

CITY OF ALBUQUERQUE



July 29, 2016

David Soule, PE
Rio Grande Engineering
1606 Central SE Suite 201
Albuquerque, NM 87106

**Re: National Electric, 2200 Midtown Plaza NE
2200 Midtown Pl NE
Request Permanent C.O. - Accepted
Engineer's Stamp Dated 8-1-15 (File: G16D095E)
Certification dated: 7-22-16**

Dear Mr. Soule,

Based on the Certification received 7/22/2016, the site is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

Albuquerque

Sincerely,

New Mexico 87103

Abiel Carrillo, P.E.
Principal Engineer, Planning Department
Development and Review Services

www.cabq.gov

TE/AC

C: email Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker,
Lois



City of Albuquerque
Planning Department

Development & Building Services Division
DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2013)

Project Title: NATIONAL ELECTRIC Building Permit #: City Drainage #: 16-d095E
DRB#: EPC#: Work Order#:
Legal Description: LOT 10A INTERSTATE BUSINESS PARK
City Address: 2200 MIDTOWN PL NE

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, NM 87199
Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: BRAELYN INTERNATIONAL Contact:
Address: 2200 MIDTOWN PL NE 87107
Phone#: Fax#: E-mail:

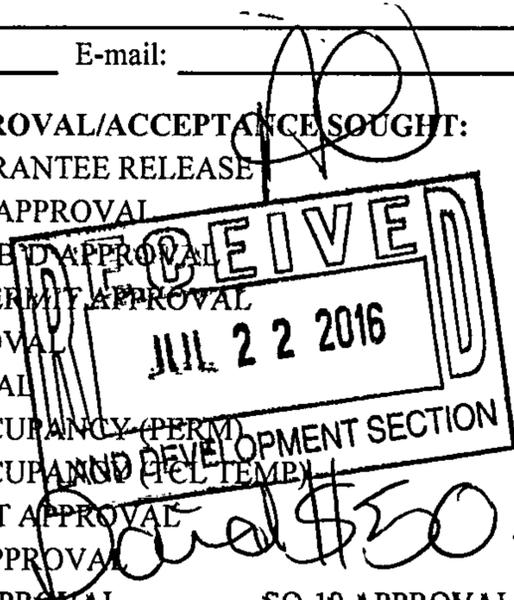
Architect: PETER BUTTER FIELD Contact:
Address:
Phone#: Fax#: E-mail:

Surveyor: CONSTRUCTION SURVEY INCORPORATED Contact: JOHN GALLEGOS
Address:
Phone#: 917.8921 Fax#: E-mail:

Contractor: Contact:
Address:
Phone#: Fax#: E-mail:

- TYPE OF SUBMITTAL:
DRAINAGE REPORT
DRAINAGE PLAN 1st SUBMITTAL
DRAINAGE PLAN RESUBMITTAL
CONCEPTUAL G & D PLAN
GRADING PLAN
EROSION & SEDIMENT CONTROL PLAN (ESC)
x ENGINEER'S CERT (HYDROLOGY)
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ENGINEER'S CERT (TCL)
ENGINEER'S CERT (DRB SITE PLAN)
ENGINEER'S CERT (ESC)
SO-19
OTHER (SPECIFY)

- CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
SIA/FINANCIAL GUARANTEE RELEASE
PRELIMINARY PLAT APPROVAL
S. DEV. PLAN FOR SUBD APPROVAL
S. DEV. FOR BLDG. PERMIT APPROVAL
SECTOR PLAN APPROVAL
FINAL PLAT APPROVAL
x CERTIFICATE OF OCCUPANCY (PERM)
CERTIFICATE OF OCCUPANCY (TCL TEMP)
FOUNDATION PERMIT APPROVAL
BUILDING PERMIT APPROVAL
GRADING PERMIT APPROVAL SO-19 APPROVAL
PAVING PERMIT APPROVAL ESC PERMIT APPROVAL
WORK ORDER APPROVAL ESC CERT. ACCEPTANCE
GRADING CERTIFICATION OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes x No Copy Provided
DATE SUBMITTED: 7/22/16 By: [Signature]

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
4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE



August 21, 2015

David Soule, P.E.
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199

**Re: National Electric
Grading and Drainage Plan
Engineer's Stamp Date 8/1/2015 (G16/D095E)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 8-04-15, the Grading and Drainage Plan is approved for Building Permit. Please attach a copy of this approved plan to the construction set prior to sign-off by Hydrology.

PO Box 1293

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

Albuquerque

If you have any questions, you can contact me at 924-3999.

New Mexico 87103

Sincerely,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

www.cabq.gov

C: e-mail



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: NATIONAL ELECTRIC Building Permit #: _____ City Drainage #: X16-d095E
 DRB#: _____ EPC#: _____ Work Order#: _____
 Legal Description: LOT 10A INTERSTATE BUSINESS PARK
 City Address: 2200 MIDTOWN PL NE

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE
 Address: PO BOX 93924, ALBUQUERQUE, NM 87199
 Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: BRAELYN INTERNATIONAL Contact: _____
 Address: 2200 MIDTOWN PL NE 87107
 Phone#: _____ Fax#: _____ E-mail: _____

Architect: PETER BUTTER FIELD Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: CONSTRUCTION SURVEY INCORPORATED Contact: JOHN GALLEGOS
 Address: _____
 Phone#: 917.8921 Fax#: _____ E-mail: _____

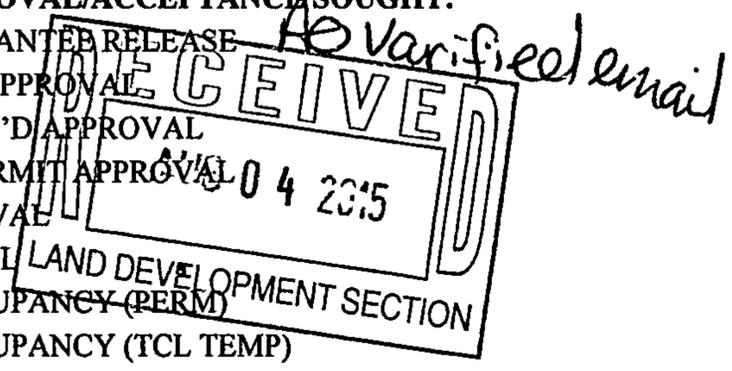
Contractor: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN 1st SUBMITTAL
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- ENGINEER'S CERT (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEER'S CERT (TCL)
- ENGINEER'S CERT (DRB SITE PLAN)
- ENGINEER'S CERT (ESC)
- SO-19
- OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- CERTIFICATE OF OCCUPANCY (PERM)
- CERTIFICATE OF OCCUPANCY (TCL TEMP)
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- GRADING CERTIFICATION
- SO-19 APPROVAL
- ESC PERMIT APPROVAL
- ESC CERT. ACCEPTANCE
- OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes No _____ Copy Provided

DATE SUBMITTED: 5/06/15 By: _____

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

August 4, 2015

Ms. Jeanne Wolfenbarger, PE
Senior Engineer
Hydrology Department
Public Works Department
City of Albuquerque

**RE: Revised Grading Plan (G16-D095E)
National Electric
Albuquerque, New Mexico**

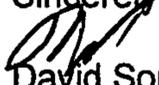
Dear Ms. Wolfenbarger:

The purpose of this letter is to accompany the enclosed revised grading plan. The plan has been revised to address your written comments dated May 28, 2015. The following is an answer to the corresponding comment number to your letter.

1. We have provided a basin map and labeled project limits
2. We have labeled the pond contours
3. We have shown a swap form the 5049.85 at entry to the pond on north side of site.
4. We have shown the roof drains
5. We have updated the drainage narrative to discuss upland flows and retention volumes.
6. We have labeled the flows in the pips and included calculations for capacity in the

Should you have any questions regarding this matter, please do not hesitate to call me.

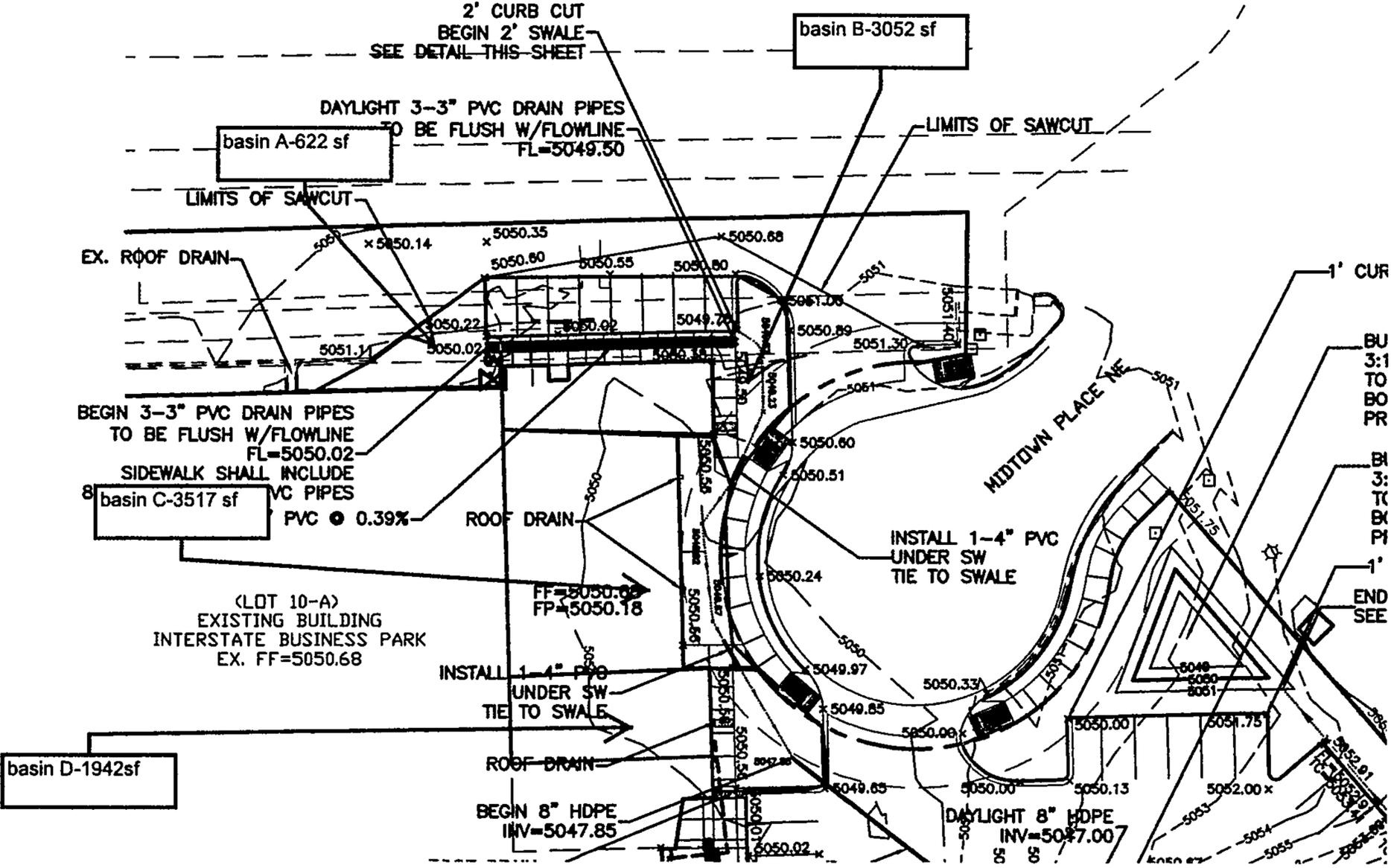
Sincerely,


David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

ING RIGHT-OF-WAY.

OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT
TIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE
ILITY OF THE CONTRACTOR.

POSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND
SION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



basin D-1942sf

basin A-622 sf

basin B-3052 sf

basin C-3517 sf

(LOT 10-A)
EXISTING BUILDING
INTERSTATE BUSINESS PARK
EX. FF=5050.68

2' CURB CUT
BEGIN 2' SWALE
SEE DETAIL THIS SHEET

DAYLIGHT 3-3" PVC DRAIN PIPES
TO BE FLUSH W/FLOWLINE
FL=5049.50

LIMITS OF SAWCUT

LIMITS OF SAWCUT

EX. ROOF DRAIN

BEGIN 3-3" PVC DRAIN PIPES
TO BE FLUSH W/FLOWLINE
FL=5050.02

SIDEWALK SHALL INCLUDE
8" PVC PIPES
PVC @ 0.39%

ROOF DRAIN

INSTALL 1-4" PVC
UNDER SW
TIE TO SWALE

ROOF DRAIN

BEGIN 8" HDPE
INV=5047.85

INSTALL 1-4" PVC
UNDER SW
TIE TO SWALE

DAYLIGHT 8" HDPE
INV=5047.00

1' CUR

BU
3:1
TO
BO
PR

BU
3:1
TK
BX
PI

1'

END
SEE

CITY OF ALBUQUERQUE



11

May 28, 2015

David Soule, PE
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199

**RE: National Electric, 2200 Midtown Plaza NE
Grading and Drainage Plan
Engineer's Stamp Dated 5-06-15 (File: G16-D095E)**

Dear Mr. Soule:

Based upon the information provided in your submittal received 5-06-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1) Show basin boundaries for the provided basin computations, and show where new improvements end and tie into existing facilities.
- 2) Label existing contours and the new contours for the ponds.
- 3) Show swale from 5049.85 spot elevation at entryway to the pond on the north side of the site.
- 4) Show existing and new roof drains.
- 5) In the "Drainage Narrative", mention overall acreage of the site, and explain that historical flow patterns for the site remain the same if this is the case. Discuss the off-site flows from Midtown Place that the site is accepting, and reference the prior drainage report. Mention that the new retention ponds retain the volume of increased runoff from existing conditions.
- 6) Label 100-year storm flow that each of the new on-site pipes is conveying and the pipe slope. Demonstrate capacities.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

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 Address: 2200 MIDTOWN PL NE 87107
 Phone#: _____ Fax#: _____ E-mail: _____

Architect: PETER BUTTER FIELD Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: CONSTRUCTION SURVEY INCORPORATED Contact: JOHN GALLEGOS
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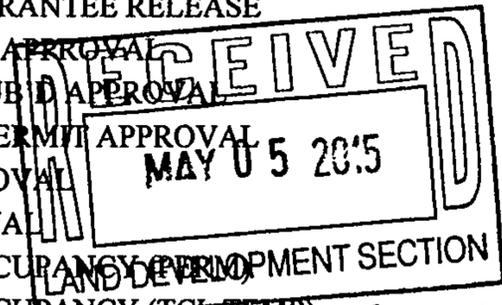
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- CERTIFICATE OF OCCUPANCY (TCL TEMP)
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- BUILDING PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- ESC PERMIT APPROVAL
- WORK ORDER APPROVAL
- ESC CERT. ACCEPTANCE
- GRADING CERTIFICATION
- OTHER (SPECIFY)



As verified

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes No _____ Copy Provided

DATE SUBMITTED: 5/06/15 By: _____

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CITY OF ALBUQUERQUE



May 28, 2015

David Soule, PE
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199

**RE: National Electric, 2200 Midtown Plaza NE
Grading and Drainage Plan
Engineer's Stamp Dated 5-06-15 (File: G16-D095E)**

Dear Mr. Soule:

Based upon the information provided in your submittal received 5-06-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

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- 6) Label 100-year storm flow that each of the new on-site pipes is conveying and the pipe slope. Demonstrate capacities.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email

-9208288

0006574

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made this 24th day of January 1992, by and between Midtown Business Park Limited Partnership, a New Mexico limited partnership (the "Partnership") and AP Colorado, Inc., a Colorado corporation ("AP Colorado").

RECITALS:

A. The Partnership owns certain real property located in Bernalillo County, New Mexico which is a portion of Tract 3, Midtown Business Park and is more fully described on Exhibit A hereto (the "Partnership Property").

B. AP Colorado owns certain real property located in Bernalillo County, New Mexico which is a portion of Tract 3, Midtown Business Park, is adjacent to the Partnership Property and is more fully described on Exhibit B hereto (the "AP Colorado Property").

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the Partnership and AP Colorado hereby agree as follows:

1. Declaration of Easement Over Partnership Property.
The Partnership hereby declares and creates for the benefit of the AP Colorado Property and for the benefit of the owners from time to time of the AP Colorado Property, their mortgagees, tenants, licensees, employees, guests and business invitees a non-exclusive easement for pedestrian and vehicular ingress and egress to and from the public roadways adjoining the Partnership Property over the portion of the Partnership Property described on Exhibit C hereto (the "Partnership Property Easement Area").

2. Declaration of Easement Over AP Colorado Property.
AP Colorado hereby declares and creates for the benefit of the Partnership Property and for the benefit of the owners from time to time of the Partnership Property, their mortgagees, tenants, licensees, employees, guests and business invitees a non-exclusive easement for pedestrian and vehicular ingress and egress to and from the public roadways adjoining the AP Colorado Property over the portion of the AP Colorado Property described on Exhibit D hereto (the "AP Colorado Property Easement Area"). The Partnership Property Easement Area and the AP Colorado Easement Area are sometimes hereinafter referred to collectively as the "Easement Areas". The Easement Areas are depicted on the drawing attached hereto as Exhibit E.

