



"Lynn Mazur"  
<lmazur@amafca.org>

08/02/2004 03:39 PM

Please respond to  
lmazur

To: "Jeff Mortensen" <jmortensen@jmainc.org>  
cc: "Brad Bingham" <bbingham@cabq.gov>  
Subject: Comanche Business Park

Re: Tract B-1-G-1-A-1, Comanche Business Park, ZAP G-16

G16 / D82C

Jerry Lovato, AMAFCA Field Engineer, visited the referenced site and found that it is not in compliance with the Grading & Drainage Plan. The swale at the toe of slope of the North Diversion Channel was not graded. It should continue around and connect to the existing east-west swale so that runoff does not impact the adjacent property to the south. Also, the AMAFCA right-of-way has not been gravel mulched and reseeded. Please advise me when this work has been completed, and we will re-inspect. We request that the City not issue a Certificate of Occupancy until the work in the AMAFCA right-of-way has been accepted by AMAFCA.

## **AMAFCA**

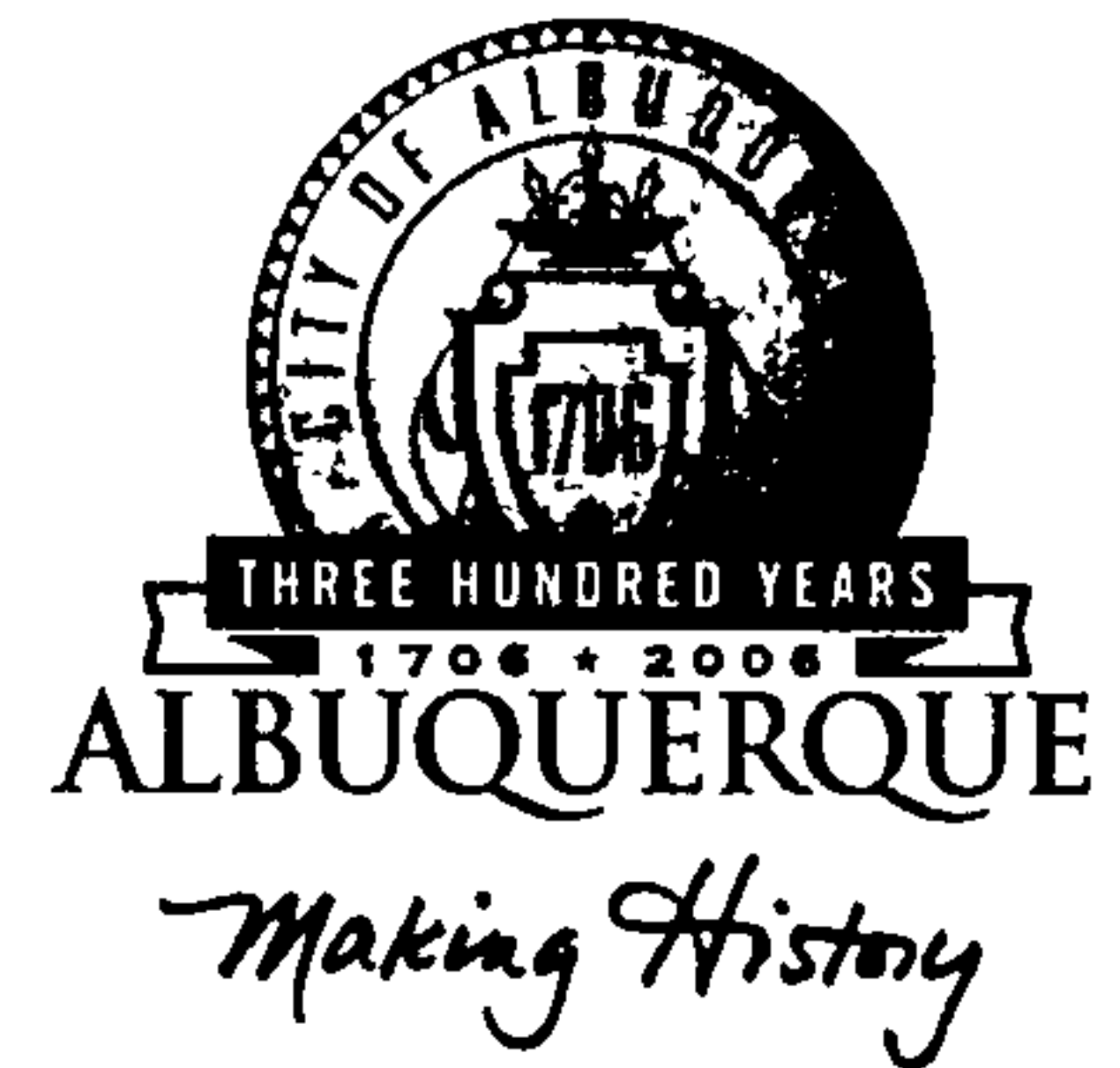
Lynn M. Mazur, P.E., C.F.M.  
Development Review Engineer

phone: (505) 884-2215

fax: (505) 884-0214

e-mail: lmazur@amafca.org

# CITY OF ALBUQUERQUE



001  
002  
003  
004  
005  
006  
007  
008  
009  
010  
011  
012  
013  
014  
015  
016  
017  
018  
019  
020  
021  
022  
023  
024  
025  
026  
027  
028  
029  
030  
031  
032  
033  
034  
035  
036  
037  
038  
039  
040  
041  
042  
043  
044  
045  
046  
047  
048  
049  
050  
051  
052  
053  
054  
055  
056  
057  
058  
059  
060  
061  
062  
063  
064  
065  
066  
067  
068  
069  
070  
071  
072  
073  
074  
075  
076  
077  
078  
079  
080  
081  
082  
083  
084  
085  
086  
087  
088  
089  
090  
091  
092  
093  
094  
095  
096  
097  
098  
099  
100

G-16/D82C

July 29, 2004

Jeff Mortensen, P.E.  
Jeff Mortensen & Associates, Inc.  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: Comanche Business Park Tract B-1-G-1-A-1, 2732 Vassar Place NE,  
Temporary Certificate of Occupancy (G16/D82C)  
Engineer's Stamp dated 12-04-03**

Dear Mr. Mortensen,

Based upon the information provided in your submittal received 7-29-04, the above referenced certification is approved for release of 30-day temporary Certificate of Occupancy by Hydrology.

P.O. Box 1293

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

Albuquerque


Sincerely,

Kristal D. Metro  
Engineering Associate, Planning Dept.  
Development and Building Services

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

C: Phyllis Villanueva  
file

 <b>ENGINEERS &amp; SURVEYORS</b>	<b>JEFF MORTENSEN &amp; ASSOCIATES, INC.</b> 6010-B MIDWAY PARK BLVD. NE ALBUQUERQUE NEW MEXICO 87109	P: 505.345.4250 F: 505.345.4254 ESTABLISHED 1977

2002.072.5  
 July 28, 2004

Mr. Richard H. Dourte, P.E., City Engineer  
 Development & Building Services Division  
 City of Albuquerque  
 200 Second Street NW  
 Albuquerque, NM 87103

Re: Tract B-1-G-1-A-1, Comanche Business Park  
 2732 Vassar Place NE (G16/D82C)  
 Request for Temporary Certificate of Occupancy

Dear Richard:

Requested herewith is a Temporary Certificate of Occupancy for the subject project. Transmitted herewith in support of this request are the following:

1. As-built survey data as obtained and certified by Precision Surveys, Inc., 7/28/2004
2. Drainage and Transportation Information Sheet
3. Copy of City approval letter for Building Permit

In addition to the above, I have personally visited the project site to visually observe that the information presented on the Precision Surveys, Inc. "As-Built" is representative of the as-constructed conditions as of this date. Two exceptions are noted, however. The exceptions are as follows:

1. The valley gutter in the front parking area has been deleted by the Owner/Contractor
2. The retaining wall/curb along the west edge of the front parking lot has been replaced with curb and gutter that carries the flow originally intended for the above referenced valley gutter

Neither of these exceptions have an adverse impact on compliance with the intent of the approved plan; the site continues to drain to its northwest corner where the developed runoff exits via the new driveway to Vassar Place NE.

A formal Engineers Certification (Hydrology) for Permanent Certificate of Occupancy will be submitted next week. It is currently in process in our office. The urgency for this request is based upon the Owner's need to move-in to the new building by the end of this month which is just a few days from now. In response to this time constraint, we request your consideration.

R	RECEIVED	D
	JUL 29 2004	
HYDROLOGY SECTION		

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

2002.072.5

July 28, 2004

Page 2

If you should have any questions or comments concerning this request, please do not hesitate to call.  
Your cooperation and assistance will be greatly appreciated.

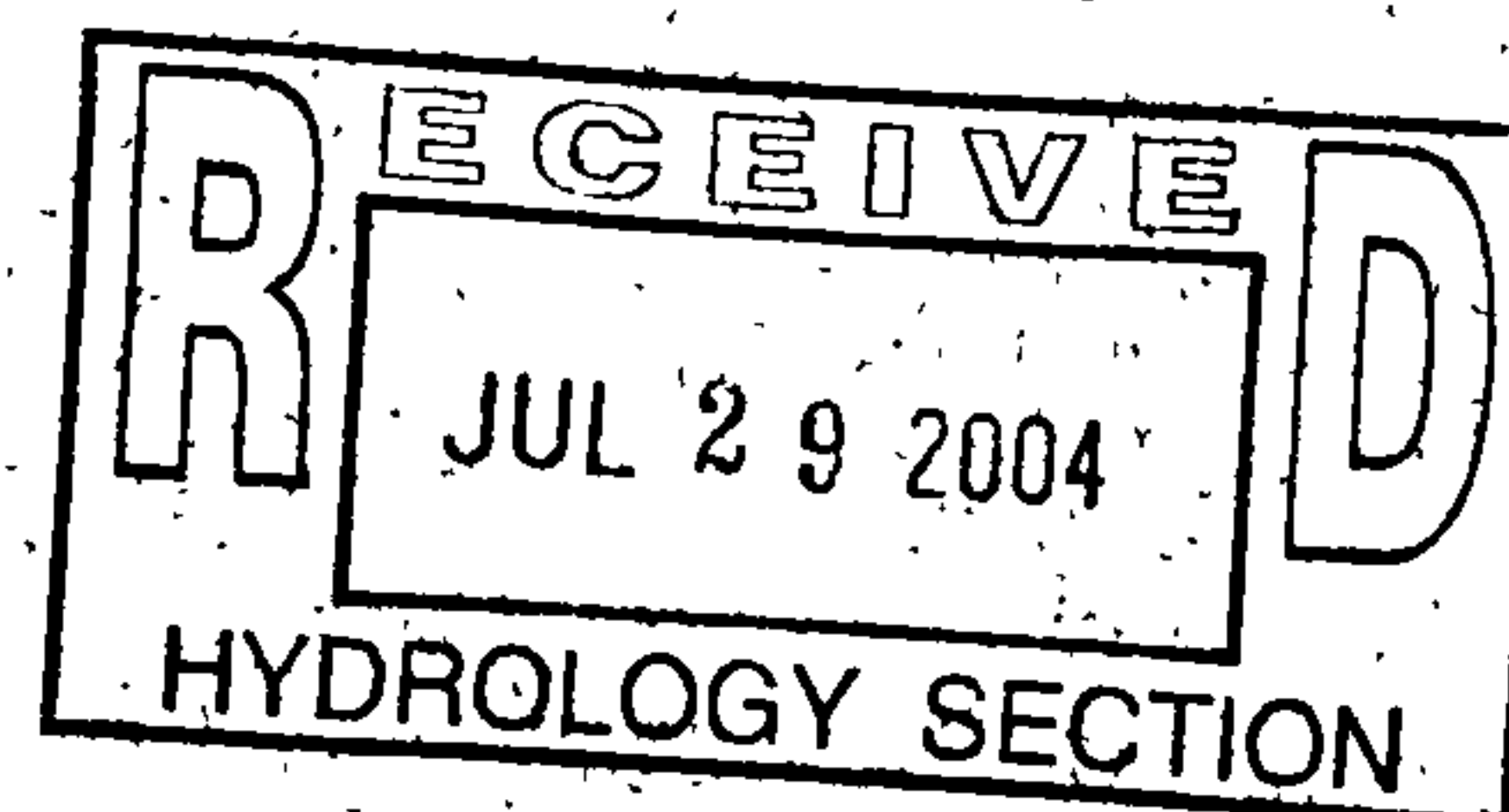
Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Jeffrey G. Mortensen, P.E.  
President

Enclosures

Xc: Ralph Baldwin, Enterprise Builders  
Chris Gunning, Dekker Perich Sabatini





**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**

(REV. 1/28/2003rd)

PROJECT TITLE: TRACT B-1-G-1-A-1, COMANCHE BUS. PARK ZONE ATLAS/DRNG. FILE #: G16 D82C  
 DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT B-1-G-1-A-1, COMANCHE BUSINESS PARK  
 CITY ADDRESS: 2732 VASSAR PLACE NE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN  
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250  
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: CONTRACTOR CONTACT: CONTRACTOR  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

ARCHITECT: DEKKER PERICH SABATINI CONTACT: PETE BUTTERFIELD  
 ADDRESS: 6801 JEFFERSON NE SUITE 100 PHONE: 761-9700  
 CITY, STATE: ALBUQ., NM ZIP CODE: 87109

SURVEYOR: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN  
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250  
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

CONTRACTOR: ENTERPRISE BUILDERS CONTACT: RALPH BALDWIN  
 ADDRESS: PO BOX 3987 PHONE: 857-0050  
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87190-3987

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> 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 (TCL)  
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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

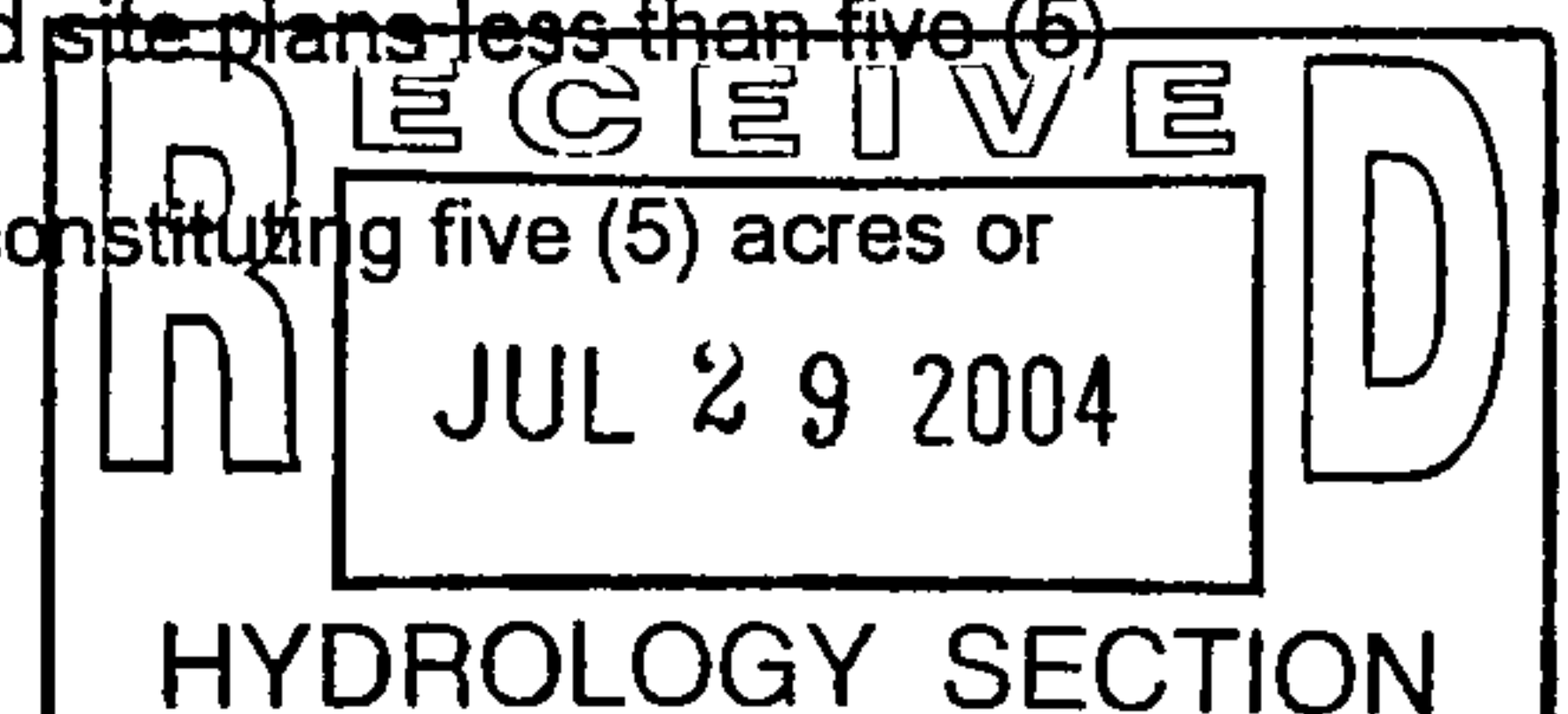
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☐ NO  
☒ COPY PROVIDED (PREVIOUS APPROVAL)

