



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central N.W., Albuquerque, NM 87102
(505) 766-7644

December 16, 1985

Marvin Kortum
1605 Speakman Drive, SE
Albuquerque, New Mexico 87123

RE: DRAINAGE SUBMITTAL FOR ALLEY GRADES AND FOR PHASE II OF THE
C.A.B. BUILDING RECEIVED NOVEMBER 19, 1985 (J-13/D27)

Dear Mr. Kortum:

The referenced submittal dated November 19, 1985, is hereby approved
for the purpose of sign-off for alley grades, and for the submittal of
Phase II for the construction plans of the building permit process.

Should you have any questions or comments regarding this project, call
me at 766-7644.

Cordially,

Billy J. Goolsby
Billy J. Goolsby, P.E.
C.E./Design Hydrology

BJG/bcj

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: C.A.R. Building ZONE ATLAS/DRNG. FILE #: J-13/027

LEGAL DESCRIPTION: Lot A, Luna Place Addition

CITY ADDRESS: Lomas Blvd. NE

ENGINEERING FIRM: Marvin R Kortum

CONTACT: Marvin R Kortum

ADDRESS: 1605 Speakman Dr. SE

PHONE: 299-0774

OWNER: Jeff Boyd

CONTACT: _____

ADDRESS: P. O. Box 14592

PHONE: _____

ARCHITECT: Burker-Bol & Associates, AIA

CONTACT: Chris Rasmussen

ADDRESS: 209 Gold Ave. SW

PHONE: 842-6789

SURVEYOR: Albuquerque Surveying co. Inc.

CONTACT: _____

ADDRESS: 2119 Menaul Blvd. NE

PHONE: _____

CONTRACTOR: DEVCO Enterprises

CONTACT: _____

ADDRESS: 215 Marble NW

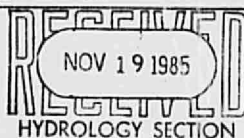
PHONE: _____

PRE-DESIGN MEETING:

☒ YES

☐ NO

☒ COPY OF CONFERENCE RECAP
SHEET PROVIDED



DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☒ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

1ST RESUBMITTAL

2ND RESUBMITTAL

3RD SUBMITTAL - PHASE II

DATE SUBMITTED:

NOV 19 1985
OCT 3, 1985

BY:

M R KORTUM



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

October 9, 1985

Mr. Marvin Kortum
1605 Speakman Drive SE
Albuquerque, NM 87123

REF: REVISED DRAINAGE PLAN FOR THE C.A.B. BUILDING (J13-D27)

Dear Mr. Kortum:

The above referenced plan dated October 2, 1985, is approved for Phase I of the proposed construction. Please attach a copy of this approved plan to the building permit sets for Hydrology sign-off.

Prior to sign-off of Phase II, please provide the appropriate documentation to show that the alley has been vacated or the proposed improvements will not include the alleyway.

Should you have any questions or comments or if I can be of further assistance, please call me at 766-7644.

Cordially,

Billy J. Goolsby, PE
Civil Engineer/Hydrology

BJG:mrk

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

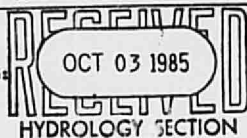
Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: C.A.R. Building ZONE ATLAS/DRNG. FILE #: J-13
 LEGAL DESCRIPTION: Lot A, Luna Place Addition
 CITY ADDRESS: Lomas Blvd. NE
 ENGINEERING FIRM: Marvin R Kortum CONTACT: Marvin R Kortum
 ADDRESS: 1805 Speakman Dr. SE PHONE: 299-0774
 OWNER: Jeff Boyd CONTACT: _____
 ADDRESS: P. O. Box 14592 PHONE: _____
 ARCHITECT: Barker-Bol & Associates, AIA CONTACT: Chris Rasmussen
 ADDRESS: 209 Gold Ave. SW PHONE: 842-6789
 SURVEYOR: Albuquerque Surveying co. Inc. CONTACT: _____
 ADDRESS: 2119 Menaul Blvd. NE PHONE: _____
 CONTRACTOR: DEVCO Enterprises CONTACT: _____
 ADDRESS: 215 Marble NW PHONE: _____

PRE-DESIGN MEETING:

☒ YES☐ NO☒ COPY OF CONFERENCE RECAP
SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

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☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION

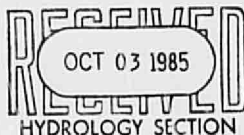
1ST RESUBMITTAL
 2ND RESUBMITTAL

CHECK TYPE OF APPROVAL SOUGHT:

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☐ PRELIMINARY PLAT APPROVAL
☐ SITE DEVELOPMENT PLAN APPROVAL
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☐ FOUNDATION PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: OCT 3, 1985BY: MR KORTUM

MARVIN R. KORTUM
1605 Sneakman Drive S.E.
Albuquerque, New Mexico 87123
(505) 299-0774



October 2, 1985

City of Albuquerque, NM
Design Hydrology Section
123 Central Avenue, N.W.
Albuquerque, New Mexico 87102

ATTENTION: Mr. Billy J. Goolsby

RE: A. DRAINAGE PLAN FOR C.A.B. BUILDING (J-13-D27) RECEIVED
AUGUST 2, 1985

- B. Design Hydrology letter, same subject, dated September 17, 1985
- C. My letter to Design Hydrology, same subject, dated September 24, 1985

Dear Mr. Goolsby:

Letter, reference B, provided comments and drawing and document changes to correct all items commented on in your letter, reference b, except for those two comments which related to property rights and easements for adjacent and effected properties, and the comment concerning the non-vacated portion of the alleyway (about 135 feet on the northeast side).

Attached to this letter are the executed documents concerning the easements for access, parking and drainage, to include the construction cost and maintenance of improvements. For Tracts A-1, B, C, D, and F, Luna Place, this document is similar to the previously executed reciprocal parking agreement that had been provided to the zone hearing official. The current document does contain the legal descriptions as well as provisions for across lot line drainage. For Tract 6-A, Lot A, Block 25 of the Perea Addition, this document reflects the results of the alleyway vacation between Tracts 6-A and A-1. (The alleyway vacation for the west side and the northwest side was approved at DRB on October 1, 1985).

For the alleyway along the northeast side connecting to the Slate Avenue right of way, the owner of Tract A-1 is presently initiating action to vacate this portion of the alleyway. If the vacation request is not approved, a separate request will be initiated to the City for alleyway grades, pavement and use of that alleyway.

In order to permit approval of the pending building permit for Tract A-1, the site grading plan is now divided into two phases. Phase I consists of the building site, the access driveway from Lomas Blvd., to include that portion on Tract 6-A, and the parking and driveway that is on Tract A-1 west of the west end of the existing alleyway. Phase I is a complete project in that it includes the required number of parking spaces to serve the new building, and the paved access to Lomas Blvd. The existing unimproved parking east of this line would continue to be used by the existing office buildings, (Tracts B - F), and could serve as an emergency or occasional use access, to include use by the construction vehicles during construction of Phase I.

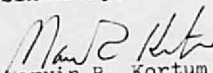
Phase II includes pavement, sidewalks and auxiliary site improvements as required by the zoning approval (ZA-237). Phase II is to be constructed after resolution of the alleyway issue.

The drainage plan and site grading as submitted, Reference A, with revisions as given by letter, reference C, is consistent with the construction Phases I and II. Upon completion of Phase I, that portion of the site will function as calculated in the drainage plan, with no adverse impact on unimproved portions of the overall site. (The runoff on the unimproved portions of Tracts A-1, B, C, D, and F will continue as it now exists during Phase I construction, and upon Phase I completion). Upon completion of Phase II, of course, the runoff will be generally according to the drainage plan.

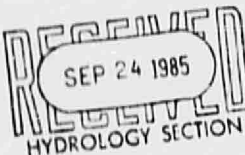
Attached is a revised drawing of the site grading and drainage plan. This drawing reflects the architectural site plan refinements in landscaping, traffic diverters and parking delineators. The site drainage and grading as shown on the original plan, references A and C, is now shown on this attached revised drawing, dated October 2, 1985.

Request your review and approval for a building permit for Phase I as soon as possible.