0006575

3. Prohibition of Obstructions; Relocation. No owner of the Partnership Property or the AP Colorado Property will (a) build or maintain, or permit to be built or maintained, any permanent structure or obstruction on the Easement Areas in any way which will prevent the free flow of pedestrian and vehicular traffic within the Easement Areas or (b) change the boundary lines of the Easement Areas without the prior written consent of the owner at the time of the other parcel except as expressly permitted by this paragraph 3. Notwithstanding the foregoing, the Partnership recognizes that, as of the date hereof, the AP Colorado Property is undeveloped and that, during the course of development of the AP Colorado Property, in order to facilitate development of the AP Colorado Property (c) temporary and incidental encroachments onto or obstructions of the AP Colorado Property Easement Area may be necessary and (d) the portion of the AP Colorado Property Easement Area to the east and north of the Partnership Property providing access to Alexander Boulevard (the "Alexander Boulevard Access Road") may have to be relocated. As a consequence, the Partnership hereby agrees for itself and the owners from time to time of the Partnership Property that (e) temporary encroachments onto or obstructions of the AP Colorado Property Easement Area shall be permitted so long as they are within the reasonable requirements of construction work being expeditiously pursued and so long as, to the extent necessary, a temporary reasonably equivalent area for pedestrian and vehicular ingress and egress to and from the public roadways adjoining the AP Colorado Property is provided by the owner or owners of the affected portion of the AP Colorado Property and (f) the location of the Alexander Boulevard Access Road may be changed by the owner of the affected portion of the AP Colorado Property without the consent of the owner of the Partnership Property so long as the changed location provides reasonably equivalent access to Alexander Boulevard. The Partnership further agrees for itself and the owners from time to time of the Partnership Property to promptly execute any instrument or document to be recorded in the real property records of Bernalillo County, New Mexico prepared by the owner of the affected portion of the AP Colorado Property for the purpose of relocating the AP Colorado Property Easement to reflect relocation of the Alexander Boulevard Access Road in accordance with the terms of this paragraph 3.

4. Maintenance of Easement. Each respective owner of the Partnership Property and the AP Colorado Property will maintain and keep in good repair the portion of the Easement Area owned by that owner, including, without limitation, keeping the paved portions free of snow, ice, rubbish and obstructions of every nature and providing adequate drainage and lighting.

0506576

5. Use of Easement Area for Parking. Notwithstanding any other provision of this Easement Agreement, the owner from time to time of the Partnership Property may use the Partnership Property Easement Area for vehicular parking and the owner from time to time of the affected portion of the AP Colorado Property may use the AP Colorado Property Easement Area for vehicular parking so long as any such use for vehicular parking by either owner does not interfere with or impede the use of the Easement Areas for pedestrian and vehicular ingress and egress to and from public roadways as set forth in paragraphs 1 and 2 hereof.

6. No Dedication. The easements created hereby are not intended to nor will they create any prescriptive or other rights in the public or the City of Albuquerque.

7. Duration. The easements created hereby shall be easements running with the land and shall inure to the benefit of, and be binding upon, the owners from time to time of the Partnership Property and the affected portion of the AP Colorado Property and their respective heirs, successors and assigns and, except as otherwise specifically set forth herein, may be terminated or modified only by written agreement of the owners at the time of the Partnership Property and the affected portion of the AP Colorado Property.

IN WITNESS WHEREOF, the parties hereto have caused this Easement Agreement to be duly executed as of the date first above written.

MIDTOWN BUSINESS PARK LIMITED
PARTNERSHIP, a New Mexico
limited partnership

By: Crow-Midtown Limited
Partnership, General
Partner

By: Crow-New Mexico
Industrial #1, Inc.,
General Partner

X 
By: J. McDONALD WILLIAMS
Title: PRESIDENT

0006577

Consented to this 15th day
of January, 1992.

AP COLORADO, INC, a Colorado
corporation

MELLON BANK, N.A., mortgagee

By [Signature]
Title V. P.

BY [Signature]
Title Vice President

Consented to this 22nd day
of January, 1992.

UNITED SAVINGS BANK, a Utah
corporation, mortgagee

BY [Signature]
Title Vice Chairman

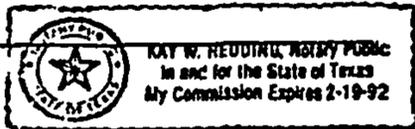
ACKNOWLEDGMENTS

STATE OF Texas)
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me
this 21 day of January, 1992, by J. McDonald Williams
president of Crow-New Mexico Industrial #1, Inc., a
Texas corporation, General Partner of Crow-Midtown Limited
Partnership, a Texas limited partnership, General Partner of
Midtown Business Park Limited Partnership, a New Mexico limited
partnership, on behalf of Midtown Business Park Limited
Partnership.

[Signature]
Notary Public

My commission expires:



STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

92 JAN 29 PM 4: 29

CLERK & RECORDER
GLADYS M. DAVIS

[Signature] DEPUTY

92-2 6574-6586

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

0006578

The foregoing instrument was acknowledged before me
this 15th day of January, 1992, by Craig D. Anderson,
Vice President of Mellon Bank, N.A., a national banking
association, on behalf of said association.

Margaret Causey
Notary Public

My commission expires:

May 26, 1992

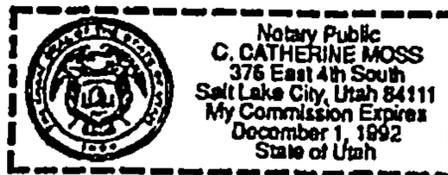
STATE OF Utah)
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me
this 22nd day of January, 1992, by Chad E. Mullins,
Vice Chairman of United Savings Bank, a Utah
corporation, on behalf of said corporation.

C. Catherine Moss
Notary Public

My commission expires:

12/01/92



STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

0506579

The foregoing instrument was acknowledged before me
this 15th day of JANUARY, 1992, by John F. Brandstatter,
Vice President of AP Colorado, Inc., a Colorado
corporation, on behalf of said corporation.

Margaret C. Causey
Notary Public

My commission expires:

May 26, 1992

EXHIBIT A

PARTNERSHIP PROPERTY

0006580

A certain tract of land situate within the northwest one quarter (1/4) of Section 3, T10N, R3E, N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, being a portion of Tract 3 of MIDTOWN BUSINESS PARK as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 5, 1988, in Volume C36, Folio 49, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, a point on the westerly boundary of said Tract 3 and also being a point on the easterly right-of-way of Yale Boulevard, N.E., whence the southwest corner of said Tract 3 bears S 00 deg. 30' 10" W, 249.46 feet and from said point of beginning running thence along the westerly boundary of said Tract 3 and also along said right-of-way, N 00 deg. 30' 10" E, 205.39 feet to a point of curvature; thence, 38.40 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N 44 deg. 30' 00" E. 34.73 feet to a point of tangency on the southerly right-of-way of Alexander Boulevard, N.E., thence running along the westerly boundary of said Tract 3 and also along said right-of-way, N 88 deg. 29' 51" E, 334.08 feet to a point of curvature; thence, 132.41 feet along the arc of a curve to the left having a radius of 484.00 feet and a chord bearing N 80 deg. 39' 36" E, 132.00 feet to a point of compound curvature; thence, 34.01 feet along the arc of curve to the left having a radius of 403.87 feet and a chord bearing N 75 deg. 28' 11" E, 34.00 feet to the northeast corner of the tract herein described, thence leaving the westerly boundary of said Tract 3 and also said right-of-way and running thence along the easterly boundary of the tract herein described, S 37 deg. 54' 23" E, 133.77 feet to a point; thence S 00 deg. 30' 10" W, 147.48 feet to the southeast corner of the tract herein described; thence, S 88 deg. 29' 51" W, 604.37 feet to the point and place of beginning.

EXHIBIT B

AP COLORADO PROPERTY

0006581

Tract 3, Midtown Business Park as the same is shown and designated on the plat entitled "SUBDIVISION PLAT FOR MIDTOWN BUSINESS PARK, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 5, 1988 in Volume C36, folio 49.

but excepting therefrom:

A certain tract of land situate within the northwest one quarter (1/4) of Section 3, T10N, R3E, N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, being a portion of Tract 3 of MIDTOWN BUSINESS PARK as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 5, 1988, in Volume C36, Folio 49, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, a point on the westerly boundary of said Tract 3 and also being a point on the easterly right-of-way of Yale Boulevard, N.E., whence the southwest corner of said Tract 3 bears S 00 deg. 30' 10" W, 249.46 feet and from said point of beginning running thence along the westerly boundary of said Tract 3 and also along said right-of-way, N 00 deg. 30' 10" E, 205.39 feet to a point of curvature; thence, 38.40 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N 44 deg. 30' 00" E. 34.73 feet to a point of tangency on the southerly

0006582

right-of-way of Alexander Boulevard, N.E.,
thence running along the westerly boundary of
said Tract 3 and also along said
right-of-way, N 88 deg. 29' 51" E, 334.08
feet to a point of curvature; thence, 132.41
feet along the arc of a curve to the left
having a radius of 484.00 feet and a chord
bearing N 80 deg. 39' 36" E, 132.00 feet to a
point of compound curvature; thence, 34.01
feet along the arc of curve to the left
having a radius of 403.87 feet and a chord
bearing N 75 deg. 28' 11" E, 34.00 feet to
the northeast corner of the tract herein
described, thence leaving the westerly
boundary of said Tract 3 and also said
right-of-way and running thence along the
easterly boundary of the tract herein
described,
S 37 deg. 54' 23" E, 133.77 feet to a point;
thence S 00 deg. 30' 10" W, 147.48 feet to
the southeast corner of the tract herein
described; thence,
S 88 deg. 29' 51" W, 604.37 feet to the point
and place of beginning.

EXHIBIT C

PARTNERSHIP PROPERTY EASEMENT AREA

0006583

LEGAL DESCRIPTION

An easement lying within Tract 3, Midtown Business Park as the same is shown and designated on the plat entitled "SUBDIVISION PLAT FOR MIDTOWN BUSINESS PARK, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 5, 1988 in Volume C36, folio 49 being more particularly described by New Mexico State Plane, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at the southwest corner of the easement herein described, a point on the Westerly line of sa. Tract 3, also being a point on the Easterly right of way line of Yale Boulevard N.E. whence (1) the Southwest corner of said Tract 3, (a 5/8" rebar and cap stamped "L.S. 6544" found in place) bears S 00° 29' 35" W, 249.40 feet distant and (2) the New Mexico State Highway Commission Monument "I-25-20" bears N 80° 06' 27" E, 1381.81 feet distant; Thence,

N 00° 29' 35" E, 16.73 feet along said Easterly right of way line of Yale Boulevard N.E. to a point; Thence,

N 87° 42' 36" E, 90.45 feet to a point; Thence,

N 01° 28' 36" W, 32.47 feet to a point; Thence,

N 88° 31' 24" E, 515.09 feet to the Northeast corner of the easement herein described; Thence,

S 00° 30' 10" W, 50.23 feet to the Southeast corner of the easement herein described; Thence,

S 88° 29' 51" W, 604.37 feet to the Southwest corner and point of beginning of the easement herein described.

Said easement contains 0.6301 acre, more or less.

EXHIBIT D

AP COLORADO PROPERTY EASEMENT AREA

0006584

LEGAL DESCRIPTION

An easement lying within Tract 3, Midtown Business Park as the same is shown and designated on the plat entitled "SUBDIVISION PLAT FOR MIDTOWN BUSINESS PARK, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 5, 1988 in Volume C36, folio 49 being more particularly described by New Mexico State Plane, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at a point on the Westerly line of said Tract 3, also being a point on the Easterly right of way line of Yale Boulevard N.E. whence (1) the Southwest corner of said Tract 3, (a 5/8" rebar and cap stamped "L.S. 6544" found in place) bears S 0° 29' 35" W, 249.40 feet distant and (2) the New Mexico State Highway Commission Monument "I-25-20" bears N 8° 06' 27" E, 1381.81 feet distant; Thence,

N 88° 29' 51" E, 604.37 feet to a point; Thence,

N 00° 30' 10" E, 147.48 feet to a point; Thence,

N 37° 54' 23" W, 133.78 feet to a point on curve on the southeasterly right of way line of Alexander Boulevard N.E.; Thence Northeasterly along said southeasterly right of way line of Alexander Boulevard N.E. for the following two (2) courses:

Northeasterly, 167.68 feet on the arc of a curve to the left (said curve having a radius of 403.87 feet and a chord which bears N 61° 09' 49" E, 166.48 feet) to a point of compound curvature; Thence,

Northeasterly, 100.63 feet on the arc of a curve to the left (said curve having a radius of 493.00 feet and a chord which bears N 43° 25' 05" E, 100.46 feet) to a point on curve and the most Northeasterly corner of the easement herein described; Thence,

S 23° 38' 11" E, 70.48 feet to a point; Thence,

S 50° 52' 37" W, 194.16 feet to a point of curvature; Thence,

Southwesterly, 39.42 feet on the arc of a curve to the left (said curve having a radius of 25.00 feet and a chord which bears S 05° 42' 35" W, 35.46 feet) to a point of tangency; Thence,

006585

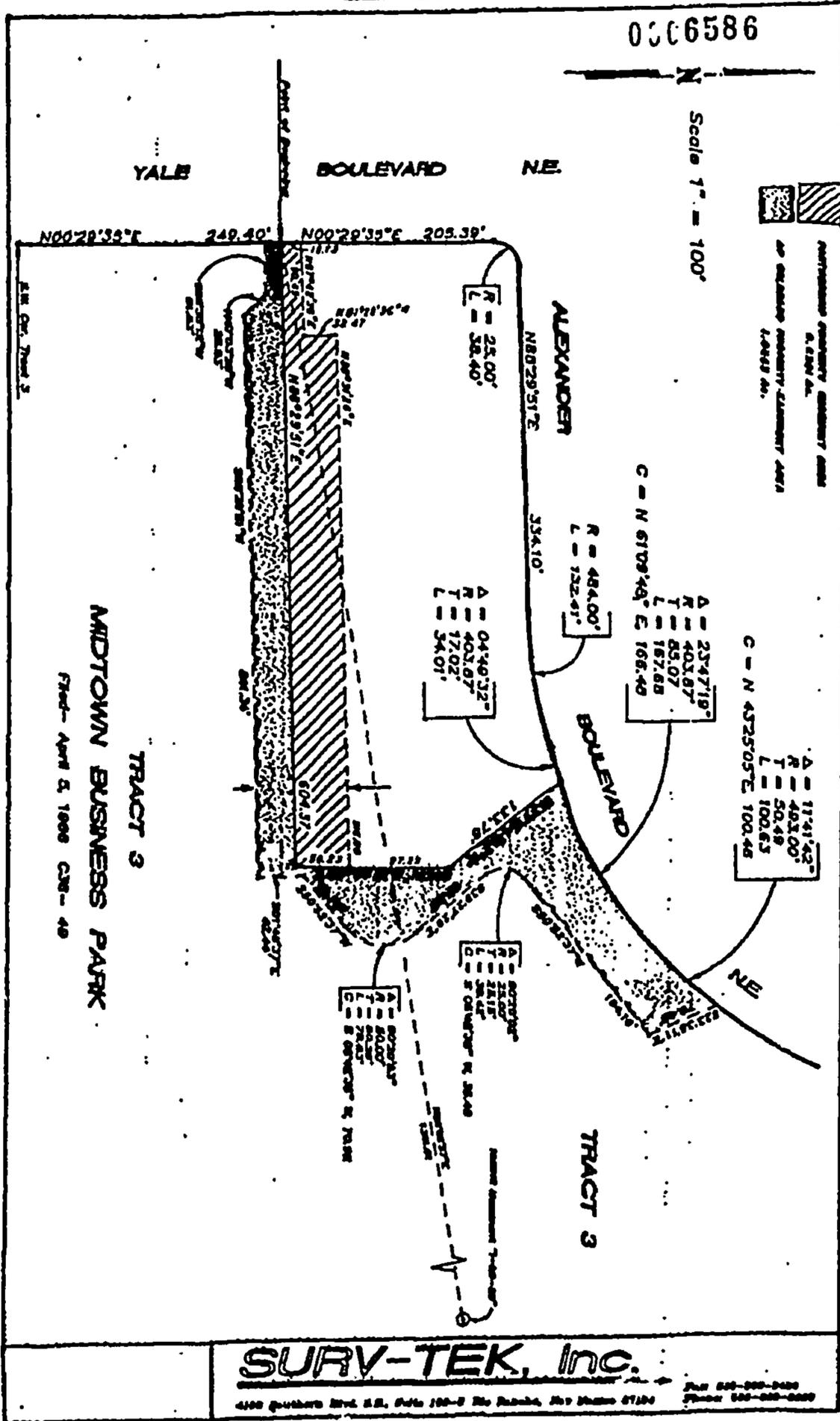
S 39° 27' 26" E, 87.20 feet to a point of curvature; Thence,
Southwesterly, 78.83 feet on the arc of a curve to the right
(said curve having a radius of 50.00 feet and a
chord which bears S 05° 42' 35" W, 70.92 feet)
to a point of tangency; Thence,
S 50° 52' 37" W, 61.79 feet to a point; Thence,
S 01° 48' 37" E, 42.44 feet to the most Southeasterly corner of
the easement herein described; Thence,
S 88° 29' 51" W, 541.34 feet to a point; Thence,
N 47° 03' 29" W, 28.93 feet to a point; Thence,
S 88° 35' 12" W, 51.83 feet to a point on the Easterly right of
way line of said Yale Boulevard N.E.; Thence,
N 00° 29' 35" E, 15.28 feet along said Easterly right of way line
of Yale Boulevard N.E. to the point of beginning
of the easement herein described.

Said easement contains 1.0563 acres, more or less.

