

CITY OF ALBUQUERQUE



January 15, 2008

John MacKenzie, P.E.
Mark Goodwin & Associates, P.A.
P.O. Box 90606
Albuquerque, NM 87199

**Re: Vis-Com Building (Welding Shop), 301 Menaul Blvd.,
(H-14/D077)
Approval of Permanent Certificate of Occupancy,
Engineer's Stamp Dated: 1-10-05
Certification dated 1-14-2008**

Mr. MacKenzie:

P.O. Box 1293

Based upon the information provided in your submittal received 1/14/08, 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,

Timothy Sims
Plan Checker-Hydrology, Planning Dept
Development and Building Services

www.cabq.gov

C: CO Clerk—Katrina Sigala
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Vis-Com Building

DRB #:

EPC#:

ZONE MAP/DRG. FILE #: H-14/D77

WORK ORDER#:

LEGAL DESCRIPTION: Tract C, Land at Broadway & Menaul

CITY ADDRESS:

ENGINEERING FIRM: Mark Goodwin & Associates, PA

ADDRESS: PO Box 90606

CITY, STATE: Albuquerque, NM

CONTACT: John M. MacKenzie, PE

PHONE: 828-2200

ZIP CODE: 87199

OWNER: Vis-Com, Inc.

ADDRESS: 5710 Edith NE

CITY, STATE: Albuquerque, NM

CONTACT: Ron Lucero

PHONE: 345-6424

ZIP CODE: 87107

ARCHITECT: Ken Hovey

ADDRESS: 3808 Simms Ave. SE

CITY, STATE: Albuquerque, NM

CONTACT: Ken Hovey

PHONE: 354-0025

ZIP CODE: 87107

SURVEYOR: ALS, Inc.

ADDRESS: PO Box 30701

CITY, STATE: Albuquerque, NM

CONTACT: Tim Aldrich

PHONE: 884-1990

ZIP CODE: 87107

CONTRACTOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CHECK TYPE OF SUBMITTAL:

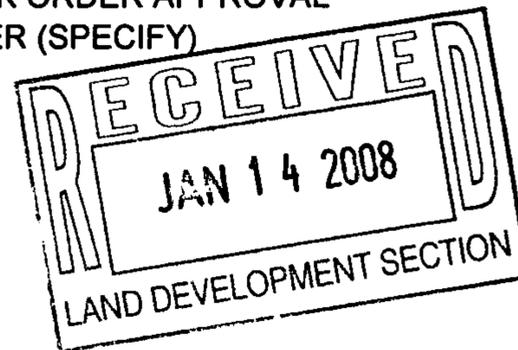
- DRAINAGE REPORT
- DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL)
- ENGINEERS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



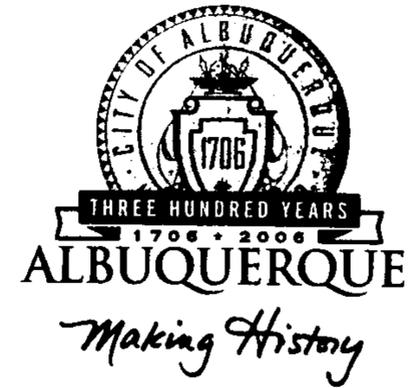
DATE SUBMITTED: January 14, 2008

BY: John M. MacKenzie, PE *JMM*

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

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

CITY OF ALBUQUERQUE



April 1, 2005

John M. McKenzie, P.E.
Mark Goodwin & Associates, P.A.
P.O. Box 90606
Albuquerque, NM 87199

**Re: Viscom Welding Addition, 301 Manual Blvd. NE
Grading and Drainage Plan
Engineer's Stamp dated 1-10-05 (H14 - D77)**

Dear Mr. McKenzie,

Based upon the information provided in your submittal dated 3-01-05, 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.

Also, prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3990.

Sincerely,

Phillip J. Lovato, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

PROJECT TITLE: Viscom Welding Addition ZONE MAP/DRG #: H-14/D77
 DRB#: _____ EPC #: _____ W.O.#: _____
 LEGAL DESCRIPTION: Tract C, Land at Broadway & Memorial
 CITY ADDRESS: _____
 ENGINEERING FIRM: Mark Goodwin & Associates, PA CONTACT: Scott Davis
 ADDRESS: PO Box 90606 PHONE: 828-2200
 CITY, STATE: Albuquerque, NM ZIP CODE: 87199
 OWNER: _____ CONTACT: Ron Lucero
 ADDRESS: _____ PHONE: 345-6426
 CITY, STATE: _____ ZIP CODE: _____
 ARCHITECT: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____
 SURVEYOR: Aldrich Land Surveying CONTACT: Tim Aldrich
 ADDRESS: P.O. Box 30701 PHONE: 884-1990
 CITY, STATE: Albuquerque, NM ZIP CODE: 87190-0701
 CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

- DRAINAGE REPORT
- DRAINAGE PLAN 1ST SUBMITTAL, ~~CONCEPTUAL~~
- 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

- 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) _____

BP fee paid -

WAS A PRE-DESIGN CONFERENCE ATTENDED?

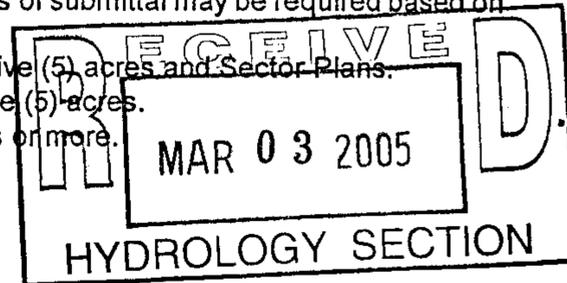
- YES
- NO
- COPY PROVIDED

DATE SUBMITTED: 2/1/05

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 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:

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 11, 2003

John MacKenzie, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87119

Re: Vis-Com Building, Tract C Land at Broadway and Menaul, Certificate of Occupancy

Engineer's Stamp dated 11-25-02 (H14/D77)

Certification dated 11-07-03

Dear Mr. MacKenzie,

Based upon the information provided in your submittal received 11-10-03, 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 AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: Vis-Com Building ZONE MAP/DRB.FILE#: H-14 / D77
DRB#: _____ EPC# _____ WORK ORDER#: _____
LEGAL DESCRIPTION: Tract C, Land at Broadway & Menaul
CITY ADDRESS: _____
ENGINEERING FIRM: Mark Goodwin & Associates, PA CONTACT: John M. MacKenize, PE
ADDRESS: P.O. Box 90606 Albuquerque NM 87119 PHONE: 828-2200
CITY, STATE: Albuquerque NM ZIP CODE: 87119
OWNER: Vis-Com, Inc. CONTACT: Ron Lucero
ADDRESS: 5710 Edith NE PHONE: 345-6426
CITY, STATE: Albuquerque ZIP CODE: 87107
ARCHITECT: Ken Hovey CONTACT: Ken Hovey
ADDRESS: 3808 Simms Ave. SE, PHONE: 354-0025
CITY, STATE: Albuquerque, NM ZIP CODE: _____
SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEER'S CERTIFICATION (TCL)
- ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- OTHER

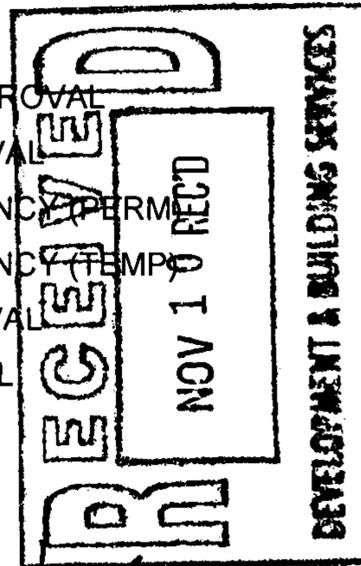
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED

DATE SUBMITTED: 11 - 7 - 03

CHECK TYPE OF APPROVAL SOUGHT:

- SIA / FINANCIAL GUARANTY 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)



BY: John M. MacKenize
John M. MacKenize, PE

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:

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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

***Planning Department
Transportation Development Services Section***

November 7, 2003

Ken Hovey, Registered Architect
PO Box 8506
Albuquerque, NM 87198-8506

Re: Certification Submittal for Final Building Certificate of Occupancy for
Office Warehouse for Vis-Com, Inc, [H-14 / D77]
101 Manual NE
Architect's Stamp Dated 11/06/03

Dear Mr. Hovey:

The TCL / Letter of Certification submitted on November 6, 2003 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

VIS-GOM, INC

PROJECT TITLE: OFFICE WAREHOUSES FOR ZONE MAP/DRG. FILE #: H-14/077

DRB #: EPC#: LAND AT MENAUL I BROADWAY TRACT C WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROTECTED SECTIONS 8 & 9

CITY ADDRESS: TOWNSHIP 10 NORTH, RANGE 3 EAST 101 MENAUL BLVD. NE

ENGINEERING FIRM: CONTACT: PHONE: ZIP CODE:

OWNER: ADDRESS: CITY, STATE:

CONTACT: PHONE: ZIP CODE:

ARCHITECT: KEN HOVEY ADDRESS: P.O. BOX 8506 CITY, STATE: ALBQ, NM

CONTACT: KEN HOVEY PHONE: 259 8458 ZIP CODE: 87102

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)
ENGINEERS CERTIFICATION (TCL) - ARCHITECT
ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
OTHER

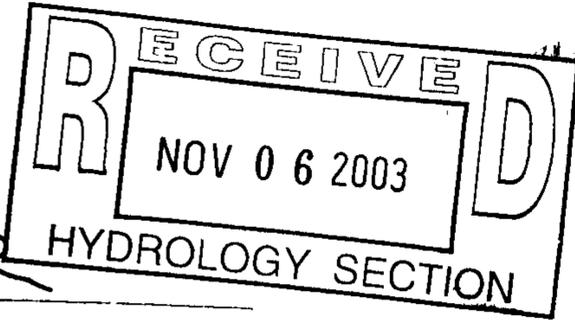
CHECK TYPE OF APPROVAL SOUGHT:

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

HAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
NO
COPY PROVIDED

DATE SUBMITTED: 11/06/03 BY: REGI RUTAR



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal... One or more of the following levels of submittal may be required based on the following:
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3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

Who is
X-access easement
that should
encumber the
entrance from
Mental to
existing 30' access
easement

Left message
10:40 am
11/7/03
concerning
(e.o.) project

November 6, 2003

Ken Hovey, Architect
P.O. Box 8506
Albuquerque, NM 87198-8506

Transportation Dept.
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Subject: 101 Menaul Blvd. NE,
Office, Warehouse & Shop Facility for Vis-Com, Inc.