Sincerely,


Marvin R. Kortum

MARVIN R KORTUM
1605 Speakman Dr. SE
Albuquerque, NM 87123
(505) 299-0774



September 24, 1985

City of Albuquerque, NM
Design Hydrology Section
123 Central NW
Albuquerque, NM 87102

ATTN: Mr. Billy J. Goosby

RE: A. DRAINAGE PLAN FOR C.A.B. BUILDING (J-13-D27) RECEIVED
AUGUST 2, 1985
B. Design Hydrology letter, same subject, dated September
17, 1985

Dear Mr. Goosby

The following comments and discussion are in response to your letter, reference B, above. The comments are keyed to the numbered comments in your letter:

1. Documents are being prepared which will permit the construction of the paved driveway, parking area, and sidewalks on adjacent properties. Documents will also show easement for the across the property line drainage. Draft copies of these documents are attached. Please review these documents for adequacy to meet your requirements for work approval. The property owners have agreed informally to the conditions expressed in these drafts, but there will be some delay in obtaining signatures. Also attached are documents which were provided to the Albuquerque Planning Department in 1982 concerning the reciprocal parking for the Luna Circle complex. The present project, building of the C.A.B. Building and paving of the parking lot and access driveway, is a continuation of that earlier project. For information, see also zoning files AP-15 (4A-237).
2. The labeling of the calculations on page 4 of the Drainage Report was misleading in that the label "LOMAS BLVD." referred to the drainage basin that drained to LOMAS BLVD., and not to the drainage basin that included LOMAS BLVD. The drainage basins were described earlier in the report, and the abbreviated label then used. Attached is a revised page 4 which corrects the labeling. The "C" factors of 0.66 and 1.0 refer to the drainage basins.
3. The building Architect has elected to use drain diverters over the doorways and to use no collectors or gutters at the remainder of the roof eaves. The run-off from the roof eaves will fall undiverted to the surrounding landscape. Run-off which is not absorbed in the landscaped area will flow to the paved driveway through cuts in the curb between the driveway and landscaped area. These cuts are now shown on the drainage plan.

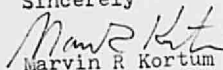
C.A.B. BUILDING (D-27)
Sept 24, 1985

4. The driveway which is not required by the present site plan will be replaced with standard curb and gutter, with the sidewalk and brick imprint concrete consistent with adjacent right of way improvements. This construction will be covered by the appropriate City Permit.
5. The finished floor elevation is now shown as 4956.00, rather than the abbreviated 56.00. All elevations shown are based on the indicated Benchmark, 1-J13.4, elevation 4956.54.
6. The public alleyway along the west and part of the north side is in the process of being vacated through proper procedures. The final administrative procedures for this vacation will be completed within a few days. The current files on this action are at the City Property Management office at 123 Central Ave.
7. There is approximately 135 feet of alleyway along the northeast property line, connecting to SLATE AVE., that has not been vacated. A project is being prepared and will be submitted separately to the City Engineer for the necessary approvals for construction on that property. My understanding is that the option remains for a request for vacation of this alleyway, should such action be appropriate.
8. There are no significant on-site structures. Remnants of flower beds, garden walls, and outbuildings from previous uses will be disposed of during normal grubbing and clearing. Minor utilities structures, such as the telephone pedestals, may remain or may be replaced by sub-surface boxes, the issue still to be coordinated with the respective utilities.
9. A temporary bench mark is now designated on the drawing. The TBM is off site, due to the disturbance of all on site surface features during grubbing, clearing and construction.

Attached is a drawing, revised to Sept 24, 1985, which shows the minor corrections as indicated above. The property lines on the west and north reflect the lines as they will exist upon final approval of the alleyway vacation. The vacated properties have been purchased by the developer of the C.A.B. Building (or are pending depending on administrative actions).

With the minor corrections indicated, my reading of your comments indicates that the Drainage and Grading Plan can be approved. The remaining significant comments pertain to issues which are under the cognizance of other agencies of the City. Inasmuch as the resolution of these issues is primarily administrative, with little impact on the proposed structure, and further, that the resolution of these issues can be done concurrently with the construction of the building, request your approval and release of the pending Building Permit as soon as possible.

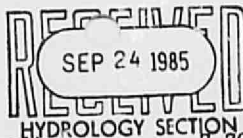
Sincerely


Marvin R. Kortum

Run-off to Slate Ave.

Impervious

Parking, driveway and sidewalk 7,700 ft.²



H. Direct run-off for developed property:

1. Volume of run-off to Lomas Blvd.

For an area 65 percent impervious and Group B soil, the appropriate curve number is 85 (CN = 85, Plate 22.2, C-2). Read direct run-off as 1.1 inches, (Plate 22.2, C-4), from a rainfall of 2.3 inches. Total volume is 1,900 ft.³ (20,250 ft.² X 1.1 in. X 1 ft./12 in.). This is an estimated increase of 560 ft.³ over the undeveloped state (1900 - 1340).

2. Volume of run-off to Slate Ave.:

The run-off to Slate will be from the driveway, parking area and sidewalk, an impervious (CN = 98, Plate 22.2, C-2). Read direct run-off as 2.2 inches. (Plate 22.2, C-4) from a rainfall of 2.3 inches. Total volume is 1400 ft.³ (7700 X 2.2 X 1/12). This would be an increase of 500 ft.³ to 1000 ft.³ over the present flow to Slate Ave. from the poorly maintained asphalt and gravel parking area.

I. Peak run-off for the developed property:

The proposed site improvements will result in the construction of drainage paths for run-off. The longest path will be the swale along the driveway toward Lomas Blvd., a distance of 270 feet at a slope of .003 ft./ft. from the Kirpich formula ($TC = .0078 \frac{L^{.77}}{S^{.385}}$) a time of concentration (TC) of 5.4 minutes is obtained. Using the TC factor for 10 minutes of 2.15 (Plate 22.2, D-2) and a C factor of .66 for Lomas Blvd., and 1.0 for Slate Ave., the respective peak run-offs are as follows:

1. Peak volume of run-off to LOMAS BLVD.

$$Q = CIA = (.66)(2.15)(2.3)(20,250 \text{ ft.}^2 / 43,560 \text{ ft.}^2/\text{acre}) = 1.5 \text{ ft.}^3 \text{ per second.}$$

2. Peak volume of run-off to SLATE AVE.

$$Q = (1.)(2.15)(2.3)(7,700 / 43,560) = .9 \text{ ft.}^3 \text{ per second}$$

II. Off-Site Flows:

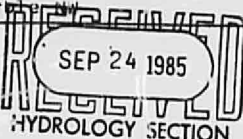
A. Major surface terrain features.

The Luna Place Addition is not in the channel or natural flow path of any significant storm run-off. The natural terrain is flat, with a gentle slope (.0015 ft./ft.) from north to south, and essentially level east to west for a distance of 2,000 feet

DRAINAGE INFORMATION SHEET

PROJECT TITLE: C.A.R. Building ZONE ATLAS/DANG. FILE #: J-13/D27
 LEGAL DESCRIPTION: Lot A, Luna Place Addition
 CITY ADDRESS: Lomas Blvd. NE
 ENGINEERING FIRM: Marvin R Kortum CONTACT: Marvin R Kortum
 ADDRESS: 1605 Speakman Dr. SE PHONE: 299-0774
 OWNER: Jeff Boyd CONTACT: _____
 ADDRESS: P. O. Box 14592 PHONE: _____
 ARCHITECT: Barker-Bol & Associates, AIA CONTACT: Chris Rasmussen
 ADDRESS: 209 Gold Ave. SW PHONE: 842-6789
 SURVEYOR: Albuquerque Surveying co. Inc. CONTACT: _____
 ADDRESS: 2119 Menaul Blvd. NE PHONE: _____
 CONTRACTOR: DEVCO Enterprises CONTACT: _____
 ADDRESS: 215 Marquette NW PHONE: _____

PRE-DESIGN MEETING:

☒ YES☐ NO☒ COPY OF CONFERENCE RECAP
SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

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

1ST RESUBMITTAL

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ SITE DEVELOPMENT PLAN APPROVAL
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☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: SEPT 24 1985BY: MR KORTUM

Reviewer:

001185

This submittal has been superseded
 by submittal made October 3, 1985.