EXHIBIT E

0006586

Scale 1" = 100'



CITY OF ALBUQUERQUE



September 22, 2005

Graeme Means, PE
JEFF MORTENSEN & ASSOCIATES
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: INTERSTATE COMMERCE CENTER, PHASE 2, BUILDING 2
4370 Alexander Blvd. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 12/23/2004 (G-16/D95C)
Certification dated 09/19/2005

Dear Graeme:

P.O. Box 1293

Based upon the information provided in your submittal received 09/20/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

New Mexico 87103

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

www.cabq.gov

C: Phyllis Villanueva
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 4/28/2003rd)

PROJECT TITLE: Interstate Commerce Center, Phase 2, Bldg 2 ZONE ATLAS/DRNG. FILE #: G16/D95C
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tracts 5, 6 and 7, Interstate Business Park
 CITY ADDRESS: 4370 Alexander NE

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: Interstate Commerce Center, LLC CONTACT: Bob Russell
 ADDRESS: 8585 E. Hartford Drive, Suite 500 PHONE: 480-505-4048
 CITY, STATE: Scottsdale, Arizona ZIP CODE: 85255

ARCHITECT: Ken Hovey architect CONTACT: Ken Hovey
 ADDRESS: 3808 Simms Ave SE PHONE: 259-8458
 CITY, STATE: Albuquerque, NM ZIP CODE: 87108

SURVEYOR: Wayjohn Surveying CONTACT: Tim Johnson
 ADDRESS: _____ PHONE: 255-2052
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: THS Construction CONTACT: Frank Thomas
 ADDRESS: _____ PHONE: 867-0323
 CITY, STATE: _____ ZIP CODE: _____

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

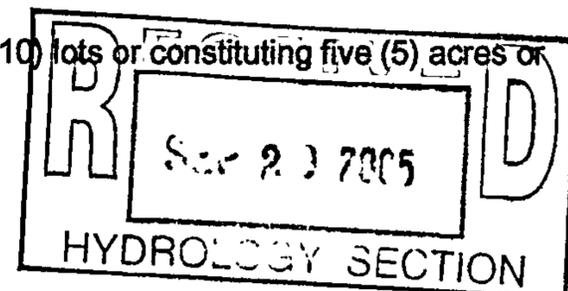
- CHECK TYPE OF APPROVAL SOUGHT:**
- SIA/FINANCIAL GUARANTEE RELEASE
 - PRELIMINARY PLAT APPROVAL
 - S. DEV. PLAN FOR SUB'D APPROVAL
 - S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
 - SECTOR PLAN APPROVAL
 - FINAL PLAT APPROVAL
 - FOUNDATION PERMIT APPROVAL
 - BUILDING PERMIT APPROVAL
 - CERTIFICATE OF OCCUPANCY (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

DATE SUBMITTED: 09/20/2005 BY: J. Graeme Means

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.





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 20, 2001

John Andrews, PE
The Larkin Group, Inc
8500 Menaul Blvd NE, Suite A-440
Albuquerque, NM 87112

**Re: Interstate Business Park – Lot 10 Drainage Report,
Engineer's Stamp dated 7-26-01 (G16/D95E)**

Dear Mr. Andrews,

Based upon the information provided in your submittal dated 7-26-01, the above referenced report is approved for Grading Permit and SO#19 Permit.

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

A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

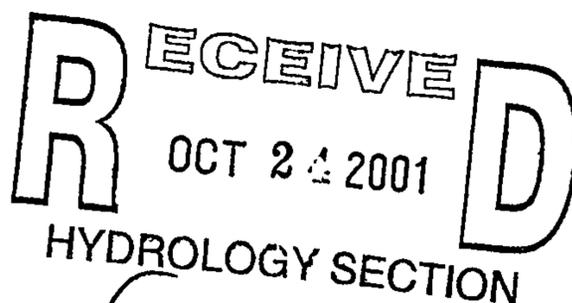
If you have any questions about my comments, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Hydrology

C: Pam Lujan, CoA
file

Eddy Randa
452-8910



NEW Concepts.

CITY OF ALBUQUERQUE
PERMIT FOR EXCAVATION, CONSTRUCTION AND BARRICADING

*10-13-2001
 Chris*

**CONTRACTOR
 LICENSE
 ADDRESS**

NEW CONCEPTS, INC.
 6F09
 P.O. BOX 9555
 ALBUQUERQUE, NM 87119-9555
 452-8910

PERMIT NUMBER
PROJECT NUMBER
PERMIT ISSUE DATE
BARRICADED BY
BLUE STAKE

2049723
 09/24/2001
 CON

SITE
 INTRSC. EUBANK BD NE
 SNOW HEIGHTS CR NE

PAVING BY
 EXCAVATION 443008-5810000
 SIDEWALK 443012-5810000
 DRIVEPAD 443011-5810000
 CURB/GUTTER 443010-5810000
 BARRICADING 443009-5810000
 RESTORATION 443017-5810000
TOTAL FEE

0.00	EX
0.00	SW
0.00	DP
0.00	CB
0.00	BR
0.00	RS
0.00	

PERMIT AND DETOUR PLAN COMMENTS
 80#19 LETTER & PLANS ON FILE, CREDIT
 FROM PERMIT 2046762 BALANCE \$4,195.58

START DATE	COMPLETION DATE	PERMIT EXPIRES	INSURANCE EXPIRES	BOND EXPIRES	ZONE ATLAS
0/01/2001	10/11/2001	10/11/2001	07/01/2002	12/31/2001	

[Signature]
 APPLICANT
 ISSUED BY

VOID UNTIL VALIDATED BY CITY TREASURER
 PUBLIC CONSTRUCTION COORDINATION
APPROVED

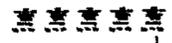
PERMITTEE AGREES TO ASSUME ALL LIABILITY, INCLUDING DEMONSTRATING, DEFENDING AND HOLDING THE CITY HARMLESS FOR ALL DAMAGES OR INJURY TO PERSONS OR PROPERTY RESULTING FROM PERMITTEE'S EXCAVATION AND/OR BARRICADE WORK. THIS PERMIT IS GRANTED IN CONSIDERATION OF PERMITTEE'S ASSUMING SAID LIABILITY AND IS APPROVED FOR THE WORK DESCRIBED ABOVE, IN ACCORDANCE WITH SECTION 6-5-2-1 ET SEQ. F.O. (1994). PERMITTEE AGREES TO COMPLY WITH ALL APPLICABLE CITY RULES, REGULATIONS AND ORDINANCES, AND WHEN EXCAVATING, TO PATCH OR PLATE PRIOR TO OPENING TO TRAFFIC IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES. PLEASE CALL 788-2851 FOR ADDITIONAL INFORMATION.
 CAUTION: PROTECT UNDERGROUND UTILITIES CALL 288-1000, 48 HOURS IN ADVANCE FOR LINE STAKING

RECEIVED
 OCT 24 2001
 HYDROLOGY SECTION

A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

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

Sincerely,
Bradley L. Bingham
 Bradley L. Bingham, PE
 Sr. Engineer, Hydrology



DRAINAGE INFORMATION SHEET

PROJECT TITLE: Interstate Business Park – Lot 10

ZONE ATLAS/DRNG.FILE #: G16 / 95E

DRB #: _____ EPC #: _____ WORK ORDER # _____

LEGAL DESCRIPTION: Tract 10 of Interstate Business Park being a replat of Tract 3A Midtown Business Park

CITY ADDRESS: N/A

ENGINEERING FIRM: The Larkin Group CONTACT: Dave Bishop

ADDRESS: 8500 Menaul Blvd. NE Suite A-440 PHONE: 275-7500

OWNER: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: Bokay Construction/Management Inc. CONTACT: Rick Squires

ADDRESS: 5905 Azuelo Ct. NW PHONE: 899-9656

TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION
- OTHER

CHECK TYPE OF APPROVAL SOUGHT:

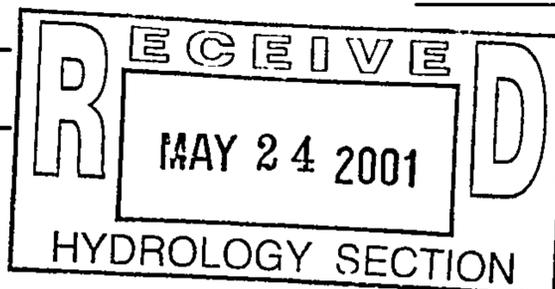
- SKETCH PLAT APPROVAL
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY APPROVAL
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- S.A.D. DRAINAGE REPORT
- DRAINAGE REQUIREMENTS
- OTHER _____ (SPECIFY)

PRE-DESIGN MEETING:

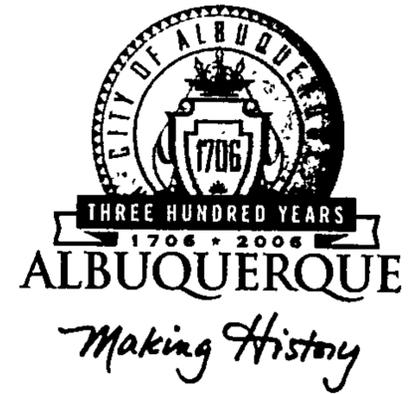
- YES
- NO
- COPY PROVIDED

DATE SUBMITTED: 5/23/01

BY: Dave Bishop, The Larkin Group



CITY OF ALBUQUERQUE



September 13, 2004

Russell Grayson, P.E.
Huitt-Zollars, Inc.
333 Rio Rancho Blvd.
Rio Rancho, NM 87124

**Re: National Electric Supply Warehouse Building, 2200 Midtown Place NE,
Certificate of Occupancy
Engineer's Stamp dated 3-19-04 (G16-D95E)
Certification dated 9-09-04**

Dear Mr. Grayson,

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov
Based upon the information provided in your submittal received 9-10-04, the above referenced certification is approved for release of permanent Certificate of Occupancy 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

C: Phyllis Villanueva
file

DRAINAGE INFORMATION SHEET
(REV. 1/28/2003)

G-16/D95E

PROJECT TITLE: National Electric Supply ZONE ATLAS/DRNG. FILE #: G-16-Z
 DRB #: _____ EPC#: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: Lot 10-A, Interstate Business Park
 CITY ADDRESS: _____

ENGINEERING FIRM:	<u>Huitt-Zollars, Inc.</u>	CONTACT:	<u>Russell Grayson, PE</u>
ADDRESS:	<u>333 Rio Rancho Blvd.</u>	PHONE:	<u>892-5141</u>
CITY, STATE:	<u>Rio Rancho, NM</u>	ZIP CODE:	<u>87124</u>
OWNER:	<u>National Electric</u>	CONTACT:	<u>Rocklan Lawrence</u>
ADDRESS:	<u>702 Carmony Road NE</u>	PHONE:	<u>345-3577</u>
CITY, STATE:	<u>Albuquerque, NM</u>	ZIP CODE:	<u>87107</u>
ARCHITECT:	<u>Claudio Vigil Architects</u>	CONTACT:	<u>Claudio Vigil</u>
ADDRESS:	<u>1801 Rio Grande NW</u>	PHONE:	<u>842-1113</u>
CITY, STATE:	<u>Albuquerque, NM</u>	ZIP CODE:	<u>87104</u>
SURVEYOR:	_____	CONTACT:	_____
ADDRESS:	_____	PHONE:	_____
CITY, STATE:	_____	ZIP CODE:	_____
CONTRACTOR:	<u>Reid & Associates</u>	CONTACT:	<u>Jennifer Smith</u>
ADDRESS:	<u>6300 Riverside Plaza Lane NW, Suite 220</u>	PHONE:	<u>891-2528</u>
CITY, STATE:	<u>Albuquerque, NM</u>	ZIP CODE:	<u>87120</u>

CHECK TYPE OF SUBMITTAL:

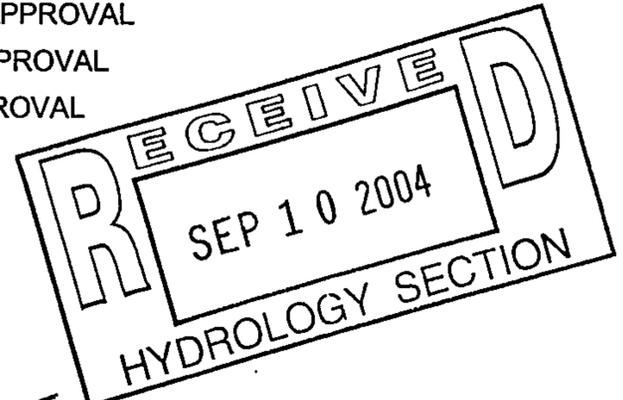
_____ DRAINAGE REPORT
 _____ DRAINAGE PLAN 1ST SUBMITTAL, *REQUIRES TCL or equal*
 _____ DRAINAGE PLAN RESUBMITTAL
 _____ CONCEPTUAL GRADING & DRAINAGE PLAN
 _____ GRADING PLAN
 _____ EROSION CONTROL PLAN
 ENGINEER'S CERTIFICATION (HYDROLOGY)
 _____ CLOMR/LOMR
 _____ TRAFFIC CIRCULATION LAYOUT (TCL)
 _____ ENGINEER'S CERTIFICATION (TCL)
 _____ ENGINEER'S CERT. (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. PRMT. 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 MEETING ATTENDED:

YES
 _____ NO
 _____ COPY PROVIDED



DATE SUBMITTED: 9-10-04 BY: [Signature]
 Russell Grayson, PE - Huitt-Zollars, Inc.

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

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 24, 2001

John Andrews, P.E.
The Larkin Group, Inc.
8500 Menaul Blvd NE Suite A-440
Albuquerque, New Mexico 87112

RE: INTERSTATE BUSINESS PARK- LOT 10 (G-16/D95E)
DRAINAGE REPORT
ENGINEERS STAMP DATED 7/26/2001

Dear Mr. Andrews:

Based upon the approval, by the Storm Drainage Maintenance Inspector, of the SO19 inlet connection into Yale Blvd, the above referenced project is adequate to satisfy the Grading and Drainage requirements.

If you have any questions, please call me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Public Works Department
BLB

C: Drainage file

DRAINAGE INFORMATION SHEET

G-16/D95E

PROJECT TITLE: Interstate Business Park - Lot 10

ZONE ATLAS/DRNG.FILE #: G16

DRB #: _____ EPC #: _____ WORK ORDER # _____

LEGAL DESCRIPTION: Tract 10 of Interstate Business Park being a replat of Tract 3A Midtown Business Park

CITY ADDRESS: N/A

ENGINEERING FIRM: The Larkin Group

CONTACT: Dave Bishop

ADDRESS: 8500 Menaul Blvd. NE Suite A-440

PHONE: 275-7500

OWNER: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

ARCHITECT: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

SURVEYOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

CONTRACTOR: Bokay Construction/Management Inc.

CONTACT: Rick Squires

ADDRESS: 5905 Azuelo Ct. NW

PHONE: 899-9656

TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION
- OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- SKETCH PLAT APPROVAL
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR BLDG. PERMIT 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

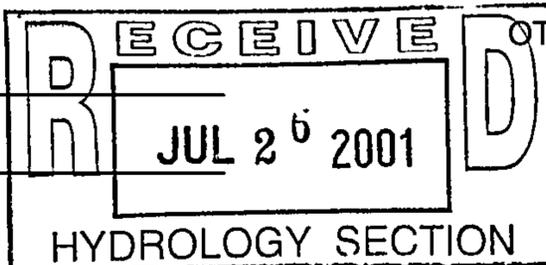
PRE-DESIGN MEETING:

- YES
- NO
- COPY PROVIDED

DRAINAGE REQUIREMENTS

DATE SUBMITTED: 7/27/01

BY: Dave Bishop, The Larkin Group



OTHER _____ (SPECIFY)



THE LARKIN GROUP INC.

8500 Menaul Boulevard NE, Suite A-440
Albuquerque, New Mexico 87112
Phone: 505-275-7500 Fax: 505-275-0748
e-mail: albmail@larkin-grp.com

LETTER OF TRANSMITTAL

To: Brad Bingham
Hydrology Division
Public Works Dept.
City of Albuquerque

Date: July 26, 2001	Job No. 2001-0006
Attention: Brad Bingham	
Re: Grading and Drainage Plan for Interstate Business Park	

- We are sending you Attached Under separate cover via _____ the following items:
- Shop drawings Prints Plans Samples Specifications
- Copy of letter Change order Reports _____

Copies	Description	Action
1	Letter	
1	Excerpts from Midtown and SAD 216 drainage reports; FEMA Map	
2	Grading and Drainage Plan (Sheet 1 of 2) Details (Sheet 2 of 2)	

Distribution:

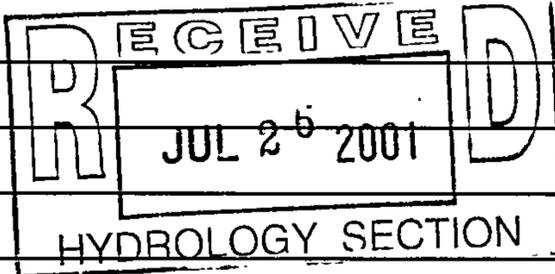
- Contractor
- Field
- Owner
- Project File

THESE ARE TRANSMITTED as checked below:

- A Reviewed Submit _____ copies for distribution
- B Revise and resubmit Resubmit _____ copies for approval
- C Furnish as corrected Return _____ corrected prints
- D Rejected _____

REMARKS: Brad,

FYI – There will be no option for the contractor to use CMP for any portion of this project, it will be constructed as shown.



COPY TO _____ SIGNED: _____

If enclosures are not as noted, kindly notify us at once.



July 26, 2001

Mr. Brad Bingham, P.E.
Hydrology Division
Public Works Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**Subject: Interstate Business Park Lot 10
Grading and Drainage Plan**

Dear Mr. Bingham:

In response to your letter dated June 7, 2001, transmitted herewith is two copies of the grading and drainage plan for Lot 10 of the Interstate Business Park with the SO #19 notes and signature block on the grading plan (Sheet 1 of 2).

Also included is the applicable excerpts from the Midtown and SAD 216 drainage reports describing the allowable runoff from the site, and the FEMA map with the site delineated.