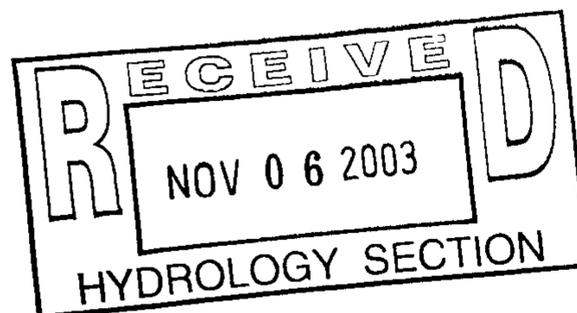
Gentlemen:

I have inspected the subject project located at 101 Menaul Blvd. NE and I find the construction to be in substantial compliance with the approved Traffic Circulation Layout (TCL). I have redlined the attached TCL to show any departures in the construction from the approved TCL.

Sincerely,



Ken Hovey



PERMANENT EASEMENT

Ronald O. Lucas

Grant of Permanent Easement, between VIS COM, INC. ("Grantor"),
whose address is 129 Placitas NE, Albuquerque, NM 87107 / 679 PACE RD NW 82119
and NZ Corporation, an Arizona corporation ("Grantee"), whose address is 333 N. 44th St., Suite 420,
Phoenix, AZ 85008-6568.

Grantor grants to Grantee a permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of surface improvements associated with ingress and egress to/from the Gateway Industrial Park, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if Grantee determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements within the easement, the Grantee has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair modification or removal ("Work") it deems appropriate without liability to the Grantee. If the work effects any Improvements or Encroachments made by the Grantor, the Grantee will not be financially or otherwise responsible for rebuilding or repairing of Improvements or Encroachments. If in the opinion of the Grantee, the Work to be performed by the Grantee could endanger the structural integrity or otherwise damage the Improvements or Encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the land for the benefit of Grantee and its successors and assigns until terminated.

WITNESS my hand and seal this 15 day of April, 2002.

GRANTOR:

Ronald O. Lucas
(Individual)

GRANTOR:

By: _____
Its: _____
(Corporation or Partnership)



2002127710
5734877
Page: 1 of 3
10/02/2002 03:36P
Bk-A42 Pg-7357

INDIVIDUAL

STATE OF NEW MEXICO)
525 45 9486) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 15 day of April, 2002,
by Ronald, Luero of _____.

My Commission Expires:

12/14/05



Bernadette Mares
OFFICIAL SEAL

BERNADETTE MARES
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 12/14/05

CORPORATION

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____ day of _____, 20____,
by _____ of _____ a _____
corporation, on behalf of the corporation.

Notary Public

My Commission Expires:

PARTNERSHIP

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____ day of _____, 20____,
by _____, partner(s), on behalf of _____, a partnership.

Notary Public

My Commission Expires:

(EXHIBIT "A" ATTACHED)



Mary Herrera

Bern. Co. EASE

R 13.00

2002127710

5734877

Page: 2 of 3

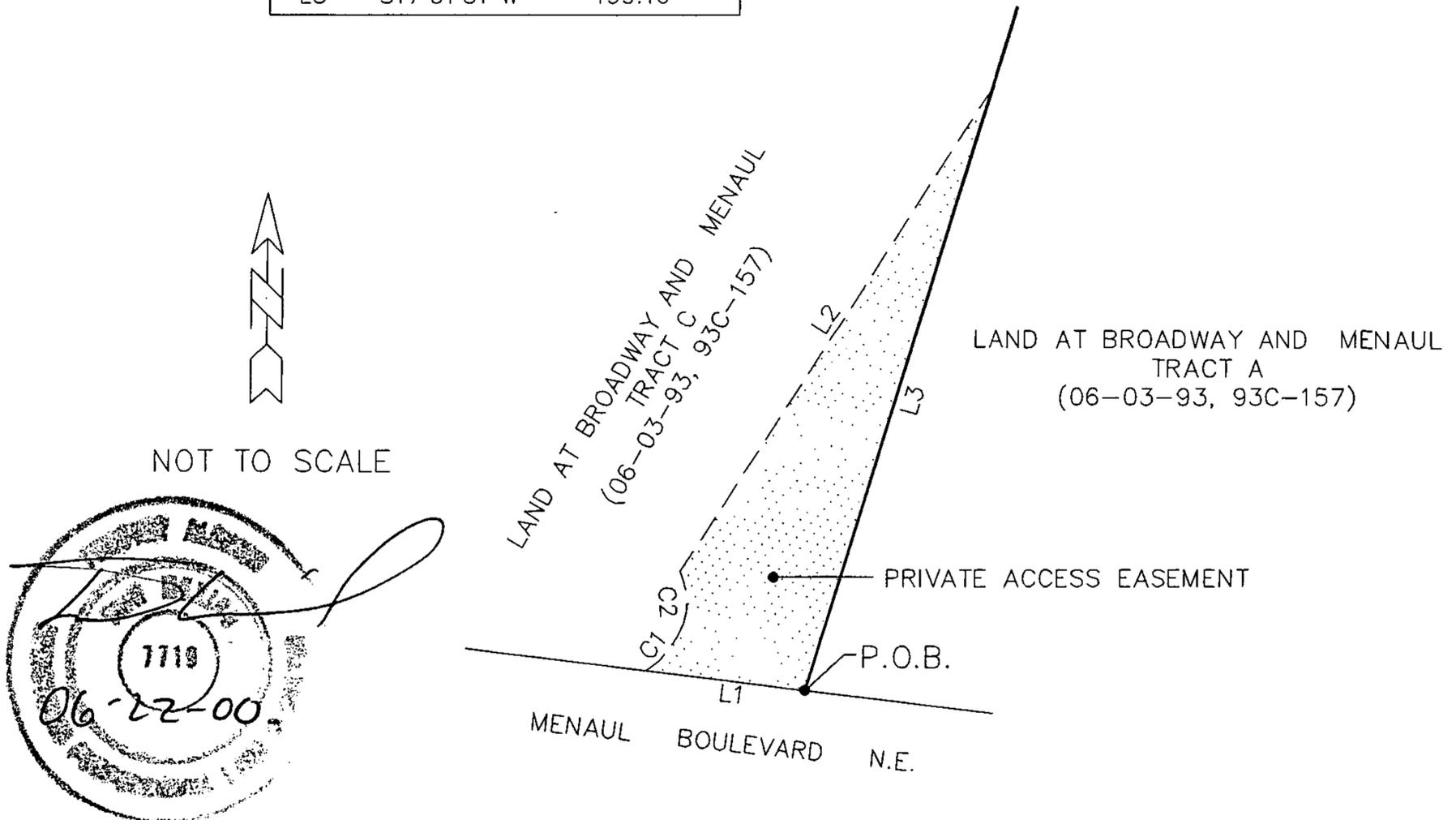
10/02/2002 03:36P

Bk-A42 Pg-7357

EXHIBIT A
"EXHIBIT FOR"
PRIVATE ACCESS EASEMENT

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	19.64'	37°30'04"	30.00'	10.18'	N38°09'38"E	19.29'
C2	16.79'	38°28'47"	25.00'	8.73'	N04°48'55"W	16.48'

LINE	DIRECTION	DISTANCE
L1	N83°08'39"W	50.84'
L2	N32°45'04"E	181.65'
L3	S17°01'51"W	199.16'



DESCRIPTION

A Private Access Easement within the Town of Albuquerque Grant, projected Sections 8 & 9, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being within TRACT C, LAND AT MENAUL & BROADWAY as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 3, 1993 in Volume 93C, Folio 157 and being more particularly described as follows:

BEGINNING at the southeast corner of the herein described easement, said point being common with the southeast corner of said TRACT C and further being on the northerly right-of-way line of Menaul Boulevard N.E.;

THENCE along said northerly right-of-way line N 83°08'39" W, 50.84 feet to the southwest corner;

THENCE leaving said northerly right-of-way line 19.64 feet along a curve to the left, whose radius is 30.00 feet through a central angle of 37°30'04" and whose chord bears N 38°09'38" E, 19.29 feet to a point of compound curvature;

THENCE 16.79 feet along a curve to the left, whose radius is 25.00 feet through a central angle of 38°28'47" and whose chord bears N 04°48'55" W, 16.48 feet to a point on tangent;

THENCE N 32°45'04" E, 181.65 feet to a point;

THENCE S 17°01'51" W, 199.16 feet to the point of beginning and containing 0.1282 acres more or less.



