

CITY OF ALBUQUERQUE



August 27, 2012

Ronald Ray Bohannon, P.E.

rrb@tierrawestllc.com

Tierra West, LLC.

5571 Midway Park Place N.E.

Albuquerque, NM 87109

Re: Caliber Shooting Range, 4340 Cutler Ave NE,

Request for Permanent C.O. –Accepted

Engineer's Stamp dated: 11-30-12, (H17/D089)

Certification dated: 08-23-12

Dear Mr. Bohannon,

Based upon the information provided in the Certification received 08-23-12, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: tsims@cabq.gov.

Albuquerque

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

Sincerely,

NM 87103

Curtis A. Cherne, P.E.

Principal Engineer—Hydrology Section

Development and Building Services

www.cabq.gov

C: CO Clerk—Katrina Sigala
File

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Caliber's Shooting Range
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE # H-17-12089
WORK ORDER #: _____

LEGAL DESCRIPTION: Tract B-1-F Netherwood Park
CITY ADDRESS: Southwest Corner of Cutler Avenue and Washington Street

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 8509 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Jonathan Niski
PHONE: (505) 858-3100
ZIP CODE: 87113

OWNER: De Ponte Investments, Inc.
ADDRESS: P. O. Box 9304 AMS
CITY, STATE: Albuquerque, NM

CONTACT: Brent De Ponte
PHONE: 505-884-7077
ZIP CODE: 87119

ARCHITECT: Aria Architects
ADDRESS: 227 Jefferson St. NE
CITY, STATE: Albuquerque, NM

CONTACT: Daniel Puzak
PHONE: 505-506-2314
ZIP CODE: 87108

SURVEYOR: TBD
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: TBD
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 / FINANACIAL 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
- ☐ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

4340
cutler

CEIVE
AUG 23 2012

DATE SUBMITTED: 8/22/2012 BY: Jonathan D. Niski, P.E.

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

1. **Conceptual Grading and Drainage Plans:** 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



December 28, 2011

Ronald Ray Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Caliber's, Washington and Cutler. Grading and Drainage Plan
Engineer's Stamp dated 11-30-11 (H17/D089)

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 12/1/11, 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.

Since one acre or more is being disturbed this project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge and a Topsoil Disturbance Permit.

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

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

Sincerely,

Curtis A. Cherne

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: file

Kathy Verhage

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Caliber's Shooting Range
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: H-17-20089
WORK ORDER #: _____

LEGAL DESCRIPTION: Tract B-1-F Netherwood Park
CITY ADDRESS: Southwest Corner of Cutler Avenue and Washington Street

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 8509 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Jonathan Niski
PHONE: (505) 858-3100
ZIP CODE: 87113

OWNER: De Ponte Investments, Inc.
ADDRESS: P. O. Box 9304 AMS
CITY, STATE: Albuquerque, NM

CONTACT: Brent De Ponte
PHONE: 505-884-7077
ZIP CODE: 87119

ARCHITECT: Aria Architects
ADDRESS: 227 Jefferson St. NE
CITY, STATE: Albuquerque, NM

CONTACT: Daniel Puzak
PHONE: 505-506-2314
ZIP CODE: 87108

SURVEYOR: TBD
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: TBD
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

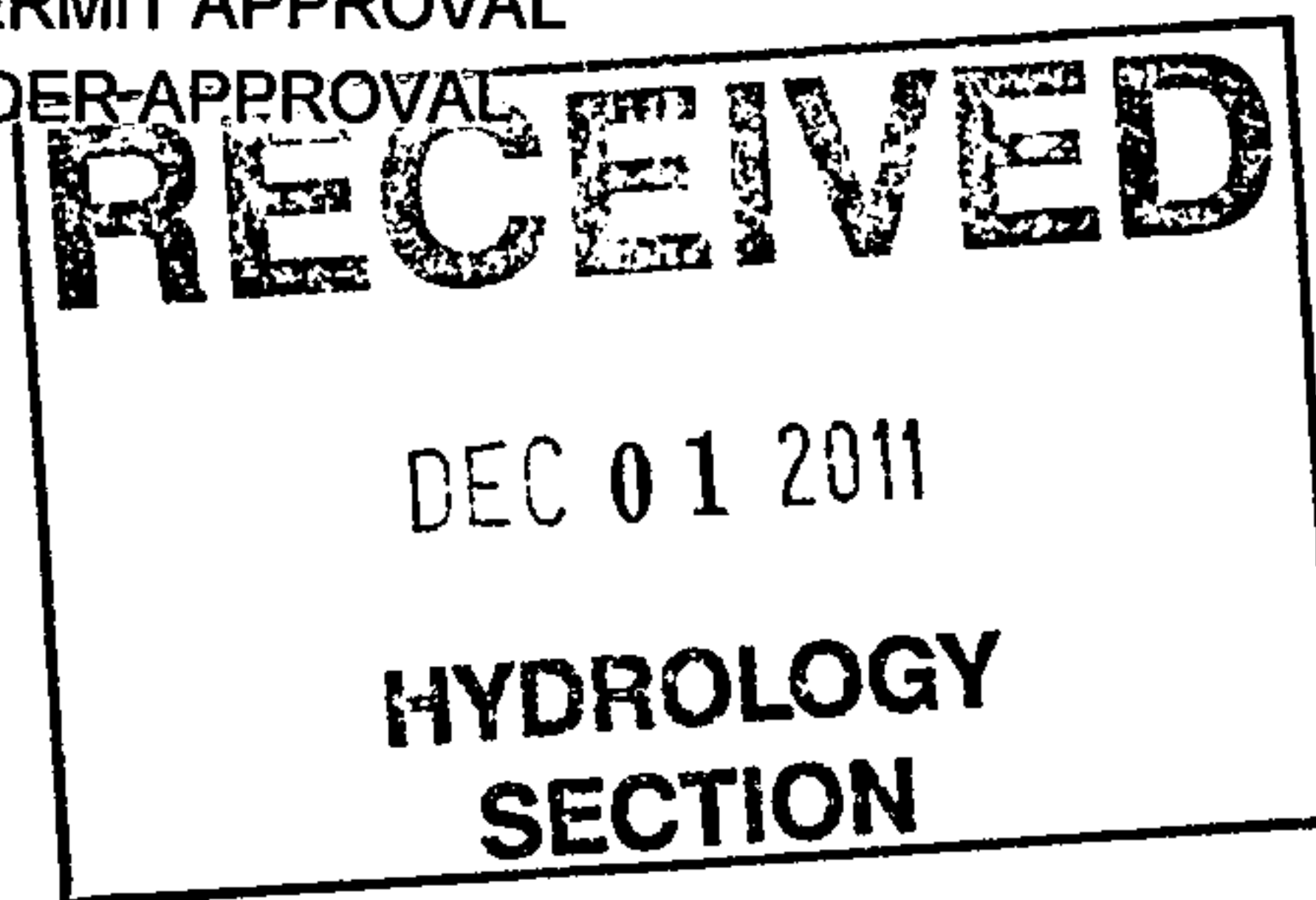
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL 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
☐ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

\$ 5000



DATE SUBMITTED: 12/1/2011 BY: Jonathan D. Niski, P.E.

