

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

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 02/2013)

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

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@aqq.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: _____

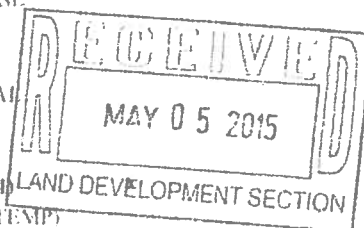
Phone#: _____ Fax#: _____ E-mail: _____

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:

- ☐ 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) LAND DEVELOPMENT SECTION
- ☐ 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: _____

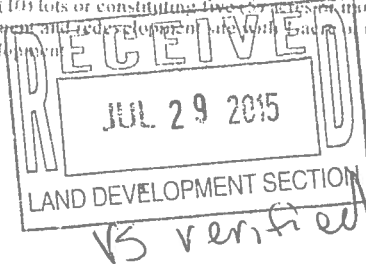
Yes ☒ No ☐

Copy Provided: _____

DATE SUBMITTED: 7/15 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 five (5) acres or more
4. **Erosion and Sediment Control Plan**: Required for any new development and redevelopment site with five (5) acres or more of land disturbing area including project less than five (5) acres that are part of a larger common plan of development



-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.

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. DONALD WILLIAMS
Title: PRESIDENT

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 C. 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

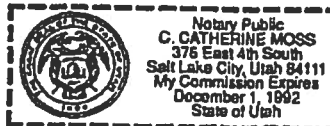


EXHIBIT A

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.

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 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,

0006586

