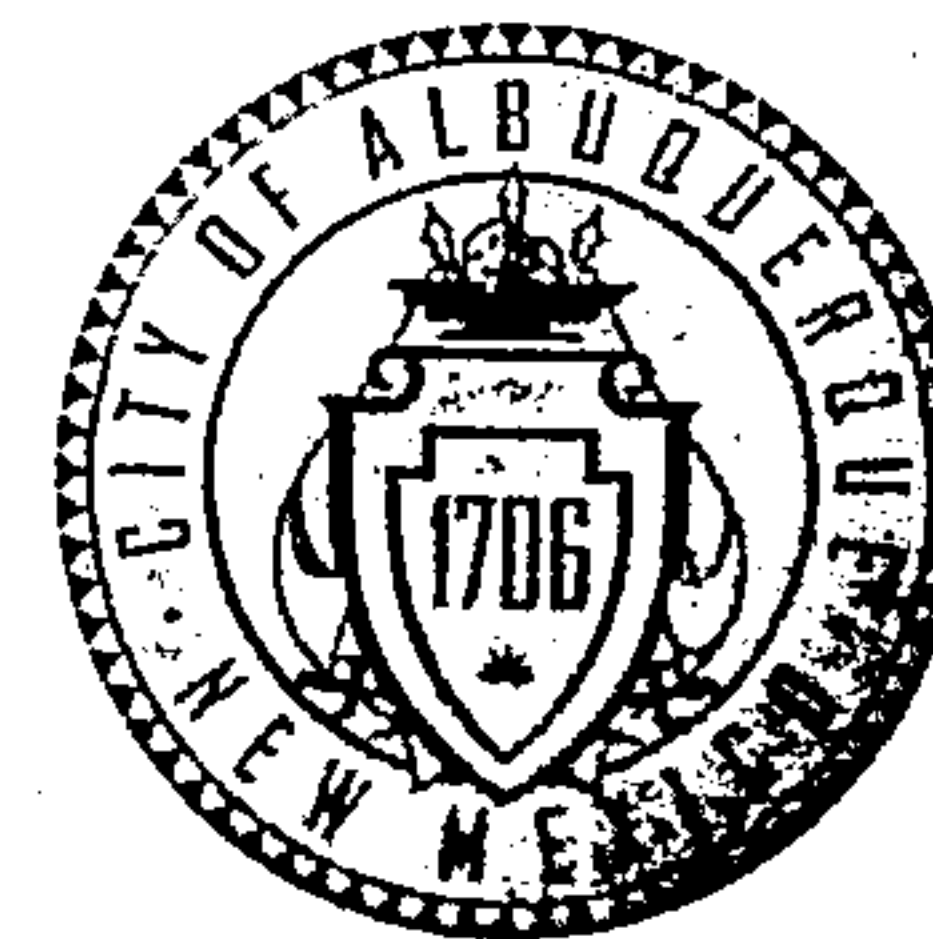


CITY OF ALBUQUERQUE



November 2, 2012

Levi Valdez, P.E.
George T. Rodriguez Development Consultants
12800 San Juan NE
Albuquerque, NM 87123

Re: San Clemente Apartments buildings E and F (lots 7 & 8)
200 and 202 San Clemente Ave NW, Traffic Circulation Layout
Engineer's Stamp dated 10-12-12 (G14-D006B)

Dear Mr. Valdez,

The TCL submittal received 11-1-12 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

PO Box 1293

Albuquerque

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.

NM 87103

www.cabq.gov

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,

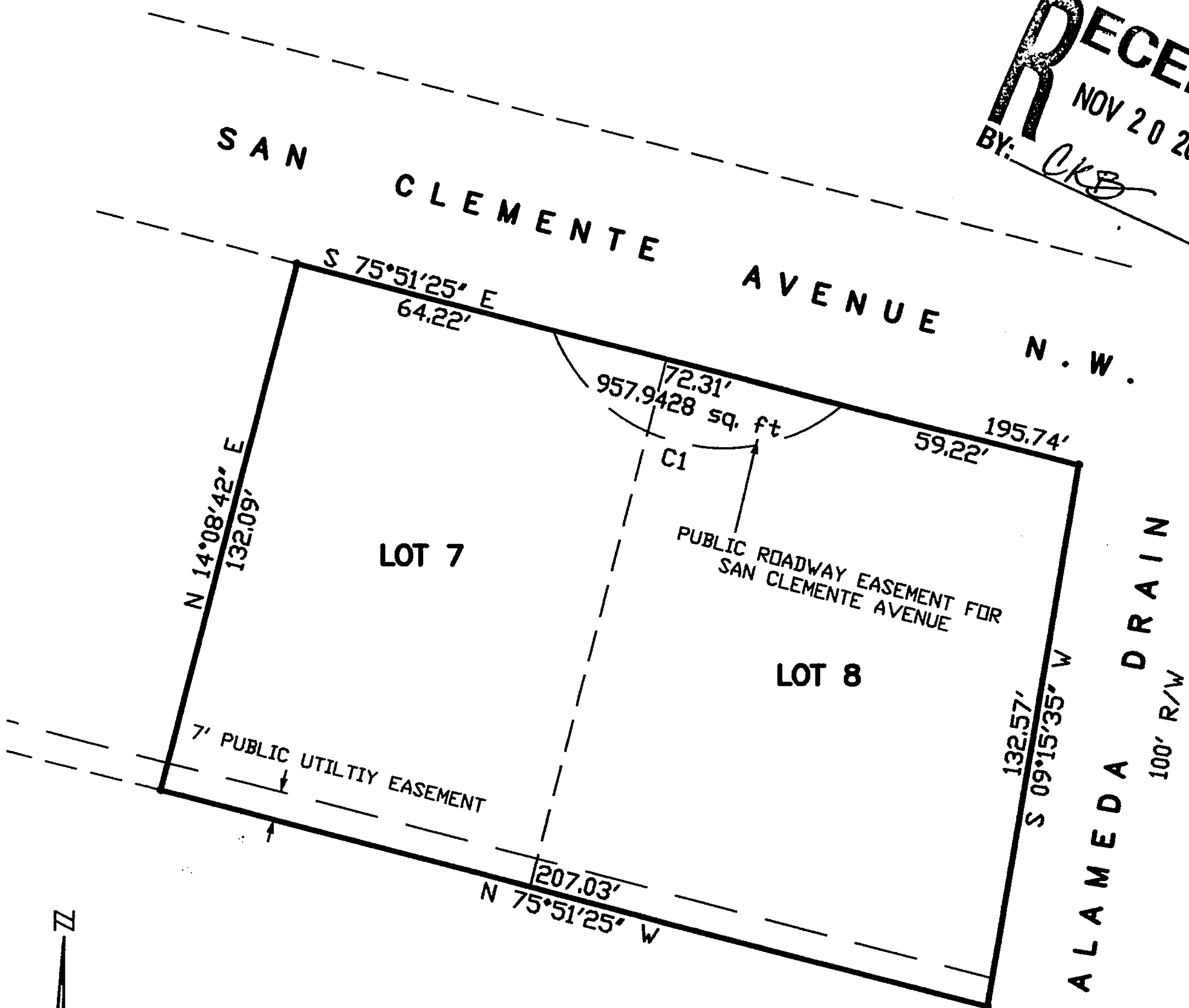
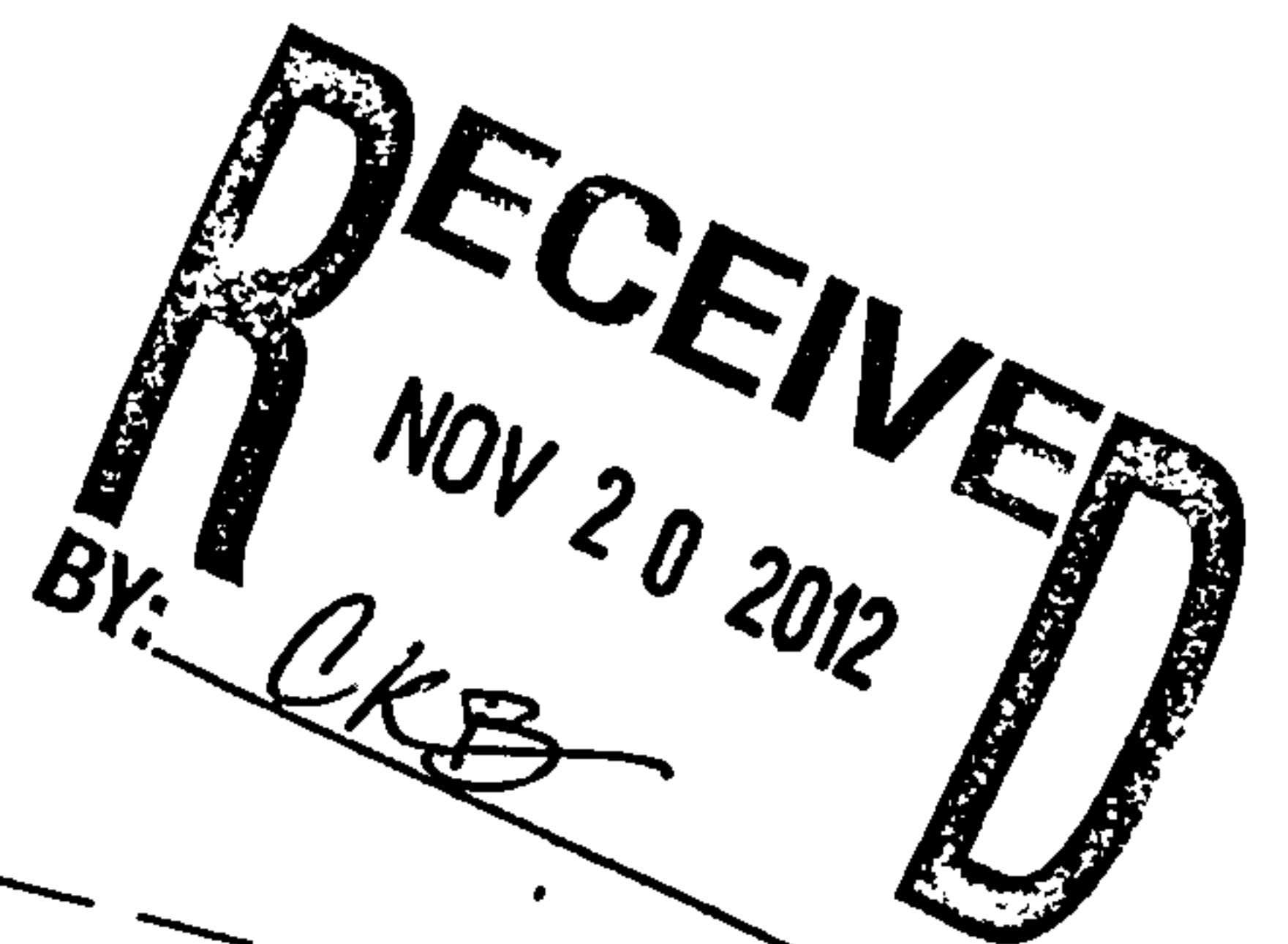
Richard Dourte, P.E.
City Engineer, Division Manager, Planning Dept.
Development and Building Services

C: File

EXHIBIT SHOWING PUBLIC ROADWAY EASEMENT FOR SAN CLEMENTE AVENUE N.W. ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER, 2012

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING PUBLIC ROADWAY EASEMENT FOR SAN CLEMENTE AVENUE WITHIN LOTS NUMBERED SEVEN (7) AND EIGHT (8) OF THE SUBDIVISION PLAT OF GIBSON TRACT, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 16, 1981 IN VOLUME C19, FOLIO 50, SAID RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE SOUTHERLY LINE OF SAN CLEMENTE AVENUE, WHENCE THE NORTHWEST CORNER OF SAID LOT 7 BEARS N. 75 DEG. 51' 25" W., A DISTANCE OF 64.22 FEET, RUNNING THENCE S. 75 DEG. 51' 25" E., ALONG THE SOUTHERLY LINE OF SAN CLEMENTE AVENUE, A DISTANCE OF 72.31 FEET TO THE NORTHEAST CORNER; THENCE 84.81 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 44.06 FEET, A CENTRAL ANGLE OF 110 DEG. 17' 24" AND HAVING A CHORD BEARING AND DISTANCE OF N. 75 DEG. 51' 25" W., 72.31 FEET TO THE NORTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 957.94 SQUARE FEET MORE OR LESS.



CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	110°17'24"	N 75°51'25" W	44.06	84.81	72.31

Scale: 1" = 40'
Order No.: 12-0293
Field Book: Page:

Anthony L Harris 11-1-12
Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
Telephone (505) 889-8056 • FAX (505) 889-8645



**Ingress-Egress, Reciprocal Parking, Surface Drainage,
And
Joint Use Trash Bin Enclosure Easement
Within
Lots Five (5), Six (6), and Seven (7)
Gibson Tract "A"
Albuquerque, New Mexico
February, 2009**


Whereas, J & S Development, Inc., a New Mexico Corporation, whose address is 504 Louisiana Boulevard, S.E., Albuquerque New Mexico, 87108, is the owner and proprietor of the following described real property situated in the City of Albuquerque, Bernalillo County, New Mexico.

Lots Five (5), Six (6), and Seven (7) of GIBSON TRACT "A", portion of Tract 25-A, M.R.G.C.D. Map No. 33, as said are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 16, 1981, in Volume C-19, Folio 50.

Said owner and proprietor hereby grants the Ingress-Egress, Reciprocal Parking, Surface Drainage, and Joint Use Trash Bin Enclosure Easement over and across the interior lot lines of aforementioned Lots Five (5), Six (6), and Seven (7) as shown on Attached Exhibit "A".

These easement(s), shall be binding upon the owner(s) and proprietor(s) herein, their heir(s) and assign(s) and shall continue to run with said properties in perpetuity.

Owner(s) and Proprietor(s):
J & S Development, Inc.
A New Mexico Corporation



Jose Rodriguez, President



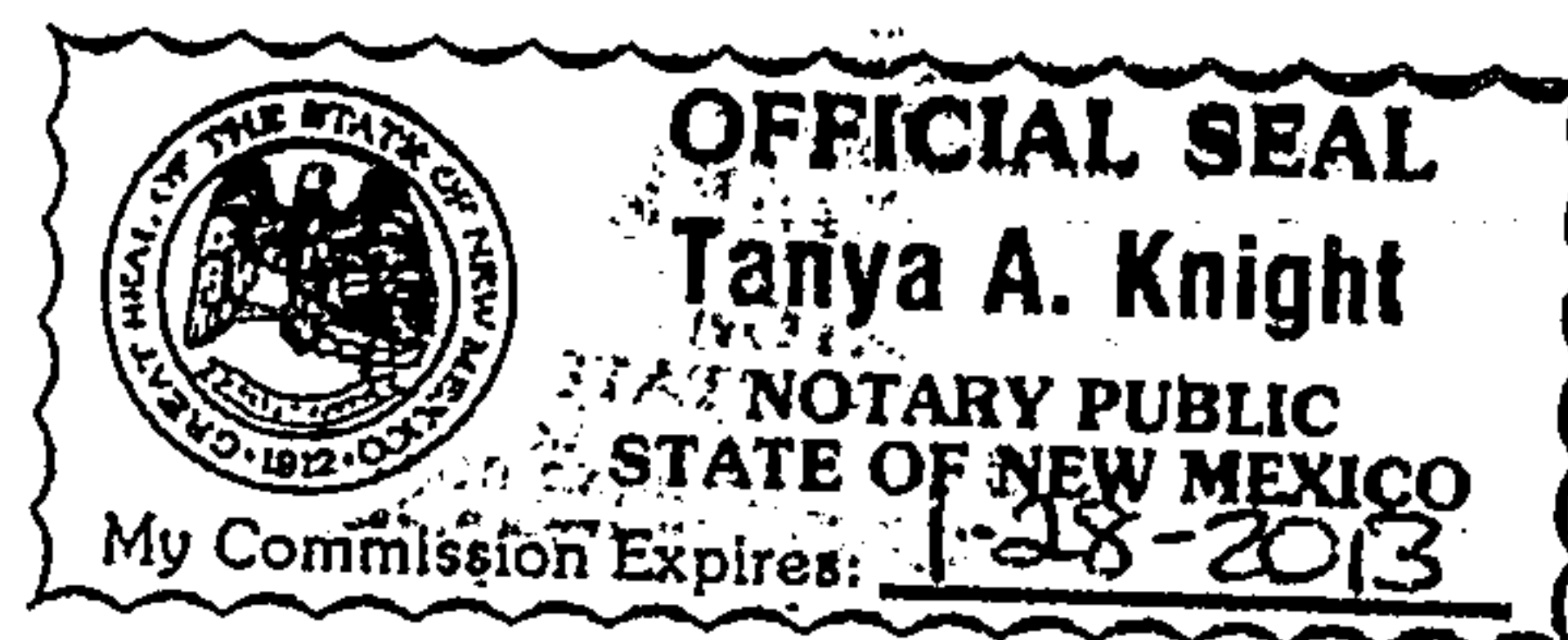
Acknowledgement:

State of New Mexico)
County of Bernalillo) ss:

This foregoing instrument was acknowledged before me this 2 day of March, 2009, by Jose Rodriguez, President of J & S Development, Inc., hereby known to me to be the Owner(s) and Proprietor(s) of the properties referred to herein, and that he hereby acknowledged the same as his own free act and deed.