DATE SUBMITTED: 07/28/2004 BY: JEFFREY G. MORTENSEN

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based upon the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



2002.072.1



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 15, 2004

Jeff Mortensen, P.E.  
Jeff Mortensen & Associates, Inc.  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: Comanche Business Park Tract B-1-G-1-A-1, 2732 Vassar Place NE,  
Grading and Drainage Plan (G16/D82C)**

**Drainage Plan and Calculations, Engineer's Stamp dated 11-14-03**

**Grading Plan, Engineer's Stamp dated 12-04-03**

Dear Mr. Mortensen,

Based upon the information provided in your submittal received 11-20-03, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

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

Sincerely,

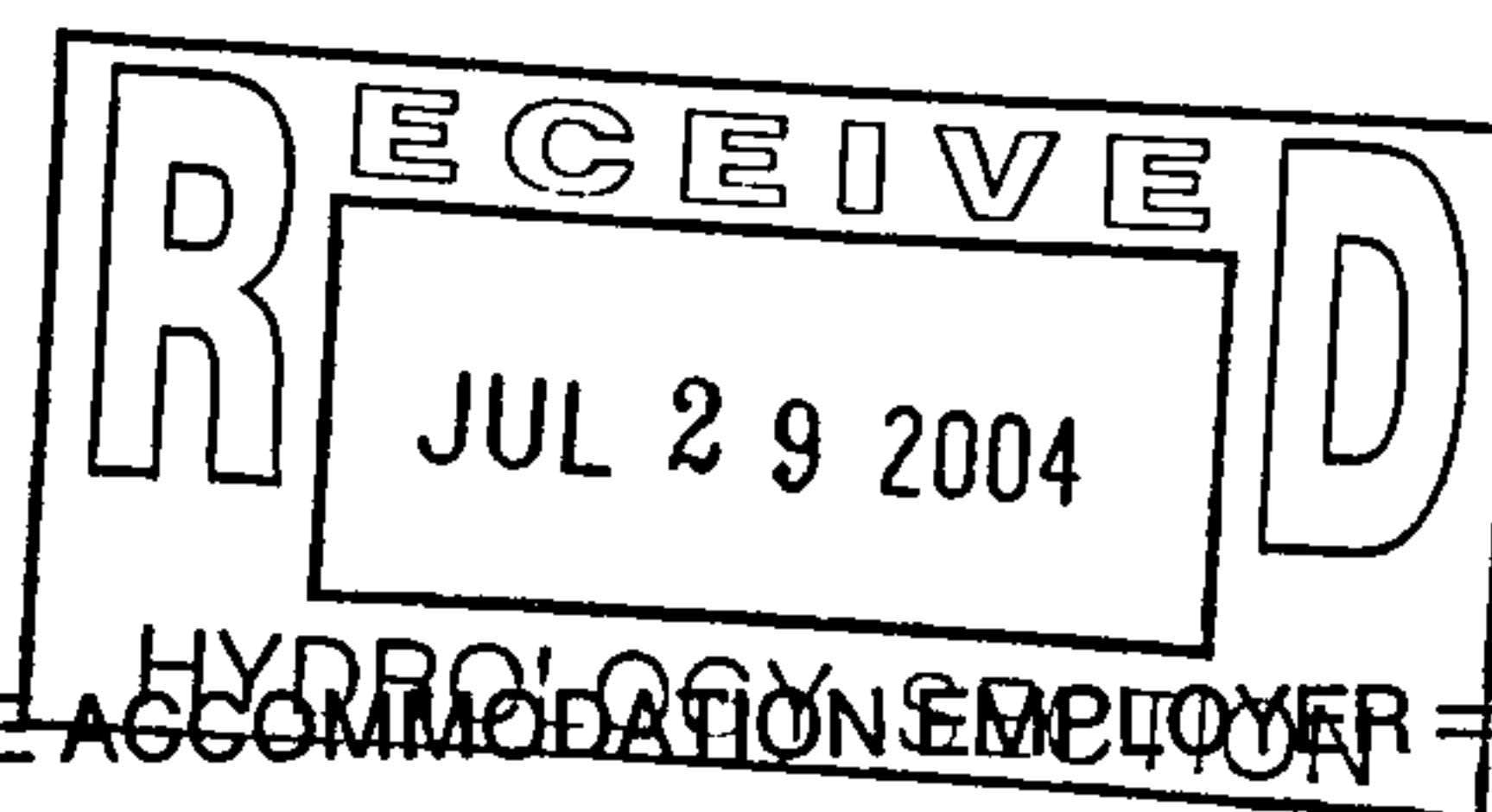
Kristal D. Metro  
Engineering Associate, Planning Dept.  
Development and Building Services

BUB

C: File

XC: Tim Grattan

PETE BUTTERFIELD





"Lynn Mazur"  
<lmazur@amafca.org>

08/02/2004 03:39 PM

Please respond to  
lmazur

To: "Jeff Mortensen" <jmortensen@jmainc.org>  
cc: "Brad Bingham" <bbingham@cabq.gov>  
Subject: Comanche Business Park

Re: Tract B-1-G-1-A-1, Comanche Business Park, ZAP G-16

Jerry Lovato, AMAFCA Field Engineer, visited the referenced site and found that it is not in compliance with the Grading & Drainage Plan. The swale at the toe of slope of the North Diversion Channel was not graded. It should continue around and connect to the existing east-west swale so that runoff does not impact the adjacent property to the south. Also, the AMAFCA right-of-way has not been gravel mulched and reseeded. Please advise me when this work has been completed, and we will re-inspect. We request that the City not issue a Certificate of Occupancy until the work in the AMAFCA right-of-way has been accepted by AMAFCA.

### AMAFCA

Lynn M. Mazur, P.E., C.F.M.  
Development Review Engineer

phone: (505) 884-2215

fax: (505) 884-0214

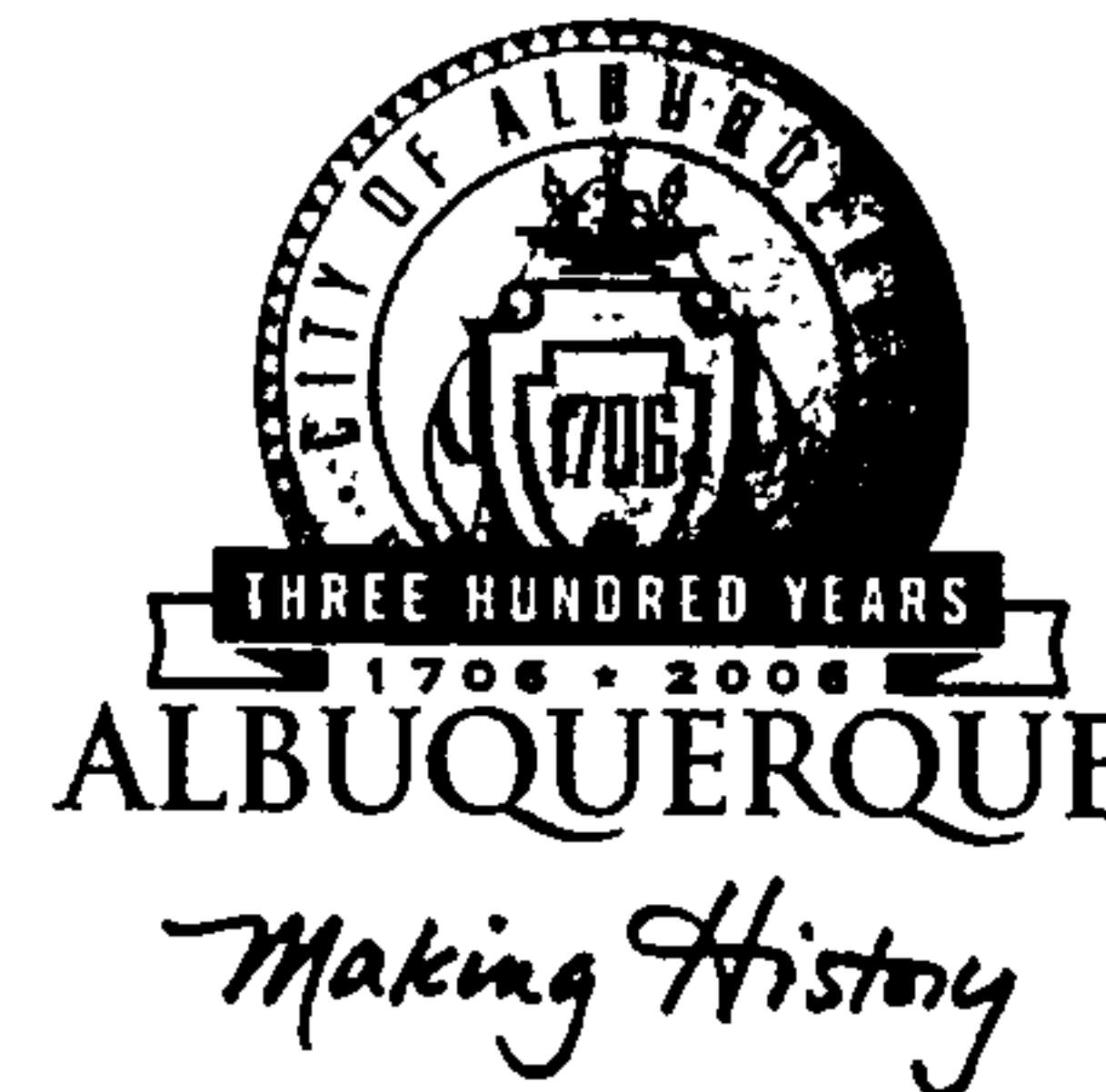
e-mail: lmazur@amafca.org

G-16/D82C

8/2/04

Do not Grant Perm CO  
Until AMAFCA has given  
Approval, as per Brad.  
Aup

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

July 29, 2004

Steven J. Perwich, Registered Architect  
6801 Jefferson NE, Ste 100  
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Boral Office/Warehouse Shell Bldg, [G-16 / D82C] Comanche Business Park  
2732 Vassar Place NE Tr B161A1  
Architect's Stamp Dated 07/29/04

Dear Mr. Perich:


P.O. Box 1293

The TCL / Letter of Certification submitted on July 29, 2004 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

Sincerely,

New Mexico 87103

  
Nilo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

www.cabq.gov

c: Engineer  
Hydrology file  
CO Clerk

Arlene, everything  
item is complete for  
transp. Please,  
log in & out for me  
Thank you  
Fnt3



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: BORAL OFFICE / WAREHOUSE SHELL BLDG. ZONE MAP/DRG. FILE #: G16/D82C  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: COMAUXHE BUSINESS PARK TRACT B-1 G-1 A-1  
 CITY ADDRESS: 2732 VASSAR PL NE

ENGINEERING FIRM: JMA  
 ADDRESS: 6010-13 MIDWAY PARK NE  
 CITY, STATE: ALBU NM

CONTACT: JEFF MORTENSEN  
 PHONE: 315-4250  
 ZIP CODE: 87109

OWNER: BORAL LLC  
 ADDRESS: P.O. BOX 3987  
 CITY, STATE: ALBU NM

CONTACT: RALPH BALDWIN  
 PHONE: 857-0050  
 ZIP CODE: 87190

ARCHITECT: DEKKER / PERICH / SARATINI  
 ADDRESS: 6801 JEFFERSON NE STE 100  
 CITY, STATE: ALBU NM

CONTACT: PERI  
 PHONE: 761-9700  
 ZIP CODE: 87109

SURVEYOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: ENTERPRISE BUILDERS  
 ADDRESS: 8316 WASHINGTON NE  
 CITY, STATE: ALBU NM

CONTACT: TAMAR CHIMENT  
 PHONE: 857-0050  
 ZIP CODE: 87190

## CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

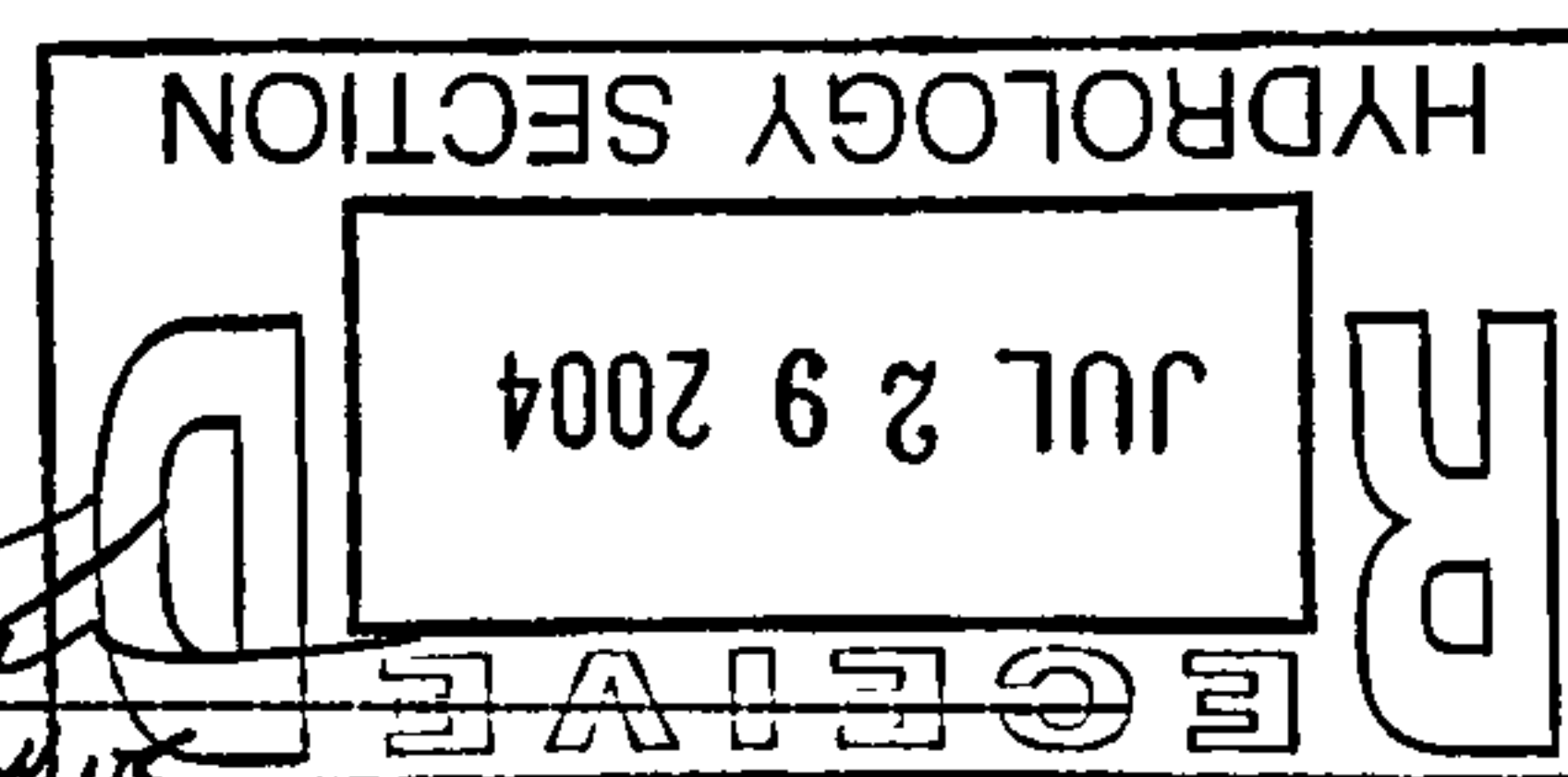
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE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

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 7/29/04

BY: KEVIN HARTMAN



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



Dekker/Perich/Sabatini

architecture  
interiors  
planning  
engineering

July 29, 2004

Mr. Nilo Salgado-Fernandez  
City of Albuquerque  
Planning Department - Transportation Development Section  
Albuquerque, New Mexico 87103

Re: Engineer Certification of Occupancy for TCL  
Comanche Business Park Tract B-1 G-1 A-1  
2732 Vassar Place NE  
Albuquerque, New Mexico

Dear Mr. Salgado-Fernandez:

Attached is a copy of the approved Site Development Plan for Building Permit for the above referenced project. Our office has visited the site at regular intervals appropriate to the stages of construction. Such visits and observations are not intended to be an exhaustive check or detailed inspection of the Contractor's work but rather are to allow our office, as experienced professionals, to become generally familiar with the work in progress and to determine, in general, if the work is proceeding in accordance with the Contact Documents.

