

CITY OF ALBUQUERQUE



September 28, 2007

Scott M. McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: Cibola Energy Corporation Grading and Drainage Plan
Engineer's Stamp dated 9-28-07 (J13/D090)**

Dear Mr. Arfman,

Based upon the information provided in your submittal dated 9-28-07, the above referenced plan is approved for Building Permit and SO 19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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

To obtain a temporary or permanent CO, Engineer Certification of the Grading Plan per the DPM is required and the storm drain work in the City ROW must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Engineering Associate, Planning Dept.
Development and Building Services

C: file
Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Cibola Energy Corporation Office Remodel ZONE MAP/DRG. FILE # J13 D090
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tracts 345, 346A and 346B MRGCD Map 38 and a portion of Lot 21, Block 17, Perea Addition
CITY ADDRESS: 1429 Central Ave. NW

ENGINEERING FIRM: Isaacson & Arfman, P.A.
ADDRESS: 128 Monroe Street NE
CITY, STATE: Albuquerque, NM

CONTACT: Fred Arfman
PHONE: 268-8828
ZIP CODE: 87108

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Anthony Anella Architects
ADDRESS: 103 Dartmouth Dr. SE
CITY, STATE: Albuquerque

CONTACT: Anthony Anella
PHONE: _____
ZIP CODE: 87106

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

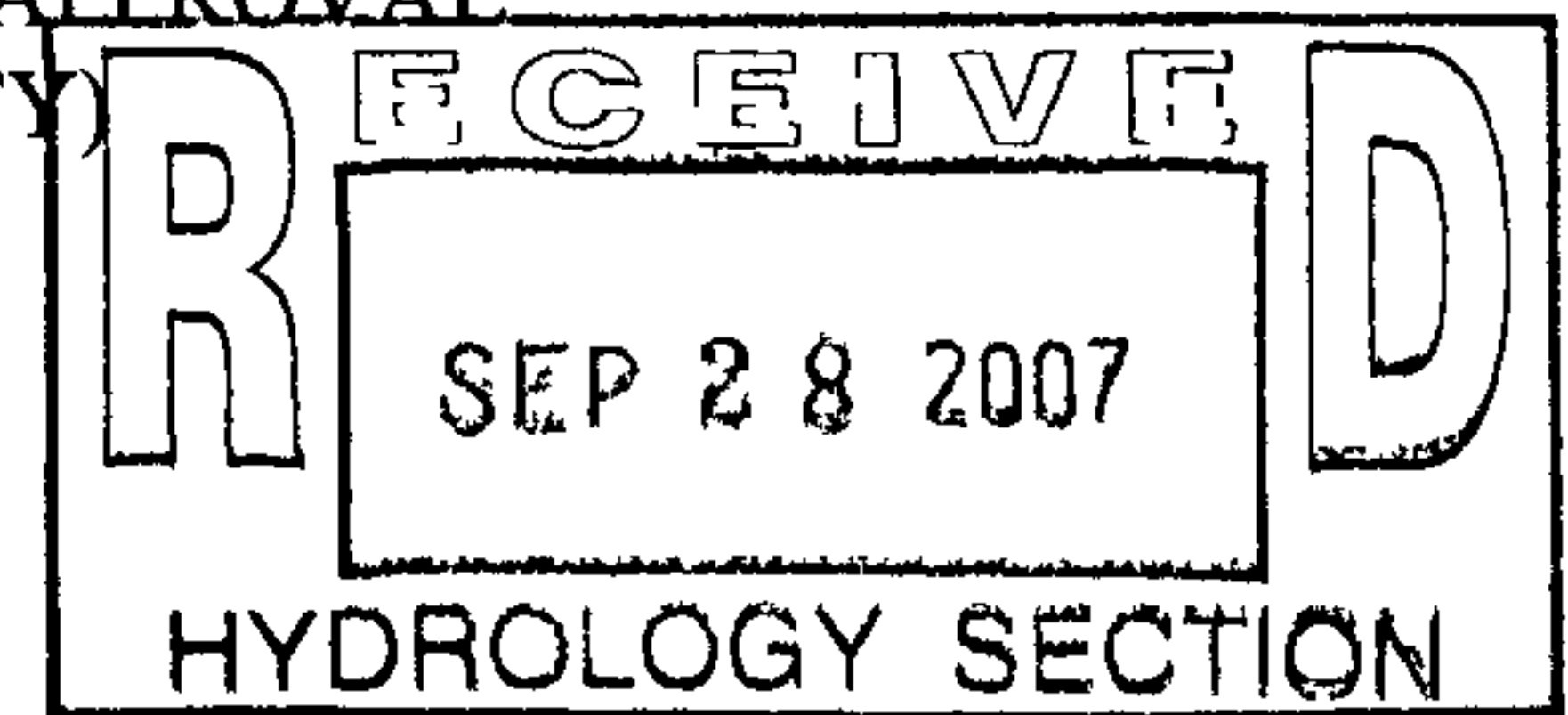
☐ DRAINAGE REPORT (CALCULATIONS)
☐ DRAINAGE PLAN 1st SUBMITTAL
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ 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
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED



SUBMITTED BY: Fred C. Arfman DATE: Friday, August 17, 2007
for Isaacson & Arfman, P.A.