Please clean out file to get rid
 of any paperwork that is
 not necessary to complete file.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

September 17, 1985

Mr. Marvin Kortum
1605 Speakman Dr. SE
Albuquerque, NM 87123

RE: DRAINAGE PLAN FOR C.A.B. BUILDING (J13-D27) RECEIVED AUGUST 1, 1985

Dear Mr. Kortum:

I have reviewed the above referenced submittal, dated August 1, 1985, and forward the following comments.

1. Work outside the property lines cannot be approved without appropriate easements and or agreements from adjacent property owners or replatting to incorporate the area.
2. Why was a "C" factor of 0.66 used for run off in Lomas Blvd. and 1.0 used for State Avenue? They are both impervious streets and a factor of 0.90 (minimum) should be used.
3. How will the roofdrains discharge to asphalt? The building is surrounded by landscaping (?).
4. The driveways not used are usually required to be removed and replaced with curb and gutter and sidewalk. This is not shown.
5. The finished floor elevation of the structure is required to have the complete MSL designation.
6. The public alley way along the west and north properties cannot be blocked without going through the proper procedure (DRB) for vacation.
7. City approved alley grades are required prior to building permit release.
8. There are several on-site existing structures. Are these to be removed or are they to remain in place?
9. Need to provide the location of the TBM on-site.

Should you have any questions or comments, please call me at 766-7644.

Sincerely,

Billy J. Goolsby
Billy J. Goolsby
CE/Design Hydrology

BJG/cl

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Shoppard, P.E., City Engineer

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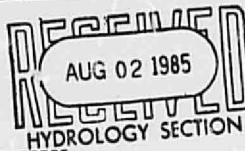
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PRE-DESIGN MEETING:

☒ YES

☐ NO

☒ COPY OF CONFERENCE RECAP
SHEET PROVIDED



DRB NO. _____

EPC NO. 2-81-39 4/17/81

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
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☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: August 2 1985
 BY: [Signature]

ok to
process
[Signature]

SUBJECT TITLE:

C.A.B. Building
Luna Place, Lot A
Lomas Blvd., N.W.

ZONE ATLAS:

J-14, 13

TYPE OF SUBMITTAL:

Drainage Report and Grading
Plan

LEGAL DESCRIPTION:

Lot A, Luna Place

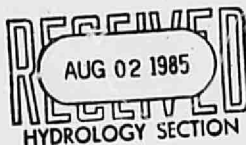
ENGINEERING FIRM:

Marvin R. Kortum
1605 Speakman Drive S.E.
Albuquerque, N.M. 87123
(505) 299-0774

OWNER:

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P.O. Box 14592
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CONTRACTOR:



DEVCO Enterprises
215 Marble N.W.
Albuquerque, N.M.

SURVEYOR:

Albuquerque Surveying Co., Inc.
2119 Menaul Blvd. N.E.
Albuquerque, N.M. 87107

ARCHITECT:

Barker-Bol & Associates, AIA
209 Gold Ave. S.W.
Albuquerque, N.M.

DATE SUBMITTED:

BY:



DRAINAGE REPORT
C.A.B. BUILDING
LOT A. LUNA PLACE
LOMAS BLVD., N.W.

1. On-site conditions.

A. Site characteristics:

Lot A, Luna Place, consists of a generally trapezoidal shaped tract, 84.14 feet along the south property line, 151.69 feet along the west property line, 265.81 feet along the north, and an irregular property line along the east side. The existing property lines are proposed to be partially realigned as a condition of the proposed development. The tract is presently vacant and unused. A ten foot wide alleyway strip along the west and north sides is proposed to be vacated as a condition of the development plan. The consequence of such vacation is addressed below insofar as drainage considerations are concerned. Presently, the south boundary is the north R.O.W. of Lomas Blvd., N.W. The west property line, across the 10 foot wide alleyway, adjacent to a commercial building, presently being used as contractor-realtor office (120 feet) and the back yard fence of a private residence (50 feet). The north property line, across the 10 foot wide alleyway, is common with the back yard fences of five (5) private residences. The northwest corner has a 10 foot wide alleyway easement providing vehicle access to Slate Ave., N.W. The east property line is common with the back yard boundary of four (4) buildings constructed as private residences, but now converted to office buildings.

B. Soils:

The soils, as identified on the Bernalillo County Soils Survey by the SCS, USDA (Map 30) are Glendale loam, slopes 0 to 1 percent slope. The Glendale series consists of deep, well drained soils that formed in stratified recent alluvium on the flood plain along the Rio Grande. Permeability is moderately slow. Runoff is very slow, and the hazard of water erosion is slight. The engineering characteristics of the soil do not present undue constraints on the proposed use of the area for single two or three story commercial buildings with paved or surface drive and parking areas. The soils as observed on the surface are tight and fine, showing pot holes and ruts where vehicles pass during rain or when the surface is wet. The soils appear to be correctly classified. The surface is presently poorly kept, being covered with weeds, trash and remnants of past uses, which appear to have been for garden, out buildings, or perhaps a residence. There are a number of large (one foot diameter) trees along the mid point of the lot. Structural foundations should be designed and constructed based on additional sub-surface investigations.

C. Undeveloped run-off:

The soils are identified as hydrological soil Group B, those soils which absorb more water than is typical. There are no defined drainage channels visible on the tract. The tract is essentially level. The south property elevation is defined by the top of the existing sidewalk, which varies from 53.93 at the southeast corner to 54.14 at the southwest corner, with a low elevation of 53.86. The lowest elevations along the east side are defined by the landscaping and driveways between the buildings, with elevations of 54.00 or higher. The lowest elevation along the northwest corner is 54.23, across the existing gravel drive and asphalt parking area. The elevations along the north boundary vary from 54.01 to 54.57. However, the flows to the north are defined by the solid block walls or earth berms which are along the residential properties bordering the alleyway. The elevations for flow along the west side are defined by the residential property fence along the northwest, and the asphalt parking area along the southwest boundary. In the undeveloped state, outflow from the tract will be across the lowest edge of the sidewalk along the south property, bordering on the north R.O.W. of Lomas Blvd. There would be some small flow from the 10 feet wide by 35 feet long strip at the northwest corner which would flow to the gutter along Slate Ave. N.W.

D. Direct run-off volume, undeveloped land:

The 6 hour 100 year frequency rainfall for Luna Place is 2.3 inches per NOAA, Atlas 2, Volume IV (plate 22.2, D-1). The present surface is typical of cultivated land without conservation treatment, for which a curve number of 81 (CN = 81) is appropriate (plate 22.2, C-2). From plate 22.2, C-4, read direct run-off volume as 0.8 inches, for a total volume of $(0.8 \text{ in.} \times 20,108 \text{ ft.}^2 \times 1 \text{ ft./12 in.}) \underline{1340 \text{ ft.}^3}$. This direct run-off would presently flow across the south property line, over the back of the sidewalk at the 53.86 elevation, then flow east along the north gutter of Lomas Blvd., following the gutter flow line as Lomas Blvd. intersects with Luna Circle about 90 feet further east. The run-off then enters the catch basin at that location. For continuation of flow, see discussion on off-site flows, below.

E. Peak run-off undeveloped land:

Using an idealized slope of .0018 ft./ft. ($\frac{54.23-53.86 \text{ ft.}}{200 \text{ ft.}}$) and a drainage path of 200 feet, a time of concentration is obtained by use of the Kirpich formula, $TC = .0078 \frac{L^{.77}}{S^{.385}} = 5.3$ minutes. Use the rainfall intensity factor for 10 minutes, 2.15, plate 22.2, D-2) and the rainfall of 2.3, (plate 22.2, D-1). Obtain a C factor (plate 22.2, C-1) of C = .34 for type B soils, 100 percent pervious. The peak flow estimate by the rational formula, therefore, is $Q = CIA = (.34)(2.15)(2.3)(20108/43.560) = 8 \text{ ft.}^3 \text{ per second.}$

F. Ten feet wide alleyway:

In the undeveloped state, the presently platted alleyway is an extension of Lot A, Luna Place, as far as run-off is concerned. There is no physical barrier to prevent the alleyway run-off from mixing with the run-off from Lot A. The additional run-off contributed by the alleyway is estimated as follows:

$$\begin{array}{rcl} \text{Area of alleyway} & 10 \text{ ft.} \times 170 & = 1700 \\ & 10 \text{ ft.} \times 265 & = 2650 \\ & & 4350 \text{ ft.}^2 \end{array}$$

Direct run-off volume undeveloped land:

$$(0.7 \times 4350/12) = 250 \text{ ft.}^3$$

Peak run-off volume, undeveloped land:

$$(.34)(2.15)(2.3)(4350/43,560) = .17 \text{ ft.}^3 \text{ per second.}$$

G. Run-off for developed land:

The site is to be developed as an individual office building, with parking spaces and drive to serve not only the new office building, but five other existing buildings. The parking lot will be accessible from both Lomas Blvd., and Slate Ave. N.W., with a through drive connecting the public right-of-ways. The driveway and parking area adjacent to Slate Ave. will drain onto Slate Ave. The remainder of the driveway, parking area, building and landscaped areas will drain to Lomas Blvd. Parts of Lots B, C, D, E and F to be included in the paved parking and sidewalk area, are included in the calculations for run-off, below. The remaining portions of Lots B, C, D, E and F are to remain essentially unchanged.