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

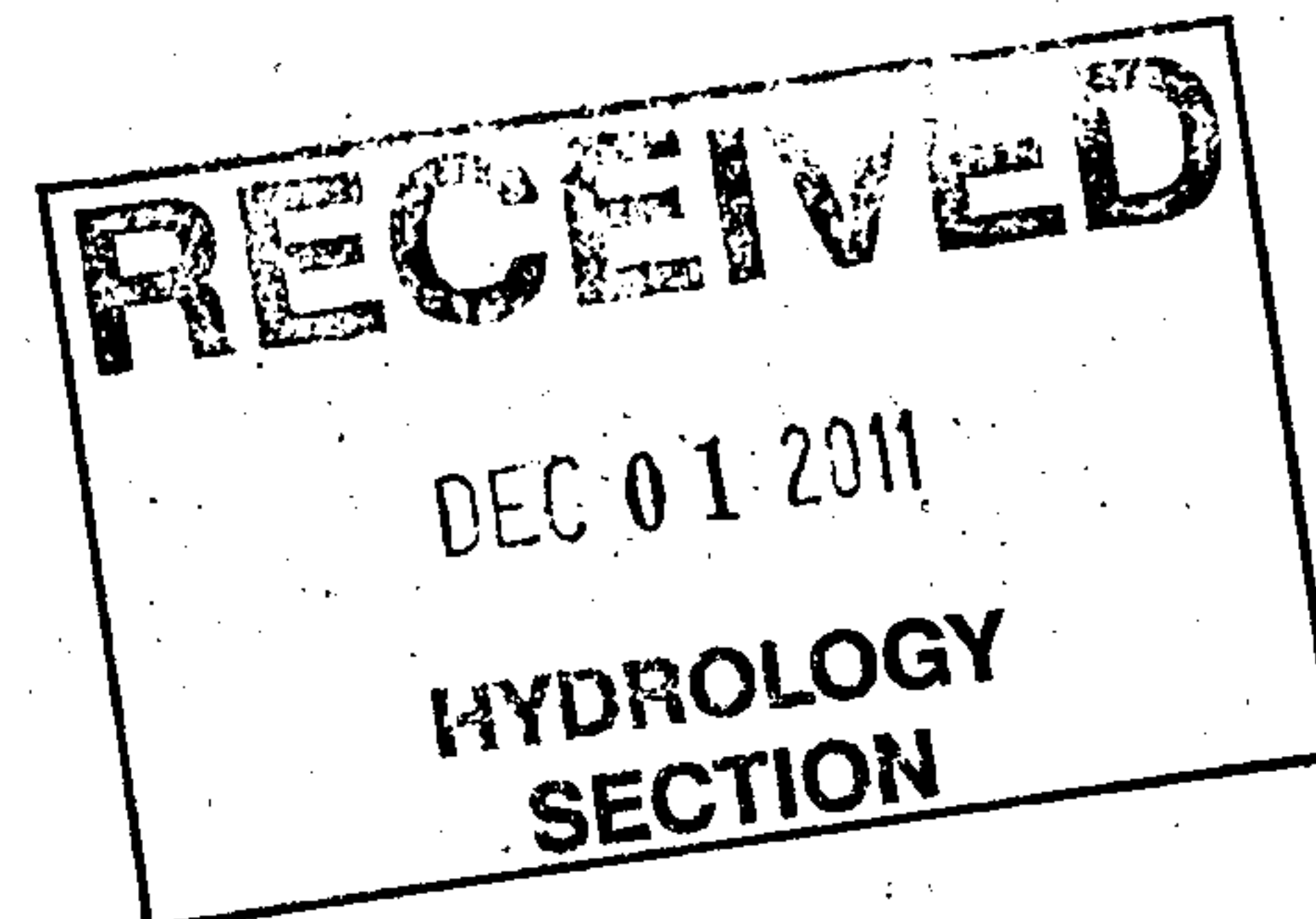
1. **Conceptual Grading and Drainage Plans:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for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

g w

TIERRA WEST, LLC

November 30, 2011

Mr. Curtis A. Cherne, P.E.
Planning Dept. Development and Building Services
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103



**RE: CALIBERS SW CUTLER & WASHINGTON
TRACT B-1F PLAT OF TRACTS B-1A THROUGH B-1F
GRADING AND DRAINAGE PLAN RESPONSE TO COMMENTS
ZONE ATLAS MAP H-17-Z**

Dear Mr. Cherne:

Per your correspondence dated November 18, 2011, regarding the above referenced property, please find the following responses addressing the comments listed below.

1. Per site visit 11-18-11, existing grades at the site appear different than shown on the plan. Provide the date of the survey, the surveyor's name and existing spot elevations.
The survey was completed on October 11, 2011 by The Survey Office. The survey information does appear to match what is on-site although a few features could be better defined.
2. Label the existing contours.
The existing contours are labeled on the plan.
3. The site has a "bowl" in the middle that ponds a large portion of existing flow, contrary to the statement in the "Existing Drainage" narrative.
The site has a couple of depressions although nether appear to be a large bowl. On the north half of the site the water flows to a depressed area and then over flows to the west eventually entering the existing channel on the adjacent property. On the south half of the site there is a better defined ponding area although that area appears to over flow to the existing drainage opening in the wall.
4. Show the garden wall south of the "Drain to Exist Channel."
The garden wall is shown to its full extent and we added the wrought iron fence limits along the western boundary.
5. Provide grades along the west boundary to aid in the determination of the slope and swale.
Existing spot elevations were added to the entire grading plan to include along the west boundary.
6. Sections A-A, B-B, and C-C are translated horizontally.
The cross-sections appear to be represented correctly on the plan.
7. Please confirm the size of the "Exist 2' Drainage Outlet." It appears to be 18" wide.
The actual size of the opening in the wall is 1.67 feet wide.