Mary Herrera

Bern. Co. EASE

R 13.00

2002127710

5734877

Page: 3 of 3

10/02/2002 03:36P

Bk-A42 Pg-7357

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

VIS-GOM, INC

PROJECT TITLE: OFFICE WAREHOUSES FOR

ZONE MAP/DRG. FILE #: H-14/077

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

LEGAL DESCRIPTION: LAND AT MENAUL & BROADWAY TRACT C WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROTECTED SECTIONS 8 & 9

CITY ADDRESS: TOWNSHIP 10 NORTH, RANGE 3 EAST

ENGINEERING FIRM: 101 MENAUL BLVD. NE
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: KEN HOVEY
ADDRESS: P.O. BOX 8506
CITY, STATE: ALBU, NM

CONTACT: KEN HOVEY
PHONE: 259 8958
ZIP CODE: 87102

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

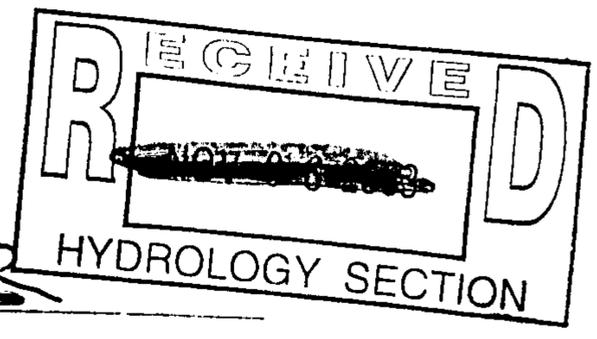
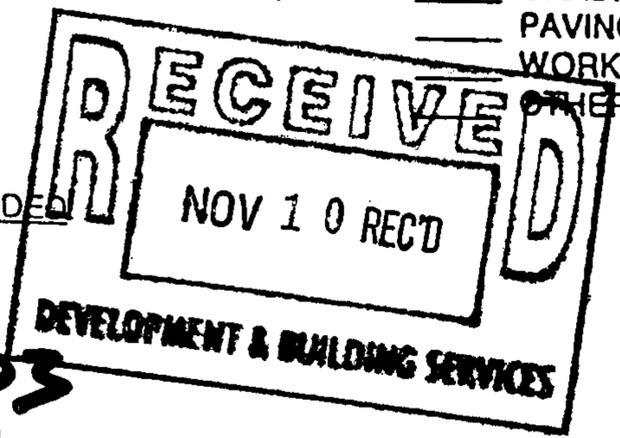
CHECK TYPE OF SUBMITTAL:

- 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)
- ENGINEERS CERTIFICATION (TCL) - ARCHITECT
- ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- OTHER

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- S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
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- CERTIFICATE OF OCCUPANCY (TEMP.)
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- OTHER (SPECIFY)

AS A PRE-DESIGN CONFERENCE ATTENDED
 YES
 NO
 COPY PROVIDED



DATE SUBMITTED: 11-10-03 BY: BEGAL, R. J. AR

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:

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 20, 2002

John M. MacKenzie, PE
Mark Goodwin & Associates
PO Box 90606
Albuquerque, NM 87199

**RE: Vis-Com Building Grading and Drainage Plan (H14-D77)
Engineer's Stamp Dated November 25, 2002**

Dear Mr. MacKenzie:

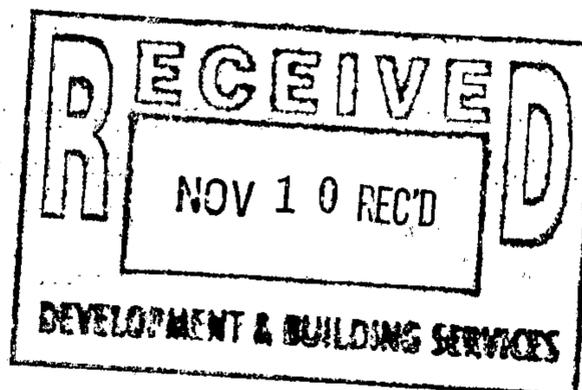
Based on the information contained in your submittal received November 26, 2002, the above referenced plan is approved for Building Permit. However, Work Order #639381 has been let, but not constructed. The entrance should be coordinated with the work order project. Also, certify that a berm or other measure has been constructed to keep runoff from entering the railroad property. Prior to Certificate of Occupancy approval, an Engineer's Certification per the Development Process Manual will be required.

If you have any questions, please call me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: File





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

**Planning Department
Transportation Development Services Section**

May 7, 2003

Ken Hovey, Registered Architect
3808 Simms ave.
Albuquerque, NM
87108

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Facility for Vis-Com inc. [H-14/D77]
101 Manual NE

Dear Mr. Hovey:

The TCL submittal dated May 6, 2003 is approved, stamped and signed as such. Two copies will be required: one for each of the building permit plans and the original to be kept by you to be used for certification of the site for final C.O. for Transportation.

If a temporary CO is needed then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. 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 needs stamp 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.

Prior to the issuance of a C.O. the cross-access easement is needed to encumber the entrance area from manual to the existing 30 foot access easement.

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

Sincerely,

Richard Dourte, PE
Traffic Engineer
Development and Building Services

cc: Hydrology file
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: FACILITY FOR VIS-COM INC. ZONE MAP/DRG. FILE #: H-14/D77
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LAND AT MEMAUL & BROADWAY TRACT C
CITY ADDRESS: 101 MEMAUL AVE

ENGINEERING FIRM: MARK GODWIN & ASSOC.
ADDRESS: P.O. BOX 90606
CITY, STATE: ALBUQ, NM, 87199

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: RON LUCERO - VISCOM INC.
ADDRESS: 5710 EDITH BLDG. NE
CITY, STATE: ALBUQ, NM 87107

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: KEN HOVEY - (259-8458)
ADDRESS: 3808 SUMMS AVE
CITY, STATE: ALBUQ, NM 87108

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: VIS-COM INC.
ADDRESS: 5710 EDITH BLDG NE
CITY, STATE: ALBUQ, NM 87107

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

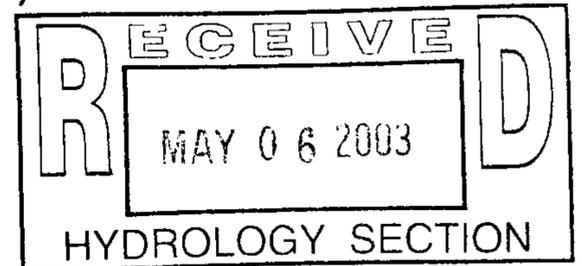
- DRAINAGE REPORT
- DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL)
- ENGINEERS 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: 6 MAY 2003 BY: KEN HOVEY

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

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

*Public Works Department
Transportation Development Services Section*

September 25, 2002

Ken Hovey, Reg. Architect
3808 Simms Ave. S.E.
Albuquerque, NM 87108

Re: TCL Submittal for Building Permit Approval for
Vis-Com Office/Warehouse Facility
301 Menaul Blvd. N.E., [H-14/D077]
Architect's Stamp Dated 09/09/02

Dear Mr Hovey:

The location referenced above, dated September 9, 2002, is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the red-lined TCL markup with comments. Please resubmit revised TCL after addressing marked up comments.

Sincerely,

Mike Zamora, Commercial Plan Checker
Development and Building Services
Planning Department

c: Hydrology file
Mike Zamora

MENAU 2NEW1KeHo-TCL

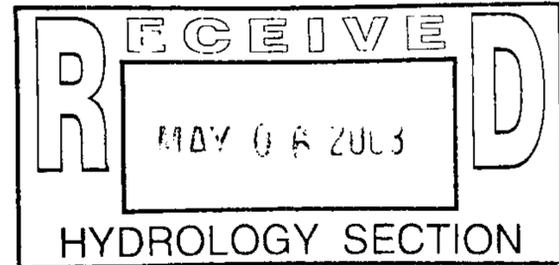


City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department
Transportation Development Services Section

September 25, 2002



Ken Hovey, Reg. Architect
3808 Simms Ave. S.E.
Albuquerque, NM 87108

Re: TCL Submittal for Building Permit Approval for
Vis-Com Office/Warehouse Facility
301 Menaul Blvd. N.E., [H-14/D077]
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Sincerely,

Mike Zamora, Commercial Plan Checker
Development and Building Services
Planning Department

c: Hydrology file
Mike Zamora

MENAU 2NEW1KeHo-TCL

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

H-14/D77

PROJECT TITLE: FACILITY FOR VIS-COM INC ZONE MAP/DRG. FILE #: H-14
DRB #: EPC#: WORK ORDER#:

LEGAL DESCRIPTION: LAND AT MENAUL & BROADWAY, TRACT C
CITY ADDRESS: 301 MENAUL BLVD NE

ENGINEERING FIRM: MARK GOODWIN & ASSOC
ADDRESS: 3916 ADAMS NE
CITY, STATE: ALBUQU, NM

CONTACT: JOHN MCKENZIE
PHONE: 828 2200
ZIP CODE: 87113

OWNER: VIS-COM INC
ADDRESS: 5710 EDITH NE
CITY, STATE: ALBUQU, NM

CONTACT: RON LUGRO
PHONE: 345-6426
ZIP CODE: 87107

ARCHITECT: KEN HOVEY
ADDRESS: 3808 SIMMS AVE SE
CITY, STATE: ALBUQU, NM

CONTACT: KEN HOVEY 9/9/02
PHONE: 259-8458
ZIP CODE: 87108

SURVEYOR:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

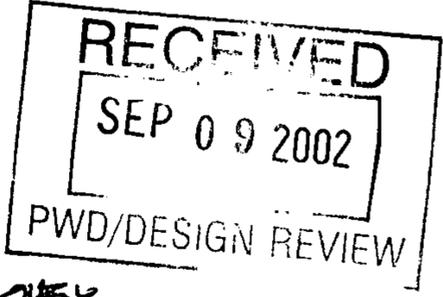
CONTRACTOR:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

- CHECK TYPE OF SUBMITTAL:
DRAINAGE REPORT
DRAINAGE PLAN
CONCEPTUAL GRADING & DRAINAGE PLAN
GRADING PLAN
EROSION CONTROL PLAN
ENGINEER'S CERTIFICATION (HYDROLOGY)
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ENGINEERS CERTIFICATION (TCL)
ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
OTHER

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

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



DATE SUBMITTED: 9/9/02 BY: KEN HOVEY 259-8458

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

9/24/02 Arch. C'd ME, T.C.L. Diss'd. w. P/V. ; - logg'd
letter incl.