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 define 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



August 30, 2007

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

Re: Cibola Energy Corporation Grading and Drainage Plan
Engineer's Stamp dated 8-23-07 (J13/D090)

Dear Mr. Arfman,

Based upon the information provided in your submittal dated 8-24-07, the above referenced plan cannot be approved for Building Permit or Paving Permit until the following comments are addressed:

- The legal description on the DTIS should be updated to reflect work on lots 19 and 20 as well as the lots listed.
- A cross-lot(s) drainage easement is required. There appears to be 6 lots involved.
- Roofs should drain to the site interior. Provide direction of roof flows.
- Provide the upstream invert for the east sidewalk culvert.
- Provide a means to prevent runoff from crossing the property line to the north in the landscaped area near the north arrow. In addition, provide proposed elevation data near the property line.
- Provide details for curbs stated in notes 10 and 11.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Engineering Associate, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

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

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ENGINEERING FIRM: ISSACSON & ARFMAN, PA
ADDRESS: 128 MONROE NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: Fred Arfman
PHONE: 268-8828
ZIP CODE: 87108

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Anthony Anella Architects
ADDRESS: 103 Dartmouth Dr. SE
CITY, STATE: Albuquerque

CONTACT: Anthony Anella
PHONE: _____
ZIP CODE: 87106

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT (CALCULATIONS)
☒ 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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

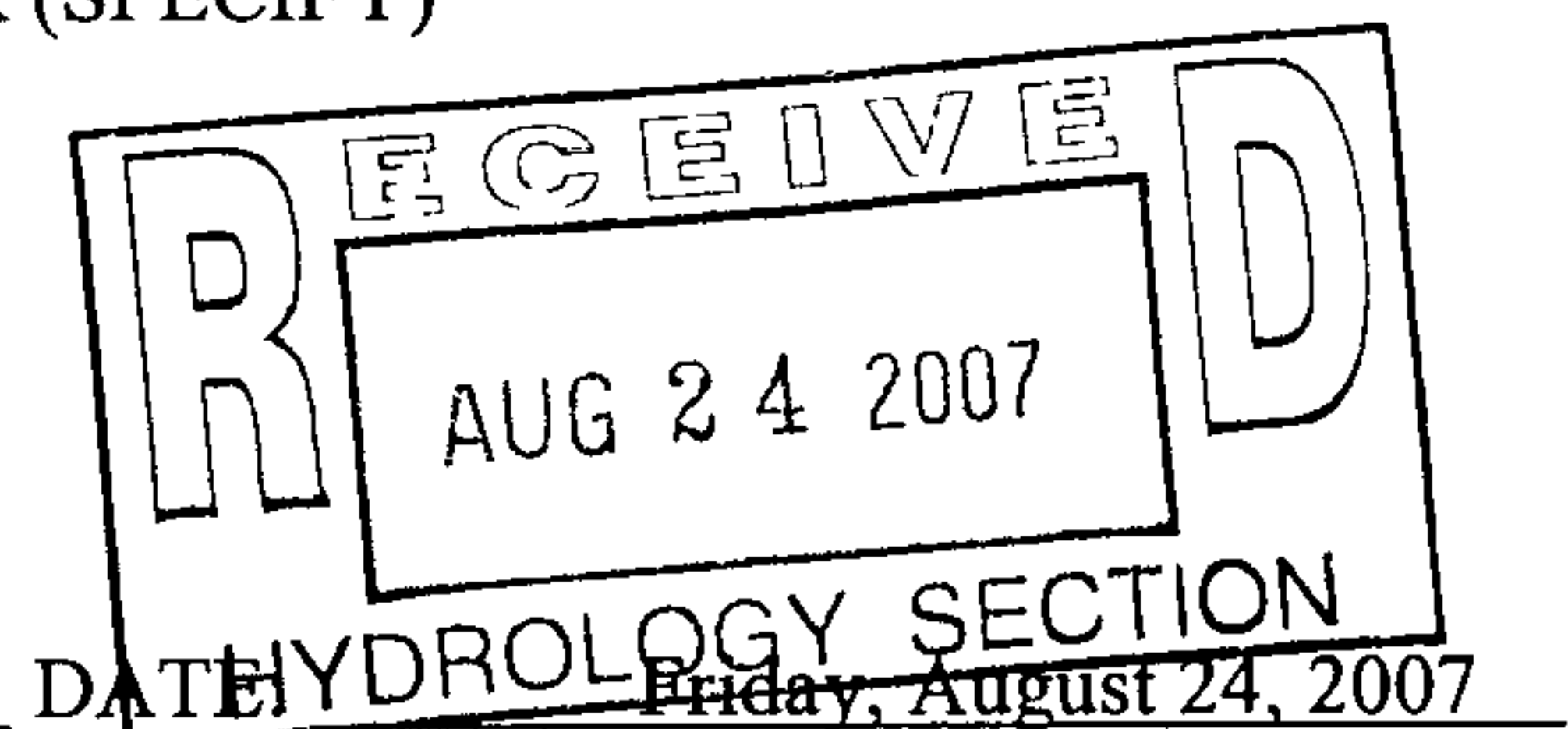
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
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☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
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☒ BUILDING PERMIT APPROVAL
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☒ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: ISAACSON AND ARFMAN



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 define 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.