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

8. Provide depths and side slopes of swales in Section B-B and C-C.
More detailed information was added to the cross-sections better defining the channels and swales.
9. Provide the allowable flow to the site to the west from that site's grading and drainage plan.
Based on the approved grading and drainage plan prepared by Mark Goodwin & Associates in 2007 (H-17/D100) this site may discharge 9.43 cfs to the west. The proposed grading and drainage plan only discharges 1.52 cfs to the west.
10. It is not evident that the Basin 4 will discharge to the parking lot. Provide details for the swale.
Basin 4 does not drain to the parking lot. As explained in the narrative, Basin 4 drains to the swale behind the building and through the opening in the wall along the western boundary.
11. Provide steepness of proposed slopes on the north side of the property.
The slope is set at a 3:1 maximum and is now noted on the plans.
12. Provide flow line elevations in Cutler Ave near the drive entrance.
Existing spot elevations were added to the plan for this location.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

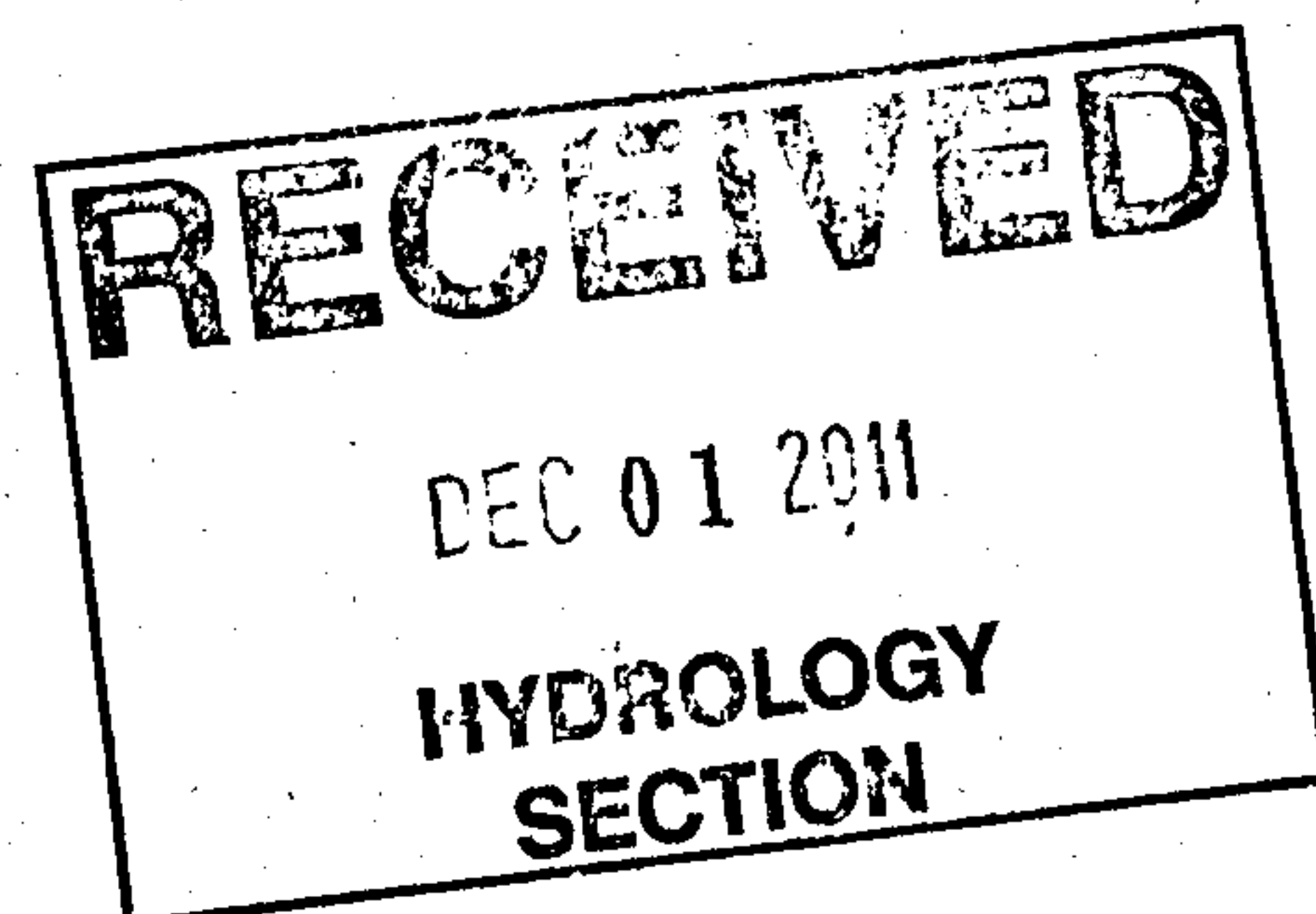


Ronald R. Bohannon, P.E.