TRAFFIC CIRCULATION LAYOUT SITE PLAN CHECKLIST
REVISED DRAFT 9/18/01

The City Zoning Code requires the design of access and circulation for parking areas and drive through facilities to be satisfactory to the Traffic Engineer. The design of these parking areas is a melding of a number of objectives of a development including safety, efficiency, aesthetics, etc. From a vehicular transportation point of view, one of the most critical areas of concern is the location and manner of access from the adjacent street. The interface of the development adjacent to these areas also plays a major role in how safely and efficiently they operate. These guidelines for the layout of the parking areas represent engineering design standards that will result in good operational and safety characteristics. However, with the many variables in design and unique characteristics that can be encountered, the designer may need to investigate other means of satisfying desirable operational and safety characteristics. Prior to embarking on a design for these unusual conditions, the designer should contact the Traffic Engineer to reach agreement on the modifications to these guidelines. Traffic Circulation Layout (TCL) Site Plans are required for commercial and institutional buildings, multi-family residential buildings and commercial additions of 500 square feet or more.

NOTE: The following checklist is intended to be used as a guide for preparing your Traffic Circulation Layout Plan to meet any or all of the traffic requirements. It is only a guide. Some items may not be applicable to your particular project; some items may require more detail.

D.P.M. - DEVELOPMENT PROCESS MANUAL

I. General Information:

- A.** Completed Drainage/TCL Information Sheet-(DPM Volume 1, Chapter 17)
- B.** Planning History-Relationship to approved site plans, masterplans, and/or sector plans site
- C. Description:**
 - 1.** Vicinity map (zone atlas map) showing location of the development in relation to well-known landmarks, municipal boundaries and zone atlas map index number
 - 2.** Address and legal description or copy of current plat
 - 3.** All requests for variances from policies, ordinances or resolutions which are necessary to implement this plan must be specifically identified
 - 4.** Type of development (restaurants, banks, convenience markets, service station, super markets, auto car wash, etc.)
 - 5.** Size of development
 - 6.** Parking spaces required by Zoning Code or prior EPC approved Site Development Plan
 - 7.** Executive Summary-Provide a brief yet comprehensive discussion of the following:
 - a.** General project location
 - b.** Development concept for the site
 - c.** Traffic circulation concept for the site-including largest truck (Design Vehicle) at applicable locations.
 - d.** Impact on the adjacent sites
 - e.** Reference any applicable Traffic Impact Studies (TIS) or previously approved plans
 - f.** Variance required to accommodate unusual site constraints

- ITEM IS ACCEPTABLE
 - ITEM NEEDS COMPLETION
 - N/A

4. - ITEM IN THE SUBSECTION NEEDS COMPLETION OR DESIGNER MIGHT CONSIDER THE ITEM ONCE MORE.

301 N. ... - 115 COM in Facility - ...

9/23/02

II. Plan Drawings:

- A. Professional Architect's/Engineer's stamp with signature and date
- B. Drafting standards: (Reference City Standards, DPM Volume 2, Chapter 27)
1. North Arrow
 2. Scales-recommended engineer scales:
 - a. 1" = 20' for sites less than 5 acres
 - b. 1" = 50' for sites 5 acres or more
 3. Legend-see DPM manual, Volume 2, Tables 27.3a-27.3d for recommended standard symbols
 4. Plan drawings size: 24" x 36"
 5. Notes defining ^{new & existing} property line, rights-of-way, signs, street lights, fire hydrants, medians, water meter boxes, pavement limits and types, sidewalks, landscape areas, project limits, and all other areas whose definition would increase clarity
- C. ~~New~~ Existing Conditions:
1. On-site
 - a. Identification of all ^{new &} existing buildings, doors, structures, sidewalks, curbs, drivepads, walls, etc., and anything that influences parking and circulation of the site
 - b. Indication of all access existing easements and rights-of-way on or adjacent to the site with dimensions and purpose shown
 2. Off-site
 - a. Identification of the right-of-way width, medians, curb cuts, sidewalks, etc. (both sides of street) ^{opening}
- D. ~~NEW~~ ^{NEW} Conditions: ~~NEW~~ conditions should generally be superimposed on the drawings showing existing on-site and off-site conditions. Separate sheets may be used for on-site and off-site areas depending upon circumstances.
1. On-site
 - a. Indication of all proposed access easements and rights-of-way on or adjacent to the site with dimensions and purpose shown
 - b. Slopes
 - (1) Parking areas 1% min to 8% max
 - (2) Parking areas adjacent to major circulation aisles or adjacent to major entrances 1% min to 6% max
 - ~~(3) Handicap parking 1% min to 2% max~~
 - (4) Handicap ramps ~~with slope of 12:1~~ must be provided in ~~where~~ the sidewalk area where curbs intersect the pedestrian access to the building
 - c. Clearly delineate project phasing. A key map is recommended.
 - d. Parking stall sizes: (Reference City Standards, DPM, Figure 23.7.1)

e. Circulation:

- (1) General layout dimensions: Figure 23.7.1 provides the layout relationships between parking stalls and aisle widths for both large and small car parking areas
- (2) Treatment of access points-curb cuts and/or drivepads need to comply with Chapter 23, Section 6 (if not, discuss in Executive Summary) *per L.A.A. Std. Detail Dwg. No. 2425 & 2426.*
- (3) Internal aisle connection:
 - ~~(a)~~ Parking lots with 100 or more spaces must have landscaped islands at the ends of each row of parking
 - (b) Landscape island radius for passenger car is 15 feet (see DPM Figure 23.7.2)
 - ~~(c)~~ Landscape island radius for delivery trucks, fire trucks, etc. is 25 feet or larger (see DPM figure 23.7.2)
- ~~(4)~~ Maximum aisle lengths 400 feet without internal circulation between aisles
- (5) Sidewalk connections:
 - ~~(a)~~ Provide a 4' sidewalk from the public sidewalk to the buildings within the development
 - (b) Provide a min 5' wide sidewalk when the stall will overhang the sidewalk
 - (c) Clear pedestrian route accessible should be provided when the parking space may overhang the sidewalk
- (6) Curbing: Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles
- (7) Fire and emergency access: Provision for access by fire and emergency vehicles needs to be in accordance with the Albuquerque Fire Plan Checking Division
- (8) Service Areas:
 - (a) Circulation:
 - 1) Design delivery vehicle route needs to be shown
 - 2) No truck ramps, refuse/compactors or similar facilities permitted within circulation aisle
 - (b) No backing into or from public street allowed
 - (c) Service vehicle and/or refuse vehicle maneuvering must be contained on-site
 - (d) Service aisle width required:
 - 1) Two-way traffic is 30'
 - 2) One-way traffic is 20'

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

H-14/D77

PROJECT TITLE: VIS - COM BUILDING ZONE MAP/DRG. FILE #: _____
JOB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT C, LANDS AT BROADWAY & MENAUL
PROPERTY ADDRESS: 101 MENAUL BLVD. NE

ENGINEERING FIRM: MARK GOODWIN & ASSOC. CONTACT: JOHN MACKENZIE
ADDRESS: P.O. Box 90606 PHONE: 828-2200
CITY, STATE: ALB., NM 87199 ZIP CODE: _____

OWNER: RONALD LUCERO CONTACT: RON LUCERO
ADDRESS: 510 FIFTH BLVD NE PHONE: 745-6426
CITY, STATE: ALB., NM 87109 ZIP CODE: _____

ARCHITECT: KEN HOVEY CONTACT: KEN HOVEY
ADDRESS: 3808 SIMMS AVE SE PHONE: 274-8458
CITY, STATE: ALB., NM ZIP CODE: 87108

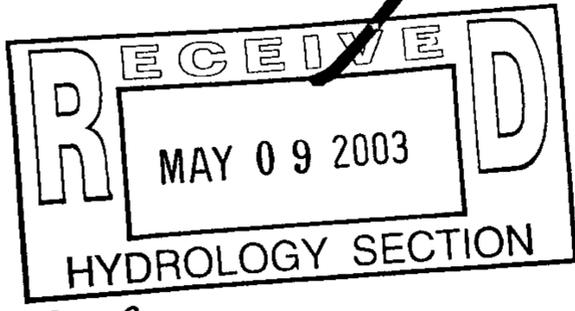
SURVEYOR: _____ CONTACT: _____
ADDRESS _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: VIS - COM, INC. CONTACT: ROB GARCIA
ADDRESS: 510 FIFTH BLVD. NE PHONE: 228-7129
CITY, STATE: ALB., NM ZIP CODE: 87109

- CHECK TYPE OF SUBMITTAL:
- DRAINAGE REPORT
 - DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCM 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 (DRE 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: 5/9/03 BY: ROB GARCIA

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:

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 20, 2002

John M. MacKenzie, PE
Mark Goodwin & Associates
PO Box 90606
Albuquerque, NM 87199

**RE: Vis-Com Building Grading and Drainage Plan (H14-D77)
Engineer's Stamp Dated November 25, 2002**

Dear Mr. MacKenzie:

Based on the information contained in your submittal received November 26, 2002, the above referenced plan is approved for Building Permit. However, Work Order #639381 has been let, but not constructed. The entrance should be coordinated with the work order project. Also, certify that a berm or other measure has been constructed to keep runoff from entering the railroad property. Prior to Certificate of Occupancy approval, an Engineer's Certification per the Development Process Manual will be required.

