUPANCY (PERM.)			
ENGINEERS C	ERTIFICATION (TCL)		CERTIFICAT	E OF OCCUPANCY (TEMP.)			
ENGINEERS C	ERTIFICATION (DRB APPR. SITE	PLAN)	GRADING PI	ERMIT APPROVAL			
OTHER			PAVING PER	RMIT APPROVAL			
. 1				ER APPROVAL			
- Lee C	raid		OTHER (SPE	ECIFY) Drainage Approval			
WAS A PRE-DESIGN CON YES X NO COPY PROVID			3 2005 SY SECTION				
		HYDROLOG	ar outling				
DATE SUBMITTED:	1-Jul-05	BY:	Marcella Jaran	nillo, P.E.			

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plans: 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.

DRAINAGE REPORT

for

Mission Plaza Albuquerque, New Mexico

Prepared by

Tierra West, LLC 8509 Jefferson NE Albuquerque, New Mexico 87113

Prepared for

Leslie Investment Properties, Inc. 2900 Louisiana Blvd. NE, Suite H Albuquerque, NM 87110

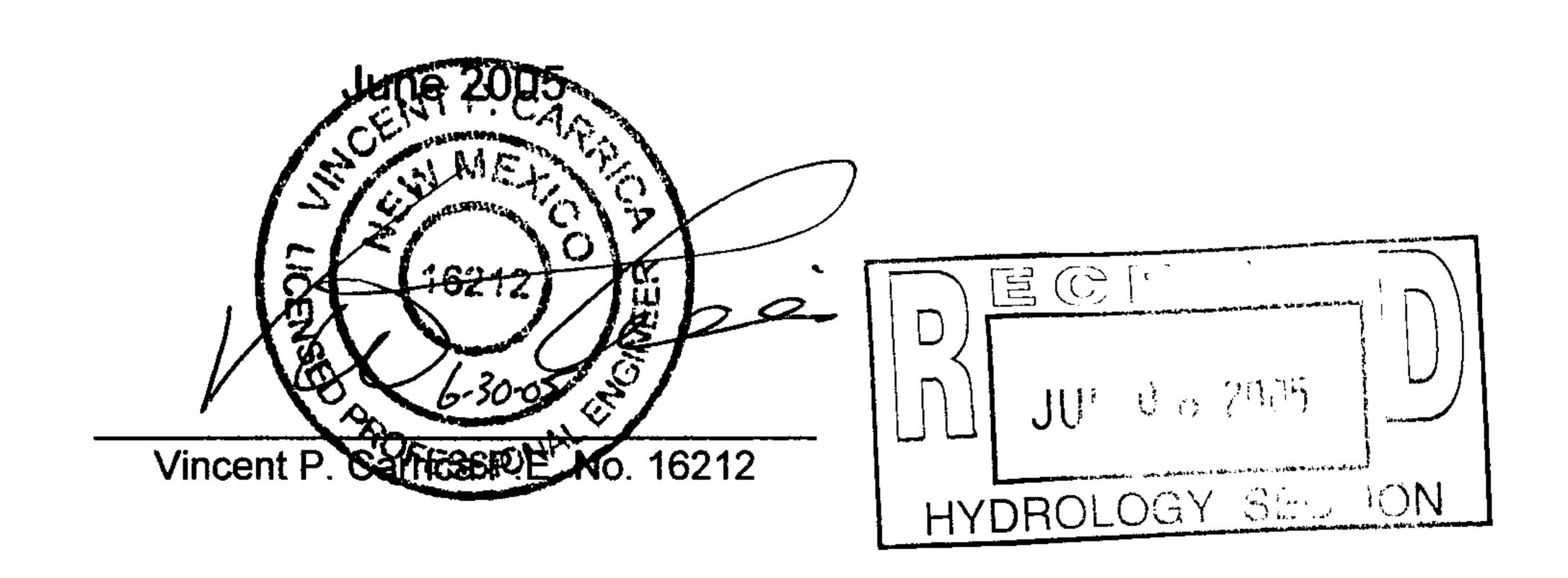


TABLE OF CONTENTS

Location	
Zone Atlas Page	
Drainage Basin Designations	
Existing Drainage Conditions	,
FIRM Map	
On-Site Drainage Management Plan	
Calculations	
Summary	
Zone Atlas Map F-21	
Existing Condition Drainage Basin Map	5
Proposed Condition Drainage Basin Map	6
FIRM Map 35001C0144F	
Runoff Calculations	
Grading and Drainage Plan	

Drong trong with May was

Location

The Mission Plaza site is located on the east side of Eubank Boulevard, just south of Layton

Avenue. The 1.3774 acre site is bordered on the north by a commercial site known as Mountain

Run Shopping Center/Apartment Complex and by residential sites to the south and to the east.