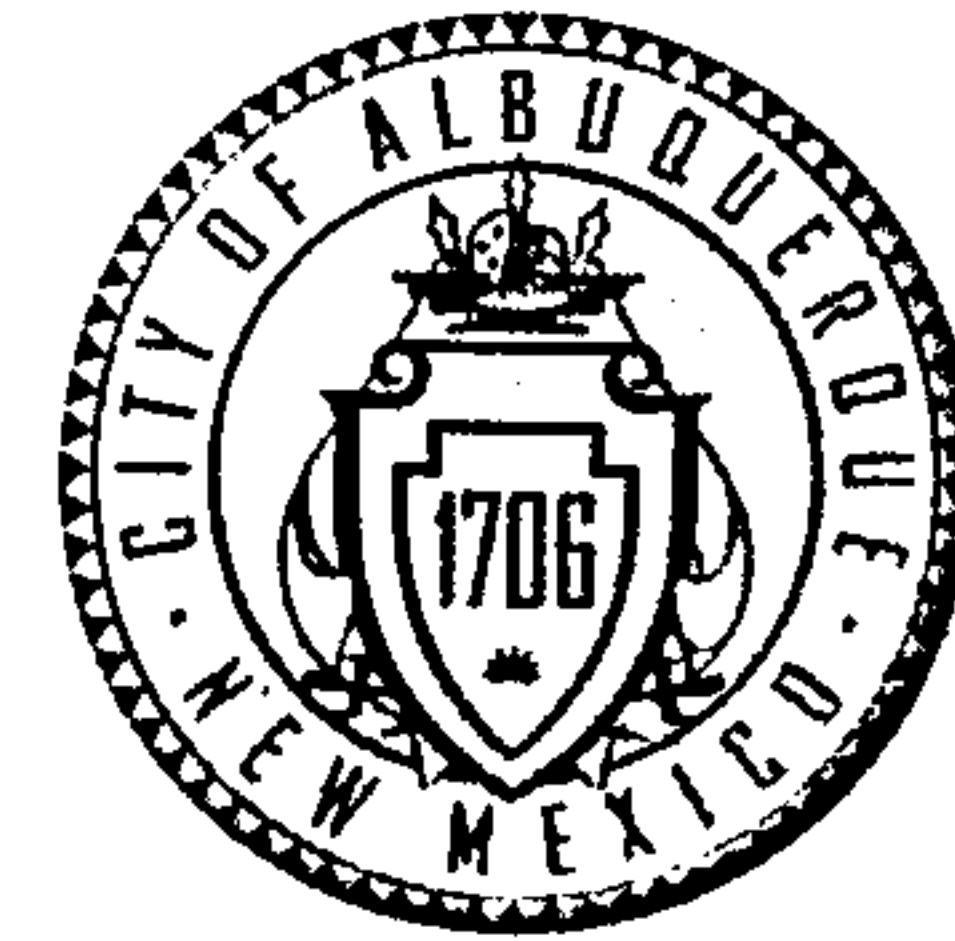
Enclosure/s

JN: 2011010
RRB/JN/jng

Z:\2011\2011010 Calibers\Correspondence\2011010 Curtis Cheme Drainage Response Ltr. 11-22-11.doc



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

August 23, 2012

Kathleen Kess Loudermilk, Registered Architect
Aria Architecture, LLC
3503 Central Avenue NE, Ste. D
Albuquerque, NM 87106

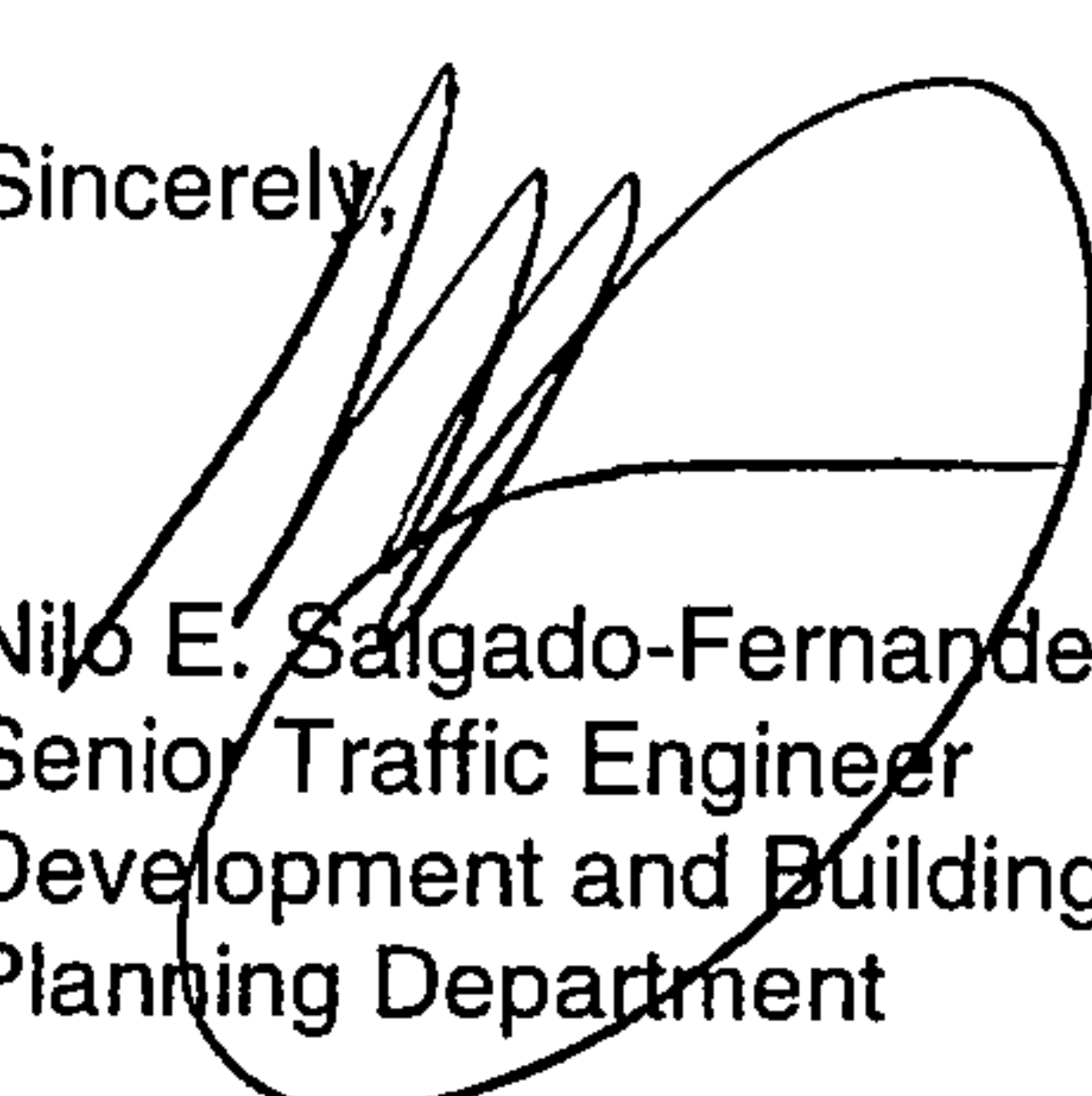
Re: Certification for Permanent Certificate of Occupancy (C.O.)
Caliber Shooters Sports Center H-17/D089]
4340 Cutler Avenue NE
Architect's Stamp Dated 08/21/12

Dear Ms. Loudermilk:

Based upon the information provided in your submittal received 08-21-12, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

Sincerely,


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

c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



ARCHITECTURE

3503 Central Avenue NE, Suite D
Albuquerque, NM 87106
505.506.2314 505.573.5583
www.AriaArchitecture.com

Aria Architecture, LLC
3503 Central Avenue NE Ste. D
Albuquerque, NM 87106
August 17, 2012

City of Albuquerque Planning Department
600 2nd St NW Ste. 300
Albuquerque, NM 87102