This should complete the requirements for Grading Permit approval. Please call should you have questions or need additional information.

Very truly yours,

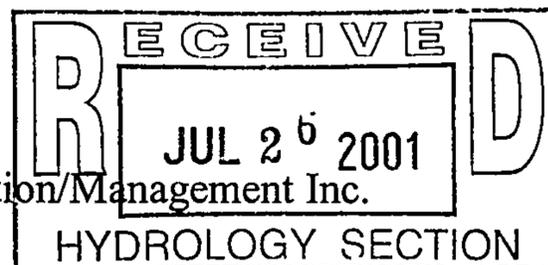
The Larkin Group, Inc.

David E. Bishop, P.E.
Associate Engineer

DEB:vlt

Enclosures:

c: Bo Johnson, Bokay Construction/Management Inc.

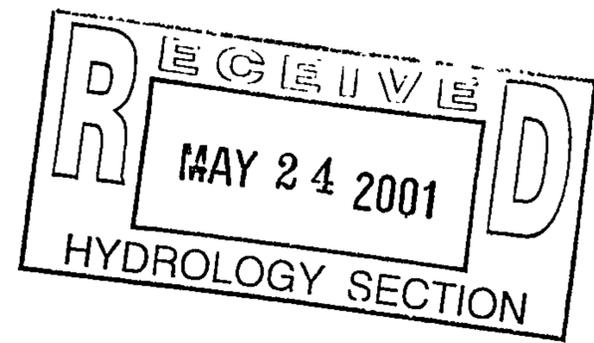


K:\2001-0006 - \corres\Bingham2.doc



May 23, 2001

Mr. Brad Bingham, P.E.
Hydrology Division
Public Works Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103



**Subject: Interstate Business Park Lot 10
Grading and Drainage Plan**

Dear Mr. Bingham:

Transmitted herewith is a copy of the grading and drainage plan for Lot 10 of the Interstate Business Park, which we have previously discussed. A grading permit approval is requested.

As you are aware, a storm drain system in Yale Boulevard was constructed as part of Special Assessment District (SAD) 216. This storm drain system ties to an 84" diameter storm drain that runs west in Carmony Road. The 84" diameter storm drain increases to a 96" diameter storm drain that goes under Edith Boulevard and discharges into the Griegos Detention Pond. Two storm drain pipes, a 36" and a 24", were stubbed out from the Yale Blvd. storm drain to Lot 10 of the Interstate Business Park. SAD 216 is very near completion and all of the storm drain system described above has been constructed.

The hydrology for this drainage plan follows the land treatment type percentages as set forth in the Drainage Analysis for SAD 216 and the Drainage Analysis for Midtown Business Park Tract 3A. The land treatment type percentages as described by these analysis's for fully developed conditions are 0% A, 8% B, 7% C, and 85% D. Under fully developed conditions, the peak flowrate from Lot 10 is 23.6 cfs. However, two other lots (Lot 8 and 9) in the Business Park contribute to the peak making the total allowable peak flowrate into the storm drain system from the Business Park 36.6 cfs. The interim condition has a peak flowrate of 20.8 cfs into the storm drain system from the Business Park. The grading plan and inlet details are shown on the attached construction drawings.

Mr. Brad Bingham, P.E.

May 23, 2001

Page 2 of 2

The offsite flows from Drainage Basin 01-A will be captured by a new inlet constructed along the flow line of the existing curb and gutter on the south side of the property. An existing easement will make the construction of this inlet possible. The allowable fully developed flow from Basin 01-A is 13.2 cfs. This matches the flowrates set forth by the SAD 216 and Midtown Business Park Drainage Analys. The inlet location is shown on the attached construction drawings. Again, your review and approval of the attached grading and drainage plan is requested.

Please call should you have questions or need additional information.

Very truly yours,

The Larkin Group, Inc.

A handwritten signature in black ink that reads "David E. Bishop". The signature is written in a cursive, flowing style.

David E. Bishop, P.E.
Associate Engineer

DEB:vlt

Enclosures:

cc: Rick Squires, Bokay Construction/Management Inc.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 20, 2001

John Andrews, PE
The Larkin Group, Inc
8500 Menaul Blvd NE, Suite A-440
Albuquerque, NM 87112

**Re: Interstate Business Park – Lot 10 Drainage Report,
Engineer's Stamp dated 7-26-01 (G16/D95E)**

Dear Mr. Andrews,

Based upon the information provided in your submittal dated 7-26-01, the above referenced report is approved for Grading Permit and SO#19 Permit.

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

A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

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

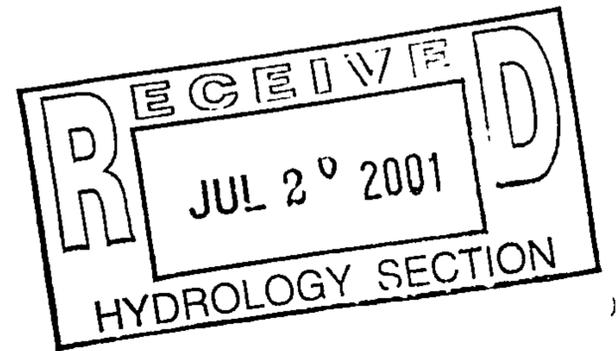
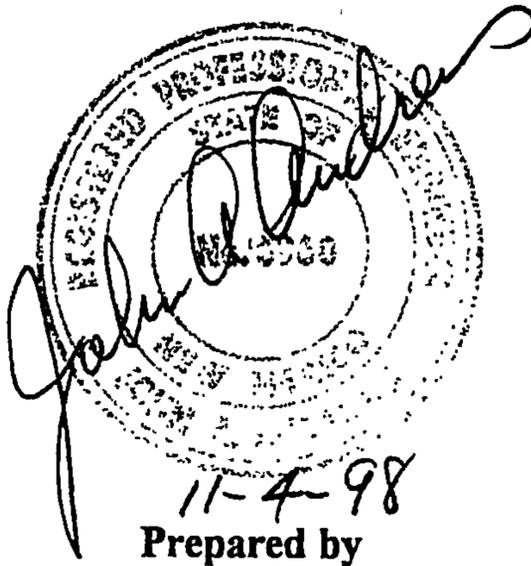
Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Hydrology

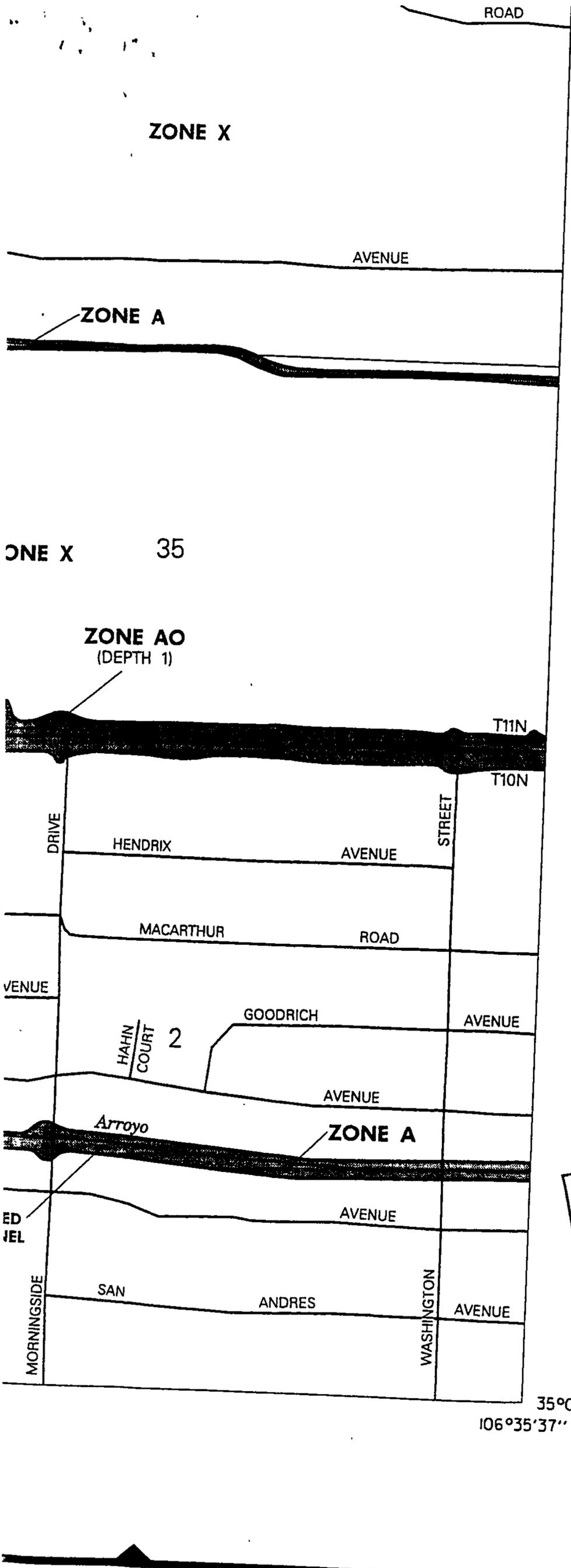
C: Pam Lujan, CoA
file

DRAINAGE ANALYSIS
for
MIDTOWN BUSINESS PARK
TRACT 3A
Albuquerque, New Mexico

Revised
October 22, 1998

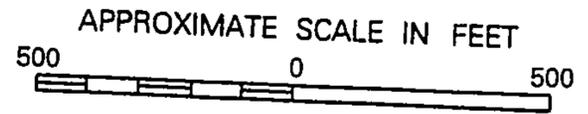


AAR-The Larkin Group
Consulting Engineers
8500 Menaul Boulevard, NE, Suite A-440
Albuquerque, New Mexico 87112



Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE DATE shown on this map to determine when actuarial rates apply to structures in zones where elevations or depths have been established.

To determine if flood insurance is available, contact an insurance agent or call the National Flood Insurance Program at (800) 638-6620.



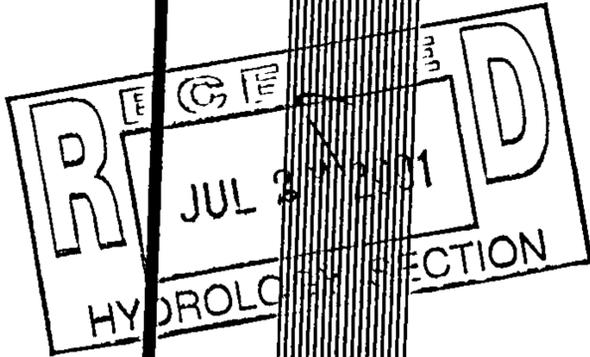
NATIONAL FLOOD INSURANCE PROGRAM

**FIRM
FLOOD INSURANCE RATE MAP**

**BERNALILLO COUNTY,
NEW MEXICO AND
INCORPORATED AREAS**

PANEL 138 OF 825
(SEE MAP INDEX FOR PANELS NOT PRINTED)

<u>CONTAINS:</u> <u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
ALBUQUERQUE, CITY OF	350002	0138	D
BERNALILLO COUNTY, UNINCORPORATED AREAS	350001	0138	D



**MAP NUMBER
35001C0138 D**

**EFFECTIVE DATE:
SEPTEMBER 20, 1996**



Federal Emergency Management Agency

ZONE X

RENAISSANCE

MONTANO

ALEXANDER

ROAD

MONTANO

ME

33

34

BERNALILLO COUNTY
UNINCORPORATED AREAS
350001

BOULEVARD

T11N
T10N

ZONE X

BERNALILLO COUNTY
CITY OF ALBUQUERQUE

ALEXANDER

AMERICAN

LUECKING
PARK
AVENUE

Culvert
CARMONY

PROJECT
LOCATION

4

LANE

25

3

ZONE AO
(DEPTH 1)

ZONE X

100-YEAR FLOOD CONFINED
TO CONSTRUCTED CHANNE

CORPORATE LIMITS

PAN

VASSAR
DRIVE

ZONE X

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that discharge from P-2 is substantially the same as under existing conditions, we conclude that the proposed discharge from Basin P-2 under interim conditions is allowable. Therefore, no detention ponding is required.

4. Discharge to the Existing Retention Pond in Lot 10

Basin P-3-1 drains from Midtown Road to Alexander Boulevard and then flows southwest on Alexander Boulevard. In order to avoid conveying stormwater runoff across the A.M.N. Spur Line at Alexander Boulevard, a valley gutter will be constructed south of the spur line to convey the stormwater from Midtown Road to Alexander Boulevard. The runoff is then captured by a curb inlet on Alexander Boulevard just east of Yale Boulevard and routed to the existing retention pond in Lot 10 via an existing 30" storm drain.

Basin P-3-2 drains from Midtown Place across Lot 10 to the existing retention pond. A 7' wide curb opening is provided to allow the discharge onto Lot 10 from the cul-de-sac. The 7' wide curb opening is sufficient for the conveyance of the 100-year runoff flow of 9.38 cfs as shown on Page D-5.

All of on-site Basins P-3 and P-4 and off-site Basin O-1 will ultimately discharge to the existing retention pond in Lot 10. By using the topographic information provided, the calculated existing pond volume is 4.00 acre-feet. This capacity is enough hold the accumulated 100-year 24-hour volume of 2.77 acre-feet from all three basins. As shown in the Hydrology Pre-design Conference

Minutes on Page E-1, it was decided that temporary discharge to this retention pond before SAD216 installations are in place is acceptable if the pond has sufficient capacity.

A drainage covenant and blanket easement has been obtained from the owner of Lot 10 to allow surface discharge across this lot into the retention pond from Lots 8 and 9.

B. OFF-SITE

The small portion of runoff that discharges on-site from Basins I-3, I-4, I-5, and I-6 (Interstate 25 area) will be collected by two "D" inlets and taken through a proposed 24" underground storm drain to an existing open channel south of Lot 10 within the NMSH& TD Tract. This new storm drain system will be built under the 12' wide dike along the top of the 2:1 slopes which has a capacity to handle over 30.68 cfs, and the new inlets and 24" storm drain have the capacity to handle more than the calculated 100-year runoff of 21.50 cfs (See Pages D-7 and D-8). Ultimately, the 72" storm drain that is proposed to be constructed in Yale Boulevard under SAD 216 will collect this runoff from the open channel. The new 24" storm drain will be built within the new 20' wide drainage easement.

Table 2
Peak Flow/ Volume of Runoff Generated by a 100 Year, 24-hour Event
Interim Conditions

Basin	Area (Acres)	Land Treatment "A" (Percent)	Land Treatment "B" (Percent)	Land Treatment "C" (Percent)	Land Treatment "D" (Percent)	100-YEAR Peak Discharge (CFS)	100-YEAR 24-hour Runoff Volume (Ac-Ft)
P-1-L1	1.39	0	75	10	15	3.85	0.1242
P-1-L2	1.46	0	75	10	15	4.02	0.1298
P-1-L3	7.27	0	85	5	10	18.68	0.5835
P-1-L6	1.46	0	95	0	5	3.54	0.1057
P-1-RD	1.13	0	10	0	90	4.87	0.2067
P-1 Total	12.71					34.96	1.1499
P-2	3.20	0	95	0	5	7.68	0.2298
P-3-1	1.35	0	80	0	20	3.73	0.1245
P-3-2	2.94	0	60	4	36	9.38	0.3411
P-4	5.39	40	50	5	5	11.40	0.3431
On-site Runoff Total	25.59					67.15	2.1884*
**B-1	2.59	0	10	0	90	11.43	0.4862
**B-2	7.34	0	10	0	90	31.96	1.3615
**B-3	13.59	15	10	0	75	45.57	2.2484
**O-1	10.38	0	10	0	90	46.18	1.9668
**I-3	3.00	0	10	0	90	13.37	0.5900
I-4	1.50	0	100	0	0	3.42	0.0980
I-5	0.316	0	100	0	0	0.721	0.0120
I-6	1.57	0	75	0	25	4.71	0.1590
Off-site Runoff Total	40.29					157.36	6.2109

** See Map Number 4 .

3. Discharge to Alexander Boulevard

Proposed on-site Basin P-2 will discharge to the existing Montbel Detention Basin. In order to comply with the guidelines laid out by the Master Drainage Plan, runoff in excess of existing runoff will be released at a maximum rate of 0.1 cfs/acre to Alexander Boulevard from each of the lots within Basin P-2. Volume of free runoff is also based on criteria laid out in the Master Drainage Plan. See Table 5 for maximum allowable runoff volumes from each of the lots within Basin P-2 and Map 3A for allowable runoff flow rates.

4. Discharge to the Existing Retention Pond in Lot 10

Under fully developed conditions, runoff from Lots 7, 8, 9, and 10 will be required to discharge to the existing retention pond until the SAD 216 storm drain improvements are in place. The estimated 100-year 24-hour volume of runoff of 3.8095 acre-feet from Basins P-3, P-4, and O-1 is still less than the four acre-foot capacity of the pond.

Once the new storm drain system in Yale Boulevard is constructed, the four lots must discharge to the storm drain. Because the proposed storm drain is designed to handle runoff based upon an 85% "D" land treatment factor, an 8% "B" land treatment factor, and a 7% "C" land treatment factor over the entire basin area, these lots will be required to detain any additional runoff generated.