For purposes of computing run-off, the following uses will be considered:

Run-off to Lomas Blvd.

Pervious		
Grass and landscaped areas		7,100 ft. ²
Impervious		
Roof	3,000	
Parking and driveway	9,400	
Sidewalks	750	
Total Impervious		13,150 ft. ²
Total area		20,250 ft. ²
Percent Impervious		65

Run-off to Slate Ave.

Impervious

Parking, driveway and sidewalk

7,700 ft.²

H. Direct run-off for developed property:

1. Volume of run-off to Lomas Blvd.

For an area 65 percent impervious and Group B soil, the appropriate curve number is 85 (CN = 85, Plate 22.2, C-2). Read direct run-off as 1.1 inches, (Plate 22.2, C-4), from a rainfall of 2.3 inches. Total volume is 1,900 ft.³ (20,250 ft.² X 1.1 in. X 1 ft./12 in.). This is an estimated increase of 560 ft.³ over the undeveloped state (1900 - 1340).

2. Volume of run-off to Slate Ave.:

The run-off to Slate will be from the driveway, parking area and sidewalk, an impervious (CN = 98, Plate 22.2, C-2). Read direct run-off as 2.2 inches. (Plate 22.2, C-4) from a rainfall of 2.3 inches. Total volume is 1400 ft.³ (7700 X 2.2 X 1/12). This would be an increase of 500 ft.³ to 1000 ft.³ over the present flow to Slate Ave. from the poorly maintained asphalt and gravel parking area.

I. Peak run-off for the developed property:

The proposed site improvements will result in the construction of drainage paths for run-off. The longest path will be the swale along the driveway toward Lomas Blvd., a distance of 270 feet at a slope of .003 ft./ft. from the Kirpich formula ($TC = .0078 \frac{L^{.77}}{S^{.385}}$) a time of concentration (TC) of 5.4 minutes is obtained. Using the TC factor for 10 minutes of 2.15 (Plate 22.2, D-2) and a C factor of .66 for Lomas Blvd., and 1.0 for Slate Ave., the respective peak run-offs are as follows:

LOMAS BLVD.:

$$Q = CIA = (.66)(2.15)(2.3)(20,250 \text{ ft.}^2 / 43,560 \text{ ft.}^2/\text{acre}) = 1.5 \text{ ft.}^3 \text{ per second.}$$

SLATE AVE.:

$$Q = (1.0)(2.15)(2.3)(7,700 / 43,560) = .9 \text{ ft.}^3 \text{ per second}$$

II. Off-Site Flows:

A. Major surface terrain features.

The Luna Place Addition is not in the channel or natural flow path of any significant storm run-off. The natural terrain is flat, with a gentle slope (.0015 ft./ft.) from north to south, and essentially level east to west for a distance of 2,000 feet

or so from Luna Place Addition. The surrounding area is developed primarily as single residence residential or light commercial, with a well developed paved street grid at 300 feet to 400 feet spacing. Surface flows are channelled by the curbs and gutters of these paved streets. Subsurface drains, as discussed below, direct the surface flow into the storm drain system. Surface flow along Lomas Blvd. which passed Lot A on the south side is that which accumulates on the north half of Lomas Blvd. from 11th Street, 150 feet west of Lot A. There is no surface flow along Slate Ave., the high point or dividing point on Slate Ave. being near the northwest corner of Lot A. The surface flow going north on Slate Ave. a catch basin 100 feet away, or east to catch basins at the intersection of Slate Ave. and Forrester Street. There is also a catch basin on the north side of Slate Ave., directly opposite the proposed paved parking area in the northwest corner of Lot A. Surface flow past Lot A, Luna Place Addition is not a flood threat. *Not shown on plan*

B. Sub-surface drainage.

There are well developed sub-surface drain systems which drain the run-off from the vicinity of Luna Place.

1. Northwest of Luna Place is a system, starting on Slate Ave. with 12" RCP and draining toward the north with 30" RCP, generally between Forrester and 8th Street.

2. To the east is a system, starting at Luna Circle, with a 24" RCP, which connects to a 30" RCP draining south on Keleher Street.

3. To the west and south is a 24" RCP which collects surface run-off along Lomas Blvd.

The peak flows from the developed Lot A and associated parking areas of 1.7 CFS to Lomas Blvd., and .9 CFS to Slate Ave. would not overload the respective catch basins. The total additional volumes should not be significant to the overall systems capacities.

C. Local and nuisance flows.

There is little in the way of nuisance flows to be expected for the Luna Place building and parking areas. The residential properties to the immediate north are bordered with solid CMU block walls, with no drainage through the walls. Minor nuisance flows from the wood fenced property to the northwest, and from properties on the east and west can be accommodated by the paved swale of the new driveway.

III. Run-Off Disposal:

A. Surface run-off to Lomas Blvd.

Seventy-five percent (75%) of the developed area will have storm run-off directed down the new driveway, over the existing driveway pad and into the north gutter along Lomas Blvd.. It will then flow about 100 feet east to a catch basin at the west intersection of Luna Circle with Lomas Blvd. Roof drains on the new building will direct run-off into the established driveway swale. There will be very minor over sidewalk flow from grassed and landscaped areas adjacent to the present sidewalk along Lomas Blvd.

B. Surface run-off to Slate Ave.

Twenty-five percent (25%) of the developed area will have storm run-off directed down the new driveway, over the existing lay down curb, and into the south gutter along Slate Ave. It will then flow about 150 feet toward the east, entering a catch basin at the intersection of Slate Ave. and Forrester Street.

C. Nuisance flows:

Nuisance flow run-off from the developments on Lot A, Luna Place, will be prevented by the inward slope of the new paving and sidewalks. Where necessary, cut-off curb will be constructed to prevent damage to existing walls and buildings and their footings or foundations.

IV. Conclusions and recommendations:

A. The Lot A, Luna Place development is not within the 100 year or 10 year flood hazard.

B. The Lot A, Luna Place development is not affected by any significant off-site flows.

C. The Lot A, Luna Place development can be effectively drained by surface run-off into existing adjacent sub-surface drains without undue hazard to existing downstream facilities.

D. The finished floor elevation of the C.A.B. Building should be set at an elevation of 4956.00 or above. Parking areas, sidewalks and driveways should be graded and paved with a finished elevation as shown on the attached grading plan.



**DOWNTOWN
NEIGHBORHOODS
ASSOCIATION**



May 18, 1982

HAND DELIVERED

Mr. Lloyd Barlow
City of Albuquerque
Albuquerque, New Mexico

Re: Luna Circle Site Development Plan

Dear Lloyd:

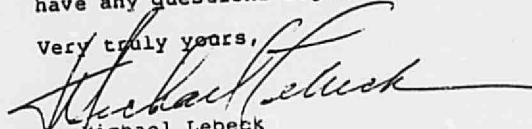
We have reviewed the site development plan for Luna Circle which was delivered to me on May 17, 1982. In general, the plan appears to be reasonably satisfactory.

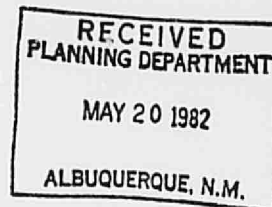
We would strongly recommend that you retain some kind of review control over the future office building shown on Lot A. We would expect that this office building would be designed in a manner to conform to the surrounding commercial buildings. On the plan, the building appears to be jammed into a space which is too small. We would hope that you would make sure that the building will be designed in such a manner as to avoid crowding of buildings in this development plan.