If you have any questions, please call me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: File

~~354-0025~~

259-8458

254-0083

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

H-14/D77

PROJECT TITLE: Vis-Com Building

ZONE MAP/DRB.FILE#: H-14

DRB#: _____ EPC# _____

WORK ORDER#: _____

LEGAL DESCRIPTION: Tract C, Land at Broadway & Menaul

CITY ADDRESS: _____

ENGINEERING FIRM: Mark Goodwin & Associates, PA

CONTACT: John M. MacKenize, PE

ADDRESS: P.O. Box 90606 Albuquerque NM 87119

PHONE: 828-2200

CITY, STATE: Albuquerque NM

ZIP CODE: 87119

OWNER: Vis-Com, Inc.

CONTACT: _____

ADDRESS: 5710 Edith NE

PHONE: _____

CITY, STATE: Albuquerque

ZIP CODE: 87107

ARCHITECT: Ken Hovey

CONTACT: Ken Hovey

ADDRESS: 3808 Simms Ave. SE,

PHONE: 354-0025

CITY, STATE: Albuquerque, NM

ZIP CODE: _____

SURVEYOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

CITY, STATE: _____

ZIP CODE: _____

CONTRACTOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

CITY, STATE: _____

ZIP CODE: _____

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

- DRAINAGE REPORT
- DRAINAGE PLAN
- 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

- SIA / FINANCIAL GUARANTY RELEASE
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D. APPROVAL
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- 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
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- OTHER (SPECIFY)

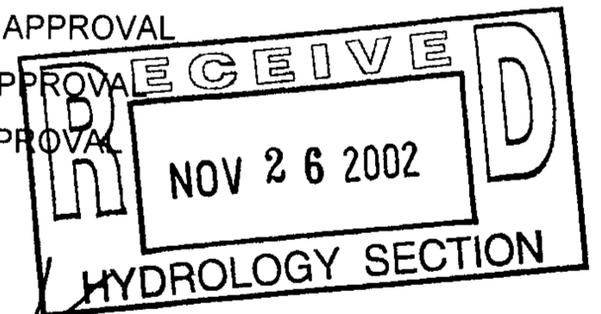
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED

DATE SUBMITTED: 11-25-02

BY: John M. MacKenize

John M. MacKenize, PE



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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 1, 2001

Diane Hoelzer, P.E.
Mark Goodwin & Associates, P.A.
PO Box 90606
Albuquerque, NM 87199

Re: Vis-Com Building Grading & Drainage Plan, Engineer's stamp dated 07-23-01 (H14/D077)

Dear Ms. Hoelzer,

Based on the information provided in your submittal dated July 24, 2001, 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 release of the Certificate of Occupancy (C.O.), an Engineer Certification per the DPM checklist will be required. Per the previous submittal acceptance letter dated April 20, 2000, by Stuart Reeder, P.E., you must provide us an authorization from the owner(s) of the adjacent Tract B and Tract C prior to release of the C.O.

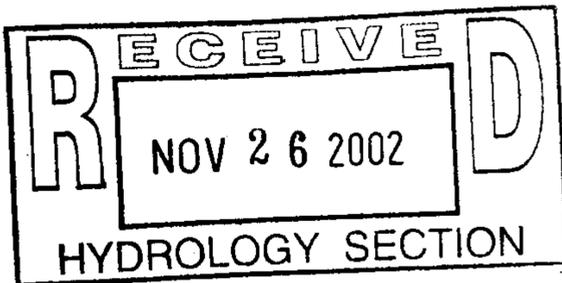
If you have any questions, please call me at 924-3988.

Sincerely,

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

cc: Terri Martin, Hydrology
file

*THIS approval
is still valid
N Musinski
8/29/02*





D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

November 25, 2002

Ms. Nancy Musinski, PE
City of Albuquerque
Hydrology Division
PO Box 1293
Albuquerque, NM 87103

Re: Vis-Com Building Grading and Drainage Plan (H-14/DO77)

Dear Ms. Musinski:

In August of this year I requested that you renew the approval on the grading and drainage plan for this project that you had granted a year earlier. The architect has changed the plan again and I thought it would be best to update the approval once again.

The original layout had about 30% of the north end of the property to remain as vacant with the intention of it being developed at a future time. Attached is a revised grading and drainage plan (and the original one from 2001) that shows the main building being extended by 25 feet, the maintenance building being extended by 25', and the north parking area being extended by 25 feet - all north into the area that was planned for future expansion anyway. The AHYMO hydrology was run at fully developed conditions so nothing has changed from that standpoint.

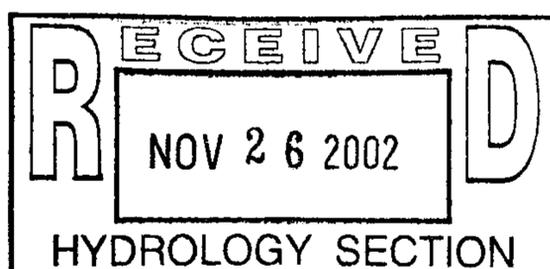
Please call if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, PE
Vice President

f:\vis-com\hyd2.wpd





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 1, 2001

Diane Hoelzer, P.E.
Mark Goodwin & Associates, P.A.
PO Box 90606
Albuquerque, NM 87199

Re: Vis-Com Building Grading & Drainage Plan, Engineer's stamp dated 07-23-01 (H14/D077)

Dear Ms. Hoelzer,

Based on the information provided in your submittal dated July 24, 2001, 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 release of the Certificate of Occupancy (C.O.), an Engineer Certification per the DPM checklist will be required. Per the previous submittal acceptance letter dated April 20, 2000, by Stuart Reeder, P.E., you must provide us an authorization from the owner(s) of the adjacent Tract B and Tract C prior to release of the C.O.

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

Sincerely,

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

cc: Terri Martin, Hydrology
file

*THIS approval
is still valid
N Musinski
8/29/02*



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV.1/11/2002)

H-14/D77

PROJECT TITLE: Vis-Com Building

ZONE MAP/DRB.FILE#: H-14

DRB#: _____ EPC# _____

WORK ORDER#: _____

LEGAL DESCRIPTION: Tract C, Land at Broadway & Menaul

CITY ADDRESS: _____

ENGINEERING FIRM: Mark Goodwin & Associates, PA

CONTACT: John M. MacKenize, PE

ADDRESS: P.O. Box 90606 Albuquerque NM 87119

PHONE: 828-2200

CITY, STATE: Albuquerque NM

ZIP CODE: 87119

OWNER: Vis-Com, Inc.

CONTACT: _____

ADDRESS: 5710 Edith NE

PHONE: _____

CITY, STATE: Albuquerque

ZIP CODE: 87107

ARCHITECT: Ken Hovey

CONTACT: Ken Hovey

ADDRESS: 3808 Simms Ave. SE,

PHONE: 354-0025

CITY, STATE: Albuquerque, NM

ZIP CODE: _____

SURVEYOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

CITY, STATE: _____

ZIP CODE: _____

CONTRACTOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

CITY, STATE: _____

ZIP CODE: _____

TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEER'S CERTIFICATION (TCL)
- ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- OTHER

CHECK TYPE OF APPROVAL SOUGHT:

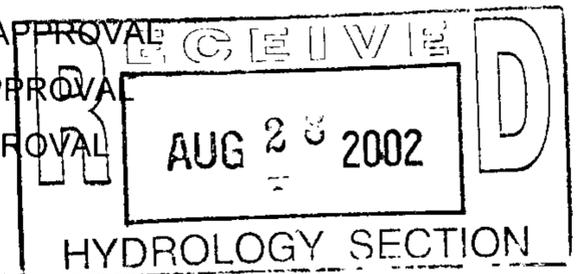
- SIA / FINANCIAL GUARANTY RELEASE
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D. APPROVAL
- S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY (PERM)
- CERTIFICATE OF OCCUPANCY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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED

DATE SUBMITTED: 8/28/02

BY: John M. MacKenize, PE



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

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Vis-Com Building ZONE ATLAS#: H-14 / 10077
 DRB#: _____ EPC# _____ WORK ORDER#: _____
 LEGAL DESCRIPTION: Tract C, Land at Broadway & Menaul
 CITY ADDRESS: _____

ENGINEERING FIRM: <u>Mark Goodwin & Associates, PA</u>	CONTACT: <u>Amy Driscoll</u>
ADDRESS: <u>P.O. Box 90606, Albuquerque, NM 87199</u>	PHONE: <u>828-2200</u>
OWNER: <u>Vis-Com, Inc.</u>	CONTACT: <u>Ron Lucero</u>
ADDRESS: <u>5710 Edith NE, Albuquerque, NM 87107</u>	PHONE: <u>345-6426</u>
ARCHITECT: <u>Ken Hovey</u>	CONTACT: <u>Ken Hovey</u>
ADDRESS: <u>3808 Simms Ave. SE, Albuquerque, NM 87108</u>	PHONE: <u>254-0025</u>
SURVEYOR: _____	CONTACT: _____
ADDRESS: _____	PHONE: _____
CONTACTOR: _____	CONTACT: _____
ADDRESS: _____	PHONE: _____

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

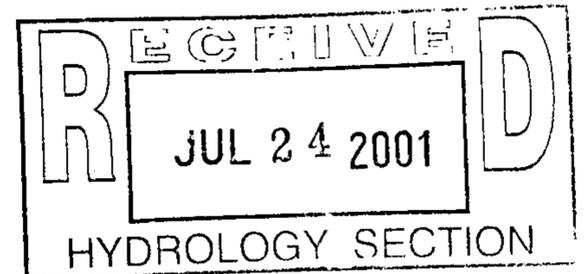
- DRAINAGE REPORT
- DRAINAGE PLAN
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL
- ENGINEER'S CERTIFICATION
- OTHER
- EASEMENT VACATION

- SKETCH PLAT APPROVAL
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D APPROVAL
- S. DEV. PLAN FOR BLDG PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- CERTIFICATION OF OCCUPANCY APPROVAL
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- S.A.D. DRAINAGE REPORT
- DRAINAGE REQUIREMENTS
- OTHER
- RELEASE OF FINANCIAL GUARANTY
- TRAFFIC CIRCULATION LAYOUT

PRE-DESIGN MEETING:

- YES
- NO
- COPY PROVIDED

DATE SUBMITTED: 7/23/01
 BY: 
 Amy L. Driscoll, PE





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 1, 2001

Diane Hoelzer, P.E.
Mark Goodwin & Associates, P.A.
PO Box 90606
Albuquerque, NM 87199

Re: Vis-Com Building Grading & Drainage Plan, Engineer's stamp dated 07-23-01 (H14/D077)

Dear Ms. Hoelzer,

Based on the information provided in your submittal dated July 24, 2001, 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 release of the Certificate of Occupancy (C.O.), an Engineer Certification per the DPM checklist will be required. Per the previous submittal acceptance letter dated April 20, 2000, by Stuart Reeder, P.E., you must provide us an authorization from the owner(s) of the adjacent Tract B and Tract C prior to release of the C.O.