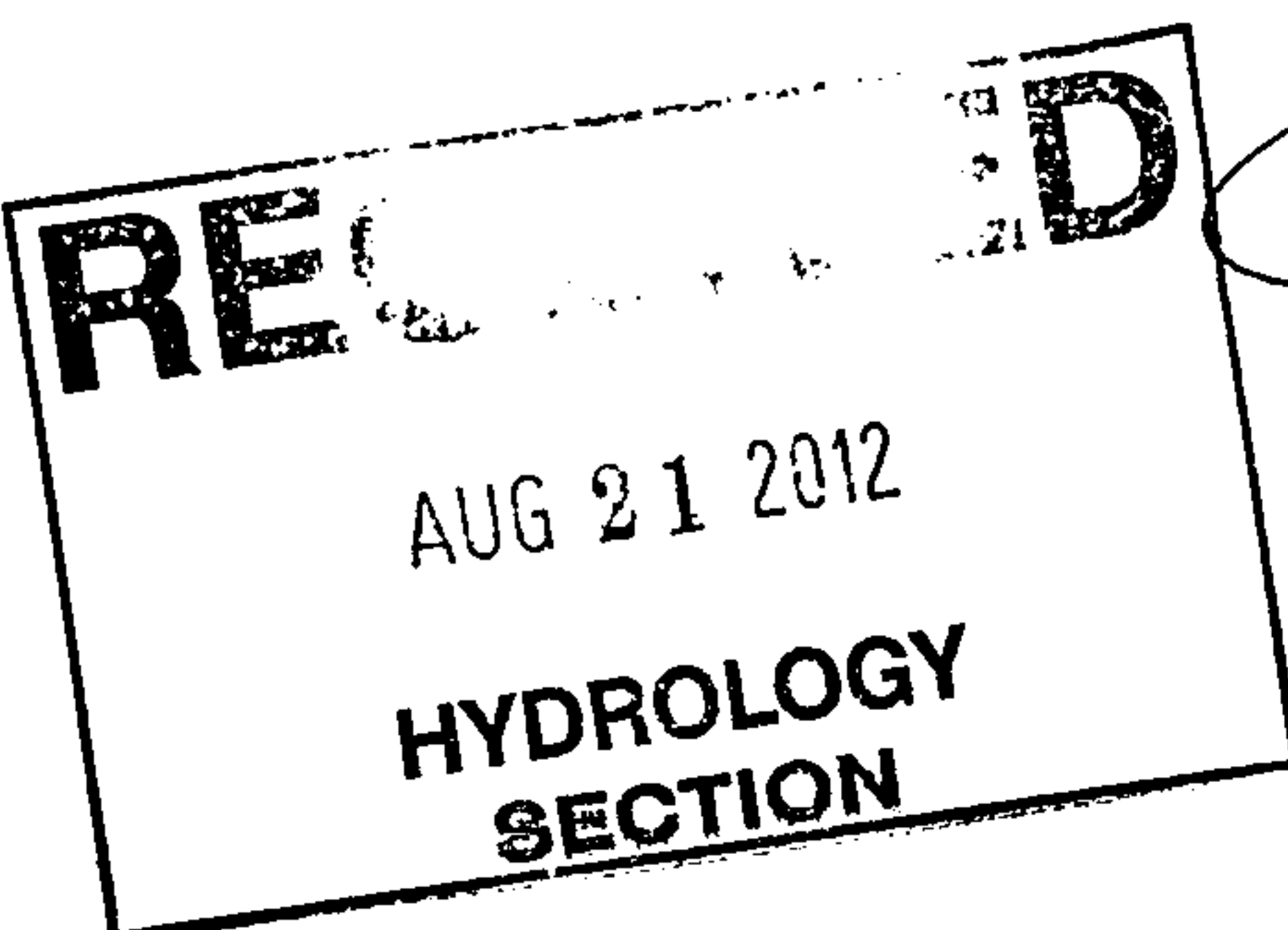
Re: Traffic Certification

I, Kathleen Kess Loudermilk, NMRA #3740, of the Aria Architecture, LLC, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated March 14, 2012. The record information edited onto the original design documentation has been obtained by Kathleen Kess Loudermilk of the firm Aria Architecture, LLC. I further certify that I have personally visited the project site on August 16, 2012 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy

(Describe any exceptions and/or qualifications here in a separate paragraph.) NONE

(Describe any deficiencies and/or required corrections here in a separate paragraph) Corrections: See Attached as-built TCL approved site plan. Middle parking island re-located.

The Record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.




Kathleen Loudermilk
8/21/2012
Date



DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

PROJECT TITLE: CALIBERS SHOOTERS SPORTS CENTER ZONE MAP: H-17-~~7~~ 2089
DRB#: NONE EPC#: NONE WORK ORDER#:

LEGAL DESCRIPTION: LOT B1F NETHERWOOD PARK ADDITION
CITY ADDRESS: 4340 CUTLER AVE. NE ALBUQ. NM.

ENGINEERING FIRM: TIERRA WEST, LLC CONTACT: JON NISKI
ADDRESS: ALBUQUERQUE, 5571 MIDWAY PARK PLACE PHONE: 858-3100
CITY, STATE: NM ZIP CODE: 87109
EMAIL: JNISKI@TERRWESTLLC.COM

OWNER: DENNIS BURT / CALIBERS CONTACT: DENNIS BURT
ADDRESS: 5600 HOLLY AVE NE PHONE: 717-9715
CITY, STATE: ALBUQ. NM ZIP CODE: 87113

ARCHITECT: ARIA ARCHITECTURE LLC. CONTACT: DANIEL PUZAK
ADDRESS: 3503 CENTRAL AVE NE SUITE D PHONE: 506-2314
CITY, STATE: ALBUQ. NM ZIP CODE: 87106
EMAIL: DANIEL@ARIAARCHITECTURE.COM

SURVEYOR: THE SURVEY OFFICE CONTACT: GARY MAPLE
ADDRESS: 333 LOMAS BLVD NE PHONE: 998-0303
CITY, STATE: ALBUQ NM ZIP CODE: 87102

CONTRACTOR: WILLIAM CERVANTES ENTERPRISES, INC CONTACT: WILLIAM CERVANTES
ADDRESS: 11900 DUSTY ROSE NW PHONE: 900-3752
CITY, STATE: ALBUQ. NM ZIP CODE: 87122

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 8/21/12 BY: DANIEL PUZAK **HYDROLOGY SECTION**

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

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

CITY OF ALBUQUERQUE



May 14, 2012

Kathleen Kess Loudermilk, R.A.
ARIA Architecture
3503 Central Ave NE Ste. D
Albuquerque, NM 87106

Re: Calibers Shooters Sports Center, 4340 Cutler Ave NE, Traffic Circulation Layout
Architect's Stamp dated 03-26-12 (H17-D089)

Dear Ms. Loudermilk,

The TCL submittal received 05-09-12 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kristal D. Metro".