Tamara Knight
Notary Public

My Commission Expires: 1-28-2013



Doc# 2012115962

11/01/2012 12:59 PM Page: 1 of 2
EASE R:\$25.00 M. Toulouse Oliver, Bernalillo County



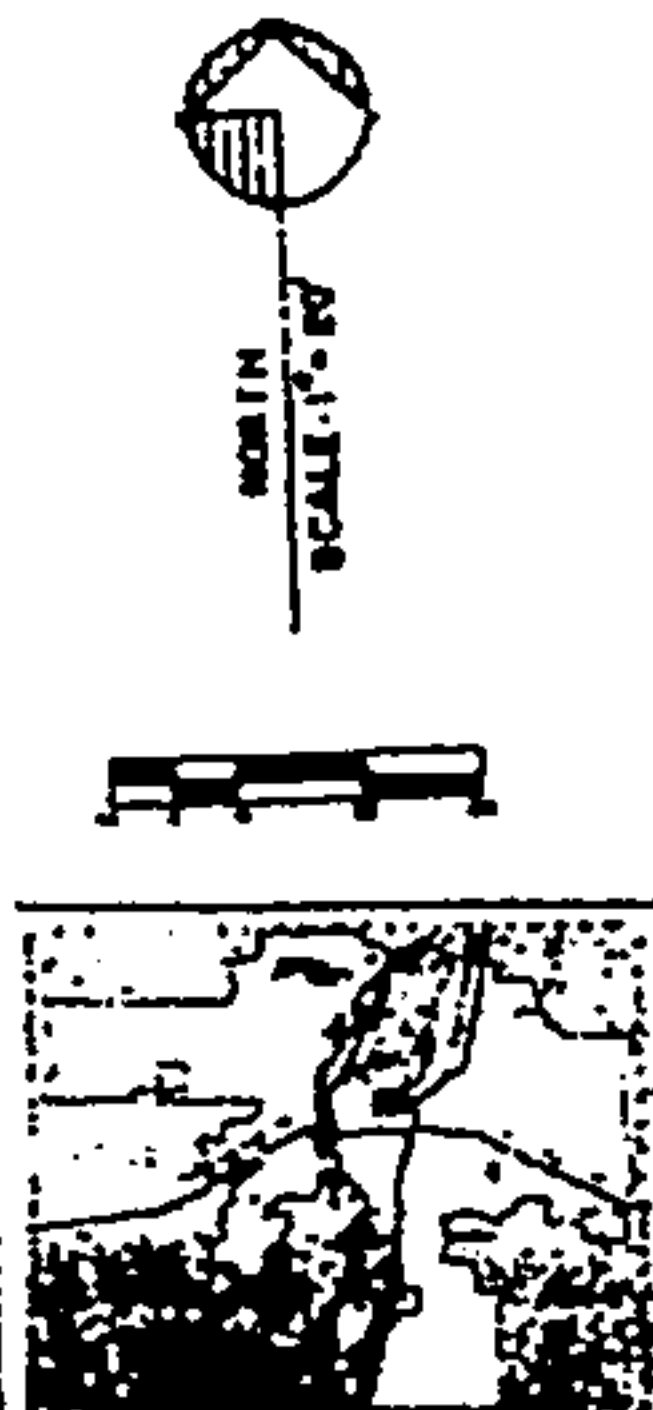
RD
APP 00
TC 7
120202



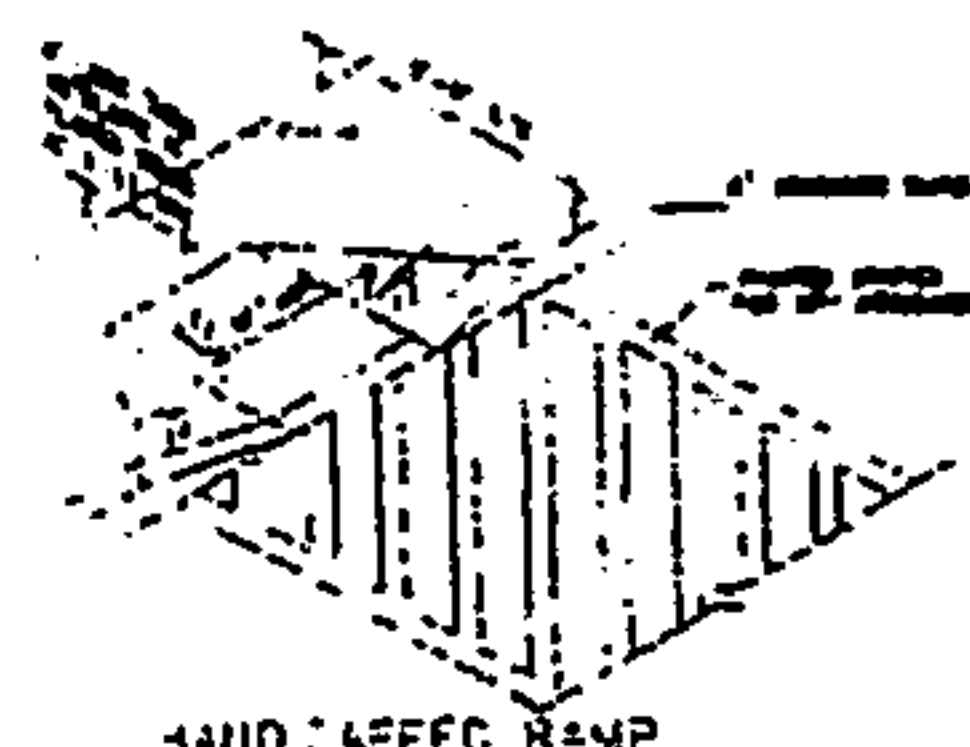
VICINITY MAP

G-14-Z

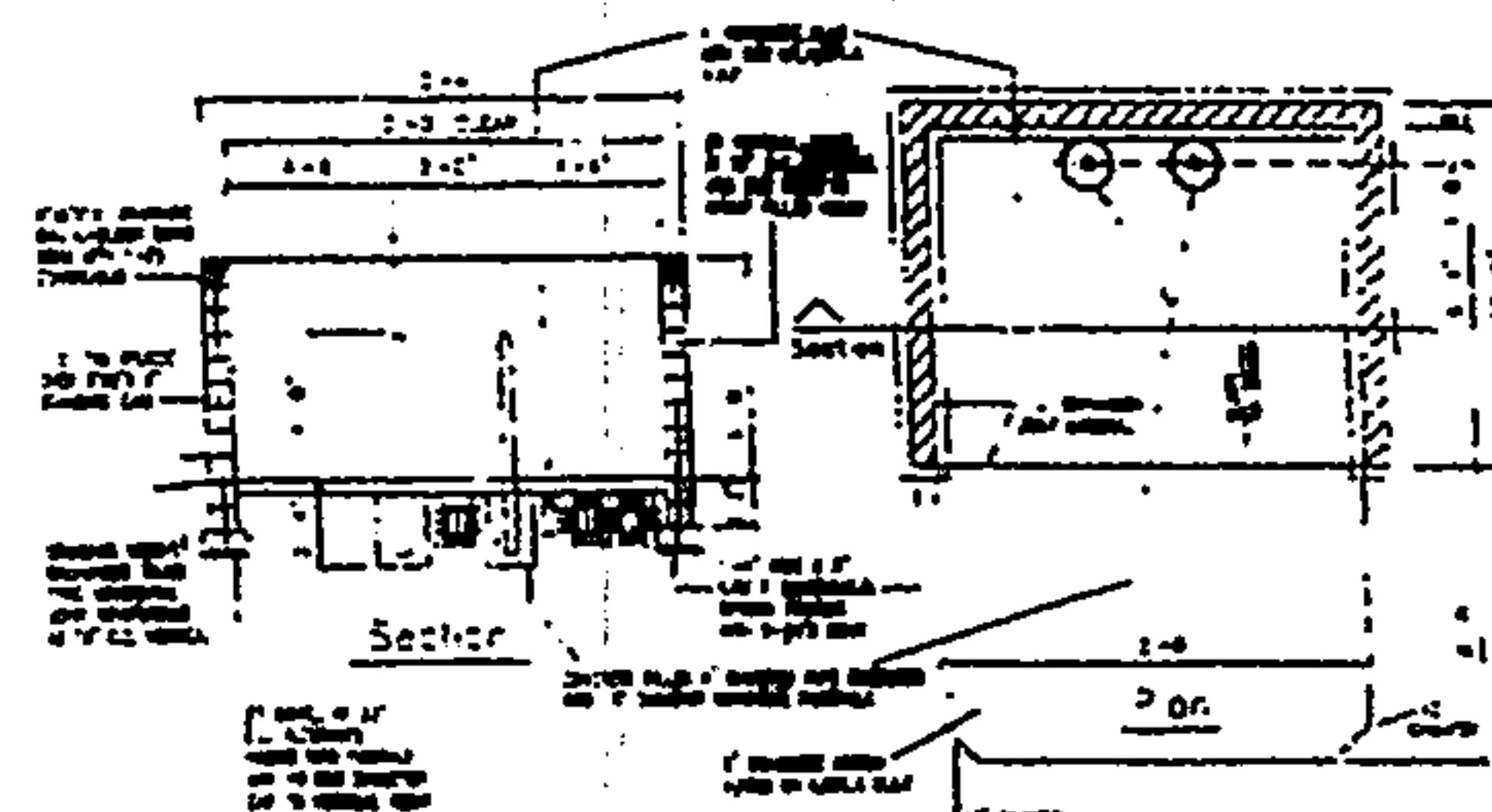
GRAPHIC SCALE 1" = 100'



LOCATION MAP

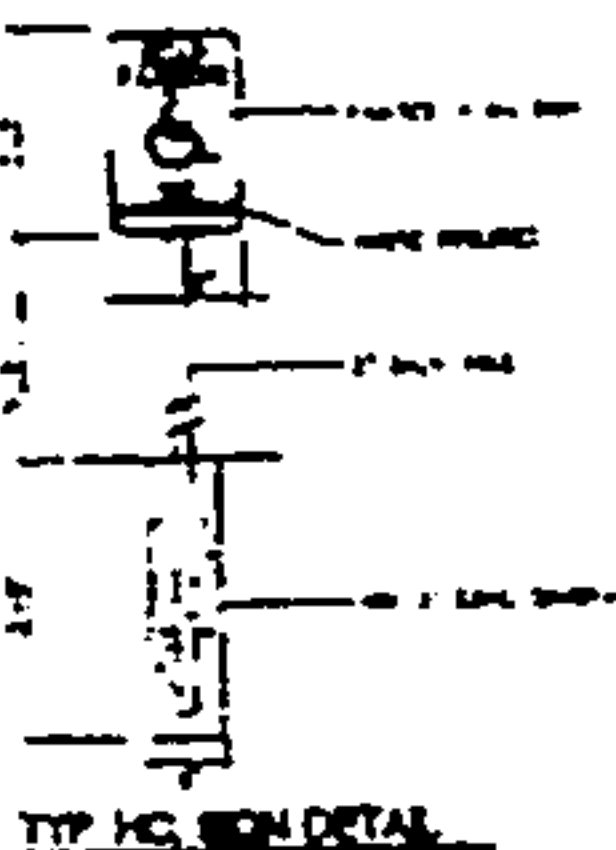
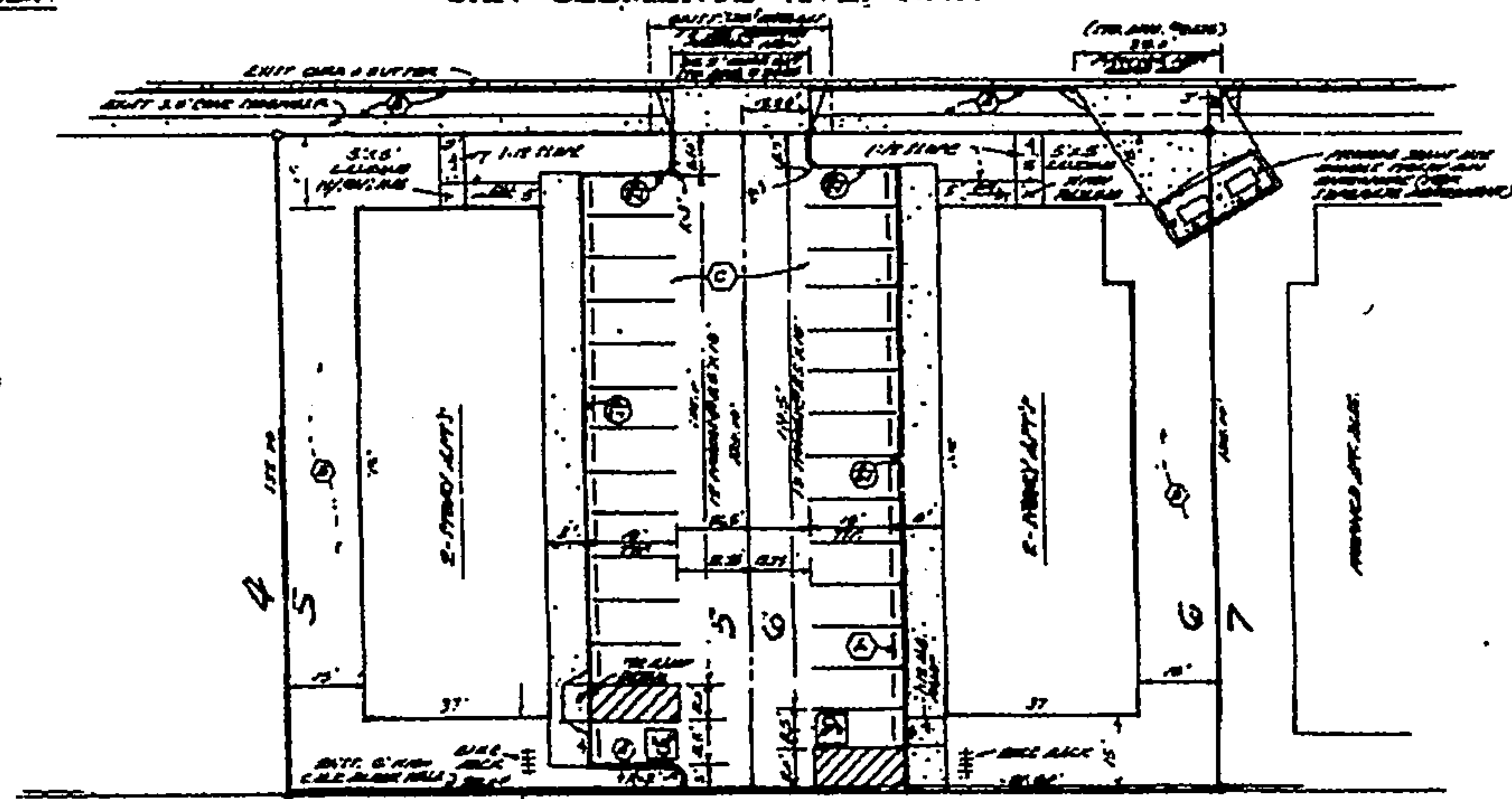


4.5% RAMP

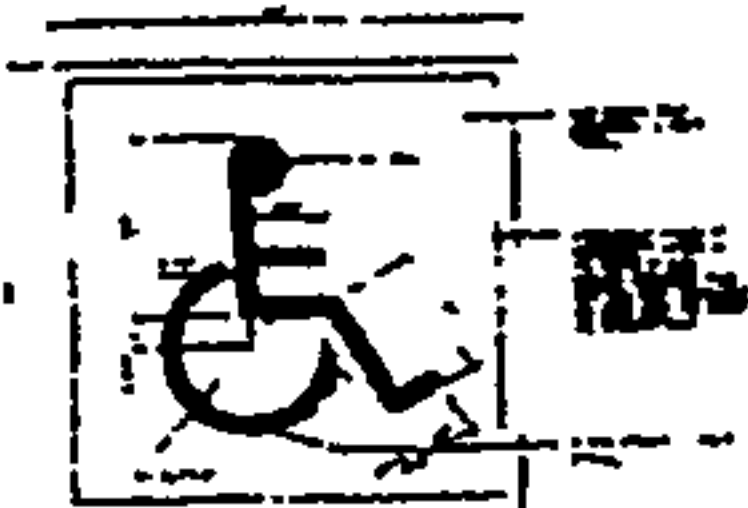


Refuse Enclosure Details

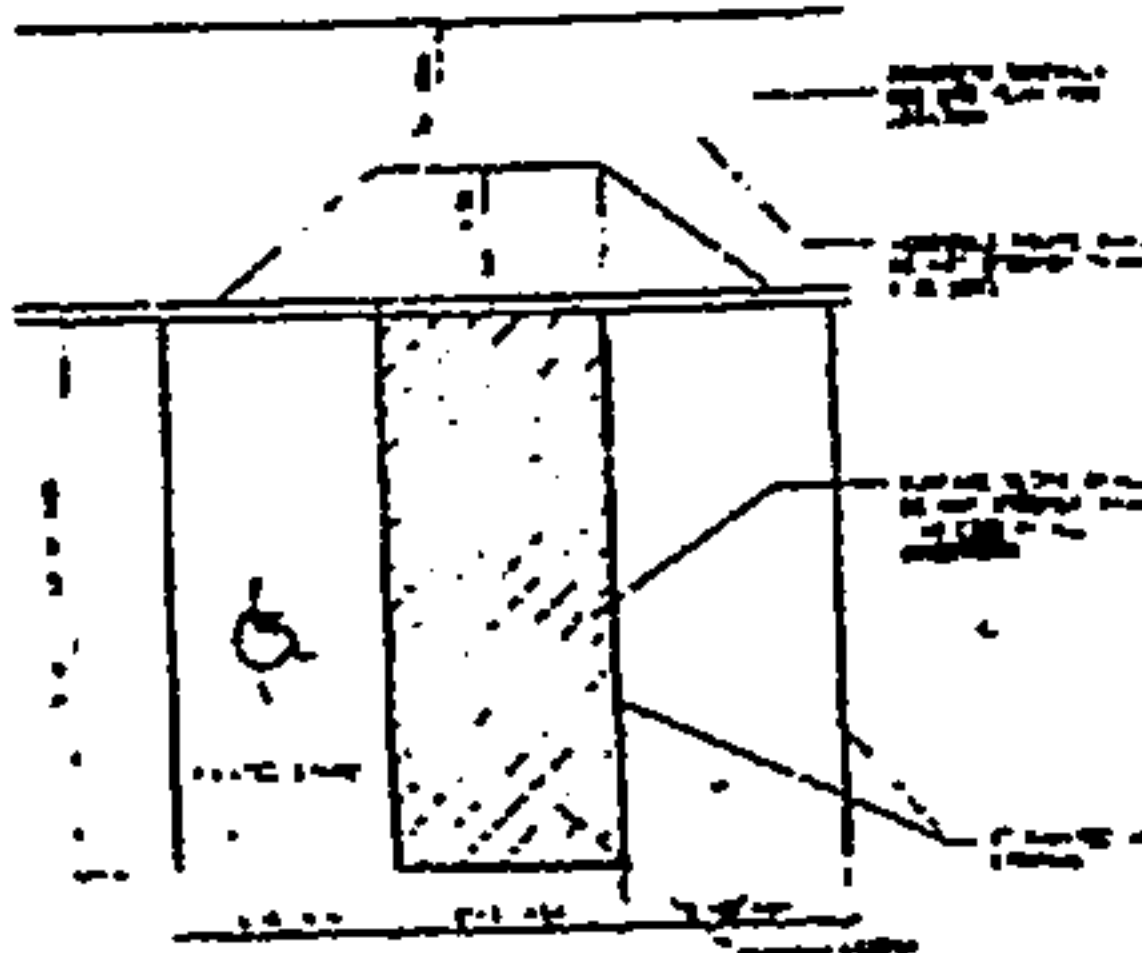
SAN CLEMENTE AVE. N.W.