The purpose of this report is to provide the drainage analysis and management plan for the office

and institutional zone site to include the proposed office building for Site Plan for Building

Permit.

Zone Atlas Page

The site is located on City of Albuquerque Zone Atlas Map F-21 and is shown on the attached

sheet.

Drainage Basin Designations

For the purpose of this report, the existing and developed drainage basins were designated as

follows.

Existing Undeveloped Basins: 1 and 2

Developed Condition Basins: 1 and 2

Existing Drainage Conditions

The site is currently undeveloped with no existing storm drain facilities. This site accepts no off-

site flows. The on-site runoff, 5.23 cfs, primarily flows from east to west to an existing drop

inlet south of Malaguena Lane that connects to an existing 24" storm drain along Eubank

Boulevard (Basin 2). A small portion of the north end of the site drains to an existing drop inlet at the intersection of Eubank Boulevard and Layton Avenue (Basin 1).

The property to the north, known as the Mountain Run Shopping Center/Apartment Complex drains 53.5 cfs to Layton Place at the southwest corner of the Mountain Run site (the northwest corner of the Academy Place site) as described in the 1983 Master Drainage Study for the Mountain Run Shopping Center where it is picked up by the existing Eubank storm drain. Nuisance flows are collected in a pond in the southwest corner of the site. According to the 1993 Master Plan of Drainage for Academy Place, Unit 1, the residential sites to the south and to the east, drain 112 cfs to Malaguena Lane where it is picked up by the existing Eubank storm drain. These flows are then conveyed through the storm drain along Layton Avenue to the Bear Tributary Arroyo.

FIRM Map

The site is located on FIRM Map 35001C0144F as shown on the attached sheet. The map shows that the site does not lie within any 100-year floodplains.

On-Site Drainage Management Plan

The proposed drainage management plan is to free discharge the developed flow, 7.30 cfs, to the existing storm drain along Eubank Boulevard. Although this site is not included or accounted for in any drainage master plan, the site is in an infill area; therefore, the flow may be discharged freely to the Eubank Boulevard storm drain facilities according to Bradley Bingham, P.E. with the City of Albuquerque Planning Department. The flow from the northern portion of the