Table 4
Peak Flow/ Volume of Runoff Generated by a 100 Year, 24-hour Event
Fully Developed Conditions (for information only)
Based on Theoretical Impervious Land Treatment of 90%

Basin	Area (Acres)	Land Treatment "A" (Percent)	Land Treatment "B" (Percent)	Land Treatment "C" (Percent)	Land Treatment "D" (Percent)	100-YEAR Peak Discharge (CFS)	100-YEAR 24-hour Runoff Volume (Ac-Ft)
P-1	12.71	0	0	10	90	57.89	2.4562
P-2	3.20	0	10	0	90	14.28	0.6078
P-3-1	1.35	0	10	0	90	6.01	0.2553
P-3-2	2.94	0	0	10	90	13.14	0.5592
P-4	5.39	0	5	5	90	24.02	1.0282
On-site Runoff Total	25.59					115.34	4.9067
B-1	2.59	0	10	0	90	11.43	0.4862
B-2	7.34	0	10	0	90	31.96	1.3615
B-3	13.59	15	10	0	75	45.57	2.2484
O-1	10.38	0	10	0	90	46.18	1.9668
I-3	3.00	0	10	0	90	13.37	0.5900
I-4	1.50	0	100	0	0	3.42	0.0980
I-5	0.316	0	100	0	0	0.721	0.0210
I-6	1.57	0	75	0	25	4.71	0.1590
Off-site Runoff Total	40.29					157.36	6.2109

COUNTY OF BERNALILLO

NEW MEXICO

PUBLIC WORKS DEPARTMENT

SPECIAL ASSESSMENT DISTRICT BC-83-1

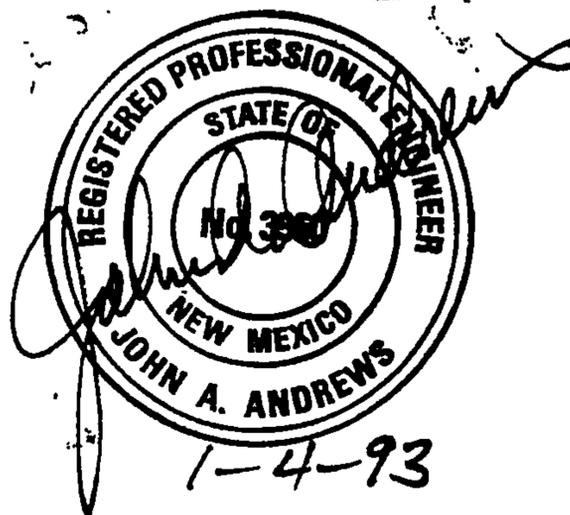
CITY OF ALBUQUERQUE

NEW MEXICO

PUBLIC WORKS DEPARTMENT

SPECIAL ASSESSMENT DISTRICT 216

DRAINAGE ANALYSIS



DECEMBER 1992

ANDREWS, ASBURY & ROBERT, INC.

CONSULTING ENGINEERS

149 JACKSON STREET, N.E.

ALBUQUERQUE, NEW MEXICO 87108

DRAINAGE ANALYSIS

SPECIAL ASSESSMENT DISTRICT BC-83-1
SPECIAL ASSESSMENT DISTRICT 216

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HYMO BASIN PARAMETER WORKSHEET

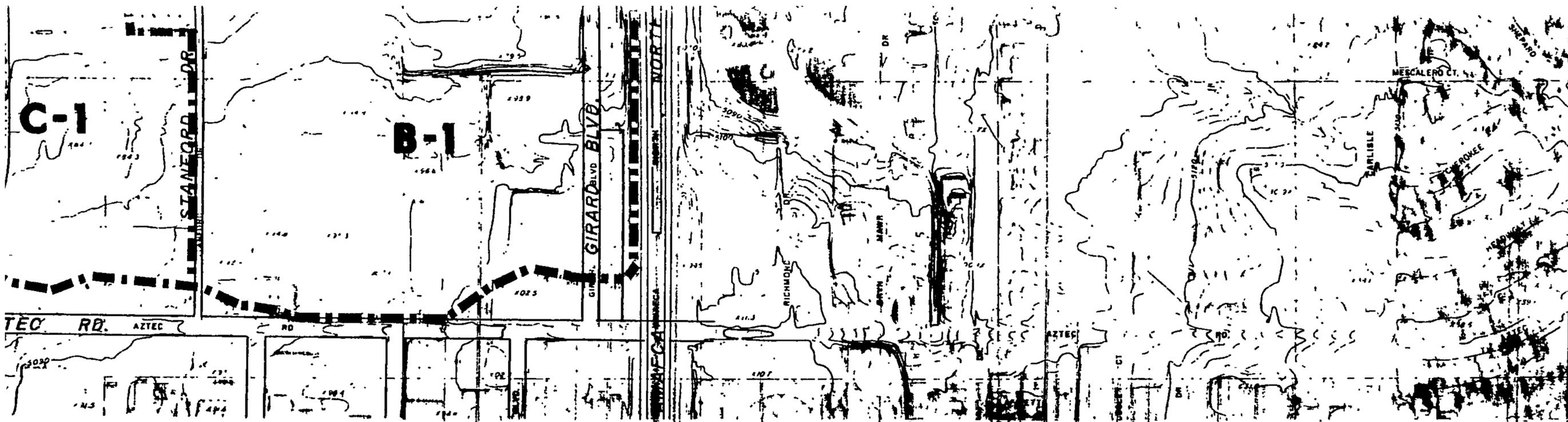
DEVELOPED CONDITIONS

PROJECT: SAD-BC-83-1 & SAD-216

BY: D.L.A.

DATE: 7-3-91

Basin	Area (Sq. Mi.)	Length (ft.)	d Elev (ft.)	Slope (ft/ft)	K	Y (ft/s) K√Slope	t(c) (hrs.) Length/Y	t(p) (hrs.) 2/3 * t(c)	Surface Treatment Percent			
									A	B	C	D
→ 0-1	0.0284	270	1.5	0.006	2.0	1.49	0.050	0.034				
		30	0.3	0.010	2.0	2.00	0.004	0.003				
		250	1.4	0.006	2.0	1.50	0.046	0.031				
		45	0.8	0.018	2.0	2.67	0.005	0.003				
		20	0.6	0.030	2.0	3.46	0.002	0.001				
		190	1.0	0.005	2.0	1.45	0.036	0.024				
		80	2.0	0.025	3.0	4.74	0.005	0.003				
		100	2.8	0.028	3.0	4.97	0.006	0.004				
		80	0.3	0.004	3.0	1.84	0.012	0.008				
		315	2.4	0.008	3.0	2.62	0.033	0.022				
		200	1.5	0.008	3.0	2.60	0.021	0.014				
TOTAL =						0.221	0.147					
P-1	0.0403	800	8.0	0.010	2.0	2.00	0.111	0.074	7	8	85 ←	
		560	0.5	0.001	3.0	0.90	0.174	0.116				
		365	0.2	0.001	3.0	0.70	0.144	0.096				
		600	2.0	0.003	3.0	1.73	0.096	0.064				
TOTAL =						0.525	0.350					
Q-1	0.0366	550	7.0	0.013	2.0	2.26	0.068	0.045	10	10	80	
		200	2.0	0.010	2.0	2.00	0.028	0.019				
		TOTAL =						0.095	0.064	20	20	60



G E N D

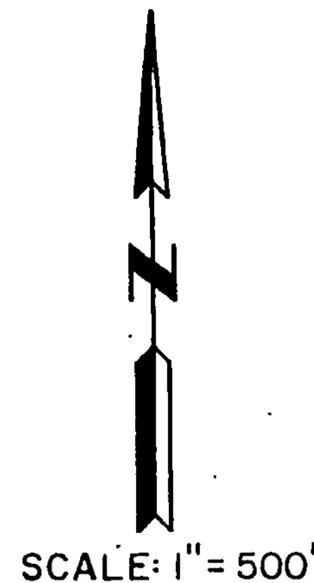
- Drainage Area Boundary*
- Sub-Area Boundary*
- Drainage Area Designation*
- Drainage Analysis Point*

NOTE

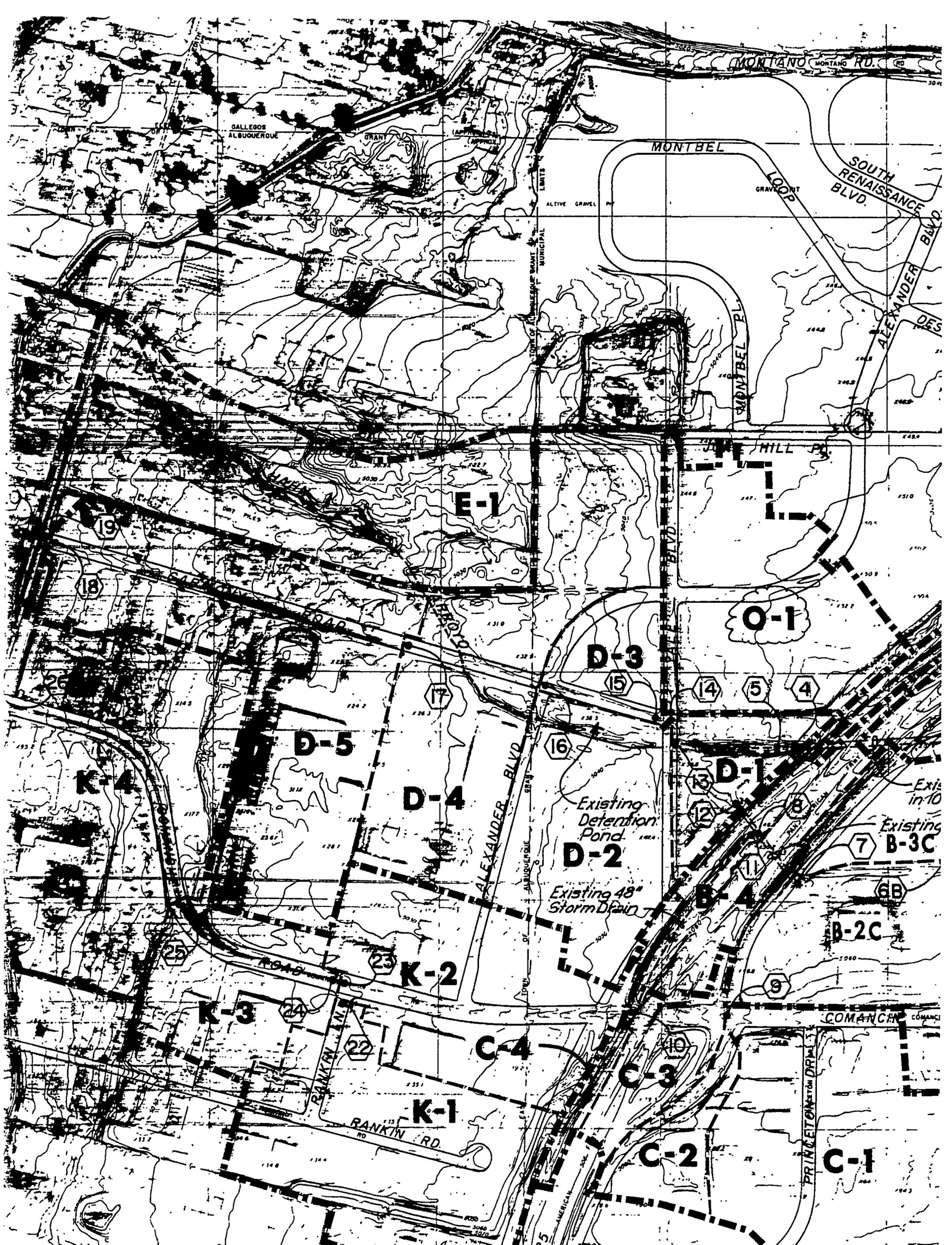
See TABLE No. 1 in Report for Peak Flows at Analysis Points

*Revised 6-6-90
Subdivided Drainage Area B-2 & B-3 and
Revised Southern Boundary of Drainage Area A-5
Added Analysis Point GA & GB*

*Revised 7-18-89
Added Drainage Area C-4 on Map.
Added Existing 48" Storm Drain to A.P. (II)*



COUNTY OF BERNALILLO		CITY OF ALBUQUERQUE	
SPECIAL ASSESSMENT DISTRICT BC-83-1		SPECIAL ASSESSMENT DISTRICT 216	
DRAINAGE ANALYSIS			
DRAINAGE AREA MAP			
ANDREWS, ASBURY & ROBERT, INC.			
CONSULTING ENGINEERS			
ALBUQUERQUE		NEW MEXICO	
FILE No	DRAWN	CHECKED	DATE
83-347	JCS, TL	DA, JA	Sept. 1990
			MAP No. 3





THE LARKIN GROUP INC.

8500 Menaul Boulevard NE, Suite A-440
Albuquerque, New Mexico 87112
Phone: 505-275-7500 Fax: 505-275-0748
e-mail: albmail@larkin-grp.com

LETTER OF TRANSMITTAL

To: Brad Bingham
Hydrology Division
City of Albuquerque
600 2nd Street

Date: May 23, 2001	Job No. 2001-0006
Attention: Brad Bingham	
Re: Grading and Drainage Plan for Interstate Business Park	

- We are sending you
- Attached
 - Under separate cover via _____ the following items:
 - Shop drawings
 - Prints
 - Plans
 - Samples
 - Specifications
 - Copy of letter
 - Change order
 - Reports _____

Copies	Description	Action
1	Drainage Information Sheet	
1	Cover Letter	
1	Grading and Drainage Plan, Details (two sheets)	

Distribution:

- Contractor
- Field
- Owner
- Project File

THESE ARE TRANSMITTED as checked below:

- A Reviewed Submit _____ copies for distribution
- B Revise and resubmit Resubmit _____ copies for approval
- C Furnish as corrected Return _____ corrected prints
- D Rejected _____

REMARKS:

COPY TO _____ SIGNED: _____

If enclosures are not as noted, kindly notify us at once.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 7, 2001

John Andrews, PE
The Larkin Group, Inc
8500 Menaul Blvd NE, Suite A-440
Albuquerque, NM 87112

**Re: Interstate Business Park – Lot 10 Drainage Report,
Engineer's Stamp dated 5-23-01 (G16/D95E)**

Dear Mr. Andrews,

Based upon the information provided in your submittal dated 5-23-01, the above referenced report cannot be approved for Grading Permit until the following minor comments are addressed.

- An SO#19 Permit will be required in order to get proper inspection for the inlet installation. Please provide two copies with the appropriate notes and signature block.
- Please provide applicable excerpts from the Midtown and SAD 216 reports describing allowable runoff from this site. As you know, each drainage plan should stand by itself.
- Per the DPM checklist, all grading plans should have the FEMA map (with the site delineated) as part of the submittal.

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

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Hydrology

C: file

DEVELOPMENT & BUILDING SERVICE CENTER
ONE STOP SHOP

600 SECOND ST. N.W.

ATTENTION: Albuquerque Reprographics
505-924-3900

Records Withdrawal Form

Project No. Des. File G16/095 E

Date: 11/16/04

Project Title: ↑

a. File

b. Mylars

c. Redlines/Comments

d. Other

Requested by: JEFF WOOTEN / Behannan Huston

Phone No.: 798-7987

Name and Company

Comments:

Please copy selected sheets & Return originals to C.D.A.
Deliver copies to Jeff Wooten @ B.H.I.

Anticipated Return Date: 11/16/04

I hereby accept full responsibility for the security of the above noted records/plans until return receipt acknowledgement is completed. Records/plans will be returned to the Development and Building Services Center on or before the indicated anticipated return date.

Delivery Picked Up By:

Name: Jimmie Vick
Print

Organization: Albuq Reprographic

Signed: [Signature]

Date: 11-16-04

Office Use Only

Return Acknowledged:

Received By: [Signature]
Print

Date: 11-17-04

CITY OF ALBUQUERQUE



July 29, 2016

Peter Butterfield, R.A.
13013 Glenwood Hills Ct NE
Albuquerque, NM

**Re: National Electric; 2200 Midtown Place NE
Request for Certificate of Occupancy- Transportation Development
Architect's Stamp dated 5-15-15 (G16D095E)
Certification dated 07-20-16**

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 07-29-16, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact Monica Ortiz at (505) 924-3981 or me at (505)924-3991.

Albuquerque

Sincerely,

New Mexico 87103

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

www.cabq.gov

mao via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

CO
Email NO
7/24/16

Project Title: National Electric Building Permit #: _____ City Drainage #: G160095E
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot 10-A Interstate Business Park
City Address: 2200 Midtown Place NE Albuquerque NM 87107

Engineering Firm: Rio Grande Engineering Contact: _____
Address: PO Box 93924 Albuquerque NM 87199
Phone#: 505 332 9323 Fax#: _____ E-mail: david@riograndeeng.com

Owner: National Electric Contact: Mike Loeppke
Address: 2200 Midtown Place NE, Albuquerque NM 87107
Phone#: 505 345 3477 Fax#: _____ E-mail: michael@nationalelectric.com

Architect: Peter Butterfield, Architect Contact: Peter Butterfield
Address: 13013 Glenwood Hills Ct NE, Albuquerque NM
Phone#: 505 332 9323 Fax#: _____ E-mail: peterbutterfield@Q.com

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:
 HYDROLOGY/ DRAINAGE
 TRAFFIC/ TRANSPORTATION
 MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:
 ENGINEER/ ARCHITECT CERTIFICATION
 CONCEPTUAL G & D PLAN
 GRADING PLAN
 DRAINAGE MASTER PLAN
 DRAINAGE REPORT
 CLOMR/LOMR
 TRAFFIC CIRCULATION LAYOUT (TCL)
 TRAFFIC IMPACT STUDY (TIS)
 EROSION & SEDIMENT CONTROL PLAN (ESC)
 OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

BUILDING PERMIT APPROVAL
 CERTIFICATE OF OCCUPANCY
 PRELIMINARY PLAT APPROVAL
 SITE PLAN FOR SUB'D APPROVAL
 SITE PLAN FOR BLDG. PERMIT APPROVAL
 FINAL PLAT APPROVAL
 SIA/ RELEASE OF FINANCIAL GUARANTEE
 FOUNDATION PERMIT APPROVAL
 GRADING PERMIT APPROVAL
 SO-19 APPROVAL
 PAVING PERMIT APPROVAL
 GRADING/ PAD CERTIFICATION
 WORK ORDER APPROVAL
 CLOMR/LOMR
 PRE-DESIGN MEETING
 OTHER (SPECIFY) _____

RECEIVED
JUL 20 2016
LAND DEVELOPMENT SECTION

David 100.00

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: 7/20/16 By: peter butterfield

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED. _____

From: Sandoval, Gary L.
To: Peter Butterfield
Cc: Ortiz, Monica
Subject: TCL CO - Dissapproval - National Electric - 2200 Midtown Plc.
Date: Thursday, July 21, 2016 12:34:00 PM

Per site visit today, there are a couple of issues that need completion before TCL CO:

- Installation of Truncated Domes at public pedestrian pathways
- Removal of construction fences and materials.