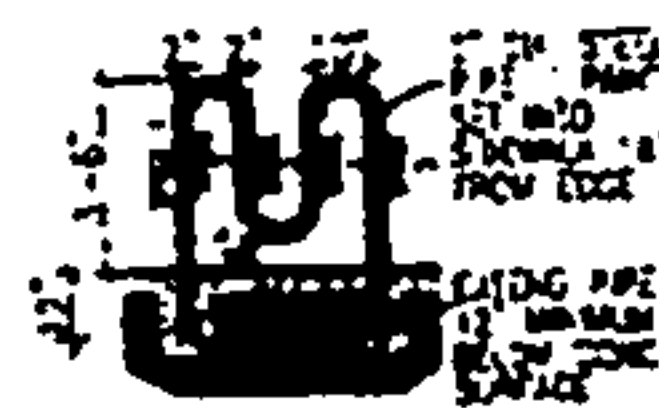
TYP. P.S. DETAIL



ACCESSIBLE



P.S. DETAIL



Bike Rack Detail

SITE INFORMATION:

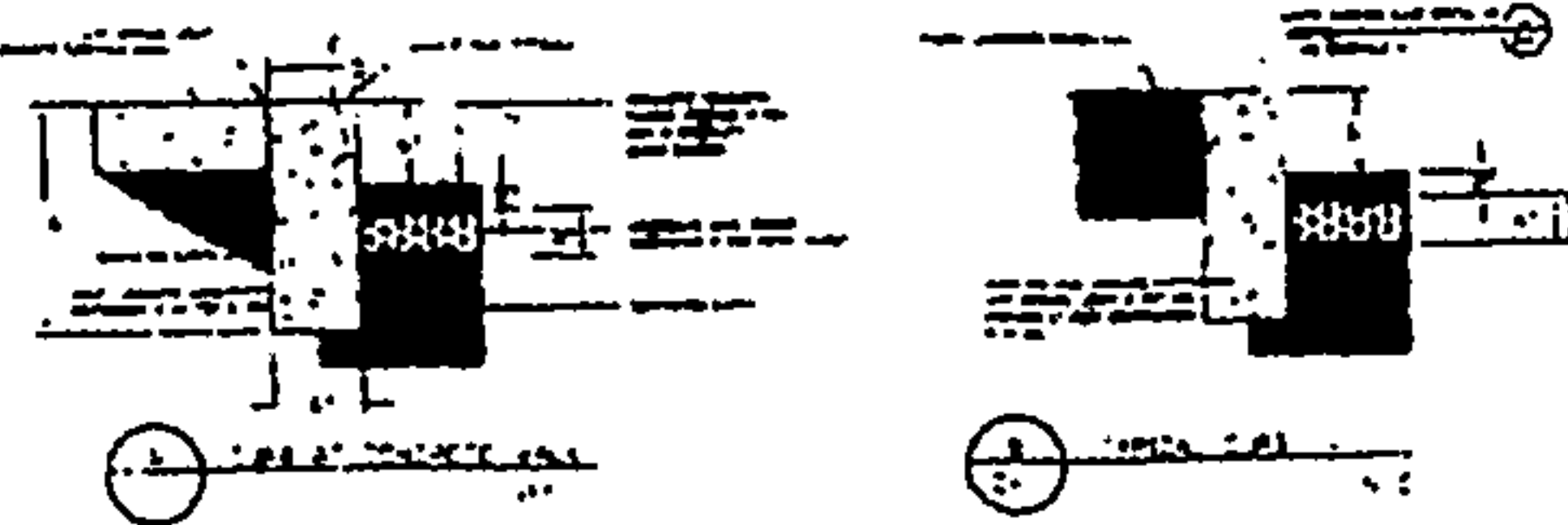
AREA (TYP) = 0.56 ACRES
SITE ZONE = "R-2"

PARKING REQUIREMENTS:

REQUIRED = 57 SPACES
PROVIDED = 57 SPACES

UTILITY PRECAUTIONS:
THE CONTRACTOR SHALL, BEFORE THE LOCATION OF ANY UTILITY LINE, DETERMINE THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

Notes: Apartment Buildings and are to show the refuse bin and service shown on the plan sheets.



- (A) TYPICAL CONCRETE RETAINING WALL
- (B) LANDSCAPE DETAIL
- (C) TYPICAL CHURCH, CEMETERY, ADJUTANT GENERAL, MEMORIAL, DOMINICAN, BISHOP, FOR TYPICAL ADVANCED DESIGN.

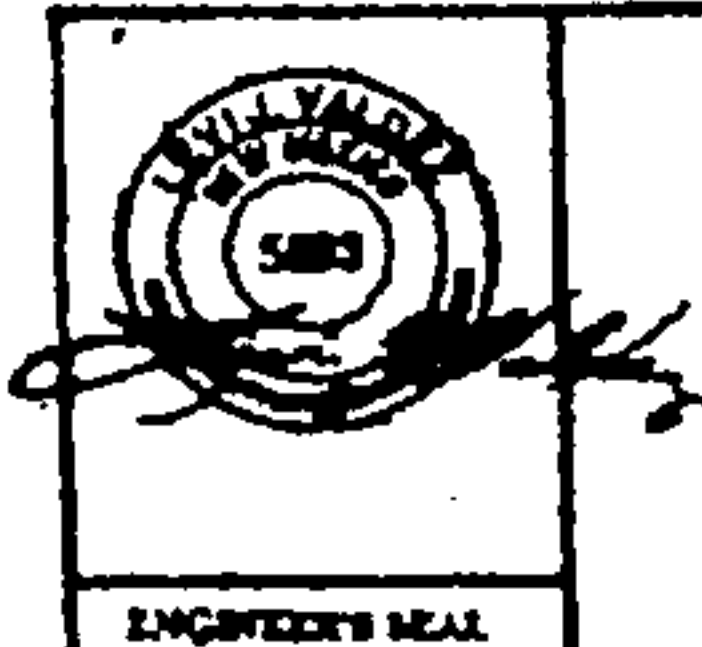


EXHIBIT "A"
TRAFFIC CIRCULATION LAYOUT

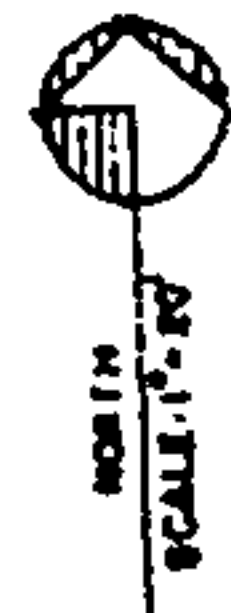
A PROPOSED PLAN
FOR
SAN CLEMENTE APARTMENTS
BUILDINGS C & D
SAN CLEMENTE AVENUE N.W.
ALBUQUERQUE, NEW MEXICO

11/01/2012 12:55 PM
EASE R:\$25.00 M. Toulouse Oliver, Bernalillo County

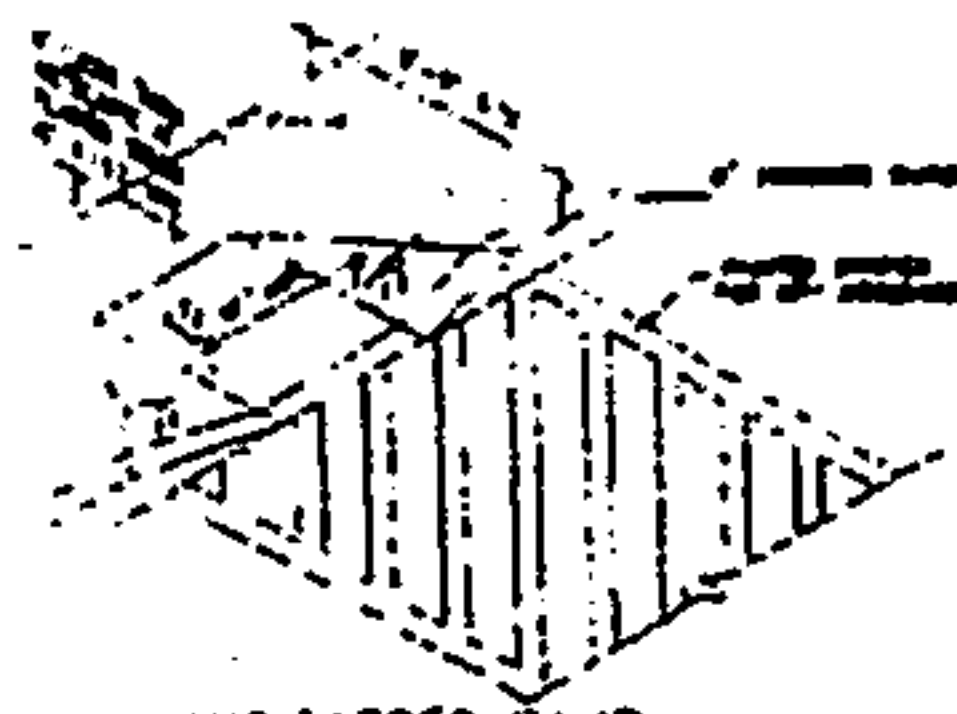


VICINITY MAP

G-14-Z

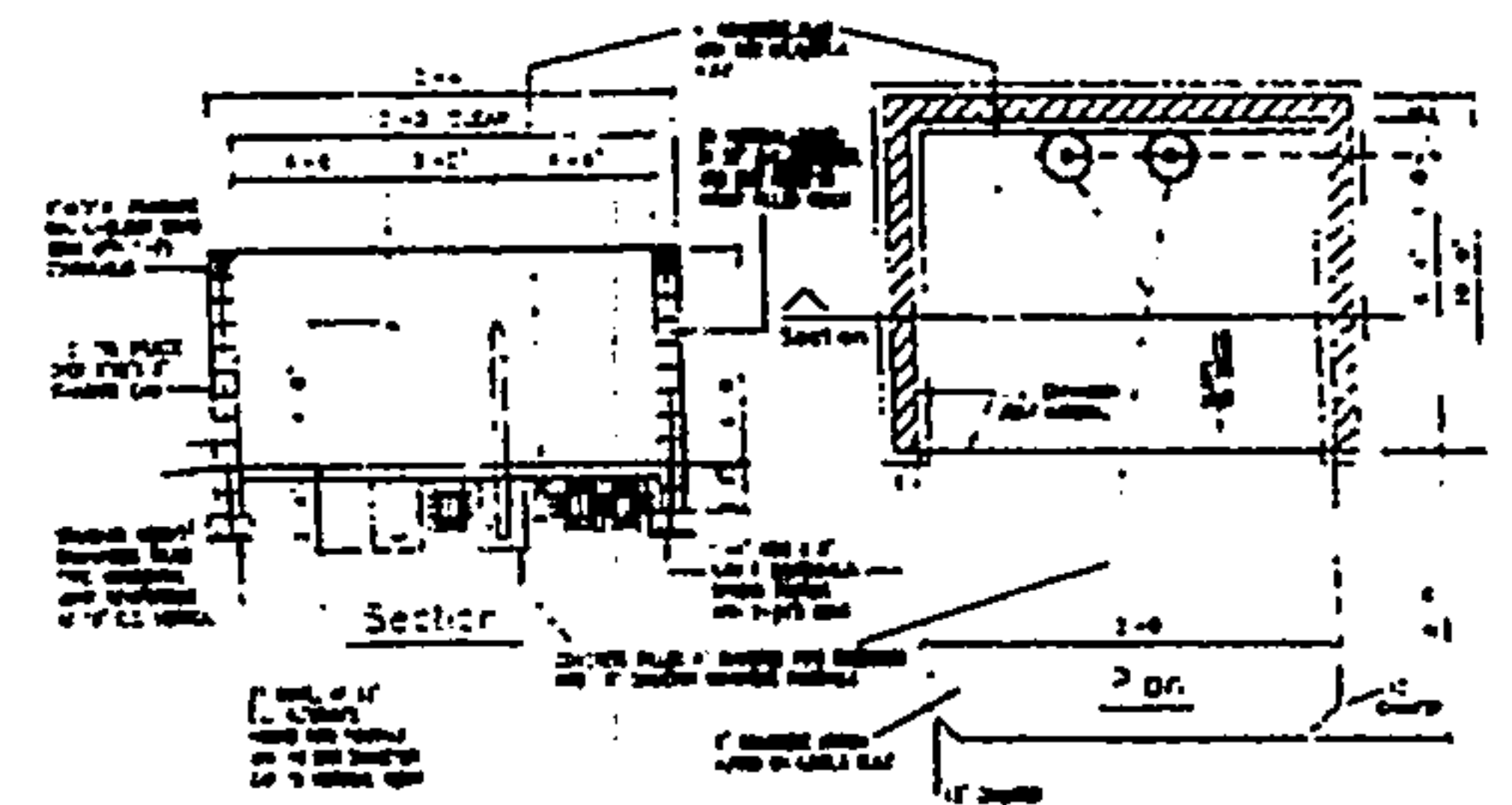
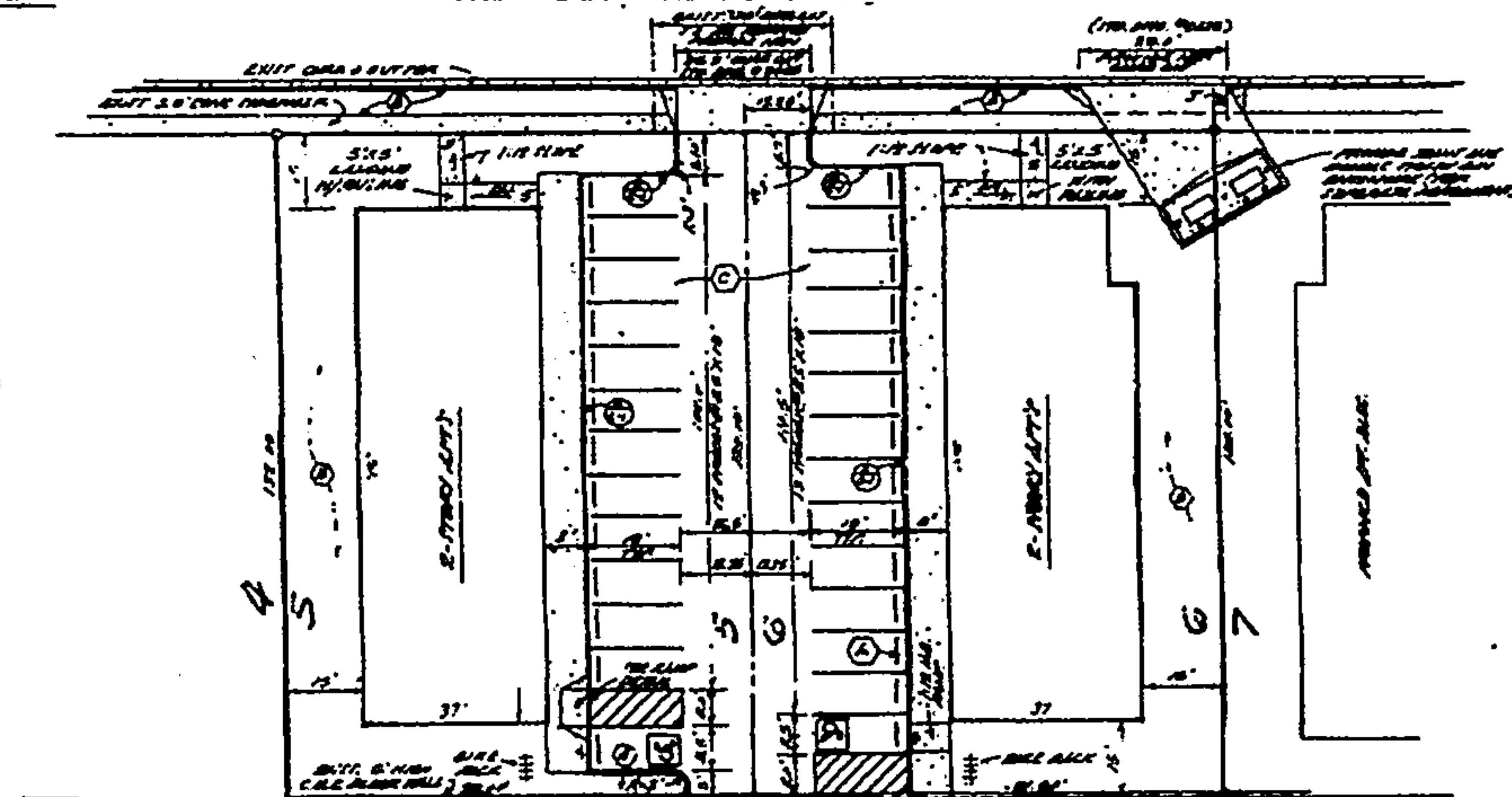


LOCATION MAP

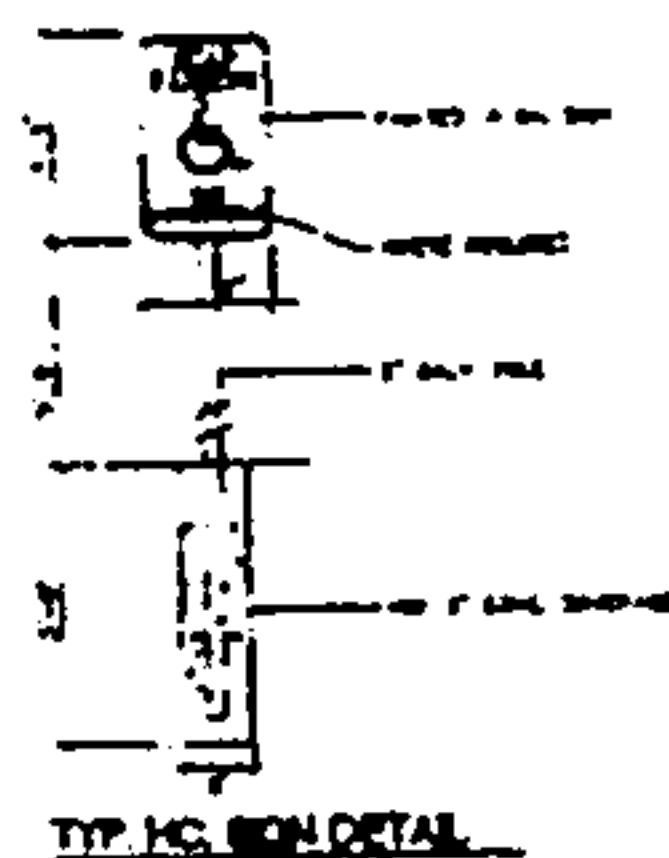


4:11:10 RAMP

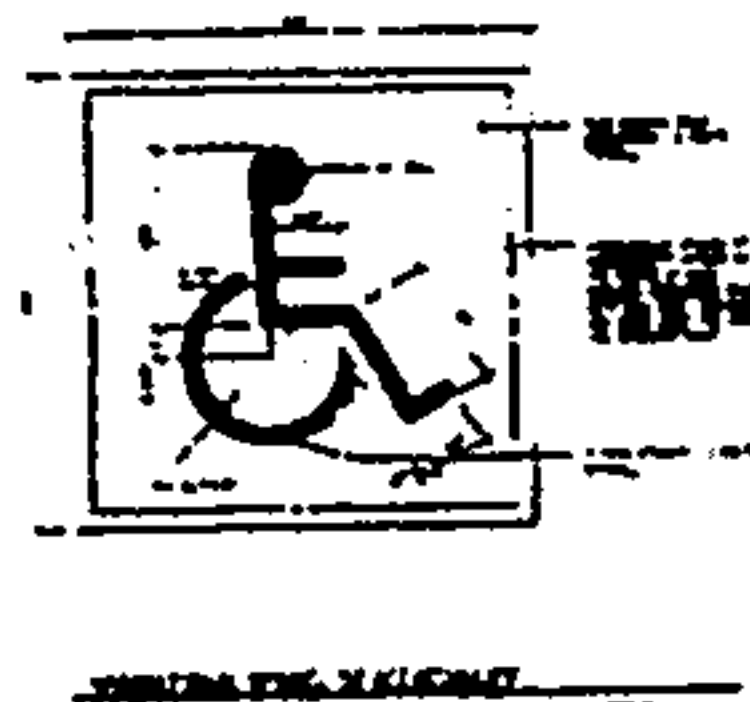
SAN CLEMENTE AVE. N.W.