In addition, we are concerned about the placement of parking between Lot A and Lot B. This appears to be a rather awkward entrance from Lomas and adds to further crowding on the development plan. We are relying on your expertise and judgment to make sure that the parking requirements and traffic flow requirements on the property as specified by the zoning code are satisfied.

In general, we believe the site plan is acceptable to us. If you have any questions regarding the above, please call me.

Very truly yours,


Michael Lebeck
Chairman



BARKER-BOL & ASSOCIATES • ARCHITECTS & PLANNERS, A.I.A.

June 22, 1982

Dr. C. D. Hughes
7013 Rio Grande Blvd., N. W.
Albuquerque, NM 87107

Re: Luna Circle
Site Development Plan

Dear Dr. Hughes:

Enclosed for your use is a copy of the site development plan for the referenced project, which was approved on June 16, 1982.

Please note the following, which were required for approval:

- Parking area between Buildings A and B has been removed from the plan. The City was opposed to another entry/exit to Lomas Blvd., even though it was existing.
- The parking arrangement behind the buildings has been slightly altered and 10 small car spaces have been included, in order to provide sufficient parking to support the existing buildings and the future 3000 s.f. Building A. Thus, no change occurs in building square footage.
- The Reciprocal Parking Agreement is in effect (see enclosed).
- A 2 yard trash bin (minimum) must be provided and should be located at the northeast corner of the site for truck pick-up off of Slate Avenue. An enclosure for the bin will not be required until Building A is constructed, or, at the least, December, 1985.
- 2 bicycle racks will be required when Building A is constructed, in accordance with City Requirements.

In addition, when it does come time to design Building A, remember that the Zoning Hearing examiner's findings will require that it be designed in a manner which conforms to the surrounding commercial buildings. Since this is an aesthetic judgement, prudence suggests obtaining approval of preliminary plans from the Zoning Hearing Examiner for the building before committing time and money to construction documents.

BARKER•BOL & ASSOCIATES • ARCHITECTS & PLANNERS, A.I.A.

May 26, 1982

To: Luna Circle Property Owners

From: Barker-Bol and Associates, Architects

Re: Reciprocal Parking Agreement

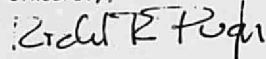
Good People:

In order to obtain a variance to the current R/C zoning on the Luna Circle properties and allow all the units on Luna Circle to operate as offices, the City has requested a reciprocal parking agreement which effectively provides sufficient parking for all the units.

A copy of the letter is enclosed for your records. The signed original will be recorded with the City and a copy of the signed agreement will also be forwarded to you.

If you have any questions, please do not hesitate to call.

Sincerely,



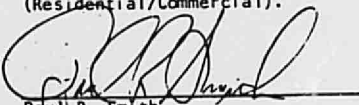
RICHARD R. PUGH

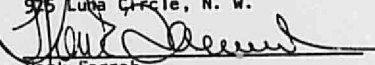
RRP:smh


encl.

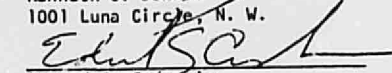
RECIPROCAL PARKING AGREEMENT

We, the undersigned, as Owners and Users of the referenced property, do hereby grant to each Owner and rightful User of the properties herein listed, the privilege of temporarily parking personal and business vehicles in designated parking areas on the referenced property as may be expedient for the normal transaction of business permitted under RC zoning. This agreement shall be made binding on any and all future Owners and Users of the properties herein named, and shall remain in effect for as long as the properties are zoned RC (Residential/Commercial).

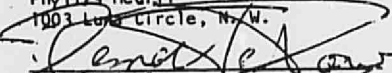

Paul R. Smith
925 Luna Circle, N. W.

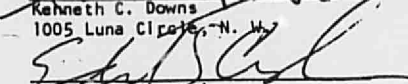

Hank Farrah
925 Luna Circle, N. W.



Kenneth C. Downes
1001 Luna Circle, N. W.

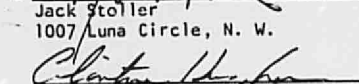

Edward S. Castoria
1001 Luna Circle, N. W.


Phyllis McGill
1003 Luna Circle, N. W.


Kenneth C. Downes
1005 Luna Circle, N. W.


Edward S. Castoria
1005 Luna Circle, N. W.


Jack Stoller
1007 Luna Circle, N. W.


Clinton Hughes
1009 Luna Circle, N. W.

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

PRE-DESIGN CONFERENCE RECAP

HYDROLOGY SECTION PROJECT NO.: I13 DATE: 7-12-85

PLANNING DIVISION NOS. EPC: _____ DRB: _____

SUBJECT: C.A.B. Office Building

LEGAL DESCRIP.: Luna Place Lot A of Block 12

APPROVAL REQUESTED

____ PRELIMINARY PLAT
____ SITE DEVELOPMENT PLAN
____ ROUGH GRADING
____ FINAL PLAT
X BUILDING PERMIT

WHO:

REPRESENTING:

ATTENDANCE:

Marvin Kortum
Charles Montoya

____ Conceptual Drainage Plan/Report required for Preliminary Plat and/or Site Development Plan sign-off.

X Approved Drainage Plan/Report required for Final Plat and/or Building Permit sign-off.

____ Subdivision Improvements Agreement or Financial Security required.

FINDINGS: ① DRAINAGE PLAN PER DPM ②
FREE DISCHARGE DUE TO ④ minimum
IMPACT ⑤ NO FLOODING DOWNSTREAM ⑥
MUST ADDRESS 10' PRIVATE ROADWAY EASEMENT

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED:

Charles A. Montoya

SIGNED:

Marvin R. Kortum

TITLE:

TITLE:

MARVIN R. KORTUM PC

DATE:

7-12-85

DATE:

7-12-85

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL

86 43949

AGREEMENT AND COVENANT

8219
J131027
945

This agreement and covenant, between the City of Albuquerque, New Mexico ("City") and X C.A.B Partnership, ("User") is made in Albuquerque, New Mexico and is entered into as of the date of recording this agreement with the Bernalillo County Clerk.

1. Recital. The User is the owner of certain real property ("User's Property") located at 1011 Luna Circle NW in Albuquerque, New Mexico, and more particularly described as:

Tract A-1, Block 10, a replat of Tract A, Block 10, together with a contiguous vacated alley, Albuquerque, Bernalillo County, New Mexico

The City is the owner of certain real property, easement or public right-of-way ("City's Property") in the vicinity of, contiguous to, abutting or within User's Property, and more particularly described as:

An alleyway, extending westward from Slate Ave NW, a distance of 133 feet more or less, and being 10 feet wide.

The User wishes to construct upon, improve or repair and to maintain the following "Improvement" on the City's Property (or already has done so):

A surfaced drive and access way.

A sketch of the proposed or existing Improvement is attached as Exhibit A and made a part of this agreement.

The City agrees to permit the Improvement to exist on the City's Property provided the User complies with the terms of this agreement.

2. City Use of City's Property and City Liability. The City has the right to enter upon the City's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The

86 43949

AGREEMENT AND COVENANT

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11-1-85

User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by User.

3. User's Responsibility for Improvement. The User will be solely responsible for constructing, maintaining, repairing and, if required, removing the Improvement, all in accordance with standards required by the City and attached as Exhibit B. The User will be solely responsible for paying all related costs. The User will not permit the Improvement to constitute a hazard to the health or safety of the general public or to interfere with the City's use of the City's Property. The User will conform with all applicable laws, ordinances and regulations.

4. Use of the Improvement. If the City's Property is a public right-of-way, it shall be open to the use of the general public at all times, subject to reasonable curtailment during periods of construction, maintenance or repair.

5. Demand for Repair, Modification or Removal. The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within 90 (90) days ("Deadline") and the User will comply promptly with the requirements of the Notice. If removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.

6. Failure to Perform by User and Emergency Work by City. If the User fails to comply with the terms of the Notice by the Deadline stated, or, if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the User for the cost of the work and for any other expenses or damages which result from User's failure to perform. The User agrees promptly to pay the City the amount assessed. If the User fails to pay the City within thirty (30) days after the City gives the User written notice of the amount due, the City may impose a lien against User's Property for the total resulting amount.