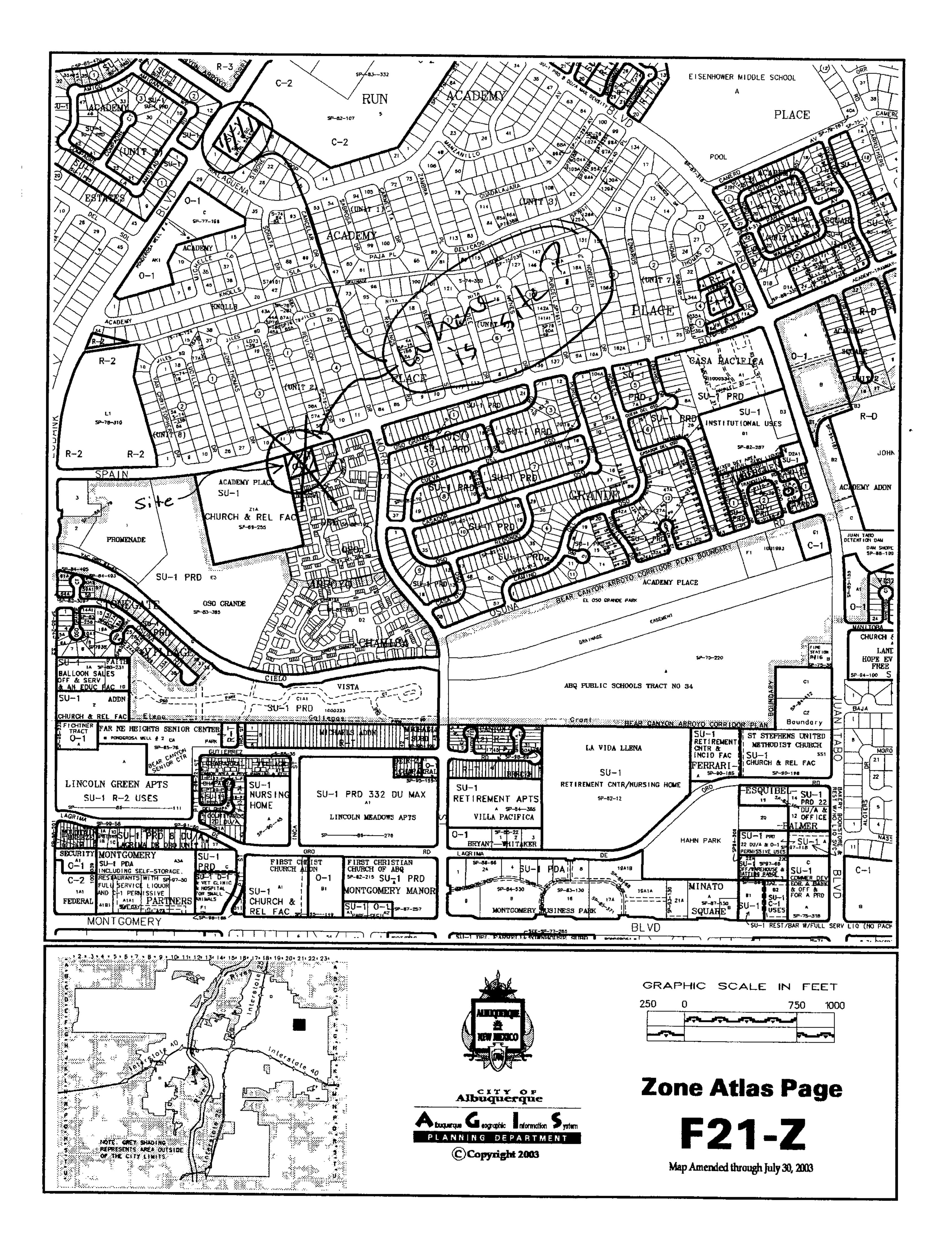
property (Basin 1) will flow to the drop inlet at the intersection of Eubank Boulevard and Layton Avenue; and the flow from the rest of the property (Basin 2) will flow to the drop inlet south of Malaguena Lane. These flows are then conveyed through the storm drain along Layton Avenue to the Bear Tributary Arroyo.