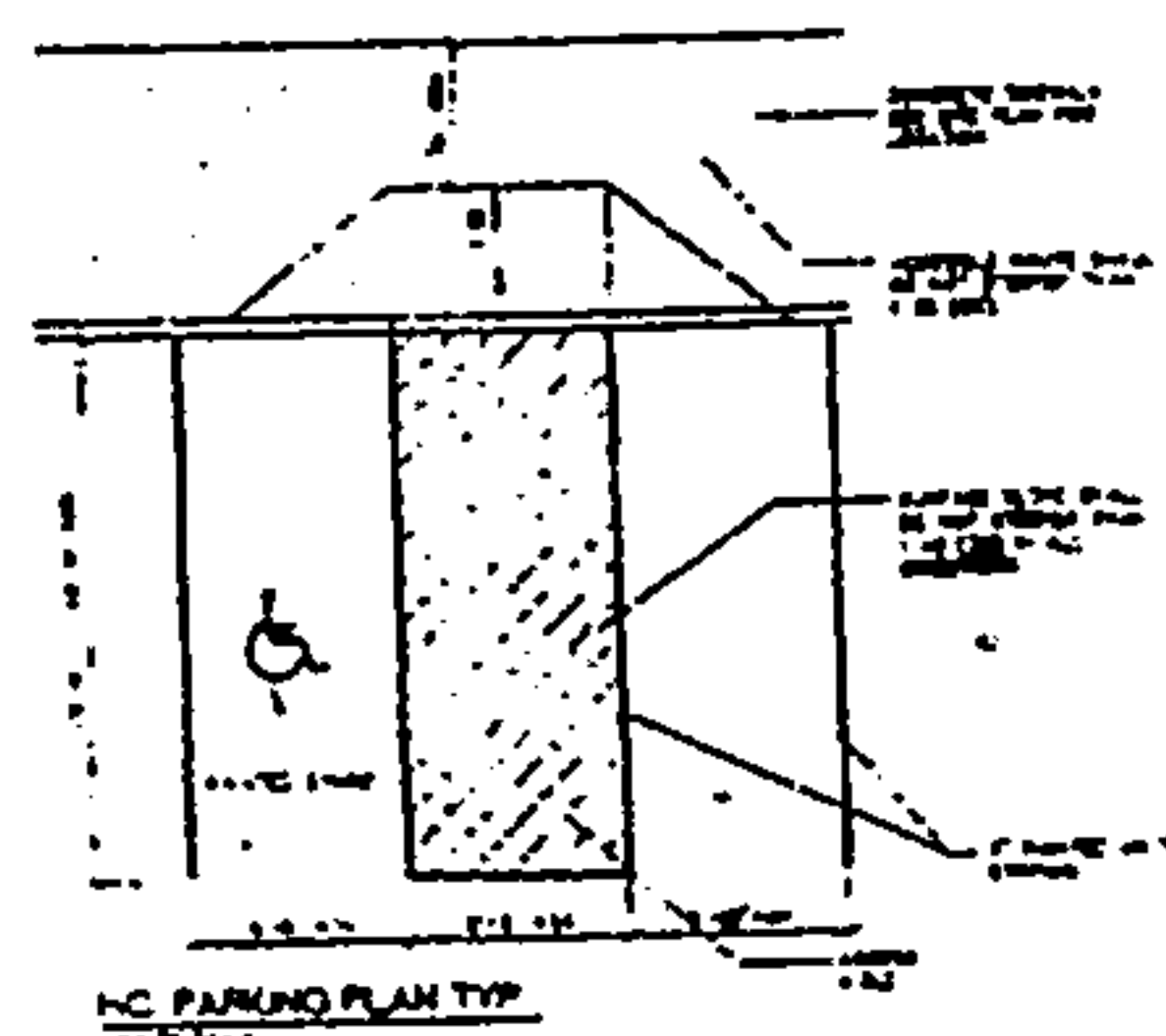
Refuse Enclosure Details



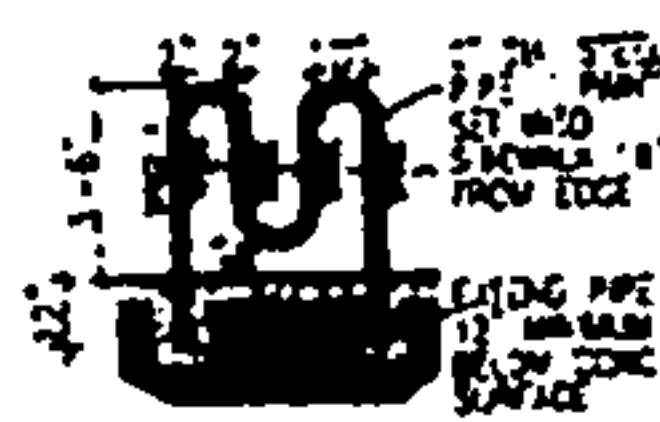
TYP. NC NON-PORTAL



WHEELCHAIR RAMP



NC PARKING PLAN TYP.



Bike Rack Detail

Notes: Apartment Buildings and are to show the project location and service streets on the plan sheets.

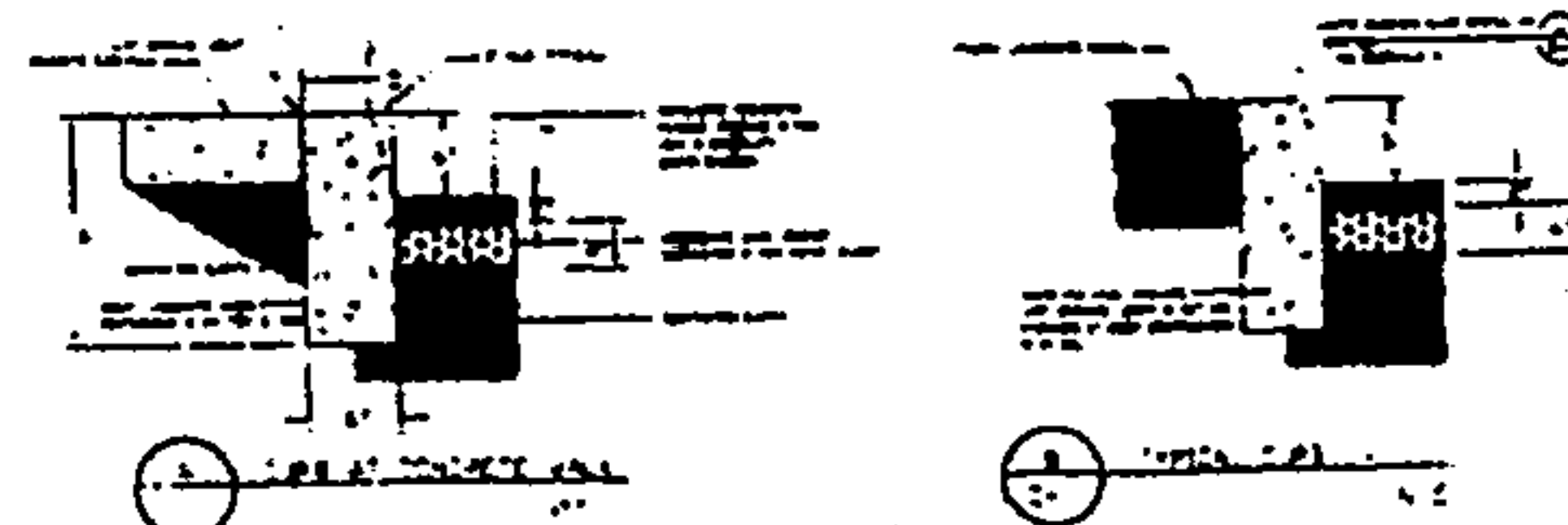
SITE INFORMATION:

AREA: 1.17 AC. ± 0.56 AC. MORE
NTE: TOWN: "R-2"

PARKING REQUIREMENTS:

REQUIRED - 27 SPACES
PROVIDED - 27 SPACES

UTILITY PRECAUTIONS
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY UTILITY LINE OR PIPELINE AT THE WORK SITE IN ADVANCE OF ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS IF ANY PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.



① TYPICAL CONCRETE PARKING BARRIER

② LANDSCAPE AREA

③ PROPOSED STREET LIGHTS, SIGNAGE, AND OTHER FEATURES TO BE LOCATED AND INSTALLED AS SHOWN.



EXHIBIT "A"
TRAFFIC CIRCULATION LAYOUT

A PROPOSED PLAN
FOR
SAN CLEMENTE APARTMENTS
BUILDINGS C & D
SAN CLEMENTE AVENUE N.W.
ALBUQUERQUE, NEW MEXICO

CITY OF ALBUQUERQUE



October 26, 2012

Levi Valdez, P.E.
George T. Rodriguez Development Consultants
12800 San Juan NE
Albuquerque, NM 87123

Re: **San Clemente Apartments Buildings E and F, (7#8)**
200 and 202 San Clemente Ave NW, Traffic Circulation Layout
Engineer's Stamp dated 10-12-12 (G14-D006A)
B

Dear Mr. Valdez,

Based upon the information provided in your submittal received 10-15-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- N/A*
1. The proposed 3-foot high screen wall (keyed note D) appears to interfere with the sight distance for the entrance. Provide a sight distance exhibit. Please note that walls, trees, and shrubbery over 3 feet tall (measured from gutter pan) will not be acceptable in this area.
 2. Keyed note 1 indicates additional right of way is to be dedicated for this site. This requires a platting action. Please provide a timeline for this replat. A preliminary plat must be approved prior to building permit approval.
- TONY*

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

Sincerely,

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

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: SAN CLEMENTE APARTMENTS ZONE MAP: G-14/D006B
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 7 & 8, GIBSON TRACT "A", PORTION OF TRACT 25-A, MAP 33
CITY ADDRESS: SAN CLEMENTE AVE. - N. H.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E.
GEORGE T. RODRIGUEZ - DEVEL. CONSULT. CONTACT: LEVI VALDEZ
GEORGE RODRIGUEZ
ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
CITY, STATE: ALBUQUERQUE, N.M. ZIP CODE: 87123

OWNER: J & S DEVELOPMENT, INC. CONTACT: JOSE RODRIGUEZ
ADDRESS: 504 LOUISIANA BLVD. S.E. PHONE: 440-5104
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108

ARCHITECT: _____ **CONTACT:** _____
ADDRESS: _____ **PHONE:** _____
CITY, STATE: _____ **ZIP CODE:** _____

SURVEYOR: ALBUQUERQUE SURVEYING CO., INC. CONTACT: FRED SANCHEZ
ADDRESS: 2119 MENAUL H.E. PHONE: 884-2036
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87107

CONTRACTOR: J & S DEVELOPMENT, INC. CONTACT: JOSE RODRIGUEZ
ADDRESS: 504 LOUISIANA BLVD. S.E. PHONE: 440-5104
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108

TYPE 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 CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

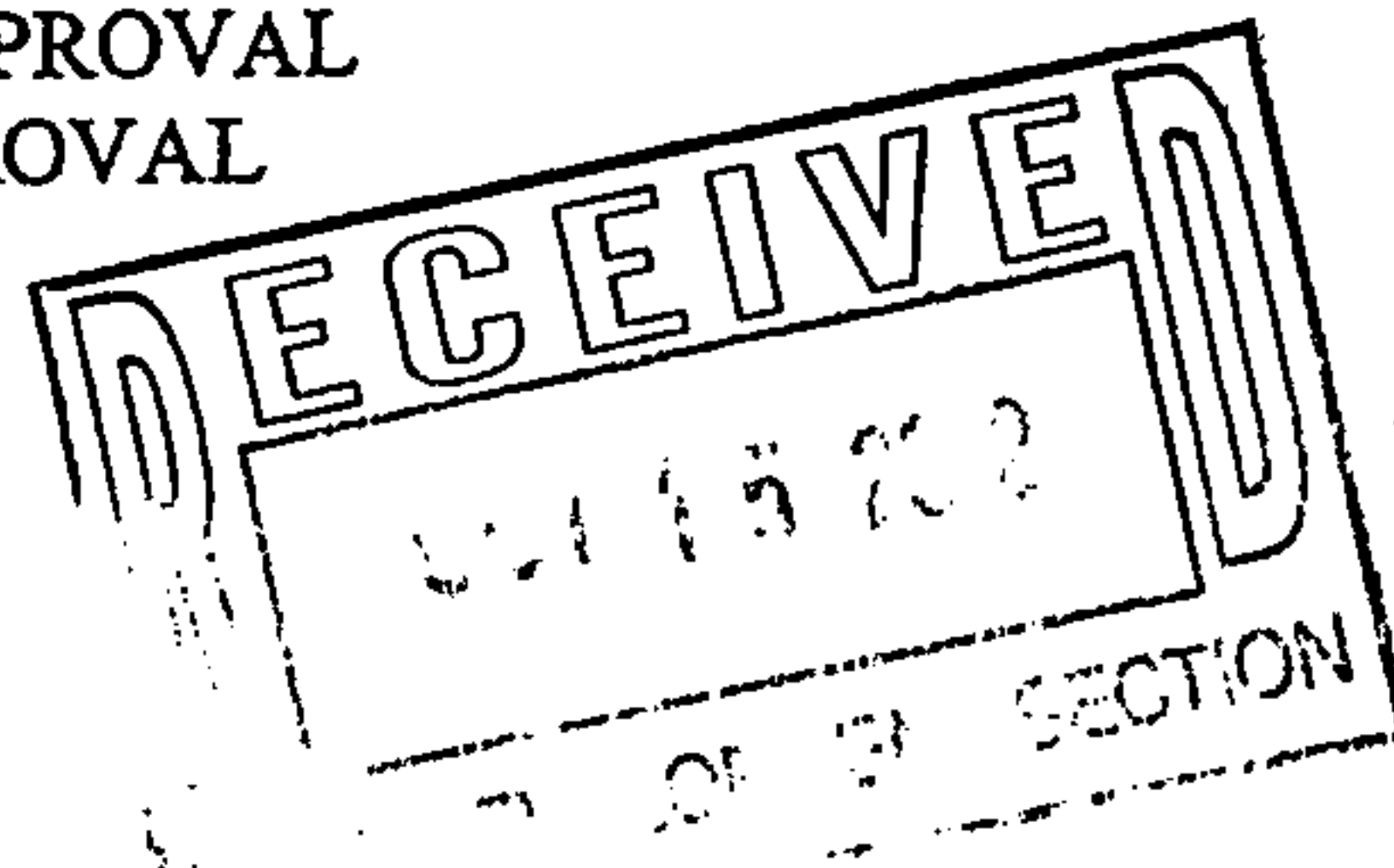
✓ YES
 NO
 COPY PROVIDED

\$ 50.00

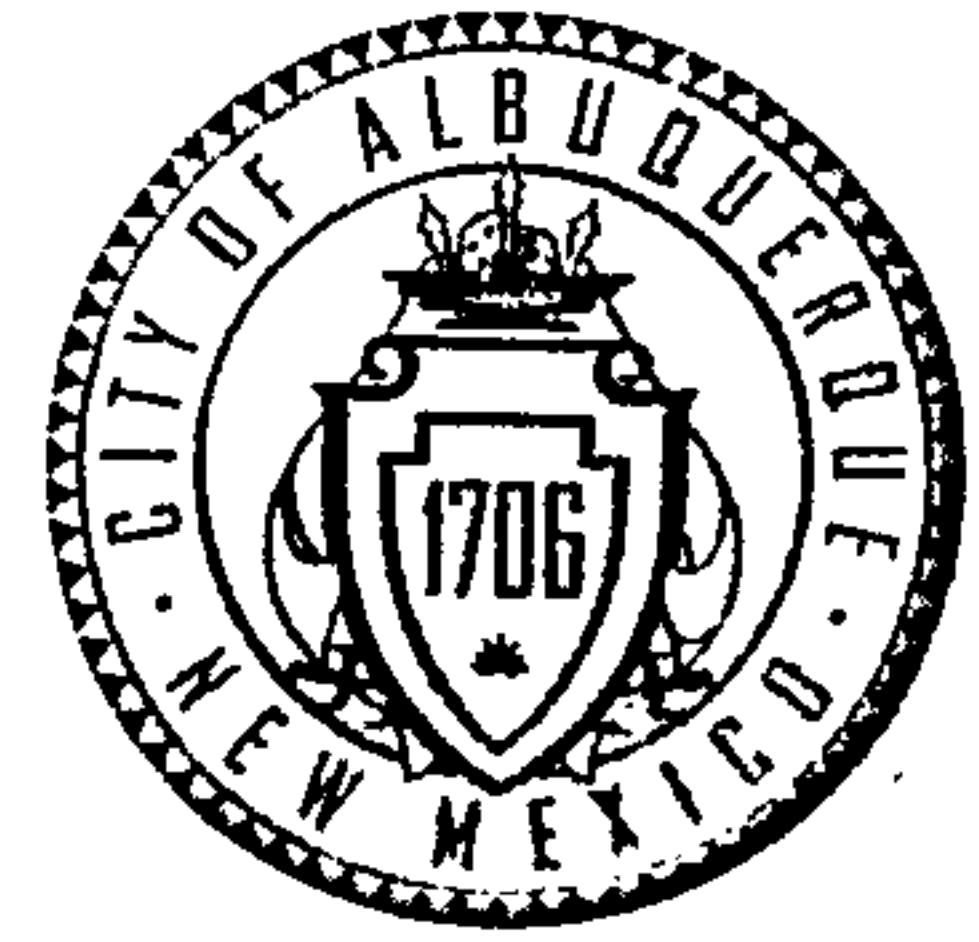
DATE SUBMITTED: OCTOBER 10, 2012 BY: G.V. RODRIGUEZ

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.