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

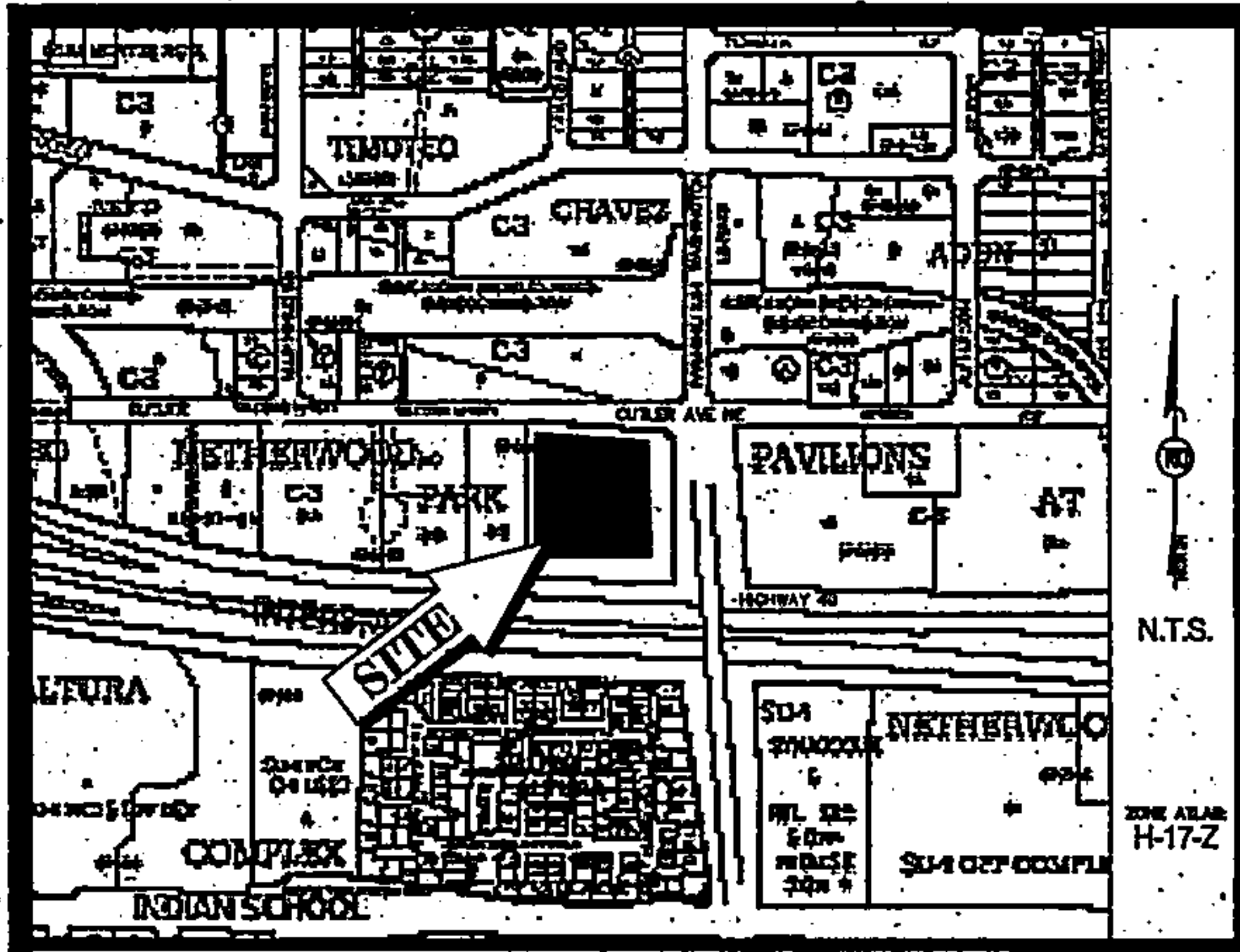
C. File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY AND PLAT OF TRACTS B-1A THROUGH B-1F NETHERWOOD PARK ADDITION.
2. BASIS OF BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF THE NETHERWOOD PARK ADDITION SECOND FILING, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 6, 1998, IN BOOK 98C PAGE 40.
6. GROSS AREA: 3.4867 ACRES
7. NUMBER OF EXISTING TRACT(S): 1
8. NUMBER OF TRACTS CREATED: 3
9. NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE TRACTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
10. PROPERTY IS SUBJECT TO A RECIPROCAL PRIVATE CROSS LOT ACCESS, DRAINAGE, AND PARKING EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACTS B-1F-A, B-1F-B AND B-1F-C. SAID EASEMENT IS TO BE MAINTAINED BY SAID TRACT OWNERS.

DOCN 2812811813

2/18/2012 11:30 AM Page 2 of 2
 2/18/2012 11:30 AM Page 2 of 2
 2/18/2012 11:30 AM Page 2 of 2

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 10170542141110507

PROPERTY OWNER OF RECORD:
 DePonte Investments, Inc.
 BERNALILLO COUNTY TREASURER'S OFFICE

Reg. 1/11

LEGAL DESCRIPTION

TRACT LETTERED B-ONE-F (B-1F) OF THE NETHERWOOD PARK ADDITION SECOND FILING, WITHIN SECTION 11, T10N, R3E, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 6, 1998, IN BOOK 98C PAGE 40 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; SAID SOUTHEAST CORNER ALSO LYING ON THE WESTERLY RIGHT-OF-WAY OF WASHINGTON STREET N.E. AT A FOUR HIGHWAY 40 STEEL T POST MARKER STA 98+48.68; WHENCE CITY OF ALBUQUERQUE CONTROL STATION "MDC 19 B1" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) NORTHING = 1494072.074 AND EASTING = 1537086.523 BEARS NORTH 10°03'59" EAST, A DISTANCE OF 628.50 FEET RUNNING; THENCE NORTH 87°50'08" WEST ALONG NORTHERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY 40 A DISTANCE OF 379.25 FEET TO THE SOUTHWEST CORNER; THENCE NORTH 00°00'13" WEST LEAVING SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 400.41 FEET TO THE NORTHWEST CORNER, SAID NORTHWEST CORNER ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY OF CUTLER AVENUE; THENCE SOUTH 89°45'08" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 195.51 FEET TO A CORNER; THENCE SOUTH 84°51'42" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 144.50 FEET TO A CORNER; THENCE SOUTH 89°37'32" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 65.29 FEET TO A CORNER; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 54.84 FEET, A RADIUS OF 34.58 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 44°47'48" EAST A DISTANCE OF 49.84 FEET TO A CORNER ON THE WESTERLY RIGHT-OF-WAY OF WASHINGTON STREET; THENCE SOUTH 00°04'29" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 365.77 TO THE PLACE OF BEGINNING CONTAINING 3.4867 ACRES MORE OR LESS PER ATTACHED PLAT MADE APART OF HEREIN.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ANY ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: DePonte Investments, Inc. DATE: 11/1/11

OWNER(S) PRINT NAME: DePonte Investments, Inc.
 ADDRESS: 7770 JEFFERSON NE, STE 100 TRACT:

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF November, 2011.
 BY: DePonte Investments, Inc.