08/24/2007 Issued By: PLNABG

Category Code 970

128 Monroe Ne
Albuquerque, NM 87108
268-8828

TOTAL: \$50.00

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8/24/2007      1:38PM      LUC: ANNX
WSH 00/      TRANS# 0049
RELEIF# 00087103-00087103
PERMIT# 200/060025      TRSMSP
Trans Amt      $50.00
REV Actions      $50.00
CR      $50.00
CASH:      $0.00

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CITY OF ALBUQUERQUE



February 13, 2008

A. Anthony Anella, R.A.
Anthony Anella Architect, AIA
103 Dartmouth Dr. SE
Albuquerque, NM 87106

Re: Cibola Energy Corporation Office Remodel, 1429 Central NW, Traffic Circulation Layout

Architect's Stamp undated (J-13/D090)

Mr. Anella,

Based upon the information provided in your submittal received 2-06-08, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

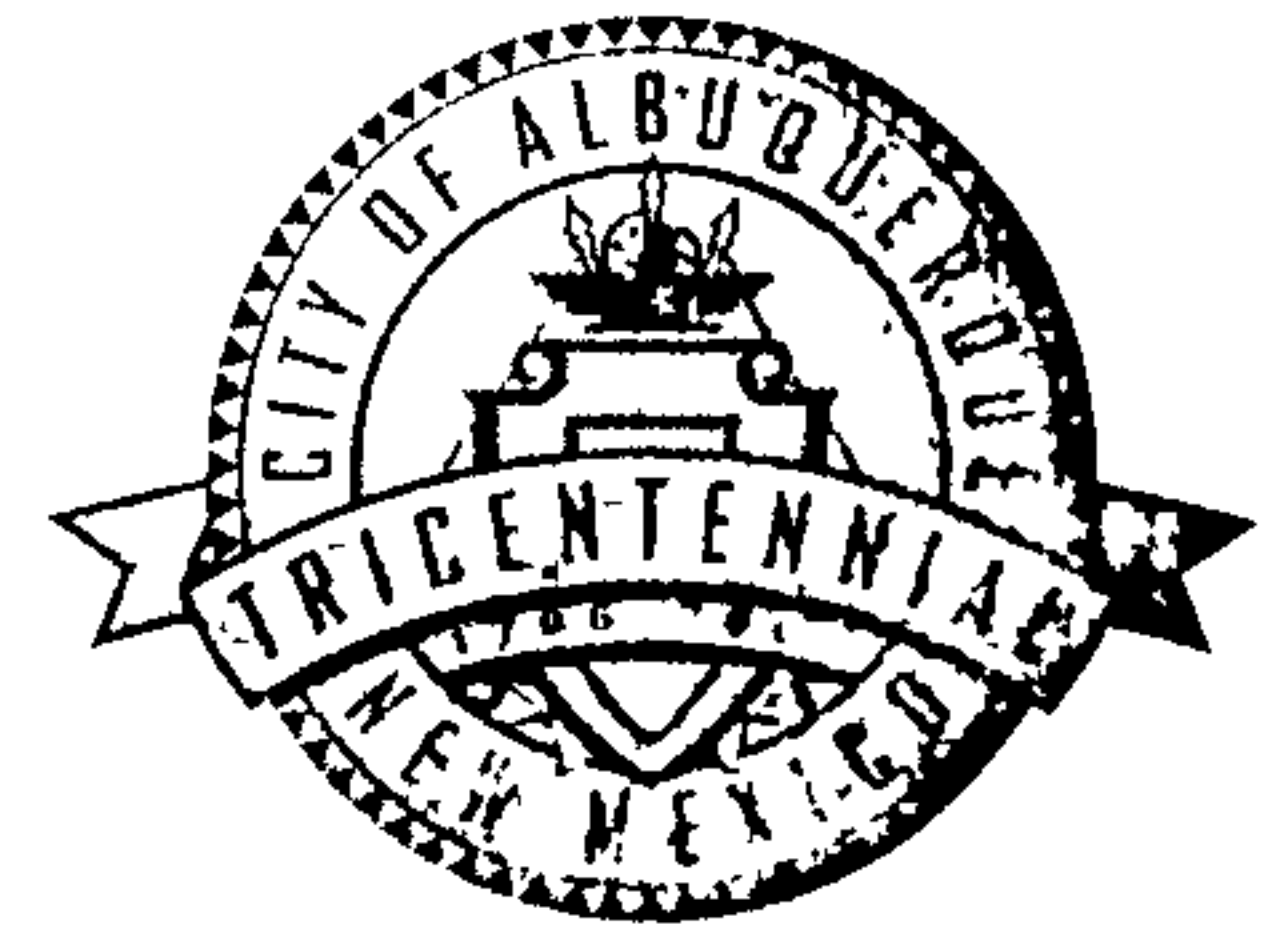
Albuquerque

New Mexico 87103

www.cabq.gov

- ✓1. List radii for all curves shown.
- ✓2. Clarify existing versus proposed conditions.
- ✓3. The legal description must be provided on the plan.
- ✓4. A 24-foot drive aisle is required for two-way traffic. - gated, employee parking - ok'd by zoning
- ✓5. Please list the width and length for all parking spaces.
- ✓6. For passenger vehicles, the minimum end island radius is 15 feet. at angled parking, have a 5' R
7. Define all hatching shown on the plan.
- ✓8. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
- ✓9. Please show a vicinity map.
- ✓10. The handicapped spaces must be a minimum of 8.5 feet in width. The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width. - 8' aisle provided, 3.5' aisle ok'd
- ✓11. Please include two copies of the traffic circulation layout at the next submittal.
- ✓12. Define width of the existing sidewalk.
- ✓13. Please refer to all applicable city standards by City Standard number.
- ✓14. Provide a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard.
- ✓15. Per the Development Process Manual, Chapter 27, Section 7, Part F.II, a scale of 1"=20' is recommended for sites of less than 5 acres.