Based on our observations we hereby certify that this site has been constructed in substantial compliance with the approved Site Development Plan for Building Permit. If you have any concerns or questions regarding this, please feel free to contact us.

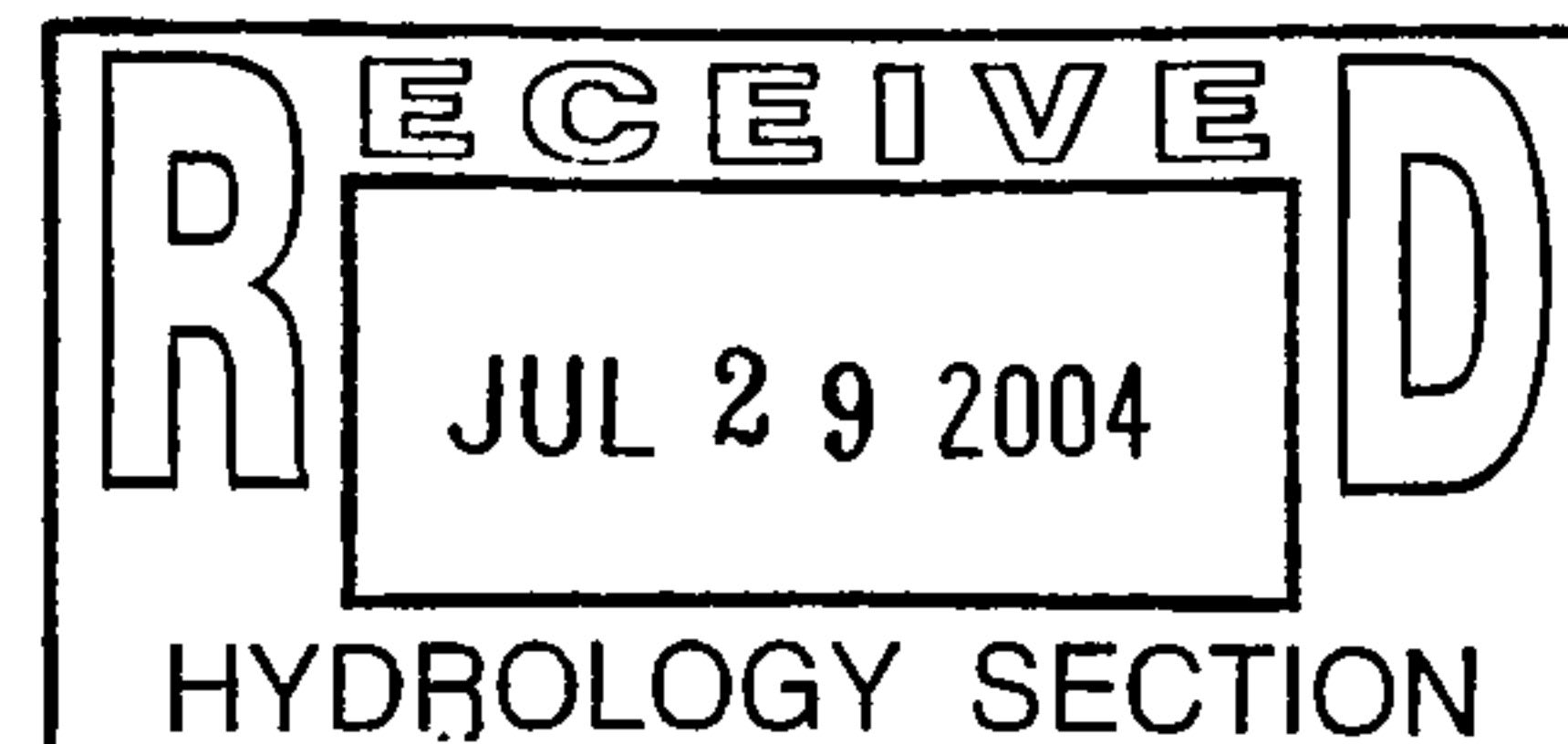
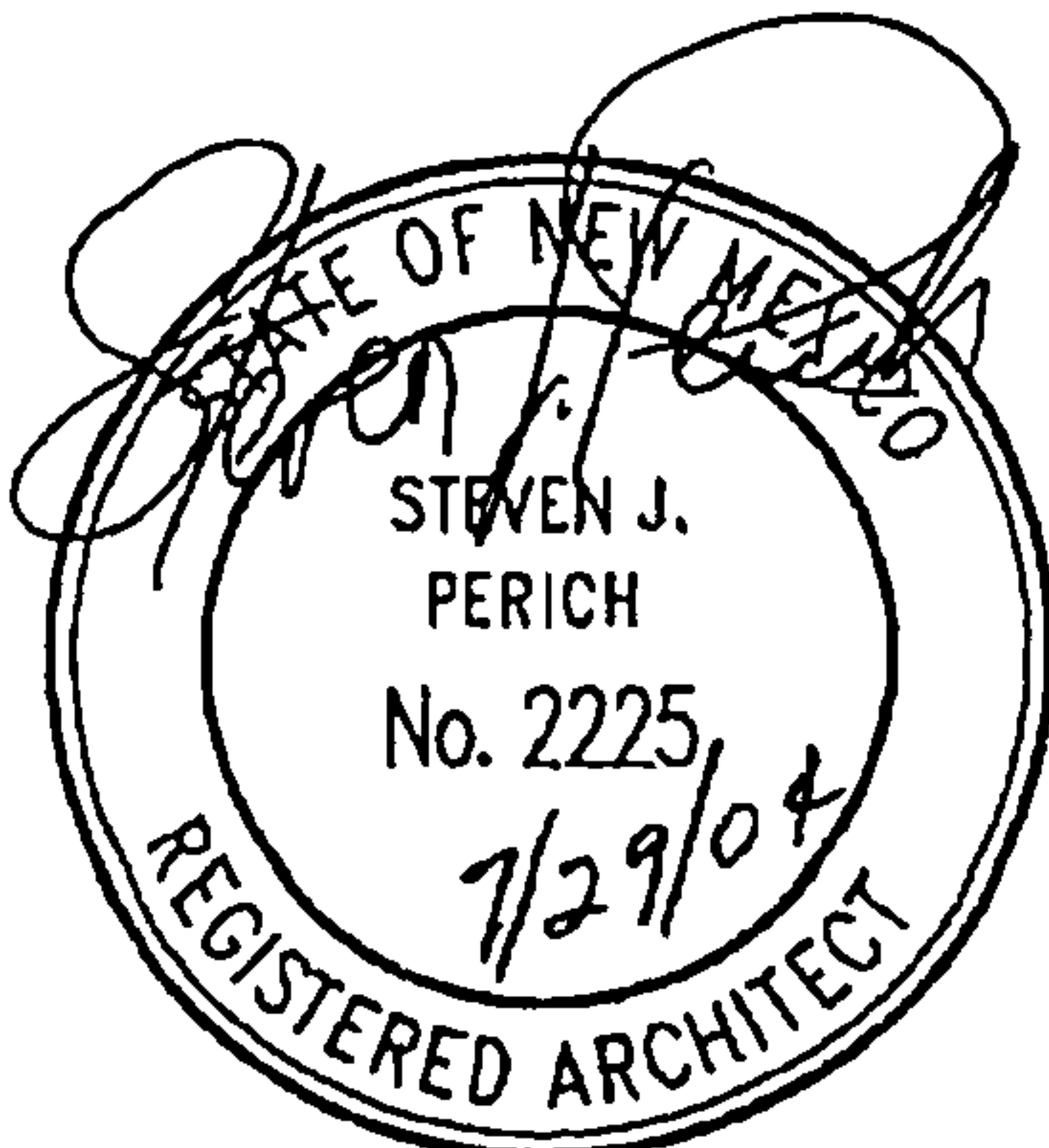
Sincerely,

Dekker/Perich/Sabatini

Steven J. Perich, R.A.  
Principal

Cc: file

Enclosures



July 30, 2004

Mr. Nilo Salgado-Fernandez  
City of Albuquerque  
Planning Department - Transportation Development Section  
Albuquerque, New Mexico 87103

Re: Engineer Certification of Occupancy for TCL  
Comanche Business Park Tract B-1 G-1 A-1  
2732 Vassar Place NE  
Albuquerque, New Mexico

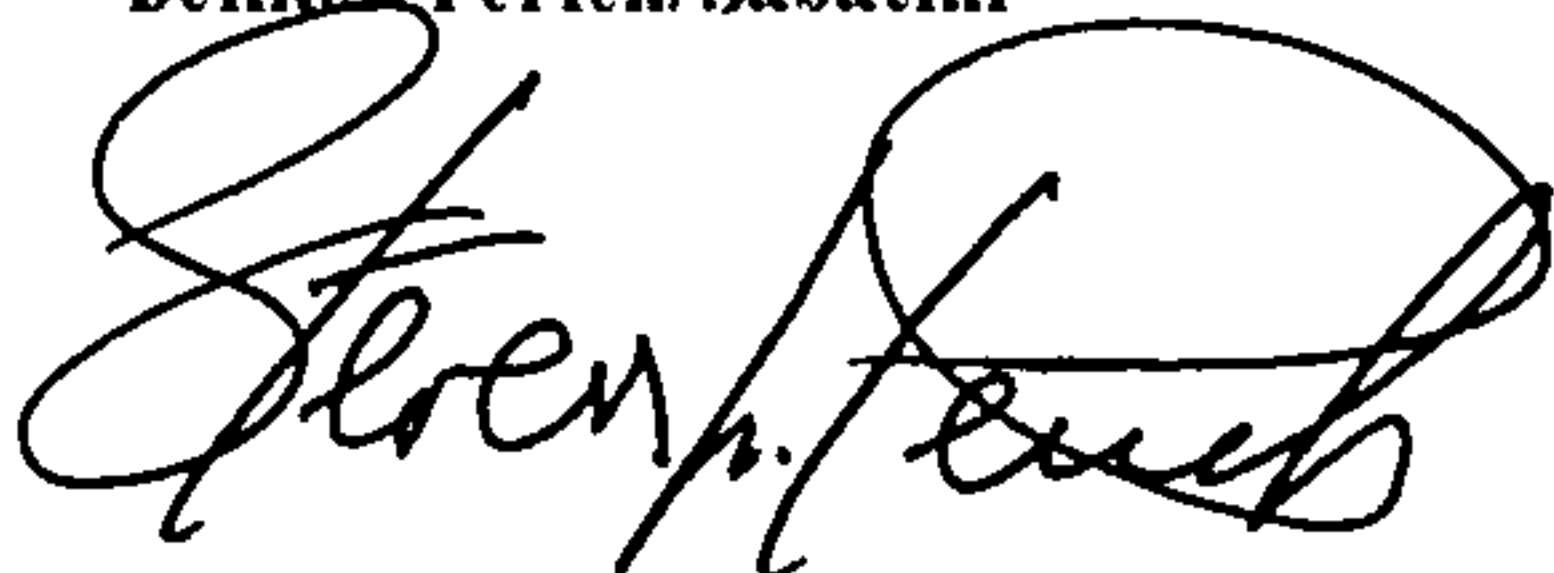
Dear Mr. Salgado-Fernandez:

Attached is a copy of the approved Site Development Plan for Building Permit for the above referenced project. Our office has visited the site at regular intervals appropriate to the stages of construction. Such visits and observations are not intended to be an exhaustive check or detailed inspection of the Contractor's work but rather are to allow our office, as experienced professionals, to become generally familiar with the work in progress and to determine, in general, if the work is proceeding in accordance with the Contact Documents.

Based on our observations we hereby certify that this site has been constructed in substantial compliance with the approved Site Development Plan for Building Permit. If you have any concerns or questions regarding this, please feel free to contact us.

Sincerely,

Dekker/Perich/Sabatini



Steven J. Perich, R.A.  
Principal

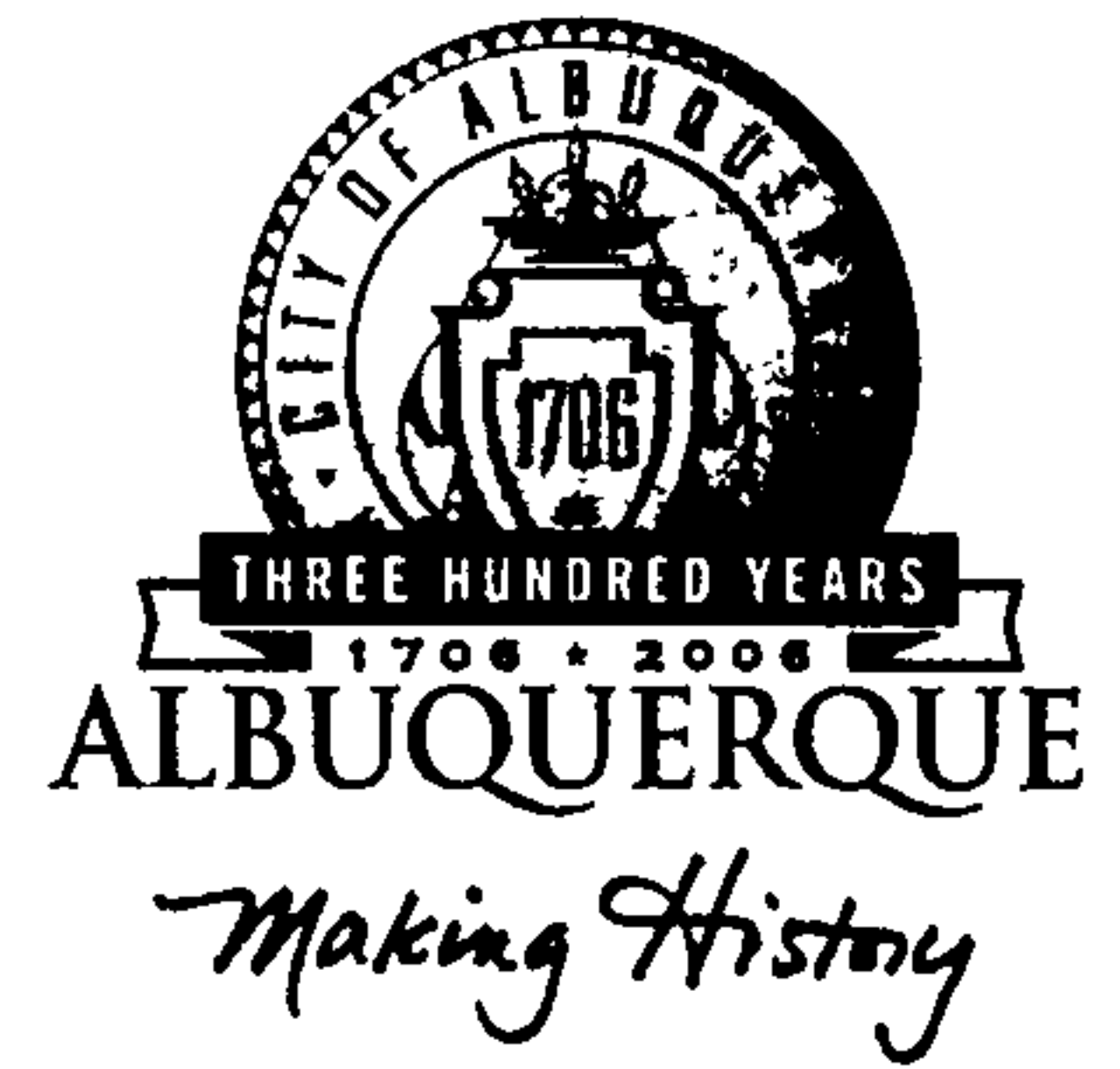
Cc: file

Enclosures





# CITY OF ALBUQUERQUE



July 26, 2004

Steven Perich, R.A.  
Decker Perich Sabatini  
6801 Jefferson NE Suite 100  
Albuquerque, NM 87109

Re: Comanche Business Park Tract B-1-G-1-A-1, 2732 Vassar Pl., Traffic  
Circulation Layout  
Architect's Stamp dated 7-22-04 (G16/D82C)

Dear Mr. Perich,

The TCL submittal received 7-22-04 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.