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

Sincerely,

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

cc: Terri Martin, Hydrology
file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 20, 2000

John M. MacKenzie, P.E.
Ms Amy Driscoll
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

RE: GRADING & DRAINAGE PLAN FOR VIS-COM BUILDING (H-14/D077)
ENGINEERS STAMP DATED 4/18/00 SUBMITTED FOR BUILDING PERMIT
APPROVAL

Dear Mr. MacKenzie,

Based upon the information provided in your April 18, 2000, submittal, the project referred to above is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

As we discussed by phone today, your plan proposes to construct curb and gutter, an access to Tract B and a drainage swale on the neighboring Tract B, as well as a drainage swale on the adjacent Tract C. You must provide us an authorization from the owner(s) of the two adjacent tracts prior to release of the Certificate of Occupancy. An Engineer Certification, per the DPM checklist, will be required as well.

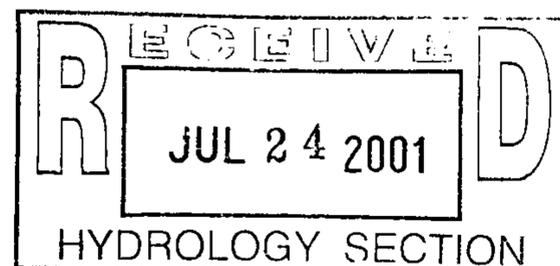
If you have any questions, please call me at 924-3988.

Sincerely,

Stuart Reeder, P.E.

Stuart Reeder, P.E.
Hydrology Division

xc: Whitney Reiersen
File



D. Mark Goodwin and Associates, P.A.
Consulting Engineers

P.O. Box 90606 ❖ Albuquerque, NM 87199
(505) 828-2200 ❖ (505) 797-9539 fax
e-mail: dmg@swcp.com

LETTER OF TRANSMITTAL

TO: CoA - Hydrology DATE: 7/23/01
ONE STEP
RE: VIS - COM

We are sending:

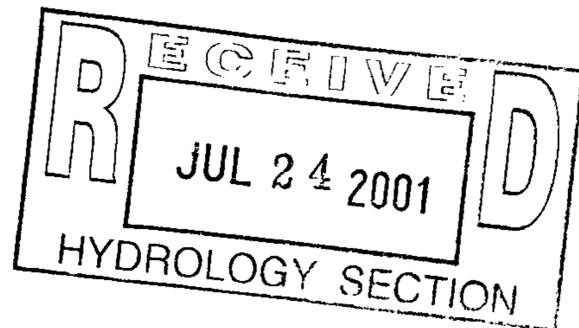
1 COPY G+D PLAN

- For your approval For your information
 As you requested For your comments
 Pre-Design Meeting

NOTES: THIS PROJECT WAS APPROVED BY HYDROLOGY
4/20/00. SINCE THEN THE CURBING AND MAINTENANCE
SITING FOOTPRINT HAVE CHANGED. THE DRAINAGE CONCEPT
IS THE SAME.

Project Engineer _____

SIGNED: 





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 20, 2000

John M. MacKenzie, P.E.
Ms Amy Driscoll
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

RE: GRADING & DRAINAGE PLAN FOR VIS-COM BUILDING (H-14/D077)
ENGINEERS STAMP DATED 4/18/00 SUBMITTED FOR BUILDING PERMIT
APPROVAL

Dear Mr. MacKenzie,

Based upon the information provided in your April 18, 2000, submittal, the project referred to above is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

As we discussed by phone today, your plan proposes to construct curb and gutter, an access to Tract B and a drainage swale on the neighboring Tract B, as well as a drainage swale on the adjacent Tract C. You must provide us an authorization from the owner(s) of the two adjacent tracts prior to release of the Certificate of Occupancy. An Engineer Certification, per the DPM checklist, will be required as well.

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

Sincerely,

Stuart Reeder, P.E.

Stuart Reeder, P.E.
Hydrology Division

xc: Whitney Reiersen
✓file

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Vis-Com Building ZONE ATLAS#: H-14 | D077
 DRB#: _____ EPC# _____ WORK ORDER#: _____
 LEGAL DESCRIPTION: Tract C, Land at Broadway & Menaul
 CITY ADDRESS: _____

ENGINEERING FIRM: <u>Mark Goodwin & Associates, PA</u>	CONTACT: <u>Amy Driscoll</u>
ADDRESS: <u>P.O. Box 90606, Albuquerque, NM 87199</u>	PHONE: <u>828-2200</u>
OWNER: <u>Vis-Com, Inc.</u>	CONTACT: <u>Ron Lucero</u>
ADDRESS: <u>5710 Edith NE, Albuquerque, NM 87107</u>	PHONE: <u>345-6426</u>
ARCHITECT: <u>Ken Hovey</u>	CONTACT: <u>Ken Hovey</u>
ADDRESS: <u>3808 Simms Ave. SE, Albuquerque, NM 87108</u>	PHONE: <u>254-0025</u>
SURVEYOR: _____	CONTACT: _____
ADDRESS: _____	PHONE: _____
CONTACTOR: _____	CONTACT: _____
ADDRESS: _____	PHONE: _____

TYPE OF SUBMITTAL:

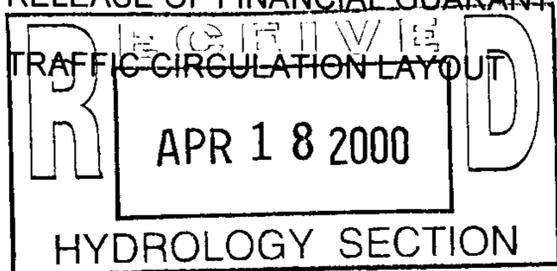
- DRAINAGE REPORT
- DRAINAGE PLAN
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL
- ENGINEER'S CERTIFICATION
- OTHER
- EASEMENT VACATION

PRE-DESIGN MEETING:

- YES
- NO
- COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- SKETCH PLAT APPROVAL
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D APPROVAL
- S. DEV. PLAN FOR BLDG PERMIT APPROVAL
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- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- CERTIFICATION OF OCCUPANCY APPROVAL
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- S.A.D. DRAINAGE REPORT
- DRAINAGE REQUIREMENTS
- OTHER
- RELEASE OF FINANCIAL GUARANTY
- TRAFFIC CIRCULATION LAYOUT



DATE SUBMITTED: 4/18/00
 BY: *Amy L. Driscoll*
 Amy L. Driscoll



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

April 18, 2000

Mr. Stuart Reeder
City of Albuquerque
Hydrology
PO Box 1293
Albuquerque, NM 87103

Re: Vis-Com Building (H-14/DO77)

Dear Mr. Reeder:

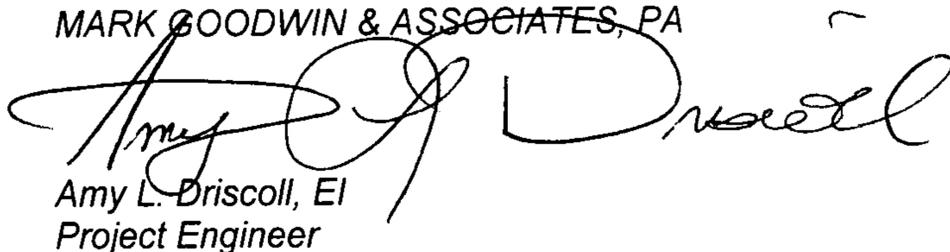
This letter is in response to your letter of March 28, 2000. Attached is a revised grading and drainage plan per your comments.

1. In the interim, a drainage swale, a 6 foot high concrete masonry wall, curb and a high point in the driveway prevent off-site flow from entering the property. Please see the revised hydrology notes and revised plan.
2. The existing 60 foot public and private easement will remain. This tract will not go before DRB in connection with this grading and drainage approval. Any need to address easement issues will be accomplished prior to the owner receiving a work order through that process.

Please call if you have any questions or concerns.