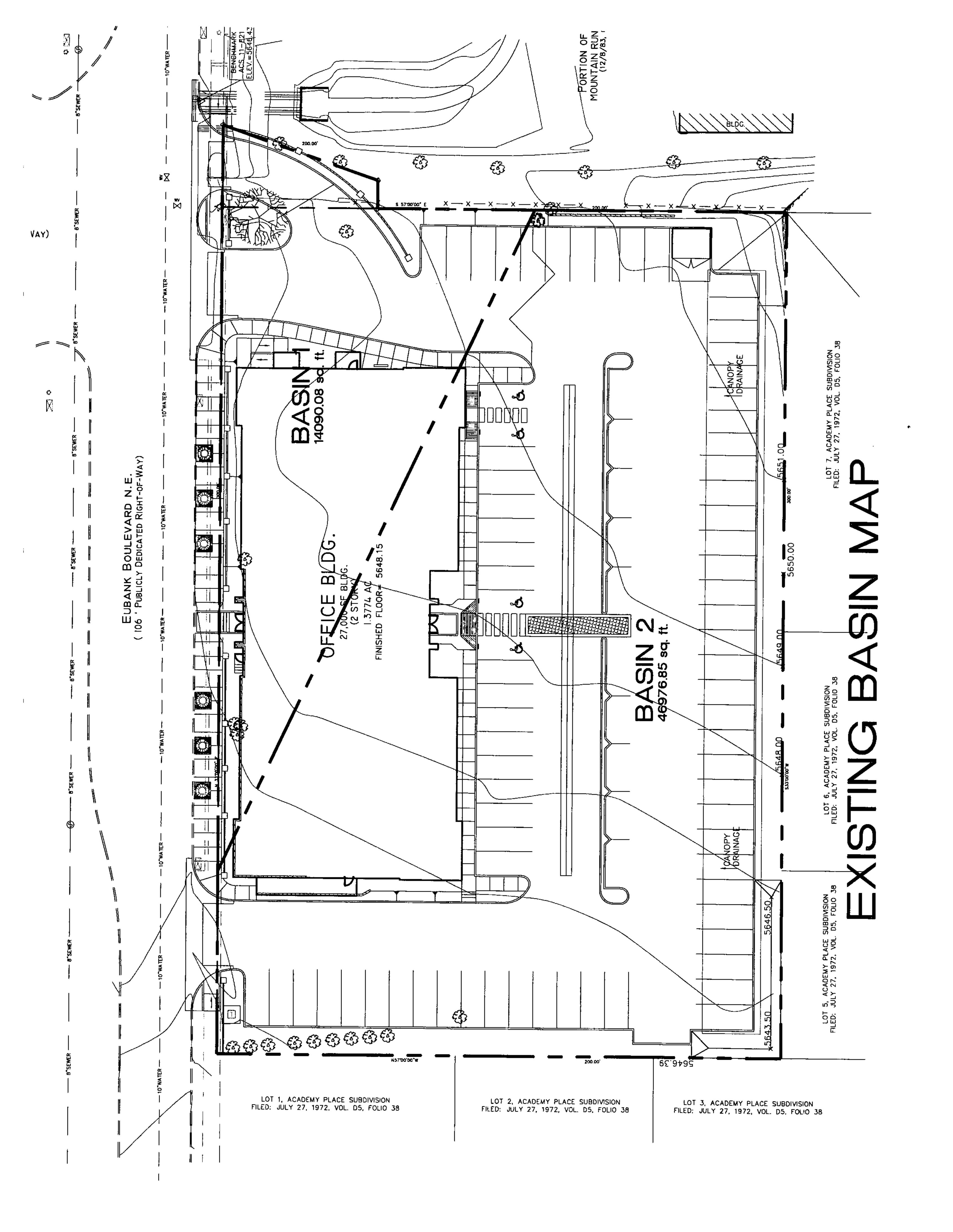
Calculations

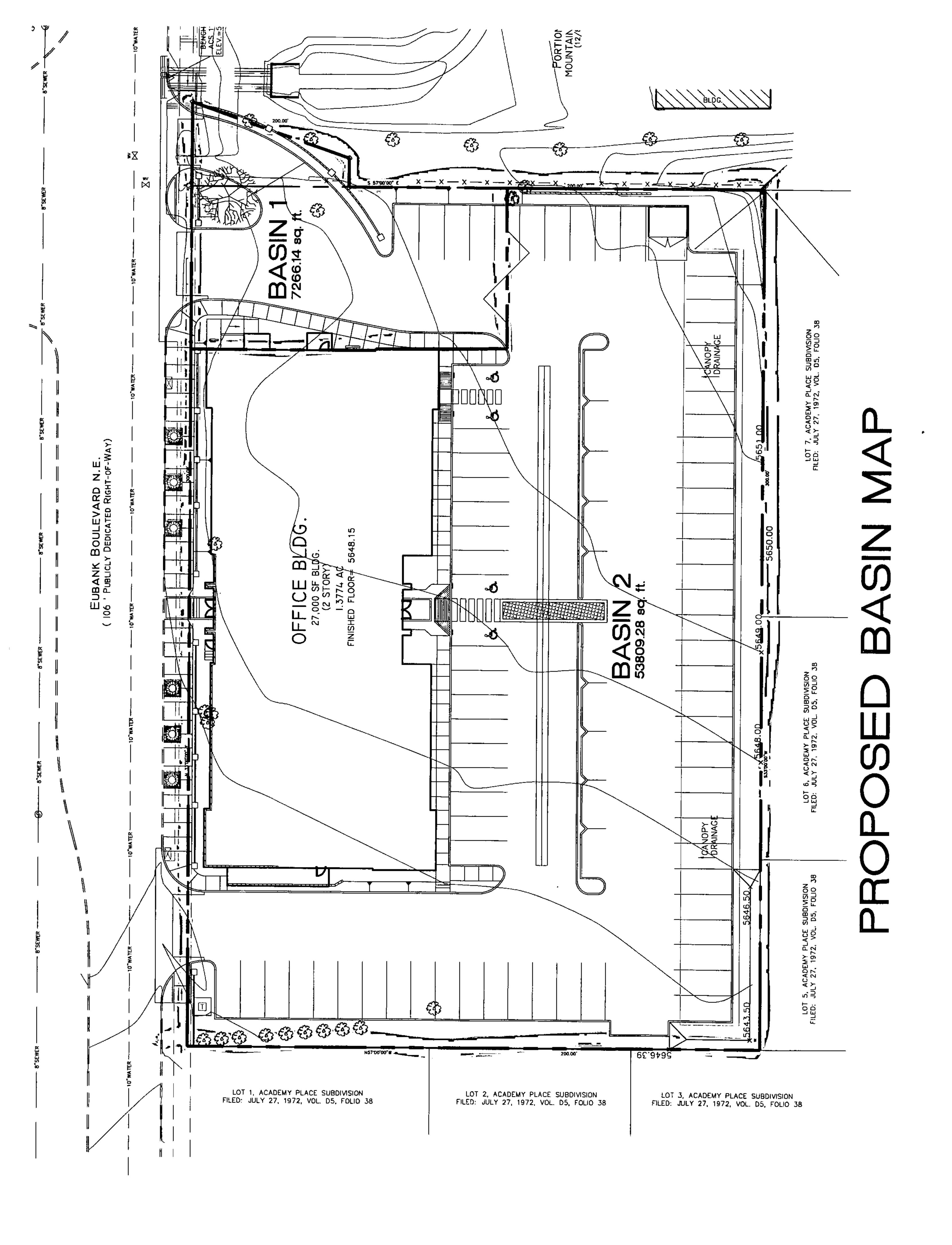
The Weighted E method from the "City of Albuquerque Development Process Manual Volume II – Design Criteria, 1997 Revision" was used to calculate the runoff and volume for the site.