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,

Kristal D. Metro  
Engineering Associate, Planning Dept.  
Development and Building Services

cc: file



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: BORAL OFFICE/WAREHOUSE STEEL BLDG ZONE MAP/DRG. FILE #: G16/D82C  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: COMANCHE BUSINESS PARK TRACT B-1 G-1-A-1  
 CITY ADDRESS: 2732 VASSER PL NE

ENGINEERING FIRM: JMA  
 ADDRESS: 6010-B MIDWAY PARK NE  
 CITY, STATE: ABQ NM

CONTACT: JEFF MORTENSEN  
 PHONE: 345 4250  
 ZIP CODE: 87109

OWNER: BORAL LLC  
 ADDRESS: PO Box 3987  
 CITY, STATE: ABQ NM

CONTACT: RALPH BALDWIN  
 PHONE: 857 0050  
 ZIP CODE: 87190

ARCHITECT: D/P/S  
 ADDRESS: 6801 JEFFERSON NE STE 100  
 CITY, STATE: ABQ NM

CONTACT: PETER BUTTERFIELD  
 PHONE: 761 9700  
 ZIP CODE: 87109

SURVEYOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: EB CORP  
 ADDRESS: 8316 WASHINGTON NE  
 CITY, STATE: ABQ NM

CONTACT: DAMIAN CHIMENTI  
 PHONE: 857 0050  
 ZIP CODE: 87190

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

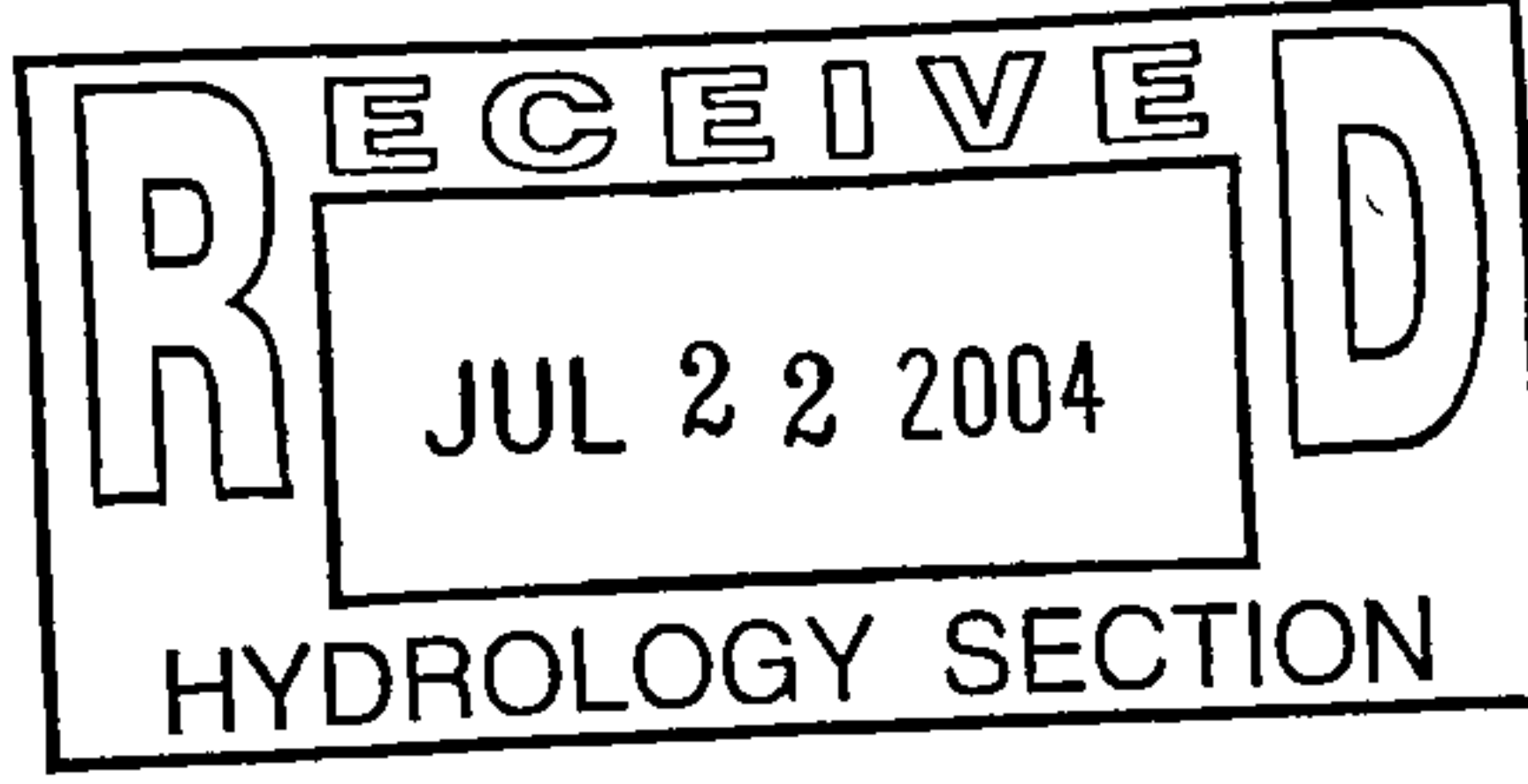
- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

REVISED PARKING LAYOUT  
 <Resubmittal>

DATE SUBMITTED: 7/22/04 BY: PETER BUTTERFIELD

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 3, 2004

Christopher Gunning, R.A.  
Decker Perich Sabatini  
6801 Jefferson NE Suite 100  
Albuquerque, NM 87109

Re: Comanche Business Park Tract B-1-G-1-A-1, 2732 Vassar Pl., Traffic Circulation Layout  
Architect's Stamp dated 1-30-04 (G16/D82C)

Dear Mr. Gunning,

The TCL submittal received 2-03-04 is approved for Building Permit, with the condition that the bumpers be removed from the handicapped parking spaces. 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.

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,

Kristal D. Metro  
Engineering Associate, Planning Dept.  
Development and Building Services

cc: file



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

G-16 / 082C

PROJECT TITLE: BORAL OFFICE/WAREHOUSE / SHELL BLDG ZONE MAP/DRG. FILE #: G-16 / 082C  
 ORB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Camanche Business Park Tract B-1-G-1-A  
 CITY ADDRESS: 2732 Vassar Pl NE

ENGINEERING FIRM: JMA  
 ADDRESS: 6010-B MIDWAY PARK NE  
 CITY, STATE: ABQ NM 87109

CONTACT: JEFF MORTENSEN  
 PHONE: 345 4250  
 ZIP CODE: 87109

OWNER: BORAL  
 ADDRESS: PO Box 3987  
 CITY, STATE: ABQ NM 87190

CONTACT: RALPH BALDWIN  
 PHONE: 857 0050  
 ZIP CODE: 857 0050 87190

ARCHITECT: D/P/S Christopher Gunning  
 ADDRESS: 6801 JEFFERSON NE SUITE 100  
 CITY, STATE: ABQ NM 87109

CONTACT: PETE BUTTERFIELD  
 PHONE: 761 9700  
 ZIP CODE: 87109

SURVEYOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: EB  
 ADDRESS: 8316 WASHINGTON NE  
 CITY, STATE: ABQ NM 87113

CONTACT: DAMIAN CLEMENTI  
 PHONE: 857 0050  
 ZIP CODE: 87113

CHECK TYPE OF SUBMITTAL:

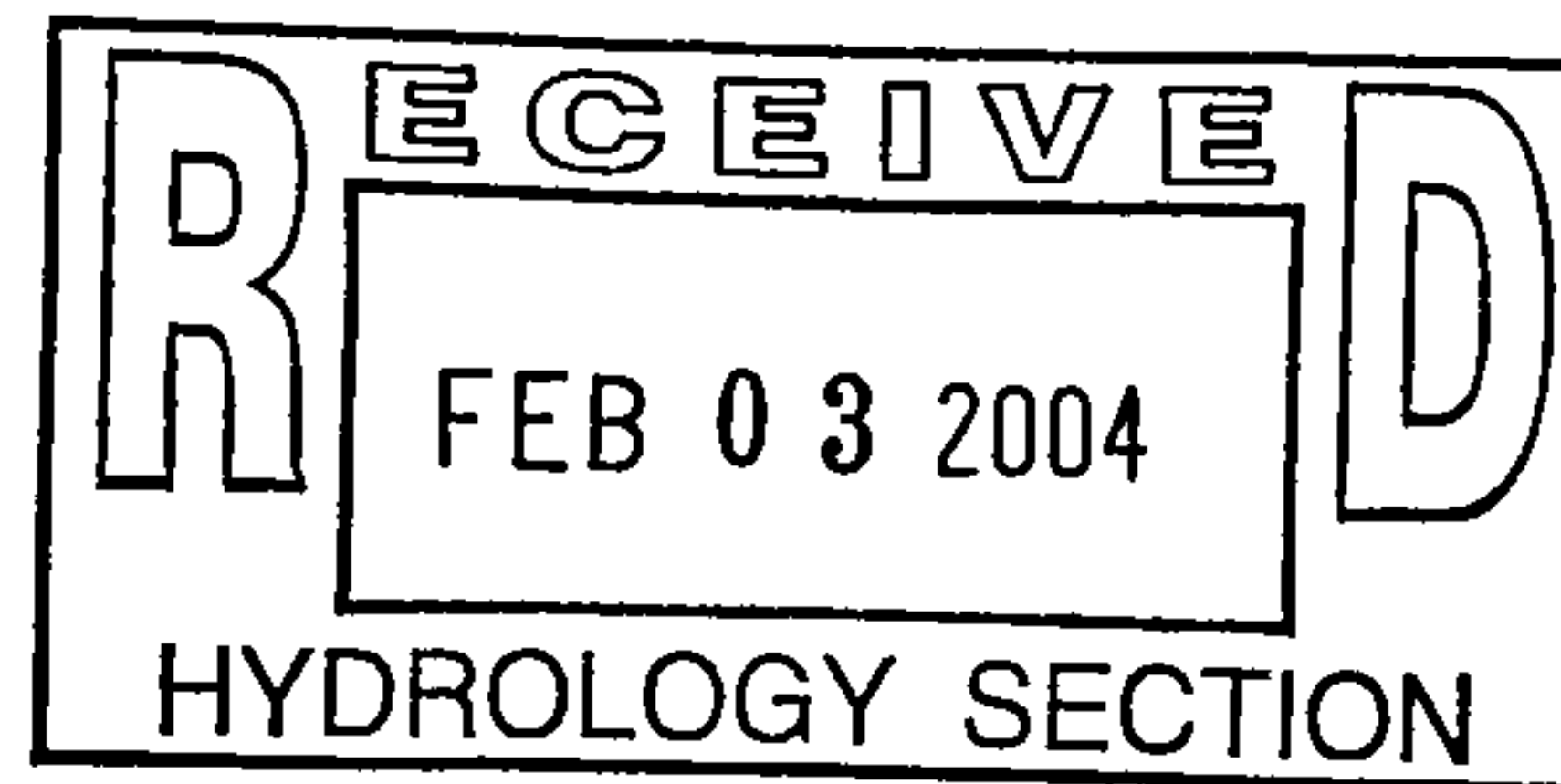
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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

HAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED \_\_\_\_\_ BY: PETER BUTTERFIELD

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 26, 2004

Christopher Gunning, R.A.  
Decker Perich Sabatini  
6801 Jefferson NE Suite 100  
Albuquerque, NM 87109

**Re: Comanche Business Park Tract B-1-G-1-A-1, 2732 Vassar Pl. NE, Traffic  
Circulation Layout**

**Architect's Stamp dated 11-19-03 (G16/D82C)**

Dear Mr. Gunning,

Based upon the information provided in your submittal received 11-20-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Include two copies of the traffic circulation layout in your next submittal.
2. Please show a vicinity map.
3. What is the width of the existing driveway?
4. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
5. Please ensure all ramps are ADA compliant.

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

*Approve, but note:  
Remove bumpers*





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

2004-01-15

January 15, 2004

Jeff Mortensen, P.E.  
Jeff Mortensen & Associates, Inc.  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: Comanche Business Park Tract B-1-G-1-A-1, 2732 Vassar Place NE,  
Grading and Drainage Plan (G16/D82C)**

**Drainage Plan and Calculations, Engineer's Stamp dated 11-14-03**

**Grading Plan, Engineer's Stamp dated 12-04-03**

Dear Mr. Mortensen,

Based upon the information provided in your submittal received 11-20-03, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

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

Sincerely,

Kristal D. Metro  
Engineering Associate, Planning Dept.  
Development and Building Services

BUB

C: File



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 26, 2001

Jeffrey G. Mortensen, P.E.  
Jeff Mortensen & Assoc., Inc.  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

RE: GRADING & DRAINAGE PLAN FOR COMANCHE BUSINESS PARK (G-16/D82C)  
ENGINEER'S STAMP DATED JULY 17, 2001, SUBMITTED FOR BUILDING PERMIT  
APPROVAL

Dear Mr. Mortensen,

Based upon the information provided in your July 18, 2001 submittal, the project referred to above is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to release of the Certificate of Occupancy, an Engineer's Certification of the grading and drainage plan per the DPM checklist will be required.

Please contact Janet Stephens (924-3880) regarding re-submitting the plat (DRB #1000783), which was previously approved at DRB on June 6, 2001. With the rotating of the middle east-west property line, changes must be made to the lot line bearing and distance table.

If you have any questions, please call me at 924-3988.

Sincerely,

Nancy Musinski, P.E.  
Hydrology/Utility Development  
City of Albuquerque Public Works

xc: Janet Stephens, DRB Chairperson

**File**



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 5, 2004

Jeff Mortensen, P.E.  
Jeff Mortensen & Associates, Inc.  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: Comanche Business Park Tract B-1-G-1-A-1, 2732 Vassar Place NE,  
Grading and Drainage Plan (G16/D82C)**

**Drainage Plan and Calculations, Engineer's Stamp dated 11-14-03**

**Grading Plan, Engineer's Stamp dated 12-04-03**

Dear Mr. Mortensen,

Based upon the information provided in your submittal received 11-20-03, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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

Sincerely,

Kristal D. Metro  
Engineering Associate, Planning Dept.  
Development and Building Services

*blb*

C: File

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**

(REV. 1/28/2003rd)

G-16/D82C

PROJECT TITLE: TRACT B-1-G-1-A-1, COMANCHE BUS. PARK ZONE ATLAS/DRNG. FILE #: G16 D82C  
 DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT B-1-G-1-A-1, COMANCHE BUSINESS PARK  
 CITY ADDRESS: 2732 VASSAR PLACE NE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN  
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250  
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: CONTRACTOR CONTACT: CONTRACTOR  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

ARCHITECT: DEKKER PERICH SABATINI CONTACT: PETE BUTTERFIELD  
 ADDRESS: 6801 JEFFERSON NE SUITE 100 PHONE: 761-9700  
 CITY, STATE: ALBUQ., NM ZIP CODE: 87109

SURVEYOR: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN  
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250  
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

CONTRACTOR: ENTERPRISE BUILDERS CONTACT: ARCHITECT  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> 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 (TCL)  
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

**CHECK TYPE OF APPROVAL SOUGHT:**

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

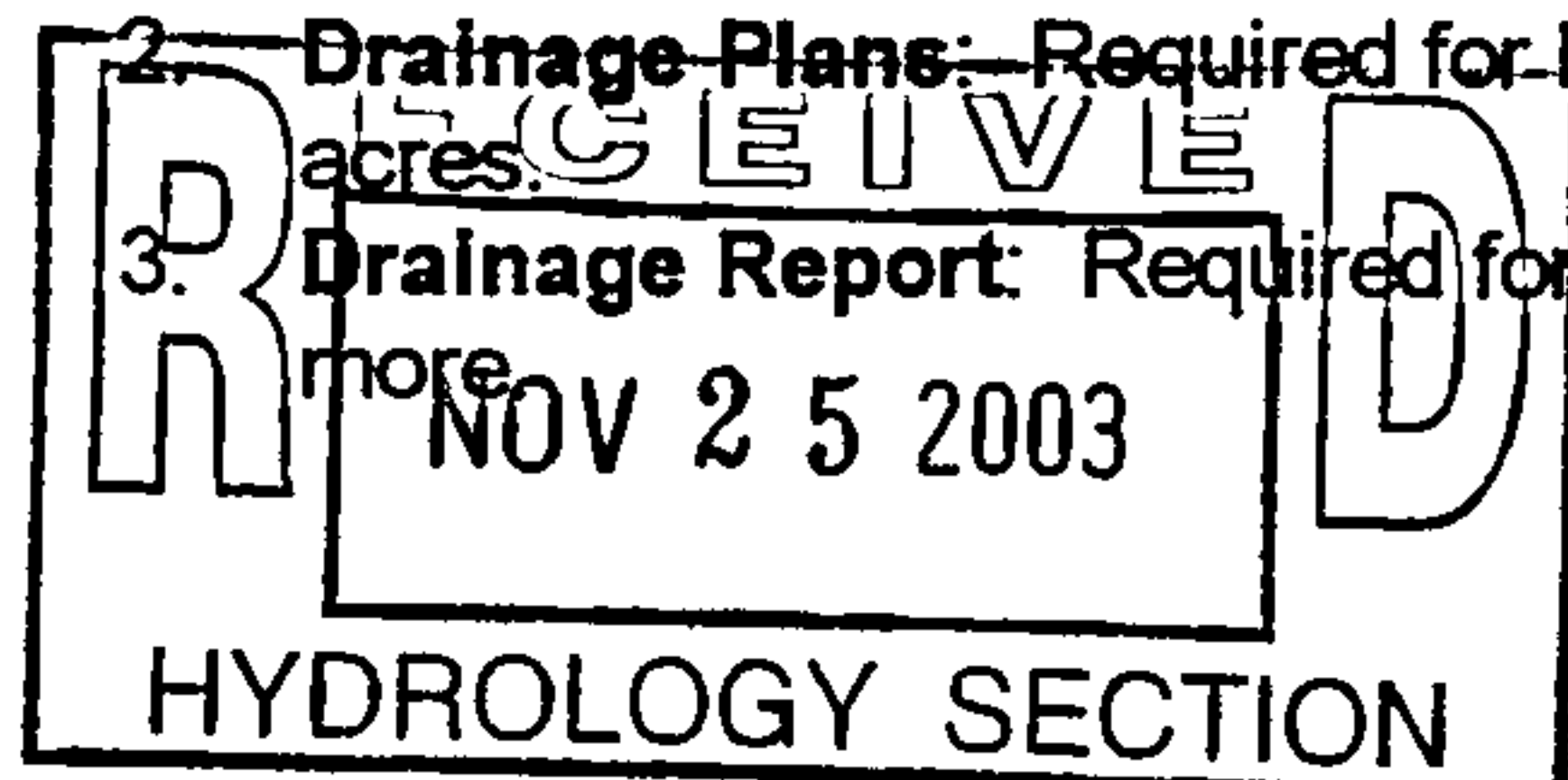
**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- ☐ YES  
☐ NO  
☒ COPY PROVIDED (PREVIOUS APPROVAL)

DATE SUBMITTED: 11/17/2003 BY: JEFFREY G. MORTENSEN

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based upon the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.