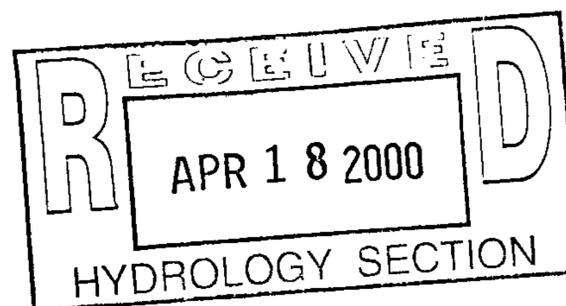
Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Amy L. Driscoll, EI
Project Engineer

f:\massey\hyd.wpd





City of Albuquerque

March 28, 2000

John MacKenzie, P.E.
Ms. Amy L. Driscoll
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

RE: GRADING & DRAINAGE PLAN FOR VIS-COM BUILDING (H-14/D077)
ENGINEERS STAMP DATED 3/10/00 SUBMITTED FOR BUILDING PERMIT
APPROVAL

Dear Mr. MacKenzie,

I have reviewed your March 14, 2000, submittal, and offer the following comments:

1. the narrative mentions that the offsite, and upstream, Tracts B & C will not drain to this site once they are developed. In the interim, however, some accommodation must be made for their run-off. Please address how the off-site flows will be handled.
2. On the east site of the site you show a 60' Public and Private Utility Easement. It is my understanding that the 60' strip is being divided into separate easements - one public and one private in keeping with City policy, and that this site is scheduled for DRB to accomplish that. Please change the easement to reflect this action.

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

Sincerely,

Stuart Reeder, P.E.

Stuart Reeder, P.E.
Hydrology Division

xc: Whitney Reiersen
✓file

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Vis-Com Building ZONE ATLAS#: H-14 / 10077
 DRB#: _____ EPC# _____ WORK ORDER#: _____
 LEGAL DESCRIPTION: Tract C, Land at Broadway & Menaul
 CITY ADDRESS: _____

ENGINEERING FIRM: <u>Mark Goodwin & Associates, PA</u>	CONTACT: <u>Amy Driscoll</u>
ADDRESS: <u>P.O. Box 90606, Albuquerque, NM 87199</u>	PHONE: <u>828-2200</u>
OWNER: <u>Vis-Com, Inc.</u>	CONTACT: <u>Ron Lucero</u>
ADDRESS: <u>5710 Edith NE, Albuquerque, NM 87107</u>	PHONE: <u>345-6426</u>
ARCHITECT: <u>Ken Hovey</u>	CONTACT: <u>Ken Hovey</u>
ADDRESS: <u>3808 Simms Ave. SE, Albuquerque, NM 87108</u>	PHONE: <u>254-0025</u>
SURVEYOR: _____	CONTACT: _____
ADDRESS: _____	PHONE: _____
CONTACTOR: _____	CONTACT: _____
ADDRESS: _____	PHONE: _____

TYPE OF SUBMITTAL:

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

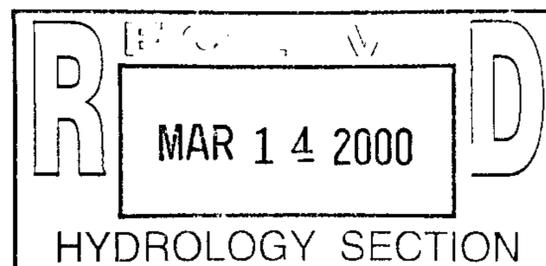
PRE-DESIGN MEETING:

- YES
- NO
- COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- SKETCH PLAT APPROVAL
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D APPROVAL
- S. DEV. PLAN FOR BLDG PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- CERTIFICATION OF OCCUPANCY APPROVAL
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- S.A.D. DRAINAGE REPORT
- DRAINAGE REQUIREMENTS
- OTHER
- RELEASE OF FINANCIAL GUARANTY
- TRAFFIC CIRCULATION LAYOUT

DATE SUBMITTED: March 13, 2000
 BY: 
 Amy L. Driscoll



LETTER OF TRANSMITTAL



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

DATE	3/13/00	JOB NO.
ATTENTION		
RE:	VIS-CON BLDG	

TO CITY OF ALBUQUERQUE
HYDROLOGY

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

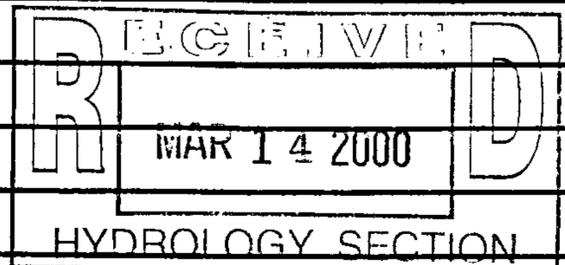
- Shop drawings Prints Plans Samples Specifications
- Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1	3/10/00		GTD PLAN
1	9/22/99		TRAFFIC CIRCULATION

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____



COPY TO _____

SIGNED:

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



City of Albuquerque

**Public Works Department
Transportation Development Services Section**

May 1, 2000

Ken Hovey Registered. Arch.,
3808 Simms Ave. N.E.
Albuquerque, New Mexico 87108

Re: T.C.L. submittal for building permit approval for ^{vis-com Bldg.} Menaul/Broadway Office Warehouse,
XXX Menaul Blvd. N.E., Land at Menaul & Broadway, Tract C, [H14/ D077],
Architect's Stamp dated 4/12/2000.

Dear Mr. Hovey,

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

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

Sincerely,



Mike Zamora,
Commercial Plan Checker

cc:
Engineer
Hydrology File
Office File

Written Comments: File #H-14/D077
5/01/2000

- For this Plan, and all others following, submit full street address of site. Could be part of title block or application sheet in Hydrology file. Also call out name of subdivision and lot number or tract number.
- Place a note on the plan stating:
“An as-built copy of the approved TCL must be submitted by the designer-of-record, as required by Transportation Development, including a letter of certification that the site has been constructed in accordance with the TCL. Verification of TCL acceptability will be made before a Final Certificate of Occupancy is issued. Call this office to obtain temporary C.O.”
- Contractor selected must be made aware, by note on Site Plan, that any agreement with the owner, stating that any portions of permit construction, chosen to be completed by the owner, or his selected representative, other than that contractor, will most likely result in delay. Therefore, if this applies, Certificate of Occupancy will not be issued until all work is finished.
- The responsibility for errors on the site plan and subsequent unauthorized field changes must be specified on the Site Plan, in bold type, as follows:
“The responsible Party must rectify all unapproved construction resulting from errors on the approved Site Plan.” and
“This Site Plan has been approved and accepted by all parties. Any field changes not accepted by Traffic Engineer, after approval for building permit, will result in:
(1) Untimely delay of certification for final Certificate of Occupancy in order to correct unapproved work, and
(2) increase in construction cost to responsible parties.”
- Existing street sidewalk and C&G affecting safe vehicular or pedestrian travel will be removed and replaced. Note on plan if not field verified.
- New and existing elements noted on the T.C.L. must be shown, labelled, and dimensioned correctly and accurately, this includes street sidewalks and curb & gutter and medians, landscaping (if on separate landscape plan, submit plan), and all curbing. Need to see clear differentiation between existing and new construction on T.C.L.
- Linework on Drainage Plan and Landscape Plan must match T.C.L. exactly. The curbing shown on the Drainage Plan, extending from the security mobile structure to the west side of the lot, does not match the TCL. The curb and gutter on the Drainage Plan is preferred. Approval from Hydrology is necessary.
- - Parking at front of building must be revised as shown to provide standard drive aisle width.
- - Dimension parking stalls - label “typical” or call out in individual locations, if not typical.
- - 6" high concrete curb, per city standard, must be constructed per DPM, Section 23.7 B6. Must prevent overhanging into adjacent property and pedestrian path and as separation from landscaped areas. Label curb at each individual location or call out double-line style linework used to designate curbing, as “typical”.
- - Show and label H.C. ramps, ramp must be constructed as part of sidewalk. Also, H.C. signs.
- - Clearly indicate transition from one type of surface to the other on T.C.L., for example ramps, concrete/asphalt, landscape/concrete, asphalt/dirt, asphalt/gravel, etc. Label each area or stipple to show varying surfaces, using a legend.
- Because of the preliminary nature of the new review process, if Zoning has not seen this layout prior to this review, any requirements by Zoning at time of their review, altering the parking layout, will void approval of T.C.L. and new review will be needed.
- --> Need to know what size vehicle will be largest to use site. Need to see overhead doors either shown and dimensioned on TCL or on a building elevation sheet, which should be provided in original package.
- What type/size of vehicular activity is to occur at the rear of site? [c.r.]
- Label - “Construct new driveway per City of Albuquerque Std. Detail Dwg. No. 2426.”
- Label asphalt and thickness of parking surface per city std. or refer to a detail which illustrates the proposed method of paving and states its equivalency to standard asphalt surfacing.
- - Plat, signed and recorded at county clerk’s office, showing cross access and joint access easements needed. Show, label and dimension easement and show access easement limits on T.C.L.. Copy for office files is needed prior to approval for building permit.

Written Comments: File #H-14/D077
5/01/2000

- - Show and label all property lines and right-of-way lines.
- Need to see that all existing obstacles in City right-of-way, in existing sidewalks, have been picked up.
- -→ Vicinity map needed. __North arrow on Site Plan is not correct. _Engineer's scale needs to be used.
- Entrances need striping and arrows, painted per DPM.
- use by refuse vehicle as shown.
- Building protection required consisting of a minim.: ① 3' wide, 6" high raised concrete walk, ② 2' minim. width concrete curbed buffer, gravel-filled or landscaped, or ③ 4" to 6" diameter concrete-filled bollards, if acceptable, adjacent to parking lot surface.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Broadway and Menaul ZONE ATLAS/DRNG. FILE # H-14/5 1877

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

LEGAL DESCRIPTION: TRC, Land c Menaul & Broadway

CITY ADDRESS: Broadway + Menaul NE

ENGINEERING FIRM: BOHANNAN HUSTON, INC.