7. Cancellation of Agreement and Release of Covenant. This agreement may be cancelled and User's covenants released by the City at will by the City's mailing to the User notice of the City's intention to record a Cancellation and Release with the Bernalillo County Clerk. The Cancellation and Release will be effective thirty (30) days after the date of mailing the notice to the User unless a later date is stated in the notice or the Cancellation and Release. After the effective date, the City will record the Cancellation and Release with the Bernalillo County Clerk.

8. Condemnation. If any part of the User's Property is ever condemned by the City, the User will forego all claims to compensation for any portion of User's structure which encroaches on City Property and for severance damage to the remaining portion of User's structure on User's Property.

9. Assessment. Nothing in this agreement shall be construed to relieve the User, his heirs, assigns and successors from an assessment against User's Property for improvements to the City Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Improvement will not reduce the amount assessed by the City.

10. Notice. For purposes of giving formal written notice to the User, User's address is: C.A.B. Partnership Building
1011 Lomas NW
Albuquerque, NM 87102

Notice may be given to the User either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the User within 6 days after the notice is mailed if there is no actual evidence of receipt. The User may change User's address by giving written notice of the change by certified mail, return receipt requested, to the City Engineer at P.O. Box 1293, Albuquerque, New Mexico 87103.

11. Indemnification. The User agrees to defend, indemnify and hold harmless the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties as a result of User's use of the City's Property.

12. Term. This agreement shall continue until revoked by the City pursuant to Section 7 above.

13. Binding on User's Property. The covenants and obligations of the User set forth herein shall be binding on User, his heirs, assigns and successors and on User's Property and constitute covenants running with User's Property until released by the City.

14. Entire Agreement. This agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

16. Construction and Severability. If any part of this agreement is held to be invalid or unenforceable, the remainder of the agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

17. Captions. The captions to the sections or paragraphs of this agreement are not part of this agreement and will not affect the meaning or construction of any of its provisions.

Approved By:

USER:

Jeffery C. Boyd
C.A.B. Partnership-Partner

ATTEST:

Approved as to form:

Assistant City Attorney

Reviewed by:

City Attorney

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this

____ day of April, 1986, by _____ (User)

Notary Public

My commission expires:

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

Notary Public

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

Notary Public

4/30/89

cc 950

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 24th
day of April, 1986, by Gene Rano, Chief
Administrative Officer of the City of Albuquerque, a municipal
corporation, on behalf of said corporation.

Priscilla Phillips
Notary Public

My commission expires:

3-17-90

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1986 MAY 19 AM 8:15

Mr. 3524 945-953

ROBERT S. C. WALLER
CO. CLERK & RECORDER

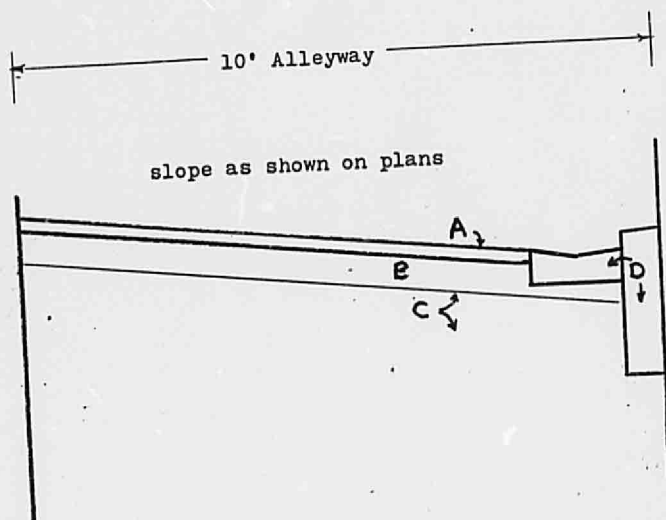
Gene Rano DEPUTY

-6-

11-1-85

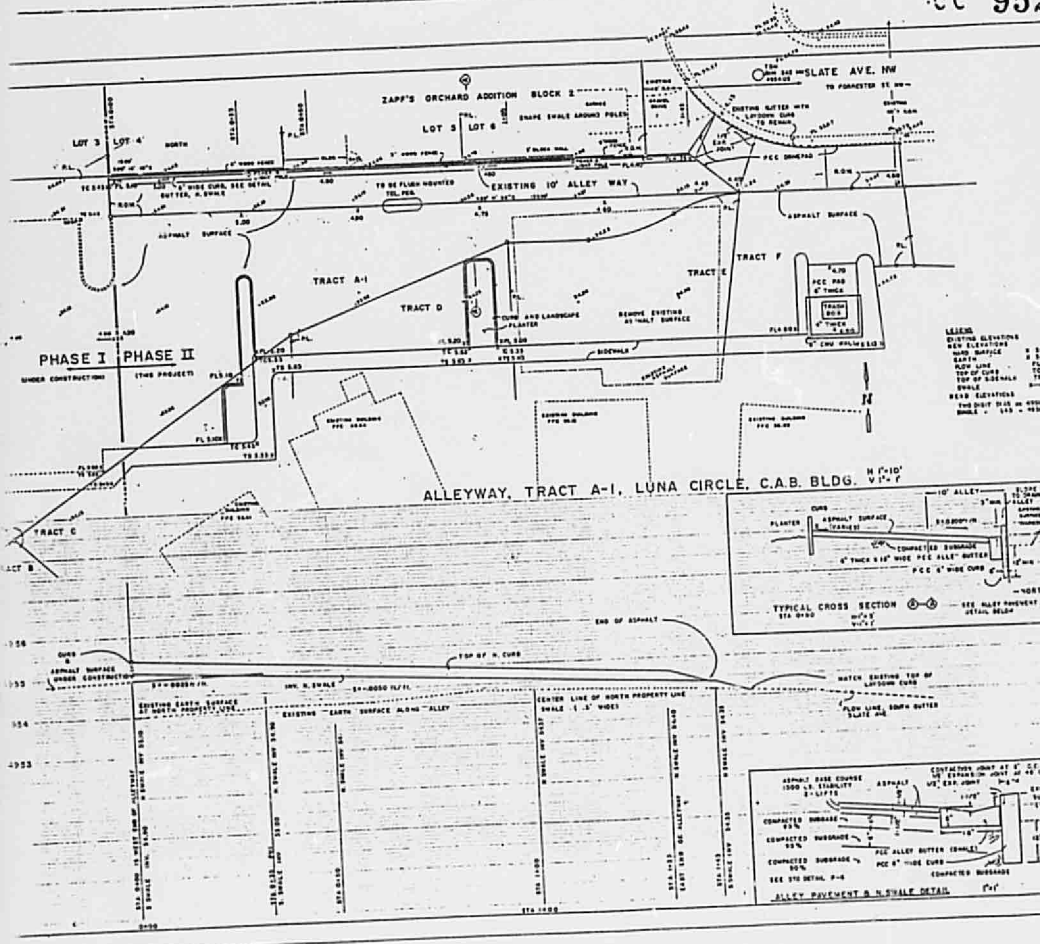
ATTACHMENT A.

Sketch of proposed pavement section to be used on alley right-of-way, Project 2718, "Alleyway, Access and Parking Grades and Drainage Tract A-1, Luna Circle - Phase II. C. A. B. Building" as part of the agreement and covenant.



- A 2" asphalt concrete surface course 1500 lb. stability
- B 6" compacted subgrade, 95% mod. proc.
- C compacted subgrade 90% mod. proc.
- D PCC curb and gutter as shown on plans, or cost monolithic.

952



SITE

NOTES:

- SEE PHASE I PLAN FOR ALL TRACTS.
- SEE CONSTRUCTION, DIST. ALL-1 FOR FURTHER DETAILS AND DETAILS HEADINGS.