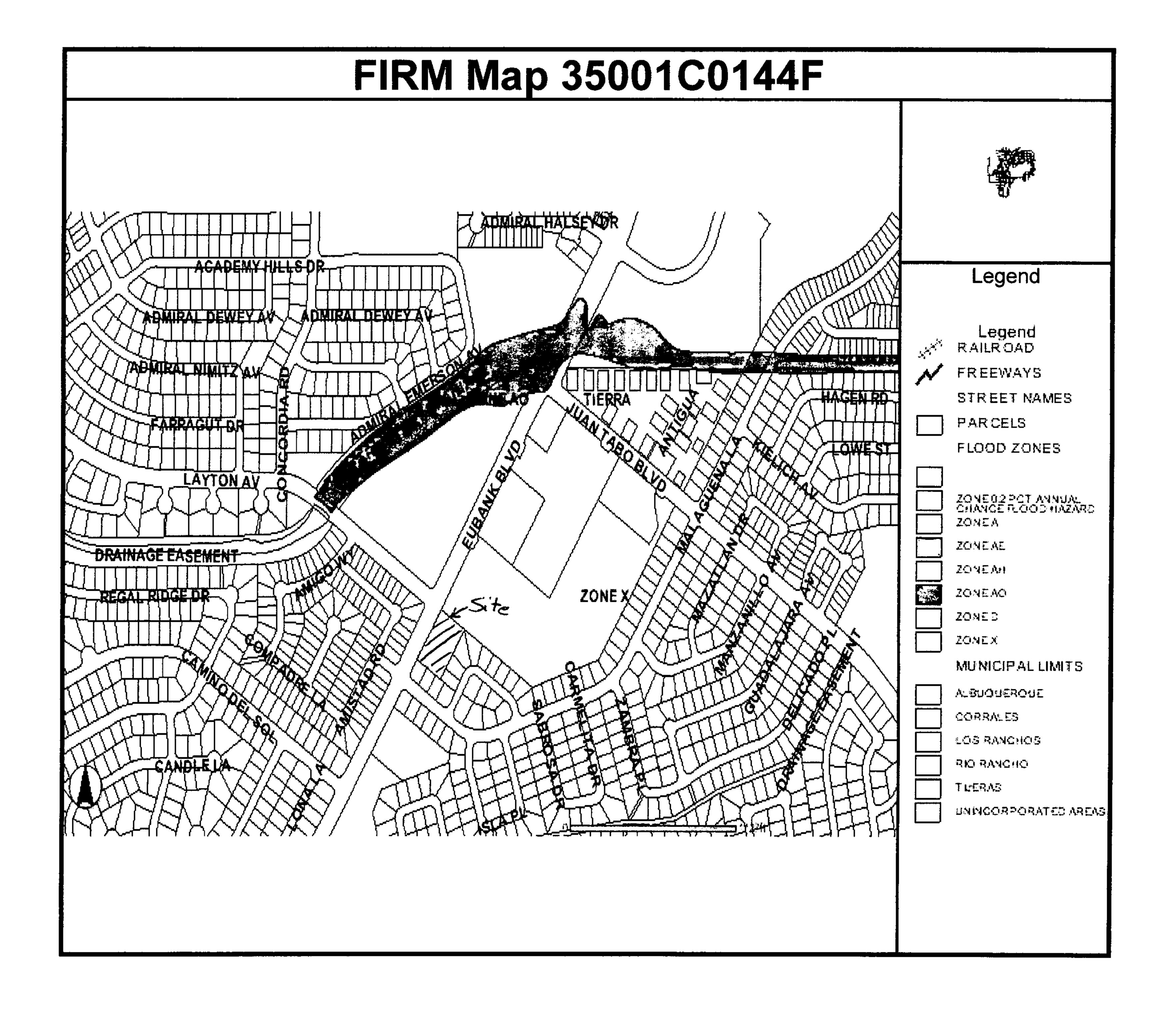
Summary

The proposed site will free discharge a total of 7.30 cfs to the existing storm drain located along Eubank Boulevard. Therefore, the increase in on-site flow due to developed condition, 2.07 cfs, and a slight shift in basin boundaries from the proposed grading, the proposed condition will act in the same way as the existing condition with two basins free discharging to the existing Eubank Boulevard storm drain facilities.









Runoff Calculations

Weighted E Method

	<u> </u>	<u> </u>		<u> </u>								100-Year			10-Year	
Basin	Area	Area	Treat	tment A	Trea	tment B	Treatr	nent C	Treat	ment D	Weighted E	Volume	Flow	Weighted E	Volume	Flow
	(sf)	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	cfs
Developed C	ondition	<u> </u>	i		· · · · · · · ·		· · · · ·			- <u>-</u>						
1	7,266	0.17	0%	0	0%	0.00	3%	0.01	97%	0.16	2.605	0.036	0.87	1.661	0.023	0.59
2	53,809	1.24	0%	0	0%	0.00	3%	0.04	97%	1.20	2.605	0.268	6.43	1.661	0.171	4.36
Total	61,075	1.40	0%	0.00	0%	0.00	3%	0.04	97%	1.36		· · · · · · · · · · · · · · · · · · ·	7.30			4.95
Undeveloped	Condition						· · · · · · · · · · · · · · · · · · ·							<u></u>		
1	14,090	0.32	0%	0.00	0%	0.00	100%	0.32	0%	0.00	1.460	0.039	1.21	0.730	0.020	0.73
2	46,977	1.08	0%	0.00	0%	0.00	100%	1.08	0%	0.00	1.460	0.131	4.02	0.730	0.066	2.44
Total	61,067	1.40	0%	0.00	0%	0.00	3%	1.40	97%	0.00			5.23			3.17

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Excess Precipitation, E (inches)							
Zone 4	100-Year	10 - Year					
Ea	0.8	0.28					
E _b	1.08	0.46					
Ec	1.46	0.73					
E _d	2.64	1.69					