**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**

(REV. 1/28/2003rd)

G-16/D82C

PROJECT TITLE: TRACT B-1-G-1-A-1, COMANCHE BUS. PARK ZONE ATLAS/DRNG. FILE # G16 D82C  
 DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT B-1-G-1-A-1, COMANCHE BUSINESS PARK  
 CITY ADDRESS: 2732 VASSAR PLACE NE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN  
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250  
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: CONTRACTOR CONTACT: CONTRACTOR  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

ARCHITECT: DEKKER PERICH SABATINI CONTACT: PETE BUTTERFIELD  
 ADDRESS: 6801 JEFFERSON NE SUITE 100 PHONE: 761-9700  
 CITY, STATE: ALBUQ., NM ZIP CODE: 87109

SURVEYOR: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN  
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250  
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

CONTRACTOR: ENTERPRISE BUILDERS CONTACT: ARCHITECT  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> 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 (TCL)  
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER \_\_\_\_\_

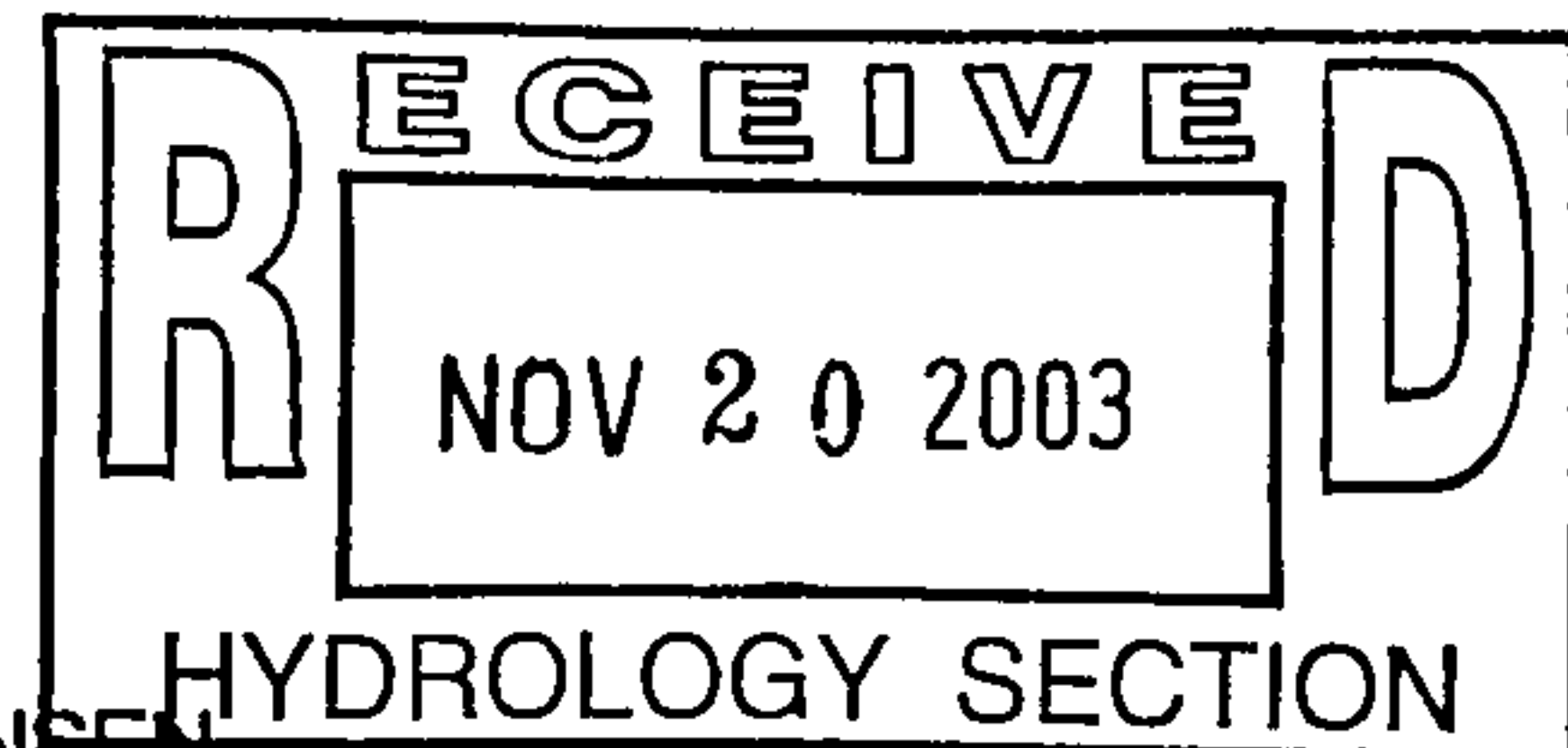
**CHECK TYPE OF APPROVAL SOUGHT:**

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

**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- ☐ YES  
☐ NO  
☒ COPY PROVIDED (PREVIOUS APPROVAL)

DATE SUBMITTED: 11/17/2003 BY: JEFFREY G. MORTENSEN



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based upon the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



2001.008

# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 26, 2001

Jeffrey G. Mortensen, P.E.  
Jeff Mortensen & Assoc., Inc.  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

RE: GRADING & DRAINAGE PLAN FOR COMANCHE BUSINESS PARK (G-16/D82C)  
ENGINEER'S STAMP DATED JULY 17, 2001, SUBMITTED FOR BUILDING PERMIT  
APPROVAL

Dear Mr. Mortensen,

Based upon the information provided in your July 18, 2001 submittal, the project referred to above is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to release of the Certificate of Occupancy, an Engineer's Certification of the grading and drainage plan per the DPM checklist will be required.

Please contact Janet Stephens (924-3880) regarding re-submitting the plat (DRB #1000783), which was previously approved at DRB on June 6, 2001. With the rotating of the middle east-west property line, changes must be made to the lot line bearing and distance table.

If you have any questions, please call me at 924-3988.

Sincerely,

Nancy Musinski, P.E.  
Hydrology/Utility Development  
City of Albuquerque Public Works

xc: Janet Stephens, DRB Chairperson  
File

xc: Liz & Chris Pohl



JEFF MORTENSEN AND ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE NEW MEXICO 87109  
ENGINEERS SURVEYORS (505) 345-4250

## TRANSMITTAL

TO: AMAFCA  
2600 PROSPECT NE

DATE: 11/14/2003

FROM: JEFF MORTENSEN

PROJECT: TRACT B-1-G-1-A-1,  
COMANCHE BUSINESS PARK

ATTN: LYNN MAZUR  
MARTY ECKERT

JOB NO: 2002.072.2

XC: PETE BUTTERFIELD  
BRAD BINGHAM

FILE

VIA: ☒ Delivery ☐ Pickup ☐ Mail/FED EX

### WE ARE SENDING:

QTY.	DESCRIPTION	FOR
2	SETS PRINTS G&D	REVIEW & APPROVAL

### REMARKS:

THIS PLAN IS BEING SUBMITTED CONCURRENTLY TO THE CITY FOR BUILDING PERMIT APPROVAL. A GRADING & DRAINAGE PLAN FOR THIS SITE WAS SUBMITTED PREVIOUSLY, HOWEVER, THE SITE HAS CHANGED OWNERSHIP. ALONG WITH THE CHANGE IN OWNERSHIP, THE SITE SPECIFIC DESIGN HAS CHANGED. IN RESPONSE, WE HAVE PREPARED A NEW GRADING & DRAINAGE PLAN. THIS PLAN IS SIMILAR TO THE PREVIOUS PLAN IN THAT IT REQUIRES THE REGRADING OF THE AMAFCA SLOPE JUST UPHILL FROM THE EAST PROPERTY LINE. THE PREVIOUS PLAN PROPOSED TO REGRADE THE SLOPE AT A 3:1. THIS PLAN PROPOSES 5:1 WHICH WE FEEL WILL HAVE A LESSER IMPACT TO AMAFCA.

November 14, 2003

THE PREVIOUS PLAN ALSO PROPOSED TO CONSTRUCT/EXTEND THE BYPASS CULVERTS. THAT SCOPE OF WORK IS NOT BEING PROPOSED BY THIS SUBMITTAL.

ATTACHED IS A COPY OF THE PREVIOUSLY ISSUED AGREEMENT. NOW THAT THE LAND HAS CHANGED HANDS, IS THE AGREEMENT STILL IN EFFECT? DOES IT RUN WITH THE LAND? IF SO, DO WE NEED TO DO ANYTHING FURTHER OTHER THAN OBTAIN AMAFCA'S SIGNATURE ON THE GRADING PLAN?

PLEASE REVIEW THIS PLAN AT YOUR EARLIEST CONVENIENCE SO THAT WE MAY OBTAIN AMAFCA APPROVAL OF THE OFFSITE GRADING PROPOSED.

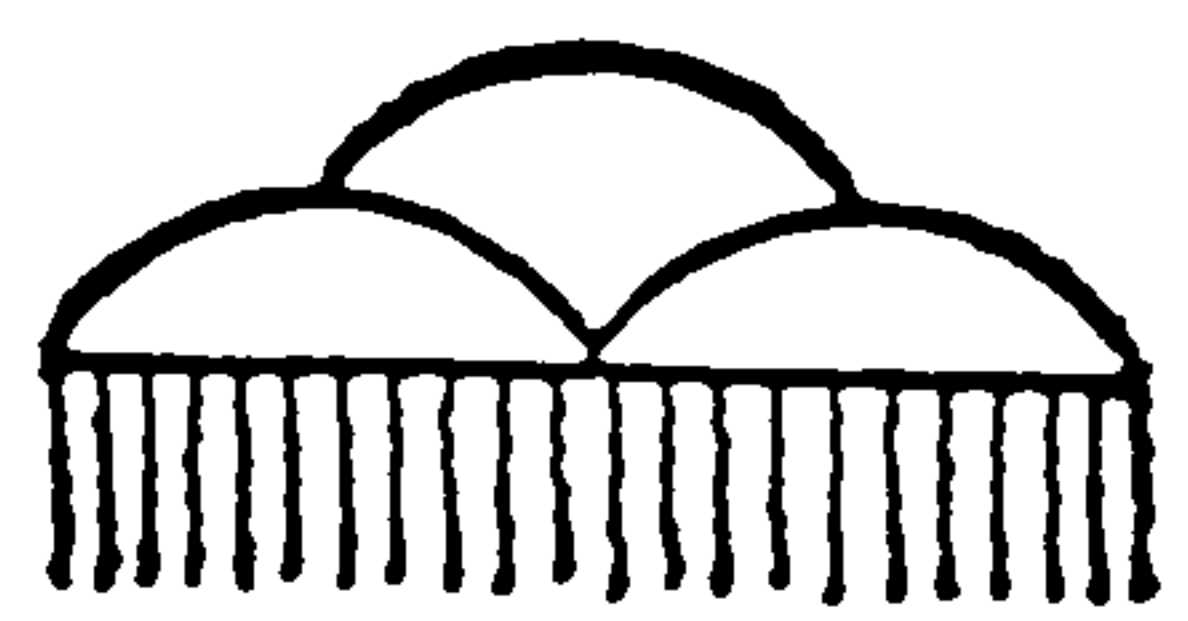
PLEASE CALL IF ANY QUESTIONS.



知  
知  
知  
知  
知

# LETTER OF TRANSMITTAL

**A**lbuquerque  
**M**etropolitan  
**A**rroyo  
**F**lood  
**C**ontrol  
**A**uthority



2600 Prospect NE  
Albuquerque, NM 87107  
Phone (505) 884-2215  
Fax (505) 884-0214

DATE: August 13, 2001  
TO: Jeff Montenson  
Associates  
ATTENTION: Graeme Means  
RE: \_\_\_\_\_

WE ARE SENDING YOU X Attached \_\_\_\_\_ Under separate cover via \_\_\_\_\_ the following items:

COPIES	DATE	NO.	DESCRIPTION
<u>1</u>			<u>Agreement to Construct and Maintain Drainage Pipe Extension</u>

THESE ARE TRANSMITTED AS CHECKED BELOW:

\_\_\_\_ For Approval    \_\_\_\_ For your use    \_\_\_\_ As requested    \_\_\_\_ For review and comment  
\_\_\_\_ Other \_\_\_\_\_

REMARKS Attached please find an executed  
agreement with the Pohl Family  
Limited Partnership, as approved  
by the AMAFCA Board of Directors.

COPY TO \_\_\_\_\_ SIGNED: Kendy Legel

**AGREEMENT TO CONSTRUCT AND MAINTAIN  
DRAINAGE PIPE EXTENSION**

This Agreement is entered into this 10<sup>th</sup> day of August, 2001, by and between the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA), a political subdivision of the State of New Mexico and Pohl Family Limited Partnership (POHL), a New Mexico Limited Partnership and the (hereinafter collectively referred to as the "PARTIES").

**RECITALS:**

1. WHEREAS, AMAFCA has a Public Drainage Easement across a portion of Tracts B-1-G-1-B and B-1-C-1-C of the Comanche Business Park, as shown on the Plat of the subdivision filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 3, 2000, Book 2000C, Page 261, containing two 18-inch pipe culverts and a drainage swale for AMAFCA's Bel Air Bypass Pipe (Bypass Pipe) west of the North Diversion Channel (NDC) embankment as shown on Exhibit A; and
2. WHEREAS, POHL is in the process of re-platting the property to create two tracts, Tract B-1-G-1-A-1 and Tract B-1-G-1-A-2 (Property), from the existing tracts, which action was approved at the June 6, 2001 City of Albuquerque Development Review Board hearing; and
3. WHEREAS, POHL, as a part of its development of the Property as shown on Exhibit A, proposes to construct an underground pipe extension (the Pipe) within the Drainage Easement extending from the existing Bypass Pipe as shown on Exhibit A (hereinafter referred to as the Project); and
4. WHEREAS, POHL, has requested that AMAFCA allow construction and installation of the connection of the Pipe to the Bypass Pipe, and that AMAFCA assume ownership and maintenance responsibilities of the Project after the Project has been constructed by POHL and accepted by AMAFCA; and
5. WHEREAS, before commencement of construction of the Project, POHL will provide any and all financial guaranties required by the City of Albuquerque for the construction of the Project.

NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

1. POHL agrees to:
  - A. Accommodate any and all off-site drainage that may enter the Property from the NDC right of way.
  - B. Cause to be designed, with an engineer's seal and signature, and to be constructed the Pipe within the Drainage Easement as shown or will be shown on the final plans and specifications for the Project to be called the T.C. Enterprises Overflow Culvert Extension Project.
  - C. Provide final plans and specifications (the "Plans and Specifications") for construction of the Project to AMAFCA for review and approval prior to commencement of construction of the Project.
  - D. Obtain all necessary approvals of the Project from any other governmental agencies or entities as may be required before commencement of construction of the Project.
  - E. Administer, test, and inspect, or otherwise observe construction of the Project to assure construction is in conformance with the approved Plans and Specifications.
  - F. Permit the inspection of the construction from time to time by an AMAFCA representative and by a testing firm, approved by AMAFCA, at their expense.
  - G. Provide, at POHL's expense, an engineer and/or soil testing firm, acceptable to AMAFCA, which will make such periodic inspections of the construction of the Project as may be required by AMAFCA.
  - H. Cause work to be halted and remedial measures taken if the work is found to be out of compliance with either the Plans and Specifications and/or standard construction practice in Albuquerque, New Mexico, and notice of such non-compliance is provided to POHL.
  - I. Provide an engineer's report to AMAFCA certifying that the Project has been constructed in accordance with the approved Plans and Specifications, together with a record set of drawings in two mylar copies (the "Record Drawings") of the completed Project within 30 days after final acceptance of the Project by AMAFCA.
  - J. Require POHL's contractor to provide liability insurance naming AMAFCA as additional insured. The amount of liability insurance

coverage shall be at least \$1,000,000.00.

- K. Indemnify and save harmless AMAFCA, on demand, from all liability from claims for damages arising out of the negligence of POHL, its employees or assigns in constructing the Project. Such indemnity obligation will terminate at the time of acceptance of the Project by AMAFCA as provided in this Agreement. However, AMAFCA will retain the right to bring an action for damages against POHL, its employees, or its agents based on any design or construction defect in the Project.
- L. Construct the Project in such manner as will not interfere with AMAFCA's use of its Property Interests. Any existing survey control or right-of-way monuments that are moved or destroyed as a result of the actions permitted by this Agreement shall be replaced by a registered surveyor at POHL's expense.

2. AMAFCA agrees to:

- A. Review and, if appropriate, approve the Plans and Specifications for the Project as prepared by POHL's engineer within a reasonable time after they are provided to AMAFCA.
- B. Specify to POHL when inspections of the construction of the Project are to be made by engineer and/or soil testing firm, selected by POHL and acceptable to AMAFCA, to confirm that the Project is being constructed according to the Plans and Specifications.
- C. Allow construction and installation, at POHL's expense, of the connection of the Pipe to the existing Bypass Pipe within the Drainage Easement, in accordance with the approved Plans and Specifications for the Project.
- D. Provide to POHL written acceptance and assumption by AMAFCA of the ownership, operation, and maintenance of the Project, at the expense of AMAFCA, within 30 days after completion of the Project and receipt by AMAFCA of the Record Drawings of the completed Project and the certification by POHL's engineer that the Project has been completed in accordance with the approved Plans and Specifications.
- E. With approval of the Project and pursuant to the terms of this Agreement, allow minor contour grading of AMAFCA right of way adjacent to the Property.



3. Both PARTIES agree to:

- A. Disputes under this Agreement will be referred to binding arbitration under the provisions of the New Mexico Uniform Arbitration Act.
- B. This Agreement may not be assigned by any of the PARTIES without the written consent of the other PARTIES, which consent shall not be unreasonably withheld.
- C. Except as otherwise specifically provided herein, this Agreement shall be governed by, construed and enforced in accordance with the laws of the State of New Mexico.
- D. All notices with respect to this Agreement shall be in writing and shall be delivered personally, sent via confirmed telefax, or sent postage prepaid, by United States certified mail, return receipt requested, to the addresses set forth below or such other addresses as hereinafter specified in writing by one PARTY to the other:

Albuquerque Metropolitan Arroyo  
Flood Control Authority  
2600 Prospect NE  
Albuquerque, NM 87107  
FAX: 884-0214

Pohl Family Limited Partnership  
Attn: Elizabeth Pohl, General Partner  
13804 Spirit Trail Place NE  
Albuquerque, NM 87112  
FAX: 883-6285

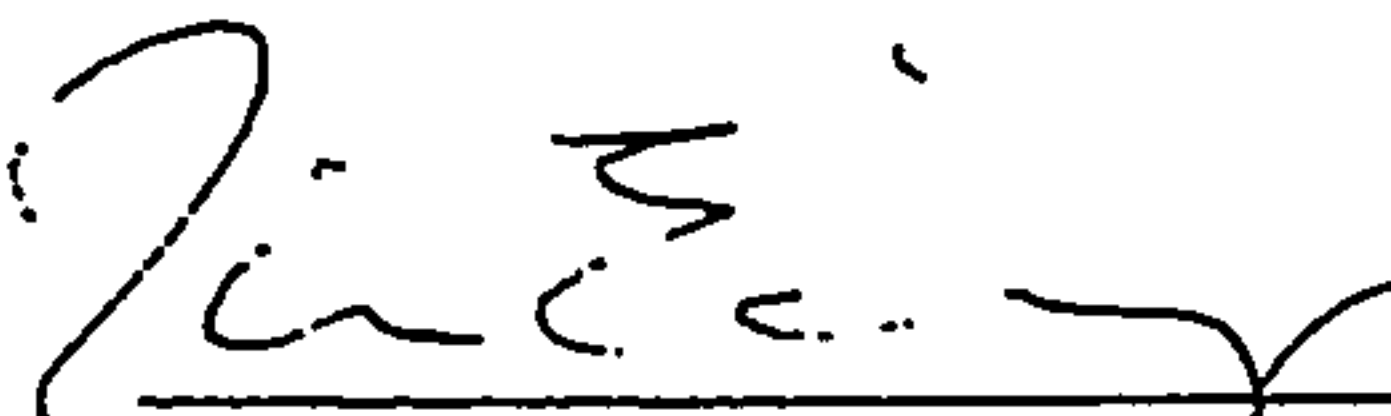
- E. This Agreement contains the entire Agreement between the PARTIES hereto, and all prior understandings, oral or in writing, by the PARTIES hereto with respect to this Agreement are hereby null and void. No variations, modifications, supplements, waivers or changes herein or hereof shall be binding upon any PARTY hereto unless set forth in a document duly executed by or on behalf of such PARTY.
- G. If any provision of this Agreement, or the application thereof, to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provisions to other persons or circumstance shall not be affected thereby and such provisions shall be enforced to the greatest extent permitted by law.


- H. This Agreement shall inure to the benefit of and be binding upon the undersigned PARTIES and their respective successors and assigns.
- I. Each individual signing for each of the PARTIES hereunder warrants and represents that he/she is an authorized agent of such PARTY, on whose behalf he/she is executing this Agreement and is authorized to execute the same.
- J. Each PARTY agrees to execute such other and further instruments and documents as may be necessary or proper in order to complete the transactions contemplated by this Agreement.
- K. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and said counterparts shall constitute but one and the same instrument which may sufficiently be evidenced by one counterpart.

Executed the day and year first set out above.

  
for Ronald D. Brown, Chairman  
AMAFCA Board of Directors

Attest:

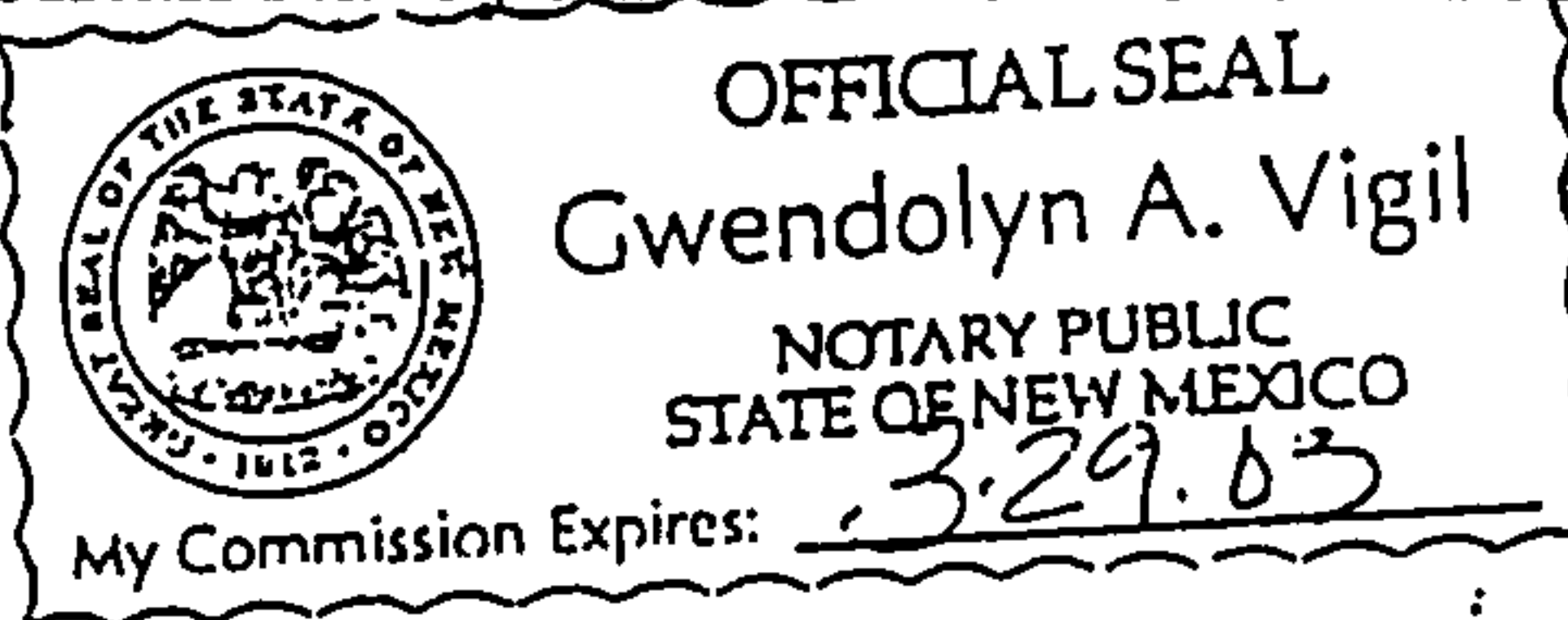
  
Tim Eichenberg, Secretary / Treasurer

  
Elizabeth Pohl, General Partner  
Pohl Family Limited Partnership

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO           )  
  )SS  
COUNTY OF BERNALILLO       )

The foregoing instrument was acknowledged before me on August 10, 2001 by Ronald D. Brown, as Chairman of the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico.



Gwendolyn A. Vigil  
Notary Public

My Commission Expires: March 29, 2003

STATE OF NEW MEXICO           )  
  )SS  
COUNTY OF BERNALILLO       )

The foregoing instrument was acknowledged before me on August 8th, 2001, by Elizabeth Pohl, as General Partner of the Pohl Family Limited Partnership, a New Mexico Limited Partnership.

Nancy M Trejo  
Notary Public

My Commission Expires: 1/22/05



My commission expires: 1/22/05

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: T.C. Enterprises ZONE ATLAS/DRNG. FILE #: G-16 / 082C  
DRB #: 1000783 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: TRACTS B-1-G-1-A, B-1-G-1-B AND B-1-G-1-C, COMANCHE BUSINESS PARK  
CITY ADDRESS: Vassar Place N.E.

ENGINEERING FIRM: Jeff Mortensen & Assoc., Inc. CONTACT: J. Graeme Means  
ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250  
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: T.C. Enterprises, Inc. CONTACT: Elizabeth Pohl  
ADDRESS: 6000 Indian School Rd NE, Suite 200 PHONE: 883-6275  
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

ARCHITECT: Jim Medley CONTACT: Jim  
ADDRESS: 3100 Christine NE PHONE: 292-3514  
CITY, STATE: Albuquerque, NM ZIP CODE: 87111

SURVEYOR: Jeff Mortensen & Assoc, Inc. CONTACT: Charles G. Cala  
ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250  
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

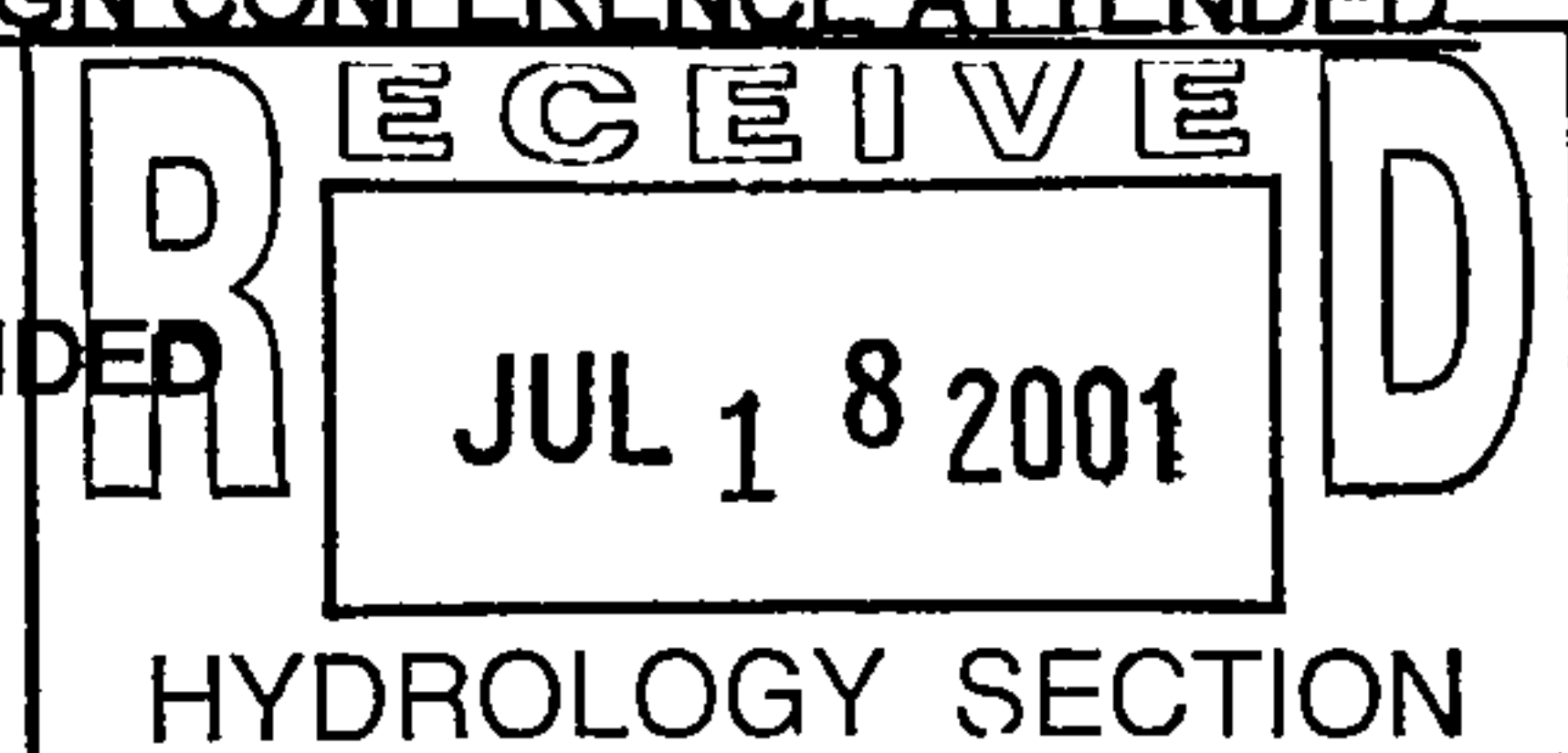
CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION  
☐ CLOMR/LOMR  
☐ OTHER

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☒ NO  
☐ COPY PROVIDED



## CHECK TYPE OF APPROVAL SOUGHT:

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

DATE SUBMITTED: 07-18-01 BY: J. Graeme Means, P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based upon the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

XC: LYNN MAZUR AMAFCA



RONALD D. BROWN, CHAIR  
 DANIEL W. COOK, VICE CHAIR  
 TIM EICHENBERG, SECRETARY-TREASURER  
 LINDA STOVER, ASST. SECRETARY-TREASURER  
 DANNY HERNANDEZ, DIRECTOR

JOHN P. KELLY, P.E.  
 EXECUTIVE ENGINEER



**Albuquerque  
 Metropolitan  
 Arroyo  
 Flood  
 Control  
 Authority**

2500 PROSPECT NE • ALBUQUERQUE, NM 87107

PHONE: (505) 884-2215  
 FAX: (505) 884-0214

Post-It® Fax Note 7671

Date	7-31	# of pages	1
To	BRAD BINGHAM		
From	LYNN MAZUR		
Co./Dept	COA HYDROLOGY		
Co.	AMAFCA		
Phone #			
Fax #			

G16 / D82C

July 31, 2001

Mr. J. Graeme Means, P.E.  
 Jeff Mortensen & Assoc., Inc.  
 6010-B Midway Park Blvd. NE  
 Albuquerque, New Mexico 87109

Re: T. C. Enterprises Project at Comanche Business Park Grading and Drainage Plan  
 Engineer's Stamp Dated July 17, 2001

Dear Graeme:

AMAFCA approves the Grading and Drainage Plan and the Overflow Culvert Extension for the referenced project. As I informed you last week, the Turnkey Agreement for maintenance of the culvert by AMAFCA was approved at the July 26 Board of Directors meeting. The Agreement also includes provisions for grading within the North Diversion Channel right-of-way. The Agreement is still in review with AMAFCA legal counsel. I will call you when I have prepared the final draft for signature.