LEGEND:

EXISTING ELEVATIONS
 1. 10' WIDE CURB
 2. 10' WIDE GUTTER
 3. 10' WIDE ALLEYWAY
 4. 10' WIDE SIDEWALK
 5. 10' WIDE DRIVEWAY
 6. 10' WIDE PARKING LOT
 7. 10' WIDE LOT
 8. 10' WIDE LOT
 9. 10' WIDE LOT
 10. 10' WIDE LOT

NOTICE TO CONTRACTORS:

- ALL work shall be done in accordance with the specifications and standards of the City of Albuquerque.
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APPROVED FOR ALLEY GRADES ONLY

CITY OF ALBUQUERQUE
 MUNICIPAL DEVELOPMENT DEPARTMENT
 ENGINEERING DIVISION

TITLE: ALLEYWAY ACCESS, B. PARKING GRADINGS AND DRAINAGE - TRACT A-I, LUNA CIRCLE - PHASE II

DATE: 10/13/13

PROJECT NO: 2718

SCALE: 1" = 10'

EXHIBIT "B"
AGREEMENT AND COVENANT

953

ATTACHMENT TO AGREEMENT AND COVENANT FOR _____
TO PLACE PAVING IN THE ALLEY BETWEEN _____ WEST OF SLATE AVE NW, 133 FEET.
and _____ from _____ to _____

DATED: _____

DESIGN AND CONSTRUCTION STANDARDS REQUIRED

1. Paving shall be placed on grades approved by the City Engineer. Reference City Project No. 2718.
2. Paving section shall consist of graded and compacted subgrade and two (2) inches of asphaltic concrete surface course conforming to the requirements of City of Albuquerque Interim Standard Specifications for Public Works Construction, 1985. Pavement shall be minimum 1500 pound Marshall Stability.
3. Pavement surface shall be finished free of surface ponding and shall be free draining.

MAINTENANCE REQUIREMENTS AND STANDARDS

1. Pavement surface provided shall be maintained in a sound condition free from ponding, chuckholes, pavement breaks and in a safe condition.
2. And defects creating a hazardous condition to traffic shall immediately be repaired to the satisfaction of the City Engineer by the User at no cost to the City.

RECIPROCAL ACCESS, PARKING, PEDESTRIAN, AND DRAINAGE EASEMENT

We, the undersigned, as owner(s) and user(s) of Tract A-1 of the "Replat of Tract A, Block 10, Together with a vacated alley and (Now Comprising Tract A-1, Block 10) LUNA PLACE, Albuquerque, Bernalillo County, New Mexico", plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, Oct. 2, 1985, in Volume C28, Folio 97, and Contiguous Tracts B, C, D and E of the "Plat of Lots A, B, C, D and E, of Block 10 (Being a Replat of Lots 9, 10, 11, 12, 13 and portions of 14 and 15) LUNA PLACE - AN ADDITION to the City of Albuquerque, New Mexico", plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, January 23, 1981, in Volume C17, Folio 192; TOGETHER WITH Lot F of LUNA PLACE filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, March 7, 1914, original destroyed 12/78; do hereby grant to each owner(s) and rightful user(s) of the properties herein listed Reciprocal Easement Rights for the purpose of access (vehicular and pedestrian) parking (personal and business vehicles in designated parking areas) on the above referenced properties as may be expedient for the normal transaction of business permitted under RC Zoning and the uninterrupted Drainage Flows to accommodate the approved Drainage Plan for the listed properties. This Agreement is binding on any and all future owner(s) and user(s) of the above referenced properties and shall run with the land and remain in effect until such time as an alternate solution suitable to all parties concerned including the City of Albuquerque's Engineering Department is recorded. Cost and maintenance of improvements shall be proportional to each owner in accordance with realized benefit.

IN WITNESS WHEREOF, the parties hereto have executed this agreement at Albuquerque, New Mexico, on the day and year written below.

Gurtrude Zachary
Gurtrude Zachary (For Lot "F")
BY: Judy Henderson
925 Luna Circle, N.W.

Kenneth C. Downes
Kenneth C. Downes (For Lot "E")
1001 Luna Circle, N.W.

Kenneth C. Downes
Kenneth C. Downes (For Lot "C")
1005 Luna Circle, N.W.

Jack Stoller
Jack Stoller (For Lot "B")
1007 Luna Circle, N.W.

Kenneth C. Downes
Kenneth C. Downes (For Lot "E")
1001 Luna Circle, N.W.

Hanna Best
Hanna Best (For Lot "D")
1003 Luna Circle, N.W.

Kenneth C. Downes
Kenneth C. Downes (For Lot "C")
1005 Luna Circle, N.W.

C.A.B. Partnership
C.A.B. Partnership (For Lot "A-1")
BY: Jeffrey C. Boyd
1011 Luna Circle, N.W.

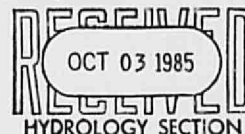
ACKNOWLEDGEMENT:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 30th day of SEPT, 1985, before me personally appeared the person(s) noted in the Affidavit and acknowledged that this Easement Agreement is their free act and deed.

My Commission Expires: 4/30/89

STATE OF NEW MEXICO Notary Public
COUNTY OF BERNALILLO
FILED FOR RECORD



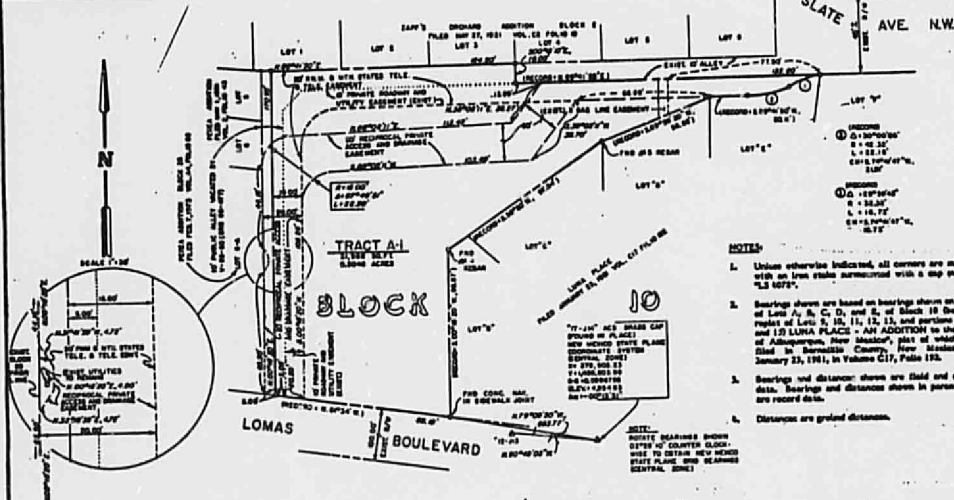
1985 OCT -2 PM 3:29
J. C. WALLER
RECORDER



REPLAT
OF
TRACT A, BLOCK 10
TOGETHER WITH
A CONTIGUOUS VACATED ALLEY
(NOW COMPRISING TRACT A-1, BLOCK 10)
LUNA PLACE
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 1985

NOTES:

1. Tract A-1, Contiguous Lots "B" through "P", LUNA PLACE are subject to "Reciprocal Easement Agreement" for Access, Parking, and Drains, outlined on document filed in the Office of the County Clerk of Bernalillo County, New Mexico, 19 in Volume 19, Page 19.
2. Tract A-1, Contiguous Lots 1, 4, and 6-A, PEREA ADDITION are subject to "Reciprocal Easement Agreement" for Access and Drains, outlined on document filed in the Office of the County Clerk of Bernalillo County, New Mexico, 19 in Volume 19, Page 19.



NOTES:

1. Unless otherwise indicated, all corners are marked with an iron stake surrounded with a cap marked "L.S. 1985".
2. Bearings shown are based on bearings shown on "Plat of Lots A, B, C, D, and E, of Block 10, being a replat of Lots 1, 10, 11, 12, 13, and portions of 14 and 15, LUNA PLACE, AN ADDITION to the City of Albuquerque, New Mexico", plat of which was filed in Bernalillo County, New Mexico, on January 23, 1981, in Volume C17, Page 173.
3. Bearings and distances shown are field and record data. Bearings and distances shown in parentheses are record data.
4. Distances are ground distances.