CITY OF ALBUQUERQUE



November 2, 2012

Levi Valdez, P.E.
George T. Rodriguez Development Consultants
12800 San Juan NE
Albuquerque, NM 87123

Re: San Clemente Apartments buildings E and F (lots 7 & 8)
200 and 202 San Clemente Ave NW, Traffic Circulation Layout
Engineer's Stamp dated 10-12-12 (G14-D006B)

Dear Mr. Valdez,

The TCL submittal received 11-1-12 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

PO Box 1293

Albuquerque

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.

NM 87103

www.cabq.gov

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,

Richard Dourte, P.E.
City Engineer, Division Manager, Planning Dept.
Development and Building Services

C: File

CITY OF ALBUQUERQUE



October 26, 2012

Levi Valdez, P.E.
George T. Rodriguez Development Consultants
12800 San Juan NE
Albuquerque, NM 87123

Re: **San Clemente Apartments Buildings E and F, (Lot 748)**
200 and 202 San Clemente Ave NW, Traffic Circulation Layout
Engineer's Stamp dated 10-12-12 (G14-D006A)

Dear Mr. Valdez,

Based upon the information provided in your submittal received 10-15-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- PO Box 1293
Albuquerque
NM 87103
www.cabq.gov
1. The proposed 3-foot high screen wall (keyed note D) appears to interfere with the sight distance for the entrance. Provide a sight distance exhibit. Please note that walls, trees, and shrubbery over 3 feet tall (measured from gutter pan) will not be acceptable in this area.
2. Keyed note 1 indicates additional right of way is to be dedicated for this site. This requires a platting action. Please provide a timeline for this replat. A preliminary plat must be approved prior to building permit approval.

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

Sincerely,

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

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: SAN CLEMENTE APARTMENTS ZONE MAP: G-14/D0063
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 7&8, GIBSON TRACT "A", PORTION OF TRACT 25-A, MAP 33
CITY ADDRESS: SAN CLEMENTE AVE. N.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: LEVI VALDEZ
GEORGE T. RODRIGUEZ-DEVEL. CONSULT. PHONE: 610-0593
ADDRESS: 12800 SAN JUAN N.E. ZIP CODE: 87123
CITY, STATE: ALBUQUERQUE, NEW MEXICO

OWNER: J & S DEVELOPMENT, INC. CONTACT: JOSE RODRIGUEZ
ADDRESS: 504 LOUISIANA BLVD. S.E. PHONE: 440-5104
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108

ARCHITECT: ? CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: ALBUQUERQUE SURVEYING CO., INC. CONTACT: FRED SANCHEZ
ADDRESS: 2119 MENAUL N.E. PHONE: 884-2036
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87107

CONTRACTOR: J & S DEVELOPMENT, INC. CONTACT: JOSE RODRIGUEZ
ADDRESS: 504 LOUISIANA BLVD. S.E. PHONE: 440-5104
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108

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 (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

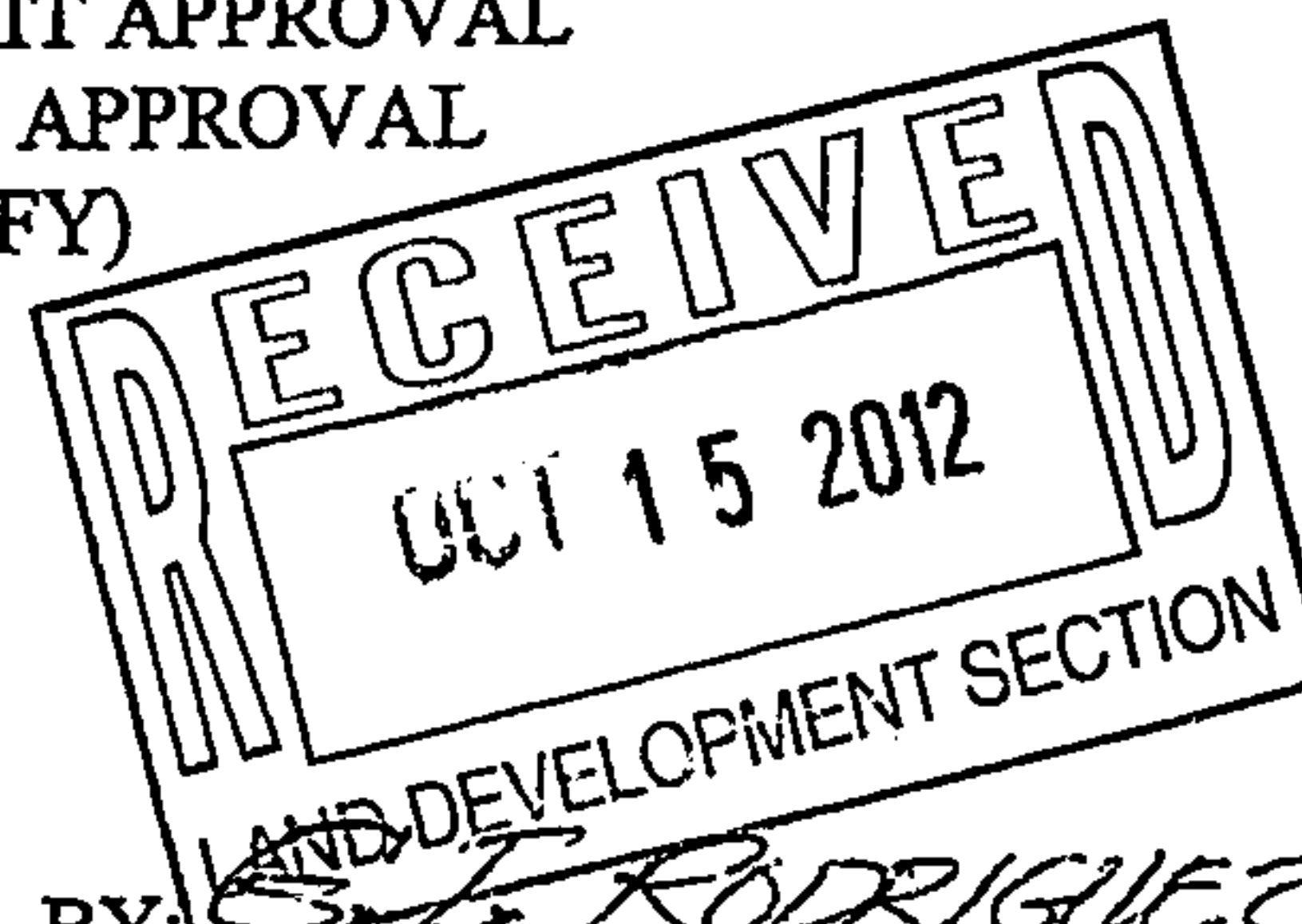
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☒ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: OCTOBER 10, 2012 BY: S.T. RODRIGUEZ

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.



**Ingress-Egress, Reciprocal Parking, Surface Drainage,
And
Joint Use Trash Bin Enclosure Easement
Lots Six (6), Seven (7), and Eight (8)
Gibson Tract "A"
Albuquerque, New Mexico
September, 2012**

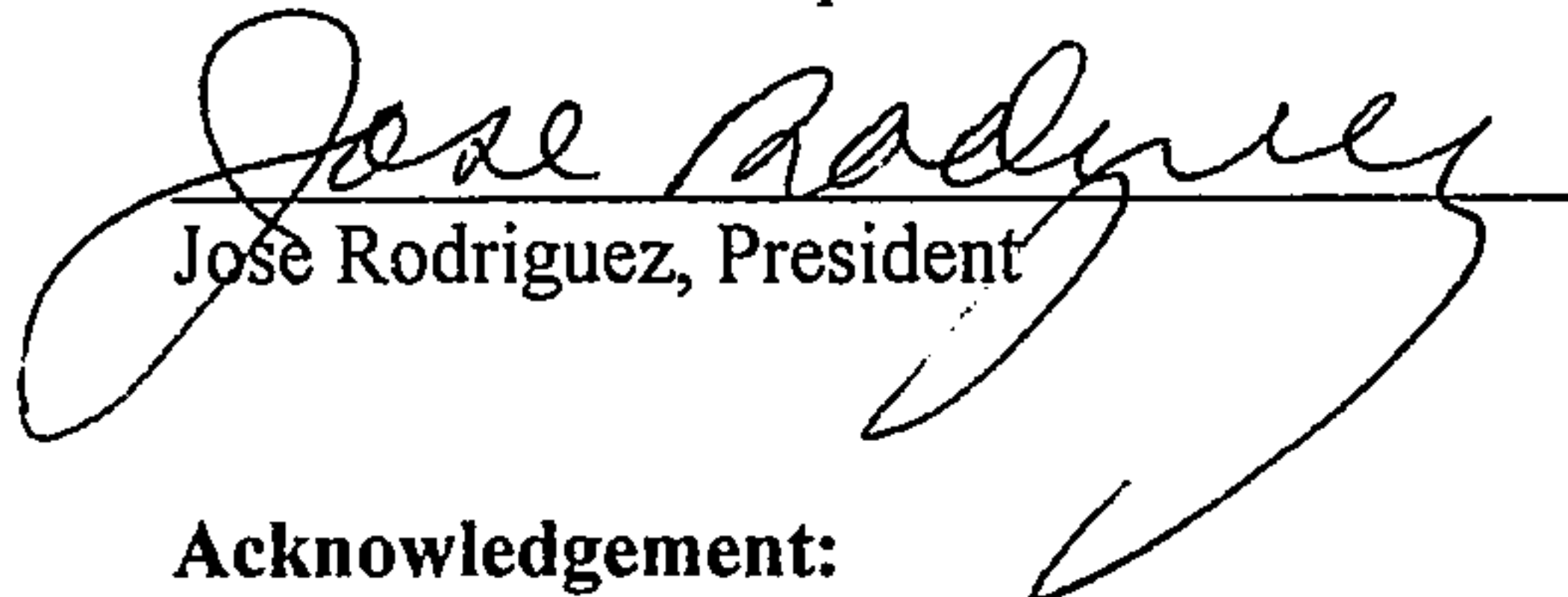
Whereas, J & S Development, Inc., a New Mexico Corporation, whose address is 504 Louisiana Blvd. S.E., Albuquerque, New Mexico, 87108, is the owner and proprietor of the following described real property situated in the City of Albuquerque, Bernalillo County, New Mexico.

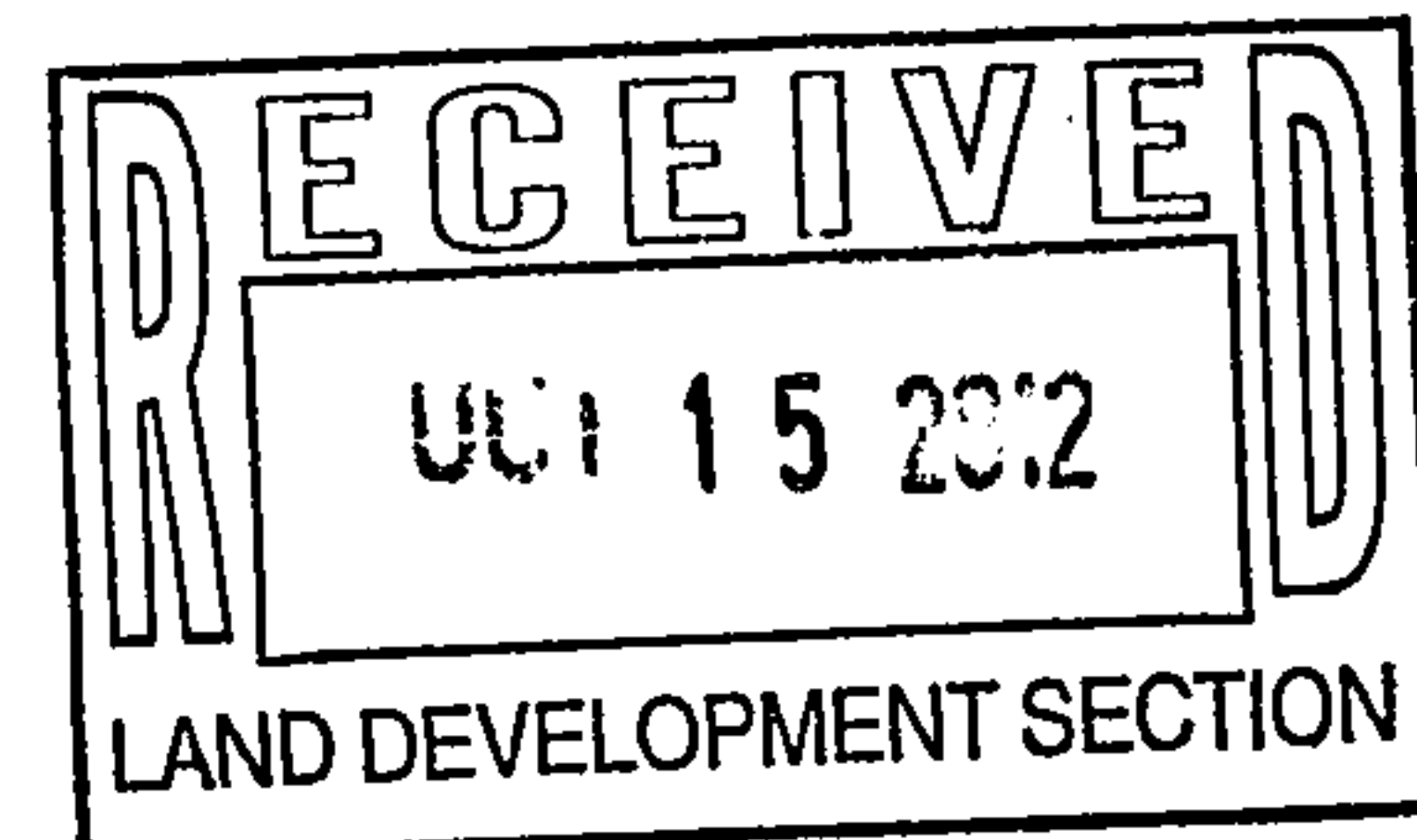
Lots Six (6), Seven (7), and Eight (8), of GIBSON TRACT "A", a portion of Tract 25-A, M.R.G.C.D. map No. 33, as said are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 16, 1981, in Volume C-19, Folio 50.

Said owner and proprietor hereby grants the Ingress-Egress, Reciprocal Parking, and Surface drainage easement over and across the lot lines of Lots Seven (7) and Eight (8), and a Joint Use Trash Bin Enclosure easement for aforementioned Lots Six (6), Seven (7), and Eight (8), as shown on attached Exhibit "A".

These easements shall be binding upon the owner(s) and proprietor(s) herein, their heir(s) and assign(s) and shall continue to run with said properties in perpetuity.