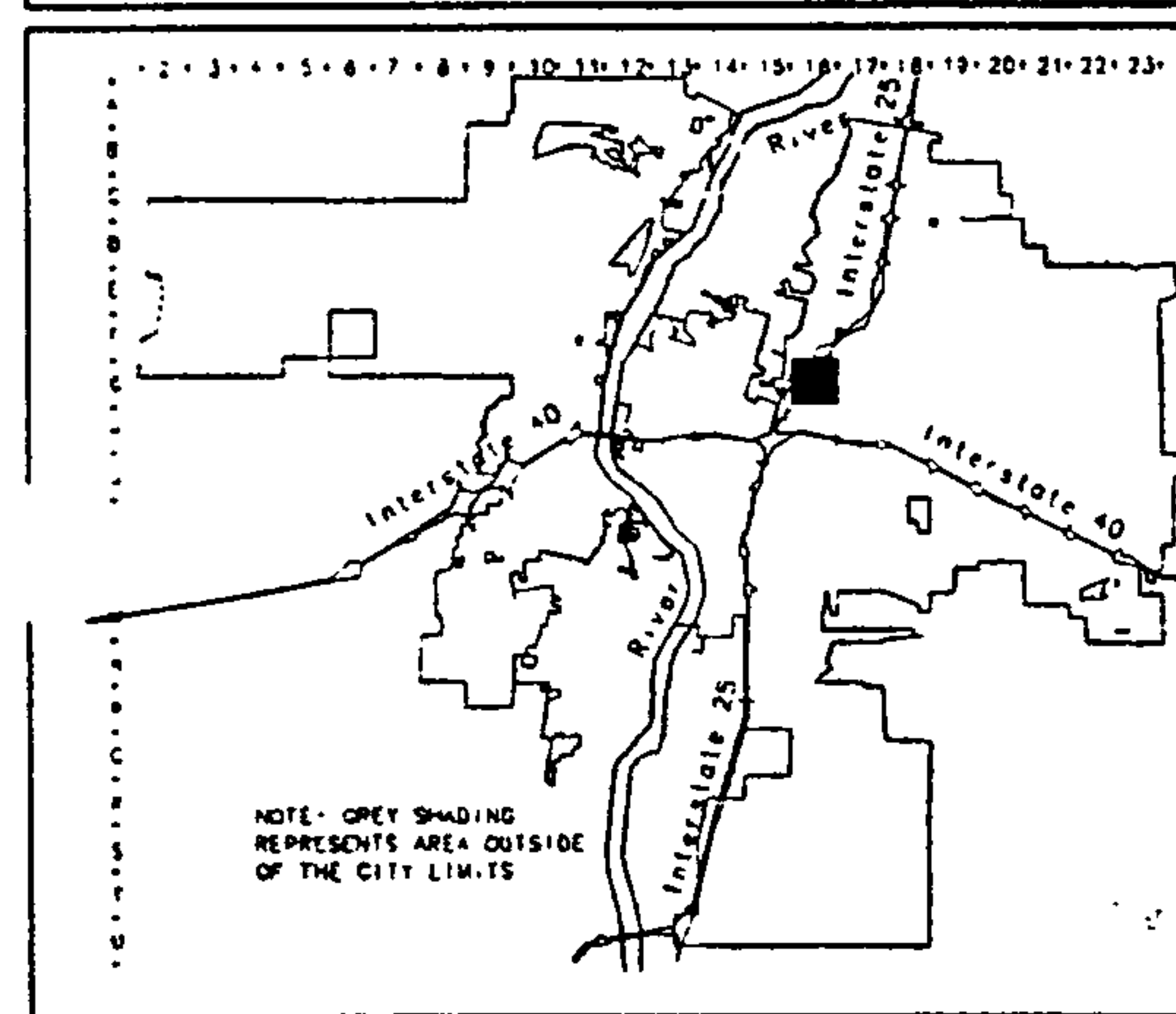
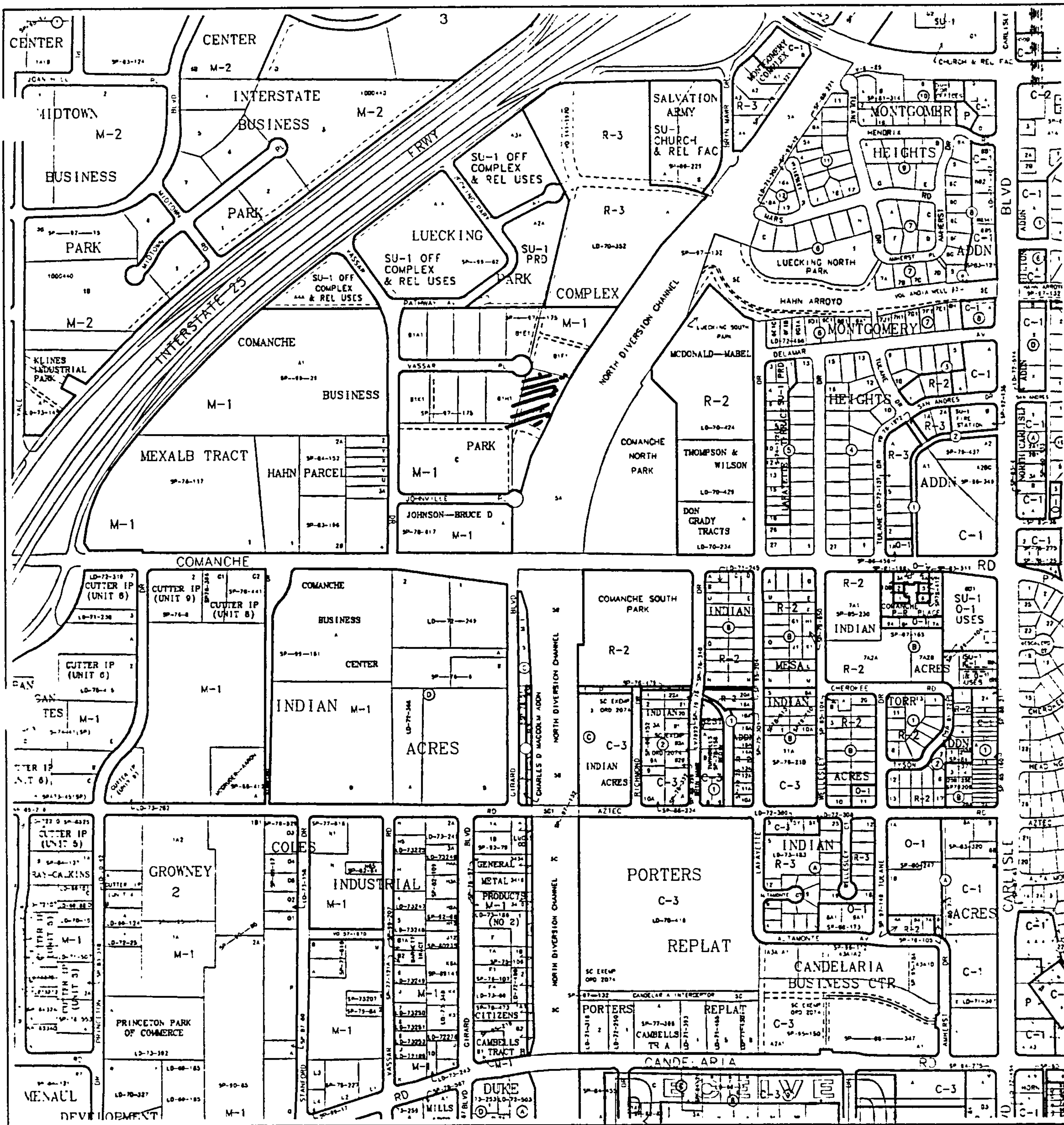
As discussed at the Board meeting, AMAFCA will allow plastic pipe in place of reinforced concrete pipe for the culvert extension. Please verify that it will work with the curvilinear alignment as shown on the plans. If you have any questions, you may call me at 884-2215.

Sincerely,  
 AMAFCA

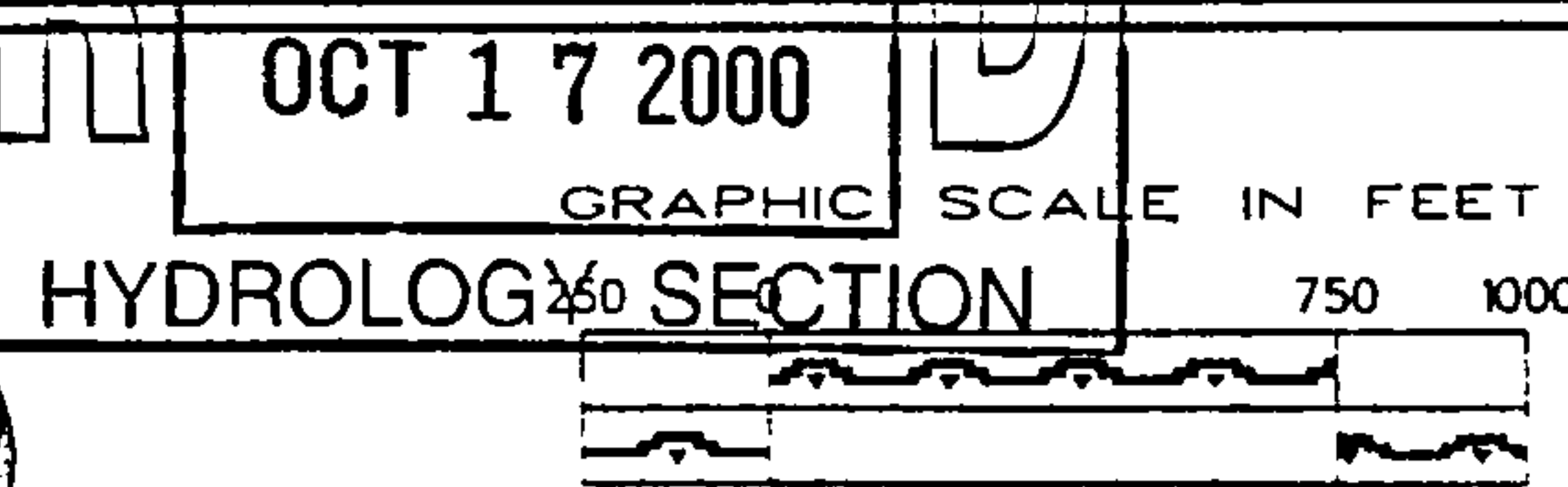
*Lynn M. Mazur*

Lynn M. Mazur, P.E.  
 Development Review Engineer

cc: Brad Bingham, COA Hydrology



CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2000



Zone Atlas Page

G-16-Z

Map Amended through July 28, 2000

2732 Vassar Pl.



## DRAINAGE INFORMATION SHEET

APPLICANT'S NAME: TC ENTERPRISES ZONE ATLAS/DRNO. FILE #: G-16 / D082C

DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT B-1-F-1 Comanche Business Park

CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: BJM Development Consultant CONTACT: Bernie J. MontoyaADDRESS: 4409 Karrol Rd SW. 87121 PHONE: 877-4841OWNER: TC ENTERPRISES CONTACT: Chris Pohl

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

ARCHITECT: Jim Millor & Associates CONTACT: Jim MillerADDRESS: \_\_\_\_\_ PHONE: 345-1312

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION  
☐ OTHER \_\_\_\_\_

## PRE-DESIGN MEETING:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL  
☐ 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 APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☐ SUBDIVISION CERTIFICATION  
☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: 8/9/2000BY: BJM Montoya

Revised 02/98

RECEIVE  
 AUG 8 2000  
 HYDROLOGY SECTION

## DRAINAGE INFORMATION SHEET

APPLICANT'S NAME: Jim Miller ZONE ATLAS/DRNG. FILE #: G-16/820

DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lot B+G-1 Commerce Business ParkCITY ADDRESS: 2732 Yassar Pl. NEENGINEERING FIRM: Levi Valdez CONTACT: Bernie MontoyaADDRESS: \_\_\_\_\_ PHONE: 450-5851OWNER: Liz Pohl CONTACT: CarlaADDRESS: 6000 Indian School NE PHONE: 882-8233ARCHITECT: Miller & Assoc. CONTACT: Jim MillerADDRESS: 5220 2nd St NW PHONE: 345-1312

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION  
☒ OTHER Site Plan

## PRE-DESIGN MEETING:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED

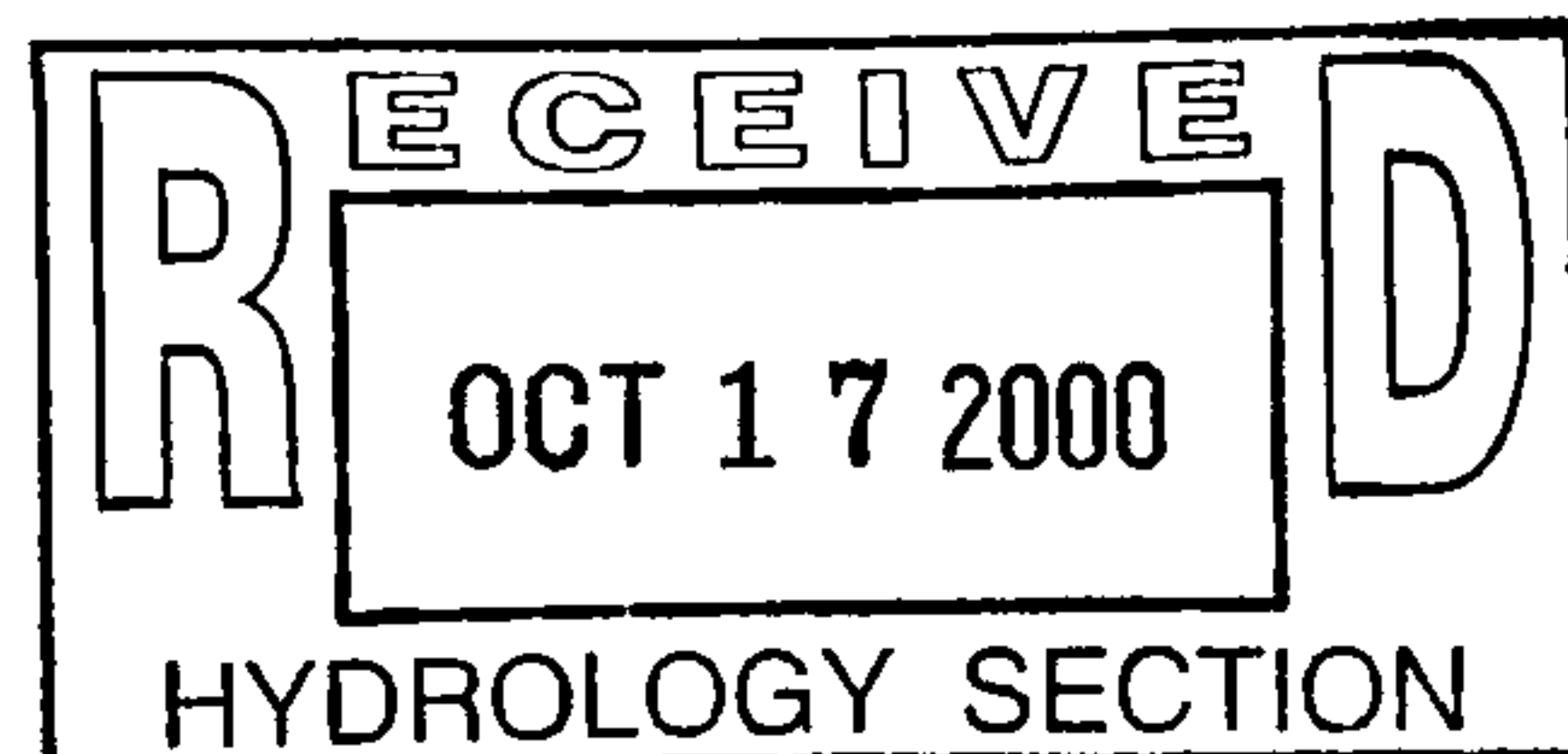
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL  
☐ 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 APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☐ SUBDIVISION CERTIFICATION  
☐ OTHER TCL (SPECIFY)

DATE SUBMITTED: \_\_\_\_\_

BY: \_\_\_\_\_

Revised 02/98







# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

November 8, 2000

Jim Miller, Registered Architect,  
Miller & Associates Architects, Planners,  
2823 Richmond N.E.  
Albuquerque, New Mexico 87107