I informed your superintendent that all we need are pictures of the installed truncated domes, however, you will need to resubmit for TCL CO.

Thank You,

Gary Sandoval
Engineer
City Traffic Planning Department
505-924-3675

peter butterfield architect

• 505 332 9323 • 13013 Glenwood Hills Ct NE • Albuquerque New Mexico 87111 •

TRAFFIC CERTIFICATION

I, PETER BUTTERFIELD, NMRA 3850, OF THE FIRM PETER BUTTERFIELD, ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 7-29-2015. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PETER BUTTERFIELD OF THE FIRM PETER BUTTERFIELD ARCHITECT I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JULY 20, 2016 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

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

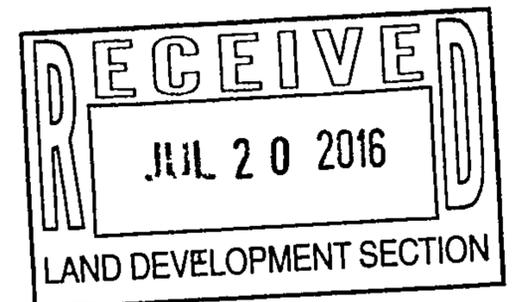


Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

7/20/16

Date





Legend

- Bernalillo County Parcels
- Primary Streets**
 - Urban Principal Arterial
 - BN and SF Railroad
 - Freeway
 - Urban Minor Arterial
- Other Streets**
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

0.2 0 0.09 0.2 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
7/20/2016 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

July 29, 2015

Peter Butterfield, RA
13013 Glenwood Hills Ct. NE
Albuquerque, NM 87111

**Re: National Electric
2200 Midtown Place NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 5-15-15 (G16-D095E)**

Dear Mr. Butterfield,

The TCL submittal received 7-29-15 is approved for Building Permit. A copy of the stamped and signed 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.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. 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 front counter personnel for log in and evaluation by Transportation.

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 924-3690.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

CITY OF ALBUQUERQUE



*Planning Department
Transportation Development Services*

July 22, 2015

Peter Butterfield, RA
13013 Glenwood Hills Ct. NE
Albuquerque, NM 87111

**Re: National Electric
2200 Midtown Place NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 7-16-15 (G16-D095E)**

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 7-16-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

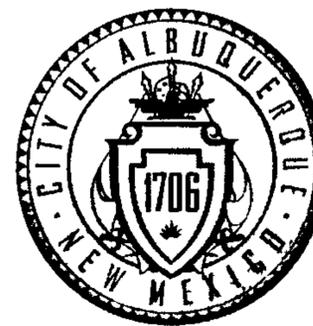
Albuquerque

New Mexico 87103

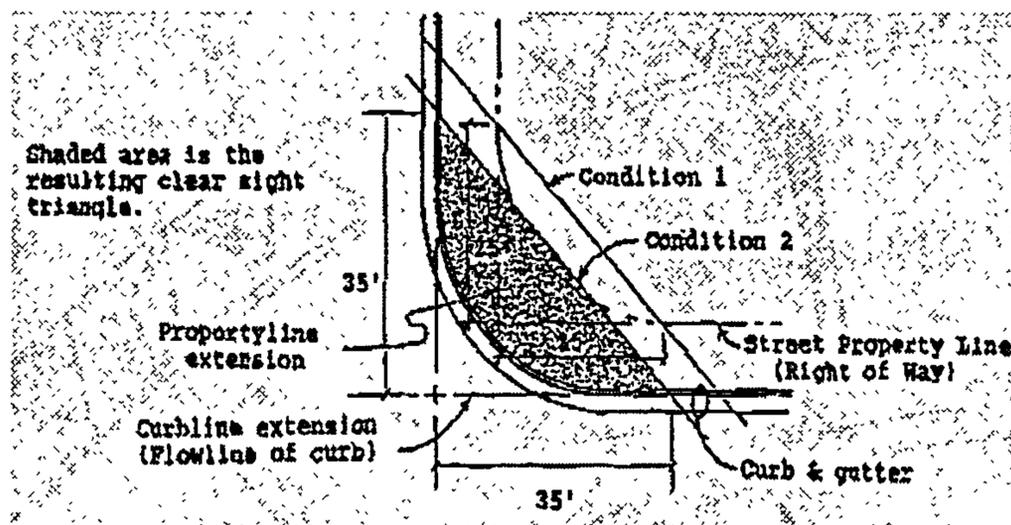
www.cabq.gov

1. Per DPM, parking spaces are required to be a minimal of 8.5ft. by 18ft. with a minimal of 24 ft. of length between parking opposing parking spaces. According to the submittal site plan, the parking spaces called out to the east of the Midtown Plc. entrance are 16ft. in length. This must be addressed prior to issuance of a building permit. It might be possible to acquire the necessary parking lot lengths by the use of curb stop overhang spacing.
2. The ADA accessible sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" Please show a detail of this signage.
3. The ADA access aisle shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978) Please show this detail for the ADA parking aisle on the west end of the building.

CITY OF ALBUQUERQUE



4. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). The 35 ft. sight triangle is required for the entrance on Yale and the 11 ft. sight triangle is required for the entrance on Midtown Plc. Please detail the dimensions on the drawing.

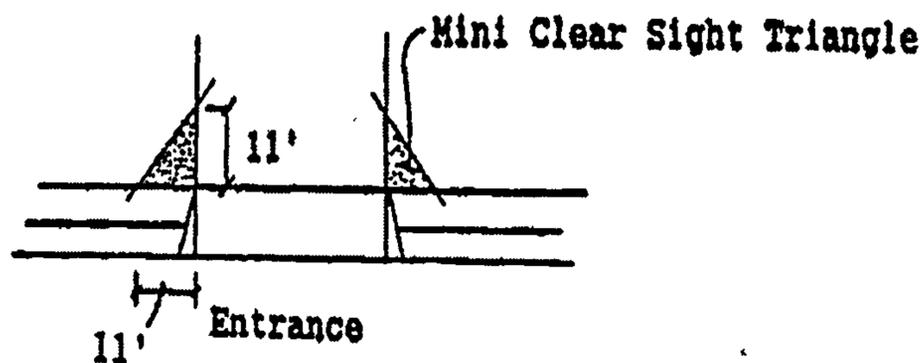


PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



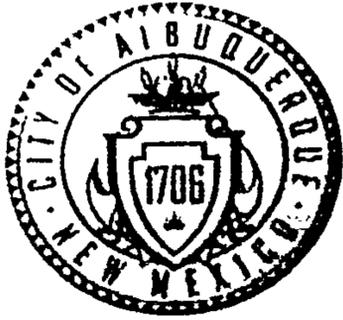
5. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File, CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: National Electric Building Permit #: _____ City Drainage #: 4160095E

DRB#: _____ IPC#: _____ Work Order#: _____

Legal Description: Lot 10-A Interstate Business Park

City Address: 2200 Midtown Place NE Albuquerque NM 87107

Engineering Firm: Rio Grande Engineering Contact: David Soule

Address: PO Box 93924, Albuquerque NM 87199

Phone#: 505-321-9099 Fax#: _____ E-mail: david@riograndeeng.com

Owner: National Electric Contact: Mike Loeppke

Address: 2200 Midtown Place NE, Albuquerque NM 87107

Phone#: _____ Fax#: _____ E-mail: _____

Architect: Peter Butterfield, Architect Contact: Peter Butterfield

Address: 13013 Glenwood Hills Ct. NE Albuquerque NM 87111

Phone#: 505-332-9323 Fax#: 5050-212-0901 E-mail: peterbutterfield@q.com

Surveyor: Rio Grande Engineering Contact: David Soule

Address: PO Box 93924, Albuquerque NM 87199

Phone#: 505-321-9099 Fax#: _____ E-mail: david@riograndeeng.com

Contractor: _____ Contact: _____

Address: _____

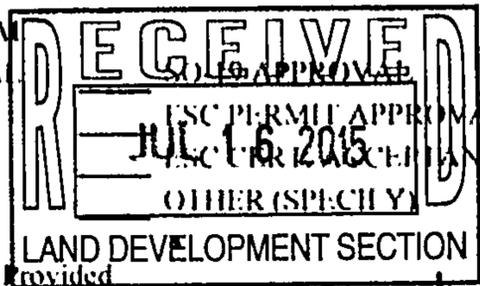
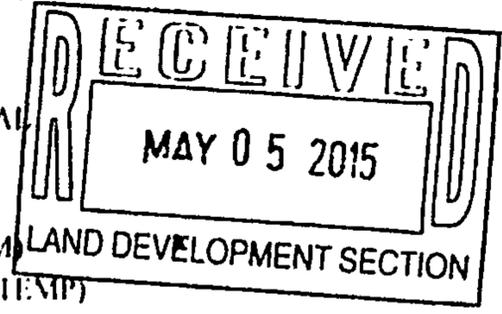
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN (S) SUBMITTAL
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- ENGINEER'S CERT (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEER'S CERT (TCL)
- ENGINEER'S CERT (DRB SITE PLAN)
- ENGINEER'S CERT (ESC)
- SO-19
- OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- 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
- CERTIFICATE OF OCCUPANCY (PERM)
- CERTIFICATE OF OCCUPANCY (TCL TEMP)
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- GRADING CERTIFICATION



WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes No _____ Copy provided

DATE SUBMITTED: 8/19 By: Peter Butterfield As verified

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
4. **Erosion and Sediment Control Plan** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre that are part of a larger common plan of development

Peter Butterfield

From: Sandoval, Gary L. <glsandoval@cabq.gov>
Sent: Wednesday, July 15, 2015 10:46 AM
To: Peter Butterfield
Subject: RE: TCL Comment Letter - National Electric

We have received the electronic files. Please bring in the DTIS Sheet and two copies of the resubmittals so we make start the TCL review.

Thank You,

Gary Sandoval
Engineer
City Traffic Planning Department
505-924-3675

From: Peter Butterfield [mailto:peterbutterfield@q.com]
Sent: Wednesday, July 15, 2015 8:29 AM
To: Sandoval, Gary L.
Subject: RE: TCL Comment Letter - National Electric

Good morning Gary
I emailed the files in and checked the delivery receipt box but have not received a response yet, what do I need to do now?
thanks

peter butterfield architect
505-332-9323

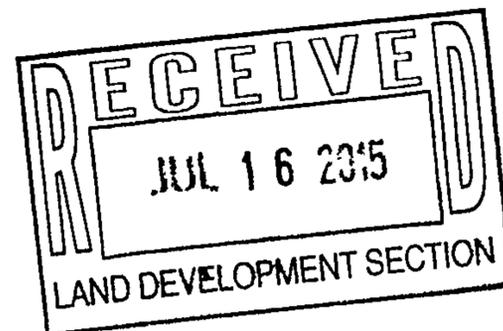
From: Sandoval, Gary L. [mailto:glsandoval@cabq.gov]
Sent: Tuesday, July 14, 2015 7:52 AM
To: Peter Butterfield
Cc: Planning Development Review Services
Subject: RE: TCL Comment Letter - National Electric

Good Morning, we need hard copies and electronic files as well. Two hardcopy sets of the Revised TCL Site Plan along with Access Agreement for signature. One for us and one for you to submit for BP. Most people bring in three copies, so they have a signed set for themselves.

Planning Development Review Services <PLNDRS@cabq.gov>

From: Peter Butterfield [mailto:peterbutterfield@q.com]
Sent: Tuesday, July 14, 2015 6:48 AM
To: Sandoval, Gary L.
Subject: RE: TCL Comment Letter - National Electric

Good morning Gary
I am finalizing the resubmittal for this, I have a couple of questions:



-9208288

0006574

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made this 24th day of January 1992, by and between Midtown Business Park Limited Partnership, a New Mexico limited partnership (the "Partnership") and AP Colorado, Inc., a Colorado corporation ("AP Colorado").

RECITALS:

A. The Partnership owns certain real property located in Bernalillo County, New Mexico which is a portion of Tract 3, Midtown Business Park and is more fully described on Exhibit A hereto (the "Partnership Property").

B. AP Colorado owns certain real property located in Bernalillo County, New Mexico which is a portion of Tract 3, Midtown Business Park, is adjacent to the Partnership Property and is more fully described on Exhibit B hereto (the "AP Colorado Property").

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the Partnership and AP Colorado hereby agree as follows:

1. Declaration of Easement Over Partnership Property. The Partnership hereby declares and creates for the benefit of the AP Colorado Property and for the benefit of the owners from time to time of the AP Colorado Property, their mortgagees, tenants, licensees, employees, guests and business invitees a non-exclusive easement for pedestrian and vehicular ingress and egress to and from the public roadways adjoining the Partnership Property over the portion of the Partnership Property described on Exhibit C hereto (the "Partnership Property Easement Area").

2. Declaration of Easement Over AP Colorado Property. AP Colorado hereby declares and creates for the benefit of the Partnership Property and for the benefit of the owners from time to time of the Partnership Property, their mortgagees, tenants, licensees, employees, guests and business invitees a non-exclusive easement for pedestrian and vehicular ingress and egress to and from the public roadways adjoining the AP Colorado Property over the portion of the AP Colorado Property described on Exhibit D hereto (the "AP Colorado Property Easement Area"). The Partnership Property Easement Area and the AP Colorado Easement Area are sometimes hereinafter referred to collectively as the "Easement Areas". The Easement Areas are depicted on the drawing attached hereto as Exhibit E.

0506575

3. Prohibition of Obstructions; Relocation. No owner of the Partnership Property or the AP Colorado Property will (a) build or maintain, or permit to be built or maintained, any permanent structure or obstruction on the Easement Areas in any way which will prevent the free flow of pedestrian and vehicular traffic within the Easement Areas or (b) change the boundary lines of the Easement Areas without the prior written consent of the owner at the time of the other parcel except as expressly permitted by this paragraph 3. Notwithstanding the foregoing, the Partnership recognizes that, as of the date hereof, the AP Colorado Property is undeveloped and that, during the course of development of the AP Colorado Property, in order to facilitate development of the AP Colorado Property (c) temporary and incidental encroachments onto or obstructions of the AP Colorado Property Easement Area may be necessary and (d) the portion of the AP Colorado Property Easement Area to the east and north of the Partnership Property providing access to Alexander Boulevard (the "Alexander Boulevard Access Road") may have to be relocated. As a consequence, the Partnership hereby agrees for itself and the owners from time to time of the Partnership Property that (e) temporary encroachments onto or obstructions of the AP Colorado Property Easement Area shall be permitted so long as they are within the reasonable requirements of construction work being expeditiously pursued and so long as, to the extent necessary, a temporary reasonably equivalent area for pedestrian and vehicular ingress and egress to and from the public roadways adjoining the AP Colorado Property is provided by the owner or owners of the affected portion of the AP Colorado Property and (f) the location of the Alexander Boulevard Access Road may be changed by the owner of the affected portion of the AP Colorado Property without the consent of the owner of the Partnership Property so long as the changed location provides reasonably equivalent access to Alexander Boulevard. The Partnership further agrees for itself and the owners from time to time of the Partnership Property to promptly execute any instrument or document to be recorded in the real property records of Bernalillo County, New Mexico prepared by the owner of the affected portion of the AP Colorado Property for the purpose of relocating the AP Colorado Property Easement to reflect relocation of the Alexander Boulevard Access Road in accordance with the terms of this paragraph 3.

4. Maintenance of Easement. Each respective owner of the Partnership Property and the AP Colorado Property will maintain and keep in good repair the portion of the Easement Area owned by that owner, including, without limitation, keeping the paved portions free of snow, ice, rubbish and obstructions of every nature and providing adequate drainage and lighting.

0306576

5. Use of Easement Area for Parking. Notwithstanding any other provision of this Easement Agreement, the owner from time to time of the Partnership Property may use the Partnership Property Easement Area for vehicular parking and the owner from time to time of the affected portion of the AP Colorado Property may use the AP Colorado Property Easement Area for vehicular parking so long as any such use for vehicular parking by either owner does not interfere with or impede the use of the Easement Areas for pedestrian and vehicular ingress and egress to and from public roadways as set forth in paragraphs 1 and 2 hereof.

6. No Dedication. The easements created hereby are not intended to nor will they create any prescriptive or other rights in the public or the City of Albuquerque.

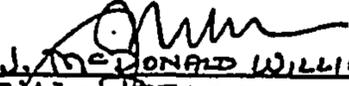
7. Duration. The easements created hereby shall be easements running with the land and shall inure to the benefit of, and be binding upon, the owners from time to time of the Partnership Property and the affected portion of the AP Colorado Property and their respective heirs, successors and assigns and, except as otherwise specifically set forth herein, may be terminated or modified only by written agreement of the owners at the time of the Partnership Property and the affected portion of the AP Colorado Property.

IN WITNESS WHEREOF, the parties hereto have caused this Easement Agreement to be duly executed as of the date first above written.