MY COMMISSION EXPIRES: November 10, 2014 Kimberly S. Maples
 NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PUBLIC SERVICE COMPANY OF NEW MEXICO, (PNM) A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. COMCAST CORPORATION DB/A CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

4. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**PLAT OF
 TRACTS B-1F-A, B-1F-B & B-1F-C
 NETHERWOOD PARK ADDITION
 SECTION 11 T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2011
 SHEET 2 OF 2**

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO THREE (3) NEW TRACTS AND GRANT EASEMENTS AS SHOWN HEREON.

CITY APPROVALS: PROJECT NO.: 1009039 APPLICATION NO.

[Signature] 11-1-11
 CITY SURVEYOR DATE

[Signature] 11-09-11
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

[Signature] 11-9-11
 PARKS & RECREATION DEPARTMENT DATE

[Signature] 11-18-11
 A.E.C.W.A. DATE

[Signature] 11-9-11
 A.M.A.F.C.A. DATE

[Signature] 11-9-11
 CITY ENGINEER DATE

[Signature] 11-2-11
 DEPT. CHAIRPERSON, PLANNING DEPARTMENT DATE

APPROVALS

[Signature] 11-28-11
 PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) DATE

[Signature] 11-18-11
 COMCAST CORPORATION DB/A CENTURY LINK QC DATE

[Signature] 11/18/11
 COMCAST CABLE DATE

[Signature] 11/18/2011
 NEW MEXICO GAS COMPANY (NMGC) DATE

SURVEYOR'S CERTIFICATION

I, ANTHONY L. HARRIS, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
 ANTHONY L. HARRIS
 NEW MEXICO PROFESSIONAL SURVEYOR, 11463



THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0305

NETHERWOOD ADD SUBD.

T10N R3E SEC. 11

CITY OF ALBUQUERQUE



May 2, 2012

Kathleen Kess Loudermilk, R.A.
ARIA Architecture
3503 Central Ave NE Ste. D
Albuquerque, NM 87106

Re: Calibers Shooters Sports Center, 4340 Cutler Ave NE,
Traffic Circulation Layout
Architect's Stamp dated 03-26-12 (H17-D109)

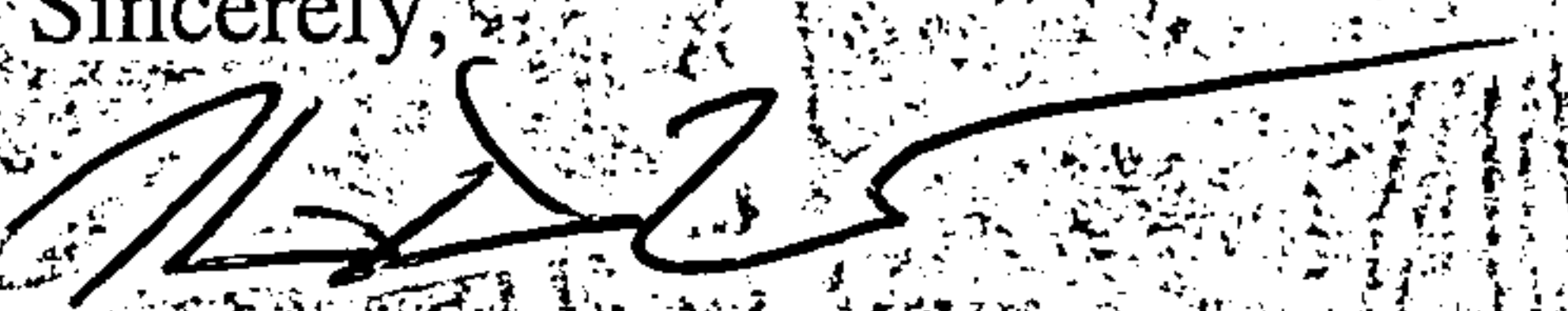
Dear Ms. Loudermilk,

Based upon the information provided in your submittal received 04-30-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Define the width of all sidewalk. If the existing sidewalk along Cutler is less than 4 feet wide, it must be removed and replaced.
2. Please clarify existing versus proposed conditions. The 6-foot wide, ADA accessible pathway from the roadway to the building must be constructed with this project.
3. The interim conditions for Phase 1 must be specified. Define the limits of asphalt and clarify how the site will operate.
4. A portion of the dimensioning text is illegible due to the landscaping/hatching. Please revise.
5. This site has recently been replatted (DRB Project number 1009039). Define the existing cross access easements and provide recording information.
6. Parking spaces cannot cross over the lot lines.

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

Sincerely,


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

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

H-17/D089

PROJECT TITLE: CALIBERS SHOOTERS SPORTS CENTER ZONE MAP: H-17-Z
DRB#: NA EPC#: NA WORK ORDER#: _____

LEGAL DESCRIPTION: LOT B1F NETHERWOOD PARK ADDITION
CITY ADDRESS: 4340 CUTLER AVE NE

ENGINEERING FIRM: TIERRA WEST, LLC CONTACT: JOHN NISKI
ADDRESS: 5571 MIDWAY PARK PLACE NE PHONE: 280-2955
CITY, STATE: ALBUQUERQUE, NM 87109 ZIP CODE: 87109
EMAIL: JNISKI@TIERRAWESTLLC.COM

OWNER: CALIBERS CONTACT: RYAN BURT
ADDRESS: 5600 HOLLY AVE NE PHONE: 238-1228
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87113

ARCHITECT: ARIA ARCHITECTURE, LLC CONTACT: DANIEL PUZAK
ADDRESS: 3503 CENTRAL AVE NE SUITE D PHONE: 506-2314
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87106
EMAIL: DANIEL@ARIAARCHITECTURE.COM

SURVEYOR: THE SURVEY OFFICE CONTACT: GARY MAPLE
ADDRESS: 333 LOMAS BLVD NE PHONE: 998-0303
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87102

CONTRACTOR: WILLIAM CERVANTES ENTERPRISES, INC CONTACT: WILLIAM CERVANTES
ADDRESS: 11900 DUSTY ROSE NE PHONE: 400-3752
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87122

TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ OTHER (SPECIFY) SO-19

RECEIVED

APR 30 2012

**HYDROLOGY
SECTION**

RECEIVED

APR 30 2012

**HYDROLOGY
SECTION**

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

DATE SUBMITTED: 4/30/12 BY: DANIEL PUZAK ARIA ARCHITECTURE

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

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

CITY OF ALBUQUERQUE



November 18, 2011

Ronald Ray Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Caliber's, Washington and Cutler. Grading and Drainage Plan
Engineer's Stamp dated 11-2-11 (H17/D089)

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 1/2/2011, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Per site visit 11-18-11, existing grades at the site appear different than shown on the plan. Provide the date of the survey, the surveyor's name and existing spot elevations.
- Label the existing contours.
- The site has a "bowl" in the middle that ponds a large portion of existing flow, contrary to the statement in the "Existing Drainage" narrative.
- Show the garden wall south of the "Drain to Exist Channel".
- Provide grades along the west boundary to aid in the determination of the slope and swale.
- Sections A-A, B-B, and C-C are translated horizontally.
- Please confirm the size of the "Exist 2' Drainage Outlet". It appears to be 18" wide.
- Provide depths and side slopes of swales in Section B-B and C-C.
- Provide the allowable flow to the site to the west from that site's grading and drainage plan.
- It is not evident that Basin 4 will discharge to the parking lot. Provide details for the swale.
- Provide steepness of proposed slopes on the north side of the property.
- Provide flow line elevations in Cutler Ave near the drive entrance.
- Additional comments may be produced once existing grade data is provided.

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

Sincerely,

Curtis A. Cherne
Curtis A. Cherne, P.E.

Principal Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Caliber's Shooting Range
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: H-17-10089
WORK ORDER #: _____

LEGAL DESCRIPTION: Tract B-1-F Netherwood Park
CITY ADDRESS: Southwest Corner of Cutler Avenue and Washington Street

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 8509 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Jonathan Niski
PHONE: (505) 858-3100
ZIP CODE: 87113

OWNER: De Ponte Investments, Inc.
ADDRESS: P. O. Box 9304 AMS
CITY, STATE: Albuquerque, NM

CONTACT: Brent De Ponte
PHONE: 505-884-7077
ZIP CODE: 87119

ARCHITECT: Aria Architects
ADDRESS: 227 Jefferson St. NE
CITY, STATE: Albuquerque, NM

CONTACT: Daniel Puzak
PHONE: 505-506-2314
ZIP CODE: 87108

SURVEYOR: TBD
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: TBD
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

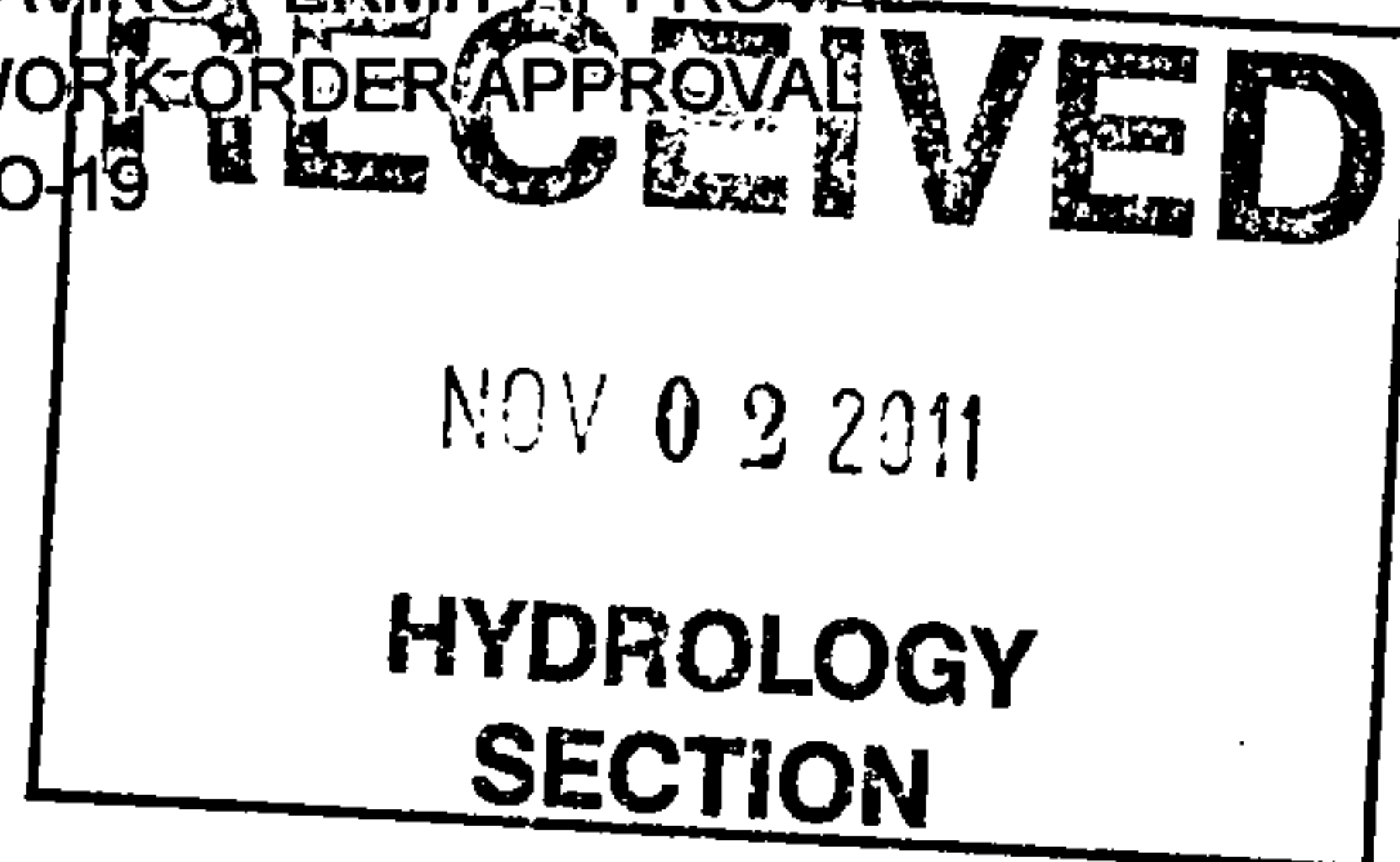
- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL 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
☐ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: 11/1/2011 BY: Jonathan D. Niski, P.E.

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

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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.