- ✓16. Label the compact parking spaces by placing the words "compact" on the pavement of each space. on crushed gravel

CITY OF ALBUQUERQUE



- ✓17. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
- ✓18. A 6-foot wide, ADA accessible, pedestrian pathway must be provided.
- ✓19. All ramps within the COA Right-of-Way are required to have truncated domes.
- ✓20. Public sidewalk located outside of the right of way requires a sidewalk easement. - in newly dedicated ROW
- ~~21. Please provide a copy of detail sheet C-1.~~

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

P.O. Box 1293

C: File

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



March 6, 2008

A. Anthony Anella, R.A.
Anthony Anella Architect, AIA
103 Dartmouth Dr. SE
Albuquerque, NM 87106

Re: Cibola Energy Corporation Office Remodel, 1429 Central NW, Traffic Circulation
Layout

Architect's Stamp dated 3-05-08 (J-13/D090)

Dear Mr. Anella,

The TCL submittal received 3-05-08 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.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

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

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

Sincerely,

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

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

J-13/0090

PROJECT TITLE: CIBOLA ENERGY CORP. OFFICE REMODEL ZONE MAP: J-13-E
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: PARCEL 4 A PORTION OF LOT 21, BLOCK 17 PEREA ADDITION TRACTS 345, 346-A 346
 CITY ADDRESS: _____

ENGINEERING FIRM: ISAACSON & ARFMAN, P.A. CONTACT: _____
 ADDRESS: 128 MONROE NE PHONE: _____
 CITY, STATE: ALBUQUERQUE NM ZIP CODE: _____

OWNER: BARRETT E. YATES CONTACT: _____
 ADDRESS: 1429 CENTRAL AVE NW PHONE: _____
 CITY, STATE: ALBUQUERQUE NM ZIP CODE: _____

ARCHITECT: ANTHONY ANIELLA ARCHITECT, AIA CONTACT: _____
 ADDRESS: 103 PARTRIGHT DR. SE PHONE: _____
 CITY, STATE: ALBUQUERQUE NM ZIP CODE: _____

SURVEYOR: ANTHONY L. HARRIS CONTACT: _____
 ADDRESS: 2912 - O. MONROE ST NE PHONE: _____
 CITY, STATE: ALBUQUERQUE ZIP CODE: _____

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

TYPE OF SUBMITTAL:

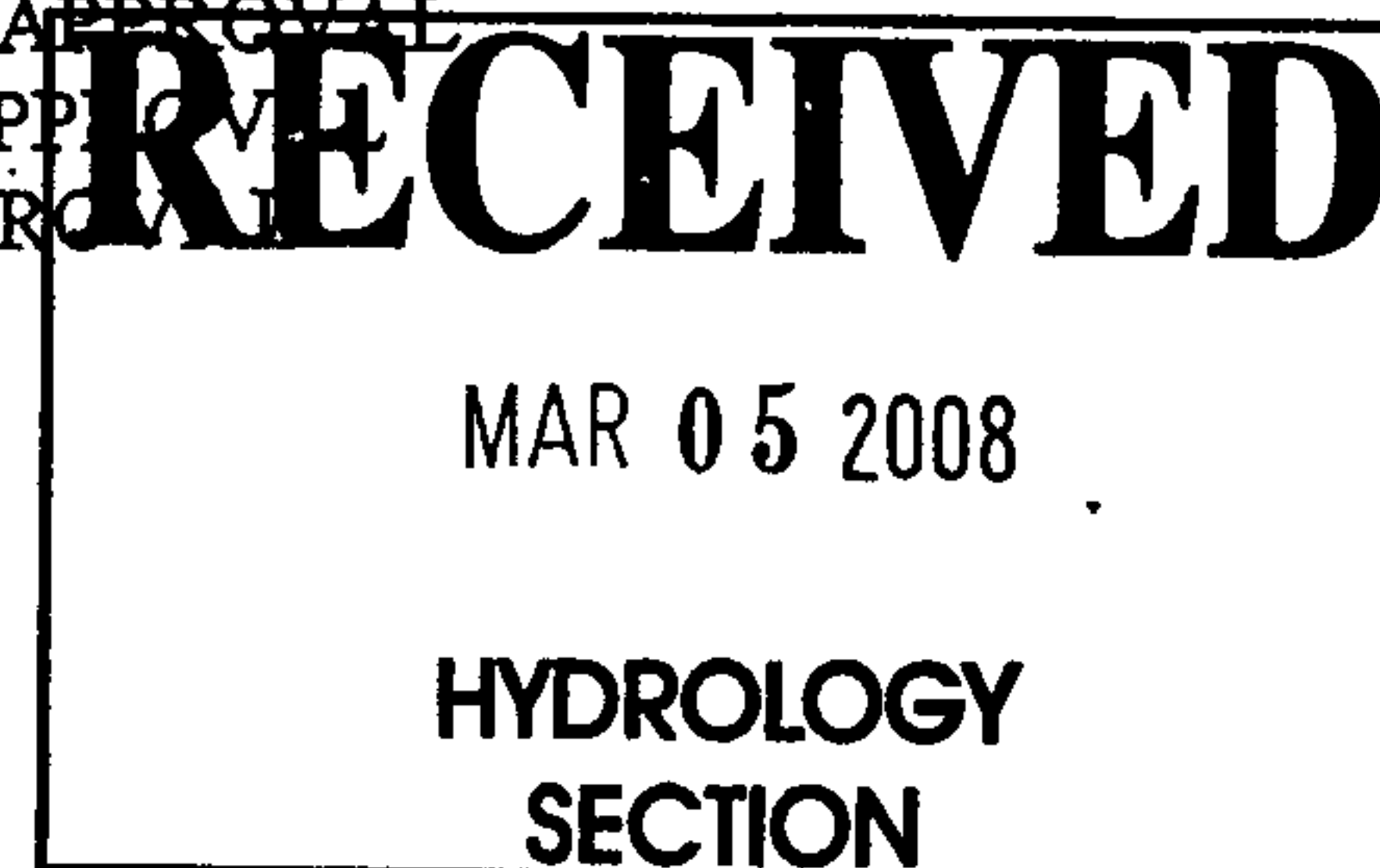
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- ☐ GRADING PLAN
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- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

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- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
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- ☐ SECTOR PLAN APPROVAL
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WAS A PRE-DESIGN CONFERENCE ATTENDED:

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- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: anthony anella BY: 5-MARCH 08

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:

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DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

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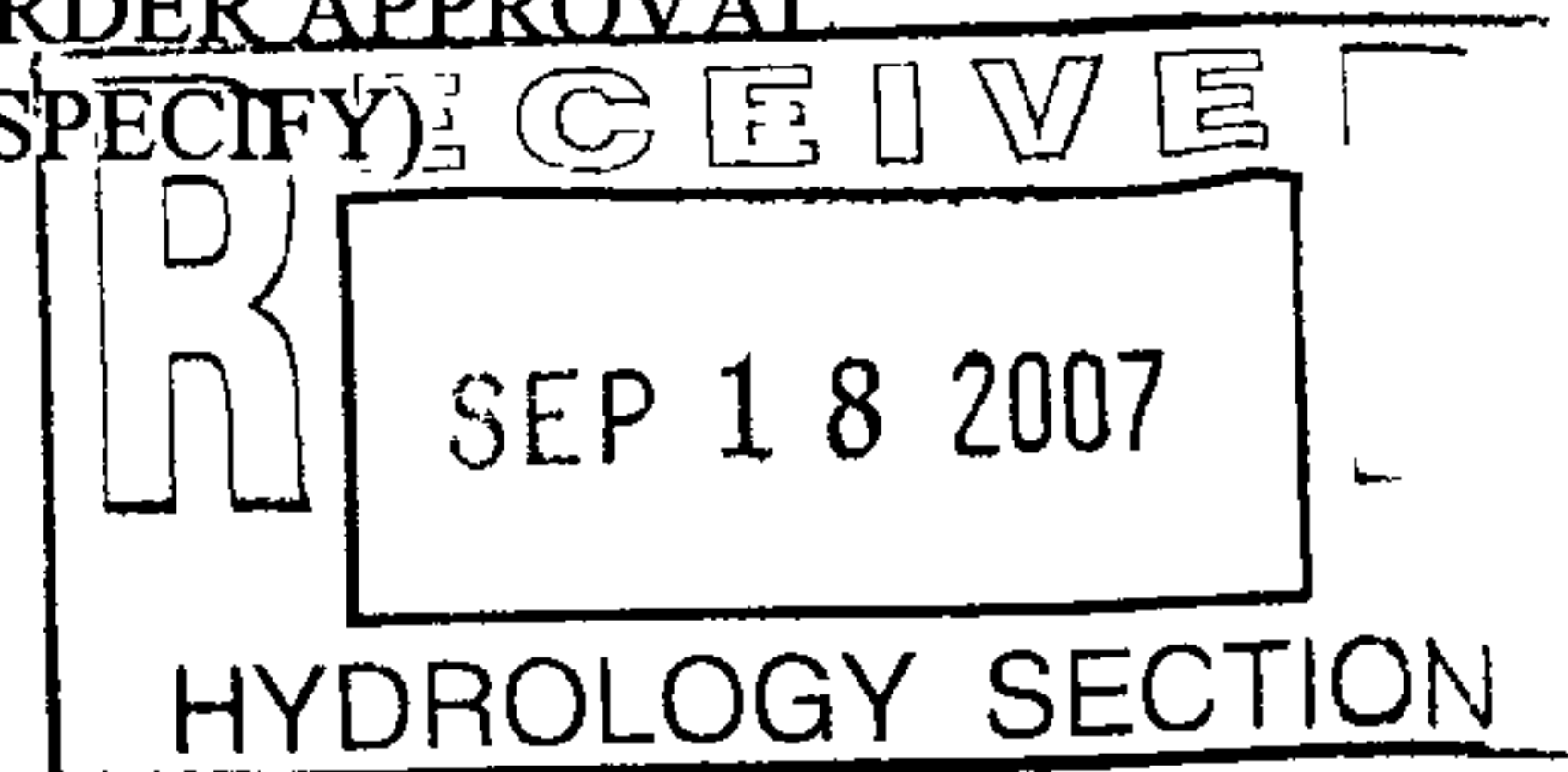
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☒ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