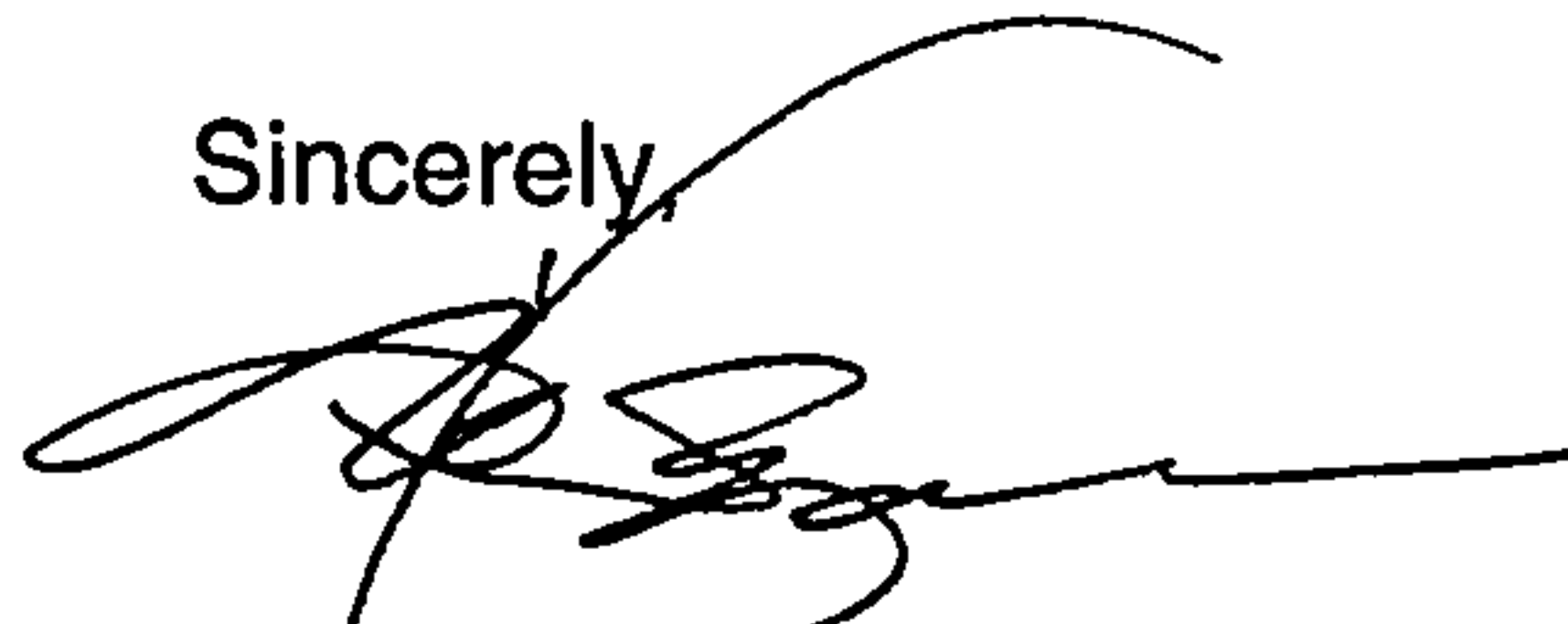
Re: T.C.L. submittal for building permit approval for T.C. Enterprises Offices,  
2732 Vassar Place N.E., Comanche Business Park, Lot B1G1[C-16/D082C],  
No Architect's Stamp.

Dear Mr. Miller,

The location referenced above is not acceptable and requires modification to the Traffic Circulation Layout (T.C.L.) prior to Building Permit release as stated on the attached written comments and red-lined T.C.L. markup.

Please resubmit revised T.C.L. after addressing typed and marked up comments.  
Submit Plan along with typed comments and all red-lined, mark-up copies.

Sincerely,



Mike Zamora,  
Commercial Plan Checker

cc:  
Engineer  
Hydrology File  
Office File

Written Comments: File # G-16/D082C  
10/8/2000

- The T.C.L. must be stamped by architect and stamp must be signed and dated.
- Place a note on the plan stating the following:

“An as-built copy of the approved TCL (Traffic Circulation Layout) must be submitted by the designer-of-record, as required by Transportation Development, including a letter of certification that the site has been constructed in accordance with the TCL. Verification of TCL acceptability, (including random field checks) will be made before a Final Certificate of Occupancy is issued.” Please call this office to obtain temporary C.O.
- Contractor selected must be made aware, by note on TCL, that any agreement with the owner(if applicable to this particular project), stating that any portions of permit construction for, chosen to be completed by the owner, or his selected representative, other than that contractor, will most likely result in delay. Therefore, Certificate of Occupancy will not be issued **until all TRANSPORTATION related work is finished.**
- The responsibility for errors on the site plan and subsequent unauthorized field changes must be specified on the TCL, in bold type, as follows:

“The responsible Party must rectify all unapproved construction resulting from errors on the approved Site Plan.”

and

“This Site Plan has been approved and accepted by all parties. Any field changes not accepted by Traffic Engineer, after approval for building permit, will result in:

  - (1) Untimely delay of certification for final Certificate of Occupancy in order to correct unapproved work,
  - (2) increase in construction cost to responsible parties.
- All notes mentioned above, if applicable, should apply to **all** forthcoming projects. This will reduce number of comments on each project's review.
- Use of DPM and close review of TCL and comments in previous BuildingPermit plan set submittals can aid in production of TCL requiring fewer corrections to original and **more expedient review time.** This comment needs to be adopted as standard procedure for entire office.
- Dimension new or existing stalls - label “typical” or call out in individual locations, if not typical.
- 6" high concrete curb, per city standard, must be constructed per DPM, Section 23.7 B6. Must prevent overhanging a property line into adjacent property, pedestrian path and to separate landscape areas from parking. \_\_\_Label curb, and type and material (or show detail labelled “typical”), at each individual location or show curb as double-line(or equivalent) and call out linework, used to designate curbing, as “typical”. \_\_\_If extruded concrete is used, call out that the top of surface of landscape mulching(gravel, bark, etc.) must be from 1/2" to 1" below top of curb or show detail/section.
- New and existing elements on the TCL must be shown, labeled, and dimensioned correctly and accurately, this includes all items stated in the DPM - Section 23.6C.1b, any buildings, road edge of asphalt, all curbing, site sidewalks, all drive aisles, porch columns or walkway columns at front or side of building adjacent to parking stalls and drive aisles, walls, & fences(including heights at driveways, if applicable), parking stalls(including H.C.), & all landscaping(or include landscape plan). \_\_\_Need to see clear differentiation between new construction and existing on TCL.
- Clearly indicate transition from one type of surface to the other on TCL, for example ramps(incl. H.C.), concrete/asphalt, landscape area /concrete, concrete / dirt, concrete /gravel, asphalt/gravel mulch, etc. Label each area or stipple to show varying surfaces, using a legend, or equal. See east side of north building.
- Because of the preliminary nature of the new review process, if Zoning has not seen this layout prior to this review, any requirements by Zoning at time of their review, altering the parking layout, will void approval of TCL and new review will be needed.
- Need to know which buildings and parking improvements will be on this permit only. Show future work in clearly different type linework as new.
- What type/size of vehicular activity is to occur at the rear (south side) of site?[c.r.]

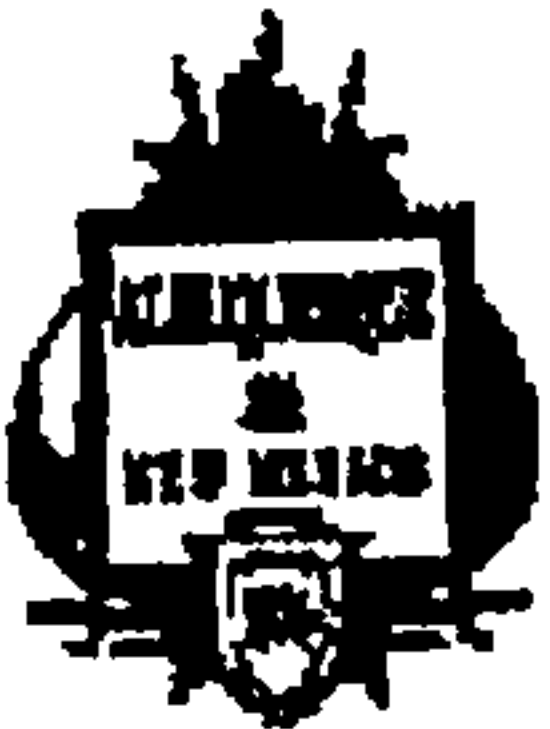
Written Comments: File # G-16/D082C  
10/8/2000

- Label new drivepad "Construct drivepad per City of Albuquerque Std. Detail Dwg. No. 2425." \_Depth must be minim. 6'-6". \_Drivepad to be constructed to Right-of-way line. \_Pedestrian access easement will need to be established and recorded at the County Clerk's office in the drivepad area, or plat will need to be revised.
- 15' radius curve needed on all end islands along the traffic circulation path, 25' along large vehicle route as shown. \_Minimum width of end islands-10'.
- Label asphalt and thickness of parking surface per city std. or refer to a detail, which illustrates the proposed method of paving and states it's equivalency to standard asphalt surfacing. \_Overhead doors, as part of development requires added thickness asphalt surface along vehicle route per City standard, callout and designate the area on TCL. Remember: if using a detail of the paving section, call out as "Typical".
- Accurately show and label property lines and right-of-way lines.
- All Civil Sheets (Drainage Plan and TCL & details) must be together at front of plan set.
- Linework on Drainage Plan and Landscape Plan must match Site Plan exactly. \_Resubmittal to Hydrology may be necessary. \_If minor changes required by this office are verified as acceptable to Hydrology, call out on Site Plan: INSPECTION OF CONSTRUCTION FOR C.O. FOR TRANSPORTATION WILL BE DONE FROM THIS SHEET.
- The drivepad onto Vassar is too close to the property line, minim. 5'-6" needed from edge of drivepad or approval needed from that property owner,
- Is there a road to the site from Johnville Place? Will need to be developed per Transportation requirements. Dimensions will be needed.

\*\*\*\*\*  
\*\*\* ERROR TX REPORT \*\*\*  
\*\*\*\*\*

TX FUNCTION WAS NOT COMPLETED

TX/RX NO 3070  
CONNECTION TEL 98774841  
SUBADDRESS  
CONNECTION ID  
ST. TIME 10/16 09:34  
USAGE T 00'00  
PGS. 0  
RESULT NG  
0 #018



Brad L. Bingham

10/16/00 08:39 AM

To: donalddixon@usa.net

cc:

Subject: Tract B-1, Comache Business Park

Don,

I was asked to talk to you about the above referenced lot. Per the approved drainage plan (G16-D82) for the CBP, all of Tracts B-1-A thru B-1-K are to drain to the Vassar Place which drains to a detention pond on Tract B-1-J. Phase 1 and 2 of the subdivision of Tract B-1-G will continue to drain to Vassar. However, the third phase cannot get to Vassar topographically and I will be requiring infrastructure improvements on Johnville Place when it develops.

Brad





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 13, 2000

Levi Valdez, PE  
BJM Development  
12800 San Juan NE  
Albuquerque, NM 87123

**Re: TC Enterprises Grading and Drainage Plan**  
**Engineer's Stamp dated 8-4-00 (G16/D82C)**

Dear Mr. Valdez,

Based upon the information provided in your submittal dated 8-8-00, the above referenced site is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required. Your certification will need to include the playing fields.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE  
Hydrology Review Engineer

C: file



**Brad L. Bingham**

10/16/00 08:39 AM

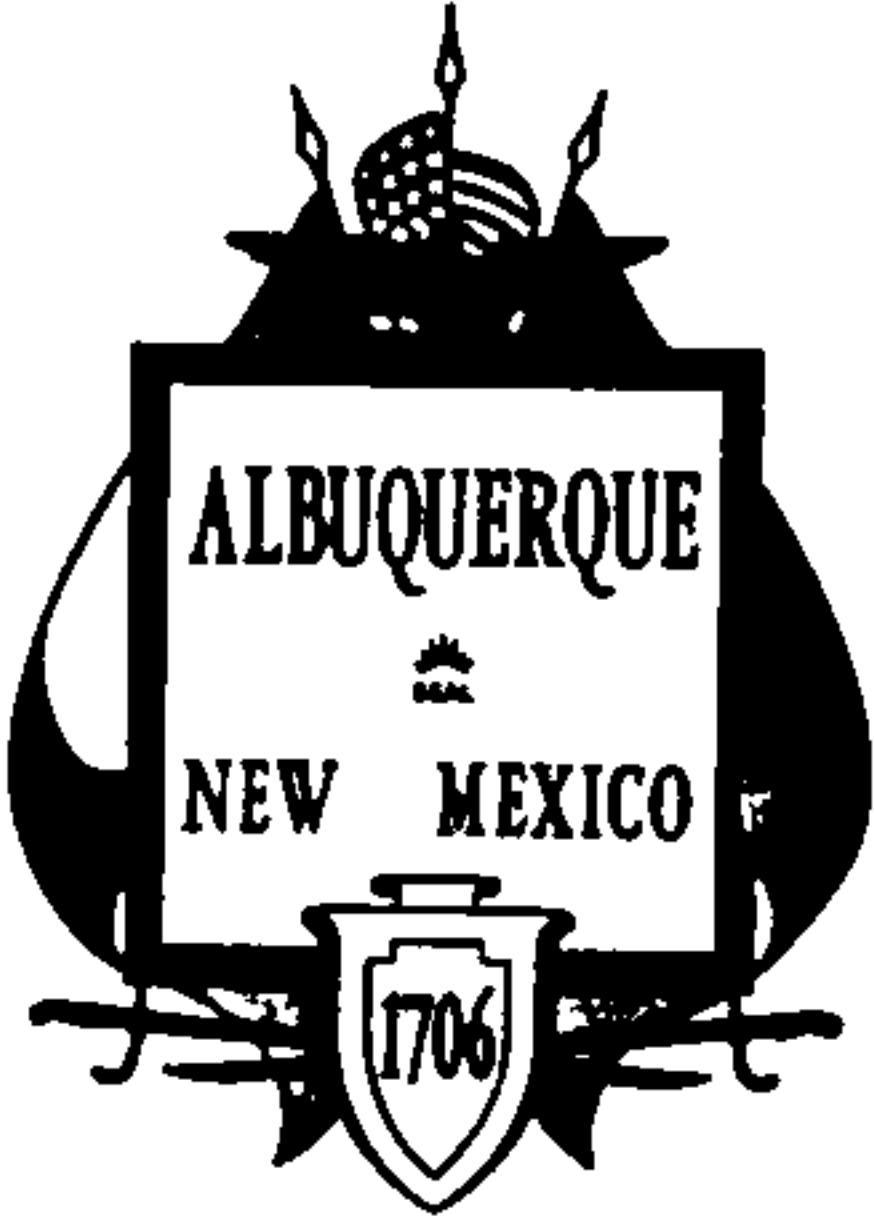
To: donalddixon@usa.net

cc:  
Subject: Tract B-1, Comache Business Park

Don,

I was asked to talk to you about the above referenced lot. Per the approved drainage plan (G16-D82) for the CBP, all of Tracts B-1-A thru B-1-K are to drain to the Vassar Place which drains to a detention pond on Tract B-1-J. Phase 1 and 2 of the subdivision of Tract B-1-G will continue to drain to Vassar. However, the third phase cannot get to Vassar topographically and I will be requiring infrastructure improvements on Johnville Place when it develops.

Brad



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 24, 2001

Jim Medley, Architect  
3100 Christine NE  
Albuquerque, NM 87107

Re: T.C. Enterprises Traffic Circulation Plan, Architect Stamp Dated 6-29-01  
(G16/D82C) Received 7/18/01

Dear Mr. Medley:

The subject plan is approved with the following conditions:

- The 12' area adjacent to the south building must be striped as a delivery zone
- Certificate of Occupancy approval will require your certification of the subject site, including the striping requirement above.

The operation of the two southern most overhead doors will need to coordinate their deliveries so that the delivery vehicle does not block the main driveway isle. With respect to the two most northern buildings, the delivery operation appear to be problematic given the location of the overhead doors and the limited distance between the two buildings.

Please be advised that other departments including Solid Waste and the Fire Department must review this plan. Any revision to this site plan by other departments will require the updating of this plan and a resubmittal to this office for review.

If you have any questions, please call me at 924-3620.

Sincerely,

Mike Zamora, Plan Checker  
City of Albuquerque  
Public Works/Development Services  
Hydrology Development

MZ:FA:gds

c: Terri Martin  
Engineer  
file