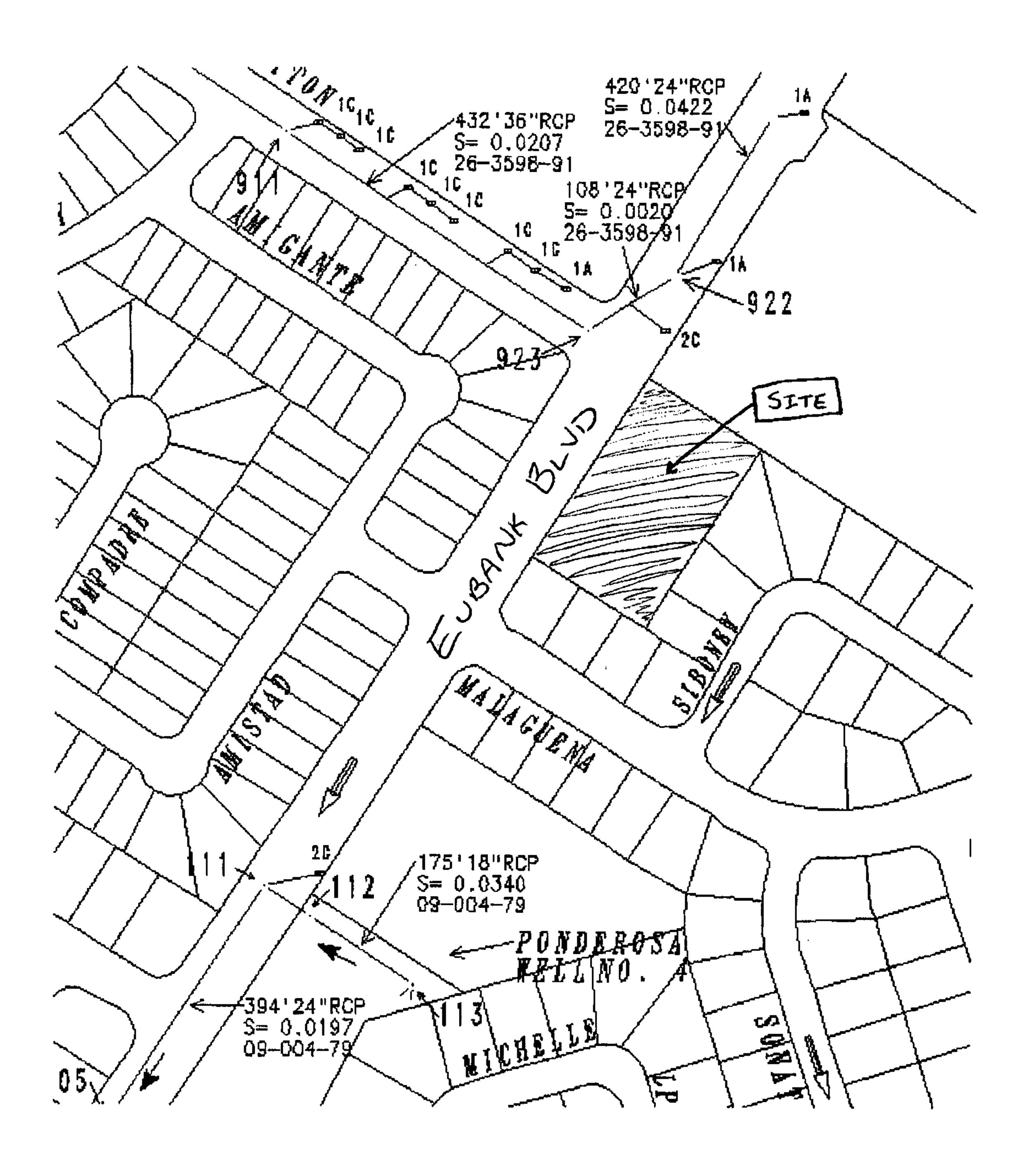
Peak	Peak Discharge (cfs/acre)						
Zone 4	100-Year	10 - Year					
Q _a	2.2	0.87					
Q _b	2.92	1.45					
Q_c	3.73	2.26					
Q_d	5.25	3.57					