ADDRESS: 7500 JEFFERSON NE, ALB. NM 87109

OWNER: N-Z Properties

ADDRESS: 6100 Indian School NE

ARCHITECT: _____

ADDRESS: _____

SURVEYOR: _____

ADDRESS: _____

CONTRACTOR: _____

ADDRESS: _____

CONTACT: Kerry Daw

PHONE: 823-1000

CONTACT: Joe Spahr

PHONE: 861-6644

CONTACT: _____

PHONE: _____

CONTACT: _____

PHONE: _____

CONTACT: _____

PHONE: _____

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

- YES
- NO
- COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

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

DATE SUBMITTED: 8/26/24

BY: Kerry Daw



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 13, 1994

Kerry L. Davis, P.E., Vice President
Community Development and Planning
Bohannon-Huston, Inc.
Courtyard 1, 7500 Jefferson St., N.E.
Albuquerque, NM 87109

**RE: GRADING PLAN MODIFICATIONS TO NZ PROPERTIES AT BROADWAY AND MENAUL
(DRAINAGE FILE # H-14/D77)**

Dear Kerry:

The referenced grading plan submitted on September 9, 1994 is hereby approved as revised by Howard Stone on September 12, 1994. The revisions made by Howard Stone were very minor and served to clarify the grading plan in accordance with your submittal letter of September 9, 1994.

Thank you for your efforts in response to my concerns. If you have any questions, please call me at 768-2774.

Sincerely,

Steve Boberg, P.E.
Hydrology Design Section Manager
Public Works Department

c: Dan Hogan, Hydrology Division Manager/PWD
J. D. Spahr, NZ Properties
Bill Vreeke, BHI
wp+7722

NOTE TO FILE

Verbal comments discussed by phone with
Kerry Davis on 8/30/94.

Steve Boberg

August 26, 1994

Mr. Steve Boberg
Public Works Dept.
Hydrology Section
Engineering Division
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Resubmittal of Grading Plan for Modifications to NZ Properties at Broadway and Menaul,
(Zone Atlas H-14, H-15)

Dear Steve:

Resubmitted herewith for rough grading approval is the revised referenced plan. The purpose for the revisions to this plan included grading of the southwest portion of the property which is adjacent to Menaul Blvd. and the railroad tracks. Your comments received via our telephone conversation have been addressed as follows:

1. An erosion control berm has been added along Menaul Blvd. to contain runoff and sediments that are generated on site from being washed into Menaul Blvd. and direct that runoff to the proposed swale along the west side of the property.
2. Spot elevations have been verified along the west boundary of the property adjacent to the fence. Our survey crews have shot elevations both inside and outside the fence. You will note by the spot elevations that an existing swale outside the fence, adjacent to the railroad tracks, currently drains from north to south and ends in an existing ponding area underneath the railroad tracks immediately north of Menaul Blvd. The proposed swale inside the fence on the east will be constructed from a point approximately 200' north of Menaul, north to the existing manhole on the 96" Odelia/Broadway storm drain line. We are proposing that this manhole be adjusted in elevation, and the lid replaced with a Neenah slotted lid in order to accept runoff from the swale in the interim period until the site is developed. At that time, a future inlet or inlets will be constructed to drain this property to the storm sewer system.
3. The vicinity map and legal description for the project have been added to the plan.

I hope that these revisions to this revised plan adequately address your remaining comments as required for rough grading approval of the referenced property. Please don't hesitate to call me if you should have any questions or additional comments.

Sincerely,



Kerry L. Davis, P.E.
Vice President, Community
Development and Planning

Enclosure

cc: Joe Spahr, NZ Properties
Bill Vreeke, BHI

I:\CDP\9320140\BOBERG.LTR-8/26/94

PRINCIPALS

LARRY W. HUSTON, C.P.

MICHIAL M. EMERY, P.E.

BRIAN G. BURNETT, P.E.

KERRY L. DAVIS, P.E.

LARRY A. LARRAÑAGA, P.E.

HOWARD C. STONE, P.E.

WILLIAM L. VREEKE, P.E.

GORDON A. WALHOOD, JR., P.E.

MARY E. CARTER

GEORGE RADNOVICH, R.L.A.

SILAS V. SUAZO

JAMES R. TOPMILLER, P.E.



BOHANNAN-HUSTON INC.



COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NM 87109
 TEL (505) 823-1000 FAX (505) 821-0892

September 9, 1994

Steve Boberg
 Public Works Dept.
 Hydrology Section
 Engineering Division
 City of Albuquerque
 P.O. Box 1293
 Albuquerque, NM 87103

Re: Resubmittal of Grading Plan for Modifications to NZ Properties at Broadway and Manual,
 Zone Atlas H-14 and H-15

Dear Steve:

Resubmitted herewith for rough grading approval is the revised referenced plan. The purpose for the revisions to this plan included addressing your comments received via telephone conversation on August 30, 1994. Your comments have been addressed as follows:

1. I have discussed of the grading on the property with Richard Dineen of the Planning Dept. He has indicated to me that submittal of a site plan for grading purposes will not be required by the Planning Dept. for the modifications. I have also discussed the situation with Fred Aguirre and in response to his concerns, we have removed that portion of the grading revision that extended onto the portion of the site that is zoned SU-1. Therefore, the remaining grading modifications affect only property zoned M-1, which does not require a site development plan.
2. The side slopes on the erosion control berms have been reduced to 3:1 and location of the erosion control section DD has been clarified on the plan. These locations include an added berm at the south side of the Claremont detention basin directed towards the proposed inlet, as well as along the south side of the property adjacent to Manual Blvd.
3. A type A inlet has been proposed for the northwest corner of the property at the southwest of the Claremont detention basin, with an 18" connector pipe to connect to the existing "T" type manhole. A detail for this connection has been added to the plan.
4. Notes regarding topsoil disturbance permits and erosion control requirements have been added.
5. Manhole rim elevations have been identified as being adjusted by others.

SEP 12 1994

I:\CDP\9320140\BOBERG1.LTR-9/9/94

PRINCIPALS

LARRY W. HUSTON, C.P.
 MICHAL M. EMERY, P.E.
 BRIAN G. BURNETT, P.E.
 KERRY L. DAVIS, P.E.

LARRY A. LARRAÑAGA, P.E.
 HOWARD C. STONE, P.E.
 WILLIAM L. VREEKE, P.E.
 GORDON A. WALHOOD, JR., P.E.

MARY E. CARTER
 GEORGE RADNOVICH, R.L.A.
 SILAS V. SUAZO
 JAMES R. TOPMILLER, P.E.

Steve Boberg
September 9, 1994
Page 2

We hope that this revised plan addresses your remaining concerns in order to obtain rough grading approval. Please don't hesitate to call me if you should have any questions or additional comments.

Sincerely,



Kerry L. Davis, P.E.
Vice President, Community
Development and Planning

KLD/kc
Enclosures

cc: Joe Spahr, NZ Properties
Bill Vreeke, BHI

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BROADWAY/MENAU ZONE ATLAS/DRNG. FILE # H-14, H-15
DRB #: N/A EPC #: N/A WORK ORDER #: N/A
LEGAL DESCRIPTION: LANDS @ BROADWAY & MENAU
CITY ADDRESS: N/A

ENGINEERING FIRM: BOHANNAN HUSTON, INC.
ADDRESS: 7500 JEFFERSON NE, ALB. NM 87109

CONTACT: KERRY DAVIS
PHONE: 823-1000

OWNER: N-Z PROPERTIES
ADDRESS: 6100 INDIAN SCHOOL SUITE 100

CONTACT: JOE SPAHR
PHONE: 881-6644

ARCHITECT: _____
ADDRESS: _____

CONTACT: _____
PHONE: _____

SURVEYOR: _____
ADDRESS: _____

CONTACT: _____
PHONE: _____

CONTRACTOR: _____
ADDRESS: _____

CONTACT: _____
PHONE: _____

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

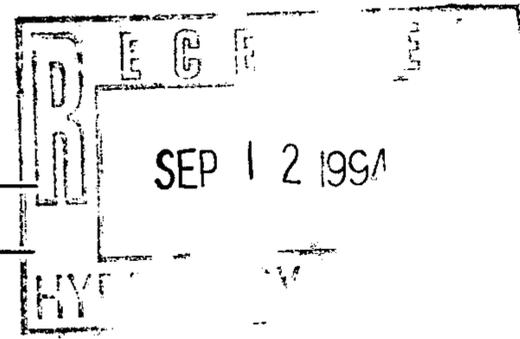
- DRAINAGE REPORT
- DRAINAGE PLAN
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION
- OTHER

- SKETCH PLAT APPROVAL
- PRELIMINARY PLAT APPROVAL
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- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- S.A.D. DRAINAGE REPORT
- DRAINAGE REQUIREMENTS
- OTHER _____ (SPECIFY)

PRE-DESIGN MEETING:

- YES
- NO
- COPY PROVIDED

DATE SUBMITTED: 9/9/94
BY: [Signature]





BOHANNAN-HUSTON INC.

ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS SURVEYORS

COURTYARD I, 7500 JEFFERSON NE ALBUQUERQUE, NM 87109 TEL: (505)823-1000 FAX: (505)821-0892

CLIENT/COURIER TRANSMITTAL FORM

To: Steve Baker
City of Phoenix
3rd Floor - North

Requested By: Kerry Davis
 Date: 7/25/94
 Time Due: This A.M. This P.M.
 Rush By Tomorrow

Job No.: _____
 Job Name: Claremont, Catalina 2nd

DELIVERY VIA

Courier Federal Express
 Mail UPS
 Other _____

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
<u>1</u>	<u>1</u>	<u>grad. plan for Rough</u> <u>Study Approval</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

COMMENTS / INSTRUCTIONS

Received By: Monica Quintana Date: 7/25/94 Time: _____