Owner(s) and Proprietor(s):
J & S Development, Inc.
A New Mexico Corporation


Jose Rodriguez, President



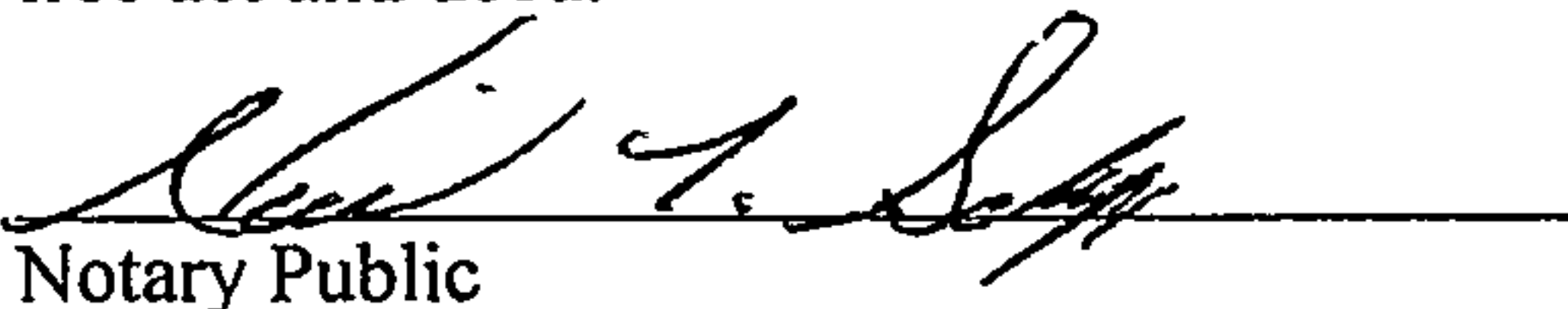
Acknowledgement:

State of New Mexico)

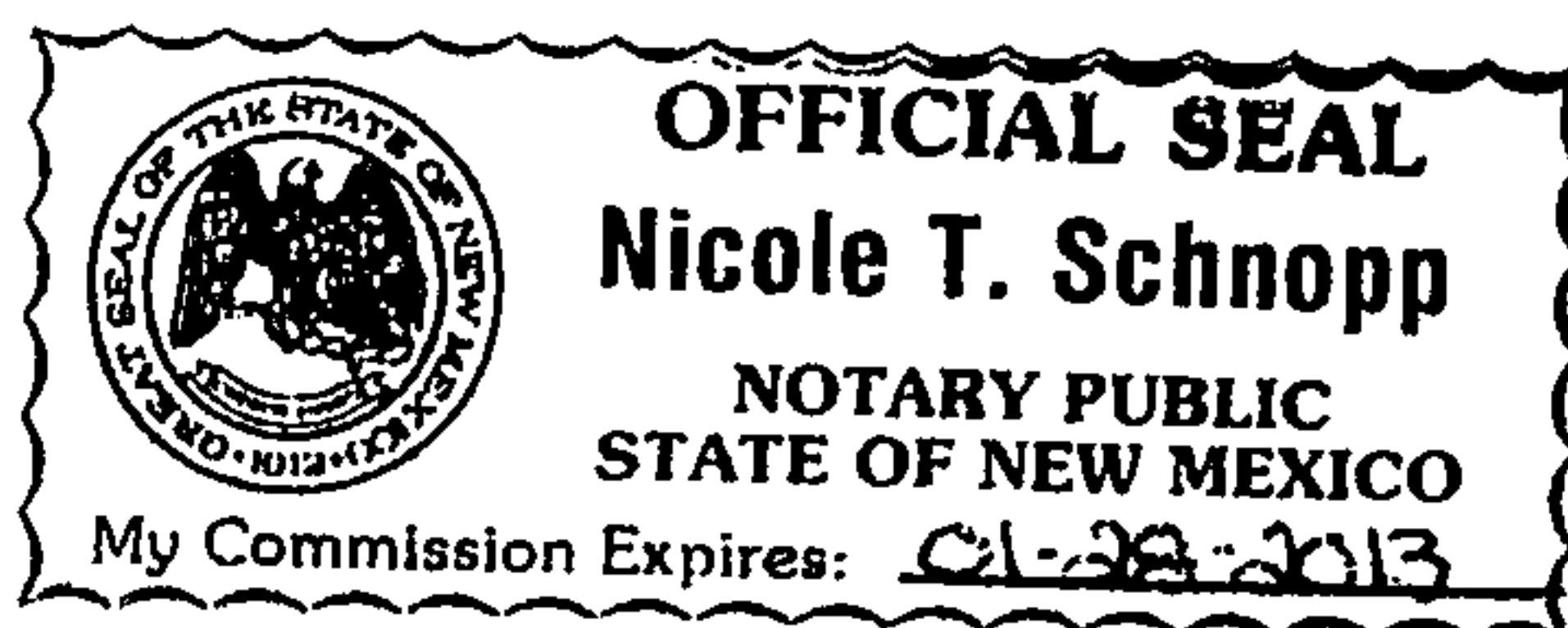
SS:

County of Bernalillo)

This foregoing instrument was acknowledged before me this 11th day of October, 2012, by Jose Rodriguez, President of J & S Development, Inc., hereby known to me to be the Owner(s) and Proprietor(s) of the properties referred to herein, and that he hereby acknowledged the same as his own free act and deed.


Notary Public

My Commission Expires: 01-28-2013

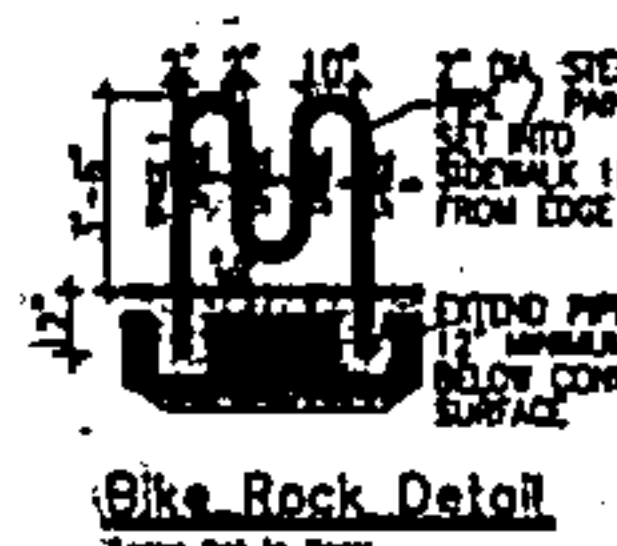
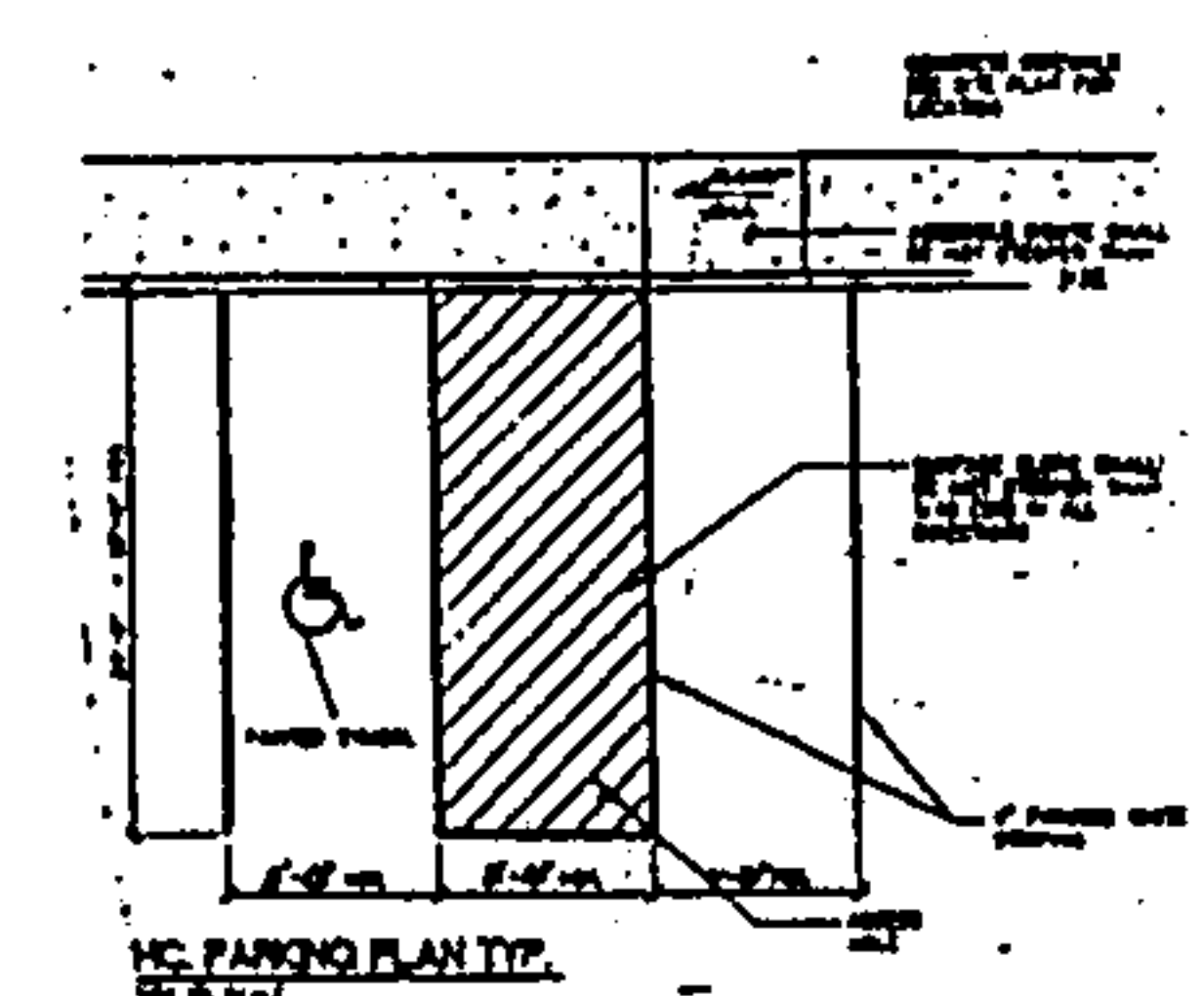
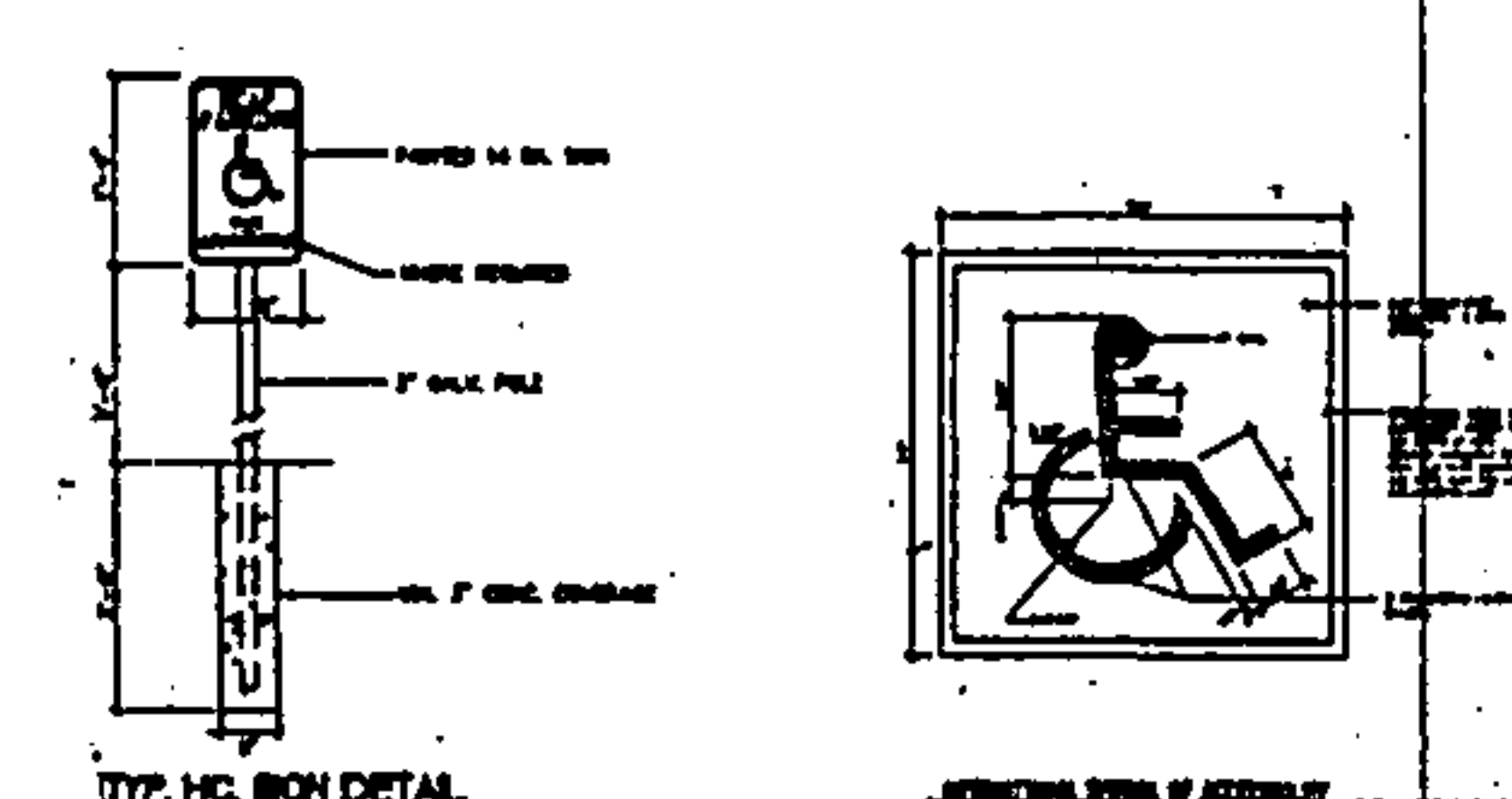
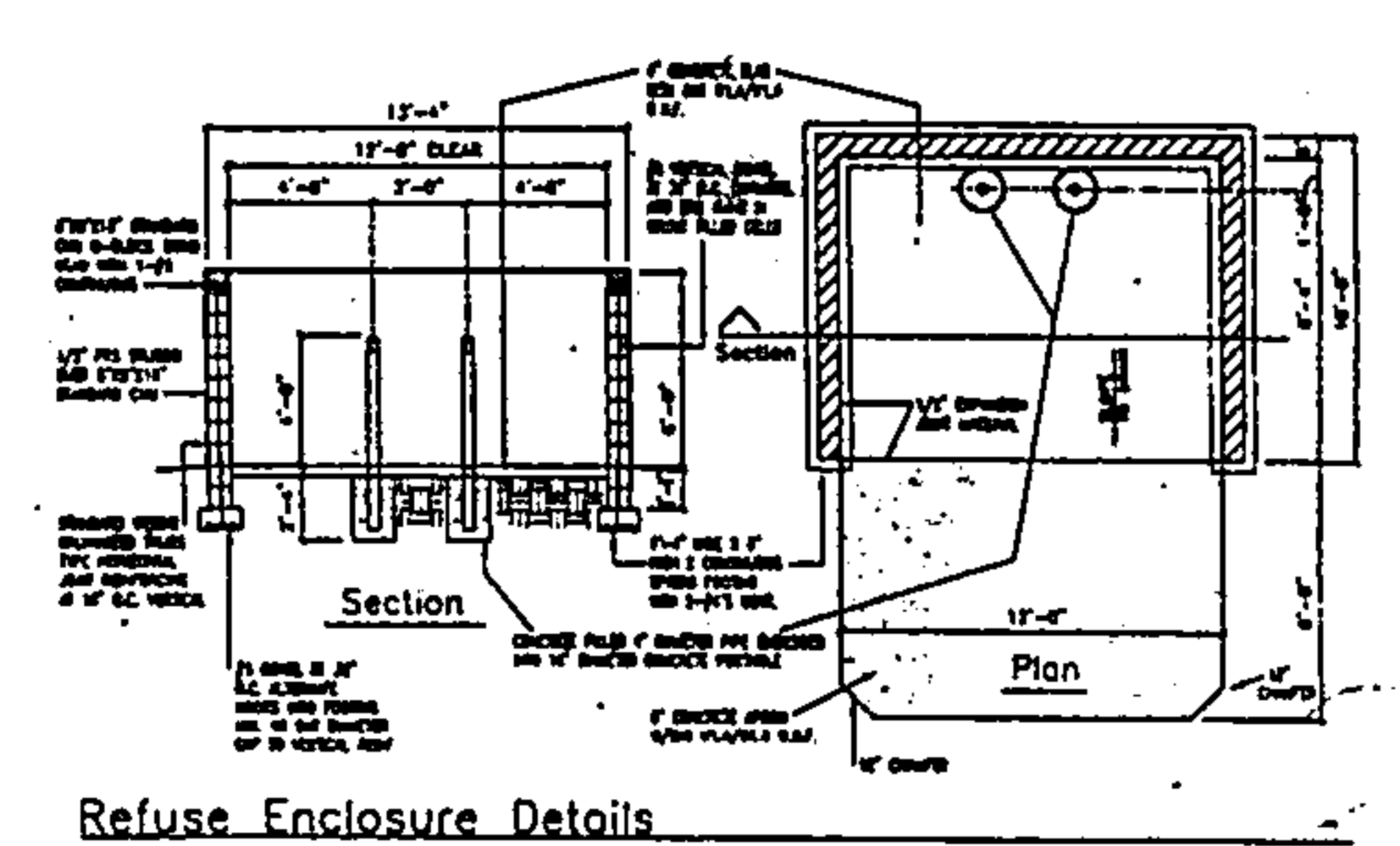
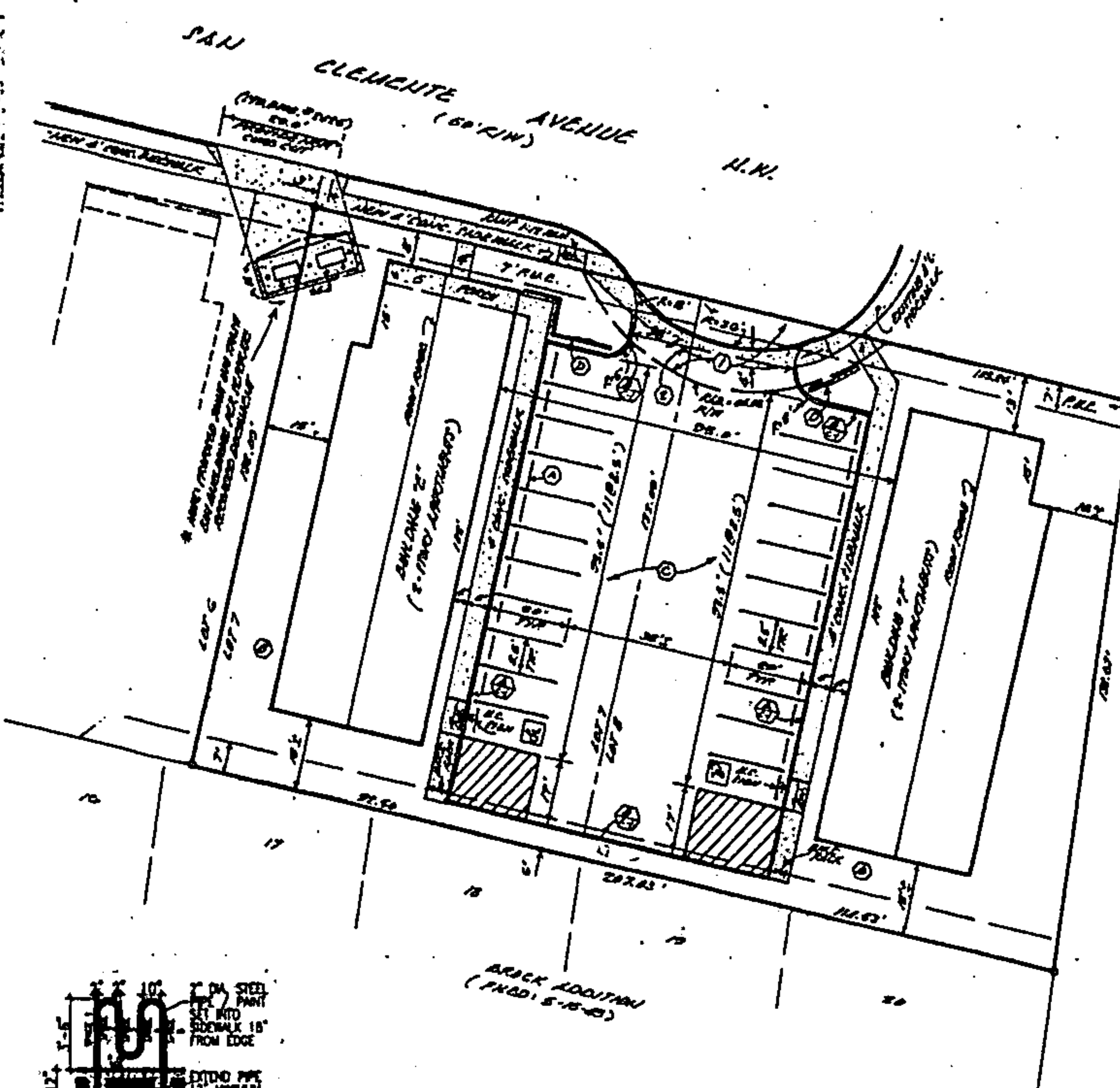
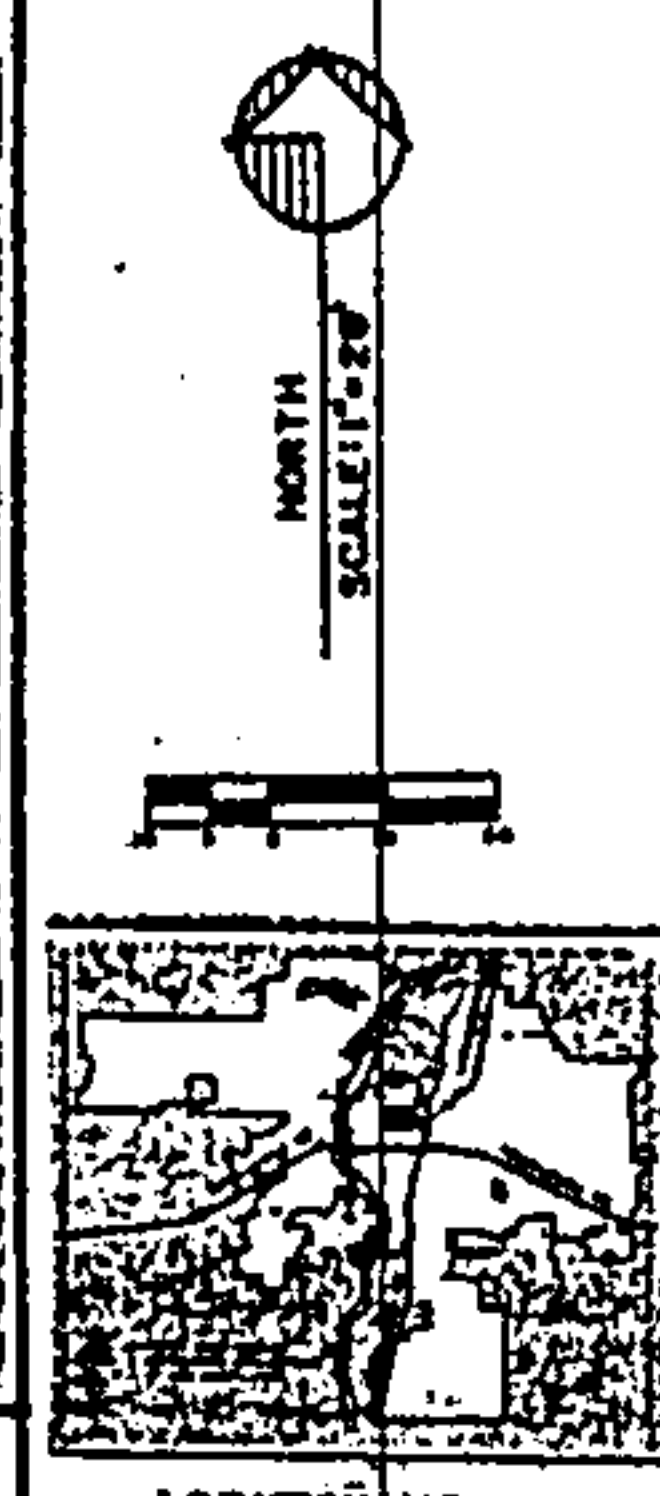
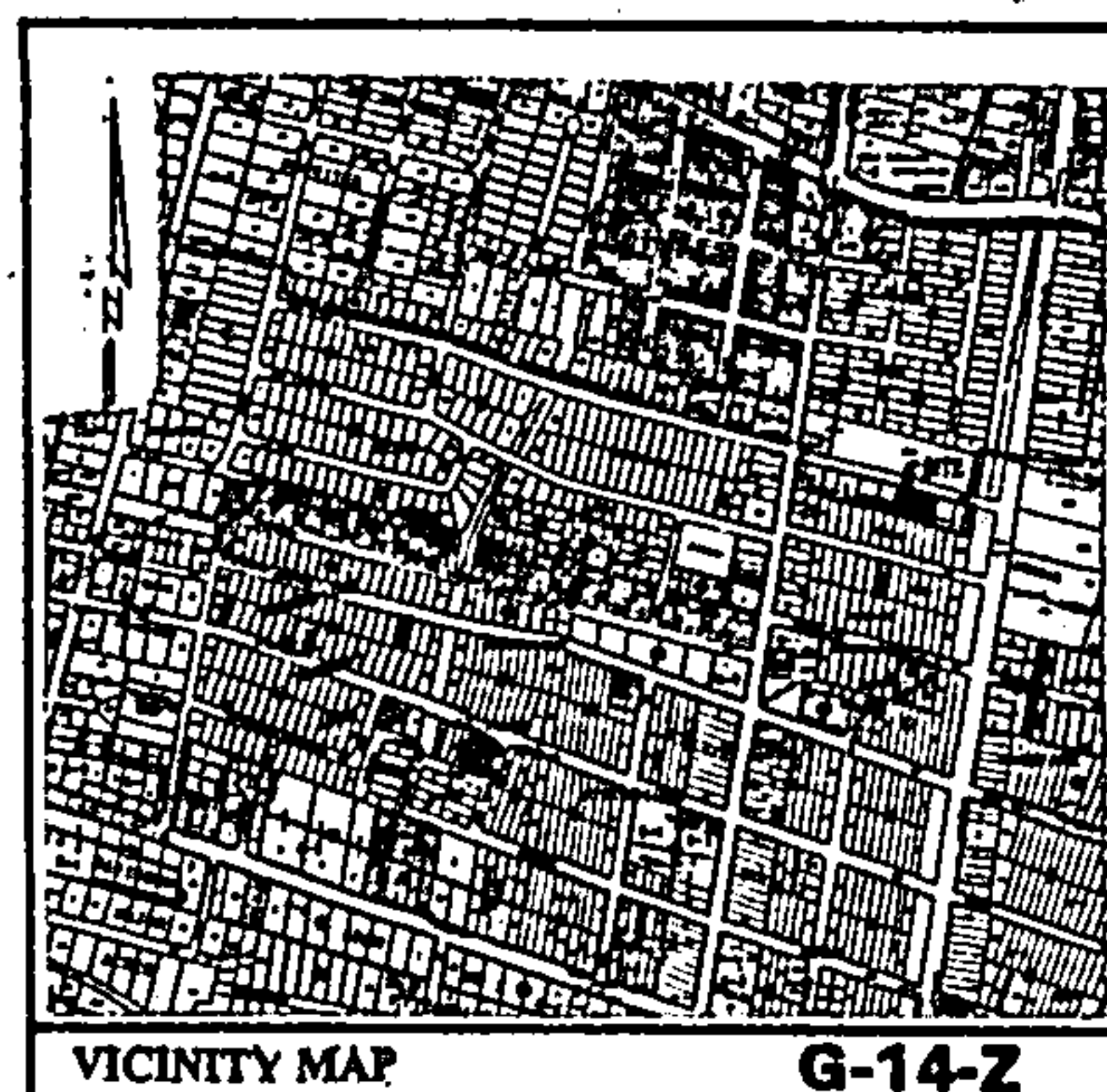