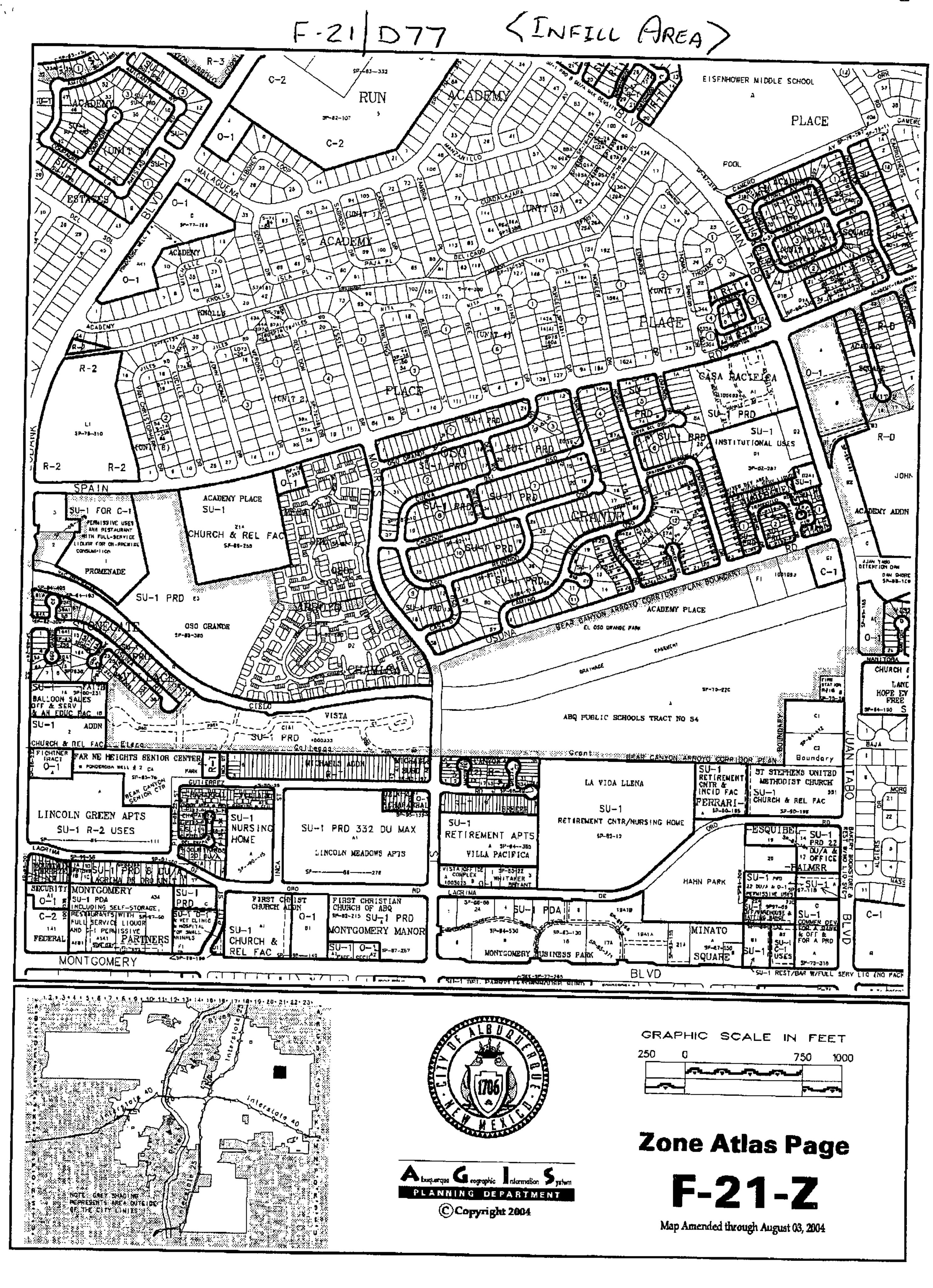
City of Albuquerque
Planning Department
505-924-3900 (main number)
505-924-3864 (fax number - 2nd Level)
505-924-3440 (fax number - 4th Floor)
Development and Building Services (One Stop Shop)
600 2nd Street NW
Albuquerque, NM 87102

City of Albuquerque Planning Dept. Dev. & Bldg. Srvcs.



To: Marcela		From:	Kristal Metro	
Fax: 858-1118		Pages Sent:	(including this page) 3
Phone:		Date:	6/2/05	
☐ Urgent ☐ For Re	eview 🗆 Please Com	ment 🗀 Ple	ase Reply	☐ Please Recycle
Comments:				
		· · · · · · · · · · · · · · · · · · ·		
••••••••••••••••••••••••••••••••••••••				





Map Pocket

Grading

and

Drainage

Plan