*replaced with
2-28-07*



SUBMITTED BY: Fred C. Arfman DATE: Friday, August 17, 2007
for Isaacson & Arfman, P.A.

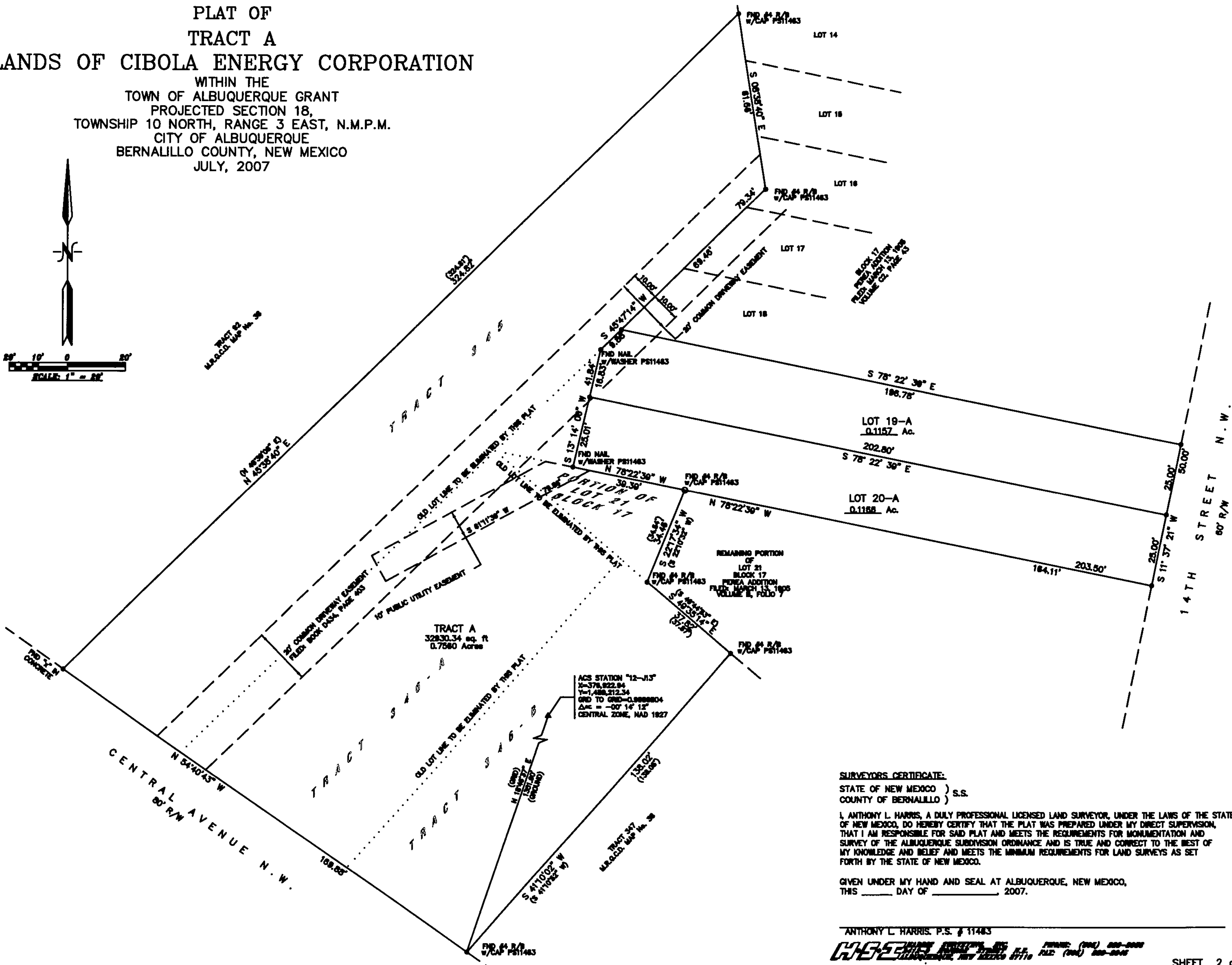
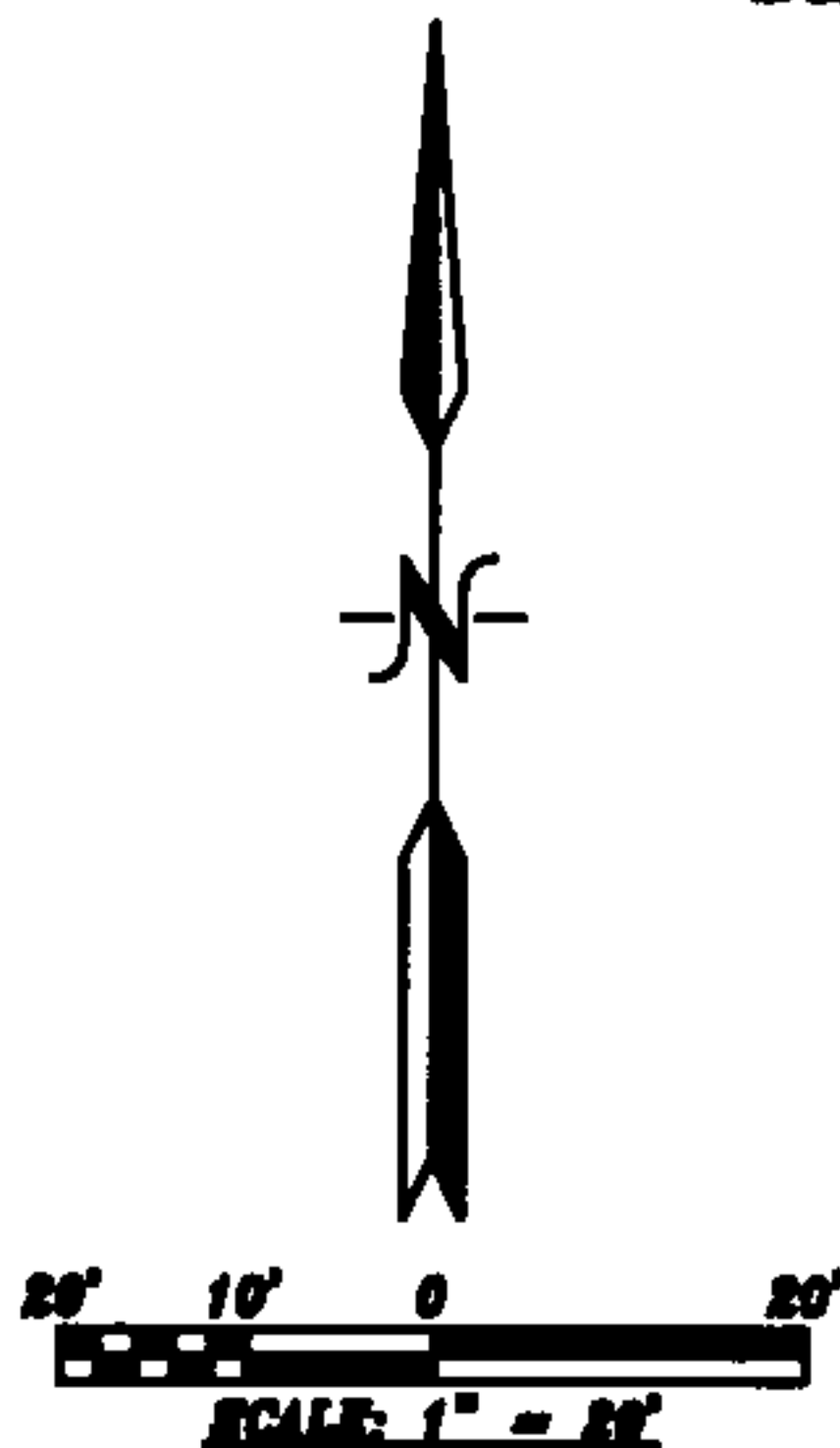
