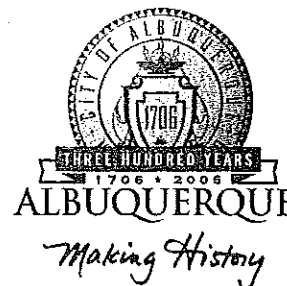


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

October 7, 2005

Marvin Kortum, P.E.
1605 Speakman Drive SE
Albuquerque, NM 87123

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
WAREHOUSE ON ASPEN, [J-14 / D145]
300 Aspen Avenue NW
Engineer's Stamp Dated 09/23/05

Dear Mr. Kortum:

Based on the information provided on your submittal dated October 6, 2005, the above referenced project is approved for a 60-day Temporary C.O.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

A Temporary C.O. has been issued allowing the outstanding sidewalk, within City of Albuquerque ROW, issues (issues stated on letter dated 9/27/05) to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

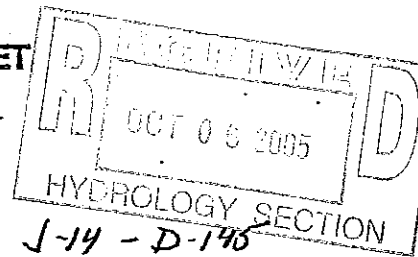
The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

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

PROJECT TITLE: Warehouse on Aspen
WAREHOUSE AND SITE IMPROVEMENTS
300 ASPEN AVE NW
 ORB #: _____ EPC#: _____ ZONE MAP/DRG. FILE #: J-14 - D-146
 WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A-2 PLAT OF TRACTS A-1, A-2 & A-3, LANDS OF HINDI
 CITY ADDRESS: 300 ASPEN AVENUE NW

ENGINEERING FIRM: Marvin R. Kortum
 ADDRESS: 1605 Speakman Drive, SE
 CITY, STATE: Albuquerque, New Mexico

CONTACT: FAX 299-9405
 PHONE: (505) 299-0774
 ZIP CODE: 87123

OWNER: LOS PINONES LTD
 ADDRESS: 1167 E. ALAMEDA
 CITY, STATE: SANTA FE NM 87501

CONTACT: Steve Montgomery
 PHONE: (505) 884 7599
 ZIP CODE: 87501

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: October 7, 2005 BY: Murphy

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

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.

Marvin R. Kortum
1605 Speakman Drive, SE
Albuquerque, New Mexico 87123
(505) 299-0774; FAX 299-9405; M 934-5786
N. M. P. E. 6519

October 7, 2005

City of Albuquerque
Planning Department, Development and Building Services Division
Transportation Development Section

✓ ATTN: Nilo E. Salgado-Fernandez, P. E., Senior Traffic Engineer (924-3630)

Hydrology Development Section
ATTN: Brad Bingham, Section Head, (924-3986)

P. O. Box 1293
Albuquerque, New Mexico 87103

REFERENCE: Traffic Circulation Layout Plan and Grading and Drainage Plan for Tract A-2, at 300 Aspen Avenue NW, (J14-D145)

Dear Nilo and Brad:

This letter is in response to the Transportation Section letter of September 27, 2005, and the Hydrology Section letter of September 26, 2005, both letters referring to my letters of September 23, 2005 on the certification of the of the referenced plans.

On October 6, 2005 the Los Pinos representative, Steve Montgomery and myself met with Nilo E. Salgado-Fernandez and Phillip Lovato, representing the Hydrology Section. The purpose of the meeting on-site at 300 Aspen NW was to determine existing construction deficiencies and recommend corrections.

Deficiencies and omissions are noted below. Because some deficiencies relate to both the Transportation and Hydrology areas of responsibility, all deficiencies are listed together:

1. The sidewalk culvert on the southeast corner of the property (3rd Street) and the sidewalk culvert on the northwest corner (Aspen Avenue) are not constructed.
2. The hole at the west end of the sidewalk on Aspen Avenue has been filled, but has settled due to the rain. This hole and trench were the result of Quest installing underground communications lines.
3. There are some sections of sidewalk near the southeast corner of the property that are cracked and settling, resulting in jutting edge of the adjacent drivepad.
4. The asphalt pavement along the east side drains to the landscaped area in the northeast corner of the property (this is generally according to the approved G & D plan). The landscaped area has settled along the property line on Aspen, which is causing an undercutting of the sidewalk
5. The asphalt surface of the parking area on the northern part of the property (along Aspen Avenue) is settling or was placed at too low of an elevation to drain over the drivepad onto Aspen Avenue.
6. The concrete curb along the south and west side of the property has not been constructed.

Recommended corrections are summarized below. When accepted or modified by the Transportation and Hydrology Sections, these corrections will be made on-site and shown on the certified drawings for each section:

1. The sidewalk culverts will be deleted as a requirement when the remedial actions stated in the following paragraphs are completed.
2. The hole and trench along the northwest corner will be filled and compacted.
3. The broken sidewalk sections will be removed, the subgrade compacted according to the City of Albuquerque Standard Specifications for Public Works (95% for 12 inches below the sidewalk), and sidewalk sections constructed with a surface level with adjacent sidewalk and drivepad surfaces.
4. The landscaped area along Aspen Avenue in the northeast corner of the property will be raised to a surface elevation level about 1 inch below the sidewalk top surface, then sloping into the landscaped area to have runoff enter the landscaped area. The width of this part of the landscaped area that is higher than the rest of the landscaped area will be about 5 feet to prevent water standing against the sidewalk and undermining the sidewalk. It is noted that the approved plan was for this landscaped area to drain toward the sidewalk culvert in 3rd Street, near the southeast corner of the property. The overall shallow slope of the landscaped area and the street gutter along 3rd Street result in a surface that has a slope of less than 1 %, a slope too shallow for good runoff flow.
5. The depressed asphalt surface along the north part of the parking area will be paved with additional asphalt to insure that surface runoff from the asphalt surface will flow over the driveway and into the gutter along Aspen Avenue. There is sufficient drop from the building floor elevation to the top of drivepad to obtain an adequate slope for runoff with no deep depressions (bird baths).
6. The curb along the south and west side (and as necessary along the east side) will be constructed with treated timbers, 6" x 6" cross section, and to the height specified on the drawing, which is about the height of the finished concrete floors. The area between the building and the curb will be covered with landscape gravel to a depth of about 6 inches to absorb and hold the direct precipitation. The roof runoff to the south sides of the building will be caught in roof gutters, and downspouts to direct the roof runoff to the asphalt surface north of the buildings. At the time of the meeting on-site the roof gutters were being installed.

The certified drawings will show the as-constructed sidewalk widths, as well as the recommended corrections stated above.

I request that a 30 day temporary occupancy permit be released by the Transportation Section, and that the 30 day temporary occupancy permit granted by the Hydrology Section be extended to 30 days from the date your reply to this letter. The owner's representative, Steve Montgomery, has expressed a willingness to start on the corrections as soon as the city reply is received.

Thank you for your assistance on this matter.

Sincerely,


Marvin R Kortum

Cc: Los Pinones LTD
1167 E Alameda
Santa Fe, NM 87501
(505) 933-6562