MIDTOWN BUSINESS PARK LIMITED
PARTNERSHIP, a New Mexico
limited partnership

By: Crow-Midtown Limited
Partnership, General
Partner

By: Crow-New Mexico
Industrial #1, Inc.,
General Partner

X 
By: J. DONALD WILLIAMS
Title: PRESIDENT

0006577

Consented to this 15th day of January, 1992.

AP COLORADO, INC, a Colorado corporation

MELLON BANK, N.A., mortgagee

By [Signature]
Title V. P.

By [Signature]
Title Vice President

Consented to this 22nd day of January, 1992.

UNITED SAVINGS BANK, a Utah corporation, mortgagee

By [Signature]
Title Vice Chairman

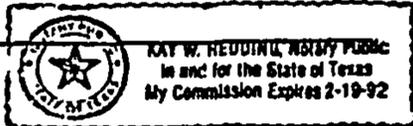
ACKNOWLEDGMENTS

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 21 day of January, 1992, by J. McDonald Williams President of Crow-New Mexico Industrial #1, Inc., a Texas corporation, General Partner of Crow-Midtown Limited Partnership, a Texas limited partnership, General Partner of Midtown Business Park Limited Partnership, a New Mexico limited partnership, on behalf of Midtown Business Park Limited Partnership.

[Signature]
Notary Public

My commission expires:



STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

92 JAN 29 PM 4:29

EX 502 PG 6574-6586

GLADYS M. DAVIS

CLERK & RECORDER

[Signature] DEPUTY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

0006578

The foregoing instrument was acknowledged before me
this 15th day of January, 1992, by Craig D. Anderson,
Vice President of Bellon Bank, N.A., a national banking
association, on behalf of said association.

Margaret Causey
Notary Public

My commission expires:

May 26, 1992

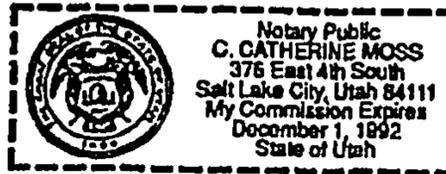
STATE OF Utah)
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me
this 22nd day of January, 1992, by Chad E. Mullins,
Vice Chairman of United Savings Bank, a Utah
corporation, on behalf of said corporation.

C. Catherine Moss
Notary Public

My commission expires:

12/01/92



STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

0006579

The foregoing instrument was acknowledged before me
this 15th day of January, 1992, by John F. Brandstatter,
Vice President of AP Colorado, Inc., a Colorado
corporation, on behalf of said corporation.

Margaret C. Causey
Notary Public

My commission expires:

May 26, 1992

EXHIBIT A

PARTNERSHIP PROPERTY

0006580

A certain tract of land situate within the northwest one quarter (1/4) of Section 3, T10N, R3E, N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, being a portion of Tract 3 of MIDTOWN BUSINESS PARK as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 5, 1988, in Volume C36, Folio 49, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, a point on the westerly boundary of said Tract 3 and also being a point on the easterly right-of-way of Yale Boulevard, N.E., whence the southwest corner of said Tract 3 bears S 00 deg. 30' 10" W, 249.46 feet and from said point of beginning running thence along the westerly boundary of said Tract 3 and also along said right-of-way, N 00 deg. 30' 10" E, 205.39 feet to a point of curvature; thence, 38.40 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N 44 deg. 30' 00" E. 34.73 feet to a point of tangency on the southerly right-of-way of Alexander Boulevard, N.E., thence running along the westerly boundary of said Tract 3 and also along said right-of-way, N 88 deg. 29' 51" E, 334.08 feet to a point of curvature; thence, 132.41 feet along the arc of a curve to the left having a radius of 484.00 feet and a chord bearing N 80 deg. 39' 36" E, 132.00 feet to a point of compound curvature; thence, 34.01 feet along the arc of curve to the left having a radius of 403.87 feet and a chord bearing N 75 deg. 28' 11" E, 34.00 feet to the northeast corner of the tract herein described, thence leaving the westerly boundary of said Tract 3 and also said right-of-way and running thence along the easterly boundary of the tract herein described, S 37 deg. 54' 23" E, 133.77 feet to a point; thence S 00 deg. 30' 10" W, 147.48 feet to the southeast corner of the tract herein described; thence, S 88 deg. 29' 51" W, 604.37 feet to the point and place of beginning.

EXHIBIT B

AP COLORADO PROPERTY

0006581

Tract 3, Midtown Business Park as the same is shown and designated on the plat entitled "SUBDIVISION PLAT FOR MIDTOWN BUSINESS PARK, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 5, 1988 in Volume C36, folio 49.

but excepting therefrom:

A certain tract of land situate within the northwest one quarter (1/4) of Section 3, T10N, R3E, N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, being a portion of Tract 3 of MIDTOWN BUSINESS PARK as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 5, 1988, in Volume C36, Folio 49, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, a point on the westerly boundary of said Tract 3 and also being a point on the easterly right-of-way of Yale Boulevard, N.E., whence the southwest corner of said Tract 3 bears S 00 deg. 30' 10" W, 249.46 feet and from said point of beginning running thence along the westerly boundary of said Tract 3 and also along said right-of-way, N 00 deg. 30' 10" E, 205.39 feet to a point of curvature; thence, 38.40 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N 44 deg. 30' 00" E. 34.73 feet to a point of tangency on the southerly

0006582

right-of-way of Alexander Boulevard, N.E.,
thence running along the westerly boundary of
said Tract 3 and also along said
right-of-way, N 88 deg. 29' 51" E, 334.08
feet to a point of curvature; thence, 132.41
feet along the arc of a curve to the left
having a radius of 484.00 feet and a chord
bearing N 80 deg. 39' 36" E, 132.00 feet to a
point of compound curvature; thence, 34.01
feet along the arc of curve to the left
having a radius of 403.87 feet and a chord
bearing N 75 deg. 28' 11" E, 34.00 feet to
the northeast corner of the tract herein
described, thence leaving the westerly
boundary of said Tract 3 and also said
right-of-way and running thence along the
easterly boundary of the tract herein
described,
S 37 deg. 54' 23" E, 133.77 feet to a point;
thence S 00 deg. 30' 10" W, 147.48 feet to
the southeast corner of the tract herein
described; thence,
S 88 deg. 29' 51" W, 604.37 feet to the point
and place of beginning.

EXHIBIT C

PARTNERSHIP PROPERTY EASEMENT AREA

0006583

LEGAL DESCRIPTION

An easement lying within Tract 3, Midtown Business Park as the same is shown and designated on the plat entitled "SUBDIVISION PLAT FOR MIDTOWN BUSINESS PARK, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 5, 1988 in Volume C36, folio 49 being more particularly described by New Mexico State Plane, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at the Southwest corner of the easement herein described, a point on the Westerly line of sa.¹ Tract 3, also being a point on the Easterly right of way line of Yale Boulevard N.E. whence (1) the Southwest corner of said Tract 3, (a 5/8" rebar and cap stamped "L.S. 6544" found in place) bears S 00° 29' 35" W, 249.40 feet distant and (2) the New Mexico State Highway Commission Monument "I-25-20" bears N 80° 06' 27" E, 1381.81 feet distant; Thence,

N 00° 29' 35" E, 16.73 feet along said Easterly right of way line of Yale Boulevard N.E. to a point; Thence,

N 87° 42' 36" E, 90.45 feet to a point; Thence,

N 01° 28' 36" W, 32.47 feet to a point; Thence,

N 88° 31' 24" E, 515.09 feet to the Northeast corner of the easement herein described; Thence,

S 00° 30' 10" W, 50.23 feet to the Southeast corner of the easement herein described; Thence,

S 88° 29' 51" W, 604.37 feet to the Southwest corner and point of beginning of the easement herein described.

Said easement contains 0.6301 acre, more or less.

EXHIBIT D

AP COLORADO PROPERTY EASEMENT AREA

0006584

LEGAL DESCRIPTION

An easement lying within Tract 3, Midtown Business Park as the same is shown and designated on the plat entitled "SUBDIVISION PLAT FOR MIDTOWN BUSINESS PARK, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 5, 1988 in Volume C36, folio 49 being more particularly described by New Mexico State Plane, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at a point on the Westerly line of said Tract 3, also being a point on the Easterly right of way line of Yale Boulevard N.E. whence (1) the Southwest corner of said Tract 3, (a 5/8" rebar and cap stamped "L.S. 6544" found in place) bears S 0° 29' 35" W, 249.40 feet distant and (2) the New Mexico State Highway Commission Monument "I-25-20" bears N 8° 06' 27" E, 1381.81 feet distant; Thence,

N 88° 29' 51" E, 604.37 feet to a point; Thence,

N 00° 30' 10" E, 147.48 feet to a point; Thence,

N 37° 54' 23" W, 133.78 feet to a point on curve on the Southeasterly right of way line of Alexander Boulevard N.E.; Thence Northeasterly along said Southeasterly right of way line of Alexander Boulevard N.E. for the following two (2) courses:

Northeasterly, 167.68 feet on the arc of a curve to the left (said curve having a radius of 403.87 feet and a chord which bears N 61° 09' 49" E, 166.48 feet) to a point of compound curvature; Thence,

Northeasterly, 100.63 feet on the arc of a curve to the left (said curve having a radius of 493.00 feet and a chord which bears N 43° 25' 05" E, 100.46 feet) to a point on curve and the most Northeasterly corner of the easement herein described; Thence,

S 23° 38' 11" E, 70.48 feet to a point; Thence,

S 50° 52' 37" W, 194.16 feet to a point of curvature; Thence,

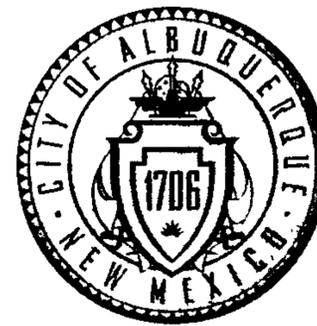
Southwesterly, 39.42 feet on the arc of a curve to the left (said curve having a radius of 25.00 feet and a chord which bears S 05° 42' 35" W, 35.46 feet) to a point of tangency; Thence,

01(6585

S 39° 27' 26" E, 87.20 feet to a point of curvature; Thence,
Southwesterly, 78.83 feet on the arc of a curve to the right
(said curve having a radius of 50.00 feet and a
chord which bears S 05° 42' 35" W, 70.92 feet)
to a point of tangency; Thence,
S 50° 52' 37" W, 61.79 feet to a point; Thence,
S 01° 48' 37" E, 42.44 feet to the most Southeasterly corner of
the easement herein described; Thence,
S 88° 29' 51" W, 541.34 feet to a point; Thence,
N 47° 03' 29" W, 28.93 feet to a point; Thence,
S 88° 35' 12" W, 51.83 feet to a point on the Easterly right of
way line of said Yale Boulevard N.E.; Thence,
N 00° 29' 35" E, 15.28 feet along said Easterly right of way line
of Yale Boulevard N.E. to the point of beginning
of the easement herein described.

Said easement contains 1.0563 acres, more or less.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

Friday, May 15, 2015

Peter Butterfield, RA
13013 Glenwood Hills Ct. NE
Albuquerque, NM 87111

**Re: National Electric
2200 Midtown Place NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 5-5-15 (G16-D095E)**

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 5-5-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

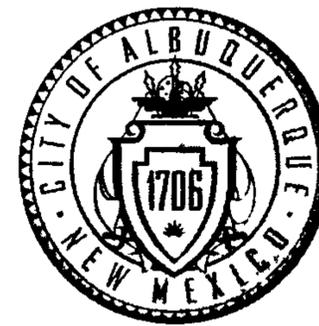
Albuquerque

New Mexico 87103

www.cabq.gov

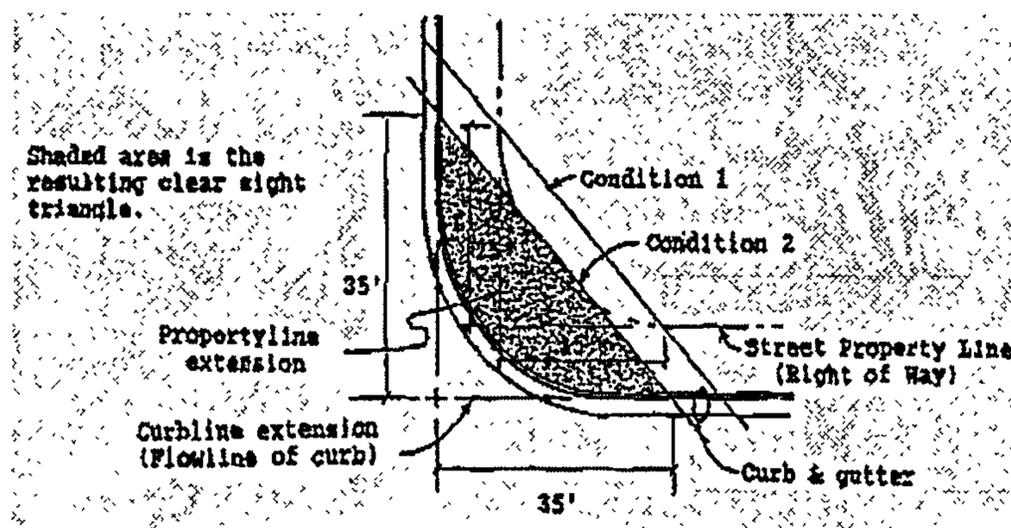
1. A scale of 1"=20' is recommended for sites less than 5 acres.
2. Please identify all existing buildings, doors, sidewalks and pathways on existing building.
3. Identify the right of way width, medians, curb cuts, and street widths on existing lot, Yale Blvd. and Carmony Rd.
4. Show all drive aisle widths and radii on existing and proposed new construction.
5. Please list the width and lengths for all parking spaces, including the existing parking spaces. Per DPM, parking spaces are required to be 8.5ft. by 20ft. with a minimal of 24 ft. of length between parking opposing parking spaces. According to the submittal site plan, all of the parking spaces called out are 16ft. in length. This must be addressed prior to issuance of a building permit. It might be possible to acquire the necessary parking lot lengths by the use of bumper or curb stop overhang spacing.
6. The handicap accessible spaces must be a minimum of 8.5 feet in width. Please clearly dimension all handicap parking spaces.
7. The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
8. The ADA accessible sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**"
9. The ADA access aisle shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide,

CITY OF ALBUQUERQUE



placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

10. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
11. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details from the east and west side handicap parking spaces.
12. Design delivery vehicle route needs to be shown or called out in a detail.
13. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval (if applicable). Please clearly detail the location of the refuse container(s).
14. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*).



PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

15. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
16. Please include a copy of your shared access and parking agreements with the adjacent property owner.
17. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard.
18. Please include two copies of the traffic circulation layout at the next submittal.

CITY OF ALBUQUERQUE



Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

A handwritten signature in black ink, appearing to read 'Racquel M. Michel'.

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: National Electric Building Permit #: _____ City Drainage #: G16D095E

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot 10-A Interstate Business Park

City Address: 2200 Midtown Place NE Albuquerque NM 87107

Engineering Firm: Rio Grande Engineering Contact: David Soule

Address: PO Box 93924, Albuquerque NM 87199

Phone#: 505-321-9099 Fax#: _____ E-mail: david@riograndeeng.com

Owner: National Electric Contact: Mike Loeppeke

Address: 2200 Midtown Place NE, Albuquerque NM 87107

Phone#: _____ Fax#: _____ E-mail: _____

Architect: Peter Butterfield, Architect Contact: Peter Butterfield

Address: 13013 Glenwood Hills Ct. NE Albuquerque NM 87111

Phone#: 505-332-9323 Fax#: 5050-212-0901 E-mail: peterbutterfield@q.com

Surveyor: Rio Grande Engineering Contact: David Soule

Address: PO Box 93924, Albuquerque NM 87199

Phone#: 505-321-9099 Fax#: _____ E-mail: david@riograndeeng.com

Contractor: _____ Contact: _____

Address: _____

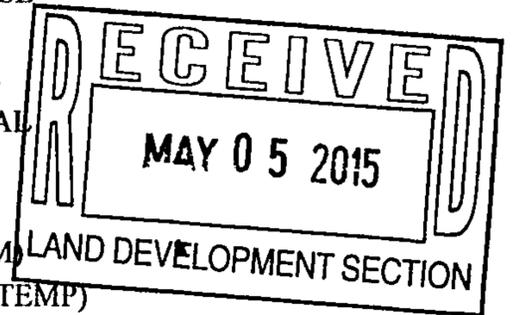
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN 1st SUBMITTAL
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- ENGINEER'S CERT (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEER'S CERT (TCL)
- ENGINEER'S CERT (DRB SITE PLAN)
- ENGINEER'S CERT (ESC)
- SO-19
- OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- CERTIFICATE OF OCCUPANCY (PERM)
- CERTIFICATE OF OCCUPANCY (TCL TEMP)
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- GRADING CERTIFICATION
- SO-19 APPROVAL
- ESC PERMIT APPROVAL
- ESC CERT. ACCEPTANCE
- OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes No _____ Copy Provided

DATE SUBMITTED: 5/4/15 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 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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Peter Butterfield

From: Ortiz, Monica <mortiz@cabq.gov>
To: Peter Butterfield
Sent: Tuesday, May 05, 2015 8:50 AM
Subject: Read: TCL Submittal 2200 Midtown Place

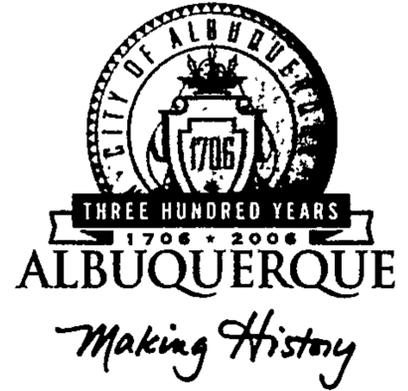
Your message

To: Ortiz, Monica
Subject: TCL Submittal 2200 Midtown Place
Sent: Tuesday, May 5, 2015 8:09:47 AM (UTC-07:00) Mountain Time (US & Canada)

was read on Tuesday, May 5, 2015 8:50:08 AM (UTC-07:00) Mountain Time (US & Canada).