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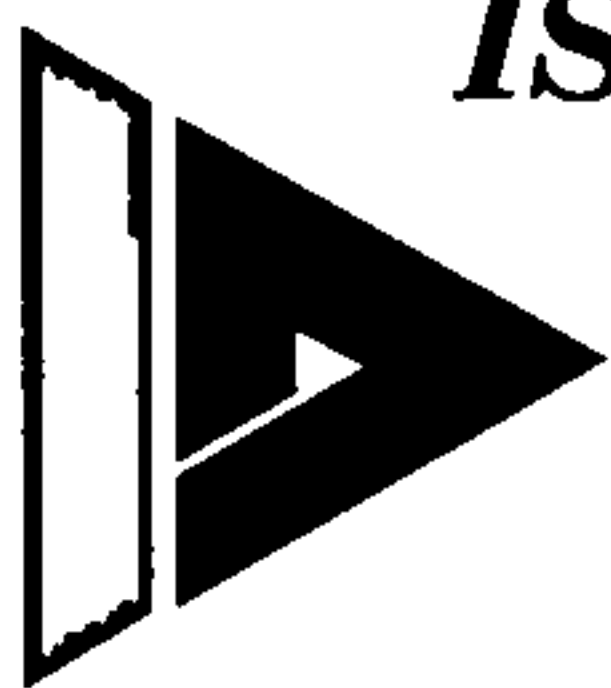
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PLAT OF
TRACT A
LANDS OF CIBOLA ENERGY CORPORATION

WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 18,
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2007



SURVEYORS CERTIFICATE:
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS _____ DAY OF _____, 2007.



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

September 17, 2007

Mr. Curtis A. Cherne, PE
Associate Engineer
Hydrology Development Section
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: CIBOLA ENERGY CORPORATION (J13/D090) RESPONSE TO COMMENTS

Dear Mr. Cherne,

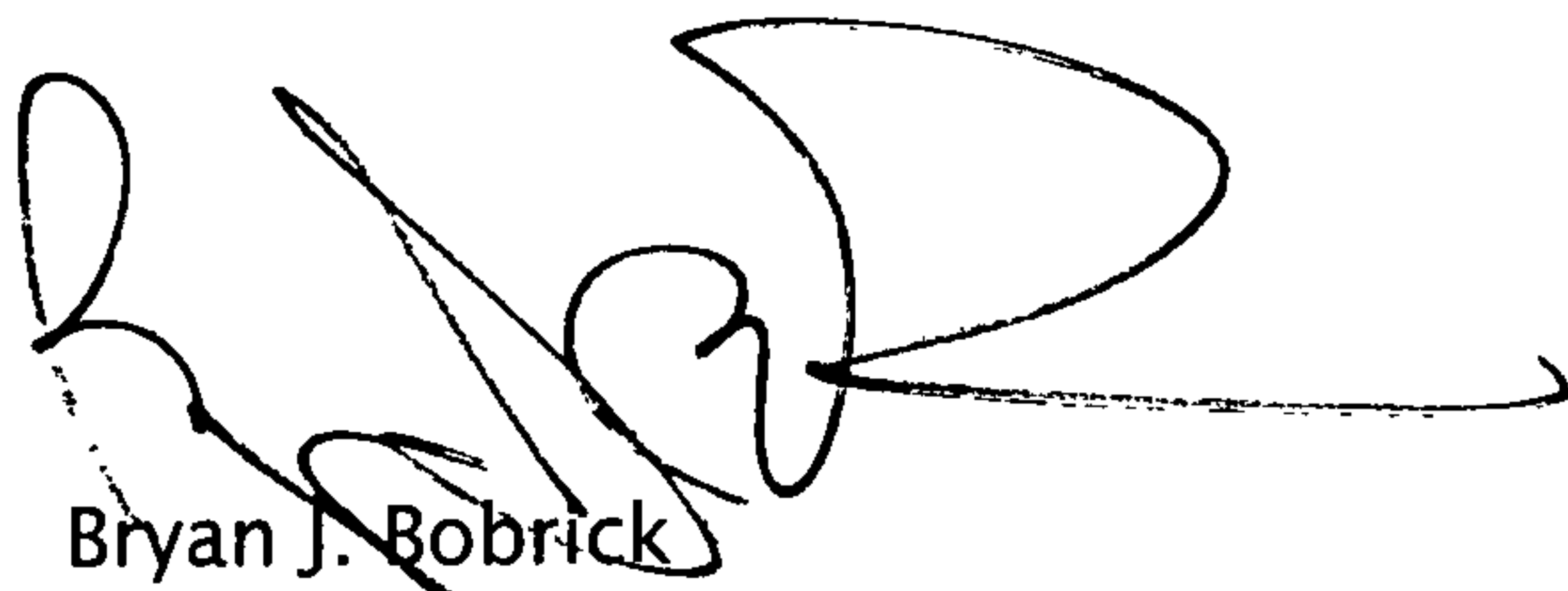
Thank you for your review comments for the above referenced project. Attached with this letter are two copies of the revised Grading and Drainage Plan with the following revisions:

- ✓ The properties are undergoing a replat to a single property. A copy of the proposed plat is included with this letter for your files.
- No cross-lot drainage easements required (see above comment).
- ✓ Roof drain directions indicated on plan. Existing roof drainage to continue as historical. New portal roofs to shed to site interior.
- Site grading revised based on new architectural and landscape information. Original drainage concept maintained.
- ✓ New CMU wall along north and east boundary will prevent run-off from crossing the property line to the north in the landscaped area. Additional proposed elevation data provided.
- Details provided for median curb and gutter and ribbon curb.

Please don't hesitate to call me with any questions or comments.

Sincerely,

ISAACSON & ARFMAN, P.A.



Bryan J. Bobrick