Doc# 2012105863

10/11/2012 10:54 AM Page: 1 of 1
AGRE R: \$10.00 M. Toulouse Oliver, Bernalillo County



G-14/DOOLEY B.

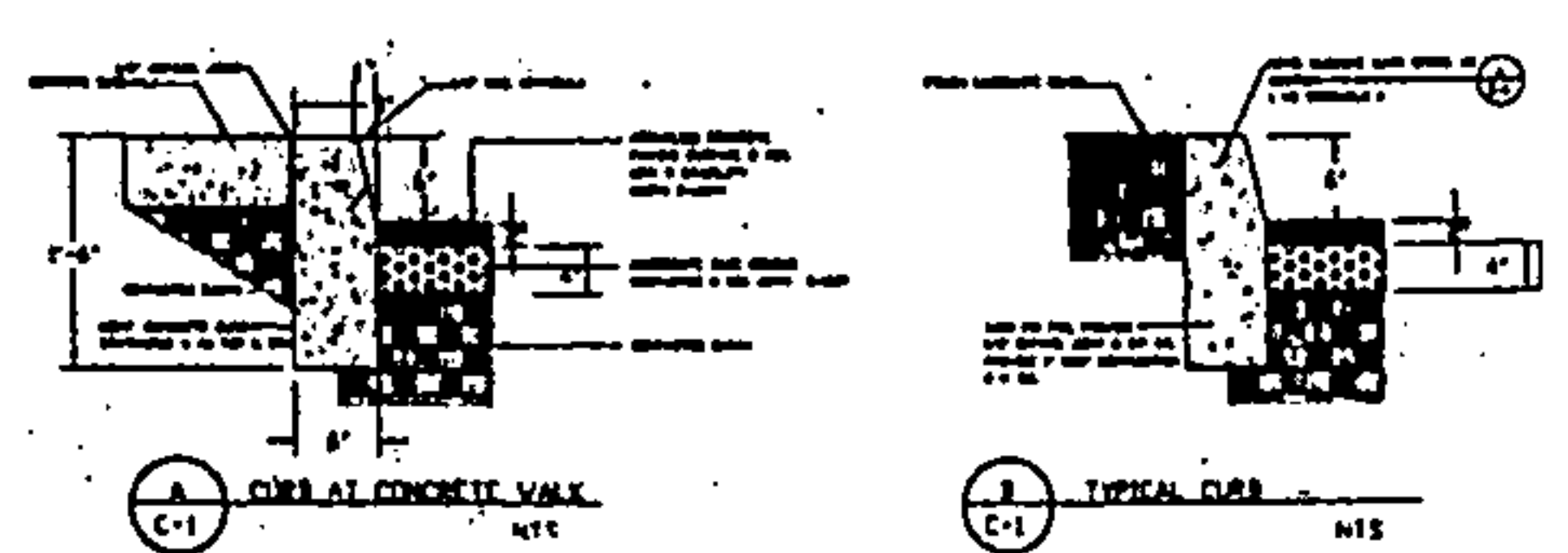


UTILITY PRECAUTIONS
THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

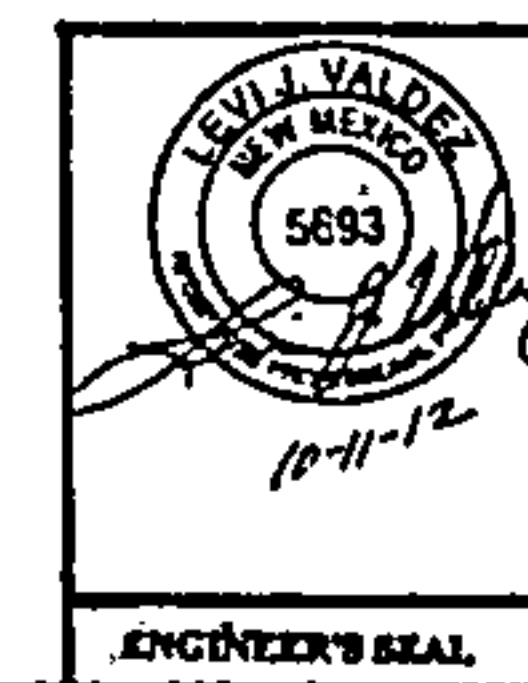
Notes: Apartment Buildings "E" and "F" are to share the refuse bin and service shown on the plan herein.

LEGAL DESCRIPTION
LOTS SEVEN (7) AND EIGHT (8), GIBSON TRACT "A", PORTION OF TRACT 35-A, M.L.G. C.D. MAP 33, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (ZONING ATLAS G-14-Z)

- ① ADDITIONAL RIGHT-OF-WAY FOR SAN CLEMENTE AVE. A.W. BY SEPARATE RECORDED INSTRUMENT.
- ② PROPOSED 4' WIDE CONCRETE APRON TO BE FLUSH WITH EXISTING ASPHALT PAVING.



- A) TYPICAL CONCRETE PARKING BARRIER
- B) LANDSCAPE AREA (UNDER ALBERTINE)
- C) PROPOSED ENERGY-SAVING, RECYCLED RUBBER, AND RUBBER DOLMITE GROUNDING FOR PERSONS REARDED BACKWARD.
- D) 5' HIGH SCREEN WALL FOR PARKING AREA



SITE INFORMATION:
AREA (LOT 7 & 8) = 0.61 ACRE
SITE ZONED "R-14-B UNID"

PARKING REQUIREMENTS: (2-LOT)
REQUIRED = 18 SPACES
PROVIDED = 22 SPACES
1.6 SPACES/UNIT (6 UNITS/BLDG.) = 0.96 SPACES/LOT

ADDRESS:
LOT 7: 801 SAN CLEMENTE AVE. N.W.
LOT 8: 800 SAN CLEMENTE AVE. N.W.

EXHIBIT "A"

TRAFFIC CIRCULATION LAYOUT

A PROPOSED PLAN
FOR
SAN CLEMENTE APARTMENTS
BUILDINGS "E" & "F"
SAN CLEMENTE AVENUE N.W.
ALBUQUERQUE, NEW MEXICO

RECEIVED
OCT 16 2012
LAND DEVELOPMENT SECTION

CITY OF ALBUQUERQUE



October 29, 2012

Levi Valdez, P.E.
George T. Rodriguez Development & Consulting
12800 San Juan NE
Albuquerque, NM 87123

**Re: San Clemente Apartments, Lots 7 & 8, Gibson Tract "A",
Portion of Tract 25-A, Grading and Drainage Plan
Engineer's Stamp date 10-26-2012 (G-14/D006B)**

Dear Mr. Valdez,

Based upon the information provided in your submittal received 10-29-2012, the above referenced plan is approved for Building Permit. We are recommending that the 2" pipe under the sidewalk to be changed to 4" pipe.

PO Box 1293

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

Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit (<http://www.cabq.gov/planning/landcoord/Hydrology.html>).

NM 87103

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

www.cabq.gov

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: SAN CLEMENTE APARTMENTS ZONE MAP: G-14/D006B
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 7 & 8, GIBSON TRACT "A", PORTION OF TRACT 25-A, MAP 33
CITY ADDRESS: SAN CLEMENTE AVE. N.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: LEVI VALDEZ
GEORGE T. RODRIGUEZ-DEVEL. CONSULT. GEORGE RODRIGUEZ
ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: J & S DEVELOPMENT, INC. CONTACT: JOSE RODRIGUEZ
ADDRESS: 504 LOUISIANA BLVD. S.E. PHONE: 440-5104
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108

ARCHITECT: ? CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: ALBUQUERQUE SURVEYING CO., INC. CONTACT: FRED SANCHEZ
ADDRESS: 2119 MENAUL N.E. PHONE: 884-2036
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87107

CONTRACTOR: J & S DEVELOPMENT, INC. CONTACT: JOSE RODRIGUEZ
ADDRESS: 504 LOUISIANA BLVD. S.E. PHONE: 440-5104
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108

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 (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: OCTOBER 29, 2012 BY: E.T. RODRIGUEZ

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3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

RECEIVED
OCT 29 2012

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: SAN CLEMENTE APARTMENTS ZONE MAP: G-14/D006B
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: 7 & 8, GIBSON TRACT "A", PORTION OF TRACT 25-A, MAP 33
CITY ADDRESS: SAN CLEMENTE AVE. N.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. - GEORGE T. RODRIGUEZ - DEVEL. CONSULT. CONTACT: LEVI VALDEZ
ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: J & S DEVELOPMENT, INC. CONTACT: JOSE RODRIGUEZ
ADDRESS: 504 LOUISIANA BLVD. S.E. PHONE: 440-5104
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108

ARCHITECT: ? CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: ALBUQUERQUE SURVEYING CO., INC. CONTACT: FRED SANCHEZ
ADDRESS: 2119 MENAUL N.E. PHONE: 884-2036
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87107

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

TYPE OF SUBMITTAL:

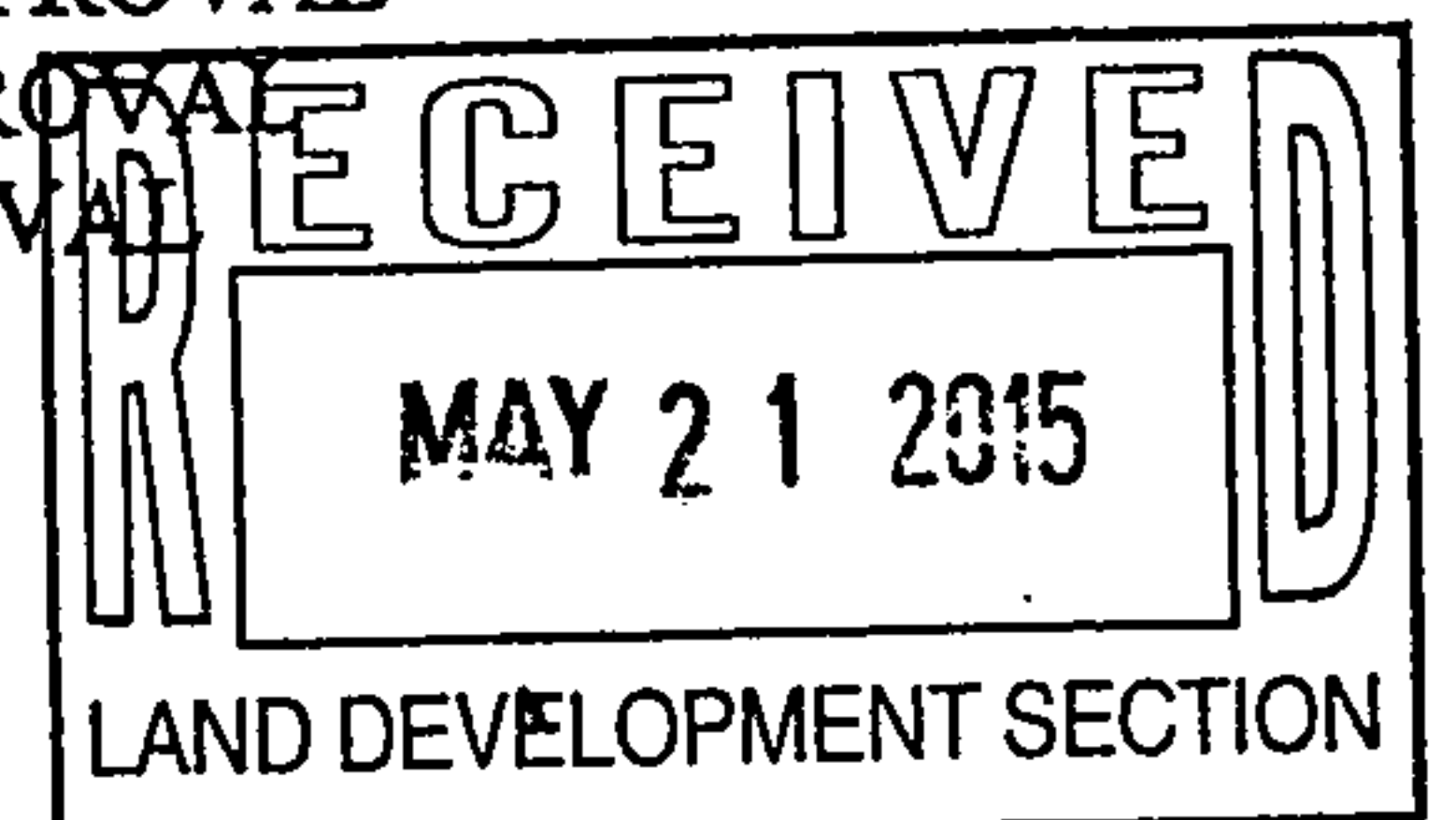
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- ☐ DRAINAGE PLAN 1st SUBMITTAL
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- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
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- ☐ CLOMR/LOMR
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- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: MAY 20, 2015 BY: E.T. RODRIGUEZ

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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: SAN CLEMENTE APARTMENTS ZONE MAP: G-14/D006A
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 5 & 6, GIBSON TRACT "A", PORTION OF TRACT 25-A, MAP 33
CITY ADDRESS: SAN CLEMENTE AVE. N.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: LEVI VALDEZ
GEORGE T. RODRIGUEZ-DEVEL. CONSULT. GEORGE RODRIGUEZ
ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: J & S DEVELOPMENT, INC. CONTACT: JOSE RODRIGUEZ
ADDRESS: 504 LOUISIANA BLVD. S.E. PHONE: 440-5104
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87108

ARCHITECT: ? CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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ADDRESS: 2119 MENAUL N.E. PHONE: 884-2036
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87107

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

TYPE OF SUBMITTAL:

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☐ 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 (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

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☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
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☐ PAVING PERMIT APPROVAL
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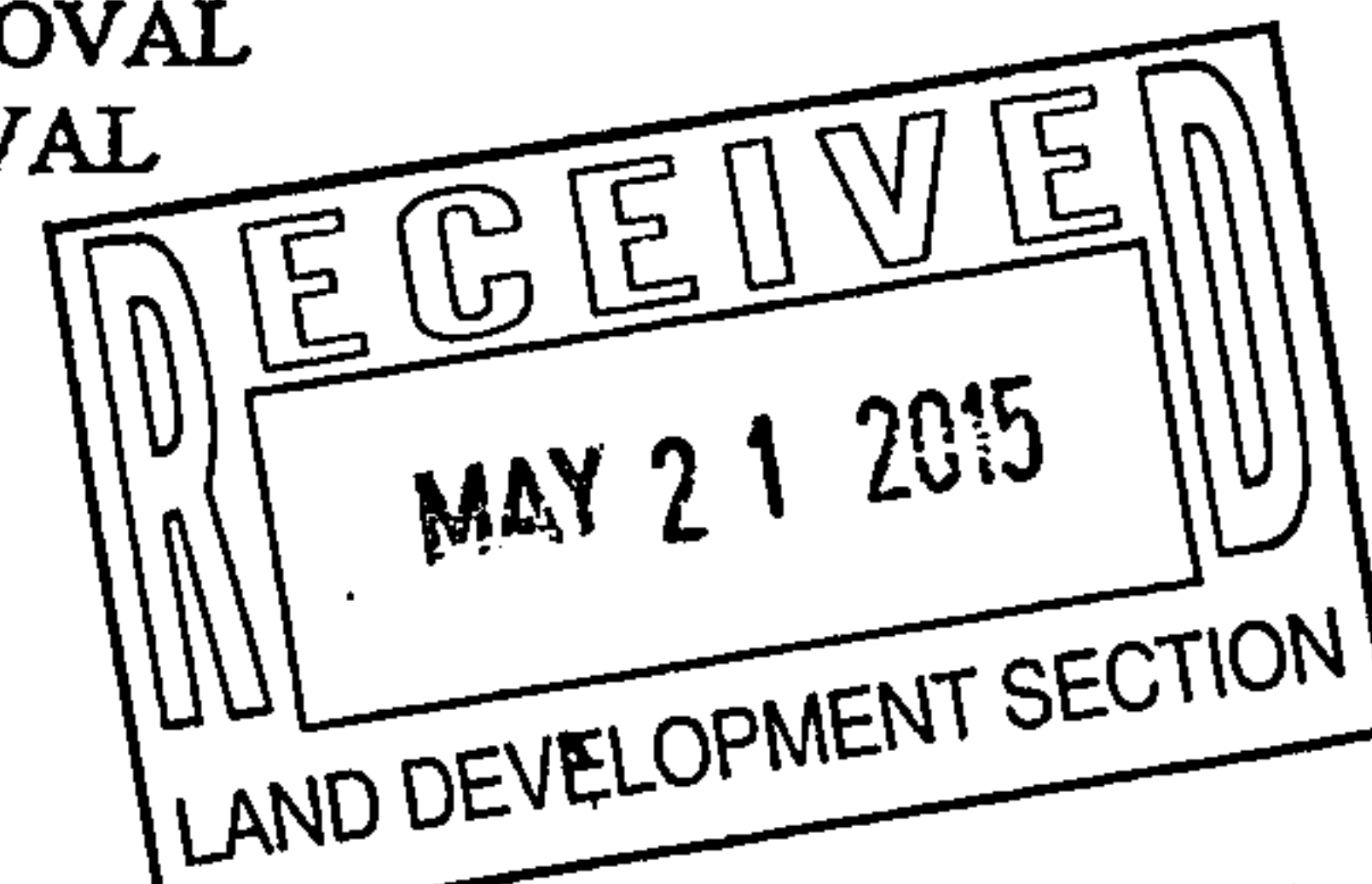
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
☐ NO
☐ COPY PROVIDED

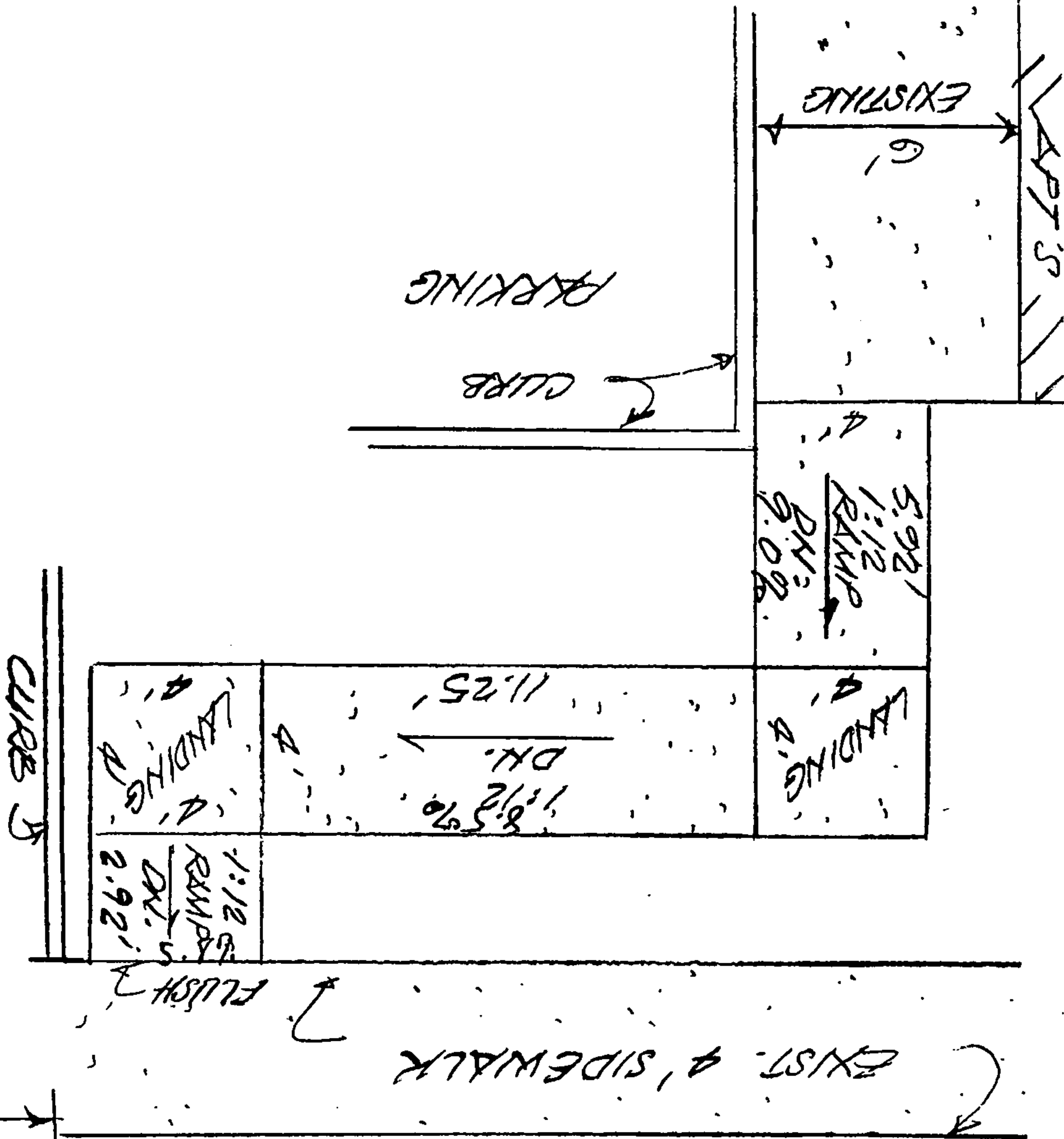
DATE SUBMITTED: MAY 20, 2015 BY: G.T. RODRIGUEZ

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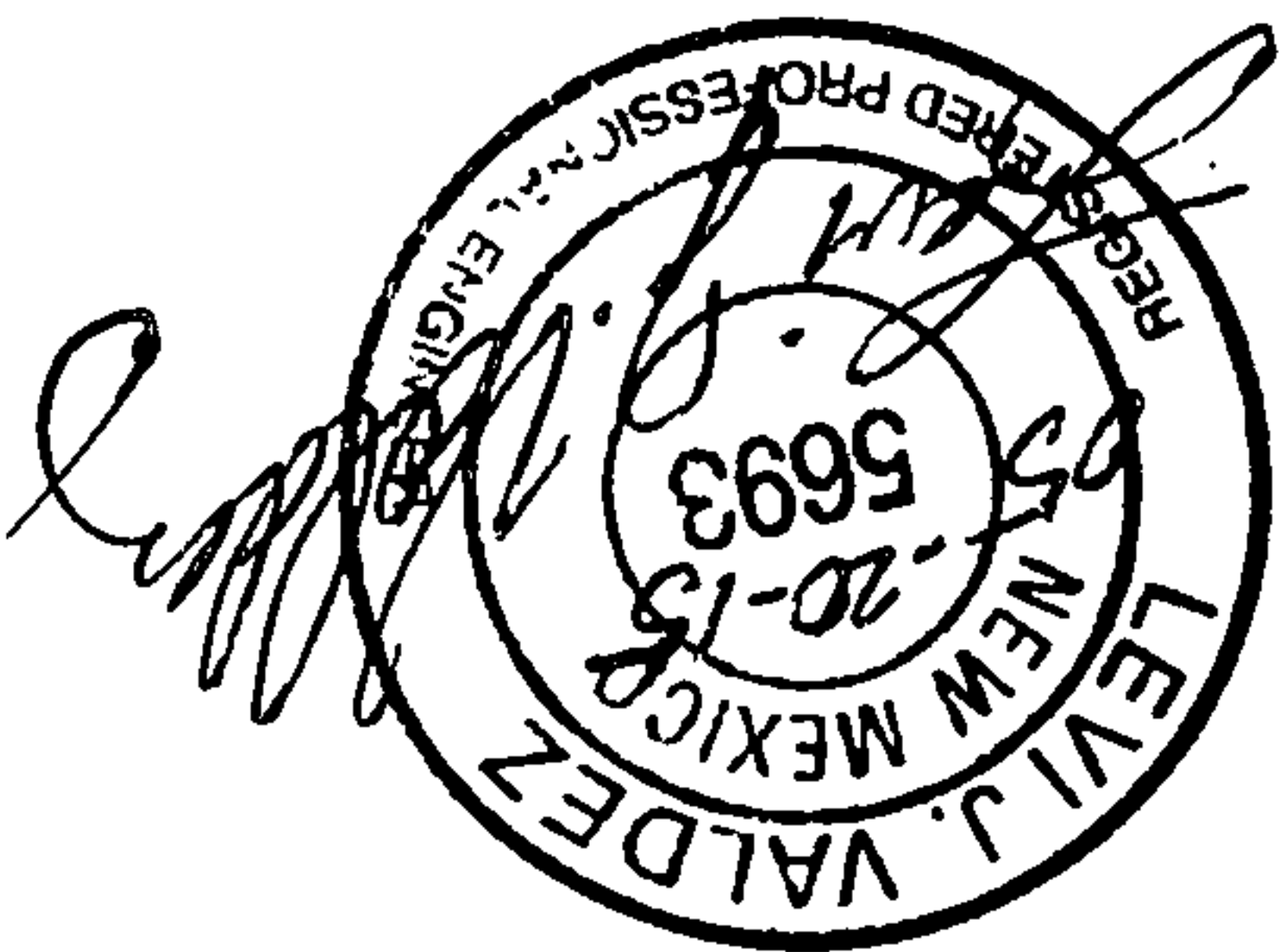
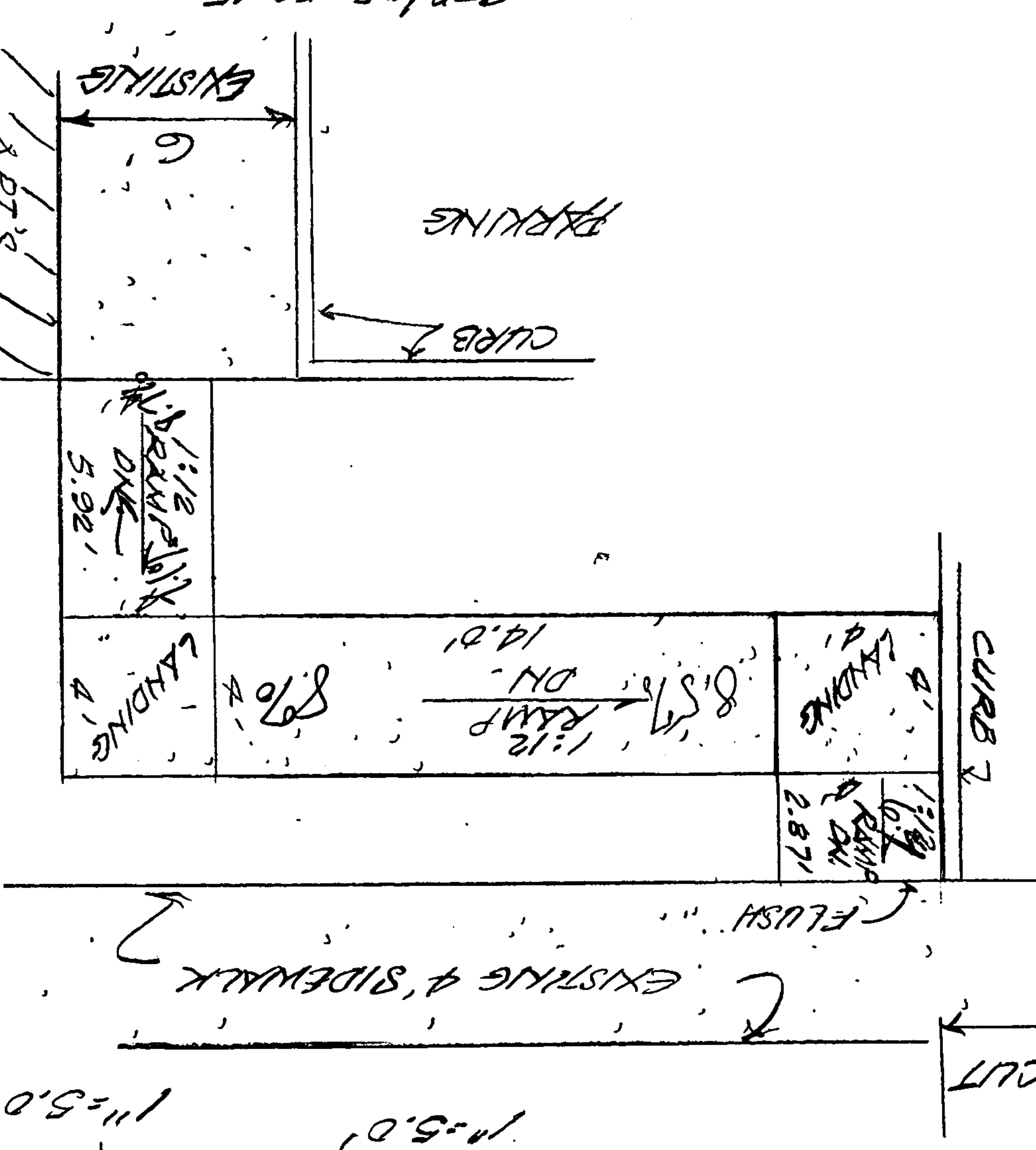
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BAV CLEMENTE N.W.



LOT 5
LOT 6
CURB CUT



1"=5.0'