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 29, 2004

Claudio Antonio Vigil, Registered Architect
1801 Rio Grande Blvd, NW
Albuquerque, NM 87104

Re: Certification Submittal for Final Building Certificate of Occupancy for
National Electric Supply, [G-16 / D95E]
2200 Midtown Place
Architect's Stamp Dated 09/24/04

Dear Mr. Vigil:

P.O. Box 1293

The TCL / Letter of Certification submitted on September 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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: NATIONAL ELECTRIC SUPPLY ZONE MAP/DRG. FILE #: G16/D95E
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 10 INTERSTATE BUSINESS PARK
 CITY ADDRESS: 2200 MIDTOWN PL

ENGINEERING FIRM: Claudio Vigil Architects CONTACT: Arthur Blessen
 ADDRESS: 1801 Rio Grande Blvd NW PHONE: 505.842.1113
 CITY, STATE: Albuquerque, NM ZIP CODE: 87104

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

ARCHITECT: Claudio Vigil Architects CONTACT: Arthur Blessen
 ADDRESS: 1801 Rio Grande Blvd NW PHONE: 505.842.1113
 CITY, STATE: Albuquerque, NM ZIP CODE: 87104

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

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

CHECK TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:
 YES
 NO
 COPY PROVIDED

RECEIVED
 SEP 29 2004
 HYDROLOGY SECTION

DATE SUBMITTED: _____ BY: J. ARTHUR BLESSEN

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.



CLAUDIO VIGIL ARCHITECTS

September 24, 2004

Nilo Salgaeto
600 2nd. St. N.W.
Transportation Department
Building and Inspection
Albuquerque, New Mexico

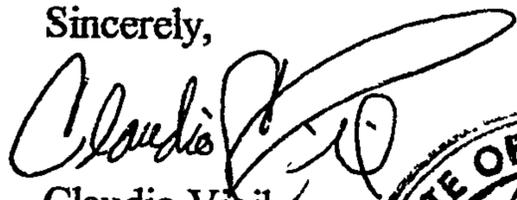
RE: Traffic Certification - TLC (3/19/04 G16/D95E)
Tract 10 Interstate Business Park
2200 Midtown Pl

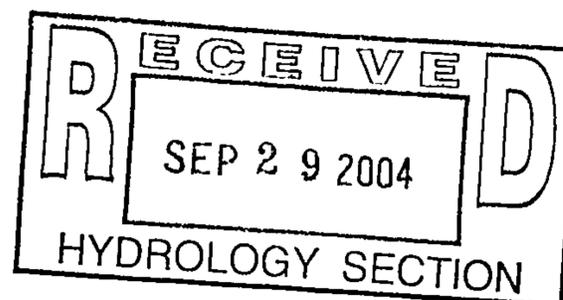
Dear Nilo Salgaeto,

On September 23, 2004 this office made an inspection of the completed improvements to the Tract 10 Interstate Business Park, 2200 Midtown Pl. All work necessary to support the facility has been completed and is in substantial compliance with the approved Site Plan.

The work is complete and ready for occupancy.

Sincerely,


Claudio Vigil
President





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02 2013)

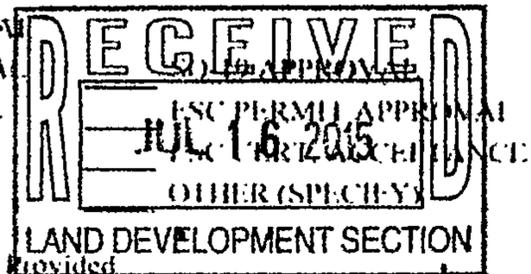
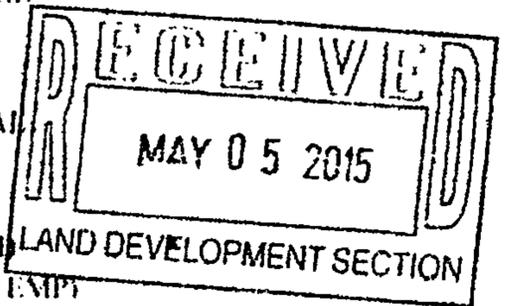
Project Title: National Electric Building Permit #: _____ City Drainage # G160095E
 DRB#: _____ IPC #: _____ Work Order#: _____
 Legal Description: Lot 10-A Interstate Business Park
 City Address: 2200 Midtown Place NE Albuquerque NM 87107
 Engineering Firm: Rio Grande Engineering Contact: David Soule
 Address: PO Box 93924, Albuquerque NM 87199
 Phone#: 505-321-9099 Fax#: _____ E-mail: david@riograndeeng.com
 Owner: National Electric Contact: Mike Loepcke
 Address: 2200 Midtown Place NE, Albuquerque NM 87107
 Phone#: _____ Fax#: _____ E-mail: _____
 Architect: Peter Butterfield, Architect Contact: Peter Butterfield
 Address: 13013 Glenwood Hills Ct. NE Albuquerque NM 87111
 Phone#: 505-332-9323 Fax#: 5050-212-0901 E-mail: peterbutterfield@aig.com
 Surveyor: Rio Grande Engineering Contact: David Soule
 Address: PO Box 93924, Albuquerque NM 87199
 Phone#: 505-321-9099 Fax#: _____ E-mail: david@riograndeeng.com
 Contractor: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN (S) SUBMITTAL
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- ENGINEER'S CERT (HYDROLOGY)
- CLOM/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEER'S CERT (TCL)
- ENGINEER'S CERT (DRB SITE PLAN)
- ENGINEER'S CERT (ESC)
- SO-19
- OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- STATE 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
- CERTIFICATE OF OCCUPANCY (PERM)
- CERTIFICATE OF OCCUPANCY (CL TEMP)
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- GRADING CERTIFICATION



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes No _____ Copy provided _____

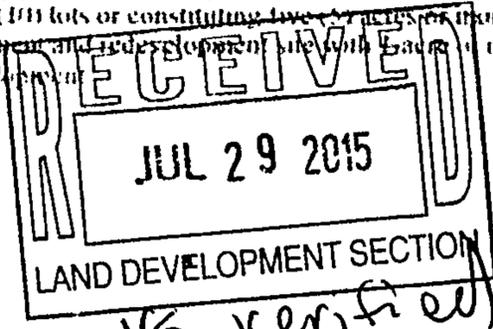
DATE SUBMITTED: 6/15

By: Peter Butterfield

As verified

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 two (2) acres or more
- 4 **Erosion and Sediment Control Plan** Required for any new development and redevelopment site with greater than one (1) acre of land disturbing area including project less than 1-acre that are part of a larger common plan of development



As verified

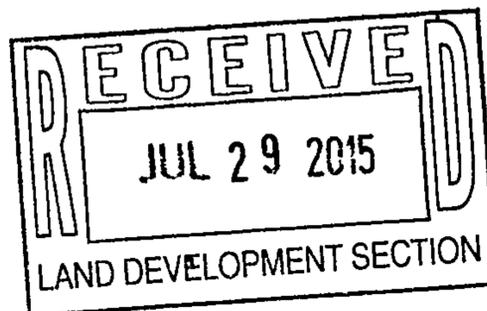
Peter Butterfield

From: Planning Development Review Services <PLNDRS@cabq.gov>
To: Peter Butterfield
Sent: Wednesday, July 29, 2015 8:15 AM
Subject: Read: 2200 midtown place TCL submittal

Your message

To: Planning Development Review Services
Subject: 2200 midtown place TCL submittal
Sent: Wednesday, July 29, 2015 6:29:24 AM (UTC-07:00) Mountain Time (US & Canada)

was read on Wednesday, July 29, 2015 8:15:24 AM (UTC-07:00) Mountain Time (US & Canada).





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 9, 2004

Claudio Antonio Vigil, R.A.
Claudio Vigil Architects
1801 Rio Grande Blvd. NW
Albuquerque, NM 87104

Re: National Electric Supply, 2200 Midtown Pl. NE, Traffic Circulation Layout
Architect's Stamp dated 4-08-04 (G16/D95E)

Dear Mr. Vigil,

The TCL submittal received 4-09-04 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)

G-16/D95E

PROJECT TITLE: NATIONAL ELECTRIC SUPPLY ZONE MAP/DRG. FILE #: M16/D95E
DRB #: EPC#: WORK ORDER#:

LEGAL DESCRIPTION: TRACT 10 INTERSTATE BUSINESS PARK
CITY ADDRESS: 2200 MIDTOWN PL NE

ENGINEERING FIRM: Claudio Vigil Architects
ADDRESS: 1801 Rio Grande Blvd NW
CITY, STATE: Albuquerque, NM
CONTACT: Arthur Blessen
PHONE: 505.842.1113
ZIP CODE: 87104

OWNER:
ADDRESS:
CITY, STATE:
CONTACT:
PHONE:
ZIP CODE:

ARCHITECT: Claudio Vigil Architects
ADDRESS: 1801 Rio Grande Blvd NW
CITY, STATE: Albuquerque, NM
CONTACT: Arthur Blessen
PHONE: 505.842.1113
ZIP CODE: 87104

SURVEYOR:
ADDRESS:
CITY, STATE:
CONTACT:
PHONE:
ZIP CODE:

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

CHECK TYPE OF SUBMITTAL:

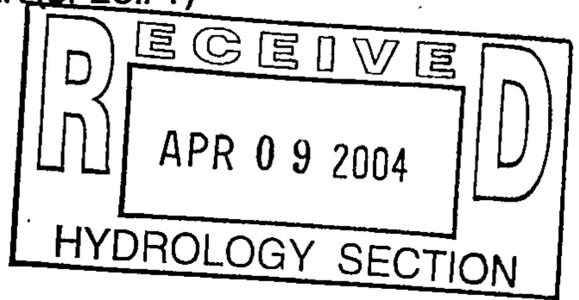
- DRAINAGE REPORT
DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal
DRAINAGE PLAN RESUBMITTAL
CONCEPTUAL GRADING & DRAINAGE PLAN
GRADING PLAN
EROSION CONTROL PLAN
ENGINEER'S CERTIFICATION (HYDROLOGY)
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL) RESUBMITTAL
ENGINEERS CERTIFICATION (TCL)
ENGINEERS CERTIFICATION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

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
NO
COPY PROVIDED



DATE SUBMITTED: 4-8-04 BY: J. Arthur Blessen

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.

J Arthur Blessen

Architect / Engineer
 Claudio Vigil Architects
 1801 Rio Grand Boulevard Suite 2
 Albuquerque, New Mexico 87104
 (505) 842-1113
 Fax:



April 8, 2004

City of Albuquerque Planning Department
 PO Box 1293
 Albuquerque, New Mexico 87103

Attn: Wilferd A Gallegos, PE

re: National Electric Supply, 2200 Midtown PL NE
 Traffic Circulation Layout (16/D95E)



Dear Mr Gallegos,

This letter is in response to your comments of March 23, 2004 concerning the TCL for the National Electric Supply facility:

Item 1. List radius for all curves shown.

The requested information as been added to the plan.

Item 2. Please show the location of the nearest driveway on the adjacent lot.

The lands to the south are undeveloped and no drive entrances exist in that direction. The drive entrance along Yale for the facility to the north is shown, and there are no existing drive entrances off the cul-de-sac.

Item 3. For passenger vehicles, the minimum end island radius is 15 feet.

The 15 foot radius has been incorporated at the end islands.

Item 4. List the width of the drive pads.

The drive pad widths have been added to the site plan.

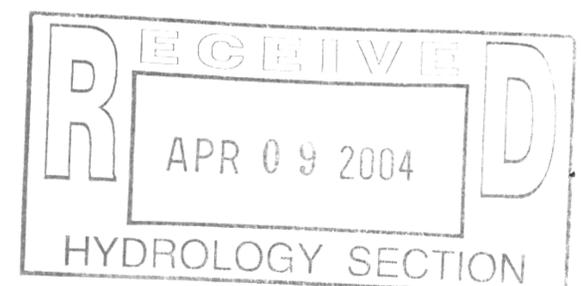
Item 5. Please provide two copies of the site plan and details for the next submittal.

Two copies of the requested drawings have been enclosed.

Should you have any questions or require additional information, please call.

Sincerely

J Arthur Blessen
 Architect / Engineer





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ALBUQUERQUE

April 5, 2004

Russell Grayson, P.E.
Huitt-Zollars, Inc.
333 Rio Rancho Blvd.
Rio Rancho, NM 87124

2200 Midtown Pl NE

Re: National Electric Supply Warehouse, ~~Yale Blvd NE~~, Grading and Drainage Plan

Engineer's Stamp dated 3-19-04 (G16/D95E)

Dear Mr. Grayson,

Based upon the information provided in your submittal received 3-19-04, 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.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso) or 768-3645 (Bryan Wolfe).

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

Sincerely,

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

C: Charles Caruso, DMD Storm Drainage Design
File

DRAINAGE INFORMATION SHEET
(REV. 1/28/2003)

G-16/D95E

PROJECT TITLE: National Electric Supply ZONE ATLAS/DRNG. FILE #: G-16-Z
 DRB #: _____ EPC#: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: Lot 10-A, Interstate Business Park
 CITY ADDRESS: _____

ENGINEERING FIRM:	<u>Huitt-Zollars, Inc.</u>	CONTACT:	<u>Russell Grayson, PE</u>
ADDRESS:	<u>333 Rio Rancho Blvd.</u>	PHONE:	<u>892-5141</u>
CITY, STATE:	<u>Rio Rancho, NM</u>	ZIP CODE:	<u>87124</u>
OWNER:	<u>National Electric</u>	CONTACT:	<u>Rocklan Lawrence</u>
ADDRESS:	<u>702 Carmony Road NE</u>	PHONE:	<u>345-3577</u>
CITY, STATE:	<u>Albuquerque, NM</u>	ZIP CODE:	<u>87107</u>
ARCHITECT:	<u>Claudio Vigil Architects</u>	CONTACT:	<u>Claudio Vigil</u>
ADDRESS:	<u>1801 Rio Grande NW</u>	PHONE:	<u>842-1113</u>
CITY, STATE:	<u>Albuquerque, NM</u>	ZIP CODE:	<u>87104</u>
SURVEYOR:	_____	CONTACT:	_____
ADDRESS:	_____	PHONE:	_____
CITY, STATE:	_____	ZIP CODE:	_____
CONTRACTOR:	<u>Reid & Associates</u>	CONTACT:	<u>Jennifer Smith</u>
ADDRESS:	<u>6300 Riverside Plaza Lane NW, Suite 220</u>	PHONE:	<u>891-2528</u>
CITY, STATE:	<u>Albuquerque, NM</u>	ZIP CODE:	<u>87120</u>

CHECK TYPE OF SUBMITTAL:

DRAINAGE REPORT

DRAINAGE PLAN 1ST SUBMITTAL, *REQUIRES TCL or equal*

DRAINAGE PLAN RESUBMITTAL

CONCEPTUAL GRADING & DRAINAGE PLAN

GRADING PLAN

EROSION CONTROL PLAN

ENGINEER'S CERTIFICATION (HYDROLOGY)

CLOMR/LOMR

TRAFFIC CIRCULATION LAYOUT (TCL)

ENGINEER'S CERTIFICATION (TCL)

ENGINEER'S CERT. (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. PRMT. APPROVAL

SECTOR PLAN APPROVAL

FINAL PLAT APPROVAL

FOUNDATION PERMIT APPROVAL

BUILDING PERMIT APPROVAL

CERTIFICATE OF OCCUPANCY (PERM.)

CERTIFICATE OF OCCUPANCY (TEMP.)

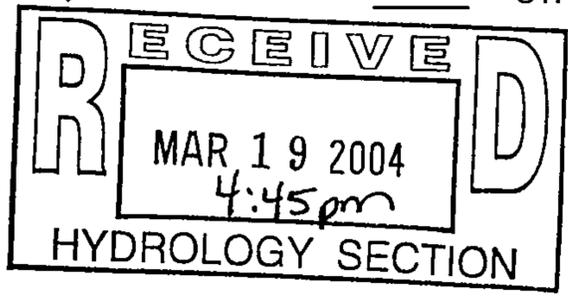
GRADING PERMIT APPROVAL

PAVING PERMIT APPROVAL

WORK ORDER APPROVAL

OTHER (SPECIFY)

Russell Grayson → 3/19/04



WAS A PRE-DESIGN MEETING ATTENDED:

YES

NO

COPY PROVIDED

DATE SUBMITTED: 3/19/04 BY: Russell Grayson

Need NPDES

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
- 2. Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
- 3. Drainage Report:** Required for subdivisions containing more than (10) lots or constituting five (5) acres



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 23, 2004

Claudio Antonio Vigil, R.A.
Claudio Vigil Architects
1801 Rio Grande Blvd. NW
Albuquerque, NM 87104

**Re: National Electric Supply, 2200 Midtown Pl. NE, Traffic Circulation Layout
Architect's Stamp dated 3-19-04 (G16/D95E)**

Dear Mr. Vigil,

Based upon the information provided in your submittal received 3-19-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List radii for all curves shown.
2. Please show the location of the nearest driveway on the adjacent lot.
3. For passenger vehicles, the minimum end island radius is 15 feet.
4. Bumpers must be provided for the parking spaces adjacent to the proposed ramp located in the southwest corner of the site.
5. List the width of the drivepads.
6. Please provide two copies of the site plan and details for the next submittal.

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