DEDICATION AND CONSENT STATEMENT

The undersigned members of the tract of land herein shown Lot "A", Block 10, LUNA PLACE together with a vacated portion of a contiguous ten (10) foot wide public alley as said Lot "A" and vacated alley are shown and designated on "Plat of Lots A, B, C, D, and E, of Block 10, being a replat of Lots 1, 10, 11, 12, 13, and portions of 14 and 15, LUNA PLACE - AN ADDITION to the City of Albuquerque, New Mexico", plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on January 23, 1981, in Volume C17, Page 173, and said ten (10) foot wide public alley as shown on said plat, do hereby consent to the dedication shown in the manner herein shown, LUNA PLACE do hereby consent to the dedication shown in the manner herein shown, grant any easement shown (for the purpose shown), including power and communication easements (if any) reserved for overhead distribution lines, pole type utilities, buried distribution lines, conduits, pipes for underground utilities where shown or indicated, and including rights of ingress and egress for construction and maintenance, and the right to trim interfering trees and hereby certify that this dedication is their free act and deed.

FOR TRACT "A", BLOCK 10 AND A VACATED PORTION
OF A CONTIGUOUS TEN (10) FOOT WIDE PUBLIC ALLEY

[Signature]
JOHN PATTERSON, A New Mexico General Partnership
Jeffrey C. Boyd, General Partner
P.O. Box 1992
Albuquerque, NM 87191

NOTARY:

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } 25

The foregoing instrument was acknowledged before me a
Notary Public in and for said County and State by the party(ies) named
in the Affidavit appearing herein on the 10th day of September
1985.

My Commission Expires *[Signature]*
Notary Public

Planning Director, City	Date	Map No.	Subdivision No.
City	County	ALBUQUERQUE	Date
Traffic Engineer	Date	City Engineer	Date
Water Resources	Date	Public Works	Date
City Surveyor	Date	Property Management	Date

SURVEYOR'S CERTIFICATE

I, FRED SANCHEZ, a duly qualified land surveyor,
registered under the laws of the State of New Mexico,
hereby certify that this plat was prepared by me or under
my direct supervision, shows accurate dimensions, land
areas, shows all easements shown on recorded plat or
made known to me by the owner, utility companies, or
other parties expressing an interest, and that this survey
meets the minimum requirements for monumentation and
that the survey is true and correct to the best of my
knowledge and belief.

[Signature]
FRED SANCHEZ, R.L.S., No. 1078

NOTARY:

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } 33

The foregoing instrument was acknowledged before me a
Notary Public in and for said County and State by the party(ies) named
in the Affidavit appearing herein on the 11th day of September
1985.

My Commission Expires *[Signature]*
Notary Public

RECIPROCAL ACCESS AND DRAINAGE EASEMENT

We, the undersigned, as owner(s) and user(s) of Tract 6-A of the "Redivision of Lot A, Block 25, (filed September 8, 1972) of the PEREA ADDITION (filed May 1, 1891)", plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on February 7, 1973, in Volume A4, Folio 83, and Tracts 5 and 6 of the "Plat of Lands of the Albuquerque Town Site Company known as the PEREA ADDITION", plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on May 1, 1891, in Volume C2, Folio 43; do hereby grant to each owner(s) and rightful user(s) of the properties herein listed Reciprocal Easement Rights for the purpose of access (vehicular) on the above referenced properties as may be expedient for the normal transaction of business permitted under RC Zoning and the uninterrupted Drainage Flows to accommodate the approved Drainage Plan for the listed properties. This Agreement is binding on any and all future owner(s) and user(s) of the above referenced properties and shall run with the land and remain in effect until such time as an alternate solution suitable to all parties concerned including the City of Albuquerque's Engineering Department is recorded. Cost and maintenance of improvements shall be proportional to each owner in accordance with realized benefit.

IN WITNESS WHEREOF, the parties hereto have executed this agreement at Albuquerque, New Mexico, on the day and year written below.

Ray P. Pando
Ray P. Pando, and
1015 Lomas Boulevard, N.W.

Natividad L. Pando
Natividad L. Pando, his wife

Robert Montoya
Robert Montoya, and
1015 Lomas Boulevard, N.W.

Dorothy Montoya
Dorothy Montoya, his wife

ACKNOWLEDGEMENT:

STATE OF NEW MEXICO

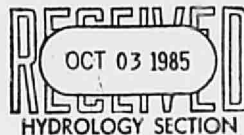
COUNTY OF BERNALILLO

)
ss
)

On this 1st day of October, 1985, before me personally appeared the person(s) noted in the Affidavit and acknowledged that this Easement Agreement is their free act and deed.

My Commission Expires: 4-26-89

Susan C. Celler
Notary Public



STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1985 OCT -2 PM 3:29

MCC 977-A 219-220
DEPT. OF LAND & RECORDS
Leah DEPUTY

**REPLAT
OF
TRACT A, BLOCK 10
TOGETHER WITH
A CONTIGUOUS VACATED ALLEY
(NOW COMPRISING TRACT A-1, BLOCK 10)
LUNA PLACE
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 1985**

NOTES

- Tract A-1, Contiguous Lots 10¹ through 10¹⁰, LUNA PLACE are subject to "Redevelopment Agreement" for Access, Parking, and Drainage outlined on document filed in the Office of the County Clerk of Bernalillo County, New Mexico, 17th in Volume Page .
- Tract A-1, Contiguous Lots 1, 4, and 6-A, PEREA ADDITION are subject to "Redevelopment Agreement" for Access and Drainage outlined on document filed in the Office of the County Clerk of Bernalillo County, New Mexico, 17th in Volume Page .

NOTES

- Unless otherwise indicated, all corners are marked with a 1/2 inch steel pin surrounded with a cap marked "L.S. 90.1".
- Bearings shown are based on bearings shown on "Plot of Lots A, B, C, D, and E, of Block 10 Being a replat of Lots 9, 10, 11, 12, 13, and portions of 14 and 15 LUNA PLACE - AN ADDITION to the City of Albuquerque, New Mexico", plat of which was filed in Bernalillo County, New Mexico, on January 23, 1981, in Volume C17, Page 175.
- Bearings and distances shown are field and record data. Bearings and distances shown in parentheses are record data.
- Distances are ground distances.

DEEDICATION AND CONSENT STATEMENT

The undersigned owner(s) of the tract of land herein shown as "A", Block 10, LUNA PLACE together with a vacated portion of a contiguous ten (10) foot wide public alley as said Lot "A" and vacated alley are shown and designated on "Plot of Lots A, B, C, D, and E, of Block 10 Being a replat of Lots 9, 10, 11, 12, 13, and portions of 14 and 15 LUNA PLACE - AN ADDITION to the City of Albuquerque, New Mexico", plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on January 23, 1981, in Volume C17, Page 175, and said ten (10) foot wide public alley vacated by V-23-85 (228-43-477) on July 23, 1985 (Now comprising Lot A-1, Block 10, LUNA PLACE) do hereby consent to the rededication shown in the manner herein shown grant any easement shown (for the purpose shown), including power and communication easements (if any) reserved for overhead distribution lines, pole type utilities, buried distribution lines, conduits, pipes for underground utilities where shown or indicated, and including rights of ingress and egress for construction and maintenance, and the right to trim interfering trees and hereby certify that this rededication is their free act and deed.

FOR TRACT "A", BLOCK 10 AND A VACATED PORTION OF A CONTIGUOUS TEN (10) FOOT WIDE PUBLIC ALLEY

[Signature]
C. L. P. FARMER, A New Mexico General Partnership
Society C. Boyd, General Partner
P.O. Box 1702
Albuquerque, NM 87101

NOTARY
STATE OF NEW MEXICO } 25
COUNTY OF BERNALILLO }

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing herein on the 17th day of Sept, 1985.

My Commission Expires 8-24-87 *[Signature]*
Notary Public

SURVEYOR'S CERTIFICATE

I, FRED SANCHEZ, a duly qualified land surveyor, registered under the laws of the State of New Mexico, hereby certify that this plat was prepared by me or under my direct supervision, shows accurate dimensions, land areas, shows all easements shown on recorded plat or made known to me by the owner, utility companies, or other parties expressing an interest, and that this survey meets the minimum requirements for communication and surveys of the Albuquerque Subdivision Ordinance, and that the survey is true and correct to the best of my knowledge and belief.

[Signature]
FRED SANCHEZ, LICENSE NO. 5078

NOTARY
STATE OF NEW MEXICO } 25
COUNTY OF BERNALILLO }

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing herein on the 17th day of Sept, 1985.

My Commission Expires 8-24-87 *[Signature]*
Notary Public

Plat & Survey By:
ALBUQUERQUE SURVEYING CO., INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036